

FORM 1 - Vendor's Statement

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

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Preliminary

To the purchaser:

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

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

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

Instructions to the vendor for completing this statement:

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

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

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

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

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

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

PART A – PARTIES AND LAND

1 Purchaser:

Address:

2 Purchaser's registered agent:

Address:

3 Vendor:

Danielle Karin Tessari

Address:

Unit 2/3 Gray Street, Brighton SA 5048

4 Vendor's registered agent:

Denham Property Sales Pty Ltd T/A Magain Real Estate

Address:

Shop 2, 515 Brighton Road, Brighton 5048

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

6 Description of the land:

[Identify the land including any certificate of title reference]

The land situated at Unit 5/649 Grange Road, Grange SA 5022 and being whole of the land in Certificate of Title
Volume 5896 Folio 33 and being whole of Lot 5 Primary Community Strata Plan 21758 in the Area named
Grange in the Hundred of Yatala

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

To the purchaser:

Right to cool-off (section 5)

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

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

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

2 – Time for service

The cooling-off notice must be served–

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

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

3 – Form of cooling-off notice

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

4 – Methods of service

The cooling-off notice must be–

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

Unit 2/3 Gray Street, Brighton SA 5048

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

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

sandy@magain.com.au

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

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

Shop 2, 515 Brighton Road, Brighton 5048

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

Note–

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

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

5 – Effect of service

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

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

Proceeding with the purchase

If you wish to proceed with the purchase—

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

PART C – STATEMENT WITH RESPECT TO REQUIRED PARTICULARS

(section 7(1))

To the purchaser:

*I / ~~We~~,

Danielle Karin Tessari

of

Unit 2/3 Gray Street, Brighton SA 5048

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

Date: _____ Signed: _____

Date: _____ Signed: _____

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

(section 9)

To the purchaser:

I,

Sandy Robinson

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

Exceptions:

NIL

Date: _____ Signed: _____

~~*Vendor's agent / Purchaser's agent~~

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

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

Section 7(3) of the Act provides that this statement need not include reference to charges arising from the imposition of rates or taxes less than 12 months before the date of service of the statement.

Where a mortgage, charge or prescribed encumbrance referred to in column 1 of the table below is applicable to the land, the particulars in relation to that mortgage, charge or prescribed encumbrance required by column 2 of the table must be set out in the table (in accordance with the instructions in the table) unless—

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

TABLE OF PARTICULARS

Column 1	Column 2	Column 3
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[If an item is applicable, ensure that the box for the item is ticked and complete the item.]

[If an item is not applicable, ensure that the box for the item is empty or else strike out the item or write "NOT APPLICABLE " or "N/A" in column 1. Alternatively, the item and any inapplicable heading may be omitted, but not in the case of–

- (a) the heading "1. General" and items 1.1, 1.2, 1.3 and 1.4; and
- (b) the heading "5. Development Act 1993 (repealed)" and item 5.1; and
- (c) the heading "6. Repealed Act conditions" and item 6.1; and
- (d) the heading "29. Planning, Development and Infrastructure Act 2016" and items 29.1 and 29.2,

which must be retained as part of this statement whether applicable or not.]

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

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

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

Column 1	Column 2	Column 3
1. General		
1.1 Mortgage of land	<i>Is this item applicable?</i>	<input checked="" type="checkbox"/>
<i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	<i>Will this be discharged or satisfied prior to or at settlement?</i>	YES
	<i>Are there attachments?</i>	YES
	<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
	Refer to Certificate of Title Volume 5896 Folio 33 for details	
	Number of mortgage (if registered):	
	13462231	
	Name of mortgagee:	
	MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA (ACN: 123 123 124)	
1.2 Easement (whether over the land or annexed to the land)	<i>Is this item applicable?</i>	<input checked="" type="checkbox"/>
Note - "Easement" includes rights of way and party wall rights.	<i>Will this be discharged or satisfied prior to or at settlement?</i>	NO
<i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	<i>Are there attachments?</i>	YES
	<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
	Refer to Property Interest Report (Page 12) for details	
	Description of land subject to easement:	
	A portion of the land in said Property Interest Report (Page 12)	
	Nature of easement:	
	Statutory Easement for Electricity, Telecommunications, Gas, Water & Sewer may exist	
	Are you aware of any encroachment on the easement?	
	NO	
	(If YES, give details):	
	If there is an encroachment, has approval for the encroachment been given?	
	(If YES, give details):	
1.3 Restrictive covenant	<i>Is this item applicable?</i>	<input type="checkbox"/>
<i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	<i>Will this be discharged or satisfied prior to or at settlement?</i>	YES/NO
	<i>Are there attachments?</i>	YES/NO
	<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
	Nature of restrictive covenant:	
	Name of person in whose favour restrictive covenant operates:	
	Does the restrictive covenant affect the whole of the land being acquired?	
	(If NO, give details):	
	Does the restrictive covenant affect land other than that being acquired?	

