

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 6202 Folio 589

Parent Title(s) CT 5958/566
Creating Dealing(s) AP 12851260
Title Issued 16/01/2018 Edition 2 Edition Issued 12/06/2019

Diagram Reference

Estate Type

FEE SIMPLE

Registered Proprietor

GEOFFREY SPENCER BRADY
CARMEL MARY BRADY
OF 28133 PRINCES HIGHWAY HATHERLEIGH SA 5280
AS JOINT TENANTS

Description of Land

LOT 74 PRIMARY COMMUNITY PLAN 23274
IN THE AREA NAMED NORMANVILLE
HUNDRED OF YANKALILLA

Easements

NIL

Schedule of Dealings

Dealing Number	Description
13117139	ENCUMBRANCE TO LINKS LADY BAY PTY. LTD. (ACN: 065 268 868)

Notations

Dealings Affecting Title NIL

Priority Notices NIL

Notations on Plan

Lodgement Date	Dealing Number	Description	Status
13/01/2006	10381388	SCHEME DESCRIPTION	FILED
13/01/2006	10381389	DEVELOPMENT CONTRACT	FILED
13/07/2018	12957220	BY-LAWS	FILED

Registrar-General's Notes NIL

Administrative Interests NIL

Certificate of Title

Title Reference CT 6202/589
Status CURRENT
Easement NO
Owner Number 15719261
Address for Notices 28133 PRINCES HWY HATHERLEIGH, SA 5280
Area 1002m² (CALCULATED)

Estate Type

Fee Simple

Registered Proprietor

GEOFFREY SPENCER BRADY
CARMEL MARY BRADY
OF 28133 PRINCES HIGHWAY HATHERLEIGH SA 5280
AS JOINT TENANTS

Description of Land

LOT 74 PRIMARY COMMUNITY PLAN 23274
IN THE AREA NAMED NORMANVILLE
HUNDRED OF YANKALILLA

Last Sale Details

Dealing Reference TRANSFER (T) 13117138
Dealing Date 28/05/2019
Sale Price \$140,000
Sale Type FULL VALUE / CONSIDERATION AND WHOLE OF LAND

Constraints

Encumbrances

Dealing Type	Dealing Number	Beneficiary
ENCUMBRANCE	13117139	LINKS LADY BAY PTY. LTD. (ACN: 065 268 868)

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
2609546352	CURRENT	Lot 74 TROON DRIVE, NORMANVILLE, SA 5204

Notations

Dealings Affecting Title

NIL

Notations on Plan

Lodgement Date	Dealing Number	Descriptions	Status
13/01/2006 12:14	10381388	SCHEME DESCRIPTION	FILED
13/01/2006 12:14	10381389	DEVELOPMENT CONTRACT	FILED
13/07/2018 12:13	12957220	BY-LAWS	FILED

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number	2609546352
Type	Site & Capital Value
Date of Valuation	01/01/2024
Status	CURRENT
Operative From	01/07/2018
Property Location	Lot 74 TROON DRIVE, NORMANVILLE, SA 5204
Local Government	YANKALILLA
Owner Names	CARMEL MARY BRADY GEOFFREY SPENCER BRADY
Owner Number	15719261
Address for Notices	28133 PRINCES HWY HATHERLEIGH, SA 5280
Zone / Subzone	GCE - Golf Course Estate
Water Available	Yes
Sewer Available	Yes
Land Use	1100 - House
Description	5HDGALF
Local Government Description	Residential

Parcels

Plan/Parcel	Title Reference(s)
C23274 LOT 74	CT 6202/589

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$280,000	\$680,000			
Previous	\$240,000	\$660,000			

Building Details

Valuation Number	2609546352
Building Style	Conventional
Year Built	2020
Building Condition	Good
Wall Construction	Brick
Roof Construction	Colourbond
Equivalent Main Area	243 sqm
Number of Main Rooms	5

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

PURPOSE: PRIMARY COMMUNITY

MAP REF: 6527-47-H

AREA NAME: NORMANVILLE

COUNCIL: THE DISTRICT COUNCIL OF YANKALILLA

DEVELOPMENT NO: 260/C535/03
260/C002/05
260/C033/07/001/26976
260/C001/16/001/50456
260/C001/16/001/50629
260/C013/20/001

LAST PLAN: F47566

APPROVED: *AG* 23/12/20

DEPOSITED/FILED: 13.2.2006.

C23274

SUBSTITUTE SHEET SHEET 1 OF 5

V03

AGENT DETAILS: **JOHN C BESTED & ASSOC PTY LTD**
 ABN 96 004 596 908
 362 MAGILL ROAD KENSINGTON PARK SA 5068
 PHONE (08) 8332 7111
 email surveyor@johnbested.com.au

SURVEYORS CERTIFICATION:
 I, Ashley Greg Window, a Licensed Surveyor under the Survey Act, 1992, certify that this Community Plan has been correctly prepared in accordance with the Community Titles Act, 1996, to a scale prescribed by regulation.

AGENT CODE: JCBA
 REFERENCE: 20480

Dated the 17th day of September 2020

AG Window
 Licensed Surveyor

SUBJECT TITLE DETAILS:

PREFIX	VOLUME	FOLIO	OTHER	PARCEL	ALLOTMENT(S)	NUMBER	PLAN	NUMBER	HUNDRED / IA / DIVISION	TOWN	REFERENCE NUMBER
CT	5920	781				862	D	63807	YANKALILLA		SECTION 1004 SECTION 1007

OTHER TITLES AFFECTED: CT 5958/566, 6070/385, CT 5984/341, CT 5984/342

EASEMENT DETAILS:

STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER	PURPOSE	IN FAVOUR OF	CREATION
EXISTING	COMMON PROPERTY	SERVICE	EASEMENT(S)	A	FOR DRAINAGE PURPOSES	THE COUNCIL FOR THE AREA	223LG RPA
NEW	COMMON PROPERTY	LONG	EASEMENT(S)	B	FOR ELECTRICITY SUPPLY PURPOSES	DISTRIBUTION LESSOR CORPORATION (SUBJECT TO LEASE 88900000)	ACT 10381386
EXISTING	COMMON PROPERTY.1	SHORT	EASEMENT(S)	C	FOR WATER SUPPLY PURPOSES		RTC 9806571
EXISTING	COMMON PROPERTY.1	SHORT	FREE AND UNRESTRICTED RIGHT(S) OF WAY	C			RTC 9806571
VARY FROM	COMMON PROPERTY	SERVICE	EASEMENT(S)	E(T/F) IN C23274	FOR ELECTRICITY SUPPLY PURPOSES	DISTRIBUTION LESSOR CORPORATION (SUBJECT TO LEASE 88900000)	223LG RPA
VARY TO	COMMON PROPERTY	SERVICE	EASEMENT(S)	G(T/F)	FOR ELECTRICITY SUPPLY PURPOSES	DISTRIBUTION LESSOR CORPORATION (SUBJECT TO LEASE 88900000)	223LG RPA
NEW	COMMON PROPERTY	SERVICE	EASEMENT(S)	D	FOR DRAINAGE PURPOSES	THE COUNCIL FOR THE AREA	223LG RPA
NEW	COMMON PROPERTY	LONG	EASEMENT(S)	H	FOR ELECTRICITY SUPPLY PURPOSES	DISTRIBUTION LESSOR CORPORATION (SUBJECT TO LEASE 88900000)	AP 10607177

C23274

SUBSTITUTE SHEET
SHEET 2 OF 5

V03

EASEMENT DETAILS:

STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER	PURPOSE	IN FAVOUR OF	CREATION
NEW	COMMON PROPERTY	SERVICE	EASEMENT(S)	J(T/F)	FOR ELECTRICITY SUPPLY PURPOSES	DISTRIBUTION LESSOR CORPORATION (SUBJECT TO LEASE 88900000)	223LG RPA
NEW	COMMON PROPERTY	LONG	EASEMENT(S)	K	FOR ELECTRICITY SUPPLY PURPOSES	DISTRIBUTION LESSOR CORPORATION (SUBJECT TO LEASE 88900000)	AP 10607177

ANNOTATIONS: THE SERVICE INFRASTRUCTURE WAS NOT IN PLACE AS AT 4/10/2005
EASEMENT(S) H, K AND J(T/F) AFFECTED BY AP 10607177
FORMER EASEMENT(S) E(T/F) AFFECTED BY AP 10607177

C23274

SHEET 3 OF 5

V03

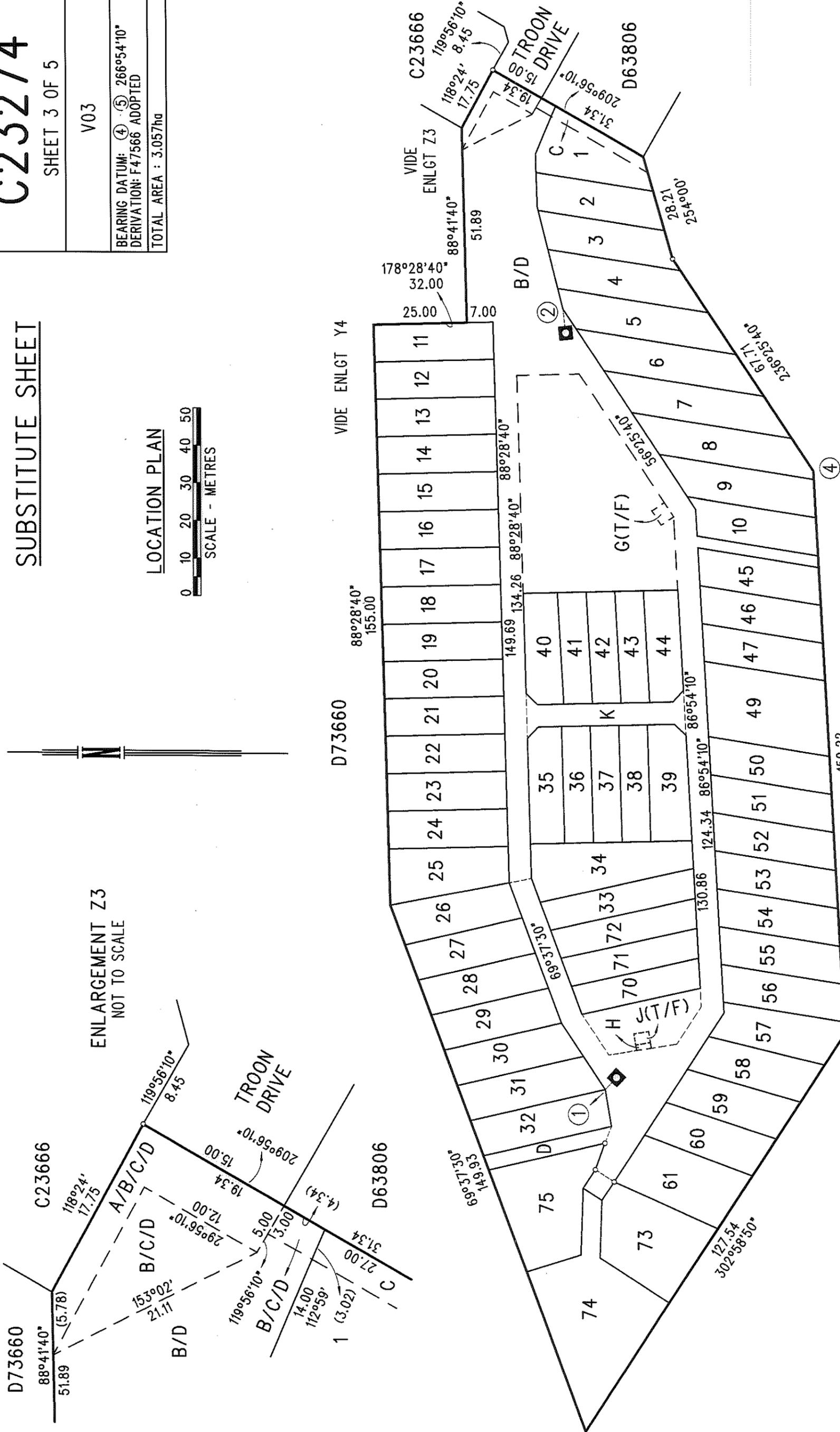
BEARING DATUM: ④ ⑤ 266°54'10"
DERIVATION: F47566 ADOPTED

TOTAL AREA : 3.057ha

SUBSTITUTE SHEET

ENLARGEMENT Z3
NOT TO SCALE

LOCATION PLAN



JOHN C BESTED & ASSOC PTY LTD
ABN 96 004 596 908
SURVEYING & PLANNING CONSULTANTS
362 MAGILL ROAD KENSINGTON PARK 5068
PHONE (08) 8332 7111
email surveyors@johnbested.com.au

REF 20480 DRAWING 20480-COM VERSION 2

SUBSTITUTE SHEET

C23274

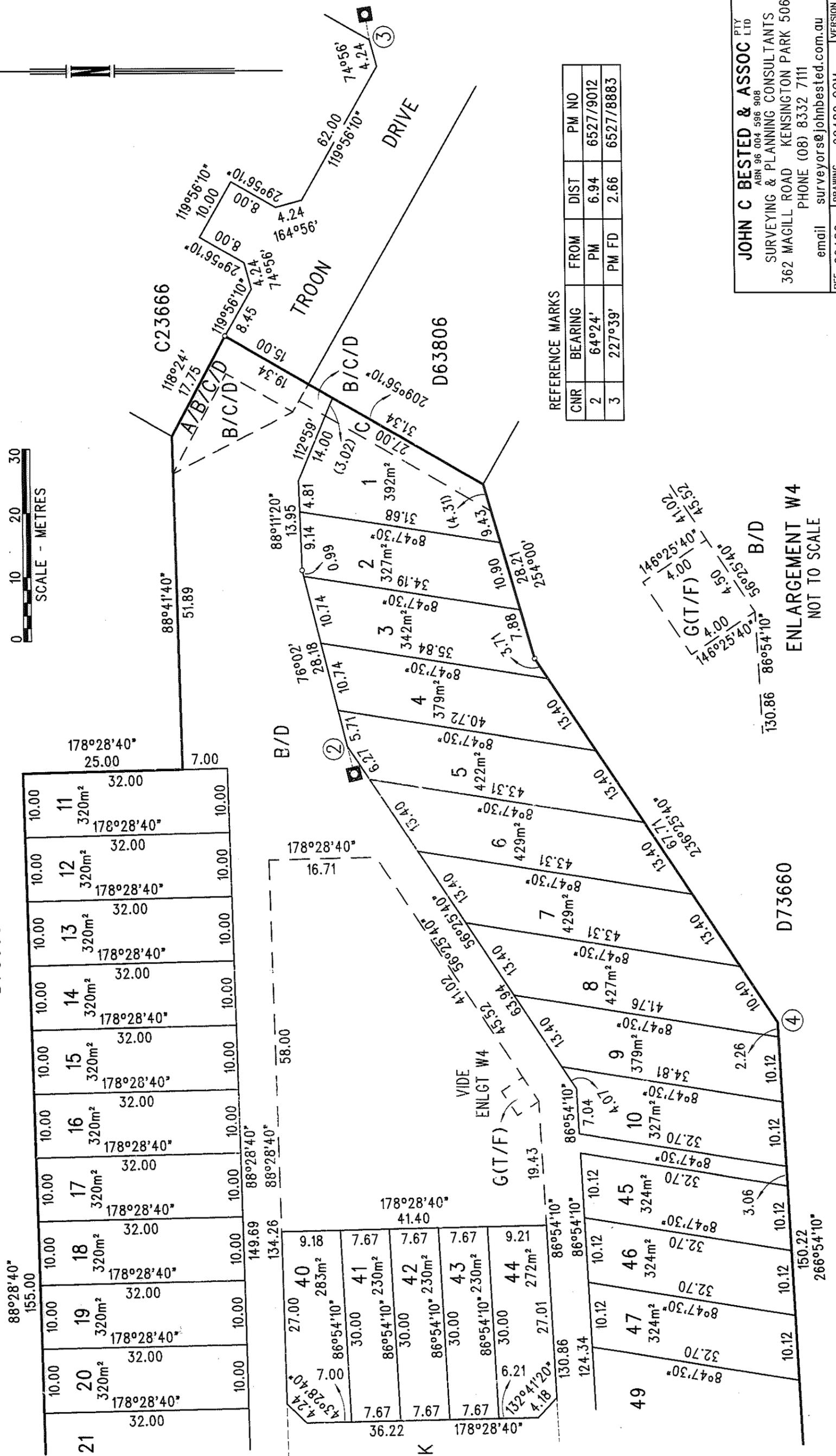
SHEET 4 OF 5

V03

ENLARGEMENT Y4



D73660



REFERENCE MARKS

CNR	BEARING	FROM	DIST	PM NO
2	64°24'	PM	6.94	6527/9012
3	227°39'	PM FD	2.66	6527/8883

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 REF 20480 DRAWING 20480-COM VERSION 2

ENLARGEMENT W4
 NOT TO SCALE

C23274

SHEET 5 OF 5

V03

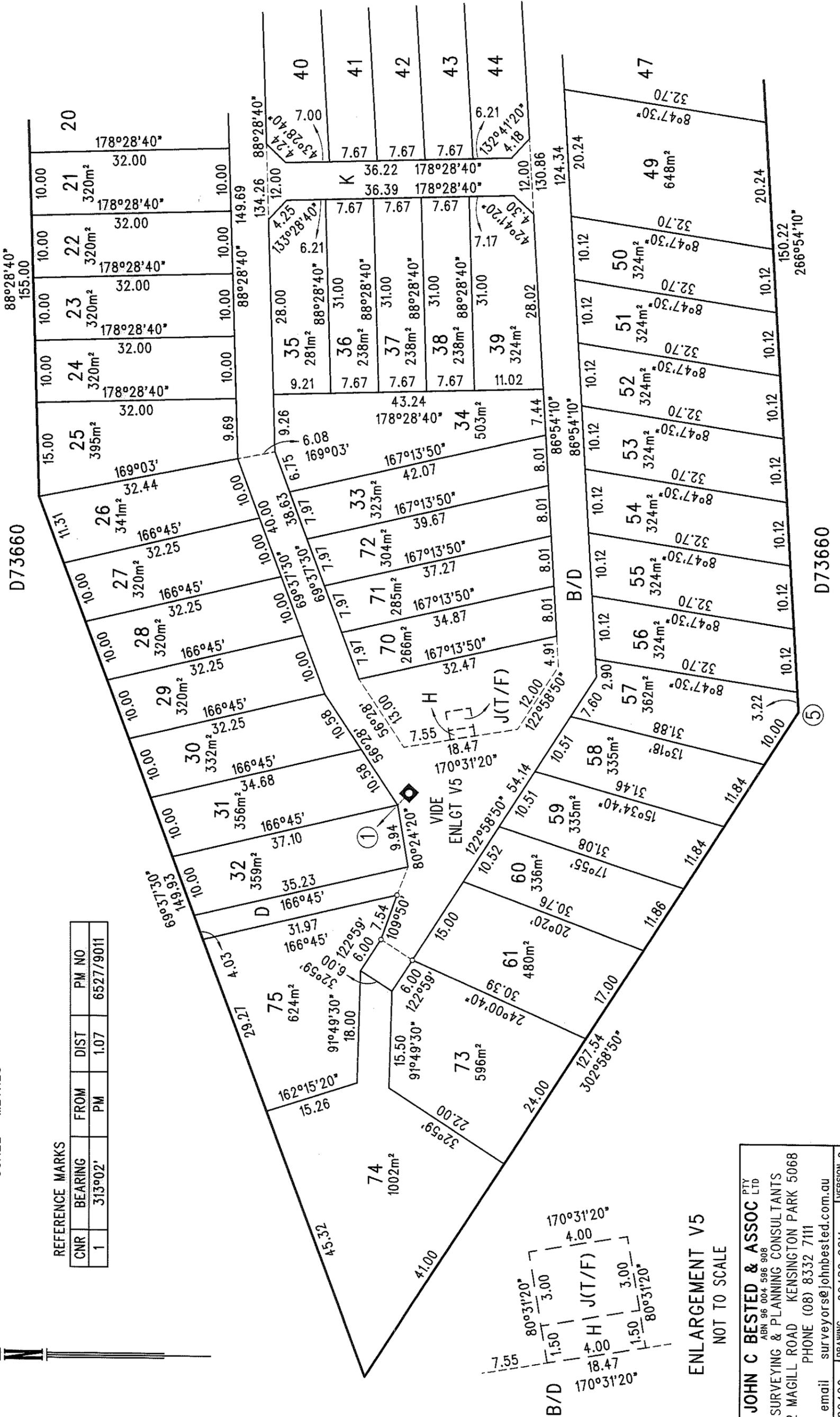
SUBSTITUTE SHEET

ENLARGEMENT X5



REFERENCE MARKS

CNR	BEARING	FROM	DIST	PM NO
1	313°02'	PM	1.07	6527/9011



ENLARGEMENT V5

NOT TO SCALE

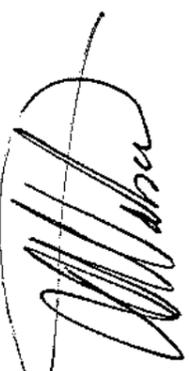
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LOT ENTITLEMENT SHEET

