

## FORM 1 - Vendor's Statement

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

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### Preliminary

#### To the purchaser:

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

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

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

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

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

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

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

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

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

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

### PART A – PARTIES AND LAND

#### 1 Purchaser:

Address:

#### 2 Purchaser's registered agent:

Address:

#### 3 Vendor:

TANYA MARIE BARRETT

Address:

UNIT 13 4 DUNBAR TERRACE GLENELG EAST SA 5045

#### 4 Vendor's registered agent:

Magain Real Estate Happy Valley Pty Ltd T/A Magain Real Estate

Address:

Shop 15, Woodcroft Market Plaza, 217 Pimpala Road Woodcroft SA 5162

#### 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 5000 Folio 194

Unit 7, 85 KENSINGTON ROAD,

NORWOOD, SA 5067

**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:

UNIT 13 4 DUNBAR TERRACE 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:

08 8381 6222

(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:

Shop 15, Woodcroft Market Plaza, 217 Pimpala Road Woodcroft SA 5162

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

**Note–**

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

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

**5 – Effect of service**

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

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

**Proceeding with the purchase**

If you wish to proceed with the purchase—

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

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

**To the purchaser:**

\*I / ~~We~~,

TANYA MARIE BARRETT

of

UNIT 13 4 DUNBAR TERRACE GLENELG EAST SA 5045

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

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

**PART D – CERTIFICATE WITH RESPECT TO PRESCRIBED INQUIRIES BY REGISTERED AGENT  
(section 9)**



**To the purchaser:**

I,

Baz Rampal

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

Exceptions:

NIL

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

~~\*Vendor's agent / Purchaser's agent~~  
~~\*Person authorised to act on behalf of \*Vendor's agent / 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
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*[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.]*

Column 1	Column 2	Column 3
<b>1. General</b>		
<p><b>1.1 Mortgage of land</b></p> <p><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p> <p style="text-align: center; font-size: 2em; opacity: 0.5;">N/A</p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>Number of mortgage (if registered):</p> <p>Name of mortgagee:</p>	<p><input type="checkbox"/></p> <p>YES/NO</p> <p>YES/NO</p>
<p><b>1.2 Easement</b></p> <p>(whether over the land or annexed to the land)</p> <p><b>Note</b> - "Easement" includes rights of way and party wall rights.</p> <p><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>Certificate of Title - Volume 5000 Folio 194</p> <p>Description of land subject to easement:</p> <p>Unit 7, 85 KENSINGTON ROAD, NORWOOD, SA 5067</p> <p>Nature of easement:</p> <p>TOGETHER WITH RIGHT(S) OF WAY OVER THE LAND MARKED A ON SP 10383 (T 79107)</p> <p>Are you aware of any encroachment on the easement?</p> <p>NO</p> <p>(If YES, give details):</p> <p>If there is an encroachment, has approval for the encroachment been given?</p> <p>(If YES, give details):</p>	<p><input checked="" type="checkbox"/></p> <p>NO</p> <p>YES</p>
<p><b>1.3 Restrictive covenant</b></p> <p><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p> <p style="text-align: center; font-size: 2em; opacity: 0.5;">N/A</p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>Nature of restrictive covenant:</p> <p>Name of person in whose favour restrictive covenant operates:</p> <p>Does the restrictive covenant affect the whole of the land being acquired?</p> <p>(If NO, give details):</p> <p>Does the restrictive covenant affect land other than that being acquired?</p>	<p><input type="checkbox"/></p> <p>YES/NO</p> <p>YES/NO</p>

Column 1	Column 2	Column 3
<p><b>1.4 Lease, agreement for lease, tenancy agreement or licence</b></p> <p>(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.)</p> <p><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i> If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</p> <p>Names of parties:</p> <p>Period of lease, agreement for lease etc: From: To: Amount of rent or licence fee:  per (period)</p> <p>Is the lease, agreement for lease etc in writing?</p> <p>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):</p>	<p><input type="checkbox"/></p> <p>YES/NO</p> <p>YES/NO</p>

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

<p><b>5.1 section 42 - Condition (that continues to apply) of a development authorisation</b></p> <p><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i> If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</p> <p>Council Search &amp; Approvals Condition(s) of authorisation: DA 155/00726/98</p>	<p><input checked="" type="checkbox"/></p> <p>NO</p> <p>YES</p>
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**6. Repealed Act conditions**

<p><b>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)</b></p> <p><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i> If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</p> <p>Council Search &amp; Approvals Nature of condition(s): DA 150/2068/1988</p>	<p><input checked="" type="checkbox"/></p> <p>NO</p> <p>YES</p>
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Column 1	Column 2	Column 3
<b>29. Planning, Development and Infrastructure Act 2016</b>		
<p><b>29.1 Part 5 - Planning and Design Code</b></p> <p><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p> <p style="font-size: 2em; opacity: 0.5; text-align: center;">N/A</p>	<p><b>Is this item applicable?</b></p> <p><b>Will this be discharged or satisfied prior to or at settlement?</b></p> <p><b>Are there attachments?</b></p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code):</p> <p>Is there a State heritage place on the land or is the land situated in a State heritage area? NO</p> <p>Is the land designated as a local heritage place? NO</p> <p>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</p> <p>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</p> <p><b>Note-</b> For further information about the Planning and Design Code visit <a href="http://www.code.plan.sa.gov.au">www.code.plan.sa.gov.au</a></p>	<div style="text-align: right;"> <input data-bbox="1444 219 1484 257" type="checkbox"/>  <b>YES/NO</b>  <b>YES/NO</b> </div>
<p><b>29.2 section 127 - Condition (that continues to apply) of a development authorisation</b></p> <p><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p> <p style="font-size: 2em; opacity: 0.5; text-align: center;">N/A</p>	<p><b>Is this item applicable?</b></p> <p><b>Will this be discharged or satisfied prior to or at settlement?</b></p> <p><b>Are there attachments?</b></p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>Date of authorisation:</p> <p>Name of relevant authority that granted authorisation:</p> <p>Condition(s) of authorisation:</p>	<div style="text-align: right;"> <input data-bbox="1444 913 1484 952" type="checkbox"/>  <b>YES/NO</b>  <b>YES/NO</b> </div>

## SCHEDULE – DIVISION 2

### OTHER PARTICULARS

(section 7(1)(b))

#### Particulars relating to strata unit



- 1 Name of strata corporation:  
STRATA CORPORATION 10383 INC.  
Address of strata corporation:  
85 KENSINGTON ROAD, NORWOOD SA 5067
- 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 supplied by Strata Data
  - (b) particulars of the assets and liabilities of the strata corporation:  
See Attached Section 41 supplied by Strata Data
  - (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 supplied by Strata Data
  - (d) particulars of the unit entitlement of the unit:  
814/10,000  
See Attached Strata Plan & Entitlement

*[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:

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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:

Lauren Dean

Address:

647 Portrush Rd, Glen Osmond SA 5064.

**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).

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

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.



# Form R3

## Buyers information notice

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*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 recommend 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

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

## **Enjoyment**

---

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

## **Value**

---

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

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

REAL PROPERTY ACT, 1886



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



## Certificate of Title - Volume 5000 Folio 194

Parent Title(s) CT 3295/155  
Creating Dealing(s) SA 6827686  
Title Issued 19/06/1990 Edition 11 Edition Issued 22/09/2023

### Estate Type

FEE SIMPLE (UNIT)

### Registered Proprietor

TANYA MARIE BARRETT  
OF UNIT 13 4 DUNBAR TERRACE GLENELG EAST SA 5045

### Description of Land

UNIT 7 STRATA PLAN 10383  
IN THE AREA NAMED NORWOOD  
HUNDRED OF ADELAIDE

### Easements

TOGETHER WITH RIGHT(S) OF WAY OVER THE LAND MARKED A ON SP 10383 (T 79107)

### Schedule of Dealings

NIL

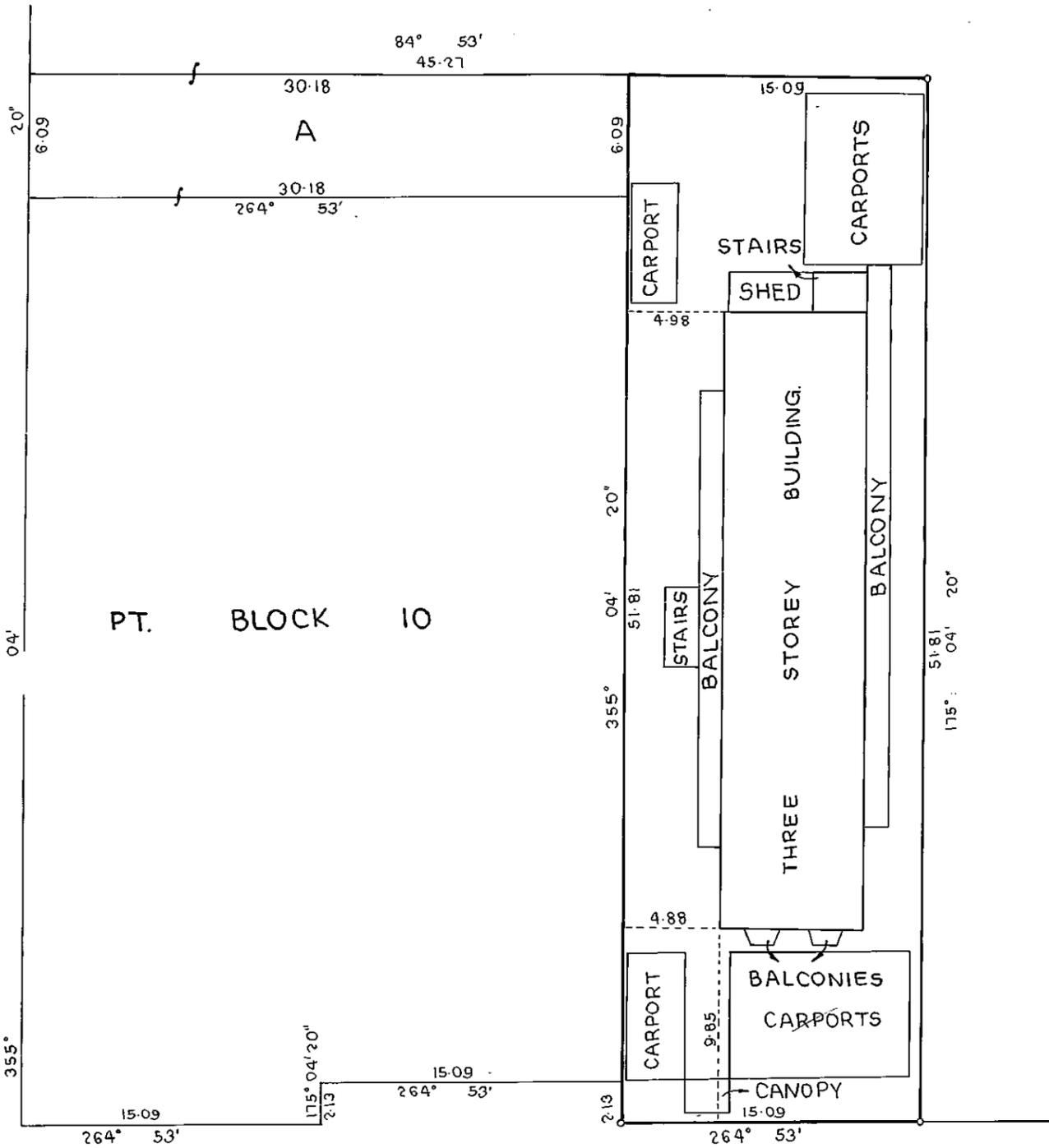
### Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL



STREET

ELIZABETH



PT. BLOCK 10

10

BLOCK

PT.

KENSINGTON

ROAD.

SITE PLAN

STRATA PLAN NUMBER		
<b>SP 10383</b>		
THIS IS SHEET 1 OF 5 SHEETS		
DEPOSITED	31 / 5 / 1990	<i>Clyde</i> PLS REGISTRAR GENERAL
MAP REFERENCE	6628 / 42 / k.	
TITLE REFERENCE	Volume 3295 Folio 155	
O.B./LAST PLAN REF.	FPX.26580	TOTAL AREA 781 m <sup>2</sup>
HUNDRED	OF ADELAIDE	
TOWNSHIP/AREA	NORWOOD	
COUNCIL	City of Kensington and Norwood	
PORTION OF BLOCK 10 OF PART. SECTION 261.		
SCALE 0 2 4 8 12 16 20 METRES		
ANNOTATIONS		
<p><u>Clyde Gilmore Foulis</u> a Licensed Surveyor within the meaning of the Surveyors Act, 1975 do hereby certify:</p> <p>(a) that this plan correctly delineates the boundaries of the land comprised in the plan, and all units, unit subs, common property and other buildings shown on the plan.</p> <p>(b) that this plan is correct for the purposes of the Strata Titles Act, 1988 and regulations</p> <p>Date 5-9-88 <i>Clyde</i> Licensed Surveyor</p>		
<p><b>SYMONDS RYAN &amp; CORNISH</b> PTY LTD SURVEYING AND SUBDIVISION CONSULTANTS 214 GLEN OSMOND ROAD, FULLARTON 5063 PHONE: 799274 (2 lines)</p>		
DATE	FIELD	PLAN
5-9-88	C.G.F.	S.R.
REFERENCE No. 880835		

MICROFILMED  
8-6-90

DOL-D

STRATA PLAN NUMBER  
**SP 10383**

THIS IS SHEET 2 OF 5 SHEETS

DEPOSITED 31/5/1990  
 PRO REGISTRAR GENERAL

MAP REFERENCE 6628 / 42 / k.

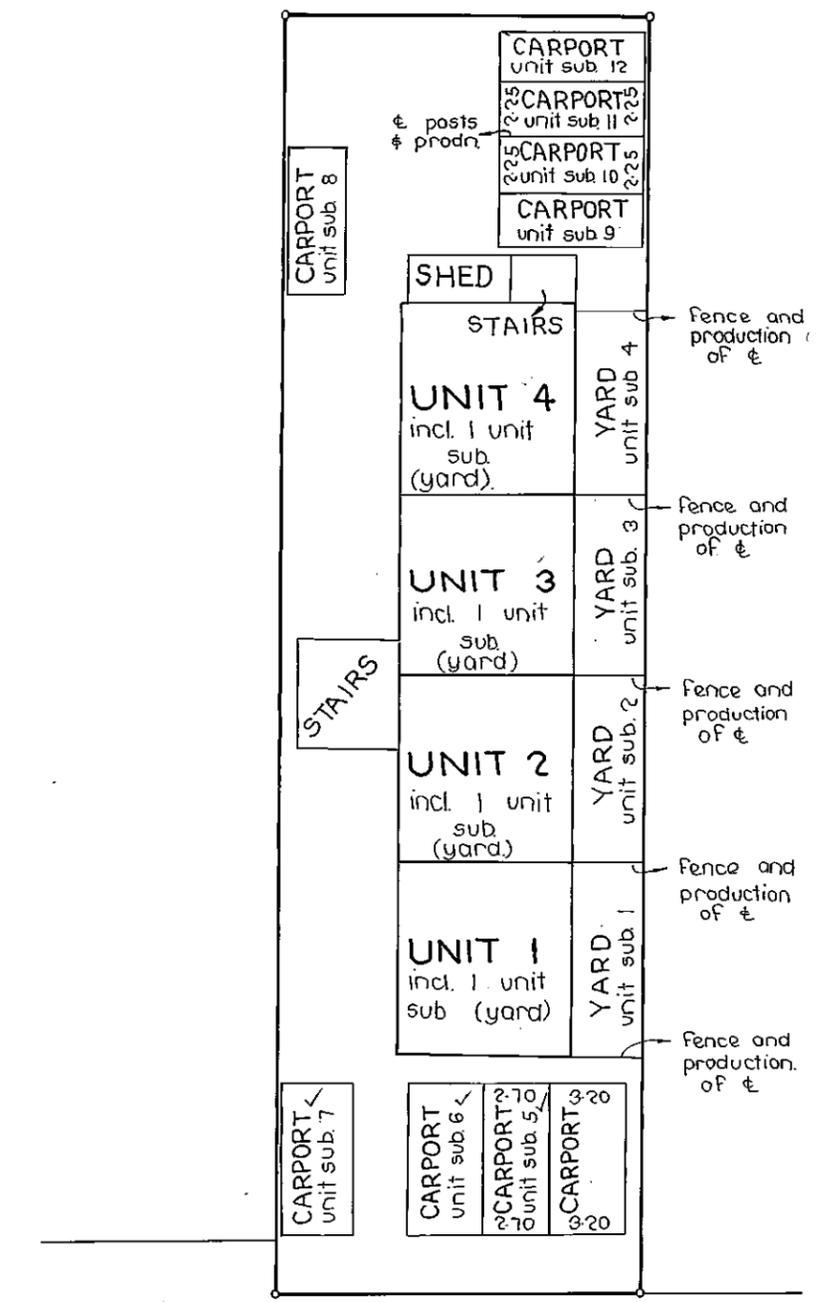
COUNCIL City of Kensington and Norwood.

SCALE 0 2 4 8 12 16 20 METRES

ANNOTATIONS

The lower and upper limit for the unit subsidiaries shown hereon as yards are existing ground level and 3.00 metres above existing ground level.

GROUND FLOOR PLAN



KENSINGTON ROAD

**SYMONDS RYAN & CORNISH** PTY LTD  
 SURVEYING AND SUBDIVISION CONSULTANTS  
 214 GLEN OSMOND ROAD, FULLARTON 5063  
 PHONE: 799274 (2 lines)

DATE 5-9-88 FIELD C.G.F. PLAN S.R.  
 REFERENCE No. 880835

MICROFILMED  
 8-6-90

10383

STRATA PLAN NUMBER

SP 10383

THIS IS SHEET 3 OF 5 SHEETS

DEPOSITED 31/5/1990  
*Allore*  
PRO REGISTRAR GENERAL

MAP REFERENCE 6628/42/k

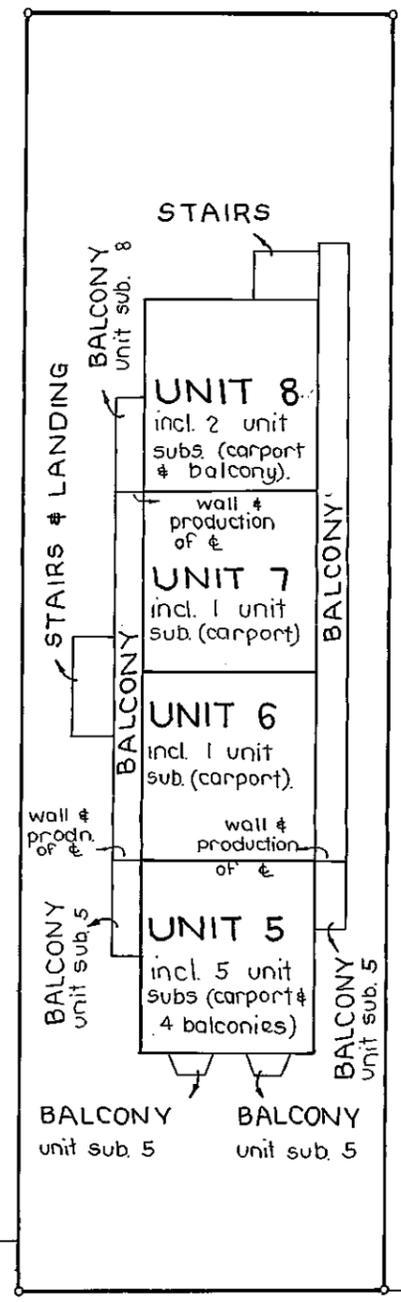
COUNCIL City of Kensington and Norwood

SCALE 0 2 4 8 12 16 20 METRES

ANNOTATIONS

The upper limit for the unit subsidiaries shown hereon as balconies are 0.15 metres below the height of the over hanging structures.

FIRST FLOOR PLAN



KENSINGTON

ROAD

**SYMONDS RYAN & CORNISH** PTY LTD  
 SURVEYING AND SUBDIVISION CONSULTANTS  
 214 GLEN OSMOND ROAD, FULLARTON 5063  
 PHONE: 799274 (2 lines)

DATE 5-9-88	FIELD C.G.F.	PLAN S.R.
REFERENCE No. 880835		

MICROFILMED  
8-6-90

DOL - E

10383

STRATA PLAN NUMBER

SP 10383

THIS IS SHEET 4 OF 5 SHEETS

DEPOSITED 31/5/1990  
*Alloane*  
PRO REGISTRAR GENERAL

MAP REFERENCE 6628 / 42 / k

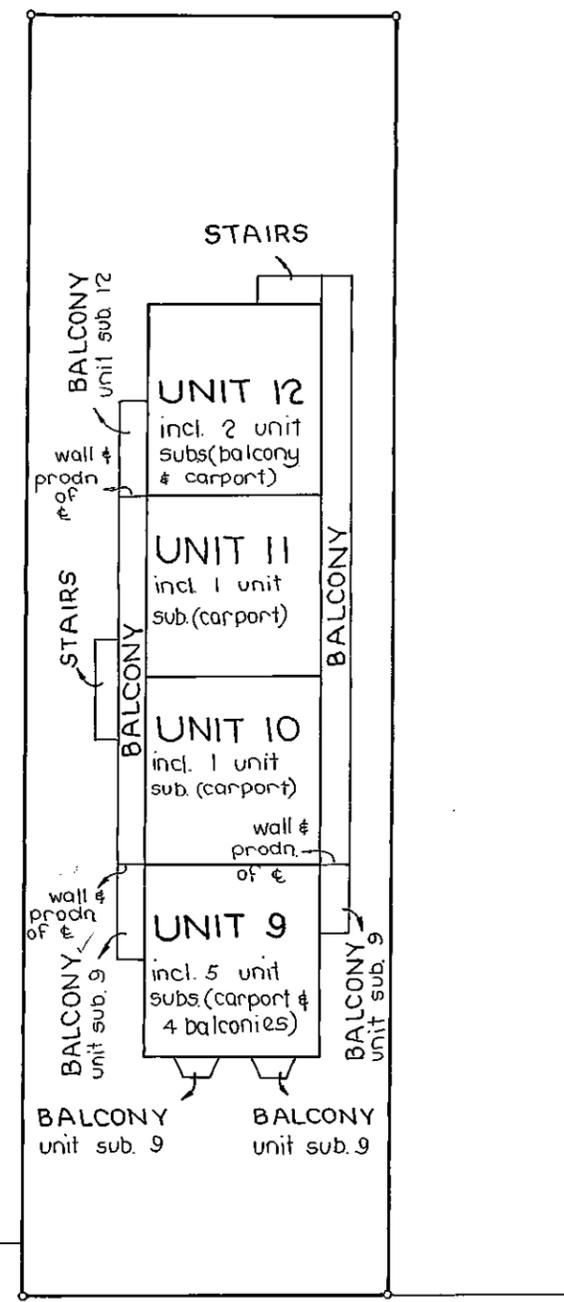
COUNCIL City of Kensington and Norwood

SCALE 0 2 4 8 12 16 20 METRES

ANNOTATIONS

The upper limit of the unit subdivisions shown hereon as balconies are 0.15 metres below the height of the eaves.