Column 1	Column 2	Column 3
1.4 Lease, agreement for lease, tenancy agreement or licence (The information does not include information about any sublease or subtenancy. That information may be sought by the purchaser from the lessee or tenant or sublessee or subtenant.) [Note - <i>Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	Is this item applicable? Will this be discharged or satisfied prior to or at settlement? Are there attachments? <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> Names of parties: Period of lease, agreement for lease etc: From: To: Amount of rent or licence fee: per (period) Is the lease, agreement for lease etc in writing? If the lease or licence was granted under an Act relating to the disposal of Crown lands, specify- (a) the Act under which the lease or licence was granted: (b) the outstanding amounts due (including any interest or penalty):	<input type="checkbox"/> YES/NO YES/NO
5. Development Act 1993 (repealed)		
5.1 section 42 - Condition (that continues to apply) of a development authorisation [Note - <i>Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	Is this item applicable? Will this be discharged or satisfied prior to or at settlement? Are there attachments? <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> Refer to City of Charles Sturt Council Searches Condition(s) of authorisation: Refer to City of Charles Sturt Council Searches	<input checked="" type="checkbox"/> NO YES
6. Repealed Act conditions		
6.1 Condition (that continues to apply) of an approval or authorisation granted under the Building Act 1971 (repealed), the City of Adelaide Development Control Act 1976 (repealed), the Planning Act 1982 (repealed) or the Planning and Development Act 1966 (repealed) [Note - <i>Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	Is this item applicable? Will this be discharged or satisfied prior to or at settlement? Are there attachments? <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> Nature of condition(s):	<input type="checkbox"/> YES/NO YES/NO
7. Emergency Services Funding Act 1998		
7.1 section 16 - Notice to pay levy	Is this item applicable? Will this be discharged or satisfied prior to or at settlement? Are there attachments? <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> Refer to Emergency Services Levy Certificate Date of notice: 17/09/2025 Amount of levy payable: \$109.30	<input checked="" type="checkbox"/> YES YES

Column 1	Column 2	Column 3
19. Land Tax Act 1936		
19.1 Notice, order or demand for payment of land tax	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>Refer to Land Tax Certificate</p> <p>Date of notice, order or demand:</p> <p>17/09/2025</p> <p>Amount payable (as stated in the notice):</p> <p>\$0.00</p>	<div style="text-align: right;"> <input checked="" type="checkbox"/> YES YES </div>
29. Planning, Development and Infrastructure Act 2016		
29.1 Part 5 - Planning and Design Code	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>Refer to City of Charles Stuart Council Searches and Refer to the PlanSA Data Extract for Section 7 search purposes for details</p> <p>Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code):</p> <p>Refer to City of Charles Stuart Council Searches and Refer to the PlanSA Data Extract for Section 7 search purposes for details</p> <p>Is there a State heritage place on the land or is the land situated in a State heritage area?</p> <p>NO</p> <p>Is the land designated as a local heritage place?</p> <p>NO</p> <p>Is there a tree or stand of trees declared in Part 10 of the Planning and Design Code to be a significant tree or trees on the land?</p> <p>NO</p> <p>Is there a current amendment to the Planning and Design Code released for public consultation by a designated entity on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?</p> <p>NO</p> <p>Note-</p> <p>For further information about the Planning and Design Code visit www.code.plan.sa.gov.au</p>	<div style="text-align: right;"> <input checked="" type="checkbox"/> NO YES </div>
<p>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</p>		
29.2 section 127 - Condition (that continues to apply) of a development authorisation	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>Date of authorisation:</p> <p>Name of relevant authority that granted authorisation:</p> <p>Condition(s) of authorisation:</p>	<div style="text-align: right;"> <input type="checkbox"/> YES/NO YES/NO </div>
<p>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</p> <p style="font-size: 2em; opacity: 0.5; text-align: center;">N/A</p>		

Column 1	Column 2	Column 3
34. <i>Water Industry Act 2012</i>		
34.1 Notice or order under the Act requiring payment of charges or other amounts or making other requirement	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>Refer to SA Water Certificate</p> <p>Date of notice or order: 17/09/2025</p> <p>Name of person or body who served notice or order: SA Water Corporation</p> <p>Amount payable (if any) as specified in the notice or order: \$0.00</p> <p>Nature of other requirement made (if any) as specified in the notice or order: Water, Sewer</p>	<div><input checked="" type="checkbox"/></div> <p>YES</p> <p>YES</p>

SCHEDULE – DIVISION 2

OTHER PARTICULARS

(section 7(1)(b))