COMMUNITY PLAN NUMBER

SHEET 1 OF 3

C23274

ACCEPTED

 24 DEC 2020

PRO REGISTRAR-GENERAL

DEV.No. 260 : COB: 20

LOT	LOT ENTITLEMENTS	SUBDIVIDED
1	161	
2	156	
3	156	
4	151	
5	165	
6	165	
7	165	
8	165	
9	161	
10	156	
11	156	
12	156	
13	156	
14	156	
15	156	
16	156	
17	156	
18	156	
19	156	
20	156	
21	165	
22	165	
23	165	
24	165	
25	171	
26	165	

SUBSTITUTE SHEET

LOT ENTITLEMENT SHEET

COMMUNITY PLAN NUMBER
SHEET 2 OF 3

C23274

ACCEPTED
24 DEC 2020
PRO REGISTRAR-GENERAL
DEV.No. 260 : Co13 : 20



SCHEDULE OF LOT ENTITLEMENTS		
LOT	LOT ENTITLEMENTS	SUBDIVIDED
27	165	
28	165	
29	165	
30	165	
31	165	
32	165	
33	123	
34	123	
35	113	
36	109	
37	109	
38	109	
39	123	
40	113	
41	109	
42	109	
43	109	
44	109	
45	156	
46	156	
47	156	
49	312	
50	156	
51	156	
52	156	

SUBSTITUTE SHEET

LOT ENTITLEMENT SHEET

COMMUNITY PLAN NUMBER
SHEET 3 OF 3

C23274

ACCEPTED

24 DEC 2020



PRO REGISTRAR-GENERAL

DEV.No. 260 : COB: 20

SUBSTITUTE SHEET

SCHEDULE OF LOT ENTITLEMENTS		
LOT	LOT ENTITLEMENTS	SUBDIVIDED
53	156	
54	156	
55	156	
56	156	
57	137	
58	137	
59	137	
60	137	
61	151	
70	123	
71	123	
72	123	
73	166	
74	209	
75	180	
AGGREGATE	10,000	

CERTIFICATE OF LAND VALUER

I, Christopher James Carter, being a land valuer within the meaning of the Land Valuers Act 1994 certify that this schedule is correct for the purposes of the Community Titles Act 1996.

Dated the 12th day of October 2020


 Signature of Land Valuer

Community Corporation 23274 Inc.,30 Troon Drive, Normanville, S.A. 5204.

Presiding Officer: 0403-463-001. Treasurer/Secretary: 0409-494-909

New Email: 30trooncorp23274@gmail.com ABN: 31-360-943-373.

Facebook: 30 Troon Owners and Residents - Admin :0472 -872-017

Dear Sophie
18 June, 2025.

Re: Address: 30 Troon Drive Lot Number 74

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

Financial Status of this Lot Owner/s:

Contribution to Administration Fund is \$428-80 paid annually to 30 June.

Contribution to the Sinking Fund is currently \$28-00 annually to 30 June.

Arrears as follows:Admin Fund:NIL Sinking Fund: NIL. Block slashing: N/A

Please note that there is an interest rate of 10% per annum for arrears)

Disclaimer: The details provided are, to the best of my knowledge accurate to this date. As this information could change prior to settlement, Conveyancers are urged to confirm them by phone prior to settlement date. Contact Elaine Henn on 0409-494-909.

General Information:

Until June 2020 Whittles Management Services were engaged to manage Community Corp 23274 Inc. At the March AGM, it was voted not to re-appoint them and to become self managed. At present our Presiding Officer is Joe Galea 0403-463-001 and Treasurer/ Secretary is Elaine Henn 0409-494-909.

Mandatory Expenses:

Each lot owner is responsible for installing a flow meter for their lot PRIOR TO THE START OF CONSTRUCTION. Strata Water Solutions will supply and read the meters then bill owners for their water consumption. Common Property water consumption is paid for by Community Corporation 23274..

Financial Status of Community Corporation 23274: ANZ Bank, Edwardstown holds funds as at 31Dec,24 of Admin Fund \$8734-44 + Sinking Fund Term Deposits No.1 of \$30,000 & No. 2 of \$45,000 .

Regards, Elaine Henn, Treasurer/Secretary

Community Corporation 23274 Inc., 30 Troon Drive, Normanville.

**2024 ANNUAL GENERAL MEETING - Sunday 28 July at 10.00 am
at the Links Lady Bay Resort Conference Room.**

AGENDA ITEMS as distributed with MINUTES in red.

Welcome by Joe Galea, Presiding Officer.

Joe welcomed everybody for our meeting today, making comment that this is the best attendance we have seen at any of our AGMs. Joe made reference to our buoyant financial situation. He indicated that the major expenses had been repairs to the Water Supply System at the start of 30Troon and the installation of a damaged storm water grate close to 59/30.

Joe indicated some possible future expenditure on fencing for the properties adjacent to the easements, located adjacent to 45/30, 10/30, 32/30 & 75/30, for which a budget allocation has been made. Also the road repairs, most likely to take place once the remaining blocks have been built upon.

For general information, he cited that we pay around \$20,000 in fees and normally have some \$5000 in hand at the end of each financial year. These profits, along with the sales of the 4 blocks with large arrears had contributed to our ability to make a second term deposit investment this year.

Present, Apologies & Proxies - these were tabled, as recorded below:

Present today : Joe/Di Galea 44 /47, Elaine Henn 61, Lorene/Frank Bourne 31, Sonia Moore 26, Carmel/Geoff Brady 74, Cathy Bosley/Dennis Beros 16, Helen/ Kevin Osborn 29/32, Kim/Bron Priest 73, Michael/Danuka Pounsett 51, Kayla Shephard 19, Suzanne/Joe Kleinschmidt 14, Allan Morichaud 23, Kathy/James Mould 7, Mark/Kym Linke 33

Apologies: Jane Zaleski 49, Shona Grant 28, Nuno/Ingrid Azevedo 43, Mel White 23, Andrew Swanson 21, Nicole Cooper 19, Ian Furby 27, Sharyn & Marty van den Munckhof 13, Lothar Ortoff 50, Dave/Louise Kennewell 17, Michael Smale 39.

Proxy : Ian Furby, 27 - Elaine Henn nominated as proxy.

Review & Acceptance of Minutes of 2023 AGM*

These minutes, having been distributed by email to all members prior to the AGM were deemed to have been accepted by Joe Galea, since no issues arose.

Financial Reports

Audit Income Statement of 2023-24 Financials *

The Audited Statement and Budget had also been distributed to members by email ahead of the AGM. One query was made regarding the low level of our Sinking Fund Fees, which was addressed by the fact that our finances are applied to the items when required regardless of the on-paper value.

Proposed Budget for 2024-25 Budget *

The budget for the coming year has made provision for anticipated income and expenses, anticipating larger than normal increases in electricity and water, as well as the aforementioned fences. We expect to receive interest from our first Term Deposit in September and the 2nd in May this financial year - a bonus!

* There is a separate Treasurer/ Secretary report to the AGM, to be read out. This is included at the end of these minutes. A copy of each transaction was tabled for inspection at the meeting today.

Items of Concern Raised for AGM Discussion /Voting:

1. Speed of traffic on Troon Drive, despite 20km/hr sign - suggested so far:

Speed Humps at regular intervals on all sections of road

An additional 20km/hr sign on opposite side of road at entry to 30 Troon

20km/hr signs to be stencilled onto the road at regular intervals

Boom / electric gates

* Submission by Sharyn van den Munckhof regarding SHARED ZONE status for 30 Troon Drive @ 10 km/hr (details on hand) PLUS 10km stencilled on road at regular intervals. Will require Shared Zone sign, as per 20 Troon Drive area.

Following a short introduction to the first item, Joe Galea read out the Considerations document in full and made comment on each item. A copy of this document had also been emailed to all members prior to the AGM.

There was general discussion which favoured the following action to take place:

That we obtain a 2nd 20 km/hr sign and a Children sign for the opposite side of the road (the driver's side) at the entrance to 30 Troon and ALSO that we STENCIL 20 on the road at regular intervals as reminders.

2. Front Garden Presentation:

This issue relates to the care of our own blocks within the general environment of 30 Troon Drive. Each lot owner has been provided with our Considerations document, as a result of this and other issues being raised at the last AGM. The problem is compliance - how might we encourage lot owners to adhere to this requirement and the others mentioned in the document and our Bi- Laws ?

Joe re-iterated that the general presentation of our Drive would be reflected in the values of property sales & that this should be incentive enough for us to maintain gardens in a presentable manner. He also suggested that Di Galea could advise people as to which plants suit the soil type and climate.

3. Vacant Positions on the Committee for 2024-25:

After a few years of working as **Maintenance Officer** to identify items to be repaired, upgraded or replaced, **Frank Bourne** has decided to resign, owing to ill health. Well done, Frank and thank you for your attention to our community property.

At the conclusion of the AGM, Joe Kleinschmidt agreed to take over from Frank to do the Maintenance Officer's job. No takers at this stage for an assistant, but perhaps people reading the minutes might consider assisting.

It would also be most helpful to have an **Assistant Maintenance Officer** to provide support and for succession planning. For the same reason, I would like an **Assistant Secretary/ Treasurer** to learn the various functions of the role. It is best if nominating, that you reside here some or most of the time, to enable regular get togethers to attend to issues as they arise & for Committee Meetings.

There was no interest expressed at the AGM for an assistant secretary/treasurer, although, upon reading the Minutes, somebody may change their mind to assist for 1-2 hours approx twice per week. Please see Treasurer's Report.

Please forward any items you would like to raise at this forum, by sending details, prior to the AGM, to 30trooncorp23274@gmail.com You may also like to speak to your issue at AGM. No further issues were received prior or brought up at the AGM. Joe thanked attendees, closing the meeting at 10-50am.

Invites will be sent for the Xmas Party (1st Sunday December) in due course.

Report to 2024 AGM by Treasurer/Secretary, Elaine Henn.

Good morning everybody 😊🏠:

BY FAR most important thing to occur this year has been the forced sale of our 4 hitherto Problem blocks (2,7,8, & 10) by Yankalilla Council to settle their debts from several years of non-payment of rates. During the process, I maintained frequent contact with Council and their Lawyers to ensure our debts, or a proportion of the \$30,000+ owed to us, would be included in the Lawyer's schedule of payments, once settlement occurred on each block.

When the processes reached their conclusion, we were no. 5 on the list of organizations or people to be reimbursed. We received 100% of monies owed 😊💰. This was duly transferred to us in one transaction. I recommended to the Committee that we invest this into our 2nd Term Deposit at ANZ. This occurred in May and will mature in 12 months.

There have so many CHANGES OF OWNERSHIP this financial year, that I assembled a Database to reflect every change as it occurs - please check your Lot No. if you like, today & let me know if you are happy with the data recorded.

The last of the recent wave of sales is due to occur on 1 August with settlement of 40/30. There are a couple of other properties on the market, but as yet, no sales have been reported. When this occurs, a request for a Search is sent by the Real Estate Agents/Conveyancer for a range of details re: our Fees per lot, Bi-Laws, Insurances, Finances, AGM Reports and other details pertinent to them and the purchaser.

As a result of SO many frequent changes, there were many emails from new owners with QUERIES regarding issues such as NBN connections, fences, water meters etc., that I developed a WELCOME LETTER, which addresses the issues raised. I have a copy on display, to which I have recently added the Council's rubbish collection schedule. Suggestions for further inclusions are welcome and can be included.

Block slashing which was suggested by Frank during the year, proved both popular and profitable for us, providing funds for the maintenance of our donated ride-on mower.

The Corporation's financials, from 1 July, 24 have been loaded on Easy Business instead of Xero. This was very expensive for us per transaction and far too complex for our simple needs. The vast majority of transactions occur in July/August with invoicing and receipt of your Community Corp fees. Aside from this, there are only the occasional AGL or Strata Water bills, any maintenance or repair bills, reimbursements and, of course, Bank Fees.

Easy Business is managed from Sydney and provides immediate in-person support - it will cost us only \$10 monthly (only for bank feeds), rather than \$70 - \$115 monthly for Xero, which charges extra per invoice, above a few per month. This should save us a bit more! I have printed out a copy of each transaction from the previous financial year, in case anybody wishes to inspect these, also hard copies of monthly bills paid, July23-Jun24.

Now we have all of the money owed to us, plus 2 Term Deposits and your Community fees which are due within the next few days, we are in a sound financial position. Our first Term Deposit matures in September - at this stage, I expect we will re-invest this for another 12 months at the best rate available through ANZ at the time. The Committee was keen to maintain our funds within the same banking institution, rather than investing elsewhere.

I will conclude by calling for assistance with the Secretarial & Treasury work, to enable us to have more than one person who knows the role, and can take over in the event of moving house, taking a holiday, illness or other events. It is NOT difficult, but does require almost daily attention with a variety of emails, search requests, bill payments and monthly balancing of the books.

I WILL be to writing a Procedures Manual for these jobs - I have managed to work out methods & processes for each regularly occurring task. These appear to be working well, and, with a bit of luck and good management, we will not have such unfamiliar territory to tread (as with the sales of our 'problem blocks') in the coming years.

Please nominate yourself if you have a couple of hours, a couple of times per week to help me out and attend meetings. 😊💰

Thank you all, Elaine.

Report to 2024 AGM by Treasurer/Secretary, Elaine Henn.

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Thank you all, Elaine.



COMMUNITY CORPORATION

23274 INC

Financial Statements

for the Year Period

01 July 2023

to

30 June 2024

COMMUNITY CORPORATION 23274 INC

**FINANCIAL STATEMENTS
FOR THE PERIOD ENDED
30 JUNE 2024**

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Profit and Loss

Community Corp.23274 Inc,30 Troon Drive Normanville, SA 5204
For the year ended 30 June 2024

	2024	2023
Trading Income		
Block Slashing Income	750.00	-
Community 23274 Revenue - Admin Fund	20,519.28	38,848.31
Community 23274 Revenue - Sinking Fund	1,263.88	1,344.00
Search Fee Income	858.00	66.00
Total Trading Income	23,391.16	40,258.31
Gross Profit	23,391.16	40,258.31
Operating Expenses		
AGL Electricity	2,217.92	2,375.02
Bank Fees	80.00	-
Christmas Celebration 30 Troon	1,044.86	529.28
Community 23274 Water Usage	-	1,760.56
Community Garden & Maintenance of Blocks	1,521.36	633.17
Community Road	2,109.30	-
Consulting & Accounting	385.00	330.00
Equipment Expensed	-	199.00
General Expenses	400.00	150.00
Insurance	1,280.00	1,215.00
Metre Reading	2,066.30	1,622.20
Postage	1.20	-
Printing & Stationery	492.44	97.45
Repairs and Maintenance	5,337.53	344.24
Subscriptions	635.38	463.60
Total Operating Expenses	17,571.29	9,719.52
Net Profit	5,819.87	30,538.79

Balance Sheet

Community Corp.23274 Inc,30 Troon Drive Normanville, SA 5204
 As at 30 June 2024

30 JUNE 2024 30 JUNE 2023

Assets		
Bank		
2nd Term Deposit Community Corp 23274 Inc. 30 Troon Drive Normanville	45,000.00	-
Community Corporation 23274 Working Account	2,632.06	41,288.95
Term Deposit Community Corporation 23274 Inc	30,000.00	-
Total Bank	77,632.06	41,288.95
Current Assets		
Accounts Receivable	-	30,897.24
Sundry Debtors	0.20	(373.80)
Total Current Assets	0.20	30,523.44
Total Assets	77,632.26	71,812.39
Net Assets	77,632.26	71,812.39
Equity		
Current Year Earnings	5,819.87	30,538.79
Retained Earnings	71,812.39	41,273.60
Total Equity	77,632.26	71,812.39

COMMUNITY CORPORATION 23274 INC

**STATEMENT BY COMMITTEE MEMBERS
FOR THE PERIOD ENDED 30 JUNE 2025**

The committee members have determined that the entity is not a reporting entity. The committee members have determined that this special purpose financial report should be prepared in accordance with the accounting policies outlined in Note 1 to the accounts.

In the opinion of the committee:

1. (a) The Profit and Loss Statement gives a true and fair view of the profit and loss of the association for the financial period.

(b) The Balance Sheet gives a true and fair view of the state of affairs of the association as at the end of the financial period.
2. At the date of this statement, there are reasonable grounds to believe that the association will be able to pay its debts as and when they fall due.

This statement is signed by:

Committee Member _____

Dated this day of

COMMUNITY CORPORATION 23274 INC

NOTE 1 – STATEMENT OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements are a special purpose financial report prepared in order to satisfy the requirements of the constitution to prepare financial accounts. The committee has determined that the association is not a reporting entity.

The statements have been prepared in accordance with the requirements of the following applicable Accounting Standards and other mandatory professional reporting requirements:

AAS: 1 Profit and Loss or other Operating Statements

AAS: 8 Events Occurring After Reporting Date

No other applicable Accounting Standards or mandatory professional reporting requirements have been applied.