SECOND FLOOR PLAN



KENSINGTON ROAD

**SYMONDS RYAN & CORNISH** PTY LTD  
 SURVEYING AND SUBDIVISION CONSULTANTS  
 214 GLEN OSMOND ROAD, FULLARTON 5063  
 PHONE: 79 9274 (2 lines)

DATE 5-9-88	FIELD C.G.F.	PLAN S.R.
REFERENCE No. 880845		

MICROFILMED  
8-6-90

DOL - E

# SCHEDULE OF UNIT ENTITLEMENT

UNIT NO	UNIT ENTITLEMENT	UNIT NO	UNIT ENTITLEMENT	UNIT NO	UNIT ENTITLEMENT
1	914				
2	858				
3	856				
4	856				
5	830				
6	814				
7	814				
8	830				
9	814				
10	800				
11	800				
12	814				
				AGGREGATE	
				COMMON PROPERTY	
				ROAD or RESERVE ALLOTMENTS	
AGGREGATE	10 000	AGGREGATE			

STRATA PLAN NUMBER

## SP 10383

Authenticated vide  
Application No. 6827686  
and Accepted for Deposit

pro Registrar-General  
31 / 5 / 1990

THIS IS SHEET 5 OF 5 SHEETS

MICROFILMED

8-6-90

## Certificate of Title

**Title Reference** CT 5000/194  
**Status** CURRENT  
**Easement** YES  
**Owner Number** 11267835  
**Address for Notices** 13/4 DUNBAR TCE GLENELG EAST 5045  
**Area** NOT AVAILABLE

## Estate Type

Fee Simple (Unit)

## Registered Proprietor

TANYA MARIE BARRETT  
OF UNIT 13 4 DUNBAR TERRACE GLENELG EAST SA 5045

## Description of Land

UNIT 7 STRATA PLAN 10383  
IN THE AREA NAMED NORWOOD  
HUNDRED OF ADELAIDE

## Last Sale Details

**Dealing Reference** TRANSFER (T) 8566983  
**Dealing Date** 08/10/1998  
**Sale Price** \$76,750  
**Sale Type** TRANSFER FOR FULL MONETARY CONSIDERATION

## Constraints

### Encumbrances

NIL

### Stoppers

NIL

## Valuation Numbers

Valuation Number	Status	Property Location Address
1500270642	CURRENT	Unit 7, 85 KENSINGTON ROAD, NORWOOD, SA 5067

## Notations

### Dealings Affecting Title

NIL

### Notations on Plan

NIL

### Registrar-General's Notes

NIL

### Administrative Interests

NIL

## Valuation Record

<b>Valuation Number</b>	1500270642
<b>Type</b>	Site & Capital Value
<b>Date of Valuation</b>	01/01/2024
<b>Status</b>	CURRENT
<b>Operative From</b>	01/07/1990
<b>Property Location</b>	Unit 7, 85 KENSINGTON ROAD, NORWOOD, SA 5067
<b>Local Government</b>	NORWOOD PAYNEHAM & ST PETERS
<b>Owner Names</b>	TANYA MARIE BARRETT
<b>Owner Number</b>	11267835
<b>Address for Notices</b>	13/4 DUNBAR TCE GLENELG EAST 5045
<b>Zone / Subzone</b>	BN - Business Neighbourhood
<b>Water Available</b>	Yes
<b>Sewer Available</b>	Yes
<b>Land Use</b>	1321 - First Floor Home Unit
<b>Description</b>	H/UNIT CP
<b>Local Government Description</b>	Residential

## Parcels

Plan/Parcel	Title Reference(s)
S10383 UNIT 7	CT 5000/194

## Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$106,000	\$325,000			
Previous	\$102,000	\$325,000			

## Building Details

<b>Valuation Number</b>	1500270642
<b>Building Style</b>	Conventional

---

<b>Year Built</b>	1965
<b>Building Condition</b>	Basic
<b>Wall Construction</b>	Brick
<b>Roof Construction</b>	Corrugated Cement Sheet
<b>Equivalent Main Area</b>	50 sqm
<b>Number of Main Rooms</b>	4

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

# CERTIFICATE OF RATES AND CHARGES

Issued under Section 187 of the Local Government Act 1999



City of  
Norwood  
Payneham  
& St Peters

To: Searchlight Technology  
PO Box 232  
RUNDLE MALL SA 5000

Date: 30/04/2025

Particulars of the Property:	
Assessment No	10400
Owner's Name	TM Barrett
Valuation No	1500270642
Property Address	7/85 Kensington Road NORWOOD 5067
Property Description	SP 10383, Adelaide CT 5000/194

175 The Parade  
Norwood SA 5067

PO Box 204  
Kent Town SA 5071

Telephone  
8366 4555

Email  
townhall@npsp.sa.gov.au

Website  
www.npsp.sa.gov.au

Particulars of Rates and Charges in the 2024-2025 Financial Year:	
Balance b/forward 2023-2024	\$0.00
<b>2024-2025 Rates + Landscape Levy</b>	<b>\$1,300.64</b>
Plus Legal Fees	\$0.00
Plus Fines & Interest	\$0.00
Less Concession/Rebate	\$0.00
Less Payments	-\$975.64
Plus Property Related Debts	
<b>Balance Now Due and Payable</b>	<b>\$325.00</b>
<b>Settlement via BPay</b>	<b>Billers Code: 3251</b> <b>Reference: 104006</b>



100% Australian Made  
Recycled Paper

<b>2024-2025 Rates including Landscape Levy</b>	<b>\$1,300.64</b>
<b>2024-2025 Capital Value</b>	<b>\$325,000</b>

Please Note the 4th Quarter of Rates is due by 6 June 2025

## Notes for your information:

- The next date for Fines and Interest to be calculated is 14 April 2025.
- If Balance Due above is *Nil*, the rates have been paid to 30 June 2025.
- Upon settlement of the property, the total balance to 30 June 2025 is required to be paid to the Council. Action to recover unpaid rates will be taken against the owner of the property at the time of declaration of rates.
- A fine of 2% will be imposed on any current Rate not paid by the due date and interest at the prescribed rate will be added each month on unpaid arrears.
- This certificate relates only to the abovementioned assessment. If other assessments are included at the same address (eg: tenancies/shops) additional certificates will only be issued upon payment of additional fees.

Mario Barone  
**CHIEF EXECUTIVE OFFICER**

Community  
Well-being is...  
Social Equity  
Cultural Vitality  
Economic Prosperity  
Environmental  
Sustainability



City of  
Norwood  
Payneham  
& St Peters

## City of Norwood Payneham & St Peters

Head Office: 175 The Parade, Norwood  
Mailing Address: PO Box 204, KENT TOWN SA 5071

Telephone (08) 8366 4555

### Property Information and Particulars in response to an enquiry pursuant to Section 7 of the Land & Business (Sale & Conveyancing Act 1994)

To: Searchlight Technology  
PO Box 232  
RUNDLE MALL SA 5000

Certificate Date: 30/04/2025  
Certificate No: 26548

#### Details of Property Referred To:

Rates Assessment Number : 10400 6  
Valuer General Number : 1500270642  
Owner Details : TM Barrett  
Property Address : 7/85 Kensington Road NORWOOD 5067  
Property Description : SP 10383,Adelaide CT 5000/194  
Hundred : Adelaide  
Ward : West Norwood/Kent Town Ward - Ward 5

#### Prescribed Encumbrances for 7/85 Kensington Road NORWOOD 5067

Column 1 Prescribed encumbrance	Column 2 Other particulars required
<b>Development Act 1993 (repealed)</b>	
section 42—Condition (that continues to apply) of a development authorisation	Date of authorisation: <b>27 October 1998</b> Name of relevant authority that granted authorisation: The City of Norwood Payneham & St Peters Condition(s) of authorisation: See attached Decision Notification Form <b>DA 155/00726/98</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)	See attached Decision Notification Form <b>DA 150/2068/1988</b>

Column 1 Prescribed encumbrance	Column 2 Other particulars required
<b><i>Planning, Development and Infrastructure Act 2016</i></b>	
Part 5 – Planning and Design Code	<p>Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code):</p> <p><b>(Refer to PlanSA Section 7 extract report)</b></p> <p>Is there a State heritage place on the land or is the land situated in a State heritage area? <b>NO</b></p> <p>Is the land designated as a local heritage place? <b>NO</b></p> <p>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? <b>NO</b></p> <p>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?</p> <p><b>YES</b></p> <p>For information on any proposed Code Amendments which may interest you, please refer to the PlanSA Website:</p> <p><a href="https://plan.sa.gov.au/have_your_say/code-amendments">https://plan.sa.gov.au/have_your_say/code-amendments</a></p>
Section 127 - Condition (that continues to apply) of a development authorisation	<b>(Refer to PlanSA Section 7 extract report)</b>
<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 the 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>

Column 1 Prescribed encumbrance	Column 2 Other particulars required
section 71—Fire safety notice	NO
section 84—Enforcement notice	NO
section 85(6), 85(10) or 106— Enforcement order	NO
Part 11 Division 2—Proceedings	NO
<b><i>Fire and Emergency Services Act 2005</i></b>	
section 105F (or section 56 or 83 (repealed))—Notice to take action to prevent outbreak or spread of fire	NO
<b><i>Food Act 2001</i></b>	
section 44—Improvement notice	NO
section 46—Prohibition order	NO
<b><i>Housing Improvement Act 1940 (repealed)</i></b>	
section 23—declaration that house is undesirable or unfit for human habitation	NO
Part 7 (rent control for substandard houses) – Notice or declaration	N/A
<b><i>Land Acquisition Act 1969</i></b>	
Section 10 – Notice of intention to acquire	NO
<b><i>Local Government Act 1934 (repealed)</i></b>	
Notice, order, declaration, charge, claim or demand given or made under the Act	NO
<b><i>Local Government Act 1999</i></b>	
Notice, order, declaration, charge, claim or demand given or made under the Act	NO

Column 1 Prescribed encumbrance	Column 2 Other particulars required
<b><i>Local Nuisance and Litter Control Act 2016</i></b>	
Section 30 – Nuisance or litter abatement notice	N/A
<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 192 or 193 – Land management agreement	(Refer to PlanSA Section 7 extract report)
section 198(1) – Requirement to vest land in a council or the Crown to be held as open space	NO
section 198(2) – Agreement to vest land in a council or the Crown to be held as open space	NO
Part 16 Division 1 – Proceedings	NO
section 213 – Enforcement notice	NO
section 214(6), 214(10) or 222- Enforcement order	NO
<b><i>Public and Environmental Health Act 1987 (repealed)</i></b>	
Part 3—Notice	NO
Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) (revoked) Part 2—Condition (that continues to apply) of an approval	NO
Public and Environmental Health (Waste Control) Regulations 2010 (revoked) regulation 19—Maintenance order (that has not been complied with)	NO

Column 1 Prescribed encumbrance	Column 2 Other particulars required
<b>South Australian Public Health Act 2011</b>	
Section 92-Notice	<b>NO</b>
South Australian Public Health (Wastewater) Regulations 2013 Part 4-Condition (that continues to apply) of an approval	<b>NO</b>
<b>Other charges</b>	
Charge of any kind affecting the land (not included in another item)	<b>NO</b>

## Particulars of Building Indemnity Insurance

**Note—Building indemnity insurance is not required for—**

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

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

Building Indemnity Insurance is required **NO** (refer above note):

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

### Exemption from holding insurance:

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

**NO**

If **YES**, give details:

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

## ***Particulars relating to Environment Protection***

### **Further information held by councils**

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

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

**NO**

#### **Note—**

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

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

It should be noted that—

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

This statement is made the **13 May 2025**

MARIO BARONE  
CHIEF EXECUTIVE OFFICER

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## Data Extract for Section 7 search purposes

Valuation ID 1500270642

**Data Extract Date:** 13/05/2025

**Parcel ID:** S10383 UN7

**Certificate Title:** CT5000/194

**Property Address:** UNIT 7 85 KENSINGTON RD NORWOOD SA 5067

### Zones

Business Neighbourhood (BN)

### Subzones

No

### Zoning overlays

#### Overlays

#### **Airport Building Heights (Regulated) (All structures over 45 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.

#### **Heritage Adjacency**

The Heritage Adjacency Overlay seeks to ensure development adjacent to State and Local Heritage Places maintains the heritage and cultural values of those places.

#### **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.

#### **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 Transport Routes**

The Urban Transport Routes Overlay seeks to ensure safe and efficient vehicle movement and access along urban transport routes.

### 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



City of  
Norwood  
Payneham  
& St Peters

## DECISION NOTIFICATION FORM

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

FOR DEVELOPMENT APPLICATION NUMBER: 155/328/2019  
DATED: 03/06/2019  
REGISTERED ON: 03/06/2019

TO:	SA Quality Home Improvements 805-807 South Road CLARENCE GARDENS SA 5039
-----	--

LOCATION OF PROPOSED DEVELOPMENT
1/85 Kensington Road NORWOOD 5067 SP 10383, Adelaide CT 5000/188

NATURE OF PROPOSED DEVELOPMENT
Four (4) replacement carports

In respect of this proposed development you are informed that :

NATURE OF DECISION	DECISION	DATE	NO. OF CONDITIONS
DEVELOPMENT PLAN CONSENT	Granted	02/07/2019	Nil
BUILDING RULES CONSENT	Certified	08/07/2019	2 as issued by Private Certifier
DEVELOPMENT APPROVAL	APPROVED		

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

The classification assigned to this building is Class 10a, for the purposes of Section 66 and Regulation 82 of the Development Act, 1993.

Pursuant to Regulation 48 this approval is valid for twelve (12) months. Substantial commencement, or a request for an extension of time shall be undertaken during this period or the Approval will lapse. Council requires 24 hours' notice of commencement of this Development, please email [buildingnotice@npsp.sa.gov.au](mailto:buildingnotice@npsp.sa.gov.au)

Date of Decision:	12 July 2019	<input type="checkbox"/> CAP or Delegate
Signed:		<input checked="" type="checkbox"/> Council Chief Executive Officer or Delegate
		<input type="checkbox"/> Private Certifier
Date:	12 July 2019	<input checked="" type="checkbox"/> Sheets Attached



City of  
Norwood  
Payneham  
& St Peters

**DEVELOPMENT APPLICATION NUMBER:** 155/328/2019  
**APPLICANT:** SA Quality Home Improvements  
**LOCATION:** 1/85 Kensington Road NORWOOD 5067  
**PROPOSED DEVELOPMENT:** Four (4) replacement carports  
**DECISION:** Development Approved  
**DATE OF DECISION:** 12/07/2019

## REASONS FOR DECISION

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

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

## DEVELOPMENT PLAN CONSENT

### Relevant Plans

Pursuant to Section 44 (2) and (3) of the *Development Act 1993* and except where varied by a Condition specified hereunder, it is required that the development be undertaken, used maintained and operated in accordance with the following relevant plans, drawings, specifications and other documents:

- Site Plan and elevations prepared by SA Quality Home Improvements dated 16 May 2019 and received by Council on 31 May 2019.

### Conditions of Consent

Nil

## BUILDING RULES CONSENT

### Conditions of Consent

See attached conditions and notes per the Certifiers Building Rules Consent dated 8 July 2019.

## ADVISORY NOTE(S)

1. The Applicant is reminded of its responsibilities under the Environment Protection Act 1993 to not harm the environment. Specifically, paint, plaster, concrete, brick wastes and wash waters should not be discharged into the stormwater system, litter should be appropriately stored on site pending removal, excavation and site disturbance should be limited, entry/exist points to the site should be managed to prevent soil being carried off site by vehicles, sediment barriers should be used (particularly on sloping sites), and material stockpiles should all be placed on site and not on the footpath or public roads or reserves.
2. Certain activities on construction site are noisy. Although some noise may be unavoidable, it can often be controlled using improved work practices. The responsible person, who is the owner, occupier or contractor, must take all reasonable and practicable measures to minimise noise resulting from the activity and to reduce its impact.



**City of  
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Payneham  
& St Peters**

Construction noise that causes an adverse impact on amenity is only permitted between 7am and 7pm, Monday to Saturday. If you have any further queries, please contact the Council on 8366 4555.

3. The Applicant is advised that any works undertaken on Council owned land (including but not limited to works relating to crossovers, driveways, footpaths, street trees and stormwater connections) will require the approval of the Council's Development Officer, Building, prior to any works being undertaken. Further information may be obtained by contacting the Council's Urban Services Department on 8366 4576.

All works on Council owned land required as part of this development are likely to be at the Applicant's cost.

4. The Applicant is advised that the condition of the footpath, kerbing, vehicular crossing point, street tree(s) and any other Council infrastructure located adjacent to the subject land will be inspected by the Council prior to the commencement of building work and at the completion of building work. Any damage to Council infrastructure that occurs during construction must be rectified as soon as practicable and in any event, no later than four (4) weeks after substantial completion of the building work. The Council reserves its right to recover all costs associated with remedying any damage that has not been repaired in a timely manner from the appropriate person.
5. The Council has not surveyed the subject land and has, for the purpose of its assessment, assumed that all dimensions and other details provided by the Applicant are correct and accurate. It is recommended that a building identification survey plan be obtained by a licensed surveyor prior to the development being undertaken, so as to avoid any encroachment onto adjoining land, Building Code compliance issues, and to ensure the development is sited in accordance with this consent/approval.
6. This Development Plan Consent will lapse within 12 months of the date of this notice unless full Development Approval has been obtained.

**Kathryn Clausen  
SENIOR URBAN PLANNER**

12 July 2019



City of  
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Payneham  
& St Peters

## IMPORTANT NOTICE

- The developer or building owner shall provide 20mm rubble on the site prior to work commencing, in areas of vehicular traffic to ensure compliance with the requirements of the **Environmental Protection Agency**. It is to be placed in such a way to minimise the amount of soil (mud and dust) transferred over public areas and into the street.
- **Boundary survey prior to commencing construction**  
The person proposing to undertake the work shall ensure that no part of the proposed building work is to overhand the boundary of the site. It is strongly recommended that a Licensed Surveyor be engaged to undertake a survey before work commences to establish the location of the boundary.
- The owner of any building to be erected or altered which is used for food preparation, is obliged to obtain consent from the **Eastern Health Authority**. (phone 8132 3600)
- Important: This approval does not imply compliance with the Electricity Act, 1996 (in relation to minimum clearance distances of power lines adjacent to buildings), the (State) Equal Opportunity Act, 1995, the Occupational Health, Safety and Welfare Act 1991, or with Commonwealth Disability Discrimination Act, 1993 or with any regulations under those Acts. It is the responsibility of the owner and the person erecting the building to ensure compliance with same.
- Building work adjacent to street boundaries is required to be provided with a hoarding and a license for the hoarding shall be obtained from the Council. Contact 8366 4525.

Your attention is drawn to the provisions of Section 60 of the Development Act 1993 which provide that:

Pursuant to Section 60 of the Development Act 1993, work that affects stability:

1. Where a building owner proposes to carry out building work of a prescribed nature that is, in accordance with the regulations to be treated for the purposes of this section as building work that affects the stability of other land or premises ("the affected land or premises") the following provisions apply:
  - (a) The building owner must, at least 28 days before the building work is commenced, cause to be served on the owner of the affected land or premises a notice of intention to perform the building work and the nature of the work; and
  - (b) The building owner must (in addition to complying with any condition imposed by a relevant authority at the time of approval) take such precautions as may be prescribed to protect the affected land or premises, carry out such other building work in relation to that land or premises as that adjoining owner is authorised by the regulations to require; and
  - (c) Nothing in this section relieves the building owner from liability for injury resulting from the performance of any building work.
2. A building owner who fails to comply with a provision under subsection (1) IS GUILTY OF AN OFFENCE.

**Penalty: \$4,000 (maximum penalty)**

A building owner may apply to the Court for a determination of what proportion (if any) of the expense incurred by the building owner in the performance of the building work requested by the owner of affected land or premises under subsection (1) should be borne by the owner of that land or premises, and the building owner may recover an amount determined by the Court from the owner of the affected land or premises as a debt.

Your attention is drawn to the provisions of Regulation 75 of the Development Regulations 1993 which provides that in respect of building work affecting other land

It must be assumed in designing, and assessing the design of a building that it is possible that an excavation which intersects (but does not extend beyond) a notional plane extending downwards from the boundary at the site at a slope of 1 vertical to 2 horizontal from a point 600 millimetres below natural ground level at the boundary could be undertaken on an adjoining site.

**Regulation 75(2) provides that, work of the following nature is prescribed as building work which is to be treated for the purposes of that section as building work that affects the stability of other land or premises, namely:**

- an excavation which intersects a notional plane extending downwards at a slope of 1 vertical to 2 horizontal from a point 600 millimetres below natural ground level at a boundary with an adjoining site (as depicted by the example shown as figure 1 in schedule 15); or
- an excavation which intersects any notional plane extending downwards at a slope of 1 vertical to 2 horizontal from a point 600 millimetres below natural ground level at a boundary with an adjoining site (as depicted by the example shown as figure 2 in schedule 15); or
- any fill which is within 600 millimetres of an adjoining site, other than where the fill is not greater than 200 millimetres in depth (or height) and is for landscaping, gardening or other similar purposes.

For the purposes of section 60 (1) (b) of the Act, the owner of the affected land or premises may require the building owner to shore up any excavation or to underpin, stabilise or otherwise strengthen the foundations of any



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building to the extent specified by a professional engineer engaged by the owner of the affected land or premises.

The building owner must pay the reasonable costs of obtaining a report and plans and specifications from a professional engineer for the purposes of sub-regulation (3).

In sub regulations (3) and (4):

'professional engineer' means a person who is:

- ) a corporate member of the Institution of Engineers, Australia who has appropriate experience and competence in the field of civil and geotechnical engineering; or a person who is registered on the National Professional Engineers Register administered by the institution of Engineers, Australia and who has appropriate experience and competence in the field of civil and geotechnical engineering.
- Section 233 of the Local Government Act 1999 provides that, where damage to Council roads, footpaths or kerbing occurs as a result of the development, the owner / applicant shall be responsible for the cost of repairs to the damage.
- A separate application to the Council **Works and Technical Services Department** is required for any installation of or modification to stormwater drains, underground electrical services or crossovers etc beyond the property alignment. Contact 8360 9000.
- The applicant shall at his/her own expense in all things carry out all alterations to existing inverts, watertables, footpaths pavements or other works in the public roads adjacent to the subject land necessary to give effect to the demolition of buildings or structures, siteworks and the construction of the buildings or structures and other works forming part of the development approval to the reasonable satisfaction of the Council and shall at his /her own expense in all things repair and make good any damage to any such inverts, kerbs, watertables, footpaths, pavements, or other such works to the reasonable satisfaction of the Council.
- An **approved toilet privy** is to be sensitively located on the site prior to any building work commencing. The privy should be suitably braced against overturning. No long drop toilets shall be used on site, only chemical toilets or toilets connected to the sewer shall be used.
- A minimum standard for refuse containers on a building site to restrain 'blowable' materials is to be either;
  - (a) a commercial type removable 'SKIP' type container (provided by a waste removal company) of adequate size for the building project (min 1.5m) with a top closable lid, or
  - (b) a suitable prefabricated rectangular (or square) enclosure of robust construction (ie steel sheeting material or steel mesh F72 or better - not chicken or bird wire) and located so as not to be demolished by vehicles off loading.
- The applicant is encouraged to install and maintain a rainwater tank to the dwelling(s) hereby granted authorisation.



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& St Peters

## Building Notifications – Important New Requirements from July 2012

As from July 2012, the State Government has introduced fines of \$500 for failure to notify the Council at certain stages of construction. Please read the following important information to ensure that you and those acting on your behalf are fulfilling your/their obligations.

### At What Stages of Construction is Notification to the Council Required?

In accordance with Regulation 74(1) of the *Development Regulations 2008*, notifications to the Council are required at the following stages of construction, insofar as they are applicable to the building work being undertaken:

- (a) 1 business day's notice of the intended commencement of building work on the site; and
- (b) 1 business day's notice of completion of structural steel reinforcement for concrete footings or other floors; and
- (c) 1 business day's notice of the completion of all roof framing forming part of the building work (including top and bottom chord restraints, bracing and tie-downs)\*; and
- (d) 1 business day's notice of the completion of all masonry walls; and
- (e) 1 business day's notice of completion of the building work.

\* Where notice is given in relation to the completion of roof framing, the person who gives the notice must, within 1 business day after the notice is given, provide to the council a duly completed **supervisor's checklist** relating to the roof framing, signed by a registered building work supervisor, being a registered building work supervisor who has undertaken any training required and recognised under a scheme (if any) approved by the Minister.

A person **must not conceal** any completed roof framing until after the expiration of 2 clear business days after the notice of completion of roof framing has been received by the council.

### Who is Required to Give the Notification?

The licensed building work contractor who is carrying out the work or who is in charge of carrying out the work, or if there is no such licensed building work contractor, the building owner is required to give notice to the Council.