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



- 1 Name of community corporation:
Community Strata Plan No. 21758
Address of community corporation:
649 Grange Road, GRANGE SA 5022
- 2 Application must be made in writing to the community corporation for the particulars and documents referred to in 3 and 4.
Application must also be made in writing to the community corporation for the documents referred to in 6 unless those documents are obtained from the Lands Titles Registration Office.
- 3 Particulars supplied by the community corporation or known to the vendor:
 - (a) particulars of contributions payable in relation to the lot (including details of arrears of contributions related to the lot):
Refer to Community Strata Plan Section 139
 - (b) particulars of assets and liabilities of the community corporation:
Refer to Community Strata Plan Section 139
 - (c) particulars of expenditure that the community corporation has incurred, or has resolved to incur, and to which the owner of the lot must contribute, or is likely to be required to contribute:
Refer to Community Strata Plan Section 139
 - (d) if the lot is a development lot, particulars of the scheme description relating to the development lot and particulars of the obligations of the owner of the development lot under the development contract:
Refer to Community Strata Plan Section 139
 - (e) if the lot is a community lot, particulars of the lot entitlement of the lot:
Refer to Community Strata Plan Section 139

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

- 4 Documents supplied by the community corporation that are enclosed:
 - (a) a copy of the minutes of the general meetings of the community corporation and management committee
*for the 2 years preceding this statement/since the deposit of the community plan;
(*Strike out or omit whichever is the greater period)
YES
 - (b) a copy of the statement of accounts of the community corporation last prepared;
YES
 - (c) a copy of current policies of insurance taken out by the community corporation.
YES

[For each document indicate (YES or NO) whether or not the document has been supplied by the community corporation by the date of this statement.]
- 5 If "not known" has been specified for any particulars in 3 or a document referred to in 4 has not been supplied, set out the date of the application made to the community corporation and give details of any other steps taken to obtain the particulars or documents concerned:

-
- 6 The following documents are enclosed:
 - (a) a copy of the scheme description (if any) and the development contract (if any);
 - (b) a copy of the by-laws of the community scheme.
 - 7 The following additional particulars are known to the vendor or have been supplied by the community corporation:
-

- 8 Further inquiries may be made to the secretary of the community corporation or the appointed community scheme manager.
Name:
ACE Body Corporate Management
Address:
PO Box 672, PROSPECT EAST SA 5082

Note—

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

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

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

Governance

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

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

Use of your property

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

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

Are you buying a debt?

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

Expenses

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

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

Guarantee

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

Contracts

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

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

Buying off the plan

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

Mixed use developments - voting rights

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

Further information

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

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

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

You can also seek advice from a legal practitioner.

ACKNOWLEDGEMENT OF RECEIPT OF FORM 1

The Purchaser acknowledges receipt of the following:

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

the above being identified by pages numbered 1 to 14 inclusive, together with the following annexures and supporting documents (if any):

FORM R3 Buyers Information Notice

Local Government Authority Prescribed Inquiry

Copy of Contract

Property Interest Report

Emergency Services Levy Certificate

Land Tax Certificate

SA Water Certificate

Particulars supplied (Statement to pursuant to Section 139 - Community Titles Act 1996)

Community Strata By- Laws

SIGNED BY THE PURCHASER:

Date: _____ Signed: _____

Date: _____ Signed: _____

The Purchaser:

1. acknowledges and consents to the parties and their representatives signing the Form 1 by digital and or electronic signatures under the *Electronic Communications Act* (SA);
2. by signing this Acknowledgement, signs for all Purchasers, and warrants authority to acknowledge the Form 1 for all Purchasers (if more than 1); and
3. is not required to sign a Form 1 for it to be validly served and acknowledges the signing provision above is included if the Agent serves the Form 1 in person and wants evidence of the Purchaser having been served. If the Form 1 is served electronically, the email is sufficient evidence of what has been served.

Form R3

Buyers information notice

Land and Business (Sale and Conveyancing) Act 1994 section 13A
Land and Business (Sale and Conveyancing) Regulations 2010 regulation 17

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

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

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

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

Safety

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

Enjoyment

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

Value

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

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

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



Local Government Search (Form 1)

Certificate Number:	CERT3351/25
Date:	16 September 2025



Bill Code: 10330
Ref No: 1437789

Warwick Conveyancing
Shop 8
"Scotty's Corner"
3 Cliff Street
GLENELG EAST SA 5045

Property No: 143778
Assessment No: 2556601556

Owner: Ms D K Tessari
Property: 5/649 Grange Road GRANGE SA 5022

Lot/Section/Title Reference: Lot 5 CP 21758 Vol 5896 Fol 33

Ward: Grange

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

Rates for Financial Year 01/07/25 to 30/06/26	\$1,350.00
Levies for Financial Year 01/07/25 to 30/06/26	
Regional Landscape Levy	\$27.30
Outstanding Arrears as at 01/07/25	\$336.85
Fines/Interest for Current Financial Year	\$2.25
Payments/Adjustments for Current Financial Year	(\$334.45)
Amount Due & Payable	\$1,381.95

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

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

Chief Executive Officer

Per Authorised Officer:

Property No: 143778
Property Address: 5/649 Grange Road GRANGE SA 5022

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

Prescribed Encumbrances	Other Particulars Required
<i>Development Act 1993 (repealed)</i>	
Section 42 – Condition (that continues to apply) of a development authorisation	Yes

Application No. 252/01665/02

Description Addition to Units (Screen to "Portico" Entry and Fencing

Decision: #APPROVED

Issue Date 27/09/2002

1. The proposal shall be developed in accordance with the details and plans lodged with the application, except where varied by the conditions herein and shall be completed to the reasonable satisfaction of Council prior to the occupation of the proposed development.