The statements have been prepared on an accrual basis. They are based on historic costs and do not take into account changing money values or, except where specifically stated, current valuations of non-current assets.

The following specific accounting policies, which are consistent with the previous period unless otherwise stated, have been adopted in the preparation of these statements:

Investments

Investments are brought to account at cost or at committee's valuation. Interest is brought to account in the profit and loss account when received.

Provisions

Increases in provisions are shown as an expense and are included at amounts determined by the committee and are set in place to provide for expected costs in the future which arise as a direct result of trading this financial period.

These statements are to be read in conjunction with the
attached compilation report

**INDEPENDENT AUDITOR'S REVIEW REPORT
TO THE MEMBERS OF
COMMUNITY CORPORATION 23274 INC.**

Report on the Financial Report

We have reviewed the accompanying Statement of Income and Expenditure and Balance Sheet of Community Corporation 23274 Inc (the organisation), for the year ended 30 June 2024.

Members' Responsibility for the Financial Report

The members of the organisation are responsible for the preparation of the financial report that gives a true and fair view in accordance with Australian Accounting Standards and the Corporations Act 2001.

This responsibility includes establishing and maintaining internal controls relevant to the preparation and presentation of the financial report that is free from material misstatement, whether due to fraud or error; selecting and applying appropriate accounting policies; and making accounting estimates that are reasonable in the circumstances.

Auditor's Responsibility

Our responsibility is to express a conclusion on the financial report based on our review.

We conducted our review in accordance with Auditing Standard on Review Engagements ASRE 2415 Review of a Financial Report – Company Limited by Guarantee, in order to state whether, on the basis of the procedures described, we have become aware of any matter that makes us believe that the financial report is not in accordance with the Corporations Act 2001 including: giving a true and fair view of the organisations financial position as at 30 June 2021 and its performance for the year ended on that date; and complying with the accounting policies described in Note 1 and Corporations Regulations 2001.

ASRE 2415 requires that we comply with the ethical requirements relevant to the review of the financial report.

A review of a financial report consists of making enquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Australian Auditing Standards and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit.

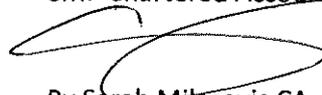
Accordingly, we do not express an audit opinion.

Conclusion

Based on our review, which is not an audit, we have not become aware of any matter that makes us believe that the financial report of Community Corporation 23274 Inc is not in accordance with the Corporations Act 2001, including:

- a. giving a true and fair view of the incorporation's financial position as at 30 June 2024 and of its performance for the year ended on that date; and
- b. complying with Australian Accounting Standards and the Corporations Regulations 2001.

SMP Chartered Accountants



By Sarah Mitosevic CA
Victor Harbor
Dated 19 July 2024

LANDS TITLES REGISTRATION OFFICE

SOUTH AUSTRALIA

LODGEMENT FOR FILING UNDER THE
COMMUNITY TITLES ACT 1996

FORM APPROVED BY THE REGISTRAR-GENERAL

**BELOW THIS LINE FOR OFFICE
PURPOSES ONLY**

Orig. **LF 12957220**



12:13 13-Jul-2018
1 of 1

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AGENT CODE

LODGED BY: DW FOX TUCKER DWFT

CORRECTION TO: DW FOX TUCKER DWFT

SUPPORTING DOCUMENTATION LODGED WITH INSTRUMENT
(COPIES ONLY)

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PICK-UP NO.	
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CORRECTION	PASSED
<p>24 JUL 2018</p> <p><i>[Signature]</i></p> <p>REGISTRAR-GENERAL</p> <p>PRO</p> 	

NOTICE OF VARIATION OF BY-LAWS

PRIVACY COLLECTION STATEMENT: The information in this form is collected under statutory authority and is used for maintaining publicly searchable registers and indexes. It may also be used for authorised purposes in accordance with Government legislation and policy requirements.

INSTRUMENT AFFECTED 10381387

PLAN No. 23274

To the Registrar-General,

I, JOSEPH VINCENT GALEA of 339 The Esplanade Henley Beach SA 5022 being an officer of Community Corporation No 23274 Incorporated certify:

- (a) That the copy of the By Laws attached to this certificate is a true copy of the By Laws as varied by a special resolution of the Corporation made on the 29th June 2018 and
- (b) That the copy of the resolution attached to this certificate is a true copy of the resolution referred to in paragraph (a).

Dated the 12th day of July 2018


.....
Joseph Vincent Galea
Secretary

BY-LAWS

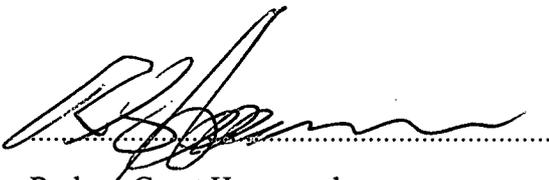
COMMUNITY PLAN NO. 23274

**SORRENTO CIRCUIT
TROON DRIVE
LINKS LADY BAY
NORMANVILLE SA 5204**

TERMS OF INSTRUMENT
NOT CHECKED BY LANDS TITLES OFFICE

BY-LAWS
DEVELOPMENT NO. 260/C535/03

Certified correctly prepared in accordance with the requirements of the Community Titles Act, 1996 by the person who prepared the document.



Rodney Grant Hammond

Level 14, 100 King William Street

Adelaide SA 5000

This is a copy of the By-Laws referred to in the attached certificate



JOSEPH VINCENT GALEA, Secretary

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TERMS OF INSTRUMENT NOT CHECKED BY LANDS TITLES OFFICE	BY-LAWS DEVELOPMENT NO. 260/C535/03
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COMMUNITY TITLES ACT, 1996

BY-LAWS OF THE COMMUNITY SCHEME

WARNING

The terms of these By-Laws are binding on the Community Corporation, the owners and occupiers of these Community Lots and the Development Community Lot or Community Lots (if any) comprising the scheme and persons entering the community parcel.

These By-Laws relate to the control and preservation of the essence or theme of the Community Corporation and as such cannot be amended or revoked other than by unanimous resolution in accordance with Section 39 of the Community Titles Act.

Part 1

PERMITTED USE

No dwelling shall be used or occupied otherwise than for residential purposes and for other purposes that are normally ancillary to the use of land for residential and home office purposes unless a different use has been approved by a unanimous resolution of the Community Corporation.

Part 2

RESTRICTED COMMON PROPERTY

There is no restricted Common Property within the Community Corporation.

Part 3

MANDATORY MATTERS

By-Law 1 - Common Property

1. The Common Property is shown on Page 1 of the Primary Plan of the scheme.
2. The Community Corporation is responsible for the administration management, maintenance and control of the Common Property.
3. The Common Property includes but is not limited to the Recreational Areas, roadway, lighting, landscaped areas, services and plant and equipment.

4. The Common Property Road is available to the occupiers of Community Lots and persons authorised by them to pass and re-pass at all times with or without vehicles to and from their respective Lots.
5. An occupier of a Lot, or a person upon the Common Property by their authority, must not park or repair any motor vehicle or other vehicle upon the Common Property except in cases of emergency and then only to the extent necessary to remove the vehicle from the Common Property.
6. A person must not, without the authorisation of the Corporation, deposit any object or material on the Common Property if it is likely:
 - (a) to obstruct the movement of vehicular or pedestrian traffic, or
 - (b) to be hazardous or offensive to other persons using the Common Property.
7. A person must not ride a skateboard, roller skates, roller blades or similar device on the Common Property.
8. The owner or occupier of a Community Lot must not without unanimous consent of the Community Corporation:
 - (a) erect any further buildings or structural improvements other than the main residence on a Community Lot; or
 - (b) make any alteration or change any existing colour or material finish to any part of a building which may be viewed from the whole or any portion of another Community Lot or the Common Property, or
 - (c) erect any awnings, curtains, blinds or other form of window treatments other than those specified by the Community Corporation to any part of a building which may be viewed from the whole or any portion of another Community Lot or the Common Property.
 - (d) hang any materials, fabrics or items of clothing to any part of a building that may be viewed from the whole or any portion of another Community Lot or the Common Property.
 - (e) place items of furniture, planter boxes, pots, plants, vegetation other than those specified by the Community Corporation and place any other to any part of a building which may be viewed from the whole or any portion of the Common Property.
9. The owner or occupier of a Community Lot must give notice to the Community Corporation of any damage to or defect in the Common Property immediately they become aware of the damage or defect.

By-Law 2 Internal Fencing

The Fences Act 1975, as amended, applies as between owners of adjoining Community Lots.

By-Law 3 Garbage

The occupiers of a Community Lot must:

1. provide an appropriate garbage bin for the storage of garbage, and;
2. store the garbage in an appropriate container that prevents the escape of unpleasant odours, and;
3. comply with any requirements of the Council, health or environment authority for the disposal of garbage, and;
4. ensure that no garbage bin, garbage, bottles or other refuse are left in a location which may be viewed from the whole or any portion of another Community Lot or the Common Property other than in a place and at a time suitable for collection in accordance with collection arrangements for the disposal of garbage, and;
5. ensure that garbage bins are returned to their respective Community Lot and out of view within 24 hours of the collection of such garbage.

By-Law 4 - Statutory Services

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

By-Law 5-Insurance by the Community Corporation

1. The Community Corporation must affect such insurance as required by Sections 103 and 104 of the Act but shall not be responsible to insure buildings and other improvements on any Community Lots.
2. The owner or occupier of a Community Lot must not, except with the approval of the Community Corporation, do anything that might: -
 - (a) void or prejudice insurance affected by the Community Corporation; or
 - (b) increase any insurance premium payable by the Community Corporation.

By-Law 6- Building Insurance

1. The owner of a Community Lot shall insure all buildings and other improvements on the Community Lot through an insurer nominated by the Community Corporation. Where a party wall exists the owner of a Community Lot must:

- (a) insure against risks that a normally prudent person would insure against, and; insure the full cost of replacing the buildings or improvements with new materials, and,
 - (b) insure to cover incidental costs such as demolition, site clearance and architect's fees, engineer's fees and other associated fees and charges.
2. Within 7 days of any written request by the Community Corporation the owner of each Community Lot must provide to the Community Corporation a copy of any current policy of insurance affected by the owner in terms of this By-Law.

By-Law 7 - Maintenance of a Building on a Lot

1. The owner or occupier of a Community Lot must keep maintained in clean, tidy, and good repair and condition the Community Lot including without limitation the exterior of the building and any pots situated within a Community Lot.
2. The owner or occupier of a Community Lot must obtain the authorisation of the Community Corporation to carry out any maintenance or repair to any portion of the facade visible from the Community Property including the balcony face, balustrade, security gates and garage doors. The cost of any such maintenance shall be borne by owner of a Community Lot to whom the repair and maintenance corresponds.

By-law 8 - Keeping of Pets

1. A Lotholder or Occupier may keep a household animal in his or her Lot without the consent of the Corporation provided always that the Lotholder or Occupier must:
 - (a) Do all things as is reasonably necessary to care and provide for the animal;
 - (b) Keep the animal under control at all times and minimise any noise made by the animal; and
 - (c) Must comply with all statutory requirements and regulations in respect of the animal.
2. If any animal causes a continued nuisance, the Corporation may give notice to the Lotholder or Occupier to remove the animal from the Lot or Common Property (Or Both). The Lotholder or Occupier must remove the animal from the Lot or Common Property immediately upon receipt of the notice from the Corporation.
3. If any animal belonging to a Lotholder or Occupier defecates on the Common Property, the owner must ensure the offending material is cleaned up and removed forthwith.

By-law 9 - Signage

No owner shall without the consent of the Community Corporation allow any sign to be erected upon a Community Lot or upon the Common Property except a sign placed

temporarily for the purpose of denoting the sale or lease of a Community Lot whereas such sign placed for such purpose shall not exceed the dimensions of 900mm x 1200mm and is placed to cause the least possible interference or disturbance to other occupiers of other Community Lots.

By-Law 10 - Community Corporation may appoint others to act

The Community Corporation may by Special Resolution appoint a person or persons or a Committee or Committees at its discretion and upon such terms as it may see fit to assist the Corporation in the maintenance control and administration of the Common Property or any portion thereof and any act or thing done by such person or persons or Committees within the scope of such appointment shall be done in the name of the Community Corporation.

By-Law 11- Community Corporation may grant exclusive use rights to portions of Common Property for short periods

The Community Corporation may from time to time and upon such terms as it may in its absolute discretion see fit grant to any Community Lot owner or occupier an exclusive right to use (for a period not exceeding five hours duration) any portion of the Common Property, in particular but not limited to, the areas designated as the Swimming Pool or the Tennis Court (but specifically excluding any roadway under any circumstances).

By-Law 12 - Community Lot Owner Grants the Community Corporation the right to maintain Landscaped Areas on the Community Lot

The Community Lot owner grants to the Community Corporation the exclusive right to maintain the landscaped portions of the Community Lot forward of the front building alignment to the Common Property roadway and backward from the rear building alignment to the Golf Course frontage of the residence to be constructed on the Community Lot and for such purposes grants to the Corporation (or any appointee of the Corporation) all rights of access and egress to the Community Lot.

By-Law 13 - Peaceful Enjoyment

1. The owner or occupier of a Community Lot shall not (except as provided in By- Law 11) interfere with the quiet enjoyment of another Community Lot or the Common Property.
2. The owner or occupier of a Community Lot shall not create any undue noise or undertake any activity which is likely to interfere with the peaceful enjoyment of occupiers of other Community Lots or of any other person lawfully using the Common Property.

By Law 14 - Offence

1. A person who contravenes or fails to comply with a provision of these By-Laws is guilty of an offence. Maximum penalty \$500.00.
2. Any penalty imposed by the Corporation is payable within one month service of the notice of the penalty or within extended time as shall be allowed by the Corporation.

By-Law 15 - Community Corporation's Right to Recover Money

1. The Community Corporation may recover any money owing to it under the By-Laws as a debt.
2. The owner or the occupier of a Community Lot must pay or reimburse the Community Corporation on demand for the reasonable costs, charges and expenses of the Community Corporation in connection with the enforcement or preservation of any rights under the By-Laws in relation to the owner or occupier.
3. The costs, charges and expenses recoverable by the Community Corporation shall include without limitation those expenses incurred in retaining any independent consultant or other person to investigate any matter of concern.
4. The Community Corporation may charge interest on any overdue monies owed by an owner or occupier of a Community Lot to the Community Corporation at the rate of 10% per annum from the date the amount became due and owing until the date of actual payment.

Interpretation

In these By-laws

1. Act means the Community Titles Act 1996.
2. Community Corporation means the Community Corporation created by the deposit of the Plan of Community Division in respect of which these By-laws are lodged.
3. Community Lot means a Community Lot created by the Plan of Community Division referred to above.
4. Community Parcel means the whole of the land comprised in the Plan of Community Division referred to above excluding any land thereby vested in a Council, the Crown or a prescribed authority.
5. Occupier of a Community Lot includes, if the Community Lot is unoccupied, the owner of the Community Lot.
6. Site includes any area on the property comprising the community parcel.
7. Home office use shall be defined as any business activities complying with the following definition of use:

Any business activities conducted in the private or public administration or for the provision of business or professional services. It includes a business consultant or agent, a financial services consultant, a property consultant or agent, a professional consultant or agent, a mining exploration or administration, a staffing and employment consultant, a supplier consultant and an accountant, but does not include a consulting room or the use of premises for prostitution.

Furthermore a home office use shall also comply with the following standards:

- i. The business activity must be conducted by a specified person who shall permanently reside on a Community Lot; and
- ii. the floor area for the purpose of the business activity shall not exceed 15 square metres or one room within the dwelling situated on a Community Lot whichever shall be the lesser, and;
- iii. no more than one other person in addition to the specified person residing on the site of the residence will be permitted to work on the premises at any time, and;
- iv. client visitation and consultation shall not be permitted to any greater extent than once per business day and limited to the presence of two other persons in respect of each Community Lot at any time, and;
- v. no signage shall be permitted, and;
- vi. no nuisance shall be caused to any owner or occupier of land in the vicinity.

MINUTES
of the Reconvened Annual General Meeting

of

Community Corporation 23274 Inc.
30 TROON DRIVE, NORMANVILLE

held

at Sarah Miller Room
Whittles Strata & Community Corporation Managers
176 Fullarton Road
Dulwich SA 5065

on Friday, 29 June 2018 at 10:00 AM

PRESENT

In Person

Lot 44 Mr J V Galea

By Proxy

Lot 4 Mr W J & Mrs E F Harvey represented by proxy to Whittles
Lot 21 Mr A L Swanson & Mr C J Page represented by proxy to Whittles
Lot 49 Mr G K & Mrs L J Zaleski represented by proxy to Joe Galea
Lot 73 Mr M A & Mrs J M Hill represented by proxy to Sharyn Po
Lot 74 Mr M A & Mrs J M Hill represented by proxy to Sharyn Po
Lot 75 A J Molyneux & T M Dyer represented by proxy to Whittles

By Proxy with written voting instructions

Not applicable

In Attendance

Ian Wallis representing Whittles Body Corporate Management Pty Ltd

PROCEEDINGS

PRESIDING OFFICER

The Corporation Manager conducted the meeting.

The Corporation Manager declared that, in accordance with the adjourned meeting provisions of the Strata Titles Act 1988, a quorum was in attendance.

Declaration of Interest

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

This is a copy of the minutes referred to in the attached Certificate.



.....
JOSEPH VINCENT GALEA, Secretary

1. Acceptance of Minutes

In accordance with the provisions of Section 81(4)(b) of the Community Titles Act 1996, the minutes of the last Annual General Meeting held on 8/6/17 and sent to owners were accepted as a true and correct record of the proceedings of that meeting.

MOTION CARRIED

2. Correspondence

The Corporation's correspondence for the previous twelve months was available for review at the Annual General Meeting.

3. Acceptance of Statement of Accounts

In accordance with the provisions of Section 81(5) (d) of the Community Titles Act 1996 (amended), the audited Statement of Accounts for the financial year ended from April 2017 to March 2018 which were circulated to all members, was accepted.

MOTION CARRIED

4. Appointment of Manager

That the Corporation decide under Section 76(9) of the Community Titles Act 1996 to:

4.1 appoint Whittles Management Services Pty Ltd as its Manager to supply Services,

4.2 make the appointment for a Term of twelve(12) months, being from the April 2018 to March 2019 and that upon expiry of the Term this agreement will continue on a month to month basis until the next Annual General Meeting or until delegation is revoked,

4.3 authorise limited powers to Whittles Management Services Pty Ltd,

4.4 agree to pay Service Fees to Whittles Management Services Pty Ltd,

4.5 acknowledge the Disclosures by Whittles Management Services Pty Ltd, and

4.6 execute the Services Agreement that specifies the details of the terms and conditions of the appointment, with Whittles Management Services Pty Ltd.

The Services Agreement was tabled at the meeting and is available for viewing at whittles.com.au using your owner login.

MOTION CARRIED

5. Election of Office Bearers and Committee

In accordance with Section 76(1) & 90 (1) of the Community Titles Act 1996, the meeting appointed the following Office Bearers and Committee Members.