### What Structures are Exempt from the Notification Requirements?

Class 10 buildings under the Building Code are exempt from the notification requirements, other than where the Class 10 building is attached to any part of the roof framing of a building of another class. Transportable buildings are also exempt.

### How Can Notification be Given to the Council?

The required notices may be given—

- (a) by email transmission to [buildingnotice@npsp.sa.gov.au](mailto:buildingnotice@npsp.sa.gov.au); or
- (b) by telephoning the Council's Development Assessment team on 08 8366 4530; or
- (c) by faxing it to the council on 08 8332 6338; or
- (d) by posting it to the council at 175 The Parade, Norwood SA 5067, ensuring that the date received by the Council accords with the notice requirements; or
- (e) by hand delivering a written notice with a duly authorised officer of the council.

In either case, the notices **must** include the name, address and telephone number of the persons who are proposed to sign Parts A and B of the Statement of Compliance under Schedule 19A (if relevant).

### What Penalties Apply for Failure to Notify?

A person who breaches any of the requirements outlined in this information sheet is guilty of an offence with an expiation fee of \$500 or a maximum penalty of \$10 000.

**DECISION NOTIFICATION FORM**

DEVELOPMENT NO.: 155/328/2019

PBS REFERENCE NO.: 52286

DEVELOPMENT APPLICATION Received: 29 May 2019

To:

SA Quality Home Improvements  
805 - 807 South Road  
CLARENCE GARDENS SA 5039

**LOCATION OF PROPOSED DEVELOPMENT**

1/85 Kensington Road NORWOOD

**NATURE OF PROPOSED DEVELOPMENT**

Four (4) replacement carports

**IN RESPECT OF THIS PROPOSED DEVELOPMENT YOU ARE INFORMED THAT:**

NATURE OF DECISION	CONSENT GRANTED	NUMBER OF CONDITIONS	CONSENT REFUSED	NOT APPLICABLE
<u>Development Plan Consent</u>	2.07.2019	NIL		
<u>Building Rules Consent</u>	8.07.2019	TWO		
<u>Development Approval</u>	<b>TO BE ISSUED BY COUNCIL</b>			

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

This building has been assigned a classification 10a (carports) for the purposes of Section 66 of the Development Act.

Dated: 8 July 2019  
Signed: Anthony Bush



Building Surveyor / Private Certifier

**RECEIVED**

- 9 JUL 2019

CITY OF NORWOOD  
PAYNEHAM & ST PETERS

**NO WORK CAN COMMENCE ON THIS DEVELOPMENT UNLESS A DEVELOPMENT APPROVAL HAS BEEN OBTAINED. IF ONE OR MORE CONSENTS HAVE BEEN GRANTED ON THIS NOTIFICATION FORM, YOU MUST NOT START ANY SITE WORKS OR BUILDING WORK OR CHANGE THE USE OF THE LAND UNTIL YOU HAVE ALSO RECEIVED NOTIFICATION OF A DEVELOPMENT APPROVAL.**

## **BUILDING RULES CONSENT CONDITIONS**

- 1 The stormwater shall be disposed of in such a manner that it does not flow or discharge onto land of adjoining owners or lie against any building or create unsanitary conditions.
- 2 The development shall be undertaken in accordance with the Council approved Development Plan Consent plans and conditions subject only to the variations specified in the Schedule 22A – Certificate of Consistency.

## **BUILDING RULES CONSENT NOTES**

- 1 Notification by the owner must be given to the Council at the following stages:
  - one business day's notice of the intended commencement of building work on the site, and
  - one business days notice of the completion of the building work.

Council may have a requirement to be notified at other stages of construction. It is strongly recommended you read all documentation from Council to ensure you do not commit an offence under the Development Act 1993.

- 2 All members of the community have a general environmental duty under the Environment Protection Act. The Environment Protection Agency Code of Practice for the Building and Construction Industry provides benchmarks of best practice and contains certain mandatory provisions for preventing contaminants entering the stormwater system.
- 3 Where a domestic building work contract > \$12,000 is to be entered into with a builder or if the owner is a licensed builder, the owner must, pursuant to Regulation 21 of the Development Regulations 1993, ensure that a Certificate of Indemnity Insurance is lodged with **Professional Building Services Australia** on or before three business day's of the commencement of the building work.
- 4 This Consent does not, and shall not, be constructed to signify Professional Building Services Australia's approval of any building or structure which is, or may be subject to the provisions of SA Power Networks Regulations controlling building or development within prescribed distances of overhead power supply lines, or alternatively, underground power supply lines. For further information contact SA Power Networks.
- 5 The building owner who proposes to carry out any excavation or filling of a nature prescribed in Regulation 75 of the Development Regulations 1993 shall serve upon the adjoining owner a notice of his intention to perform that work as required by Section 60 of the Development Act. That is any work close to or on a boundary and likely to affect any adjoining land or building.

## NOTES FOR APPLICANTS

1. This decision was based on an assessment of the proposal against relevant legislation. Conditions imposed were designed to ensure satisfactory compliance with it.
2. You may have a right of appeal if this Notification is:  
A refusal, OR  
A consent or approval with conditions  
  
Such an appeal must be lodged within two months of the day on which you receive this notice or such longer time as the Environment, Resources & Development Court may allow.
3. If your Application was the subject of third party representations, any consent or consent subject to conditions shall not operate until after fifteen business days from the date of the decision made on your application.  
  
If there is an appeal by a third party, any consent or approval, or any consent or approval with conditions shall not operate until a determination of the appeal. Please contact the Environment, Resources & Development Court fifteen business days from the date of the decision on your application to find out if there has been an appeal lodged.
4. This development must be substantially commenced (for land division, you must apply for certificates of approval) within 12 months of the date of this Notification unless this period has been extended by the Council or Development Assessment Commission.

AND

Any act or work approved or required by this Notification must be completed within 3 years of the date of Notification or a longer time as allowed by the Council or the Development Assessment Commission.

You will require a new approval before commencing or continuing the development if you are unable to satisfy these requirements.

5. Any new building or part thereof (except Class 1A and outbuildings) the subject of this approval/consent must not be occupied until a Certificate of Occupancy has been issued by Council or PBS Australia.

To facilitate the issue of the Certificate of Occupancy, the owner must lodge with the Council or PBS Australia a Written Statement from a suitably qualified person.

In order for an owner to obtain a Certificate of Occupancy, Council or PBS Australia, must obtain a Written Statement from a licensed builder, who was responsible for undertaking any part of the building work, or from a person who holds the appropriate qualifications as prescribed in Part 15 of the Development Regulations, et. Building Surveyor, Assistant Building Surveyor, Building Surveying Technician, Registered Architect, and Private Certifier, which the building work has been carried out in accordance with the approval. The statement must also include information to the effect that any connections made to any:

- (a) public electricity source;
- (b) public water supply;
- (c) public sewer;
- (d) septic tank effluent drainage system;
- (e) public telecommunications system;
- (f) other service or facility provided by a public authority or utility

have been made in accordance with the requirements of the relevant authority or utility.

Where there is no licensed builder, notice to Council must be given, prior to the commencement of the work, of the name, address and telephone number of the person who is to provide the written statement.

The owner is to apply in writing for a Certificate of Occupancy.

6. Dwellings (Class 1A buildings) do not require a Certificate of Occupancy; however written statements are required to be lodged with the relevant authority. Owner builders may sign statements for work they are responsible for. If licensed builders (subcontractors) are engaged they are required to sign statements pertaining to the standard of work they have performed.

For any clarification of any above item, please contact our office on (08) 8374 2211



Professional Building  
Services Australia Pty Ltd

ACN 063 490 880  
ABN 52 215 566 320

Private Certification  
Building Surveying  
Town Planning

607 Marion Road  
South Plympton  
South Australia 5038

Phone: (08) 8374 2211  
Fax: (08) 8374 3322  
Email: [pbs@pbsaustr.com.au](mailto:pbs@pbsaustr.com.au)  
[www.pbsaustr.com.au](http://www.pbsaustr.com.au)

## Schedule 22A – Certificate of Consistency

I verify that I have examined carefully a copy of the development plan consent (including any conditions and notes) described below, together with a copy of the plans approved and endorsed pursuant to regulation 42(4) of the *Development Regulations 2008* for that consent.

The plans and supporting documentation submitted for building rules consent have been assessed for compliance with the Building Rules, while the development plan consent plans have been reviewed to ensure that all buildings and structures included in the building rules assessment are consistent with the development plan consent.

I hereby certify in accordance with regulation 92(2)(e) of the *Development Regulations 2008* that the building rules consent

**issued on:** 8 July 2019  
**for:** Four (4) replacement carports  
**at:** 1/85 Kensington Road NORWOOD

is consistent with the following development authorization (including any conditions and notes) giving development plan consent

**Development Number:** 155/328/2019  
**Issued on:** 2 July 2019  
**by:** City of Norwood Payneham & St Peters

subject only to the variation specified below in the Table of Variations to meet Regulatory Requirements, attached for the purposes of Section 93(2) of the *Development Act 1993*, which are necessary for compliance with the Building Rules or any other legislation specified therein.

**Registered Private Certifier:** Anthony Bush  
**Registration Number:** C090  
**Date:** 8 July 2019

Table of variations to meet regulatory requirements pursuant to Section 93(2) of the *Development Act 1993*

Item	Legislation/Regulation/Code	Reason for Variation

**Registered Private Certifier:** Anthony Bush  
**Registration number:** C090  
**Date:** 8 July 2019



PBS Ref: 52286

# DECLARATION

PROFESSIONAL BUILDING SERVICES AUSTRALIA PTY LTD, of 607 Marion Rd, South Plympton in the State of South Australia, declares that, in respect to the provisions of the Development Act, 1993;

1. **The Building Rules Consent is consistent with the Development Plan Consent (if applicable) and any conditions or notes that may apply.**
2. **Pursuant to Regulation 79 of the Regulations under the Development Act the levy under the Construction Industry Training Fund has been paid: See attached payment advice**
3. **Your attention is drawn to the provisions of Section 93(1)(b) and Regulations 46 and 47, which requires the Building Rules Consent and approved documents enclosed herein and appropriately endorsed to be sent to the applicant by Council.**

Anthony Bush

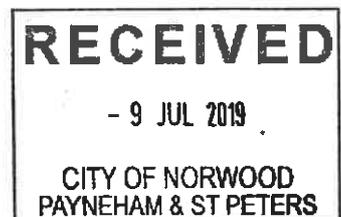


Building Surveyor/Private Certifier

Dated: 8 July 2019

Ph: 8374 2211  
Fax: 8374 3322

ACN 063 490 880  
Email: pbs@pbsaust.com.au



# PLANNING DECISION NOTIFICATION

Development Number  
150/2068/88

Original

FOR DEVELOPMENT APPLICATION

DATED 7/ 10 / 1988

REGISTERED ON 7/ 10 / 1988

To Nevarc Constructions,  
18 Stuart Road,  
DULWICH 5065

Location of Proposed Development 85 Kensington Road, Norwood.

Nature of Proposed Development Construction of carports and refurbishment of the existing residential flat building.

From Corporation of the City of Kensington and Norwood.

In respect of this proposed development you are informed that:

- consent is refused
- consent is granted
- consent is granted subject to (9) condition(s)

N/A representations(s) from third parties concerning your proposal were received.

If there were third party representations, any consent or consent with conditions does not operate until the periods specified on the back of the original of this form have expired. Reasons for this decision, any conditions imposed, and the reasons for imposing those conditions, are set out below. Please also refer to the information on the back of this form about appeal rights and operation of consent.

1. Council approves this Development Application as it is generally consistent with the Objectives and Principles contained in the Development Plan and the following Conditions are applied to the approval to ensure that the development will meet those Objectives and Principles:

SEE ATTACHED LIST

2. Please refer to the Further Advice on matters relating to this Development Application (also refer attached).

\* \* \* \* \*

Date of Decision 8th November, 1988  Chairman, S.A. Planning Commission

Signed *[Signature]*  Town Clerk

Date 8 / 11 / 1988  District Clerk

2 Sheets attached

PLEASE READ THE INFORMATION ON THE BACK OF THIS FORM

Regulation 41  
Sixth Schedule  
Australia  
Planning Act  
Development Control Regulations

1-ORIGINA

CONDITIONS OF CONSENT

1. That the land and buildings shall not be used for the purposes hereby approved until the following minor amendments have been incorporated into the scheme of development hereby approved, to the reasonable satisfaction of the Council:
  - (a) the carport structure adjacent the Kensington Road frontage to be for two (2) vehicles only.
2. That all driveways, carparking areas, paths and crossing places shall be properly compacted, constructed, sealed, marked, drained and maintained to the satisfaction of the Council.
3. That kerbing shall be constructed between all carparking areas and adjoining unbuilt on portions of the subject land, such kerbing to incorporate ramps or crossovers where appropriate to facilitate the movement of handicapped persons.
4. That all footpath crossovers required for the scheme of development hereby approved shall be approved in writing prior to construction and constructed to reasonable Council specification.
5. That storage and collection areas for refuse bins and containers shall be provided on the subject land to the reasonable satisfaction of the Council.
6. That any floodlighting shall be designed and located in such a way that adjacent properties, public places and traffic are not inconvenienced by glare or overspill of light.
7. That no sound shall be emitted from any device or from any source or activity on the subject land so as to either:
  - (a) become an unreasonable nuisance to the occupiers of properties nearby; or
  - (b) unreasonably impair or impinge upon the use and enjoyment of properties nearby by the occupiers thereof.
8. That all materials and goods shall at all times be loaded and unloaded within the confines of the subject land.
9. That stormwater disposal from the subject site shall be to the reasonable satisfaction and prior written approval of the Council.

\* \* \* \* \*

.../cont.

FURTHER ADVICE

1. That running conditions of consent numbered 2, 6, 7 and 8 will continue to apply to the subject land during the continuity of the use hereby approved.
2. That the design, siting, building materials and colours of all buildings and structures and landscaping and planting must be implemented as shown on the plans submitted and approved, unless varied by any conditions of consent imposed on the approval.
3. That no other building work may be carried out on the subject land at any time without the consent of the Council pursuant to relevant legislation, whether or not such buildings are accessory to the use of the land hereby approved.
4. That this is a planning approval only and plans and specifications for any building work and any change in the class of use of a building must also be approved under the Building Act. If you have already made application under that Act then you will be advised presently when work may commence.
5. That you must obtain the approval of the Council in respect of any amendments to the approved scheme of development which may result from:
  - (a) the requirements of other authorities which may have jurisdiction over the applicant, the land or the buildings erected; and/or
  - (b) the requirements of other Acts or Regulations which may have effect regarding the proposed development.
6. That a separate approval is required from the City Engineer before any work associated with the development now approved may be carried out on, over or under any street, road or public place, and such approval must be obtained before such work is commenced.
7. That the relocation of any existing street pole and/or any alteration required to any Public Utility or Corporation installation, whether below, on or above ground is to be carried out at the applicant's expense.

\* \* \* \* \*

D.A. 150/2068/88: NEVARC CONSTRUCTIONS - construction of carports and  
refurbishment of th existing residential flat building  
at 85 Kensington Road, Norwood



**STRATA DATA**

**Date:** April 29, 2025  
**To:** Searchlight Technology  
**Email:** [searches@searchlighttechnology.com.au](mailto:searches@searchlighttechnology.com.au)

**Property Address:** 7/85 KENSINGTON ROAD NORWOOD, SA 5067

Please find enclosed your **\$105.60 Section Search** for the above mentioned property.

The section search is the initial search documentation that is required to be issued as a part of the sale contract and includes the following;

- 2 years of Minutes
- The previously accepted financial report
- Current policies of insurance
- Particulars of any contribution payable including any arrears
- Particulars of any expenditure that the 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
- The articles in force

**Payment of updated financial search is recommended prior to settlement to confirm outstanding amounts, Financial Update searches are at a cost of \$44.00 inclusive of GST.**

Please note all searches are emailed to guarantee fast, efficient delivery.

**Important Information:** This property is part of a Strata plan, additional approval for pets may be required. This process involves seeking consent from the corporation, which may include a notice period and additional fees. Approval is not guaranteed and is subject to the rules and regulations of the Strata plan. Please consult the attached articles and resolutions for approvals currently in place.

Kind Regards,

**Strata Data**

For and on behalf of STRATA CORPORATION 10383 INC.

E: [reception@stratadata.com.au](mailto:reception@stratadata.com.au)

P: 08 8372 2777



# STATEMENT PURUSANT TO SECTION 41 (Strata Titles Act 1988 (as amended))

**REQUESTED BY:**                      **Name:** Searchlight Technology  
**Address:** searches@searchlighttechnology.com.au

**REGARDING:**                      **Corporation:** STRATA CORPORATION 10383 INC.  
**Unit No. & Address:** 7/85 KENSINGTON ROAD NORWOOD  
**Owners:** TANYA MARIE BARRETT

## PART 1 : FINANCIAL DETAILS

### 1.1 Lot Entitlement

Lot Entitlement = 814

Total of all Entitlements = 10000

### 1.2 Maintenance Contributions

Last Levy Paid	Amount	Paid To
Admin Fund Levy	\$413.19	31/03/2025
Sinking Fund Levy	\$183.15	31/03/2025
Current Levy	Amount	Frequency
Admin Fund Levy	\$413.19	Quarterly
Sinking Fund Levy	\$183.15	Quarterly

### 1.3 Arrears

Levies	Due as at 29/04/2025	Charged but due after 29/04/2025
Admin Fund Levy	\$413.19	\$0.00
Sinking Fund Levy	\$183.15	\$0.00
<b>Amount Due</b>	<b>\$596.34</b>	<b>\$0.00</b>

\*\* (NB: Interest accrues daily at 10 % per annum)



**Biller Code: 96503**  
**Ref: 23201195700001038372**

### 1.4 Lot Expenditure by the Strata Corporation

(a) Incurred by the Corporation to which the unit holder must or is likely to be required to contribute :

Refer minutes of meetings

(b) Resolved by the Corporation to incur, to which the unit holder must or is likely to be required to contribute :

Refer minutes of meetings

### 1.5 Assets and Liabilities of the Corporation

(a) Fund Name : STRATA DATA CLIENTS TRUST ACCOUNT

(b) Held at : Macquarie Trust Account (BCSA)

(c) Sum standing to the credit of fund: \$35,222.38 comprising Admin: \$6,898.71 and Sinking: \$28,323.67

(d) Amount committed to expenses : Refer to minutes of meetings is incurred for : Refer to minutes of meetings

(e) Amount earmarked for future expenses : Refer to minutes of meetings for the purpose of : Refer to minutes of meetings

(f) Particulars of other assets. All those defined as common property upon the land :

Refer to minutes of meetings

(g) Amount held in external account : \$0.00

(h) Liabilities (excluding those above as described in 1.2 herein)

Refer to minutes of meetings

**Water Payment Method:** Individual Owners pay

## **PART 2 : INSURANCE**

**Insurer : Hutch Underwriting**

<b>Type of Cover</b>	<b>Sum Insured</b>	<b>Policy Number</b>	<b>Expiry Date</b>
Machinery breakdown	\$0.00	HRS11109713	31/10/2025
Fidelity Guarantee	\$100,000.00	HRS11109713	31/10/2025
Building	\$3,490,773.00	HRS11109713	31/10/2025
Common contents	\$35,908.00	HRS11109713	31/10/2025
Lot Owners fixtures and improvements	\$349,077.00	HRS11109713	31/10/2025
Voluntary workers	\$200,000.00	HRS11109713	31/10/2025
Office Bearers	\$500,000.00	HRS11109713	31/10/2025
Government Audit Costs	\$25,000.00	HRS11109713	31/10/2025
Catastrophe Cover	\$1,047,232.00	HRS11109713	31/10/2025
Public Liability	\$30,000,000.00	HRS11109713	31/10/2025

**Notes**

## **PART 3 : DOCUMENTS SUPPLIED**

- (a) Minutes of General & Committee Meetings of the Corporation for the last two years
- (b) Details of any special or unanimous resolutions affecting the unit or common property passed in the last five (5) years (excluding those contained in (a) above)
- (c) Statement of Accounts of the Corporation last prepared
- (d) The Articles now in force
- (e) All current policies of insurance taken out by the Corporation

## PART 4 : DOCUMENT INSPECTION

The Corporation's records are available for inspection at STRATA DATA, 647 PORTRUSH ROAD GLEN OSMOND SA 5064 on any working day between 10:00am and 4:00pm. Phone 8372 2777 to make an appointment.

Statement Dated 29/04/2025

Signed for and on behalf of STRATA CORPORATION 10383 INC.



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Lauren Dean

Body Corporate Manager

**Please Note : Conveyancer's attention is drawn to the following :**

The Strata Titles Act requires that :

- 1.1 (schedule 3 pt 12) "A unit holder must immediately notify the Strata Corporation of :  
(a) any change in the ownership of the unit, or change in the address of the owner  
(b) any change in the occupancy of the unit" (eg. Tenants)  
i.e. Let us know ASAP the new owners name and address on the attached form.
- 1.2 (section 27(5)) "The Corporation may recover an unpaid contribution (and any interest on any such contribution) such as debt from the unit holder of the unit in respect of which the contribution is payable (whether or not that person was the unit holder when the liability arose)" i.e. : The new owner will have to pay any outstandings if you do not adjust them at settlement.
- 1.3 This statement is issued on the basis that any payment by the unit holder by cheque or other instrument will be honoured at the first presentation. i.e. : if the cheque bounces, the owner's financial details in 1.2/1.3 on page 1 will be wrong.

**The information provided in this certificate confirms any levies raised on our system at the time of issue. Please check with Strata Data to see if any recent meetings have taken place and/or special levies have been agreed to but not yet raised/generated on our system.**

# STRATA DATA

ABN 20 080 960 112

647 PORTRUSH ROAD  
GLEN OSMOND SA 5064  
Phone: 8372 2777  
Email: reception@stratadata.com.au

PLEASE COMPLETE AND RETURN VIA EMAIL WHEN SETTLEMENT IS FINALISED  
ANY OUTSTANDING ACCOUNTS MUST BE FINALISED AT SETTLEMENT

## UNIT OWNER UPDATE (to be filled in only for new owners)

**STRATA CORPORATION 10383 INC.  
7/85 KENSINGTON ROAD NORWOOD**

SETTLEMENT DATE \_\_\_\_\_ / \_\_\_\_ / 20\_\_\_\_  
UNIT OWNERS NAME \_\_\_\_\_  
UNIT OWNERS ADDRESS \_\_\_\_\_  
DATE & PLACE OF BIRTH \_\_\_\_\_ (COMPANY TITLES ONLY)  
CONTACT DETAILS HOME \_\_\_\_\_ WORK \_\_\_\_\_  
MOBILE \_\_\_\_\_ EMAIL \_\_\_\_\_

CORRESPONDENCE TO OWNER / AGENT \_\_\_\_\_ ACCOUNTS TO OWNER / AGENT (please circle) \_\_\_\_\_

Will this unit be rented Yes / No , if Yes then please complete the details below

RENTAL MANAGER/AGENTS \_\_\_\_\_  
(if applicable) \_\_\_\_\_  
ADDRESS \_\_\_\_\_

CONTACT PERSON \_\_\_\_\_  
CONTACT DETAILS HOME \_\_\_\_\_ WORK \_\_\_\_\_  
MOBILE \_\_\_\_\_ EMAIL \_\_\_\_\_

TENANT NAMES \_\_\_\_\_  
CONTACT DETAILS HOME \_\_\_\_\_ WORK \_\_\_\_\_  
MOBILE \_\_\_\_\_ EMAIL \_\_\_\_\_

CONVEYANCER ACTING ON BEHALF OF VENDOR \_\_\_\_\_  
CONVEYANCER ACTING ON BEHALF OF PURCHASER \_\_\_\_\_

Should the need arise for us to make contact with the new owner, it is important for us to have a complete set of accurate and up to date contact details. Please ensure that we are provided with the new owners contact details including a contact phone number, on the form provided.  
Thank you for your assistance in keeping our records up-to-date.