Application No. 252/CT/00052/02

Description Community Title

Decision: #APPROVED

Issue Date 09/10/2002

1. That the building/s on the approved allotments be modified to comply with the Building Code of Australia prior to the issue of the Certificate of Approval.

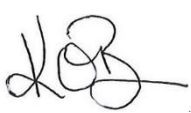
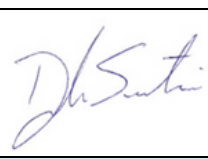
The following Conditions are required by the Development Assessment Commission:




2. Payment of \$ 10980 into the Planning and Development fund (6 allotment/s @ \$ 1830 per allotment). Cheques to be made payable and marked "Not Negotiable" to the Development Assessment Commission and payment made at Level 5, 136 North Terrace, Adelaide, or sent to GPO Box 1815, Adelaide, 5001.

Building Indemnity Insurance - No	
Further information held by Councils Does the Council hold details of any development approvals relating to – (a) Commercial or industrial activity at the land; or (b) A change in the use of the land or part of the land – within the meaning of the Development Act 1993 (repealed) or the PDI Act 2016?	No

Section 50(1) – Requirement to vest land in a council or the Crown to be held as open space	No
Section 50(2) – Agreement to vest land in a council or Crown to be held as open space	No
Section 55 – Order to remove or perform work	No
Section 56 – Notice to complete development	No
Section 57 – Land management agreement	Refer to the PlanSA Data Extract for Section 7 search purposes below.
Section 69 – Emergency order	No
Section 71 – Fire safety notice	No
Section 84 – Enforcement notice	No
Section 85(6), 85(10) – Enforcement order	No
Section 106 – Enforcement order	No
Part 11 Division 2 – Proceedings	No
Repealed Act Conditions	
Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1967</i> (repealed)	No

Planning, Development and Infrastructure Act 2016	
<p>Part 5 – Planning and Design Code</p> <ul style="list-style-type: none"> • Zones/Subzones/Zoning Overlays • State or Local Heritage Place/Area • Declared Trees • Associated Development Authorisation Information • Building Indemnity Insurance • Land Management Agreement • Current Amendment to the Planning and Design Code <p>For further information about the Planning and Design Code visit https://code.plan.sa.gov.au</p>	<p>Refer to the PlanSA Data Extract for Section 7 search purposes below.</p>
<p>Section 127 – Condition (that continues to apply) of a development authorisation</p> <p>Copies of Decision Notification Forms can be downloaded from the PlanSA website – Development application register PlanSA</p>	<p>Refer to the PlanSA Data Extract for Section 7 search purposes below.</p>
Section 141 – Order to remove or perform work	No
Section 142 – Notice to complete development	No
Section 155 – Emergency order	No
Section 157 – Fire safety notice	No
Section 198(1) – Requirement to vest land in a council or the Crown to be held as open space	No
Section 198(2) – Agreement to vest land in a council or the Crown to be held as open space	No
Part 16 – Division 1 – Proceedings	No

Section 213 – Enforcement notice	No
Section 214(6), 214(10) – Applications to Court	No
Section 222 – Enforcement order to rectify breach	No
Confirmed – Planning and Development: 	
Fire and Emergency Services Act 2005	
Section 105F (or Section 56 or 83 (repealed)) – Notice of action required concerning flammable materials on land	No
Local Nuisance and Litter Control Act 2016	
Section 30 – Nuisance or litter abatement notice	No
Local Government Act 1934 (repealed) and/or Local Government Act 1999	
Section 217 – Notice, order, declaration, charge, claim or demand given or made under the Act	No
Section 254 – Notice, order, declaration, charge, claim or demand given or made under the Act	No
Confirmed – Community Safety: 	
Food Act 2001	
Section 44 – Improvement notice	No
Section 46 – Prohibition order	No

Public and Environmental Health Act 1987 (repealed)	
Part 3 – Notice	No
Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) (revoked) Part 2 – Condition (that continues to apply) of an approval	No
Public and Environmental Health (Waste Control) Regulations 2010 (revoked) Regulation 19 – Maintenance order (that has not been complied with)	No
South Australian Public Health Act 2011	
Section 66 – Direction or requirement to avert spread of disease	No
Section 92 – Notice	No
South Australian Public Health (Wastewater) Regulations 2013 Part 4 – Condition (that continues to apply) of an approval	No
Confirmed – Environmental Health: 	
Water Industry Act 2012	
Notice or order under the Act requiring payment of charges or other amounts or making other requirement	No
Confirmed – Alternative Water: 	
Land Acquisitions Act 1969	
Section 10 Notice of intention to acquire	No
Confirmed – Property Management, Planning and Strategy: 	

The information herein is provided pursuant to Council's obligations under Section 7 of the Land and Business (Sales and Conveyancing) Act and Regulations. Only information, which is required to be provided, has been given and that information should not be taken as a representation as to whether or not any charges or encumbrances affect the Subject Land.