Presiding Officer	Ms S Van Den Munckhof	Lot 13
Secretary	Mr J Galea	Lot 44
Treasurer	Mr J Galea	Lot 44

Limitations Imposed

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

Committee Meetings should be conducted in accordance with Sections 91 to 99 of the Community Titles Act 1996. An agenda should be forwarded to all committee members and decisions at the meeting minuted, copies of which are to be included with the Corporation's records.

MOTION CARRIED

6. Registered Contractors

Whittles provides a Contractor Register Service which ensures that only contractors that agree to comply with safe working procedures, and have the appropriate ABN, public liability insurance and licenses, are engaged. If the Body Corporate decides by act or omission to engage a contractor who is not currently registered on the Whittles Contractor Register, the Body Corporate acts as the Person Conducting a Business or Undertaking, in regard to the common property for the purposes of occupational health and safety legislation. If the contractor engaged by the Body Corporate does not have the necessary insurance and licenses, an injured party may seek damages from the Body Corporate. The Body Corporate manager is only able to request quotations from, and instruct works to be undertaken on behalf of the Body Corporate, by contractors who are registered on the Whittles contractor register system and have provided the manager verification of current public liability insurance and if required, licenses. However, invoices will be processed for payment when instructed to do so by the Body Corporate Chairperson or a person authorised by the Body Corporate to do so.

7. Annual Compliance Register

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

Items that were considered included asbestos, fire systems, fire safety, sinking fund, balustrades, pool, lifts etc.

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

7a. Primary Duty of Care / Common Property

That, in accordance with the Work Health and Safety Act 2012, a qualified contractor be instructed to carry out an inspection of the common property of the Corporation at an estimated cost of \$900 and provide a detailed report of any hazard that could be deemed a risk to the health or safety to workers, residents or visitors. This report is to be forwarded to the body corporate representatives for further instructions.

MOTION CARRIED

7b. Sinking Fund Forecast

In accordance with the Section 113 Community Titles Act 1996, a qualified contractor be instructed to inspect the property and prepare a sinking fund projection for the next 15 years for the Corporation, at an estimated cost of 1500, for consideration by owners at the next Annual General Meeting.

MOTION LOST

8. Current Insurance Details

The Corporation's current policy details are as follows:

Underwriting Agency	Millennium Underwriting Agencies Pty Ltd		
Underwriter	Lloyd's of London Ltd		
Broker	MGA Insurance Brokers		
Policy Number	MIL 001113STR18		
Expiry Date	30/04/2019		
Building / Common Property Cover	\$95,000	Excess	**See Notes**
Legal Liability	\$20,000,000	Excess	
Office Bearer's Liability	\$1,000,000		
Catastrophe Cover	Not Held		
Flood Cover	\$95,000		
Machinery Breakdown	Not Held	Excess	
Fidelity Guarantee	\$100,000		
Notes	Excesses: Earthquake As Per Policy \$500 Flood \$250 All Other Claims		

9. Insurance Renewal

The Corporation Manager is to arrange quotes and/or renewal of the Corporations insurance for a sum insured of \$95,000 with the Authorised Representative of MGA Insurance Brokers Pty Ltd, who have an association with Whittles and Millennium Underwriting Agencies Pty Ltd. A Financial Services Guide is available on request.

Owners are reminded that where repairs are carried out under insurance and the repairs benefit a particular lot, the lot owner will be responsible for the payment of any excess subject to any explicit instructions to the contrary by the corporation.

Whittles recommends consideration be given to the following additional cover options if not already included in your policy; office bearers liability, flood or catastrophe, electrical surge, loss of rent and machinery breakdown.

Contents Insurance

The Corporation Manager advised members of the necessity for them to arrange individually for adequate insurance for the contents of their lots, inclusive of carpets, drapes, light fittings, etc., whether or not the lot is occupied by the lot owner or tenant, and it was noted that the Corporation's Legal Liability cover applied primarily to common property and that lot owners should be separately insured for cover in relation to their own premises.

MOTION CARRIED

10. General Business

Block Slashing: August - Bullocks

Annually prior to the fire season, or as necessary. In line with existing policy, only blocks owned by owners who are not in arrears to the Corporation will be slashed.

Flow Meter:

Lot owners are reminded that a Flow Meter must be installed to the property prior to construction commencing. Meters can be purchased at a discounted price from Strata Water Solutions Ph: 8172 0816. It was mentioned that Lots 49 and 53 do not yet have meters installed. The Corporation Manager is to follow up.

Owners were reminded that street address should be known as Lot xx/30 Troon Drive.

11. Administrative Fund Budget

In accordance with Section 81(5)(d) (iii) of the Community Titles Act 1996, the attached Administrative Fund budget was approved and adopted.

This budget is the same as the previous budget with total proposed contributions of \$ 25600 for the financial year ending March 2019.

Contributions will be raised in accordance with Lot Entitlement Values.

MOTION CARRIED

12. Sinking Fund Budget

In accordance with Section 116 of the Community Titles Act 1996, the attached Sinking Fund budget was approved and adopted.

This budget is the same as the previous budget with total proposed contributions of \$1280 for the financial year ending March 2019.

Contributions will be raised in accordance with Lot Entitlement Values.

MOTION CARRIED

13. Special Levy Authority

Should there be insufficient funds to meet the payment for renewal of the insurance and/or where a shortfall of funds occurs, the funds required to meet such a shortfall be acquired by levy raised at the instigation of the Corporation Manager following consultation with the Presiding Officer and be raised in accordance with Lot Entitlement Values

MOTION CARRIED

14. Audit of Annual Financial Statement

In accordance with Part 13, Division 2 of the Community Titles Act 1996, the Corporation is obligated to carry out an independent audit of the Corporation's annual statement of accounts. Whittles recommends MGI Assurance (SA) be appointed at an estimated cost of \$942

MOTION CARRIED

15. Interest Charged on Overdue Contributions/Levies

In accordance with the provisions of Section 114 (4) of the Community Titles Act 1996, the Corporation will apply arrears interest of 15% per annum, calculated daily, if payment of a contribution or levy or an instalment of a contribution or levy is not received in full within 30 days of the due date. The Presiding Office and/or Management Committee is authorised to waive penalty interest charges in extenuating circumstances at its discretion.

MOTION CARRIED

16. Recovery of Overdue Contributions/Levies

In accordance with Section 114 (7) of the Community Titles Act 1996, Whittles is authorised to take all necessary action, without the need for further authority, including instructing a debt recovery company to initiate legal proceedings against owners on behalf of Community Corporation 23274 Inc. when they are in arrears to recover overdue contributions and levies, penalties and recovery costs incurred

Whittles charge the debtor for the issue of a First Arrears Notice if payment of a contribution or levy or an instalment of a contribution or levy is not received in full within 30 days of the due date. (30 days or more overdue), and when issuing instructions to the debt recovery company.

Fees charged by third party providers will be recovered from the debtor at cost per invoice.

MOTION CARRIED

17. Amendment to By-Law 8 - Keeping of Pets (Special Resolution)

That By Law 8 - No Keeping of Pets be amended from

1. No owner or occupier of a Community Lot is entitled to keep any Dog or Cat on a Community Lot or on any portion of the Common Property except as provided in By-Law 8.2
2. An Occupier of a Community Lot or a visitor to the Community Parcel who suffers from a disability, may keep or use a dog that is trained to assist in respect of that disability.

TO:

8.1 A Lotholder or Occupier may keep a household animal in his or her Lot without the consent of the Corporation provided always that the Lotholder or Occupier must:

- a) Do all things as is reasonably necessary to care and provide for the animal;
- b) Keep the animal under control at all times and minimise any noise made by the animal; and
- c) Must comply with all statutory requirements and regulations in respect of the animal

8.2 If any animal causes a continued nuisance, the Corporation may give notice to the Lotholder or Occupier to remove the animal from the Lot or Common Property (Or Both). The Lotholder or Occupier must remove the animal from the Lot or Common Property immediately upon receipt of the notice from the Corporation.

8.3 If any animal belonging to a Lotholder or Occupier defecates on the Common Property, the owner must ensure the offending material is cleaned up and removed forthwith.

MOTION CARRIED

18. Upgrade the Landscaping of the Common Areas (Special Resolution)

That the Corporation agrees to upgrade the landscaping of the Common Areas from Castle Landscaping for a total of \$10,500 Incl GST.

MOTION CARRIED

19. Alter the entrance to 30 Troon Drive Normanville (Special Resolution)

That the Corporation agrees to alter the entrance to 30 Troon Drive Normanville from Castle Landscaping for a total of \$6400 Incl GST.

MOTION CARRIED

NEXT ANNUAL GENERAL MEETING

There was general agreement that next year's meeting should be held at Whittles offices on a date and time to be announced at a later stage.

CLOSURE

The meeting closed at 10.30 am.

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

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

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

*** Please note that Whittles encourages owners to receive all correspondence and account notices via email. This ensures timely delivery of documents and will assist in reducing printing and postage costs for your Corporation.**

NOTICE OF ANNUAL GENERAL MEETING

**Community Corporation 23274 Inc.
30 TROON DRIVE, NORMANVILLE**

The following arrangements have been made for the Annual General Meeting of your Corporation in accordance with the Community Titles Act 1996

MEETING DETAILS:

DATE: Wednesday, 20 June 2018 at 2:30 PM

VENUE: Dulwich Room
Whittles Strata & Community Corporation Managers
176 Fullarton Road
Dulwich SA 5065

IMPORTANT:

The Community Titles Act 1996 prescribes that a Lot MUST NOT be in debt in order to exercise a vote.

PLEASE FORWARD YOUR COMPLETED PROXY FORM IF YOU ARE UNABLE TO ATTEND.

AGENDA

Appointment of Chairperson

Quorum

1. Acceptance of Minutes
2. Correspondence
3. Acceptance of Statement of Accounts
4. Appointment of Manager
5. Election of Office Bearers and Committee
6. Registered Contractors
7. Annual Compliance Register
- 7a. Primary Duty of Care / Common Property
- 7b. Sinking Fund Forecast
8. Current Insurance Details
9. Insurance Renewal
10. General Business
11. Administrative Fund Budget
12. Sinking Fund Budget
13. Special Levy Authority
14. Audit of Annual Financial Statement
15. Interest Charged on Overdue Contributions/Levies
16. Recovery of Overdue Contributions/Levies
17. Amendment to By-Law 8 - Keeping of Pets (Special Resolution)
18. Upgrade the Landscaping of the Common Areas (Special Resolution)
19. Alter the entrance to 30 Troon Drive Normanville (Special Resolution)
20. Next Meeting / Closure

This is a copy of the Notice of Annual General Meeting which failed to achieve a quorum and was reconvened by the attached Notice of Reconvened Annual General Meeting.


.....
JOSEPH VINCENT GALEA, Secretary

11/07/18

GENERIC NAME
1 GENERIC ST
GENERIC SUBURB SA 5000

Dear Corporation Member,

NOTICE OF ADJOURNED AGM

The Annual General Meeting for Community Corporation 23274 Inc. , 30 TROON DRIVE, NORMANVILLE, which was to be held on 20/6/18 was adjourned due to the lack of a quorum.

In accordance with the Act, those present agreed that the meeting be reconvened as follows;

On: 29/6/18

At: 10 am

Venue: In the offices of Whittles, 176 Fullarton Road, Dulwich 5065

Please complete and return your voting paper and proxy form if you have not already done so.

Do not hesitate to contact the undersigned should you have any queries or concerns regarding the above.

Yours faithfully,



Ian Wallis
Corporation Manager

Community Corporation 23274 Inc., 30 Troon Drive, Normanville, S.A. 5204.
Presiding Officer: 0403-463-001 or Treasurer/Secretary: 0409-494-909
New Email : 30trooncorp23274@gmail.com ABN: 31-360-943-373.

REGULATIONS TO ENSURE CONSIDERATE BEHAVIOUR
WITHIN OUR 30 TROON DRIVE COMMUNITY.

We ask all owners, renters or visitors to please respect & adhere to the following concerns:

NOISE CURFEW - this is in place after 11pm, especially from outside balconies/gardens.

RUBBISH BINS - are to be stored out of sight of the front of the house and should be removed from the street as soon as practicable after being emptied (early Tuesday am).

FRONT GARDEN - is required to be well presented & properly maintained at all times whether owned by a resident or rented out to tenants on a long or short term lease.

PET MANAGEMENT - ALL dogs & cats must be housed within the property boundary.
- Barking must be kept to a minimum & dogs to be kept on a lead when walking around
- Cats should ideally be brought inside overnight to protect the local birdlife

CAR PARKING - Cars must NOT be parked on the street, except briefly for unloading.
- Parking Bays are provided, in addition to using the driveway of the property being visited.

SPEED LIMIT - the 20km/hr limit signposted for 30 Troon MUST be respected. We have several families with young children & some elderly residents who may not hear your car.

The Committee will monitor compliance with the regulations, and will respond to any reports of incidents arising from non-adherence, disturbances or unsightly presentation of gardens.

PLEASE DISPLAY THIS NOTICE ON THE FRIDGE OF ANY PROPERTY BEING RENTED OUT. THIS ENSURES THAT TENANTS AND VISITORS ARE AWARE OF THEIR RESPONSIBILITIES WHEN LIVING WITHIN OR VISITING OUR COMMUNITY.

667

Orig. LF 10381388



12:14 13-Jan-2006

3 of 4

Fees: \$0.00

LANDS TITLES REGISTRATION OFFICE SOUTH AUSTRALIA

LODGEMENT FOR FILING UNDER THE COMMUNITY TITLES ACT 1996

FORM APPROVED BY THE REGISTRAR-GENERAL

BELOW THIS LINE FOR OFFICE & STAMP DUTY PURPOSES ONLY

Prefix
LF
Series No.
13

Lands Titl 16:32 16/01/06 197630 REGISTRATION FEE \$101.00

BELOW THIS LINE FOR AGENT USE ONLY

AGENT CODE

Lodged by: McDonald Conveyancing MCD2

Correction to: McDonald Conveyancing MCD2

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

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

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

ITEM(S)	AGENT CODE

R-G 250505

PICK-UP NO. []

CP23274

CORRECTION DV30 2-2-2006	PASSED J
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FILED 13-2-2006

Melvin

REGISTRAR-GENERAL

SUMMARY OF STAGED DEVELOPMENTS

Development Lots 1001 and 1003 are to be divided into approximately 12 Community Lots for residential purposes together with any Common Property that may be required. It is not possible to estimate the time that this development will be completed as plans have not yet been prepared and submitted for planning approval.

Development Lots 1000 and 1002 are to be divided into a maximum of 26 Community Lots for residential purposes vide Development No 260/C002/05. This stage is to be completed within 12 months of the Deposit of Stage 1.

All proposed future stage developments are subject to the development approvals being granted by the relevant authorities.

...shall be provided wherever necessary to drain the land in accordance with a design approved by Council.

- a) All stormwater design and disposal shall include and implement an Erosion/Sedimentation Control Plan. This plan should cover the management of stormwater during the establishment phase of the land division as well as the on-going management of stormwater, to control erosion, sediment and other pollutants.
 - b) Such Stormwater shall be disposed of via an underground pipe system to a Detention Basin
 - c) Stormwater shall pass through a detention system designed to filter sediment and pollutants prior to discharge to a watercourse
 - d) Plans and calculations shall be provided certifying that the detention system has sufficient capacity to cope with a 1 in 100 Average Recurrence Interval (ARI)
- 11 Underground electrical power be provided to each allotment in accordance with a design approved by ETSA Utilities and Council.
 - 12 A connection point be provided to the sewerage system for each allotment in accordance with a design approved by the Department of Health and Council.
 - 13 Payment of \$54,000 be made to the District Council of Yankalilla towards capital costs of upgrading the STEDS Plant in the future to cater for demand. (27 additional allotments @ \$2,000/allotment)
 - 14 The financial, easement and internal drain requirements for water and sewerage services of the SA Water Corporation, if any, shall be met.
 - 15 Two copies of a certified survey plan shall be lodged for Certificate purposes.

NOTES ONLY

- Conditions 8 to 13 inclusive are the requirements of Council and conditions 14 and 15 inclusive are the requirements of the Development Assessment Commission
- The Development Assessment Commission is requested to wait until Council confirms that its requirements have been complied with before issuing the Certificate of Approval.
- The applicant is advised to inform potential purchasers of the community lots of servicing arrangements and to seek written agreement prior to settlement.
- A waste system application to the Department of Health is required to be approved prior to installing the community sewer system.
- The draft scheme description has not been endorsed. A copy of the final version, amended to include the time expected for the completion of works referred to in clause 11 in accordance with section 30 (1)(g) of the Community Titles Act, should be submitted for endorsement. Clause 11 also refers to recreational facilities approved by Council, whereas no details have been submitted for approval.
- No decision has been made regarding whether Council will provide a garbage collection internally from the community driveway, or whether household garbage will only be picked up from the public road.

No buildings have been erected on the site at the time of approval

The postal address of the site will be 30 Troon Drive, Normanville, SA 5204.


Brian Irvine
Senior Planner

DISTRICT COUNCIL OF YANKALILLA

PROVISIONAL DEVELOPMENT PLAN CONDITIONS RELATING TO DEVELOPMENT APPLICATION NO 260/C535/03

1. Development shall proceed in accordance with the plans and written documentation accompanying the application, unless varied by the following conditions.
2. A water supply and fire hydrant system shall be provided by the developer of adequate water capacity to be used for fire or other emergencies. Water pressure shall comply with the requirements of the Building Code of Australia.
 - The fire hydrant system shall be a wet pipe system incorporating SA Water Standards, with a minimum pipe size of 100mm for the distribution main.
 - The distribution main and fire hydrant system shall be of adequate capacity to provide a continuous supply of water for the Fire Service, at a minimum flow rate of 700 litres per minute for a minimum period of 2 hours from any hydrant within the system.
3. A driveway be constructed on the common property in accordance with construction drawings designed by a professional engineer to the appropriate Australian Standard and conforms with the following requirements
 - Both sides of the carriageway be kerbed with a concrete low profile rollover type of kerb with one roof water drainage connector for each allotment fronting the road,
 - The carriageway shall be a minimum width of 6.0 metres (measured from kerb invert to kerb invert),
 - Curves and corners shall have a minimum radius of 6.5 metres,
 - If the driveway is less than 7.5 metres in width, a minimum of 15 communal car parking spaces be provided for the total development.
 - The carriageway be finished with hotmix bitumen,
 - Provision be made for the removal of stormwater from the driveway,
 - A vehicular turning areas be provided wherever necessary to ensure that vehicles up to the size of a garbage collection truck can manoeuvre around the development and enter and leave the site in a forward direction,to provide safe and convenient vehicular access to allotments.
4. The development shall be connected to a working sewer system prior to the issue of the Certificate of Approval.
5. Each allotment shall be provided with a connection point to a community sewer scheme or a public sewer.
6. Provision shall be made for the disposal of stormwater from each allotment. Where piped drains are used with a capacity less than a 1 in 100 flow, an alternative surface flow path designed by a professional engineer must be provided to safely discharge 1 in 100 year flows from the site. Stormwater disposed from the site shall be directed to an approved and installed stormwater detention basin prior to the issue of the certificate of approval.
7. Each allotment be provided with access to a public water supply

LAND DIVISION CONSENT CONDITIONS RELATING TO DEVELOPMENT APPLICATION NO 260/C535/03

8. Drainage easements be provided wherever necessary to provide for sewerage and stormwater drainage of the allotments.
9. Easements be provided wherever necessary for electrical purposes.