# Minutes of the Annual General Meeting

Corporation      *STRATA CORPORATION 10383 INC.*  
Address            *85 KENSINGTON ROAD NORWOOD*  
Meeting Date     **26th of September, 2023 commencing at 4:00 PM**  
Location          **Via Teleconference**

---

## **Present in Person**

Unit: 3    Jaypal Kalpeshkumar Mehta, Kunjita Kamlesh Mehta via Teleconference  
Unit: 4    Margaret Jaeger via Teleconference  
Unit: 5    Rushil Shah via Teleconference  
Unit: 8    Tania Betty Wiese via Teleconference  
Unit: 10   Mr Michael Paul Werner via Teleconference

## **Apologies**

Nil

## **Present by Proxy**

Unit: 2    Dr Alexander Daniel by Proxy to Strata Data  
Unit: 9    Mr Donglai Zhang by Proxy to Strata Data  
Unit: 12   Saiqing Yan by Proxy to Shihe Li

## **In attendance**

Lauren Dean representing Strata Data  
Shihe Li representing Unit 12 Saiqing Yan

## **Quorum**

The Body Corporate Manager declared that a quorum was in attendance and the meeting opened at 4:00 pm.

## **Chairperson**

It was resolved “that Lauren Dean of Strata Data assist the Presiding Officer by chairing the meeting”.  
*Carried Unanimously*

## **Confirmation of Minutes**

It was resolved “that the minutes of the previous General Meeting(s), held on 27<sup>th</sup> September 2022 be accepted as a true and correct record of that meeting.” *Carried Unanimously*

## **Financial Report**

It was resolved “that the statement of income and expenditure for the period Friday 01 July 2022 to Friday 30 June 2023 was reviewed, received and accepted as an accurate record of the corporation’s current financial standing.” *Carried Unanimously*

It was further resolved that Mr Paul Smith of the Strata Data Group be empowered to act as the Public Officer as defined under the Income Tax Assessment Act 1936 on behalf of the corporation.

## Review of Sums Insured

### General Advice Warning

Terandi Pty Ltd (ABN 20 080 960 112) acts as an Authorised Representative (AR Number: 1285659) of Honan Insurance Group (ABN 67 005 372 396, AFSL 246749). Any financial product advice that we give to you (including about a particular insurance policy) is factual and/or general advice only. This document does not take into account your objectives, needs or financial situation. You should consider whether our advice is appropriate for you and review any relevant PDS and policy wordings, Honan Important Notices and Terandi Pty Ltd's Financial Services Guide before you make any decision about an insurance product.

For a copy of the FSG, policy wordings and Honan important notices you can refer to our website: <https://www.stratadata.com.au/insurance/product-disclosure-statements/>

Strata Data cannot provide advice as to the appropriate level of building insurance. It is suggested that the Corporation arrange for an insurance valuation of the common buildings and areas to avoid a claim not being fully met due to the building being underinsured. Owners must notify Strata Data immediately of any possible claims that may be made against the policy.

Strata Data tabled a quotation from Honan Insurance Brokers detailing insurance premiums from 3 separate insurers, inclusive of the current insurer. The current insurer also included a suggested Building Insurance increase of 10% as well as the cost of the policy should the Corporation choose to increase the building sum insured by 10%.

The Body Corporate declined to have an insurance valuation and resolved to maintain the current level of insurance cover as detailed below.

It was resolved "that the sums insured be:

Building Insurance	\$2,928,791.00
Common Area Contents Insurance	\$29,288.00
Public Liability Insurance	\$20,000,000.00
Office Bearers Liability	\$500,000.00
Catastrophe Insurance	\$878,637.00
Fidelity Guarantee	\$100,000.00
Machinery Breakdown	Not Selected
Excess	Refer to current Certificate of Currency
Renewal Date for these sums is	31/10/2023
Last Valuation Date	31/10/2014
Last Valuation Sum	\$2,015,000.00

### Flood Cover

The policy currently includes flood cover.

Strata Data was appointed to place this insurance with SCI through Honan Insurance Group on behalf of the Corporation." *Carried Unanimously*

## **Contents and Landlords Insurance**

The corporation's insurance policy does not cover an owner's contents (such as carpets, curtains and light fittings) or legal liability within their unit. Owners must take out their own insurance to cover these risks.

If you are in a Strata or Community Strata property and require a contents or landlord insurance policy you can obtain a quote or take cover with CHU by visiting our website <https://www.stratadata.com.au/insurance/> or call the Strata Data insurance team on (08) 8372 2777 for guidance.

## **Use of Contractors**

The Body Corporate has complete choice over which contractors they engage to perform maintenance to the common property. The options that the Body Corporate have include:

### *Preferred Contractors*

A Preferred Contractor is a contractor that has been proven to carry up to date & relevant insurance policies, business registration & licensing and their track record of work with Strata Data has shown that they operate at a high level of quality and competence.

### *Non-Preferred Contractors (Approved)*

A Non-Preferred (Approved) contractor is one that has passed the vetting process relating to Licencing, Insurance and up to date business registrations. Whilst these contractors may carry the correct credentials that legally allow them to conduct business, their quality of work is unknown to Strata Data.

### *Non Approved Contractors*

A Non Approved Contractor is one that is unable to provide appropriate licences and/or insurances. Should the Body Corporate choose to engage these contractors there are many risks involved. Strata Data does not become involved in any aspect of dealing with these contractors, however, upon written instruction from an Office Bearer, Strata Data will make payment of an invoice.

## **Maintenance Requirements**

### **Scheduled Cleaning of Gutters and Down Pipes**

Strata Data was requested to arrange for cleaning of gutters and downpipes of the carports and storage unit only at the earliest.

### **Leaking Downpipe**

It was noted that the downpipe at the rear of the property (back carports) is leaking and requires a longer downpipe to flow out to the street. It was agreed to obtain a quote, once received it is to be sent to the management Committee for approval.

### **Grounds Maintenance – Review of Current Schedule**

The members present resolved to continue to contract Nick Sanders to attend to grounds maintenance on an ongoing basis. The gardener is to focus on general rubbish and remove it from the property.

### **Stormwater Preventative Maintenance (Hydrojet Clean)**

It was agreed that a clean is not required this year.

### **Sewer Preventative Maintenance (Hydrojet Clean)**

It was agreed that a clean is not required this year.

### **White Ant Inspection**

It was agreed that an inspection is not required this year.

#### **Unit 4 bitumen repairs**

It was noted that bitumen is required to be filled on the post base at the rear of unit 4. It was requested that Strata Data obtain a quote to fill, once received it is to be sent to the Management Committee for approval.

#### **Unit 4 Eave Repair**

It was noted that the eaves require re painting as they are peeling, however was agreed to keep an eye out over the next 12 months while larger projects are being attended to throughout the year.

#### **Probuild Quote- Staircase Work**

Discussion took place regarding the 2021 itemised quote obtained from Probuild for replacement of the stairwells. Owners expressed concerns as the work have now become a high priority and require attention at the earliest and requested that Strata Data gain contact with Probuild to update their pricing for the works.

Once the quote is received it is to be sent to the Management Committee for further instruction.

#### **Unit 5 Water Damage**

The owner of unit 5 reported an active leak located on the outside of the unit wall (facing towards Kensington Road), due to the water leak damage and mould has now appeared within the unit. It was requested that Strata Data send a contractor to investigate repair.

#### **Unit 4 Handrail Installation**

The owner of unit 4 advised owners that she will require a handrail on the front, back and gate of the unit to assist getting into the unit. All owners were happy and agreed to allow the owner to install the handrails at the cost of the unit holder.

#### **Unit 3 Uneven Surface at the Rear of the Building**

The owner of unit 3 reported that the rear of the building surface was uneven and required bitumen to be repaired however, to keep an eye out over the next 12 months until larger projects have been completed.

#### **Unit 4 Clothesline**

The owner of unit 4 was permitted to install a clothesline to connect to the brick wall at the rear of their unit. All owners were happy and agreed to allow the owner to install the clothesline at the cost of the unit holder.

#### **Other Relevant Business**

##### **Sinking Fund Analysis**

Section 33A of the Strata Title Act places an obligation on the Body Corporate to provide a statement to its members outlining the estimated expenditure (other than recurrent expenditure) for a period of up to 5 years. Strata Data recommended that a sinking fund analysis be obtained and tabled at the next Annual General Meeting for review.

It was resolved "that the Body Corporate declined to obtain a Sinking Fund Analysis at this time and resolved to discuss obtaining the report at the next Annual General Meeting". *Carried Unanimously*

##### **Maintenance Condition and Safety Report**

The Body Corporate has a duty of care to ensure that the Common Property is free from hazards. The Strata Titles Act places an obligation upon the Body Corporate to maintain the Common Property, in doing so many hazards can be identified and reduced.

Strata Data recommends that the Body Corporate obtain a Maintenance Condition and Safety Report to assist in identifying all areas requiring repair and maintenance, as well as any areas that may pose a risk to any person's health and safety.

It was resolved “that completion of a Maintenance Condition and Safety Report is not required at this time.” *Carried Unanimously*

Strata Data aims to have maintenance works completed quickly and within reasonable costs. When owners/agents send maintenance requests to Strata Data, we ask that wherever possible photos, location, and a description of the works be provided. This is to ensure that when an appropriate contractor is sent to site works can be completed quickly, resulting in lower costs to the Corporation.

### **Resident Engagement**

Strata Data believes that a sense of engagement amongst residents is important in building community. Therefore should you wish to organise a working bee, sausage sizzle or order pizzas etc. for a “Get to Know Your Neighbours” event, the costs can be re-imbursed by the Corporation. Simply forward to your Body Corporate Manager receipts approved by the Committee or an Office Bearer as applicable. The cost of the event can be funded from existing funds or by adding a specific line item in the budget.

### **Approvals, Alterations & Additions**

Strata Data advised that should an owner at any time other than an Annual General Meeting choose to apply to the corporation for an approval of any kind which is for the exclusive benefit of that owner the prescribed meeting fee will apply and shall be charged to that owner.

### **Level of Maintenance Fund Contributions**

#### a) Administration Fund – Recurrent Expenditure

Strata Data advised that owners must make provision for day-to-day, re-current expenses through an Administration Fund and presented an estimate of budget requirements for the coming year.

#### b) Sinking Fund – Non-Recurrent Expenditure

Strata Data advised that owners must make provision for long term, non-recurrent maintenance expenditure through a sinking fund and presented an estimate of budget requirements for the coming year while recommending that the corporation look at obtaining a Sinking fund analysis.

The Body Corporate Manager tabled a budget with a total annual contribution of \$28,859.00. This Budget was not approved:

After discussion it was resolved “that the Annual Contributions be as follows:

Administration Fund	\$19,339.00
Sinking Fund	\$9,000.00
Total Contribution	\$28,339.00

This contribution is payable quarterly and divided by entitlement on 1<sup>st</sup> January 2024.

Any major works unable to be paid from accumulated funds or any fund shortages are to be paid by way of a special levy.” *Carried Unanimously*

***All owners are reminded that levies are due 1<sup>st</sup> January, 1<sup>st</sup> April, 1<sup>st</sup> July & 1<sup>st</sup> October.***

### **Election of Officers**

It was resolved “that Dr Alexander Daniel be appointed to the positions of Presiding Officer, Secretary and Treasurer for the forthcoming year and be the main contact point between Strata Data and the corporation. That a Committee comprising of the Office Bearers is appointed.” *Carried Unanimously*

### **Appointment of Body Corporate Manager**

It was resolved "That Strata Data be re-appointed as body corporate manager at the fee specified in the budget. That the Presiding Officer be authorised to sign the agreement on behalf of the Body Corporate. As it is mandatory under the Act to have a signed agreement, if the agreement has not been returned to Strata Data within 14 days, that the Body Corporate Manager sign the agreement on behalf of the Body Corporate. At the completion of the term, the appointment continues (with a 28 day notice period), unless decided otherwise at a general meeting of the Corporation." *Carried Unanimously*

The agreed management fee for the coming year is \$5,159.00 including GST.

### **Next Annual General Meeting**

The next Annual General Meeting will be held on 26<sup>th</sup> of September 2024 at 4:00 pm via Teleconference.

### **Closure**

There being no further business, owners and visitors were thanked for their attendance and the meeting closed at 5:21 pm.



**STRATA DATA PORTAL** | ACCESS YOUR INFORMATION 24/7

For access to your Corporations information 24/7 visit the Client Portal where you can:

- Download meeting minutes;
- Access financial statements and live account balances;
- Update your contact details;
- View insurance information, both past and present;
- And much more....

**How can I access the Portal?**

- If you have already registered for portal access, please visit [portal.stratadata.com.au](https://portal.stratadata.com.au).
- If you have not received an invite, please email [portal@stratadata.com.au](mailto:portal@stratadata.com.au) to request an invitation.

# Minutes of the Annual General Meeting

Corporation      *STRATA CORPORATION 10383 INC.*  
Address            *85 KENSINGTON ROAD NORWOOD*  
Meeting Date      **26th of September, 2024 commencing at 4:00 PM**  
Location            **Via Teleconference**

---

## **Present in Person**

Unit: 2   Sheldon James Lovell  
Unit: 4   Margaret Jaeger  
Unit: 8   Tania Betty Wiese (Logged off Zoom at 4:10)  
Unit: 10  Mr Michael Paul Werner (Logged off Zoom at 5:31)

## **Apologies**

Nil

## **Present by Proxy**

Unit: 8   Tania Betty Wiese by Proxy to Strata Data  
Unit: 7   Ms Tanya Marie Barrett by Proxy to Strata Data  
Unit: 9   Mr Donglai Zhang by Proxy to Strata Data

## **In attendance**

Lauren Dean representing Strata Data

## **Quorum**

The Body Corporate Manager declared that a quorum was in attendance and the meeting opened at 4:00 pm.

## **Chairperson**

It was resolved “that Lauren Dean of Strata Data assist the Presiding Officer by chairing the meeting”.  
*Carried Unanimously*

## **Confirmation of Minutes**

It was resolved “that the minutes of the previous General Meeting(s), held on 26<sup>th</sup> September 2023 be accepted as a true and correct record of that meeting.” *Carried Unanimously*

## **Financial Report**

It was resolved “that the statement of income and expenditure for the period Friday 01 July 2023 to Friday 30 June 2024 was reviewed, received and accepted as an accurate record of the corporation’s current financial standing.” *Carried Unanimously*

## **Public Officer**

**What are the responsibilities of the public officer?** A public officer is the Company’s representative to the Australian Tax Office and is responsible for the Company’s obligations under the Income Tax Assessment Act 1936. They must be able to establish their identity and be available when contacted by the ATO regarding the company’s tax obligations.

It was further resolved that Mr Paul Smith of the Strata Data Group be empowered to act as the Public Officer as defined under the Income Tax Assessment Act 1936 on behalf of the corporation.

It was requested that Strata Data add the scope of works for the structural repairs that were completed by ProBuild. Attached below:

#### **Preliminary**

1. Provide adequate administration to manage works.
2. Provide adequate supervision to manage works.
3. Provide builders warranty insurance as required.
4. Provide on site bins as required during works.
5. Keep site clean and safe of debris as works proceed, provide standard builders clean on completion.
6. Site amenities, signings, barriers, bunting.

#### **Very High Priority Works**

1. Erect scaffold/temporary stairwell as required to facilitate repairs for duration stage works. (PC Sum)
2. Install additional steel columns and concrete bored piers to support the following locations:
  - Western access stairs, first floor landing.
  - Western balcony, first and second floor.
  - Eastern balcony first floor, north western corner.
  - Eastern balcony second floor, north eastern corner.
3. Upgrade the north eastern upper steel framed landing connection to the building, and the stringer to balcony slab connection. These connections shall be designed by Magryn and Associates.
4. - Option 2- Install a beam (steel or timber) around the entire perimeter of the roof, supported by columns down to ground level.
5. Provide access equipment for the installation of steel work.

#### **High Priority Works**

1. Erect scaffold/temporary stairwell as required to facilitate repairs for duration stage works. (PC Sum)
2. Remove all marine carpet from stair treads, landings and balcony slabs, and advise our office for re-inspection of top of concrete.
3. Remove the rotted timber column near the north western corner, and replace with a new column, size to match existing.
4. Install additional fixing to all balcony balustrades where a fixing is missing. Magryn and Associates shall confirm the adequacy of the existing screw anchor fixings. If they are found to be inadequate, all fixings shall be removed and replaced with chemical anchors fixings (to be determined). Prior to undertaking the above works, contact Magryn and Associates to prepare detailed engineering drawings and specifications.
5. Upgrade the fixings of the steel balcony support beams to the masonry. This connection shall be designed by Magryn and Associates.
6. Remove the timber edge fascia from the first floor balcony. Treat the concrete as outlined above (if required).

### **Review of Sums Insured**

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<https://www.stratadata.com.au/insurance/product-disclosure-statements/>

Strata Data cannot provide advice as to the appropriate level of building insurance. It is suggested that the Corporation arrange for an insurance valuation of the common buildings and areas to avoid a claim not being fully met due to the building being underinsured. Owners must notify Strata Data immediately of any possible claims that may be made against the policy.

Strata Data tabled a quotation from Honan Insurance Brokers detailing insurance premiums from 3 separate insurers, inclusive of the current insurer. The current insurer also included a suggested Building Insurance increase of 10% as well as the cost of the policy should the Corporation choose to increase the building sum insured by 10%.

The Body Corporate resolved to have an insurance valuation and instructed Strata Data to endorse the insurance policy at the valued amount or maintain the existing level of building sum insured, whichever is greater.

It was resolved "that the sums insured be:

Building Insurance	By Valuation
Common Area Contents Insurance	\$29,288.00
Public Liability Insurance	\$20,000,000.00
Office Bearers Liability	\$500,000.00
Catastrophe Insurance	\$878,637.00
Fidelity Guarantee	\$100,000.00
Machinery Breakdown	Not Selected
Excess	Refer to current Certificate of Currency
Renewal Date for these sums is	31/10/2024
Last Valuation Date	31/10/2014
Last Valuation Sum	\$2,015,000.00

#### **Flood Cover**

The policy currently includes flood cover.

Strata Data was appointed to place this insurance with Hutch through Honan Insurance Group on behalf of the Corporation." *Carried Unanimously*

#### **Contents and Landlords Insurance**

The corporation's insurance policy does not cover an owner's contents (such as carpets, curtains and light fittings) or legal liability within their unit. Owners must take out their own insurance to cover these risks.

If you are in a Strata or Community Strata property and require a contents or landlord insurance policy you can obtain a quote or take cover with CHU by visiting our website

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#### **Use of Contractors**

The Body Corporate has complete choice over which contractors they engage to perform maintenance to the common property. The options that the Body Corporate have include:

##### *Preferred Contractors*

A Preferred Contractor is a contractor that has been proven to carry up to date & relevant insurance policies, business registration & licensing and their track record of work with Strata Data has shown that they operate at a high level of quality and competence.

##### *Non-Preferred Contractors (Approved)*

A Non-Preferred (Approved) contractor is one that has passed the vetting process relating to Licencing, Insurance and up to date business registrations. Whilst these contractors may carry the correct credentials that legally allow them to conduct business, their quality of work is unknown to Strata Data.

##### *Non Approved Contractors*

A Non Approved Contractor is one that is unable to provide appropriate licences and/or insurances. Should the Body Corporate choose to engage these contractors there are many risks involved. Strata

Data does not become involved in any aspect of dealing with these contractors, however, upon written instruction from an Office Bearer, Strata Data will make payment of an invoice.

### **Maintenance Requirements**

#### **Scheduled Cleaning of Gutters and Down Pipes**

Strata Data was requested to arrange for cleaning of gutters and downpipes of the carports and storage unit only in November 2024.

#### **Grounds Maintenance – Review of Current Schedule**

The members present resolved to continue to contract Nick Sanders to attend to grounds maintenance on an ongoing basis. It was requested that the gardener is to focus on disposing the leaf matter into the green bins rather than just blowing it out to the back street of the corporation.

#### **Staircase Works Update**

Discussion took place regarding the structural works on the Staircase as agreed at the last Annual General Meeting, as Probuild have officially resigned from completing this portion of the works Maintenance Matters have been appointed to provide a quotation.

Once the quotation is received a BEGM (Postal Ballot) will be sent to all owners for approval of the quote and any special levy that is required to be raised.

#### **Unit 3 Uneven Surface at the Rear of the Building**

It was noted that the above motion was discussed at the last Annual General Meeting and was agreed that the owner of unit 3 will monitor the works until larger jobs had been completed. Strata Data was requested to reach out to the owner of unit 3 to determine if a quote is to be submitted for the repairs.

#### **Upgrading the Common Shed**

It was agreed to hold off above morion this year and add to the 2025 Agenda for discussion as this is not a priority.

### **Other Relevant Business**

#### **Sinking Fund Analysis**

Section 33A of the Strata Title Act places an obligation on the Body Corporate to provide a statement to its members outlining the estimated expenditure (other than recurrent expenditure) for a period of up to 5 years. Strata Data recommended that a sinking fund analysis be obtained and tabled at the next Annual General Meeting for review.

It was resolved “that the Body Corporate declined to obtain a Sinking Fund Analysis at this time and resolved to discuss obtaining the report at the next Annual General Meeting”. *Carried Unanimously*

#### **Maintenance Condition and Safety Report**

The Body Corporate has a duty of care to ensure that the Common Property is free from hazards. The Strata Titles Act places an obligation upon the Body Corporate to maintain the Common Property, in doing so many hazards can be identified and reduced.

Strata Data recommends that the Body Corporate obtain a Maintenance Condition and Safety Report to assist in identifying all areas requiring repair and maintenance, as well as any areas that may pose a risk to any person’s health and safety.

It was resolved “that completion of a Maintenance Condition and Safety Report is not required at this time.” *Carried Unanimously*

Strata Data aims to have maintenance works completed quickly and within reasonable costs. When owners/agents send maintenance requests to Strata Data, we ask that wherever possible photos, location, and a description of the works be provided. This is to ensure that when an appropriate contractor is sent to site works can be completed quickly, resulting in lower costs to the Corporation.

#### **Unit 4 Front Garden Alteration (Special Resolution)**

It was resolved "That the owner of unit 4 be permitted at their own cost to move the cement garden bed back by 1 meter surrounding the doorway to allow room for the owners wheelchair around and to access the front door. This would involve removing the cement edge of the garden bed to allow for a widened pathway, levelling the remaining uneven garden bed, cementing a path approximately 1 metre around the front door (into the existing garden bed), Re-cementing a new cement kerb to the same dimensions as before, Making the garden bed reflect the structure of the rest of the garden/cement edging". *Carried Unanimously*

#### **Unit 4 Front Ramp Installation (Special Resolution)**

It was resolved "That the owner of unit 4 be permitted to install a ramp with wings, at their cost (the wings will help with access but would also help to prevent any potential tripping hazard) to the front door so that that the owner can better access their unit. That all repairs, maintenance and replacement of the ramp will be at the owners cost." *Carried unanimously*

#### **Unit 4 Rear Access Alterations (Special Resolution)**

It was resolved "That the owner of unit 4 be permitted to temporarily remove the two perma-pine fences that prevent people from accessing beneath the end of building stairs at their cost. This allows access from Unit 4's back door, via underneath the staircase, through the carpark as the wheelchair is only accessible if there are only four cars parked in the carport. This will also include clearing out anything underneath the staircase, installing a sign to warn residents that the clearance is extremely low and installing a rubber ramp to get over the cement edge." *Carried Unanimously*

Meeting Note:

The owner advised that this will be reinstated as soon as the ramp at the front of the unit is installed.

#### **Resident Engagement**

Strata Data believes that a sense of engagement amongst residents is important in building community. Therefore should you wish to organise a working bee, sausage sizzle or order pizzas etc. for a "Get to Know Your Neighbours" event, the costs can be re-imbursed by the Corporation. Simply forward to your Body Corporate Manager receipts approved by the Committee or an Office Bearer as applicable. The cost of the event can be funded from existing funds or by adding a specific line item in the budget.