NOTICES

Aluminium Composite Panel Cladding (ACP) is defined as flat or profiled aluminium sheet material in composite with any type of material. ACP is an external building cladding material which can create a fire risk if used or installed incorrectly.

Both Vendors and Purchasers should take reasonable steps to determine if ACP has been identified on any buildings on the land, and also the status of any required remediation works related to the presence of ACP on such building.

ADDITIONAL INFORMATION

This information is provided as additional information, it is not information that Council is statutorily obliged to provide.

Parts of the City are subject to flooding. This situation may be subject to change over time. Flood plain mapping data is available on Council's website.

Data Extract for Section 7 search purposes

Valuation ID 2556601556

Data Extract Date: 18/09/2025

Important Information

This Data Extract contains information that has been input into the Development Application Processing (DAP) system by either the applicant or relevant authority for the development for which approval was sought under the Planning, Development and Infrastructure Act 2016. The Department for Housing and Urban Development does not make any guarantees as to the completeness, reliability or accuracy of the information contained within this Data Extract and councils should verify or confirm the accuracy of the information in the Data Extract in meeting their obligations under the Land and Business (Sale and Conveyancing) Act 1994.

Parcel ID: C21758 FL5

Certificate Title: CT5896/33

Property Address: UNIT 5 649 GRANGE RD GRANGE SA 5022

Zones

Established Neighbourhood (EN)

Subzones

No

Zoning overlays

Overlays

Airport Building Heights (Regulated) (All structures over 15 metres)

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

Building Near Airfields

The Building Near Airfields Overlay seeks to ensure development does not pose a hazard to the operational and safety requirements of commercial and military airfields.

Historic Area (ChSt19)

The Historic Area Overlay aims to reinforce historic themes and characteristics through conservation, contextually responsive development, design and adaptive reuse that responds to the attributes expressed in the Historic Area Statement. The demolition of whole or part of a building within the Historic Areas Overlay requires a development application to be submitted for assessment and can only proceed if approved.

Prescribed Wells Area

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

Regulated and Significant Tree

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

Stormwater Management

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

Traffic Generating Development

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

Urban Transport Routes

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

Urban Tree Canopy

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

Is the land situated in a State Heritage Place/Area

No

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

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

Is the land designated as a Local Heritage Place

No

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

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

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

No

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

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

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

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

Associated Development Authorisation Information

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

No

Land Management Agreement (LMA)

No



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: 2711927

WARWICK CONVEYANCING
UNIT 8
3 CLIFF STREET
GLENELG EAST SA 5045

DATE OF ISSUE

17/09/2025

ENQUIRIES:

Tel: (08) 8372 7534

Email: contactus@revenuesa.sa.gov.au

OWNERSHIP NUMBER

15845663

OWNERSHIP NAME

D K TESSARI

PROPERTY DESCRIPTION

5 / 649 GRANGE RD / GRANGE SA 5022 / LT 5 C21758

ASSESSMENT NUMBER

2556601556

TITLE REF.

(A "+" indicates multiple titles)

CT 5896/33

CAPITAL VALUE

\$440,000.00

AREA / FACTOR

R4
1.000

LAND USE / FACTOR

RE
0.400

LEVY DETAILS:

FINANCIAL YEAR

2025-2026

FIXED CHARGE

+ VARIABLE CHARGE

- REMISSION

- CONCESSION

+ ARREARS / - PAYMENTS

= AMOUNT PAYABLE

\$ 50.00
\$ 148.85
\$ 89.55
\$ 0.00
\$ 0.00
\$ 109.30

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

16/12/2025



**Government of
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

PAYMENT REMITTANCE ADVICE

OWNERSHIP NUMBER

15845663

OWNERSHIP NAME

D K TESSARI

ASSESSMENT NUMBER

2556601556

AMOUNT PAYABLE

\$109.30

AGENT NUMBER

100018843

AGENT NAME

WARWICK CONVEYANCING

EXPIRY DATE

16/12/2025

+70081398130022> +001571+ <0550541638> <0000010930> +444+

OFFICIAL: Sensitive

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: contactus@revenuesa.sa.gov.au
Phone: (08) 8372 7534

PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

 <p>Billers Code: 456285 Ref: 7008139813</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: Please refer below. Revenue SA Locked Bag 555 ADELAIDE SA 5001</p>
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ACTION REQUIRED: In line with the Commonwealth Government's cheque phase-out, RevenueSA will stop accepting cheque payments after 30 June 2027. To ensure a smooth transition, we encourage you to switch to one of the other payment options listed above.