ANNEXURE 'A'

South Australia - Regulation 42 under the Development Act, 1993
Schedule 11

DECISION NOTIFICATION FORM

FOR DEVELOPMENT APPLICATION DATED 04.12.03

Development Number

REGISTERED ON 04.12.03

260/C535/03

To:- Brewski P/L C/- Smith & Higgins & Associates 219 Sturt St ADELAIDE SA 5000	ASSESSMENT NO
---	---------------

LOCATION OF PROPOSED DEVELOPMENT			
House No	Lot No Lot 862 in DP 63807	Street Troon Drive	Town/Suburb Normanville
Sect/No		Hundred of Yankalilla	Certificate of Title

Nature of Proposed Development : Land Division by Community Plan

From **DISTRICT COUNCIL OF YANKALILLA**

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

Nature of Decision	Consent Granted	No of Conditions	Consent refused	Not Applicable
Provisional Development Plan Consent	Granted 26.08.04	7		
Land Division	Granted 26.08.04	8		
Land Division (Strata)				X
Provisional Building Rules Consent				X
Public Space				X
Other				X
DEVELOPMENT APPROVAL	Approved 26.08.04	15		

If applicable, details of the building classification and the approved number of occupants under the Building Code are attached.

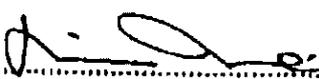
If there were third party representations, any consent / approval or consent / approval with conditions does not operate until the periods specified in the Act have expired. Reasons for this decision, any conditions imposed, and the reasons for imposing those conditions are set out on the attached sheet.

No work can commence on this development unless a Development Approval has been obtained.

If one or more consents have been granted on this Notification Form, you must not start any site works or building work or change the use of the land until you have also received notification of a Development Approval

Date of Decision : 26th August 2004

Development Assessment Commission or delegate

Signed: 

Council Chief Executive Officer or delegate

Date : 26.8.04

Private Certifier

Sheets Attached. (3)

COPY

TERMS OF INSTRUMENT
NOT CHECKED BY LANDS TITLES OFFICE

SCHEME DESCRIPTION
DEVELOPMENT NO: 260/C013/20

ENDORSEMENT BY THE DISTRICT COUNCIL OF YANKALILLA

1. All the consents or approvals required under the Development Act 1993 in relation to the division of land in accordance with the Scheme Description attached and relevant plan of community division under the Community Titles Act 1996 have been granted.
2. This endorsement does not limit the District Council of Yankalilla or other relevant authorities right to refuse, or place conditions on, development authorisations under the Development Act 1993 in relation to other development envisaged by the scheme or other authorisations still required.

This Scheme Description is endorsed by the District Council of Yankalilla

Signed



Position

SENOR PLANNER

Witness



Date

1 / 12 / 2020

TERMS OF INSTRUMENT
NOT CHECKED BY LANDS TITLES OFFICE

SCHEME DESCRIPTION
DEVELOPMENT NO. 260/C535/03

ENDORSEMENT BY THE DISTRICT COUNCIL OF YANKALILLA

1. All the consents or approvals required under the Development Act 1993 in relation to the division of land in accordance with the Scheme Description attached and relevant plan of community division under the Community Titles Act 1996 have been granted.
2. This endorsement does not limit the District Council of Yankalilla or other relevant authorities right to refuse, or place conditions on, development authorizations under the Development Act 1993 in relation to other development envisaged by the scheme or other authorizations still required.

This Scheme Description is endorsed by the District Council Of Yankalilla

Signed Brian Irvine

Position Senior Planner

Witness Matt Robertson MATT. ROBERTSON.

Date 14 November 2005

Signed Brian Irvine (#1)

Position Senior Planner

Witness Matt Robertson

Date 7th February 2006

TERMS OF INSTRUMENT
NOT CHECKED BY LANDS TITLES OFFICE

SCHEME DESCRIPTION
DEVELOPMENT NO. 260/C535/03

Part 5

NO FURTHER DIVISION OF COMMUNITY LOT BY SECONDARY PLAN

- 14. There shall be no further stages of Division of a Community Lot ~~by a secondary Community Plan~~ but there will be further stages of Division of Development Lots. ~~by Secondary and Tertiary Community Plans.~~

Dr
BT

Part 6

CONDITIONS OF DEVELOPMENT IMPOSED PURSUANT TO THE DEVELOPMENT ACT 1993

- 15. The division of the community parcel is subject to the conditions imposed by the Development Assessment Commission and the District Council of Yankalilla in Development Approval No. 260/C535/03. *(SEE ANNEXURE 'A')*

Dr
BT

Part 7

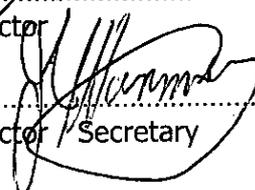
OTHER INFORMATION REQUIRED BY THE REGULATIONS

- 16. No other information is required by the regulations

Execution by the Developers

Brewski Pty. Ltd.
In accordance with its Constitution


.....
Director


.....
Director / Secretary

TERMS OF INSTRUMENT
NOT CHECKED BY LANDS TITLES OFFICE

SCHEME DESCRIPTION
DEVELOPMENT NO. 260/C535/03

7. Not more than one dwelling may be erected on a Community Lot.
8. The Common Property may only be used for purposes for which they have been designed as designated Recreational Space or as a Roadway to the Community Lots (as the case may be) for access and egress, vehicular movement and for the accommodation of Service infrastructure ancillary to the use of the Community Lots.
9. No Community Lot or any portion thereof may be used for Retail, Commercial, Industrial or Home Industry purposes.

Part 3

IMPROVEMENTS TO COMMUNITY LOTS

12. No building or improvement or alteration to existing buildings or improvements may be made on a Community Lot or on the Common Property unless all approvals required by law have been first obtained.
11. The standard of any new building or other improvement or of any alteration to existing buildings or improvements must be of a high standard and where other buildings have already been constructed conform with the standard of the existing buildings in respect of style, quality, scale, siting, method and materials used in construction of other buildings or improvements already constructed on any part of the community parcel.

Part 4

OBLIGATION TO DEVELOP

12. Development on the Community Lots has not been completed prior to the Deposit of the Community Plan and there is an obligation upon the Developer to develop the Common Property by the construction of Recreational facilities including a Swimming Pool, Tennis Court and Gazebo and all roadways, kerbing and associated landscaping and provision of all common services to all Common Property. The construction of roadways, kerbing, common services etc. will commence within 4 months of the creation of allotment titles and will be completed within 6 months from commencement. The construction of the recreational facilities will commence when 35 residential dwellings have been constructed and will be completed within 4 months of commencement.
13. The standard of the work to be performed and the materials used in the construction of the improvements to the Common Property shall be a high average standard or such higher standard as the Developer in its absolute discretion may determine.

TERMS OF INSTRUMENT
NOT CHECKED BY LANDS TITLES OFFICE

SCHEME DESCRIPTION
DEVELOPMENT NO. 260/C535/03

COMMUNITY TITLES ACT, 1996

SCHEME DESCRIPTION

WARNING

This Scheme Description is binding on the Community Corporation, the current and future owners and/or the current and future mortgagees or encumbrancees of the Community and Development Lots comprised in the scheme.

Part 1

IDENTIFICATION OF COMMUNITY PARCEL, LOTS AND COMMON PROPERTY

1. The Community Parcel and the Lots and Common Property into which the parcel is to be divided are identified in Community Plan No. 23274 ("the Community Plan").
2. The Community Plan is a Primary Plan being the Division of an allotment into twenty four (24) Community Lots and four (4) Development Lots for the provision of an additional thirty eight (38) Community Lots to be created by Secondary and ~~subsequent Community plans and Common Property.~~ ^{approximately} in stages (SEE ANNEXURE B) D
B
3. D
B The Community Plan comprises Community Lots for residential purposes and is located at ^{ALLOTMENT 281} Lot ~~62~~ in DP 63807 Sorrento Circuit Links Lady Bay Normanville SA 5204.
4. D
B Building Development on the ^{COMMON PROPERTY} ~~land~~ comprised in the Community Plan has not been completed prior to the Deposit of the Community Plan.
5. The Community Plan is part of an integrated residential precinct in which all Common Property development will be undertaken by Brewski Pty. Ltd. ("the Developer") and each Residence to be constructed on a Community Lot will be constructed by the Owner of that Community Lot in accordance with the Design Guidelines provided by the Developer to the Owner.

Part 2

PURPOSES TO WHICH THE LOTS AND COMMON PROPERTY MAY BE USED

6. The Community Lots may only be used for Residential purposes.

TERMS OF INSTRUMENT
NOT CHECKED BY LANDS TITLES OFFICE

SCHEME DESCRIPTION
DEVELOPMENT NO. 260/C535/03

SCHEME DESCRIPTION

COMMUNITY PLAN No. 23274

STAGE 1

SORRENTO CIRCUIT
LINKS LADY BAY
NORMANVILLE SA 5204

687

Orig. LF 10381389



12:14 13-Jan-2006
4 of 4

Fees: \$0.00

LANDS TITLES REGISTRATION
OFFICE
SOUTH AUSTRALIA

LODGEMENT FOR FILING UNDER THE
COMMUNITY TITLES ACT 1996

FORM APPROVED BY THE REGISTRAR-GENERAL

BELOW THIS LINE FOR OFFICE &
STAMP DUTY PURPOSES ONLY

Prefix
LF
Series No.
4

Lands Titl 16:32 16/01/06 197630
REGISTRATION FEE \$101.00

BELOW THIS LINE FOR AGENT USE ONLY

AGENT CODE

Lodged by:
McDonald Conveyancing MCD2

Correction to:
McDonald Conveyancing MCD2

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

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

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

ITEM(S)	AGENT CODE

PICK-UP NO.	
-------------	--

CP23274

CORRECTION DV30 2.22006	PASSED J
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FILED 13.2.2006 <i>Melvin</i>	<i>pro</i>  REGISTRAR-GENERAL
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TERMS OF INSTRUMENT
NOT CHECKED BY LANDS TITLES OFFICE

DEVELOPMENT CONTRACT
DEVELOPMENT NO. 260/C535/03

DEVELOPMENT CONTRACT

COMMUNITY PLAN No.

23274

STAGE 1

SORRENTO CIRCUIT
LINKS LADY BAY
NORMANVILLE SA 5204

TERMS OF INSTRUMENT
NOT CHECKED BY LANDS TITLES OFFICE

DEVELOPMENT CONTRACT
DEVELOPMENT NO. 260/C535/03

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Part 1 BACKGROUND INFORMATION

- INTRODUCTION
- PURPOSE OF THE DEVELOPMENT CONTRACT
- RELATIONSHIP WITH THE SCHEME DESCRIPTION AND BY-LAWS

Part 2 REQUIRED STATUTORY INFORMATION

- IDENTIFICATION OF THE LAND TO BE DEVELOPED
- DEVELOPERS OBLIGATIONS
- COMMON PROPERTY
- UNDERTAKING NOT TO INTERFERE
- UNDERTAKING TO REPAIR DAMAGE
- OWNERS OBLIGATIONS

Part 3 INTERPRETATION RULES

- SPECIAL MEANING WORDS

Part 4 EXECUTION

- ANNEXURE A
SUMMARY OF STAGED DEVELOPMENT
~~ANNEXURE A~~

~~COPY OF PLANNING APPROVAL~~

TERMS OF INSTRUMENT
NOT CHECKED BY LANDS TITLES OFFICE

DEVELOPMENT CONTRACT
DEVELOPMENT NO. 260/C535/03

COMMUNITY TITLES ACT, 1996

DEVELOPMENT CONTRACT

Part 1 – BACKGROUND INFORMATION

1.1 INTRODUCTION

Many of the words in this Development Contract have special meanings. Those meanings are defined in Part 3 of this Development Contract.

1.2 PURPOSE OF THIS DEVELOPMENT CONTRACT

This Development Contract has been prepared for the Sorrento Circuit Estate at Links Lady Bay Normanville SA 5204. The purpose of this Development Contract is to require Brewski Pty Ltd (acn 065 601 890) of 459 Morphett Street Adelaide SA 5000 as proprietor of the land ("the Developer") to complete the Development of the improvements to the Common Property within the Community Parcel in accordance with the terms hereof and of the conditions of approval given by the District Council of Yankalilla in Development Application No. 260/C535/03. *and to complete the staged development of Allotments 1000 to 1003 (see Annexure 'A')*

1.3 RELATIONSHIP WITH THE SCHEME DESCRIPTION AND THE BY-LAWS

Section 48 (1) of the Community Titles Act 1996 ("the Act") provides that this Development Contract must not be inconsistent with the Scheme Description or the By-Laws. It is essential that any person considering the purchase of or any other dealing with a Community Lot within this Community Plan carefully reads and understands this Development Contract and the Scheme Description and the By-Laws. Any such person who contemplates such dealing is urged to seek independent professional advice before entering into that purchase or other dealing.

Part 2 – REQUIRED STATUTORY INFORMATION

2.1 IDENTIFICATION OF THE LAND TO BE DEVELOPED

The Sorrento Circuit Estate is situated on the land being ^{Allotment} Lot 862 in DP 63807 Sorrento Circuit Links Lady Bay Normanville SA 5204 being the whole of the land comprised in Certificate of Title Register Book Volume 5920 Folio 781. The registered proprietor of the land is Brewski Pty Ltd (acn 065 601 890) of 459 Morphett Street Adelaide SA 5000. The Developer has obtained the approval for the division of the land into twenty four (24) Community Lots and four (4) Development Lots.

2.2 DEVELOPERS OBLIGATIONS

- 2.6.1 This Development Contract contains details of a Community Title Scheme which is proposed to be developed on the Community Parcel.
Interested parties are advised that the obligations contained in this Development Contract may only be varied or terminated in accordance with the provisions of Section 50, 69(8) or 70(8) of the Community Titles Act 1996 as amended.
- 2.6.2 This Contract should not be considered alone, but in conjunction with the results of searches and enquiries made in respect of the Community Title Scheme concerned. Attention is drawn in particular to the Scheme Description and By-Laws which set out the Management Rules governing this Community Title Scheme and which provide details of the rights and obligations of Lot owners under this Community Scheme and the manner in which the Community Scheme will be undertaken by the Developer.

TERMS OF INSTRUMENT
NOT CHECKED BY LANDS TITLES OFFICE

DEVELOPMENT CONTRACT
DEVELOPMENT NO. 260/C535/03

- 2.6.3 Further details of the Scheme are available from:
2.6.3.1 The District Council of Yankalilla; and
2.6.3.2 The Developer.
- 2.6.4 The terms of this Development Contract are binding upon the Developer.
- 2.6.5 The Developer undertakes to complete to a fair average standard the development of the Common Property of the Community Parcel in accordance with the scheme description and subject to the conditions contained within the planning approval of the District Council of Yankalilla in Development Application No. 260/C535/03 (a copy of which is attached hereto and marked Annexure A).
SEE SCHEME DESCRIPTION
- 2.6.6 The Community Corporation and Lot Owners will not be responsible for the development of the Common Property.
- 2.6.7 The Developer may carry out the development of the Common Property 6 Days per week (Monday to Saturday) from 7am to 6pm unless special permission is given to the developers by adjoining Lot Owners for extended times.
- 2.6.8 The Developer is required to commence construction of roadways, kerbing, common services etc. within 4 months of the creation of allotment titles and will complete same within 6 months from commencement. The construction of the recreational facilities will commence when 35 residential dwellings have been constructed and will be completed within 4 months of commencement.
- 2.6.9 No building will be constructed by the Developer for Common use on a Community Lot.
- 2.6.10 The Developer is not required to develop any Residence on a Community Lot.

2.7 COMMON PROPERTY

The Common Property is owned by the Community Corporation and consists of :

- a) Roadways and vehicular access, and
- b) General Infrastructure, and
- c) Visitor Carparking, and
- d) Temporary Garbage Bin Enclosure.
- e) Recreational facilities

The Common Property shall be used for the purposes for which it was designed and without limiting the generality of this provision shall be used as a Driveway for access and egress to the Community Lots, Visitor Car parking, storm water disposal and recreational use.

2.4 DEVELOPERS UNDERTAKING NOT TO INTERFERE

The Developer undertakes that it will interfere as little as is reasonably practicable with the use and enjoyment of the Community Lots and the Common Property in the course of completing their obligations under this Development Contract.

2.5 DEVELOPERS UNDERTAKING TO REPAIR DAMAGE

TERMS OF INSTRUMENT
NOT CHECKED BY LANDS TITLES OFFICE

DEVELOPMENT CONTRACT
DEVELOPMENT NO. 260/C535/03

The Developer undertakes to repair any damage caused by the Developer (or any contractor or worker employed by the Developer) to the Common Property or any Community Lot during the course of the Developer completing their obligations under this Development Contract. If the Developer fails to complete any repairs within reasonable time then the Developer undertakes to pay the reasonable cost of repairing such damage.

2.6 OWNERS OBLIGATIONS

A Community Lot Owner will not

- 2.6.1 construct or allow to be constructed any Building on a Community Lot without the prior written approval of the District Council of Yankalilla and also of Links Lady Bay Pty. Ltd., and
- 2.6.2 use or allow to be used any Community Lot or the Common Property other than in accordance with the terms of the Scheme Description and the By-Laws established for the proper management and control of the Community Parcel, and
- 2.6.3 obstruct or delay the Developer in completing their obligations under this Development Contract.

PART 3 – INTERPRETATION RULES

In this Development Contract unless the contrary intention appears

- The Act – means the Community Titles Act 1996 as amended
- The Sorrento Circuit Estate – means the land divided by the Plan of Community Division to which this Development Contract relates
- Common Property - means the Common Property forming part of the Sorrento Circuit Estate and identified as Common Property within the Plan of Community Division
- Community Parcel - means the whole of the land comprised in the Plan of Community Division
- Community Lot - means any Lot shown in the Plan of Community Division
- By-Laws - means the By-Laws filed with the Registrar General together with this Development Contract
- Scheme Description - means the Scheme Description filed with the Registrar General together with this Development Contract.
- The Developer - means Brewski Pty Ltd (acn 065 601 890) of 459 Morphett Street Adelaide SA 5000

TERMS OF INSTRUMENT
NOT CHECKED BY LANDS TITLES OFFICE

DEVELOPMENT CONTRACT
DEVELOPMENT NO. 260/C535/03

PART FOUR – EXECUTION BY THE DEVELOPER

Executed in accordance with the constitution of
Brewski Pty Ltd (acn 065 601 890)

.....
Director



.....
Secretary



SUMMARY OF STAGED DEVELOPMENTS

Development Lots 1001 and 1003 are to be divided into approximately 13 Community Lots for residential purposes together with any Common Property that may be required. It is not possible to estimate the time that this development will be completed as plans have not yet been prepared and submitted for planning approval.