#### **Approvals, Alterations & Additions**

Strata Data advised that should an owner at any time other than an Annual General Meeting choose to apply to the corporation for an approval of any kind which is for the exclusive benefit of that owner the prescribed meeting fee will apply and shall be charged to that owner.

#### **Level of Maintenance Fund Contributions**

- a) Administration Fund – Recurrent Expenditure

Strata Data advised that owners must make provision for day-to-day, re-current expenses through an Administration Fund and presented an estimate of budget requirements for the coming year.

- b) Sinking Fund – Non-Recurrent Expenditure

Strata Data advised that owners must make provision for long term, non-recurrent maintenance expenditure through a sinking fund and presented an estimate of budget requirements for the coming year while recommending that the corporation look at obtaining a Sinking fund analysis.

The Body Corporate Manager tabled a budget with a total annual contribution of \$33,339.00. This Budget was not approved:

After discussion it was resolved "that the Annual Contributions be as follows:

Administration Fund	\$20,304.00
Immediate Levy	\$3,000.00
Sinking Fund	\$9,000.00
Total Contribution	\$32,304.00

This contribution is payable quarterly and divided by entitlement on 1<sup>st</sup> January 2025.

Any major works unable to be paid from accumulated funds or any fund shortages are to be paid by way of a special levy." *Carried Unanimously*

It was resolved "That an immediate levy totalling \$3,000 be raised to cover the cost of the insurance shortage. That the levy be due 14 days from the date the levy is struck." *Carried Unanimously*

**All owners are reminded that levies are due 1<sup>st</sup> January, 1<sup>st</sup> April, 1<sup>st</sup> July & 1<sup>st</sup> October.**

### **Election of Officers**

It was resolved "that Margaret Jaeger be appointed to the positions of Presiding Officer, Secretary and Treasurer for the forthcoming year and be the main contact point between Strata Data and the corporation. That a Committee comprising of the Office Bearers is appointed." *Carried Unanimously*

### **Appointment of Body Corporate Manager**

It was resolved "That Strata Data be re-appointed as body corporate manager at the fee specified in the budget. That the Presiding Officer be authorised to sign the agreement on behalf of the Body Corporate. As it is mandatory under the Act to have a signed agreement, if the agreement has not been returned to Strata Data within 14 days, that the Body Corporate Manager sign the agreement on behalf of the Body Corporate. At the completion of the term, the appointment continues (with a 28 day notice period), unless decided otherwise at a general meeting of the Corporation." *Carried Unanimously*

The agreed management fee for the coming year is \$5,494.00 including GST.

### **Next Annual General Meeting**

The next Annual General Meeting will be held on the 25<sup>th</sup> of September 2025 at 4:00 pm via Teleconference.

### **Closure**

There being no further business, owners and visitors were thanked for their attendance and the meeting closed at 5:46 pm.



**STRATA DATA PORTAL** | ACCESS YOUR INFORMATION 24/7

For access to your Corporations information 24/7 visit the Client Portal where you can:

- Download meeting minutes;
- Access financial statements and live account balances;
- Update your contact details;
- View insurance information, both past and present;
- And much more....

**How can I access the Portal?**

- If you have already registered for portal access, please visit [portal.stratadata.com.au](http://portal.stratadata.com.au).
- If you have not received an invite, please email [portal@stratadata.com.au](mailto:portal@stratadata.com.au) to request an invitation.



# Summary Financial Statement

Version: 03.10.01

Date Printed 13/07/2023

STRATA CORPORATION 10383 INC.

Address: 85 KENSINGTON ROAD NORWOOD, South Australia 5067

ABN: 87560017535

Page 1

STRATA DATA

## INCOME & EXPENDITURE STATEMENT BETWEEN 01/07/2022 AND 30/06/2023

	ADMIN	SINKING	TOTAL
<b>INCOME</b>			
Admin Fund Levy	\$16,825.56	-	\$16,825.56
Interest on Overdue Levies	\$118.86	-	\$118.86
Interest Received	\$2,565.10	-	\$2,565.10
Sinking Fund Levy	-	\$8,604.45	\$8,604.45
Special Levy (Admin Fund)	\$579.34	-	\$579.34
Special Levy (Sinking Fund)	-	\$12,568.00	\$12,568.00
<b>TOTAL INCOME</b>	<b>\$20,088.86</b>	<b>\$21,172.45</b>	<b>\$41,261.31</b>
<b>OUTGOINGS</b>			
Audit	\$189.00	-	\$189.00
Bank Charges	\$29.47	-	\$29.47
Body Corporate Management	\$4,742.75	-	\$4,742.75
Building Repairs & Maintenance	\$1,238.40	-	\$1,238.40
Debt Recovery Fees	(\$534.29)	-	(\$534.29)
Disbursements	\$800.78	-	\$800.78
Electricity	\$647.59	-	\$647.59
Grounds Maintenance	\$3,124.57	-	\$3,124.57
Insurance Premium	\$6,966.05	-	\$6,966.05
Meeting Fees	\$184.50	-	\$184.50
Public Officer	\$114.00	-	\$114.00
Roof Repairs & Maintenance	\$579.34	-	\$579.34
Tax Return	\$189.00	-	\$189.00
WHS Compliance	\$118.00	-	\$118.00
<b>TOTAL OUTGOINGS</b>	<b>\$18,389.16</b>	<b>\$0.00</b>	<b>\$18,389.16</b>

## SUMMARY

OPENING BALANCE AS AT 01/07/2022	\$8,703.75	\$124,869.62	\$133,573.37
TOTAL INCOME	\$20,088.86	\$21,172.45	\$41,261.31
TOTAL OUTGOINGS	\$18,389.16	\$0.00	\$18,389.16
<b>CLOSING BALANCE AS AT 30/06/2023</b>	<b>\$10,403.45</b>	<b>\$146,042.07</b>	<b>\$156,445.52</b>
NET SURPLUS	\$1,699.70	\$21,172.45	\$22,872.15



# Summary Financial Statement

Version: 03.10.01

Date Printed 09/07/2024

STRATA CORPORATION 10383 INC.

Address: 85 KENSINGTON ROAD NORWOOD, South Australia 5067

ABN: 87560017535

Page 1

STRATA DATA

## INCOME & EXPENDITURE STATEMENT BETWEEN 01/07/2023 AND 30/06/2024

	ADMIN	SINKING	TOTAL
<b>INCOME</b>			
Admin Fund Levy	\$19,947.30	-	\$19,947.30
Interest on Overdue Levies	\$5.34	-	\$5.34
Interest Received	\$1,649.61	-	\$1,649.61
Sinking Fund Levy	-	\$9,588.15	\$9,588.15
<b>TOTAL INCOME</b>	<b>\$21,602.25</b>	<b>\$9,588.15</b>	<b>\$31,190.40</b>
<b>OUTGOINGS</b>			
Audit	\$206.40	-	\$206.40
Body Corporate Management	\$5,164.72	-	\$5,164.72
Building Repairs & Maintenance	\$471.25	\$134,426.45	\$134,897.70
Concrete, Bitumen, Paving Repairs & Maintenance	\$562.57	-	\$562.57
Disbursements	\$872.16	-	\$872.16
Electricity	\$736.22	-	\$736.22
Grounds Maintenance	\$3,601.73	-	\$3,601.73
Gutter Cleaning	\$297.06	-	\$297.06
Gutter Repairs & Maintenance	\$620.47	-	\$620.47
Income Tax Instalment	\$312.00	-	\$312.00
Income Tax Payment / Refund	\$590.18	-	\$590.18
Insurance Premium	\$7,839.24	-	\$7,839.24
Meeting Fees	\$202.50	-	\$202.50
Plumbing Repairs & Maintenance	\$614.33	-	\$614.33
Public Officer	\$125.00	-	\$125.00
Tax Return	\$206.00	-	\$206.00
WHS Compliance	\$129.00	-	\$129.00
<b>TOTAL OUTGOINGS</b>	<b>\$22,550.83</b>	<b>\$134,426.45</b>	<b>\$156,977.28</b>

## SUMMARY

OPENING BALANCE AS AT 01/07/2023	\$10,403.45	\$146,042.07	\$156,445.52
TOTAL INCOME	\$21,602.25	\$9,588.15	\$31,190.40
TOTAL OUTGOINGS	\$22,550.83	\$134,426.45	\$156,977.28
<b>CLOSING BALANCE AS AT 30/06/2024</b>	<b>\$9,454.87</b>	<b>\$21,203.77</b>	<b>\$30,658.64</b>
NET SURPLUS	(\$948.58)	(\$124,838.30)	(\$125,786.88)



# Summary Financial Statement

STRATA CORPORATION 10383 INC.  
Address: 85 KENSINGTON ROAD NORWOOD, South Australia 5067  
ABN: 87560017535

Version: 03.10.01

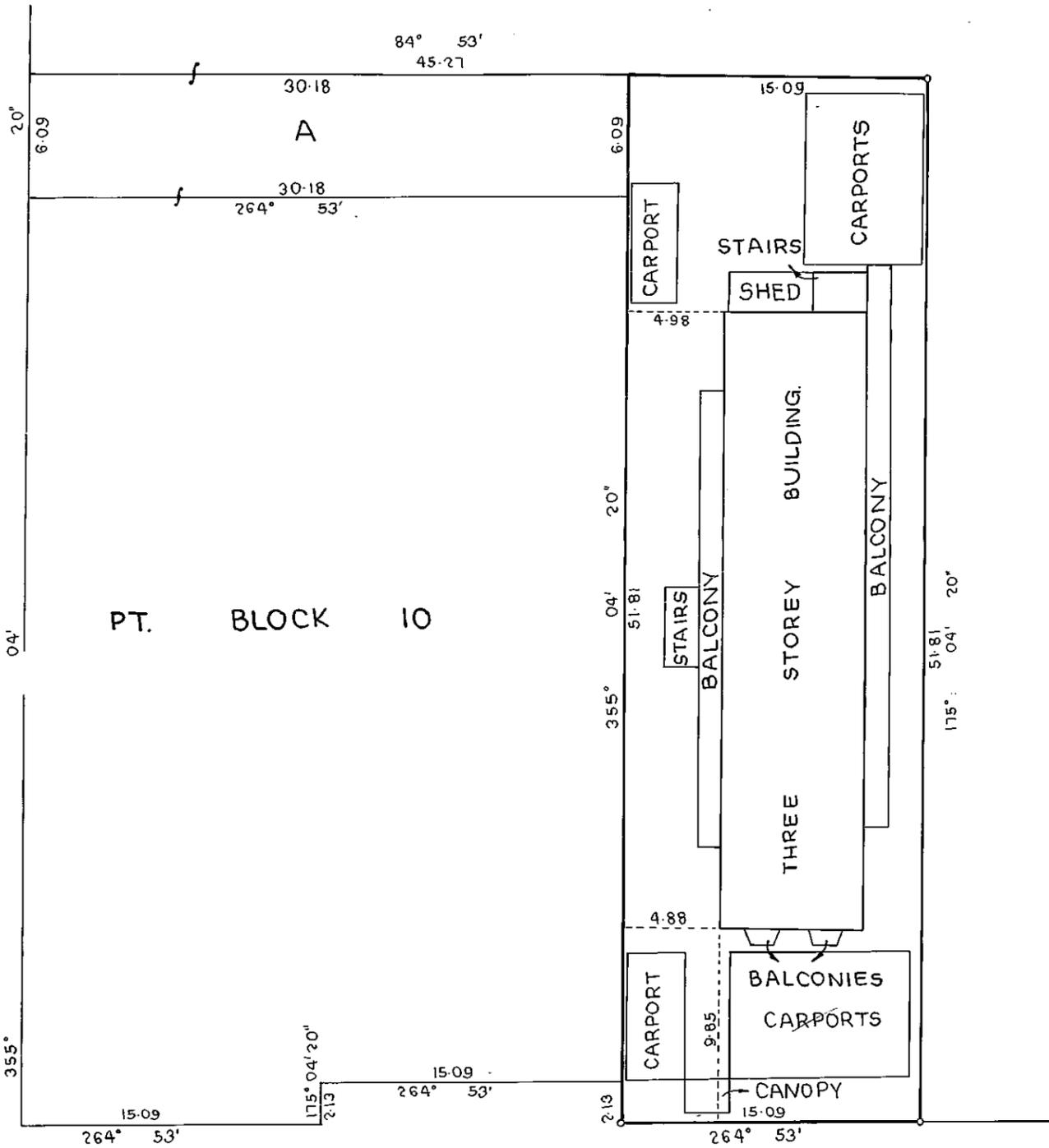
Date Printed 09/07/2024

Page 2



STREET

ELIZABETH



PT. BLOCK 10

10

BLOCK

PT.

KENSINGTON

ROAD.

SITE PLAN

STRATA PLAN NUMBER  
**SP 10383**

THIS IS SHEET 1 OF 5 SHEETS

DEPOSITED 31/5/1990  
*[Signature]*  
PLS REGISTRAR GENERAL

MAP REFERENCE 6628/42/k.

TITLE REFERENCE Volume 3295 Folio 155

O.B./LAST PLAN REF. FPX.26580 TOTAL AREA 781m<sup>2</sup>

HUNDRED OF ADELAIDE  
TOWNSHIP/AREA **NORWOOD**  
COUNCIL City of Kensington and Norwood

PORTION OF BLOCK 10  
OF PART. SECTION 261.

SCALE  
0 2 4 8 12 16 20 METRES

ANNOTATIONS

Clyde Gilmore Foulis a Licensed Surveyor  
within the meaning of the Surveyors Act, 1975 do hereby certify:

(a) that this plan correctly delineates the boundaries of the land comprised in the plan, and all units, unit subs, common property and other buildings shown on the plan.

(b) that this plan is correct for the purposes of the Strata Titles Act, 1988 and regulations

Date 5-9-88 *Clyde Gilmore Foulis*  
Licensed Surveyor

**SYMONDS RYAN & CORNISH** PTY LTD  
SURVEYING AND SUBDIVISION CONSULTANTS  
214 GLEN OSMOND ROAD, FULLARTON 5063  
PHONE: 799274 (2 lines)

DATE 5-9-88 FIELD C.G.F. PLAN S.R.  
REFERENCE No. 880835

MICROFILMED  
8-6-90

DOL-D

STRATA PLAN NUMBER  
**SP 10383**

THIS IS SHEET 2 OF 5 SHEETS

DEPOSITED 31/5/1990  
 PRO REGISTRAR GENERAL

MAP REFERENCE 6628 / 42 / k.

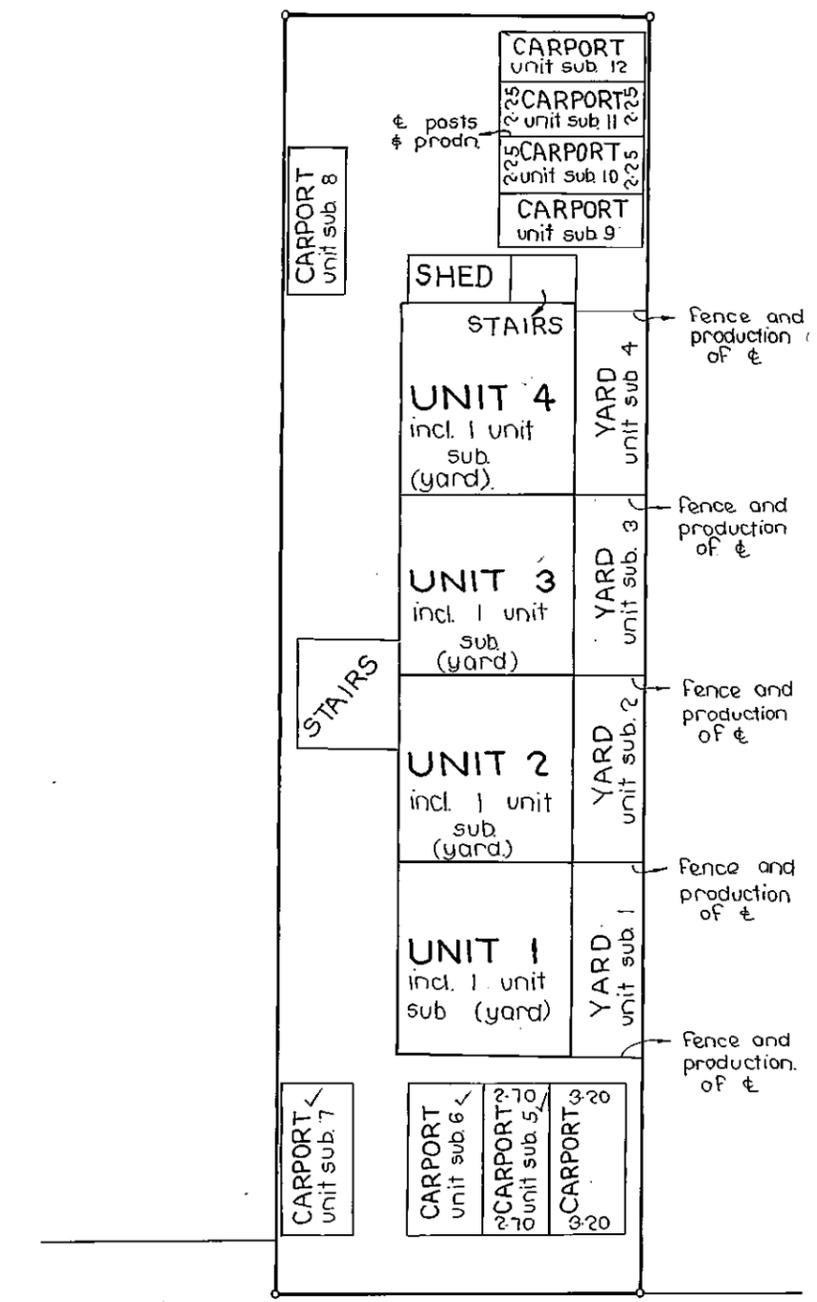
COUNCIL City of Kensington and Norwood.

SCALE 0 2 4 8 12 16 20 METRES

ANNOTATIONS

The lower and upper limit for the unit subsidiaries shown hereon as yards are existing ground level and 3.00 metres above existing ground level.

GROUND FLOOR PLAN



KENSINGTON ROAD

**SYMONDS RYAN & CORNISH** PTY LTD  
 SURVEYING AND SUBDIVISION CONSULTANTS  
 214 GLEN OSMOND ROAD, FULLARTON 5063  
 PHONE: 799274 (2 lines)

DATE 5-9-88 FIELD C.G.F. PLAN S.R.  
 REFERENCE No. 880835

MICROFILMED  
 8-6-90

10383

STRATA PLAN NUMBER

SP 10383

THIS IS SHEET 3 OF 5 SHEETS

DEPOSITED 31/5/1990  
*Allore*  
PRO REGISTRAR GENERAL

MAP REFERENCE 6628/42/k

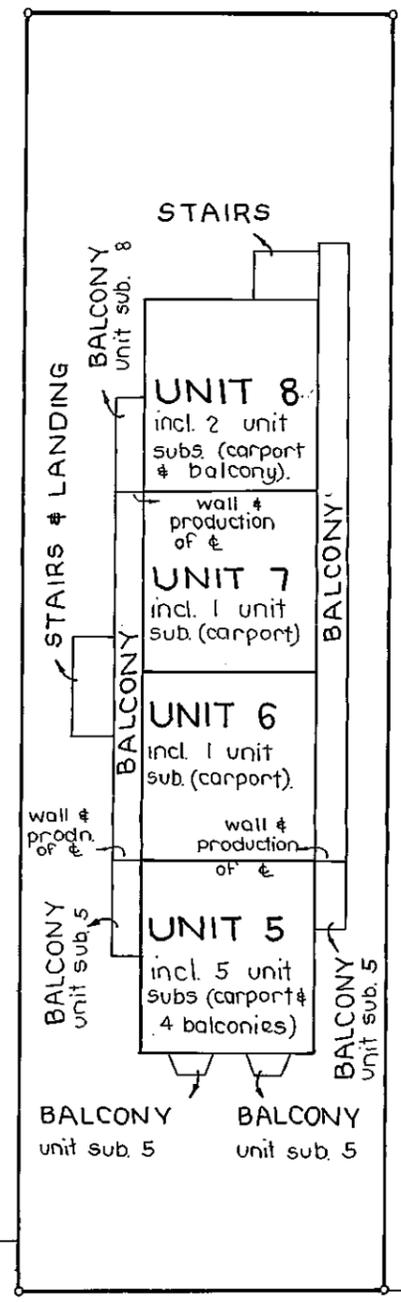
COUNCIL City of Kensington and Norwood

SCALE 0 2 4 8 12 16 20 METRES

ANNOTATIONS

The upper limit for the unit subsidiaries shown hereon as balconies are 0.15 metres below the height of the over hanging structures.

FIRST FLOOR PLAN



KENSINGTON

ROAD

**SYMONDS RYAN & CORNISH** PTY LTD  
 SURVEYING AND SUBDIVISION CONSULTANTS  
 214 GLEN OSMOND ROAD, FULLARTON 5063  
 PHONE: 799274 (2 lines)

DATE 5-9-88	FIELD C.G.F.	PLAN S.R.
REFERENCE No. 880835		

MICROFILMED  
8-6-90

DOL - E

10383

STRATA PLAN NUMBER

# SP 10383

THIS IS SHEET 4 OF 5 SHEETS

DEPOSITED 31/5/1990  
*A. Malone*  
PRO REGISTRAR GENERAL

MAP REFERENCE 6628 / 42 / k

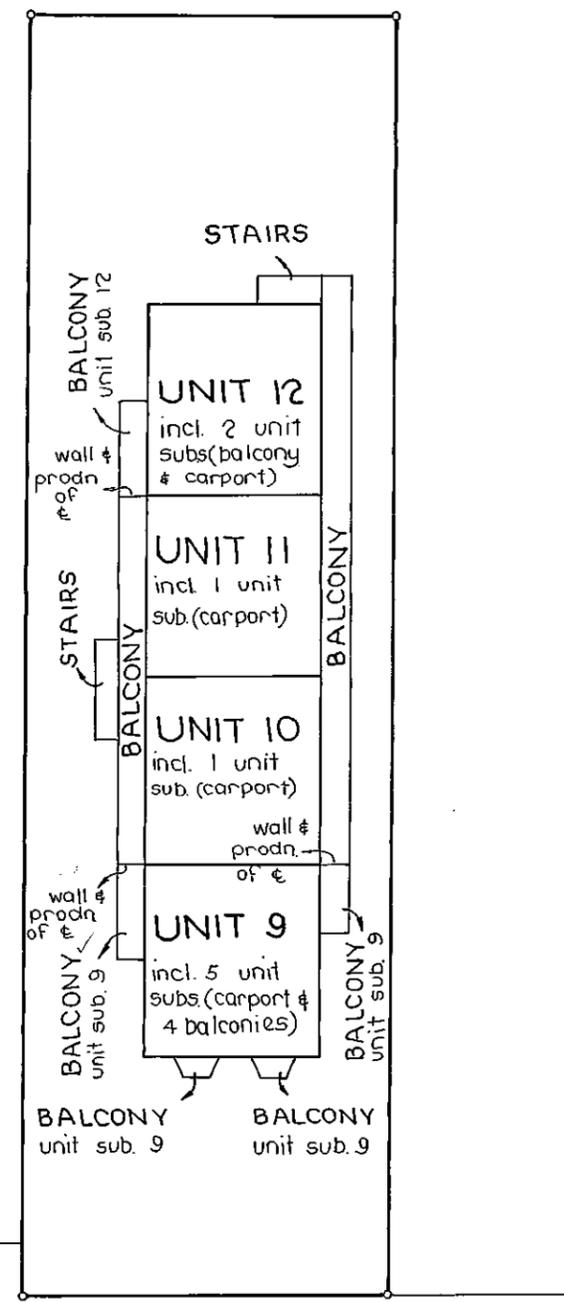
COUNCIL City of Kensington and Norwood

SCALE 0 2 4 8 12 16 20 METRES

ANNOTATIONS

The upper limit of the unit subdivisions shown hereon as balconies are 0.15 metres below the height of the eaves.