**RevenueSA**

DEPARTMENT OF TREASURY AND FINANCE

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

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

PIR Reference No: 2711927

DATE OF ISSUE

17/09/2025

WARWICK CONVEYANCING
UNIT 8
3 CLIFF STREET
GLENELG EAST SA 5045

ENQUIRIES:

Tel: (08) 8372 7534

Email: contactus@revenuesa.sa.gov.au**OWNERSHIP NAME**

D K TESSARI

FINANCIAL YEAR

2025-2026

PROPERTY DESCRIPTION

5 / 649 GRANGE RD / GRANGE SA 5022 / LT 5 C21758

ASSESSMENT NUMBER

2556601556

TITLE REF.

(A "+" indicates multiple titles)

CT 5896/33

TAXABLE SITE VALUE

\$210,000.00

AREA

0.0000 HA

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

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

Please Note:

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

ON OR BEFORE**16/12/2025****Government of
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT

**RevenueSA**

DEPARTMENT OF TREASURY AND FINANCE

Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE**PAYMENT REMITTANCE ADVICE****No payment is required on this Certificate**

OFFICIAL: Sensitive

Please Note:

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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




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

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

For more information:

Visit: www.revenuesa.sa.gov.au
Email: contactus@revenuesa.sa.gov.au
Phone: (08) 8372 7534

PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

 Billers Code: 456293 Ref: 7008139722 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 <small>© Registered to BPAY Pty Ltd ABN 69 079 137 518</small>	 To pay via the internet go to: www.revenuesaonline.sa.gov.au	 Send your cheque or money order, made payable to the Commissioner of State Taxation , along with this Payment Remittance Advice to: Please refer below. Revenue SA Locked Bag 555 ADELAIDE SA 5001
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ACTION REQUIRED: In line with the Commonwealth Government's cheque phase-out, RevenueSA will stop accepting cheque payments after 30 June 2027. To ensure a smooth transition, we encourage you to switch to one of the other payment options listed above.

Account Number	L.T.O Reference	Date of issue	Agent No.	Receipt No.
25 56601 55 6	CT589633	17/9/2025	174	2711927

WARWICK CONVEYANCING
 SHOP 8
 3 CLIFF ST
 GLENELG EAST SA 5045
 jritter@warwickconveyancing.com.au

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: MS DK TESSARI
 Location: U5 649 GRANGE RD GRANGE LT 5 C21758
 Description: 4H/UNIT CP Capital Value: \$ 440 000
 Rating: Residential

Periodic charges

Raised in current years to 30/9/2025

			\$
	Arrears as at: 30/6/2025	:	0.00
Water main available: 1/7/2003	Water rates	:	82.30
Sewer main available: 1/7/2003	Sewer rates	:	94.00
	Water use	:	0.00
	SA Govt concession	:	0.00
	Recycled Water Use	:	0.00
	Service Rent	:	0.00
	Recycled Service Rent	:	0.00
	Other charges	:	0.00
	Goods and Services Tax	:	0.00
	Amount paid	:	176.30CR
	Balance outstanding	:	0.00

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

Next quarterly charges: Water supply: 82.30 Sewer: 94.00 Bill: 22/10/2025

This account has no meter of its own but is supplied from account no 25 56601 04 6.

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:
MS DK TESSARI

Water & Sewer Account
Acct. No.: 25 56601 55 6

Amount: _____

Address:
U5 649 GRANGE RD GRANGE LT 5
C21758

Payment Options

EFT

EFT Payment

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	2556601556



Bill code: 8888
Ref: 2556601556

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: 2556601556



**Government of
South Australia**

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

1300 SA WATER
(1300 729 283)
ABN 69 336 525 019
sawater.com.au

Property Interest Report

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

Title Reference	CT 5896/33	Reference No. 2711927
Registered Proprietors	D K*TESSARI	Prepared 16/09/2025 12:46
Address of Property	Unit 5, 649 GRANGE ROAD, GRANGE, SA 5022	
Local Govt. Authority	CITY OF CHARLES STURT	
Local Govt. Address	PO BOX 1 WOODVILLE SA 5011	

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

Table of Particulars

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

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

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

1. General

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

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

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

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

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

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

also

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

2. Aboriginal Heritage Act 1988

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

an area surrounding a site

- 2.3 Part 3 Division 6 - Aboriginal heritage agreement

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

also

Refer to the Certificate of Title

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

- 3.1 section 8 - Human remains interred on land

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

also

contact the vendor for these details

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

- 4.1 section 5 - Notice requiring payment

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

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

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

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

- 5.4 section 55 - Order to remove or perform work

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

also

Contact the Local Government Authority for other details that might apply

- 5.5 section 56 - Notice to complete development

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

also

Contact the Local Government Authority for other details that might apply

- 5.6 section 57 - Land management agreement

Refer to the Certificate of Title

- 5.7 section 60 - Notice of intention by building owner

Contact the vendor for these details

- 5.8 section 69 - Emergency order

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

also

Contact the Local Government Authority for other details that might apply

- 5.9 section 71 - Fire safety notice

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

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

6. Repealed Act conditions

6.1	Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act, 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1967</i> (repealed) <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
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7. Emergency Services Funding Act 1998