Development Lots 1000 and 1002 are to be divided into 25 Community Lots for residential purposes vide Development No 260/C002/05 (see Plan 'A' attached). This plan may be amended to add one additional Community Lot on the southern side. This stage is to be completed within 12 months of the Deposit of Stage 1.

All proposed future stage developments are subject to the development approvals being granted by the relevant authorities.

order
the time
of and

of No
total
of

of the
time
of and

of No
total
of

PLAN 'A'

Development No 260/C 002/05
 DC of Yankeetilla



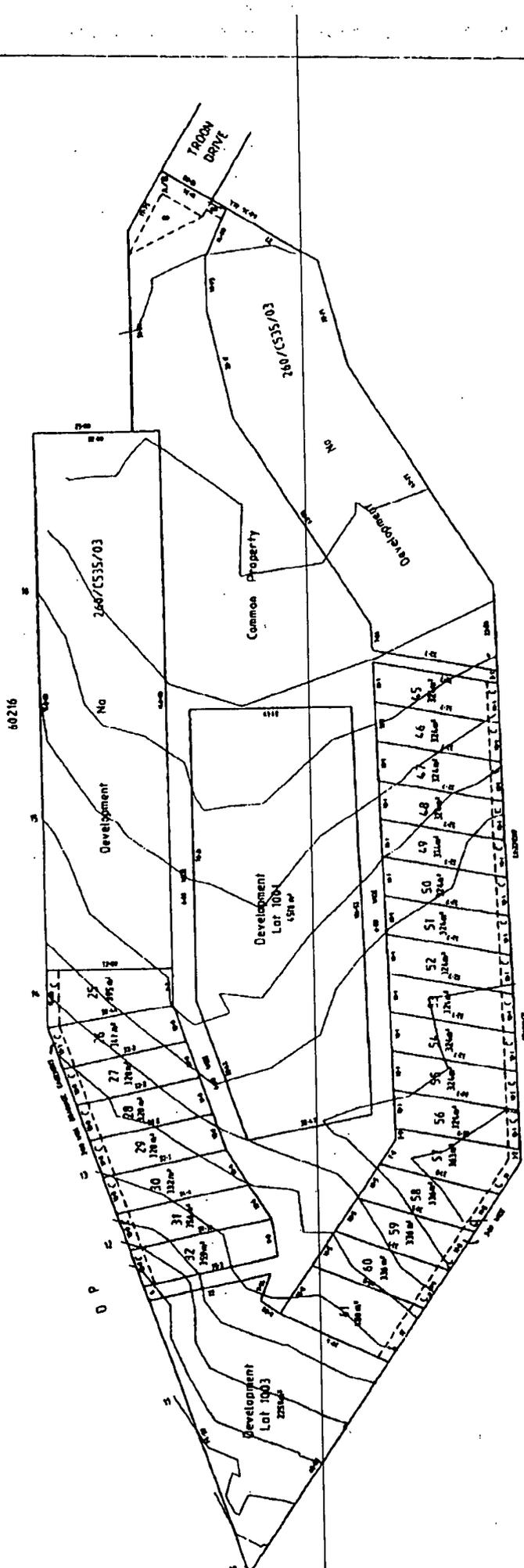
Development Act 1993
 Variable R20 Development Plan
 Zoning - Gulf Coastal Residential

Total area: 5171m²
 No. Development Lots: 2
 No. Proposed Lots: 25
 Lot Area: 207m² and 210m²
 Lotter referred: 15 units

of Community Division for Development Approval
 DEVELOPMENT LOTS 1000 & 1002
 IN DEVELOPMENT NO 260/C335/03
 OF PT SECTIONS 1004 & 1007
 in the area bounded
NORMANVILLE



CI 9226/789



60216

D P

Date Signed to Survey
 Date of Last Survey May 2001

Checked for its accordance with Schedule 6
 of the Development Act 1993

 Licensed Surveyor

Portion of Common Property marked A is subject to an easement to the council for the area for drainage purposes

Portion of Common Property marked B is subject to an easement appurtenant to all other lots in DP 60216

Portion of lots 25-32 incl. and 44-47 incl. marked C is subject to an easement to the council for the area for drainage purposes

GNS & ASSOCIATES
 INC SURVEYORS
 100, Adelaide Rd. 5000
 5100 Para. (Interchange)
 Adelaide, South Australia
 Phone: 8232 5555

PURPOSE: PRIMARY COMMUNITY

MAP REF: 6527-47-H

AREA NAME: NORMANVILLE

COUNCIL: THE DISTRICT COUNCIL OF YANKALILLA

DEVELOPMENT NO: 260/C535/03
260/C002/05
260/C033/07/001/26976
260/C001/16/001/50456
260/C001/16/001/50629
260/C013/20/001

LAST PLAN: F47566

APPROVED: *AG* 23/12/20

DEPOSITED/FILED: 13.2.2006.

C23274

SUBSTITUTE SHEET SHEET 1 OF 5

V03

AGENT DETAILS: **JOHN C BESTED & ASSOC PTY LTD**
 ABN 96 004 596 908
 362 MAGILL ROAD KENSINGTON PARK SA 5068
 PHONE (08) 8332 7111
 email surveyor@johnbested.com.au

SURVEYORS CERTIFICATION:
 I, Ashley Greg Window, a Licensed Surveyor under the Survey Act, 1992, certify that this Community Plan has been correctly prepared in accordance with the Community Titles Act, 1996, to a scale prescribed by regulation.

Dated the 17th day of September 2020

AG Window Licensed Surveyor

SUBJECT TITLE DETAILS:

PREFIX	VOLUME	FOLIO	OTHER	PARCEL	ALLOTMENT(S)	NUMBER	PLAN	NUMBER	HUNDRED / IA / DIVISION	TOWN	REFERENCE NUMBER
CT	5920	781				862	D	63807	YANKALILLA		SECTION 1004 SECTION 1007

OTHER TITLES AFFECTED: CT 5958/566, 6070/385, CT 5984/341, CT 5984/342

EASEMENT DETAILS:

STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER	PURPOSE	IN FAVOUR OF	CREATION
EXISTING	COMMON PROPERTY	SERVICE	EASEMENT(S)	A	FOR DRAINAGE PURPOSES	THE COUNCIL FOR THE AREA	223LG RPA
NEW	COMMON PROPERTY	LONG	EASEMENT(S)	B	FOR ELECTRICITY SUPPLY PURPOSES	DISTRIBUTION LESSOR CORPORATION (SUBJECT TO LEASE 88900000)	ACT 10381386
EXISTING	COMMON PROPERTY.1	SHORT	EASEMENT(S)	C	FOR WATER SUPPLY PURPOSES		RTC 9806571
EXISTING	COMMON PROPERTY.1	SHORT	FREE AND UNRESTRICTED RIGHT(S) OF WAY	C			RTC 9806571
VARY FROM	COMMON PROPERTY	SERVICE	EASEMENT(S)	E(T/F) IN C23274	FOR ELECTRICITY SUPPLY PURPOSES	DISTRIBUTION LESSOR CORPORATION (SUBJECT TO LEASE 88900000)	223LG RPA
VARY TO	COMMON PROPERTY	SERVICE	EASEMENT(S)	G(T/F)	FOR ELECTRICITY SUPPLY PURPOSES	DISTRIBUTION LESSOR CORPORATION (SUBJECT TO LEASE 88900000)	223LG RPA
NEW	COMMON PROPERTY	SERVICE	EASEMENT(S)	D	FOR DRAINAGE PURPOSES	THE COUNCIL FOR THE AREA	223LG RPA
NEW	COMMON PROPERTY	LONG	EASEMENT(S)	H	FOR ELECTRICITY SUPPLY PURPOSES	DISTRIBUTION LESSOR CORPORATION (SUBJECT TO LEASE 88900000)	AP 10607177

C23274

SUBSTITUTE SHEET
SHEET 2 OF 5

V03

EASEMENT DETAILS:

STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER	PURPOSE	IN FAVOUR OF	CREATION
NEW	COMMON PROPERTY	SERVICE	EASEMENT(S)	J(T/F)	FOR ELECTRICITY SUPPLY PURPOSES	DISTRIBUTION LESSOR CORPORATION (SUBJECT TO LEASE 88900000)	223LG RPA
NEW	COMMON PROPERTY	LONG	EASEMENT(S)	K	FOR ELECTRICITY SUPPLY PURPOSES	DISTRIBUTION LESSOR CORPORATION (SUBJECT TO LEASE 88900000)	AP 10607177

ANNOTATIONS: THE SERVICE INFRASTRUCTURE WAS NOT IN PLACE AS AT 4/10/2005
EASEMENT(S) H, K AND J(T/F) AFFECTED BY AP 10607177
FORMER EASEMENT(S) E(T/F) AFFECTED BY AP 10607177

C23274

SHEET 3 OF 5

V03

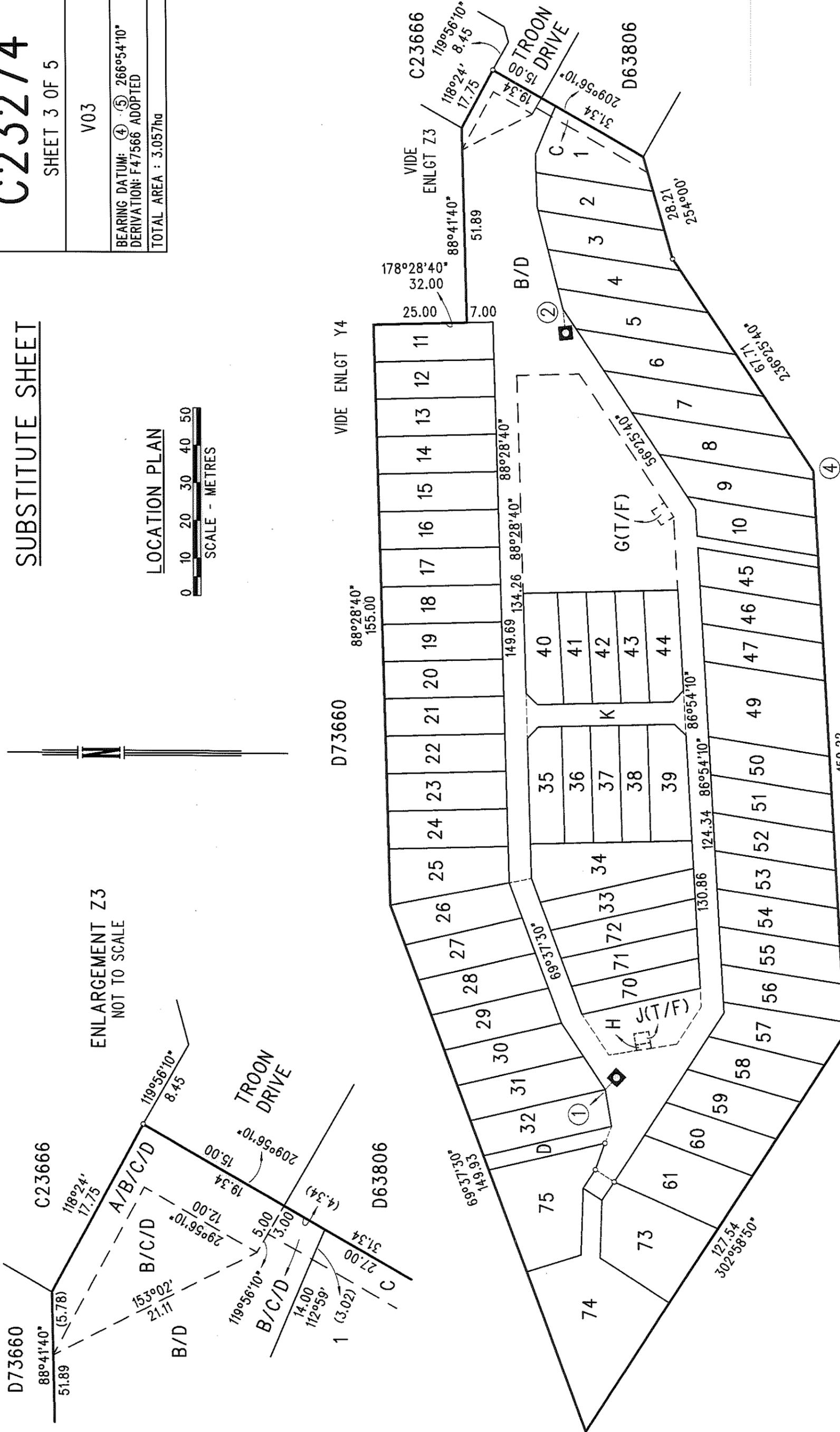
BEARING DATUM: ④ ⑤ 266°54'10"
DERIVATION: F47566 ADOPTED

TOTAL AREA : 3.057ha

SUBSTITUTE SHEET

ENLARGEMENT Z3
NOT TO SCALE

LOCATION PLAN



⑤ 266°54'10"

VIDE ENLGT X5

D73660

JOHN C BESTED & ASSOC PTY LTD
ABN 96 004 596 908
SURVEYING & PLANNING CONSULTANTS
362 MAGILL ROAD KENSINGTON PARK 5068
PHONE (08) 8332 7111
email surveyors@johnbested.com.au

REF 20480 DRAWING 20480-COM VERSION 2

SUBSTITUTE SHEET

C23274

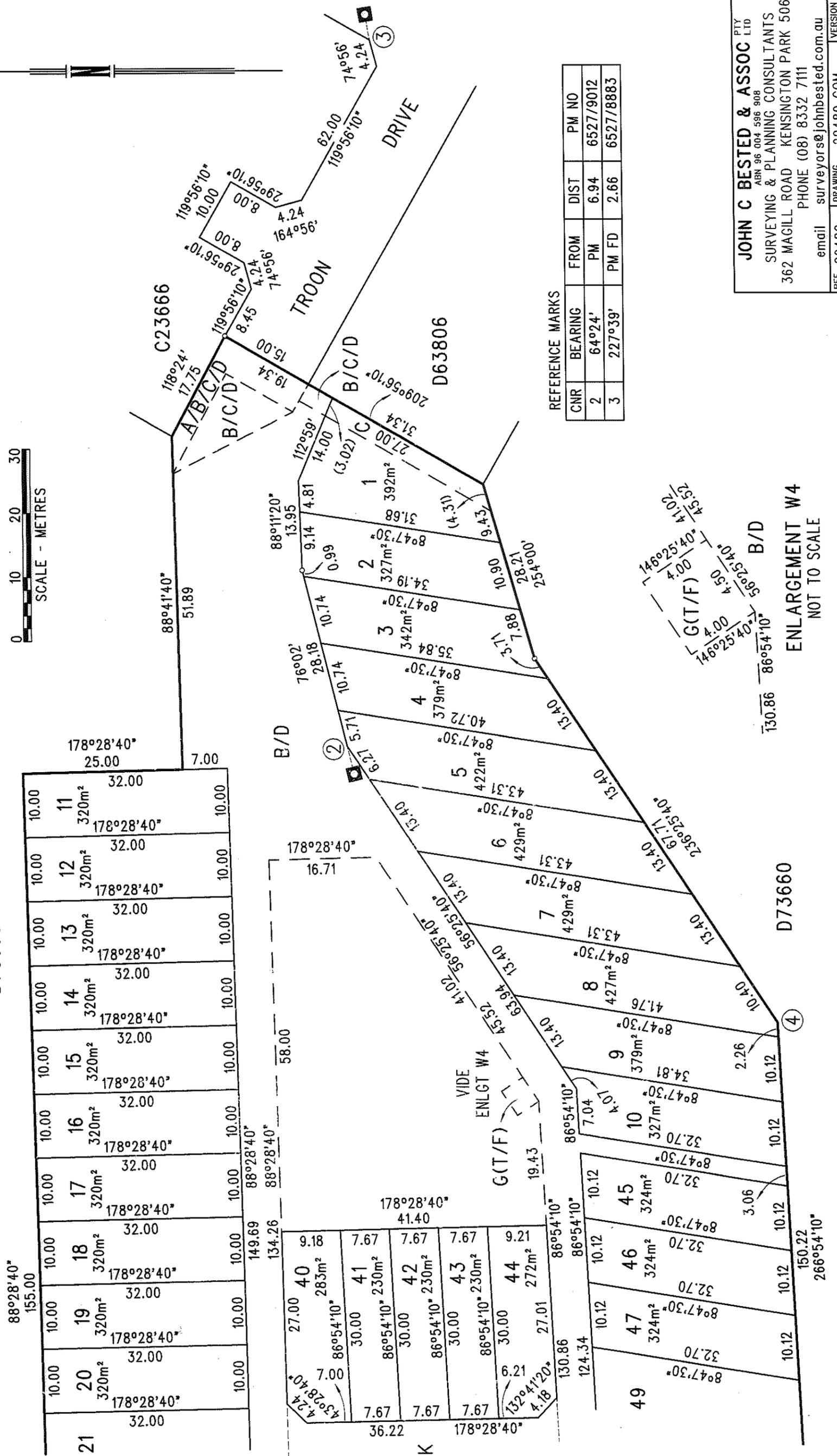
SHEET 4 OF 5

V03

ENLARGEMENT Y4

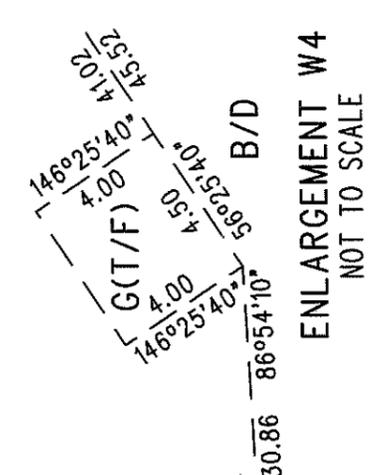


D73660



REFERENCE MARKS

CNR	BEARING	FROM	DIST	PM NO
2	64°24'	PM	6.94	6527/9012
3	227°39'	PM FD	2.66	6527/8883



ENLARGEMENT W4
NOT TO SCALE

JOHN C BESTED & ASSOC PTY LTD
 ABN 96 004 596 908
 SURVEYING & PLANNING CONSULTANTS
 362 MAGILL ROAD KENSINGTON PARK 5068
 PHONE (08) 8332 7111
 email surveyors@johnbested.com.au
 REF 20480 DRAWING 20480-COM VERSION 2

LOT ENTITLEMENT SHEET

COMMUNITY PLAN NUMBER

SHEET 1 OF 3

C23274

ACCEPTED

 24 DEC 2020

PRO REGISTRAR-GENERAL

DEV.No. 260 : COB: 20

LOT	LOT ENTITLEMENTS	SUBDIVIDED
1	161	
2	156	
3	156	
4	151	
5	165	
6	165	
7	165	
8	165	
9	161	
10	156	
11	156	
12	156	
13	156	
14	156	
15	156	
16	156	
17	156	
18	156	
19	156	
20	156	
21	165	
22	165	
23	165	
24	165	
25	171	
26	165	

SUBSTITUTE SHEET

LOT ENTITLEMENT SHEET

COMMUNITY PLAN NUMBER
SHEET 2 OF 3

C23274

ACCEPTED



24 DEC 2020

PRO REGISTRAR-GENERAL

DEV.No. 260 : Co13 : 20

SCHEDULE OF LOT ENTITLEMENTS		
LOT	LOT ENTITLEMENTS	SUBDIVIDED
27	165	
28	165	
29	165	
30	165	
31	165	
32	165	
33	123	
34	123	
35	113	
36	109	
37	109	
38	109	
39	123	
40	113	
41	109	
42	109	
43	109	
44	109	
45	156	
46	156	
47	156	
49	312	
50	156	
51	156	
52	156	

SUBSTITUTE SHEET

LOT ENTITLEMENT SHEET

COMMUNITY PLAN NUMBER
SHEET 3 OF 3

C23274

ACCEPTED

24 DEC 2020



PRO REGISTRAR-GENERAL

DEV.No. 260 : COB: 20

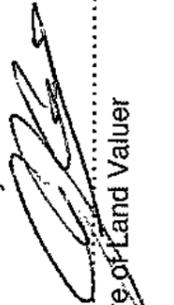
SUBSTITUTE SHEET

SCHEDULE OF LOT ENTITLEMENTS		
LOT	LOT ENTITLEMENTS	SUBDIVIDED
53	156	
54	156	
55	156	
56	156	
57	137	
58	137	
59	137	
60	137	
61	151	
70	123	
71	123	
72	123	
73	166	
74	209	
75	180	
AGGREGATE	10,000	

CERTIFICATE OF LAND VALUER

I, Christopher James Carter, being a land valuer within the meaning of the Land Valuers Act 1994 certify that this schedule is correct for the purposes of the Community Titles Act 1996.