## SECOND FLOOR PLAN



KENSINGTON ROAD

**SYMONDS RYAN & CORNISH** PTY LTD  
 SURVEYING AND SUBDIVISION CONSULTANTS  
 214 GLEN OSMOND ROAD, FULLARTON 5063  
 PHONE: 79 9274 (2 lines)

DATE 5-9-88	FIELD C.G.F.	PLAN S.R.
REFERENCE No. 880845		

MICROFILMED  
8-6-90

DOL - E

# SCHEDULE OF UNIT ENTITLEMENT

UNIT NO	UNIT ENTITLEMENT	UNIT NO	UNIT ENTITLEMENT	UNIT NO	UNIT ENTITLEMENT
1	914				
2	858				
3	856				
4	856				
5	830				
6	814				
7	814				
8	830				
9	814				
10	800				
11	800				
12	814				
				AGGREGATE	
				COMMON PROPERTY	
				ROAD or RESERVE ALLOTMENTS	
AGGREGATE	10 000	AGGREGATE			

STRATA PLAN NUMBER

## SP 10383

Authenticated vide  
Application No. 6827686  
and Accepted for Deposit

*J. Moore*

pro Registrar-General  
31 / 5 / 1990

THIS IS SHEET 5 OF 5 SHEETS

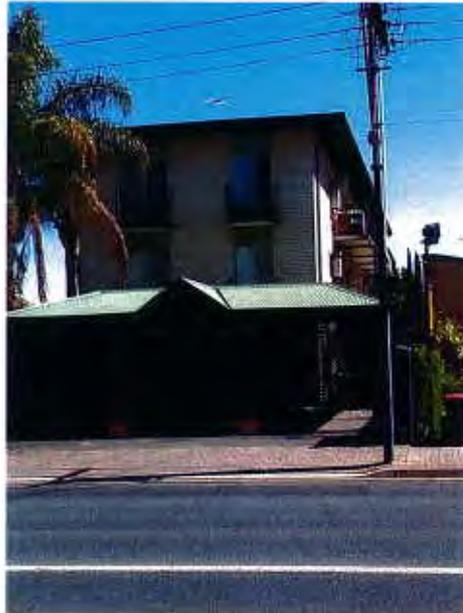
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8-6-90

P



**Signature Asbestos Site Survey**  
**for**  
**85 Kensington Road, Norwood**  
**Strata Corp # 10383**



Inspection Details

Date of inspection: 19 November 2013

Inspector name: Rowan Gabb

**85 Kensington Road,  
Norwood**

Dear Sir or Madam:

Our auditor has nominated this site as having Asbestos present in accordance with OHS regulations and guidelines. Assessment is based on the auditor's competency training and ongoing experience and current practices to ensure all OHS jurisdictions are captured.

**Actions required are indicated on your Asbestos Hazard Assessment Summary Table.** It is critical that all actions are planned immediately and should you require any assistance whatsoever, call our office on (03) 9854 7333.

You will receive an emailed file of the site specific "Asbestos Register" S2.1 in addition to this audit.

Further documents – the S2.2 Asbestos Hazard Site Pack and S3 Asbestos Management Plan, based on AS4801 OHS Management Systems – are vital documents where asbestos has been identified in a building.

The Asbestos Register and Asbestos Hazard Site Pack have been specifically designed to provide you and all persons involved with a simple, easy to use, yet **vigorous safety plan** to prevent an incident.

This report contains;

<b>An Inspection Summary</b>	Including the date and details of the person conducting this inspection, the location and condition of the Asbestos or ACM identified on site and a hazard assessment summary table.
<b>Safety Information</b>	Potential health risks to occupants of the building because of the presence of asbestos or ACM identified on site and an asbestos audit assessment table. While asbestos types or conditions etc. may be identified, all types will be assessed as a 'moderate risk' as per our risk assessment method.
<b>Exclusions</b>	General OHS and risk assessment is not included unless specifically chosen. Sampling and analysis. Inaccessible private lots Inaccessible areas (E.g. service shafts, equipment)
<b>Assumptions</b>	Where the material is suspect and cannot be tested for practical reasons, the material will be treated in all aspects as Asbestos.

This survey aims to prevent any person's unknowingly uncovering or causing damage to asbestos that may release airborne fibres, which would cause harm to themselves and others during such an incident. To meet your obligations there are four things that **MUST** be done:

1. Audit site to identify Asbestos
2. Install an asbestos hazard register accessible for each occupant and anyone entering the building to perform work
3. Warning labels and signage identifying the location of the asbestos need to be installed on site (by a competent person).

4. Apply Asbestos Management Plan; to be made accessible on site for workers and others. The AMP details who is responsible to implement asbestos related safety controls and the control processes

Use this Asbestos Site Survey and the Asbestos Management Plan to properly and professionally ensure controls are implemented both at the site and when engaging contactors, thus capturing any activity that will be undertaken on-site. Furthermore, the asbestos management plan and comprehensive site controls will assist in the future identification of unforeseen asbestos in a work area (See regulation 422 of the Safe Work Australia).

# INSPECTION SUMMARY REPORT

**Assessed by:** Rowan Gabb

**Assessment date:** 19 November 2013

**Review date:** 1 year from assessment date

Reassess risk regularly, particularly when

- There is evidence that the risk assessment is no longer valid;
- A significant change is proposed in the work area (in place or in work practice);
- There is a change in the condition of the ACM;
- The ACM has been removed, enclosed or sealed.

## ALL CONTRACTORS MUST SIGHT THIS ASBESTOS REGISTER PRIOR TO COMMENCEMENT OF WORKS

<b>IMPORTANT – NATA testing records are to be kept with the Asbestos Hazard Register (where applicable)</b>									
No	Photo	Location	Description/Type	Condition Good/Ave/poor	Friable/ Non- Friable?	Current Controls What controls are currently in place (including labelling)?	Risk Level High Med Low	Control Measure - Elimination - Substitution - Engineering/Isolation - Administrative - PPE	Sample
<b>All work on or near currently identified ACM must have Safe Work Practices applied (Refer to Safe Work Practices contained in S2.2 [Asbestos Site Hazard Pack] or S3 [Asbestos Management Plan])</b>									
1.		Rear shed	HardiePlank style cladding product suspected to contain asbestos	Good	NF	None	Mod	Administration/ PPE	N
2.		Elec. Meter box	ACM backing and/or components such as Zelemite switchboard panel and/or electrical fuse housing.	Good	NF	None	Mod	Administration/ PPE	N

**Notes:**

Friable ACM examples include: pipe lagging, boiler insulation, fire retardant material on steel work, sprayed insulation.

Non Friable ACM (usually bonded or mixed with cement or similar material and cannot be crumbled, pulverised or reduced to powder by hand pressure) examples include: asbestos cement sheet, asbestos cement moulded products, bitumen-based water proofing, vinyl floor tiles in good condition.

## MANAGEMENT OF ASBESTOS ON SITE

### Priority Levels

The ultimate goal of the asbestos management and control regime is for all workplaces to be free from ACM. This goal will not be achieved overnight however, so it is important that all ACM be managed and controlled depending on the risk it poses. As such, in the Asbestos Site Survey, each item of presumed or confirmed ACM is given a ranking between 'critical' for a high risk incident, through to 'low risk', for a low risk of exposure. This illustrates how risk should be managed and controlled.

A site with ACM **must** have controls in place i.e. "Site Safety Register and Folder, Asbestos Register and Asbestos Hazard Site Pack"

Priority Ranking Level	Meaning & Recommended Control Measures
<p><b>Critical Risk</b>  <b>Immediate Removal</b>  <b>Action Required</b></p>	<p>Based on the condition of the ACM there is an indication of an immediate or elevated health risk to workers. The ACM has been identified as High Risk, and cannot be controlled through enclosure, encapsulation or sealing. Access to the area containing the ACM should be restricted and the ACM should be safely removed immediately.</p>
<p><b>High Risk</b>  <b>Plan for removal</b></p>	<p>Based on the condition of the ACM, the likelihood that it will be disturbed and the likelihood of a person being exposed to respirable asbestos fibres, the ACM poses a potential health risk to workers in their current state. This risk is determined as requiring immediate action of the preferred control measure - elimination. Immediate removal of the asbestos containing materials is recommended. Failing removal - control measures to stabilise and isolate the material from access by any non-essential workers with regular monitoring of the condition of the material is the minimum that would be acceptable, until asbestos removal can be arranged.</p>
<p><b>Moderate Risk</b>  <b>Planned monitoring</b></p>	<p>Based on the condition of the ACM, the likelihood that it will be disturbed, and the likelihood of a person being exposed to respirable asbestos fibres, the ACM does not present an immediate health risk unless further disturbed. <u>Control measures must be implemented</u> to undertake any necessary repairs and maintenance and protect these materials from further damage, including installation of warning signs. Reassessment of this priority ranking should be undertaken when any change to the work environment or the work activity within the environment is planned.</p>
<p><b>Low Risk</b></p>	<p>Products or bonded ACM that pose low health risk to workers. This material is currently undamaged, stable, non-friable, within a low assessable area. Control measures to protect these materials from damage would include identifying materials with warning signs and providing asbestos awareness instruction to workers by way of workplace training. Reassessment of this priority rating should be undertaken when any change to the work environment or the work activity within the environment is planned. E.g. low probability of disruption e.g. a well secured eave boards.</p>

## REPORT NOTES

Asbestos is more vulnerable to damage and more likely to release airborne asbestos fibres than others, however in general, the materials which contain a high percentage of asbestos with less bonding agent are more easily damaged. For example, asbestos insulation and lagging can contain up to 85% asbestos and are likely to release fibres. In comparison, AC contains only 10-15% asbestos and as it is tightly bound, the material will only give off fibres if it is badly damaged, broken or is worked on.

No matter which priority level the asbestos has been indicated in your risk assessment, should any renovation, maintenance or demolition work involving asbestos or asbestos related materials (ACM) be planned, please ensure the persons involved can confirm their ability and intention to comply with the requirements for how to safely remove asbestos from relevant state or Territory authority or Safety Australia – see Safe Work Practices in S2.2 Asbestos Hazard Site Pack and S3 Asbestos Management Plan.

### Report Limitations

This is a 'Common Areas Workplace Survey' and is designed to meet the specific needs of Strata Plan and associated Owners Corporation management. Areas inspected do not include private property, e.g. balconies and inside individual units as the owner of a private dwelling is not required to comply with the regulation.

It is not always possible to view all areas of the building as access is not physically possible and/or would involve a demolition or partial demolition, or work from ladders. As Audit inspectors perform all on-site inspections alone, working at heights cannot be achieved. As a general guide, Asbestos Containing Materials (ACM) if stable and inaccessible should be left in situ until demolition, partial demolition or renovation. Where in situ asbestos materials are in a stable condition, but accessible, they should be controlled appropriately through encapsulation, sealing, enclosure or removal. However, ACM that is friable, poorly bonded or in an unstable condition, must be removed. Please note that if ACM is to be removed, removal must be done in accordance with the Safe Removal of Asbestos Code of Practice.

Where access was unavailable to the roof, the survey inspector uses aerial photos, information from the on-site inspection and experience to assess the age of the building to establish the materials used. Thus, the presence of Asbestos Containing Material on the roof and out buildings etc. may not be applicable.

### Access Limitations

- In some instances, ACM may be present in areas that cannot be accessed without implementing destructive sampling techniques. As such, it may not be possible to positively identify the presence of all ACM on the property. Where there is reason to suspect ACM in areas which cannot be inspected, we will presume it to be present and recommend that appropriate measures be taken.

### Sampling

- Only laboratory analysis of samples of the particular material can conclusively establish the presence, type, and proportion of asbestos. Samples of paint, insulation material and

other building materials are taken and subjected to tests by an independent testing company's such as Identifibre.

The audit company cannot conclusively assess the presence or absence of Asbestos and will rely on the results of these independent tests (where conducted). Focus Fire and Safety will forward to the manager a copy of the Asbestos Site Survey and any report or findings of the independent testing agency gathered.

If it is unreasonable to collect sample material due to inaccessibility or the potential to cause damage to the area making the release of airborne asbestos fibres more likely, our safety protocol demands (as does mandatory regulations) that the audit inspector, as a competent person, presumes the presence of asbestos, or asbestos containing materials based on their observations and experience, and that their presumption requires the steps for asbestos safety compliance to be met by all person(s) in control of the work space.

Such areas that may require the audit inspector to make informed presumptions about the likelihood of the presence of asbestos or ACM include:

- Wall cavities
- Beneath floor coverings
- Penetrations in solid wall cavities and concrete floor slabs
- Pipework in wall cavities
- Heater banks in air conditioning ductwork
- Fire doors
- Inaccessible service ducts/risers
- Lift shafts
- Underground piping
- Roofing

**NEW LAWS:** January 2013 as per **Safe Work Australia** bulletin

### **HARMONISED HEALTH AND SAFETY LAWS apply to Asbestos**

The Commonwealth and each state and territory government have agreed to harmonise their work health and safety laws, including Regulations and Codes of Practice.

The Commonwealth and each state and territory will be required to enact laws that reflect the model work health and safety laws by the end of December 2012. The laws will be adopted by QLD and NSW to commence on 1 January 2012 and SA no later than January 2013, VIC has delayed adoption of harmonised WHS legislation for 12 months.

Model Codes of Practice are being developed and implemented at the same time as the model WHS Regulations. This survey meets the standards for compliance as detailed in the model Code of Practice for 'How to Manage and Control Asbestos in the Workplace' and more importantly applies Risk Assessment principles based on AS 4801.

### **INFORMATION FOR TENANTS, OWNERS AND TRADESPERSONS**

Asbestos is a fibrous mineral which was used extensively in buildings, primarily for its heat-resistant and bonding qualities. The inhalation of airborne asbestos fibres has been linked to a number of respiratory diseases, including asbestosis, mesothelioma and lung cancer.

These fibres are released and become airborne from loose ('friable') asbestos and from bonded asbestos in ACM when it is damaged or disturbed.

Materials containing asbestos were used extensively in many buildings until the late 1980s and less frequently thereafter until the 31<sup>st</sup> December, 2003, when they were banned from use in Victoria due to the health risks their use poses. Since the ban on asbestos in 2003, workers are now most likely to be exposed to airborne asbestos fibres during removal, demolition and maintenance work involving ACM.

As buildings containing asbestos age and are maintained, remodelled or demolished, the potential for exposure to asbestos fibres increases for workers and members of the public. For this reason, requirements for managing and removing asbestos and ACM have been introduced.

As a basic guide, tenants and owners can manage the risks of asbestos by:

- Being aware of what asbestos is and where it can be found;
- Having suspicious materials sampled and tested by a competent person and by treating suspicious materials as though they are asbestos;
- Being aware of the responsibilities of clients (Which can include householders and renovators) and the responsibilities of asbestos removalists under relevant legislation (see below);
- Ensuring that work involving the removal of 10 or more square metres of bonded asbestos is carried out by a licensed asbestos removalist;
- Ensuring the work involving the removal of any amount of friable asbestos is carried out by a licensed asbestos removalist;
- Ensuring that any work carried out on asbestos is carried out in accordance with the relevant legislation (see below).

### **Asbestos is typically found:**

Asbestos was typically used in fibro roofs, walls and soffits as well as in 'wet' areas such as kitchens, bathrooms and laundries. Asbestos cement can also be found in flat, profiled, corrugated and compressed sheets, shingles, weatherboards, rigid board insulation and many building products including flue pipes and guttering. An extensive list of examples of ACM is available and can be found on all state and safe work Australia websites.

Second hand materials, or products containing asbestos, can also have been installed or used after asbestos was banned and may still be found in newer buildings.

### **How is asbestos identified?**

In the majority of ACM, asbestos is mixed with other substances on a microscopic level (such as with cement in asbestos cement sheeting) and is indistinguishable from non-ACM. As such, it is often difficult to conclusively determine whether or not a material contains asbestos by sight. Experienced and competent inspectors will be able to identify suspect materials based on their age, location, purpose, use and a range of other indicative factors.

The way to be certain that a material contains asbestos is to have a sample analysed by a laboratory. Unfortunately, taking samples of suspect material is both a hazardous and expensive process. Due to the cost and risk involved in sampling suspect material, the *Managing Asbestos in Workplaces Compliance Code 2008* recommends that, in most

cases, suspect materials be 'assumed' to contain asbestos. Once a material is assumed to contain asbestos, it must be treated exactly like all other ACM.

### **What law applies?**

Occupational health and safety legislation throughout Australia provides specific guidelines for the regulation of asbestos related risks in places where people may work. The legislation places legal obligations on certain people and details the requirements that must be complied with. To discharge your occupational health and safety obligations with regard to asbestos, you must comply with the relevant OHS act in each State and Territory in line with the *Australian Work Health and Safety Strategy 2012-2022*

- During Harmonisation transition, reference to state and territory Acts and regulations including licenses and codes of practice is required

### **What you must do**

If the Regulations or a compliance code describe how to prevent or minimise an asbestos related risk at your workplace, you must comply with that regulation or compliance code. If there is no regulation or compliance code relevant to a risk at your workplace, you must choose an appropriate way to manage exposure to the risk. Obligation holders must, where there is no regulation or compliance code about a risk, take reasonable precautions and exercise proper diligence to manage the risk.

### **Register of ACM**

An asbestos register is required in all jurisdictions.

The person who has management or control of a workplace must record in an asbestos register the results of the asbestos identification for materials which they have management or control over. Any employer at the workplace must also record in an asbestos register the results of the asbestos identification for materials they have management or control over. This may include an item such as a machine they brought to the workplace that has an asbestos-containing brake.

Therefore, in some circumstances, there will be two separate asbestos registers relating to the same workplace. The employer's asbestos register should include the register created by the person who has management or control of the workplace. Where the person who has management or control of the workplace and the employer in the workplace is the same person, one asbestos register covering both duties would be sufficient.

There is no mandatory format for the asbestos register. However, it must be current and should include the following information:

- Location of the asbestos;
- Likely source of unfixed or uninstalled asbestos;
- Type of ACM;
- Whether the asbestos is friable or non-friable;
- Condition of the ACM;
- Whether the ACM is likely to be damaged or disturbed;
- Details of all inaccessible areas likely to contain asbestos;
- Detailed information about activities carried out in the workplace that are likely to disturb the asbestos;
- Dates when the identification and risk assessments were done.
- It is suggested the register also contain a copy of all reports of analysed samples conducted by NATA-approved laboratories.
- The asbestos register must be kept current by including:
  - Any change in the condition of ACM, such as damage or deterioration from exposure to weather, substances or impacts.
  - Details of ACM that has been removed, enclosed or sealed (and preferably by whom and when).
  - Details of recent identification of asbestos that was previously not identified.

The person with management or control must keep the current asbestos register for the workplace, but the old versions do not legally need to be kept. However, keeping old versions of asbestos registers and clearance certificates will ensure that a record is kept of the asbestos that has been identified in the workplace. When relinquishing management or control of a workplace, employers must provide a copy of the current asbestos register to the person who is taking over management or control (if there is such a person).

### **Annual Re-assessment**

It is necessary to check the condition of the asbestos and ACM on the property, on a regular basis to ensure that any deterioration and/or alteration of such material or the environment in which it is located, is identified are addressed. Changes to the asbestos and ACM on the property will require an update to the Asbestos Register and changes to the Asbestos Management Plan to ensure that the property remains free of associated risks to health and safety.



# **Focus Fire & Safety OHS 5 Point Check**

conducted for

## **85 Kensington Road, Norwood**

**Document No.**

ECS310032

**Audit Title**

85 Kensington Road, Norwood

**Conducted on**

19/11/13 10:57

**Prepared by**

Rowan Gabb

**Location**

Adelaide

**Completed on**

19/11/13 11:18

**Score**

9/17 - 52.939999%

## **Disclaimer**

The assessors believe the information contained within this risk assessment report to be correct at the time of printing. The assessors do not accept responsibility for any consequences arising from the use of the information herein. The report is based on matters which were observed or came to the attention of the assessors during the day of the assessment and should not be relied upon as an exhaustive record of all possible risks or hazards that may exist or potential improvements that can be made.

Information on the latest workers compensation and OHS / WHS laws can be found at the relevant State WorkCover / WorkSafe Authority.

## **Confidentiality Statement**

In order to maintain the integrity and credibility of the risk assessment processes and to protect the parties involved, it is understood that the assessors will not divulge to unauthorized persons any information obtained during this risk assessment unless legally obligated to do so.