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

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

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

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

17. *Land Acquisition Act 1969*

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

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

Act

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

19. *Land Tax Act 1936*

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

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

20. *Local Government Act 1934 (repealed)*

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

21. *Local Government Act 1999*

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

22. *Local Nuisance and Litter Control Act 2016*

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

23. *Metropolitan Adelaide Road Widening Plan Act 1972*

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

24. *Mining Act 1971*

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

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

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

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

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

- 29.1 Part 5 - Planning and Design Code
[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]
- Contact the Local Government Authority for the title or other brief description of the zone or subzone in which the land is situated.
- also
- Heritage Branch in DEW has no record of a State Heritage Area created prior to 15 January 1994 under the former South Australian Heritage Act 1978 affecting this title
- also
- For details of this item, including State Heritage Areas which have been authorised or put under interim effect since 15 January 1994, contact the Local Government Authority
- also
- Contact the Local Government Authority for other details that might apply to a place of local heritage value
- also
- For details of declared significant trees affecting this title, contact the Local Government Authority
- also
- The Planning and Design Code (the Code) is a statutory instrument under the *Planning, Development and Infrastructure Act 2016* for the purposes of development assessment and related matters within South Australia. The Code contains the planning rules and policies that guide what can be developed in South Australia. Planning authorities use these planning rules to assess development applications. To search and view details of proposed statewide code amendments or code amendments within a local government area, please search the code amendment register on the SA Planning Portal:
https://plan.sa.gov.au/have_your_say/code-amendments/code_amendment_register or phone PlanSA on 1800 752 664.
- 29.2 section 127 - Condition (that continues to apply) of a development authorisation
[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]
- State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title
- also
- Contact the Local Government Authority for other details that might apply
- 29.3 section 139 - Notice of proposed work and notice may require access
- Contact the vendor for these details
- 29.4 section 140 - Notice requesting access
- Contact the vendor for these details
- 29.5 section 141 - Order to remove or perform work
- State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title
- also
- Contact the Local Government Authority for other details that might apply
- 29.6 section 142 - Notice to complete development
- State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title
- also
- Contact the Local Government Authority for other details that might apply
- 29.7 section 155 - Emergency order
- State Planning Commission in the Department for Housing and Urban Development

has no record of any order or notice affecting this title

also

Contact the Local Government Authority for other details that might apply

29.8 section 157 - Fire safety notice

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

also

Contact the Local Government Authority for other details that might apply

29.9 section 192 or 193 - Land management agreement

Refer to the Certificate of Title

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

29.12 Part 16 Division 1 - Proceedings

Contact the Local Government Authority for details relevant to this item

also

Contact the vendor for other details that might apply

29.13 section 213 - Enforcement notice

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

also

Contact the Local Government Authority for other details that might apply

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

Contact the Local Government Authority for details relevant to this item

also

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

30. *Plant Health Act 2009*

30.1 section 8 or 9 - Notice or order concerning pests

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

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

31.1 Part 3 - Notice

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

32. *South Australian Public Health Act 2011*

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

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

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

34. *Water Industry Act 2012*

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

35. *Water Resources Act 1997 (repealed)*

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

36. *Other charges*

- 36.1 Charge of any kind affecting the land (not included in another item) Refer to the Certificate of Title
also
Contact the vendor for these details
also
Contact the Local Government Authority for other details that might apply

Other Particulars

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

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

Additional Information

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

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

Notices

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

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

Building restrictions

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

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

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

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

Statutory easements

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

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

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

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

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

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

Land Tax Act 1936 and Regulations thereunder

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

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

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

Information should be obtained from:

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

Landscape South Australia 2019

Water Resources Management - Taking of underground water

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

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

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

Certificate of Title

Title Reference CT 5896/33
Status CURRENT
Easement NO
Owner Number 15845663
Address for Notices UNIT 5, 37 BATH ST GLENELG SOUTH, SA 5045
Area NOT AVAILABLE

Estate Type

Fee Simple

Registered Proprietor

DANIELLE KARIN TESSARI
OF UNIT 2 3 GRAY STREET BRIGHTON SA 5048

Description of Land

LOT 5 PRIMARY COMMUNITY STRATA PLAN 21758
IN THE AREA NAMED GRANGE
HUNDRED OF YATALA

Last Sale Details

Dealing Reference TRANSFER (T) 11753752
Dealing Date 01/05/2012
Sale Price \$280,000
Sale Type TRANSFER FOR FULL MONETARY CONSIDERATION

Constraints

Encumbrances

Dealing Type	Dealing Number	Beneficiary
MORTGAGE	13462231	COMMONWEALTH BANK OF AUSTRALIA (ACN: 123 123 124)

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
2556601556	CURRENT	Unit 5, 649 GRANGE ROAD, GRANGE, SA 5022

Notations

Dealings Affecting Title

NIL

Notations on Plan

Lodgement Date	Dealing Number	Descriptions	Status
28/04/2003 12:04	9577563	BY-LAWS	FILED