Dated the 12th day of October 2020


 Signature of Land Valuer



Level 13, 431 King William Street
Adelaide SA 5000

Certificate of Currency

CHU Community Association Insurance Plan

Policy No	CAH0008035
Policy Wording	CHU COMMUNITY ASSOCIATION INSURANCE PLAN
Period of Insurance	30/04/2025 to 30/04/2026 at 4:00pm
The Insured	COMMUNITY CORPORATION NO. 23274 INC.
Situation	30 TROON DRIVE NORMANVILLE SA 5204

Policies Selected

Policy 1 – Community Property

Community property: \$95,000
Community income: \$14,250
Common area contents: \$0

Policy 2 – Liability to Others

Limit of liability: \$20,000,000

Policy 3 – Voluntary Workers

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

Policy 4 – Fidelity Guarantee

Sum Insured: \$100,000

Policy 5 – Office Bearers' Legal Liability

Limit of liability: \$1,000,000

Policy 6 – Machinery Breakdown

Not Selected

Policy 7 – Catastrophe Insurance

Not Selected

Policy 8 – Government Audit Costs and Legal Expenses

Part A: Government Audit Costs: \$25,000
Part B: Appeal expenses – common property health & safety breaches: \$100,000
Part C: Legal Defence Expenses: \$50,000

Flood Cover is included.



Flood Cover Endorsement

Flood cover is included.

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

Policy 1, Exclusion 1. a. "caused by Flood" is hereby removed.

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

Date Printed

11/03/2025

This certificate confirms this policy is in force for the Period of Insurance shown, subject to the policy terms, conditions and exclusions. It is a summary of cover only (for full details refer to the current policy wording QM563 - 1023 and schedule). It does not alter, amend or extend the policy. This information is current only at the date of printing.

LANDS TITLES REGISTRATION OFFICE

SOUTH AUSTRALIA

ENCUMBRANCE

FORM APPROVED BY THE REGISTRAR-GENERAL

Orig. **E 13117139**



11:38 28-May-2019
3 of 3

PRIORITY NOTICE ID	
--------------------	--

BELOW THIS LINE FOR OFFICE & STAMP DUTY PURPOSES ONLY

SERIES NO	PREFIX
3	E

AGENT CODE

LODGED BY: *HAUST*

DEB?

RevenueSA - Stamp Duty - ABN 19 040 349 865 ©

RevNetID/PRA Bundle No.: *2006 51823*

Orig/Copy *1* off with *0* copies

Consideration/Value/Security: \$ *—*

SA Proportion (if applicable): \$ *—*

SD: \$ *—* LTO Fees: \$ *—*

Int: \$ *—* Pcn/Add Tax: \$ *—*

Signature: *N. Hest* Date: *27/5/19*

CORRECTION TO: Carrington Conveyancers

CARR

SUPPORTING DOCUMENTATION LODGED WITH INSTRUMENT
(COPIES ONLY)

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

SWITCH TO 2019

CORRECTION	PASSED <i>SK</i>
REGISTERED <i>Skalau</i> PRO	12 JUN 2019  REGISTRAR-GENERAL

* Delete the inapplicable

IT IS COVENANTED BETWEEN THE ENCUMBRANCER AND ENCUMBRANCEE in accordance with the terms and conditions expressed *herein / *in Memorandum No. _____ subject to such exclusions and amendments specified herein.

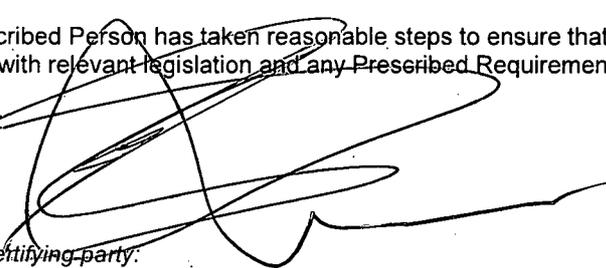
DATED 28th May 2019

CERTIFICATION *Delete the inapplicable

Encumbrancer(s)

- *The Prescribed Person has taken reasonable steps to verify the identity of the encumbrancer.
- *The Prescribed Person holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
- *The Prescribed Person has retained the evidence to support this Registry Instrument or Document.
- *The Prescribed Person has taken reasonable steps to ensure that the Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

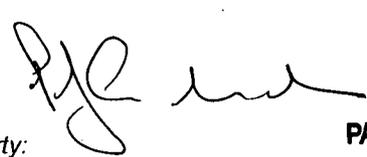
Signed By:


Name of certifying party:
Capacity of certifying party: **Geoffrey Victor Showell**
Registered Conveyancer
for: Carrington Conveyancers Pty Ltd
Hallett Cove Conveyancers
on behalf of the Encumbrancer

Encumbrancee(s)

- *The Prescribed Person has taken reasonable steps to verify the identity of the encumbrancee.
- *The Prescribed Person holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
- *The Prescribed Person has retained the evidence to support this Registry Instrument or Document.
- *The Prescribed Person has taken reasonable steps to ensure that the Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Signed By:


Name of certifying party:
Capacity of certifying party: **Registered Conveyancer**
for: **CARRINGTON CONVEYANCERS PTY LTD**
on behalf of the Encumbrancee

ENCUMBRANCE

PRIVACY COLLECTION STATEMENT: The information in this form is collected under statutory authority and is used for maintaining publicly searchable registers and indexes. It may also be used for authorised purposes in accordance with Government legislation and policy requirements.

LAND DESCRIPTION

THE WHOLE OF THE LAND IN CT VOLUME 6202 FOLIO 589

ESTATE & INTEREST

ESTATE IN FEE SIMPLE

ENCUMBRANCER (Full name and address)

CARMEL MARY BRADY AND GEOFFREY SPENCER BRADY BOTH OF 28133 PRINCES HIGHWAY HATHERLEIGH SA 5280

ENCUMBRANCEE (Full name, address and mode of holding)

LINKS LADY BAY PTY LTD (A.C.N 065 268 868) OF PO BOX 1596 NORMANVILLE SA 5204

OPERATIVE CLAUSE

THE ENCUMBRANCER ENCUMBERS THE ESTATE AND INTEREST IN THE LAND ABOVE DESCRIBED FOR THE BENEFIT OF THE ENCUMBRANCEE SUBJECT TO THE ENCUMBRANCES AND OTHER INTERESTS AS SHOWN HEREON WITH AN ANNUITY OR RENT CHARGE OF

- | | |
|---|--|
| (a) Insert the amount of the annuity or rent charge) | (a) Ten cents (10¢) if demanded |
| (b) State the term of the annuity or rent charge.
If for life use the words "during his or her lifetime" | (b) TO BE PAID TO THE ENCUMBRANCEE
For a period of One hundred (100) years from the date hereof |
| (c) State the times appointed for payment of the annuity or rent charge. Any special covenants may be inserted on page 2. | (c) AT THE TIMES AND IN THE MANNER FOLLOWING
By payment (if demanded) of the annual sum or yearly rent charge of TEN CENTS (10c) payable on the 30th day of June each year commencing on the 30th day of June next ensuing after the execution hereof <u>PROVIDED HOWEVER</u> that if throughout the year immediately preceding the due date for payment of such yearly rent charge the encumbrancer shall not have allowed or suffered any breach of and shall have otherwise duly performed and observed all the covenants contained in paragraph 2 hereof then in lieu of the sum of TEN CENTS (10c) which would otherwise have been payable (if demanded) there shall be payable (if demanded) FIVE CENTS (5c) to the intent that the encumbrancee shall hold the said yearly rent charge with the performance and observance of the covenants by the encumbrancer contained or implied herein. |

IT IS COVENANTED BETWEEN THE ENCUMBRANCER AND ENCUMBRANCEE as follows:

- 1.1 During the continuance of this encumbrance the encumbrancer shall not upon the said land or in respect thereof:
- (a) Erect any structure (with the exception of a fence of the boundary of the land) less than six (6) metres distant from the nearest point to any land set aside for use as a Golf Course and abutting the land (rear boundary).
 - (b) Cause, permit or suffer to be erected or remain on the land any fence which is constructed of material other than open vision materials (such as ARC pool fence) on the side and/or rear boundaries of the said land for a distance of six (6) metres from the nearest point to any land set aside for use as a Golf Course and abutting land (rear boundary).
 - (c) Permit any tree, shrub or other like growing thing to reach a height in excess of four (4) metres above natural ground level and in the event that any such tree, shrub or other like vegetation does exceed the height of four (4) metres immediately upon the receipt of notice from the encumbrancee requiring such works to be performed, lop, take down and remove such portion thereof as may exceed the said height of four (4) metres.
 - (d) Transfer any estate or interest in the said land (or any part thereof) without first causing the party in whose favour such estate or interest is to be transferred to execute a substitute encumbrance in the same terms as herein contained in favour of the encumbrancee.
 - (e) Make any claim upon either the registered proprietor from time to time of the golf course land or any lessee thereof pursuant to the provisions of the Fences Act 1975 as amended (or any legislation substituted therefor).
 - (f) Erect or permit to be erected any dwelling house, the area of which under the main roof is less than one hundred and twenty square metres (120m²) in total.
 - (g) Install or permit to be installed mirror reflective glass or similar material in the western elevation of any dwelling house.
 - (h) Improve or permit the said land to be improved in a manner which is contrary to or incompatible with the Residential Design Guidelines annexed hereto without the prior consent in writing of the encumbrancee.
- 1.2 In the event of non-compliance by the encumbrancer with any provision hereof within seven (7) days after service of notice by the encumbrancee requiring the rectification thereof the encumbrancer will permit the encumbrancee to enter upon the land with all such workmen, plant, equipment and tools and machines as the encumbrancee may reasonably require for the purpose of carrying out such works in all things at the cost of the encumbrancer.
- 1.3 In this encumbrance:
- (a) "improve" means to erect, alter or demolish any building, shed, fence or other structure whatsoever upon the said land and "improvement" has a corresponding meaning.
 - (b) "The said land" means the land over which this encumbrance is registered or intended to be registered.
2. The encumbrancer shall pay all costs and charges and expenses incurred by the encumbrancee for the purposes of and incidental to the preparation and execution of this Memorandum of Encumbrance and any discharge thereof and the stamp duty and registration fees from time to time payable thereon AND IN ADDITION all legal costs incurred by the encumbrancee on a solicitor and own client basis in or about any action which the encumbrancee may reasonably be required to pursue for the purposes of enforcing the provisions of this Encumbrance AND IN ADDITION reasonable hourly rate for time expended by the encumbrancee from time to time in responding to any request by the encumbrancer for any consent, approval or indulgence whatsoever and/or for any matter or thing arising out of the provisions of this Encumbrance and in respect of which the encumbrancee may reasonably and properly undertake any consideration and/or action.
3. The encumbrancer acknowledges and agrees that:
- (a) the covenants herein contained are entered into and undertaken for the purpose of the encumbrancee's scheme of development for the whole of the land comprised in the development area known as The Links – Lady Bay (the sub-division);
 - (b) notwithstanding anything to the contrary contained herein or elsewhere the encumbrancee shall have the right in its absolute and unfettered discretion at any time and from time to time to modify waive or release any covenants conditions restrictions or stipulation's wheresoever herein contained relating to the said land;
 - (c) the encumbrancee shall incur no liability whatsoever to the encumbrancer and the encumbrancer shall have no action, cause, suit or claim or demand whatsoever against the encumbrancee in respect of arising out of or in any way connected with the exercise by the encumbrancee of its said right to modify waive or release any of the said covenants conditions restrictions or stipulation's herein contained or contained in any like encumbrance relating to any land comprising portion of the sub-division of which the said land forms part;
 - (d) the encumbrancee shall not be required or obliged to take any steps to enforce observance and performance by the owner of any other allotment in the subdivision of the covenants and conditions contained in any similar encumbrance registered over the title to any such allotment.
4. Any waiver by the encumbrancee of any breach of any one or more of the covenants conditions restrictions or stipulation's herein contained shall not be nor be construed to be a waiver of any subsequent or other breach of the same or any other covenant condition restriction or stipulation herein contained, nor shall any failure on the part of the encumbrancee to require or exact full and complete compliance with any of the covenants conditions restrictions stipulation's herein contained be construed as in any manner changing the terms hereof or to prevent the encumbrancee from enforcing the full provisions hereof.
5. If any term covenant condition or provision of this Encumbrance is held by a court of competent jurisdiction to be invalid void or unenforceable the remainder of such terms covenants conditions and provisions shall remain in full force and effect and shall in no way be affected impaired or invalidated thereby.
-



The Links
LADY BAY

THE LINKS LADY BAY

RESIDENTIAL DESIGN GUIDELINES

ST ANDREWS BOULEVARD SOUTH

JUNE 2010

ST ANDREWS BVLD, THE LINKS LADY BAY, NORMANVILLE, SA 5204 • PO BOX 1596,
NORMANVILLE, SA 5204 • TELEPHONE 08 8558 2220 • FAX 08 8558 3767
EMAIL admin@linksladybay.com • WEB www.linksladybay.com.au • ABN 38 589 923 202

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1.0 PURPOSE AND APPLICATION OF THE GUIDELINES

All residential allotments within the Links Lady Bay Residential Estate are subject to an Encumbrance that requires that all development must obtain the prior approval of the Project Manager of The Links Lady Bay Pty Ltd. The Encumbrance requires, amongst other things, that all development must conform to the requirements of the Links Lady Bay Residential Design Guidelines and the accompanying Site Development Plans. This includes proposals to build a dwelling, additions to dwellings, landscaping or proposals to erect outbuildings on an allotment. In addition, all proposals to erect a dwelling on an allotment must be accompanied by a "landscape plan" which indicates the location and type of species to be planted (including anticipated maximum height) and the extent of any paving.

Careful attention should be made to all of the relevant guidelines. They are intended to ensure a consistently high quality of development and protect the interest of all residents and owners within the Estate. While the Project Manager in assessing proposals may show some flexibility, variation to the guidelines will only be allowed where there are compelling reasons to do so. Therefore, if there is any uncertainty about the reasons behind or the application of the guidelines contact should be made with the Project Manager early in the design process. This will avoid the potential for delays and costs to the applicant and streamline the approval process.

Following receipt of approval from the Project Manager, the applicant will need to lodge the necessary applications and obtain approvals from the District Council of Yankalilla. This will require lodgement of the "approved" plans from the Project Manager, accompanied by the necessary forms, copies of plans and the required fees. All queries relating to this approval process should be directed to the District Council of Yankalilla. In no circumstances should an application be made to the Council without the prior "approval" from the Project Manager.

All queries and applications should be made to:

**The Project Manager
The Links Lady Bay Residential Estate
C/- PO Box 1596
NORMANVILLE SA 5204
Phone: (08) 8558 2220 Fax: (08) 8558 3767**

2.0 DESIRED CHARACTER

- The desired character of Residential Estates **South** of St Andrews Boulevard in The Links Lady Bay development area aims to achieve an attractive, coastal living environment that enhances and is compatible with the surrounding natural landscape and is sympathetic to the coast and golf course setting.
- Through measures such as the appropriate choice of external materials and colours, the design, siting and appearance of dwellings and outbuildings, and the planting of suitable species of vegetation around the dwellings, residential and associated development should exhibit a high standard and have a low visual impact.

Contemporary building designs are encouraged which comprise of the following:

- low-reflective external finished wall colours which are natural and earthy and complement the natural colours of the coastal landscape (ie avoiding white or dark and recessive colours)
- roof designs creating visual interest and avoiding large expanses of roof in a single plane which are readily visible (refer to Section 11)
- an orientation, design and layout that encourages flow through ventilation and maximises the potential for passive solar heating during cooler months and minimises heat loads during the warmer months.

3.0 BUILDING SITING AND SETBACKS

3.1 FRONT BOUNDARY SETBACKS

- Dwellings and outbuilding (including garages/carports) shall be setback the following **minimum** distances from the front property (road) boundary:

Dwelling face:	6 metres
Verandahs/Porticos:	5 metres
Carport/Garage:	1 metre behind the main dwelling face

3.2 SIDE BOUNDARY SETBACKS

- Dwellings, garages/carports and outbuildings shall be setback a **minimum** of 1.0 metres from side boundaries, except:
 - where the boundary abuts a secondary street frontage (ie. Corner allotments) the setback shall be 2.5 metres.
 - where there is an easement adjacent to the side boundary the setback shall be as determined on the Site Development Plan.
 - common wall with at least one adjacent allotment for a minimum distance of 4 metres, from the front alignment the full height of the building.

3.3 REAR BOUNDARY SETBACKS

- Single and two storey dwellings and outbuildings shall be setback the following **minimum** distances from the rear property boundary:

Single storey dwelling:	4 metres
Two storey dwelling:	6 metres
Outbuildings:	3 metres

4.0 BUILDING HEIGHT

4.1 GENERAL PROVISIONS

- One and two storey dwellings are permitted on all residential allotments subject to a number of design controls outlined below.
- Ground floor levels to be fixed as close to design ground level as possible (split level construction on sloping sites is preferred).
- Fill to be minimised (refer Figure 2).
- two storey dwellings are defined as having a floor located wholly or partly above another floor; and
- single storey dwellings can include floor space in the roof space provided that the roofline is not affected and that dormer windows do not cause overlooking problems for adjacent dwellings (see clause 11.0).
- Some dispensation may be allowed to the maximum heights below (4.2 and 4.3) where the slope of the lot determines an architecturally practical outcome is desired

4.2 SINGLE STOREY DWELLINGS

- Maximum wall height of 3 metres above natural ground level.
- Maximum ridge or gable end wall height of 6.5 metres above natural ground level for all other dwellings.