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## Audit - 9/17 - 52.939999%

Question	Response	Details
<b>General overview of added Hazards</b>		
 <p style="text-align: center;">Appendix 1</p>		
Is PPE available for equipment operations?	N/A	
Are there controls for working at heights? Eg roof access instructions in use, safety equipment available or ladder brackets in place?	N/A	
Is there contractor safety management practices apparent on site? Eg hazard register clearly displayed where there is a hazard on site or attendance register with safety sign on site?	N/A	
Are there measures to reduce risk of pedestrian injury from vehicle? Eg speed limit signage at start of driveway or 'look out for pedestrians' signage where applicable?	N/A	1- car ports directly off street.
Is there a roof access system, is there annual certification and clear instruction for use?		
Record date		
Record type		
<b>CHEMICAL HAZARDS</b>		
If present, are flammable materials correctly stored within property?	N/A	
Is there are evidence of chemical dangers within property?	N/A	

Question	Response	Details
Are biological or medical dangers nullified or absent from property? Eg waste from medical or dental practice.	N/A	
Is the property low risk for dangerous fumes? Eg Monoxides from Carpark.	N/A	
<b>MECHANICAL HAZARDS</b>		
Is property free from mechanical hazards, protrusion, piercing, cutting, or overhead hazards etc? Eg broken fencing or gates, wires from garden.	Yes	
Is property free of risk from plant and machinery?	N/A	
<b>ELECTRICAL HAZARDS</b>		
Does the site have current protection on common power?	No	
 <p>Appendix 2</p>		
Is property free of risk from poor electrical installation? Eg meter board, ariel wiring.	No	1- bulb hanging from fitting on wires ground floor city-side.
 <p>Appendix 3</p>		
Is equipment tested and tagged?	N/A	
Is the electrical plant facility free of need for a thermal scan?	Yes	

Question	Response	Details
<b>INSURANCE RISK ASSESSMENT</b>		
Is property free of risk of possibility of water leaks (flooding) causing damage? - drain, sump, broken gutters, retentions.	Yes	
Is lighting adequate in common areas that may create a slip, trip or fall?	No	1- appears inadequate with some globes missing.
Is property free from surfaces that may cause a slip, trip or fall?	Yes	
Is property free of risk from combustible opportunity?	Yes	
Is property free of risk of flood damage from burst pipe? Eg bad corrosion or signs of leaking from pipes.	Yes	
Is property free of risk of cutting by glass? Eg broken windows or dumped window panes/broken glass.	Yes	
Is property free of risk of impact damage by vehicles or pedestrian traffic? Eg bollards protecting buildings and fittings such as downpipes.	No	
 <p data-bbox="140 1514 256 1541">Appendix 4</p>		
Are steps well defined and of consistent height?	No	1- awkward step and asphalt crack leading to rear stairs.
 <p data-bbox="140 1924 256 1951">Appendix 5</p>		

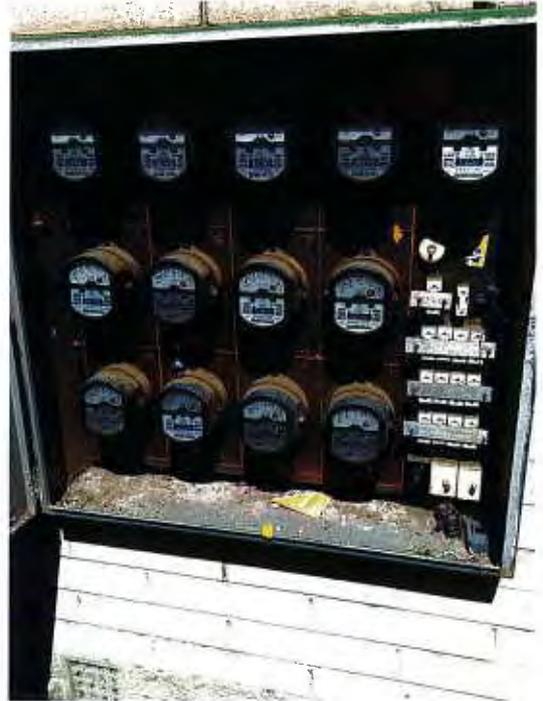
Question	Response	Details
Is balustrade higher than 1000mm or 850mm on stairs? Is there a ladder effect with horizontal beams or large gaps which may be climbed over or fallen through by a child?	Yes	
Is property free of risk from protruding hazard tags that may pierce and cause harm?	Yes	
Is property free of risk of falling objects? Eg branches from large trees or building pieces loose.	No	1- maintenance issue only for falling branches. 2- large tree tethered to post.
<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <p>Appendix 6</p> </div> <div style="text-align: center;">  <p>Appendix 7</p> </div> </div>		
Is the property free of structural damage that may deteriorate or worsen over time? Eg cracks in dwelling or other structures such as fences or retaining walls.	No	1- minor cracking 1st floor undercroft towards rear of building.
<div style="text-align: center;">  <p>Appendix 8</p> </div>		
<b>ADDITIONAL NOTES ON PROPERTY</b>		

Question	Response	Details
Is the property free of any other faults or issue not listed above?	No	1- dumped rubbish at rear car port area. 2- some spouting and fascia in poor condition.
<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <p>Appendix 9</p> </div> <div style="text-align: center;">  <p>Appendix 10</p> </div> <div style="text-align: center;">  <p>Appendix 11</p> </div> </div>		
Additional Notes	Tin roof Undercrofts concrete only Paint	
Sign here and date	RG 19/11/13	

# Media



Appendix 1



Appendix 2



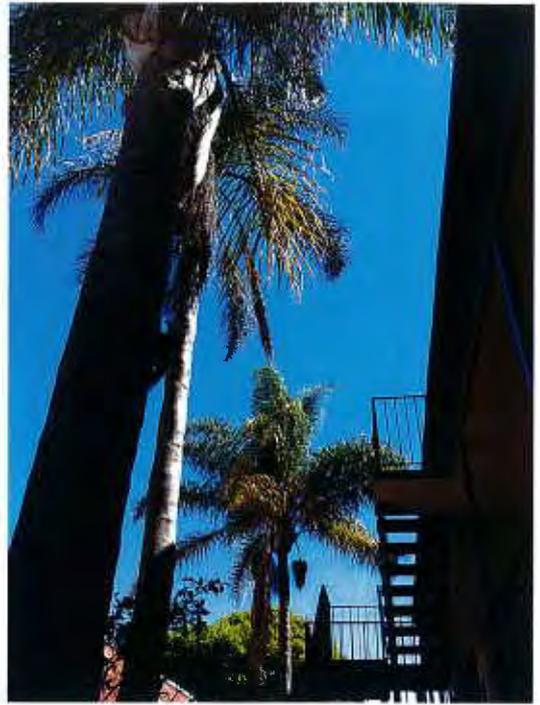
Appendix 3



Appendix 4



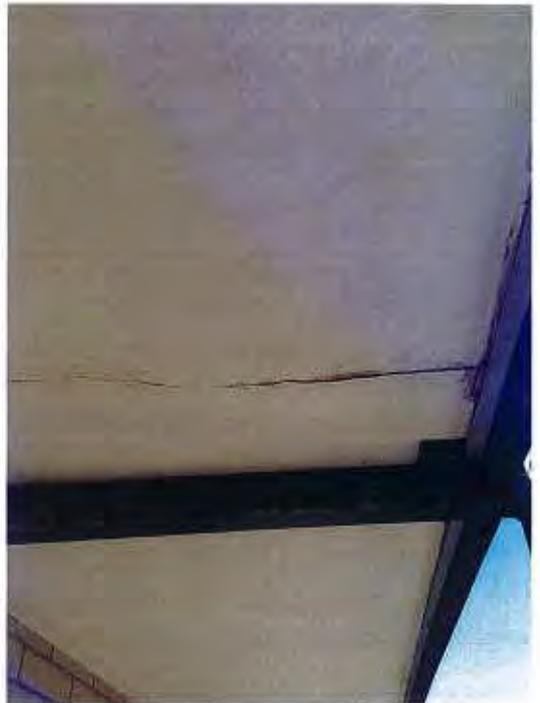
Appendix 5



Appendix 6



Appendix 7



Appendix 8



Appendix 9



Appendix 10



Appendix 11



### **Schedule 3—Articles of strata corporation**

- 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.

## **RESOLUTIONS AFFECTING STRATA CORPORATION 10383 INC**

**DISCLAIMER** - Strata Data will not be held liable for any missing, incomplete or incorrect information provided prior to the commencement of our management: 18/6/2004

**THE RELEVANT MINUTES** should be consulted for the precise wording of resolutions.

### **DATE RESOLUTION**

#### **01/07/98 CARPORT – UNIT 1**

“It is hereby agreed that the Strata Plan was incorrectly drawn and the unallocated carport along Kensington Road delineated on Sheet 2 of 5 for SP10383 should belong to Unit 1. All owners must ensure that new purchasers are aware that this carport belongs to Unit 1. The Strata Plan will not be changed at this stage. The Unit entitlements as shown on Sheet 5 of 5 for SP10383 will remain the same.”

#### **ANIMALS**

“The keeping of one cat and/or one small dog per unit providing they are kept under the control of the unit owner at all times and do not become a nuisance to the other unit owners or their tenants or visitors.”

#### **27/11/01 APPROVALS**

A general approval be granted for the registered proprietors of each unit to install security screen doors at the front and rear entrances of their respective units subject to:

- a. Any such door to be powder coated in the same tone as those security screen doors already installed at Unit 10.
- b. Any such door being in all respects consistent in materials pattern and style with those already installed at Unit 10.

#### **15/11/02 SECURITY SCREEN (UNIT 5)**

Mr M Fitzgerald, Unit 5, be granted approval to fit security window screens and security screen doors at that unit subject to the same being consistent with any similar fittings already installed at other units comprised in the Strata Scheme.

#### **23/09/12 Legal Recoveries**

Moved Mr A D Bowey Seconded Mr S Turner “that Strata Data be granted approval to seek legal assistance for the recovery of unpaid maintenance contributions or levies which remain unpaid after a period of six weeks from the due date, having first notified the owner of such action. All costs for the recovery to be borne by the relevant unit owner and become a debt against the unit.

**Legal Action for Breach of the Articles (Schedule 3) of the Strata Titles Act 1988**

Moved Ms L Haines Seconded Mr S Turner “that Strata Data be granted approval to seek legal assistance to write to the owner of a unit whereby the occupier has clearly breached the Strata Titles Act and caused distress to other residents of the complex. Provided that at least two letters one of which a warning of legal recourse, have been forwarded to the unit owner and or agent concerning the occupants. The cost of all associated legal fees to be borne by the relevant owner and to become a debt against the unit.

**22/09/09 Hot Water Unit Installations**

That individual unit owners may install gas or electric hot water heaters externally on the condition they don't block access around the building and are located at the rear of the Unit, respectively. All repairs to the building and ongoing maintenance will be that individual unit owners responsibility.

**07/12/09 Air Conditioner Approval - Unit 10**

That approval be granted, to the current owner of Unit 10, to install an air conditioner at that Unit, as per the attachments distributed with the agenda notice of this meeting, subject to the following conditions being met and adhered to; that the outside unit is to be mounted as per the attached diagram and is put as close to the wall as possible so as to be as far out of sight as possible, that once installed the air conditioner does not detract from the aesthetic appeal of the property as a whole, that the air conditioner once installed does not cause a disturbance to other residents enjoyment of their rights under the “Strata Titles Act 1988 (as amended) - Schedule 3 – Articles of a Strata Corporation”, that any required repairs are carried out by the respective Unit holder without delay, that any “run off valves/pipes” are connected to either the storm water system or allow water to flow onto the garden areas without causing a slip or trip hazard on the common walkways, & that any installations are carried out by a licensed electrician so as a certificate of electrical compliance can be gained and held by the respective Unit holder until such time as it may be needed by the Body Corporate.

**21/09/10 Gate Installation - Unit 4 (Rear Subsidiary)**

That approval be granted to the current owner of Unit 4 to install a gate on the fence dividing the Unit's rear subsidiary yard from Common property, subject to the following conditions being met and adhered to; that all costs incurred in either the installation and or removal be borne by the respective Unit holder, that if removed the fence be reinstated to its original condition, that any damage caused to Common property in either the installation and or removal be rectified without undue delay by and at the cost of the respective Unit holder and the fence be coloured so as to match the current aesthetic of the property.'

**18/09/12 Interest on overdue levies**

That, in accordance with Section 27 (4) of the Strata Titles Act 1988 (as amended), if a levy is not paid on the date by which it becomes due and payable in accordance with a resolution of the corporation, the corporation resolves to apply interest charges on those levies at a rate of 10% per annum.

**02/10/2013 Asbestos Survey & Management Plan**

That the Corporation engage an appropriately qualified, insured and registered contractor to conduct an asbestos survey of the property and, if asbestos is identified at the property, compile an asbestos management plan and onsite register

**Installation of 'Essential Services' Box**

That an 'Essential Services' box (approximately 150mm deep, 380mm long & 300mm wide), a small 'key safe' (as close as possible to the main electrical meter board) and relative signage be installed on Common Property to house site safety documentation and, where applicable, keys (including access cards and or fobs) to common areas

**Insurance Excess Payments:**

That it was resolved that any insurance claim that is to do with the property of the owners, the owner will pay the insurance excess. Any claim related to the common property, the Corporation would pay the excess.

The unit owner has a right of written appeal to the Management Committee

**27/10/14 Installation of a Colour Bond Fence Between Units 1 & 2**

That the owners of Units 1 & 2 may install colour bond fencing between their units at their cost provided it is installed in a professional manner, is in keeping with the colours of the Corporation and all future Maintenance/Repair/Replacement is the responsibility of the individual unit owners.

**Legal Action for Breach of the Articles (Schedule 3) of the Strata Titles Act 1988**

That Strata Data be granted approval to seek legal assistance to write to the owner of a unit whereby the occupier has clearly breached the Strata Titles Act and caused distress to other residents of the complex. Provided that at least two letters one of which a warning of legal recourse, have been forwarded to the unit owner and or agent concerning the occupants. The cost of all associated legal fees to be borne by the relevant owner and to become a debt against the unit. That the Corporation may issue a fine to the relevant owner, maximum fine amount \$500.00 as per the Strata Titles Act 1988 (As Amended).

**26/10/16 Corporations Right to Impose Penalties for Ongoing Breaches of the Strata Titles Act (as amended)**

“that, under the instruction of the Corporation’s Office Bearers, the Body Corporate Manager may impose on any Unit holder a penalty for any ongoing breaches of the Strata Titles Act (as amended) of up to, and inclusive of, \$500.00 for Residential Strata Corporations or, up to and inclusive of, \$2,000.00 for Commercial Strata Corporations (payable to the Strata Corporation). Subject to there being at least two letters, one of which

includes a warning of a penalty being imposed, having been forwarded to the unit owner and or agent concerning the occupants.” Carried Unanimously

**26/09/2019 Insurance Excess**

That the cost of the insurance excess be borne by the Lot from which the claim originated, where the claim is a result of negligence, accident or an omission from that unit owner or occupant. That where a claim has originated from Common Property, the Body Corporate be responsible for the cost of the excess. That where a claim against a Lot owner’s alteration, renovation and/or addition is made, the responsibility of the insurance excess relating to that claim be borne by that Lot owner.

**28/09/2021 Related costs for recovery of outstanding money – Unanimous Resolution**

That the Body Corporate seek to recover overdue levies which remain unpaid after a period of four weeks from the due date, having first notified the owner of proposed action. Related costs associated with the recovery of outstanding money shall be levied as a debt against the unit.

**26/09/2024 Unit 4 Front Garden Alteration (Special Resolution)**

That the owner of unit 4 be permitted at their own cost to move the cement garden bed back by 1 meter surrounding the doorway to allow room for the owners wheelchair around and to access the front door. This would involve removing the cement edge of the garden bed to allow for a widened pathway, levelling the remaining uneven garden bed, cementing a path approximately 1 metre around the front door (into the existing garden bed), Re-cementing a new cement kerb to the same dimensions as before, Making the garden bed reflect the structure of the rest of the garden/cement edging.

**Unit 4 Front Ramp Installation (Special Resolution)**

That the owner of unit 4 be permitted to install a ramp with wings, at their cost (the wings will help with access but would also help to prevent any potential tripping hazard) to the front door so that that the owner can better access their unit. That all repairs, maintenance and replacement of the ramp will be at the owners cost.

**Unit 4 Rear Access Alterations (Special Resolution)**

That the owner of unit 4 be permitted to temporarily remove the two perma-pine fences that prevent people from accessing beneath the end of building stairs at their cost. This allows access from Unit 4's back door, via underneath the staircase, through the carpark as the wheelchair is only accessible if there are only four cars parked in the carport. This will also include clearing out anything underneath the staircase, installing a sign to warn residents that the clearance is extremely low and installing a rubber ramp to get over the cement edge.



STRATA DATA

29 April 2025

**IMPORTANT NOTICE TO NEW OWNER | LANDLORD & CONTENTS INSURANCE**

The property you are considering purchasing is part of a Strata / Community group managed by Strata Data. As such the common/shared areas are already covered by the mandatory Body Corporates insurance policy.

However, your personal property & public liability within your own unit is not covered by your Body Corporates insurance, so resident owners and investor owners must take out their own insurance to cover these risks. If you are a resident owner you need separate contents insurance, and if you are an investor owner you need separate landlords insurance.

Please find in the following pages further information on both of these insurance products.

To access great rates on these insurances please go to [www.stratadata.com.au/insurance](http://www.stratadata.com.au/insurance)

Best,

MARC STEEN

Chief Operating Officer

**DISCLAIMER:** Please note this is not financial advice and does not take into account your individual circumstances. It is your responsibility to determine what insurance products are right for you.

**BETTER TOGETHER**      [stratadata.com.au](http://stratadata.com.au)

ADELAIDE | 647 Portrush Rd, Glen Osmond SA 5064    PO Box 219 Glen Osmond SA 5064    T 08 8372 2777    F 08 8379 0703  
MELBOURNE | 39/574 Plummer St, Port Melbourne VIC 3207    PO Box 715 Port Melbourne VIC 3207    T 03 9676 9555    F 03 9676 9455    ABN 20 080 960 112

## RESIDENTIAL STRATA POLICY CERTIFICATE OF CURRENCY

### The Insured

Policy Number	HRS11109713	UMR: B6060500000642023
PDS and Policy Wording	Hutch Residential Strata version HRS7	
The Insured	SC10383	
Situation	85 Kensington Road, Norwood SA 5067	
Period of Insurance:	Commencement Date	4.00pm on 31/10/2024
	Expiry Date	4.00pm on 31/10/2025

Date of Issue 30/04/2025

### Policy Limits / Sums Insured

Section 1	Buildings	\$3,490,773
	Common Area Contents	\$35,908
	Temporary Accommodation & Loss of Rent	\$523,616
	Flood	Selected
	Additional Catastrophe Cover	\$1,047,232
	Unit Owners' Fixtures and Improvements	\$349,077
Section 2	Property Owner's Legal Liability	\$30,000,000
Section 3	Voluntary Workers Personal Accident	\$200,000 /\$2,000 weekly
Section 4	Fidelity Guarantee	\$100,000
Section 5	Office Bearers Liability	\$500,000
Section 6	Machinery Breakdown	Section not taken
Section 7	Part A: Government Audit Expenses	\$25,000
	Part B: Health & Safety Legal Expenses	\$100,000
	Part C: Legal Expenses	\$50,000
Section 8	Cyber	\$10,000

This Policy has been issued by Hutch Underwriting Pty Ltd ABN 846 552 56 134, of L8, 17 Bridge Street, Sydney, NSW, 2000, Authorised Representative number 001296345 on behalf of certain underwriters at Lloyds and confirms that on the Date of Issue a policy existing for the Period of Insurance and sums insured shown herein.

Hutch is an authorised representative of CoverRadar Group Pty Ltd ABN 146 412 25 809 AFS Licence number 523647 of L8, 17 Bridge Street, Sydney, NSW, 2000.

The Policy may be subsequently altered or cancelled in accordance with its terms after the Date of Issue of this certificate without further notice to the holder of this certificate.

It is issued as a matter of information only and does not confer any rights on the holder or any noted interested parties. This certificate does not amend, extend, replace, negate or override the benefits, terms, conditions and exclusions as described in the Schedule documents together with the Product Disclosure Statement and insurance policy wording.



# CONTENTS INSURANCE FOR STRATA



STRATA DATA



ARE YOU  
PROTECTING  
YOUR PERSONAL  
POSSESSIONS?

**Do you live in an  
apartment, unit,  
villa or townhouse?**

It is important that you have Contents Insurance as Residential Strata Insurance only protects the building, not your personal possessions. To protect your personal belongings such as clothing, phones, jewellery, furniture, TV, laptops, internal carpets, blinds and electrical appliances you need Contents Insurance.

## What's included in your policy

Automatic inclusions	Basic Cover	Premier Cover
<b>Contents</b> – Covers your personal possessions from accidental and malicious damage, theft, water, fire and storm damage with new for old replacement.	Up to \$200,000	From \$50,000 - \$200,000 + Accidental Damage and Loss
<b>Portable Contents</b> – Protecting your smartphone, jewellery and other prized possessions when they are away from your property, in transit, storage or when you are moving into or out of your home.	Protection across: Motel, hotel or club • Nursing home, hospice or hospital, • Another person's home you're living in <sup>2</sup> • Australian bank safe • Temporarily in transit	Everything in basic plus: Across Australia and New Zealand • Anywhere in the world <sup>3</sup>
Jewellery, Watches	\$1,500 per item, maximum of \$7,500	\$5,000 per item, maximum of \$25,000
Entertainment equipment	10% of the total sum insured for all items	10% of the total sum insured for all items
Portable entertainment equipment	\$1,500 per item, maximum of \$5,000	\$5,000 per item, maximum of \$25,000
CDs, DVDs, electronic games media and digital media files	\$3,000 in total	\$5,000 per item, maximum of \$25,000
Portable musical instruments	\$1,500 in total	\$25,000 in total
Tools of trade	\$1,500 in total	\$2,500 in total
Works of art, pictures, tapestries, rugs, antiques, collections of any kind, computer equipment	\$5,000 per item	\$10,000 per item up to maximum of \$40,000
Photographic equipment	\$1,500 in total	\$5,000 per item, maximum of \$25,000
Curios, gold or silver articles (but not bullion)	\$1000 per item, maximum of \$5,000	\$5,000 per item, maximum of \$25,000
Documents	\$500 per item, maximum of \$1,500	\$2,000 per item up to maximum of \$5,000
Bicycles	\$1,500 per bicycle, maximum of \$2,500	\$5,000 per bicycle, maximum of \$25,000
Unspecified High Risk Items; cash, bullion or negotiable securities	Up to 1% of your sum insured, max \$500	Up to 1% of your sum insured, max \$1,500
<b>Standard Benefits Across Both Covers</b> <ul style="list-style-type: none"> <li><b>Legal liability:</b> \$30m to protect you from death or injury to other people who are on your property and loss or damage to someone else's property</li> <li><b>Essential temporary repairs:</b> Up to \$500 to repair insured items</li> <li><b>Motor burnout:</b> Up to \$2,000 to repair or replace the motor of household equipment and appliances less than 10 years old</li> <li><b>Reinstate landscaping:</b> Up to \$1,000 to fix up your garden</li> <li><b>External door locks replacement:</b> Up to \$500 to re-key or replace external locks in your home unit if keys are stolen</li> <li><b>Accommodation costs:</b> Up to 12 months accommodation from the time of damage to your home</li> </ul>		

Please read the Product Disclosure Statement and Policy Wording for full details, scope of coverage, sub-limits, exclusions and conditions. Please refer to Your Schedule and Invoice for the Period of Insurance.

Disclaimer: Insurance issued by QBE Insurance (Australia) Limited ABN 78 003 191 035 and distributed by CHU Underwriting Agencies Pty Ltd ABN 18 001 580 070. AFSL No. 243261. This information does not take into account the objectives, financial situation or needs of any person. Please read and consider the relevant Product Disclosure Statement (PDS) before you make any decisions about this product. A copy the PDS is available at [www.chu.com.au](http://www.chu.com.au) **1.** Standard excess is \$500. The value of your claim must exceed the amount of your excess. **2.** Excluding high risk items **3.** Up to 90 consecutive days. Up to the high risk item limit for high risk items and up to the sum insured listed for specified high risk items

PLUS your policy comes with:



**21 day cooling off period should you change your mind**



**New for old replacement**



**24/7 claims service and support with emergency assistance**

AND MORE

As CHU is one of Australia's largest and most awarded strata insurance specialists, if your strata building insurance is managed by CHU you receive these additional benefits:

**✔ Save on your excess payment:**

If CHU insures your building and you and the strata building owner make a valid claim for the same incident. Standard excess is minimum \$500. The value of your claim must exceed the amount of your excess.<sup>1</sup>

**✔ Simpler repairs:**

If your personal property and building is damaged in the same incident, your property will be repaired or replaced jointly with the building repairs making it simpler for you.

## Common insured events



MALICIOUS DAMAGE



THEFT



WATER DAMAGE

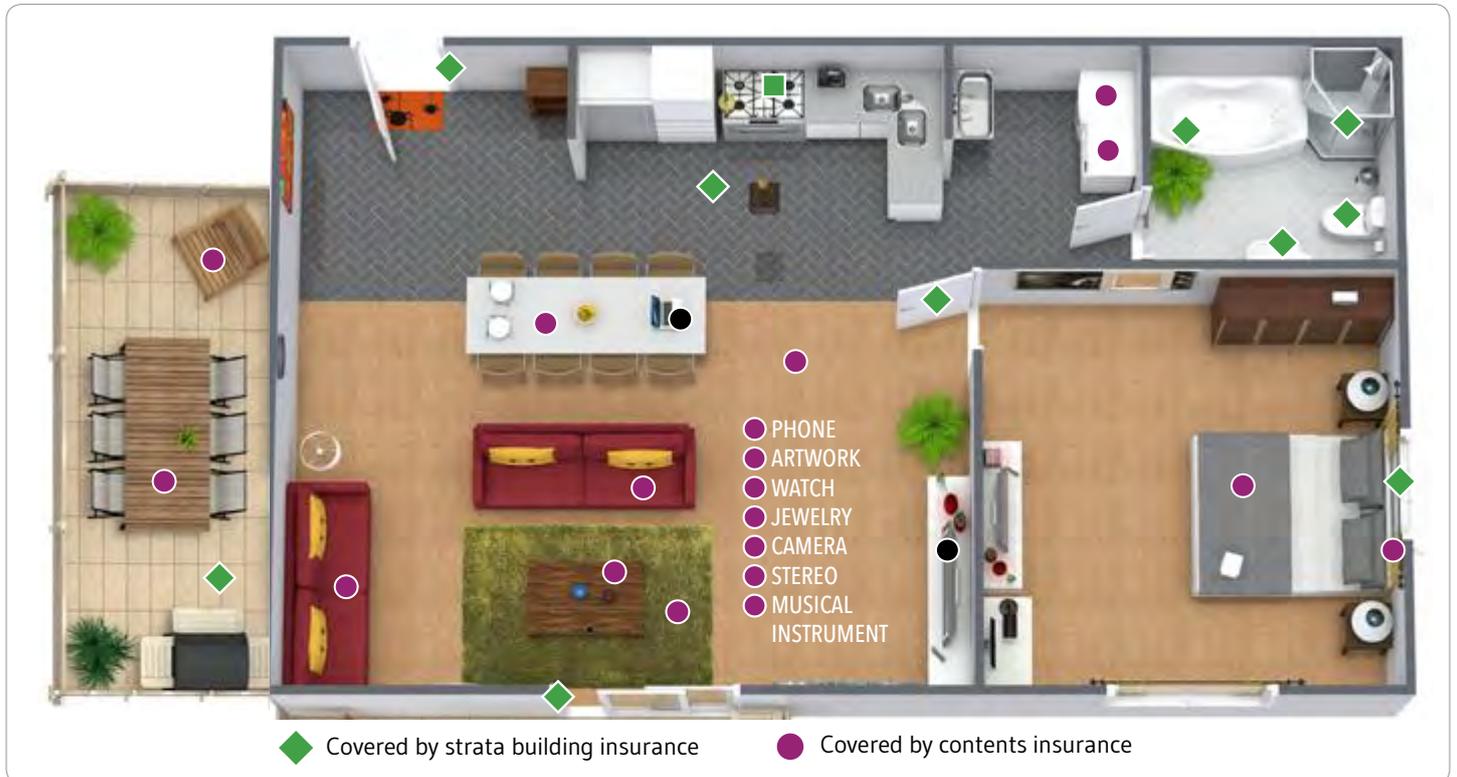


STORM



FIRE

## What is covered by Contents Insurance vs Strata Building Insurance?



## Why Choose CHU?



### Multi Award Winning

Awards include Insurance Business Gold Award winner 2016-2019 and Brokers Pick Best Product 2016-2020.



### Almost 1 million properties protected

We are strata specialists, organising the insurance for almost 1 million apartments, unit and townhouses across Australia.



### 24/7 Claims Process and Emergency Hotline

When you need help the most, CHU's claim process strives to be quick and accessible. Over 40% of claims are processed in under 24 hours.



### A Long and Progressive History

CHU arranged the first residential strata plan insurance in Australia over 40 years ago and now offers a wide range of insurance.

[www.stratadata.com.au/insurance](http://www.stratadata.com.au/insurance)

# LANDLORDS INSURANCE FOR STRATA



**IS YOUR  
INVESTMENT  
PROPERTY  
PROTECTED?**

## Is your property an apartment, unit, villa or townhouse?

It is important that you have Landlords Insurance as Residential Strata Insurance only protects the building. CHU Landlords Insurance for Strata is a tax deductible insurance that protects you against loss or damage to your investment property. Plus it ensures you can continue to receive rent if your tenant suddenly departs or damages your property where it is unfit to be occupied.

## What's included in your policy

<input checked="" type="checkbox"/> <b>Loss of Rent due to:</b>	
Loss or damage	Up to 52 weeks
Departure of tenant	Up to 6 weeks
Default by tenant	Up to 15 weeks

<input checked="" type="checkbox"/> <b>Contents</b>	
Against accidental loss or damage	Up to the contents sum insured
Loss or damage to your contents while in the open air	Up to \$3,000
Removal of damaged contents	Up to 10% of the contents sum insured
Burning out of an electric motor (Fusion)	Up to \$2,000
Replacement of locks and keys	Up to \$250

<input checked="" type="checkbox"/> <b>Building Damage</b>	
Against loss or damage caused by vandalism, malicious acts or theft by your tenants or their guests to the building	Up to the contents sum insured

<input checked="" type="checkbox"/> <b>Legal Expenses</b>	
In connection with defending a claim	Up to \$5,000

<input checked="" type="checkbox"/> <b>Liability to others</b>	
	Up to \$30 million

<input checked="" type="checkbox"/> <b>Government audit costs</b>	
Professional costs in connection with an audit from the ATO or other statutory body	\$5,000
Professional fees in connection with a record keeping audit	\$1,000

Please read the Product Disclosure Statement and Policy Wording for full details, scope of coverage, sub-limits, exclusions and conditions. Please refer to Your Schedule and Invoice for the Period of Insurance.

Disclaimer: Insurance issued by QBE Insurance (Australia) Limited ABN 78 003 191 035 and distributed by CHU Underwriting Agencies Pty Ltd ABN 18 001 580 070. AFSL No. 243261. This information does not take into account the objectives, financial situation or needs of any person. Please read and consider the relevant Product Disclosure Statement (PDS) and Supplementary Product Disclosure Statement (SPDS) before you make any decisions about this product. A copy the PDS and SPDS is available at [www.chu.com.au](http://www.chu.com.au).  
1. Standard excess is \$500. The value of your claim must exceed the amount of your excess.

**PLUS** your policy comes with:



**21 day cooling off period should you change your mind**



**New for old replacement**



**24/7 claims service and support with emergency assistance**

**AND MORE**

As CHU is one of Australia's largest and most awarded strata insurance specialists, if your strata building insurance is managed by CHU you receive these additional benefits:

**✔ Save on your excess payment:**

If CHU insures your building and you and the strata building owner make a valid claim for the same incident. Standard excess is minimum \$500. The value of your claim must exceed the amount of your excess.<sup>1</sup>

**✔ Simpler repairs:**

If your personal property and building is damaged in the same incident, your property will be repaired or replaced jointly with the building repairs making it simpler for you.

## Common insured events



**MALICIOUS DAMAGE**



**TENANT DEPARTURE**



**WATER DAMAGE**



**STORM**



**FIRE**

## What is covered by Landlords Insurance vs Strata Building Insurance?



◆ Covered by strata building insurance      ● Covered by landlords insurance

## Why Choose CHU?



### Multi Award Winning

Awards include Insurance Business Gold Award winner 2016–2019 and Brokers Pick Best Product 2016-2020.



### Almost 1 million properties protected

We are strata specialists, organising the insurance for almost 1 million apartments, unit and townhouses across Australia.



### 24/7 Claims Process and Emergency Hotline

When you need help the most, CHU's claim process strives to be quick and accessible. Over 40% of claims are processed in under 24 hours.



### A Long and Progressive History

CHU arranged the first residential strata plan insurance in Australia over 40 years ago and now offers a wide range of insurance.

[www.stratadata.com.au/insurance](http://www.stratadata.com.au/insurance)

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## Certificate of Title

**Title Reference:** CT 5000/194  
**Status:** CURRENT  
**Edition:** 11

## Dealings

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

## Priority Notices

NIL

## Registrar-General's Notes

No Registrar-General's Notes exist for this title



ABN 19 040 349 865  
Emergency Services Funding Act 1998

# CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

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

PIR Reference No: 2669239

HOLDFAST CONVEYANCERS  
POST OFFICE BOX 1020  
GLENELG SOUTH SA 5045

**DATE OF ISSUE**

30/04/2025

**ENQUIRIES:**  
Tel: (08) 8226 3750  
Email: revsaesl@sa.gov.au

OWNERSHIP NUMBER	OWNERSHIP NAME			
11267835	T M BARRETT			
PROPERTY DESCRIPTION				
7 / 85 KENSINGTON RD / NORWOOD SA 5067 / UNIT 7				
ASSESSMENT NUMBER	TITLE REF.	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR
	(A "+" indicates multiple titles)			
1500270642	CT 5000/194	\$325,000.00	R4 1.000	RE 0.400
LEVY DETAILS:		FIXED CHARGE	\$	50.00
		+ VARIABLE CHARGE	\$	122.45
FINANCIAL YEAR		- REMISSION	\$	75.40
2024-2025		- CONCESSION	\$	0.00
		+ ARREARS / - PAYMENTS	\$	-97.05
		= AMOUNT PAYABLE	\$	0.00

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

**EXPIRY DATE** 29/07/2025



**Government of South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



Emergency Services Funding Act 1998

# CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

**PAYMENT REMITTANCE ADVICE**

**No payment is required on this Certificate**

**Please Note:**

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

For more information:

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

**PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW**

 <p>Billers Code: 456285 Ref: 7001426316</p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: <a href="http://www.bpay.com.au">www.bpay.com.au</a> © Registered to BPAY Pty Ltd ABN 69 079 137 518</p>	 <p>To pay via the internet go to: <a href="http://www.revenuesaonline.sa.gov.au">www.revenuesaonline.sa.gov.au</a></p>	 <p>Send your cheque or money order, made payable to the <b>Community Emergency Services Fund</b>, along with this <b>Payment Remittance Advice</b> to:</p> <p><b>Revenue SA Locked Bag 555 ADELAIDE SA 5001</b></p>
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**OFFICIAL: Sensitive**

## Certificate of Title

**Title Reference:** CT 5000/194  
**Status:** CURRENT  
**Parent Title(s):** CT 3295/155  
**Dealing(s) Creating Title:** SA 6827686  
**Title Issued:** 19/06/1990  
**Edition:** 11

## Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
19/09/2023	22/09/2023	14124184	DISCHARGE OF MORTGAGE	REGISTERED	12073652
23/01/2014	20/02/2014	12073652	MORTGAGE	REGISTERED	ING BANK (AUSTRALIA) LTD.
23/01/2014	20/02/2014	12073650	DISCHARGE OF MORTGAGE	REGISTERED	10413156
06/03/2006	15/03/2006	10413156	MORTGAGE	REGISTERED	PERPETUAL LTD. (ACN: 000 431 827)
06/03/2006	15/03/2006	10413155	DISCHARGE OF MORTGAGE	REGISTERED	8566984
09/10/1998	27/10/1998	8566984	MORTGAGE	REGISTERED	POWERSTATE CREDIT UNION LTD. (ACN: 087 651 223)
09/10/1998	27/10/1998	8566983	TRANSFER	REGISTERED	TANYA MARIE BARRETT
09/10/1998	27/10/1998	8566982	DISCHARGE OF MORTGAGE	REGISTERED	7962323
18/09/1998	25/09/1998	8556502	CHANGE OF NAME	REGISTERED	CRAVEN SECURITIES PTY. LTD. (ACN: 007 603 867)
11/09/1998	22/09/1998	8553242	DISCHARGE OF MORTGAGE	REGISTERED	7088531 7962324
03/10/1997	24/12/1997	8373243	TRANSFER OF MORTGAGE	REGISTERED	AUSTRALIA & NEW ZEALAND BANKING GROUP LTD. 7088531
19/07/1995	03/08/1995	7962324	VARIATION OF ORDER OF PRIORITY	REGISTERED	ESANDA FINANCE CORPORATION LTD. 7088531
19/07/1995	03/08/1995	7962323	MORTGAGE	REGISTERED	WESTPAC BANKING CORPORATION

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
19/07/1995	03/08/1995	7962322	DISCHARGE OF MORTGAGE	REGISTERED	6950471
17/04/1991	19/04/1991	7088531	MORTGAGE	REGISTERED	ESANDA FINANCE CORPORATION LTD.
16/07/1990	18/07/1990	6950471	MORTGAGE	REGISTERED	CITIBANK LTD.
16/07/1990	18/07/1990	6950470	DISCHARGE OF MORTGAGE	REGISTERED	6920270
16/07/1990	18/07/1990	6950469	DISCHARGE OF MORTGAGE	REGISTERED	6920269
23/05/1990	21/06/1990	6920270	MORTGAGE	REGISTERED	ESANDA FINANCE CORPORATION LTD.
23/05/1990	21/06/1990	6920269	MORTGAGE	REGISTERED	ADELAIDE BANK LTD. (ACN: 061 461 550)



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: 2669239

HOLDFAST CONVEYANCERS  
POST OFFICE BOX 1020  
GLENELG SOUTH SA 5045

**DATE OF ISSUE**  
30/04/2025

**ENQUIRIES:**  
Tel: (08) 8226 3750  
Email: landtax@sa.gov.au

<b>OWNERSHIP NAME</b> T M BARRETT		<b>FINANCIAL YEAR</b> 2024-2025	
<b>PROPERTY DESCRIPTION</b> 7 / 85 KENSINGTON RD / NORWOOD SA 5067 / UNIT 7			
<b>ASSESSMENT NUMBER</b>	<b>TITLE REF.</b> <small>(A "+" indicates multiple titles)</small>	<b>TAXABLE SITE VALUE</b>	<b>AREA</b>
1500270642	CT 5000/194	\$106,000.00	0.0000 HA
<b>DETAILS OF THE LAND TAX PAYABLE FOR THE ABOVE PARCEL OF LAND:</b>			
<b>CURRENT TAX</b>	\$ 0.00	<b>SINGLE HOLDING</b>	\$ 0.00
<b>- DEDUCTIONS</b>	\$ 0.00		
<b>+ ARREARS</b>	\$ 0.00		
<b>- PAYMENTS</b>	\$ 0.00		
<b>= <u>AMOUNT PAYABLE</u></b>	<b>\$ 0.00</b>		

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

**ON OR BEFORE** 29/07/2025



See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



Land Tax Act 1936

# CERTIFICATE OF LAND TAX PAYABLE

**PAYMENT REMITTANCE ADVICE**

**No payment is required on this Certificate**

**Please Note:**

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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

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

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

For more information:

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

**PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW**

 <p><b>Billers Code: 456293</b> <b>Ref: 7001426225</b></p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: <a href="http://www.bpay.com.au">www.bpay.com.au</a> © Registered to BPAY Pty Ltd ABN 69 079 137 518</p>	 <p><b>To pay via the internet go to:</b> <a href="http://www.revenuesaonline.sa.gov.au">www.revenuesaonline.sa.gov.au</a></p>	 <p>Send your cheque or money order, made payable to the <b>Commissioner of State Taxation</b>, along with this <b>Payment Remittance Advice</b> to:</p> <p><b>Revenue SA</b> <b>Locked Bag 555</b> <b>ADELAIDE SA 5001</b></p>
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# Property Interest Report

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

Title Reference	CT 5000/194	Reference No. 2669239
Registered Proprietors	T M*BARRETT	Prepared 29/04/2025 14:14
Address of Property	Unit 7, 85 KENSINGTON ROAD, NORWOOD, SA 5067	
Local Govt. Authority	NORWOOD PAYNEHAM & ST PETERS	
Local Govt. Address		

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

### 2. Aboriginal Heritage Act 1988

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

an area surrounding a site

- 2.3 Part 3 Division 6 - Aboriginal heritage agreement

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

also

Refer to the Certificate of Title

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

- 3.1 section 8 - Human remains interred on land

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

also

contact the vendor for these details

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

- 4.1 section 5 - Notice requiring payment

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

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

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

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

- 5.4 section 55 - Order to remove or perform work

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

also

Contact the Local Government Authority for other details that might apply

- 5.5 section 56 - Notice to complete development

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

also

Contact the Local Government Authority for other details that might apply

- 5.6 section 57 - Land management agreement

Refer to the Certificate of Title

- 5.7 section 60 - Notice of intention by building owner

Contact the vendor for these details

- 5.8 section 69 - Emergency order

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

also

Contact the Local Government Authority for other details that might apply

- 5.9 section 71 - Fire safety notice

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

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

## 6. Repealed Act conditions

- |     |   |   |
|-----|---|---|
| 6.1 | Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act, 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1966</i> (repealed) | State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title<br><br>also<br><br>Contact the Local Government Authority for other details that might apply |
|-----|---|---|

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

## 7. Emergency Services Funding Act 1998

- |     |                                 |   |
|-----|---------------------------------|---|
| 7.1 | section 16 - Notice to pay levy | <b>An Emergency Services Levy Certificate will be forwarded. If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750.</b><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 <a href="http://www.revenuesaonline.sa.gov.au">www.revenuesaonline.sa.gov.au</a></b> |
|-----|---------------------------------|---|

## 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. <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. <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. <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. <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. <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. <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. <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. <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<br>also<br>Contact the Local Government Authority for other details that might apply |
|------|---|---|

**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<br>also<br>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<br>also<br>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 <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

## **25. *Native Vegetation Act 1991***

25.1 Part 4 Division 1 - Heritage agreement DEW Native Vegetation has no record of any agreement affecting this title  
also  
Refer to the Certificate of Title

25.2 section 25C - Conditions of approval regarding achievement of environmental benefit by accredited third party provider DEW Native Vegetation has no record of any agreement affecting this title  
also  
Refer to the Certificate of Title

25.3 section 25D - Management agreement DEW Native Vegetation has no record of any agreement affecting this title  
also  
Refer to the Certificate of Title

25.4 Part 5 Division 1 - Refusal to grant consent, or condition of a consent, to clear native vegetation DEW Native Vegetation has no record of any refusal or condition affecting this title

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

26.1 section 97 - Notice to pay levy in respect of costs of regional NRM board The regional landscape board has no record of any notice affecting this title

26.2 section 123 - Notice to prepare an action plan for compliance with general statutory duty The regional landscape board has no record of any notice affecting this title

26.3 section 134 - Notice to remove or modify a dam, embankment, wall or other obstruction or object The regional landscape board has no record of any notice affecting this title

26.4 section 135 - Condition (that remains in force) of a permit The regional landscape board has no record of any notice affecting this title

26.5 section 181 - Notice of instruction as to keeping or management of animal or plant The regional landscape board has no record of any notice affecting this title

26.6 section 183 - Notice to prepare an action plan for the destruction or control of animals or plants The regional landscape board has no record of any notice affecting this title

26.7 section 185 - Notice to pay costs of destruction or control of animals or plants on road reserve The regional landscape board has no record of any notice affecting this title

26.8 section 187 - Notice requiring control or quarantine of animal or plant The regional landscape board has no record of any notice affecting this title

26.9 section 193 - Protection order to secure compliance with specified provisions of the Act The regional landscape board has no record of any order affecting this title

26.10 section 195 - Reparation order requiring specified action or payment to make good damage resulting from contravention of the Act The regional landscape board has no record of any order affecting this title

26.11 section 197 - Reparation authorisation authorising specified action to make good damage resulting from contravention of the Act The regional landscape board has no record of any authorisation affecting this title

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

27.1 section 21 - Notice of levy or contribution payable Outback Communities Authority has no record affecting this title

## 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**
- Inter-War Housing Heritage - The City of Norwood Payneham & St Peters is proposing to introduce heritage protection for some buildings constructed in the Inter-war era. Specifically, the Code Amendment proposes to include 20 dwellings as Local Heritage Places and apply the Historic Area Overlay in part of Heathpool where there is a cohesive historic character due to the presence of significant original Inter-war dwellings. 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) for further information or phone PlanSA 1800 752 664.**
- Code Amendment**
- Accommodation Diversity - The State Planning Commission is proposing refinements to policy to provide more flexibility in housing design to encourage housing choices to meet the needs of South Australians. For more information and to view the DPA online, visit the amendment webpage on the SA Planning Portal: [https://plan.sa.gov.au/have\\_your\\_say/general\\_consultations](https://plan.sa.gov.au/have_your_say/general_consultations) or phone PlanSA on 1800 752 664.**
- Code Amendment**
- Assessment Improvements - proposes a series of technical amendments to the Code informed through the experience of planning practitioners and other users to improve assessment outcomes. The Code Amendment forms part of the Government of South Australia's response to the Planning System Implementation Review; it will implement some of the recommendations of the Expert Panel that were supported by the Government. For more information and to view the DPA online, visit the amendment webpage on the SA Planning Portal: [https://plan.sa.gov.au/have\\_your\\_say/general\\_consultations](https://plan.sa.gov.au/have_your_say/general_consultations) or phone PlanSA on 1800 752 664.**
- 29.2 section 127 - Condition (that continues to apply) of a development authorisation  
*[ Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*
- State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title
- also
- Contact the Local Government Authority for other details that might apply

29.3	section 139 - Notice of proposed work and notice may require access	Contact the vendor for these details
29.4	section 140 - Notice requesting access	Contact the vendor for these details
29.5	section 141 - Order to remove or perform work	State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title  also  Contact the Local Government Authority for other details that might apply
29.6	section 142 - Notice to complete development	State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title  also  Contact the Local Government Authority for other details that might apply
29.7	section 155 - Emergency order	State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title  also  Contact the Local Government Authority for other details that might apply
29.8	section 157 - Fire safety notice	Building Fire Safety Committee in the Department for Housing and Urban Development has no record of any order or notice affecting this title  also  Contact the Local Government Authority for other details that might apply
29.9	section 192 or 193 - Land management agreement	Refer to the Certificate of Title
29.10	section 198(1) - Requirement to vest land in a council or the Crown to be held as open space	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title  also  Contact the Local Government Authority for other details that might apply
29.11	section 198(2) - Agreement to vest land in a council or the Crown to be held as open space	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title  also  Contact the Local Government Authority for other details that might apply
29.12	Part 16 Division 1 - Proceedings	Contact the Local Government Authority for details relevant to this item  also  Contact the vendor for other details that might apply
29.13	section 213 - Enforcement notice	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title  also  Contact the Local Government Authority for other details that might apply
29.14	section 214(6), 214(10) or 222 - Enforcement order	Contact the Local Government Authority for details relevant to this item  also  State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title

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

30.1	section 8 or 9 - Notice or order concerning pests	Plant Health in PIRSA has no record of any notice or order affecting this title
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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 *Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) (revoked) Part 2 - Condition (that continues to apply) of an approval*  
Public Health in DHW has no record of any condition affecting this title  
also  
Contact the Local Government Authority for other details that might apply
- 31.3 *Public and Environmental Health (Waste Control) Regulations 2010 (revoked) regulation 19 - Maintenance order (that has not been complied with)*  
Public Health in DHW has no record of any order affecting this title  
also  
Contact the Local Government Authority for other details that might apply

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

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

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

- 33.1 section 23 - Notice of contribution payable  
DEW has no record of any notice affecting this title

### 34. *Water Industry Act 2012*

- 34.1 Notice or order under the Act requiring payment of charges or other amounts or making other requirement  
**An SA Water Certificate will be forwarded. If you do not receive the certificate please contact the SA Water Customer Contact Centre on 1300 650 950**  
also  
The Office of the Technical Regulator in DEM has no record of any notice or order affecting this title  
also  
Lightsview Re-Water Supply Co Pty Ltd has no record of any notice or order affecting this title.  
also  
Robusto Investments Pty. Ltd. trading as Compass Springs has no current record of any notice or order affecting this title.  
also  
Alano Utilities Pty. Ltd. has no record of any notice or order affecting this title.

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

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

**36. Other charges**

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

Refer to the Certificate of Title

also

Contact the vendor for these details

also

Contact the Local Government Authority for other details that might apply

## Other Particulars

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

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

## Additional Information

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

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

## Notices

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

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

#### Building restrictions

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

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

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

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

#### Statutory easements

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

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

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

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

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

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

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

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

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

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

Information should be obtained from:

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

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

Water Resources Management - Taking of underground water

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

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

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

Account Number	L.T.O Reference	Date of issue	Agent No.	Receipt No.
15 00270 64 2	CT5000194	30/4/2025	168	2669239

HOLDFAST CONVEYANCERS  
 PO BOX 1020  
 GLENELG SOUTH SA 5045  
 grant@hc1.com.au

Section 7/Elec

## Certificate of Water and Sewer Charges & Encumbrance Information

### Property details:

Customer: MS P BARRETT  
 Location: U7 85 KENSINGTON RD NORWOOD UNIT 7  
 Description: H/UNIT CP                      Capital Value: \$ 325 000  
 Rating: Residential

### Periodic charges

Raised in current years to 30/6/2025

			\$
	Arrears as at: 30/6/2024	:	0.00
Water main available:	1/7/1990	Water rates	314.40
Sewer main available:	1/7/1990	Sewer rates	347.80
		Water use	187.94
		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	850.14CR
		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: 2/7/2025

This account has no meter of its own but is supplied from account no 15 00270 51 1.

The Water Use apportionment option is Uneven.

The apportionment percentage for this account is 8.14%.

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

As constructed sanitary drainage drawings can be found at <https://maps.sa.gov.au/drainageplans/>.  
SA Water has no record of an Encumbrance on this property as at the date of issue of this certificate.

## South Australian Water Corporation

Name: MS P BARRETT      Water & Sewer Account      Acct. No.: 15 00270 64 2      Amount: \_\_\_\_\_

Address:  
U7 85 KENSINGTON RD NORWOOD  
UNIT 7

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### Payment Options

**EFT**

EFT Payment

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	1500270642



Bill code: 8888  
Ref: 1500270642

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: 1500270642