○ TWO STOREY DWELLINGS

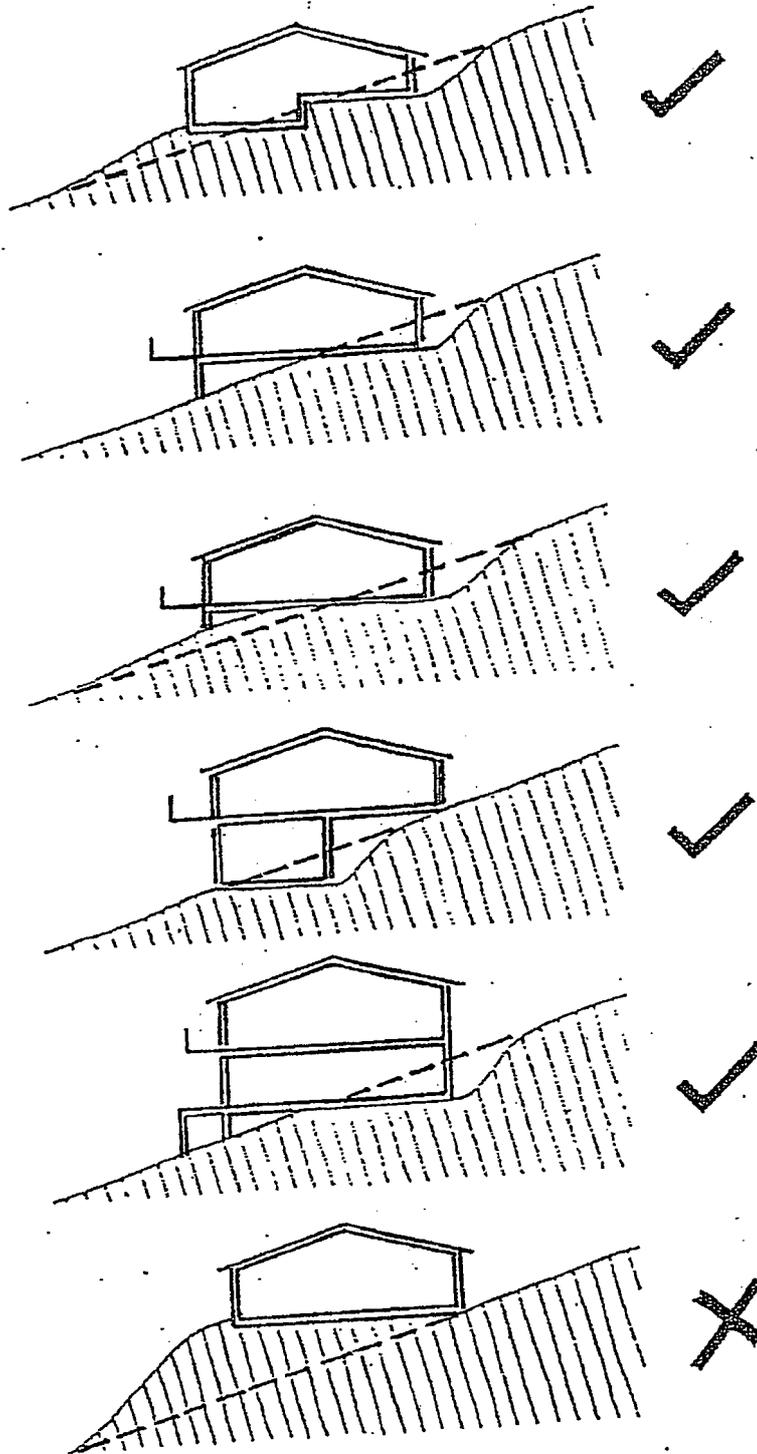
4.3.1 General (i.e. all allotments)

- Maximum wall height of 5.6 metres above natural ground level.
- Maximum ridge or gable end wall height of 8.5 metres above natural ground level for all other dwellings.

4.3.2 On Allotment No's 17-19 & 31-40 & 105-108 - Cherry Hills Crescent 50-57 & 76-89 Birkdale Street & 113-124 Turnberry Drive

- In order to protect the views from surrounding allotments, two storey dwellings will only be permitted if the floor level of the upper floor is 600mm below the level of the kerb of adjacent road.

Figure 2



5.0 MINIMUM FLOOR AREA

- The minimum total floor area of any dwelling (not including associated garages, carport, patios, balconies or similar) shall be 130 square metres.

6.0 VEHICLE PARKING

- On-site vehicular parking shall be provided at a rate of one (1) covered car park per dwelling plus one (1) additional car park.
- Additional car parks can be covered or uncovered and, if uncovered, a space can be located in the driveway immediately in front of the garage or carport within the minimum setback distance.
- Garages and carports shall be provided under the main roof.
- In order to reduce the visual impact of garaging of vehicles on the streetscape character, visual interest in the door treatments should be provided.
- Recreational vehicles (eg. caravans, boats etc) and commercial vehicles must not be parked on a regular basis on properties forward of any part of the building.

7.0 VEHICLE ACCESS TO ALLOTMENTS & CROSS-OVERS

- A paved driveway shall be provided between each allotment and the road pavement or paved footpath and between the front boundary and the garage/carport.
- Vehicle crossovers must be constructed from materials and colours that are approved by the Project Manager and Council. Property owners must therefore check with the District Council of Yankalilla prior to the construction of any crossovers.
- Materials and colours of driveways should preferably match or complement those of the footpath and crossover.

8.0 DOMESTIC OUTBUILDINGS

- Domestic outbuildings should be finished in materials or colours of the fencing materials or materials or colours of the associated dwelling or be finished in colorbond of colours to match that of the fencing or the associated dwelling.
- The maximum dimensions and height of domestic outbuildings shall be as follows:

Size of allotment (M ²)	Dimensions of outbuilding (metres)	Maximum wall height (metres)	Maximum ridge height (metres)
>700	7 x 6	2.4	2.7
<700	7 x 4	2.4	2.7

- The outbuildings shall be located a minimum of 1.5 metres from the external wall of the associated dwelling.

9.0 PRIVACY

- Dwellings shall be sited and designed to minimise overlooking into the private open space of adjoining allotments.
- Window should be designed and sited to minimise the potential to overlook the private open space of and the windows of dwellings on adjoining allotments through techniques such as:
 - a) positioning window at angles to the boundary;
 - b) using translucent glass;
 - c) using screens, wing walls etc;
 - d) having sill heights of 1.5 metres or greater above the floor level;
 - e) using translucent glass (fixed) below 1.5 metres and clear glass (fixed or openable) above 1.5 metres.
- Upper storey balconies and terraces should be positioned and designed to minimise overlooking of private open space and the windows of dwellings on adjoining allotments.
- Upper storey balconies and terraces should be positioned and designed to minimise overlooking of private open space and the windows of dwellings on allotments.

10.0 PRIVATE OPEN SPACE

- Private open space includes open space on a site available for the exclusive use of the householder and which:
 - a) is screened from public areas and adjoining properties
- Private open space comprising a minimum of 20% of the site area shall be provided, and shall include one 'principal' area which:
 - a) has a minimum area of 50 square metres;
 - b) has a minimum dimension of 4 metres;
 - is directly accessible from a living area of the dwelling
- The principal area of private open space should, where practical, have a northerly orientation.
- A minimum of 50% of the area of open space surrounding dwellings shall not be sealed with impervious materials such as concrete, pavers or plastic membrane.

11. HOUSE DESIGN

- The objective of the guidelines is to create a built form with a wide variety of architectural styles including contemporary and appropriate traditional designs (excluding Georgian, Tudor and the like), demonstrating skilful use of roof forms, facade treatments and features to ensure an appealing design outcome particularly from both from the streetscape and golf course elevations
- roof designs should create visual interest and avoiding large expanses of roof in a single plane which are readily visible
- Habitable ground floor rooms must have a minimum ceiling height of 2.7m for a single story house and 2.55m for a two-storey house

11.1 BUILDING MATERIALS

- External walls must be predominantly finished with a coloured texture coat or rendered and painted finish except where architectural merit is demonstrated to do otherwise
- Bagged and painted finishes, or other finishes where textures of the underlying masonry construction can be seen, will not be approved
- Face brick/block expressed to more than 20% of any facade, excluding the area of any windows or doors, will not be approved
- Any use of face brick/block or stone must demonstrate architectural merit
- The use of lightweight proprietary fibre cement or insulation cladding materials will only be approved when finished with a texture coating of 2mm minimum thickness or have aesthetically placed joints with feature batten covers or reveals.
- The use of proprietary fibre cement external planking in limited quantities, must not generally be used for walls located on the ground floor and must be detailed with invisible joints and attractive corner treatments.
- The use of 'Colorbond' or similar metal external cladding materials will only be approved in limited quantities where determined to have architectural merit.
- The use of natural timber external cladding materials may be approved in limited quantities where determined to have architectural merit and in locations where the upkeep and maintenance of the timber is not anticipated to be a long-term problem.
- Other combinations of external wall materials/finishes will be considered on the basis of architectural merit.
- The use of polystyrene or similar lightweight mouldings will not be approved.
- Trim colours, such as required for gutters, columns, doors and the like, must complement the design theme and colour scheme of the House.
- All materials must have a non-reflective finish, particularly roofing, cladding and glazing.

- Tinted glazing is generally encouraged, but will be assessed on the basis of architectural merit.
- Roof materials must be pre-finished, corrugated 'Colorbond' metal sheeting or equal in 'Custom Orb' or 'Trimdeck' profiles or terracotta roof tiles or concrete roof tiles/shingles. None of these products are permitted to be painted or coated insitu.
- Roof plumbing materials must be of pre-finished 'Colorbond' or equal and, except in the case of downpipes, must not be painted.
- Downpipes, unless expressed as a feature architectural element, must match the colour of the House walls to which they are attached or adjacent.
- Other roof materials may be considered on the basis of architectural merit and the overall urban design outcome.
- All materials and finishes must be installed in accordance with the manufacturer's specifications and painted or otherwise finished as required.
- All materials must be new and of a proprietary nature where available.
- Exceptions to the use of non-new materials will be considered for feature recycled materials based on the architectural merit of the overall design.
- Letterboxes and other permanent ancillary structures must be in a colour that complements the House.

12.0 ENERGY AND WATER CONSERVATION

12.1 ORIENTATION AND RECEIPT OF SUNLIGHT

- Principal living rooms that have a northerly orientation shall contain windows that are designed to allow the entry of sunlight during cooler months.
- Shading devices such as wider eaves, canopies, screening devices, pergolas with deciduous vines and landscaping shall be designed and located to allow the entry of sunlight during cooler months and the shading of sunlight during warmer months into north, west and east facing windows.
- Many of the allotments have wonderful views to the west or south. Energy efficient design principles advocate small, if any, areas of west or south facing glass, and therefore special consideration will need to be given to designing appropriately for both the views and energy conservation.

The most effective means of achieving this is to:

- use external shading devices in summer for west facing windows
- use wider eaves for west facing windows
- use double-glazing and/or special glass to limit heat gain in summer and heat loss in winter
- maximise opportunities for cross-ventilation by designing openable windows to create air flows (eg. elevated central windows can allow hot air to drain from the building).

12.2 INSULATION

- All external walls and inaccessible parts of the ceiling of all dwellings shall be insulated at the time of dwelling construction to the equivalent of not less than:
 - a) 2.0 R rated insulation materials in walls: and
 - b) 4.0 R rated insulation material in ceilings
- All ceiling areas are to be insulated with the equivalent of not less than 4.0 R rated insulation material.
- All buildings must comply with the 6 star energy efficiency rating as per South Australian Government regulations

12.3 DRAUGHT EXCLUDERS/WEATHER SEALS

- Draught excluders/weather seals shall be fixed to all external doors.

12.4 RAINWATER TANKS

- If a rainwater tank is provided, its maximum height shall be 2.4 metres and minimum capacity of 2000 litres. It should be appropriately screened from view from adjoining properties, and it should be finished with a colour that blends in with the natural landscape.
- The overflow from all rainwater tanks shall be directed via underground stormwater pipes to the street drainage network or the rear of allotment drainage within the allotment.

13.0 STORMWATER (LOTS 90-96 Birkdale Street, 12-16, 23-30 & 109-112 Cherry Hills Crescent & 1-11 Turnberry Drive)

13.1 SURFACE DRAINAGE

- Surface drainage shall be designed at the rear of dwellings (and installed prior to occupation) to intercept surface water draining down the slope at the rear of the dwellings, suitably sized and graded to safely divert any surface water around the dwellings to the street. The design of the proposed system should take into account the catchment above the subject land for high rainfall events

13.2 FLOOR LEVELS

- The finished floor levels of the upper floors of each dwelling shall be sufficiently above the paving and/or finished surfaces to ensure that surface water drains away and around the dwellings and so that any accumulated surface water is not trapped in a confined space or floods into the dwellings.

14.0 FENCING

14.1 FRONT FENCING

- Fencing shall not be constructed along the front property boundary or along the side boundaries between the front property boundary and the frontage of the dwelling.

14.2 SIDE AND REAR BOUNDARY FENCING

- Side and rear boundary fences (except adjacent to public roads and the golf course) shall be constructed of 1.8 metres high colorbond material (custom orbicorrugated profiles are not permitted), bagged or rendered brick or blockwork, or brush.
- Side boundary fencing within 6.0 metres of the golf course for lots with a depth < 35 metres or within 4.0 metres of the golf course for lots with a depth > 35 metres shall range in height from 1.8 metres from a point 6.0 metres and 4.0 metres respectively from the rear boundary to 1.0 metres at the rear boundary.
- Rear boundary fencing adjacent the golf course, if provided, shall be constructed of open style material such as tubular fencing (to allow clear visibility through the fence) to a height of 1.5 metres and the colour to be in harmony with the dwelling and surrounding landscape.
- Fences on side or rear boundaries adjacent to public roads or reserves shall be constructed of 1.8 metre high:
 - a) masonry, designed to complement masonry walls of the associated dwelling;
 - or
 - b) masonry plinth and pier fencing with brush or fibrous cement sheeting infill (materials selected to complement materials used in the associated dwelling).
- The maximum build-up of fencing along the side and rear boundaries is 2.0 metres, comprising a maximum of 1.8 metre high fence and a maximum of 200mm built-up area (ie retaining wall). This height restriction is aimed at limiting the height of fencing for residents living on the low side.

15.0 LANDSCAPING

- A "landscape plan" indicating the location and type of species to be planted (including anticipated maximum height) and the extent of any paving or other hard surface areas within the allotment shall be submitted to the Project Manager for "approval".
- Trees, shrubs or any other vegetation, which is likely to reach a height in excess of 4 metres, shall not be planted on allotments if such vegetation is likely to lead to a significant loss of views (eg over the golf course, over the gulf or towards the rural hinterland) to adjoining property owners.
- Landscaping of front garden areas to the kerb line shall be established within six months of completion of the dwelling and shall be maintained in perpetuity.
- The area of land between the front property boundary and the footpath or kerb line shall be suitably landscaped and maintained by the landowner in a manner approved by the District Council of Yankallila.

-
- **It is not permitted to plant Kikuyu or any other species of lawn that may invade or be detrimental to the turf on the golf course.**

16.0 BUILDING TIME LIMITS

- Owners are required to commence the construction of a residential dwelling complying with the guidelines, within 2 years from the settlement date of the land purchase.

17.0 MISCELLANEOUS REQUIREMENTS

- Antennae, satellite dishes, solar hot water systems, solar and power panels, air conditioners, evaporative coolers, rainwater tanks, pumps and any other ancillary structures are to be designed with reference to colour, materials and location, to be an integral part of the dwelling and screened from public view.
- Air conditioners, pool pumps or similar equipment to be located or screened to avoid excessive noise impacts on the adjacent dwelling bedroom and living areas.
- Radio aerials, television antennae, satellite dishes and the like are to be positioned to minimise their view from adjoining properties and public places
- No fixture on any roof to project greater than 1.0 metre above the uppermost point on the roof

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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: 2682759

ECKERMANN FORMS
POST OFFICE BOX 7340
HUTT STREET ADELAIDE SA 5000

DATE OF ISSUE

17/06/2025

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

OWNERSHIP NUMBER	OWNERSHIP NAME			
15719261	G S & C M BRADY			
PROPERTY DESCRIPTION				
74 TROON DR / NORMANVILLE SA 5204 / LT 74 C23274				
ASSESSMENT NUMBER	TITLE REF. <small>(A "+" indicates multiple titles)</small>	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR
2609546352	CT 6202/589	\$680,000.00	R2 0.500	RE 0.400
LEVY DETAILS:				
	FIXED CHARGE	\$	50.00	
	+ VARIABLE CHARGE	\$	128.10	
FINANCIAL YEAR	- REMISSION	\$	78.90	
2024-2025	- CONCESSION	\$	0.00	
	+ ARREARS / - PAYMENTS	\$	-99.20	
	= 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 15/09/2025



Government of South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



Emergency Services Funding Act 1998

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

Please Note:

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

For more information:

Visit: www.revenuesa.sa.gov.au
Email: revsupport@sa.gov.au
Phone: (08) 8226 3750

PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

 <p>Billers Code: 456285 Ref: 7003028813</p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au © Registered to BPAY Pty Ltd ABN 69 079 137 518</p>	 <p>To pay via the internet go to: www.revenuesaonline.sa.gov.au</p>	 <p>Send your cheque or money order, made payable to the Community Emergency Services Fund, along with this Payment Remittance Advice to:</p> <p>Revenue SA Locked Bag 555 ADELAIDE SA 5001</p>
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OFFICIAL: Sensitive

Account Number	L.T.O Reference	Date of issue	Agent No.	Receipt No.
26 09546 35 2	CT6202589	17/6/2025	7793	2682759

ECKERMANN FORMS
 PO BOX 191
 CAMPBELLTOWN SA 5074
 searches@eckermannforms.com

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: G S & C M BRADY
 Location: LT 74 TROON DR NORMANVILLE LT74 C23274
 Description: H Capital Value: \$ 680 000
 Rating: Residential

Periodic charges

Raised in current years to 30/6/2025

			\$
	Arrears as at: 30/6/2024	:	0.00
Water main available:	1/7/2018	Water rates	314.40
Sewer main available:	1/7/2019	Sewer rates	631.04
		Water use	0.00
		SA Govt concession	103.05CR
		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	842.39CR
		Balance outstanding	0.00

Degree of concession: 100.00% Date granted: 6/4/2021 Date terminated: 31/8/2024
 Recovery action taken: FULLY PAID

Next quarterly charges: Water supply: Not declared Sewer: Not declared Bill: 27/8/2025

This account has no meter of its own but is supplied from account no 26 09515 00 3.

The Water Use apportionment option is Nil.

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: **Water & Sewer Account**
G S & C M BRADY Acct. No.: 26 09546 35 2 Amount: _____

Address:
LT 74 TROON DR NORMANVILLE LT74
C23274

Payment Options

EFT

EFT Payment

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	2609546352



Bill code: 8888
Ref: 2609546352

Telephone and Internet Banking — BPAY®

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



Paying online

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



Paying by phone

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

SA Water account number: 2609546352