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number	2556601556
Type	Site & Capital Value
Date of Valuation	01/01/2025
Status	CURRENT
Operative From	01/07/2003
Property Location	Unit 5, 649 GRANGE ROAD, GRANGE, SA 5022
Local Government	CHARLES STURT
Owner Names	DANIELLE KARIN TESSARI
Owner Number	15845663
Address for Notices	UNIT 5, 37 BATH ST GLENELG SOUTH, SA 5045
Zone / Subzone	EN - Established Neighbourhood
Water Available	Yes
Sewer Available	Yes
Land Use	1321 - First Floor Home Unit
Description	4H/UNIT CP
Local Government Description	Residential

Parcels

Plan/Parcel	Title Reference(s)
C21758 LOT 5	CT 5896/33

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$210,000	\$440,000			
Previous	\$170,000	\$380,000			

Building Details

Valuation Number	2556601556
Building Style	Conventional
Year Built	1970
Building Condition	Good
Wall Construction	Rendered
Roof Construction	Tiled (Terra Cotta or Cement)
Equivalent Main Area	65 sqm
Number of Main Rooms	4

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

REAL PROPERTY ACT, 1886



South Australia

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



Certificate of Title - Volume 5896 Folio 33

Parent Title(s) CT 5552/859
Creating Dealing(s) ACT 9577562
Title Issued 02/06/2003 **Edition** 6 **Edition Issued** 15/02/2021

Estate Type

FEE SIMPLE

Registered Proprietor

DANIELLE KARIN TESSARI
OF UNIT 2 3 GRAY STREET BRIGHTON SA 5048

Description of Land

LOT 5 PRIMARY COMMUNITY STRATA PLAN 21758
IN THE AREA NAMED GRANGE
HUNDRED OF YATALA

Easements

NIL

Schedule of Dealings

Dealing Number	Description
13462231	MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA (ACN: 123 123 124)

Notations

Dealings Affecting Title NIL

Priority Notices NIL

Notations on Plan

Lodgement Date	Dealing Number	Description	Status
28/04/2003	9577563	BY-LAWS	FILED

Registrar-General's Notes NIL

Administrative Interests NIL

Certificate of Title

Title Reference: CT 5896/33

Status: CURRENT

Parent Title(s): CT 5552/859

Dealing(s) Creating Title: ACT 9577562

Title Issued: 02/06/2003

Edition: 6

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
10/02/2021	15/02/2021	13462231	MORTGAGE	REGISTERED	COMMONWEALTH BANK OF AUSTRALIA (ACN: 123 123 124)
10/02/2021	15/02/2021	13462230	DISCHARGE OF MORTGAGE	REGISTERED	11753753
01/05/2012	15/05/2012	11753753	MORTGAGE	REGISTERED	WESTPAC BANKING CORPORATION
01/05/2012	15/05/2012	11753752	TRANSFER	REGISTERED	DANIELLE KARIN TESSARI
01/05/2012	15/05/2012	11753751	DISCHARGE OF MORTGAGE	REGISTERED	10591964
24/11/2006	04/12/2006	10591964	MORTGAGE	REGISTERED	AUSTRALIA & NEW ZEALAND BANKING GROUP LTD.
24/11/2006	04/12/2006	10591963	TRANSFER	REGISTERED	CHRISTINE WILLS, MICHAEL PALMER WILLS
24/11/2006	04/12/2006	10591962	DISCHARGE OF MORTGAGE	REGISTERED	10427507
27/03/2006	12/04/2006	10427507	MORTGAGE	REGISTERED	LIBERTY FUNDING PTY. LTD.
27/03/2006	12/04/2006	10427506	DISCHARGE OF MORTGAGE	REGISTERED	9646160
25/07/2003	04/08/2003	9646160	MORTGAGE	REGISTERED	ST.GEORGE BANK LTD. (ACN: 055 513 070)
25/07/2003	04/08/2003	9646159	TRANSFER	REGISTERED	BRETT DOUGLAS WOODHOUSE
25/07/2003	04/08/2003	9646158	DISCHARGE OF MORTGAGE	REGISTERED	9554811
25/03/2003	02/04/2003	9554811	MORTGAGE	REGISTERED	NATIONAL AUSTRALIA BANK LTD.

Certificate of Title

Title Reference: CT 5896/33
Status: CURRENT
Edition: 6

Dealings

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

Priority Notices

NIL

Notations on Plan

Lodgement Date	Completion Date	Dealing Number	Description	Status	Plan
28/04/2003	02/06/2003	9577563	BY-LAWS	FILED	C21758

Registrar-General's Notes

No Registrar-General's Notes exist for this title



COMMUNITY TITLES ACT 1996

SECTION 139

Request from:

Warwick Conveyancing
3 Cliff Street GLENELG EAST SA 5045

24 September 2025

Information is furnished with regard to:

Owner: Ms Danielle Karin Tessari
Unit 5 Plan No. 21758 at 649 Grange Road, GRANGE SA 5022

In response to your recent request for certain information as provided by Sect. 139 of the Community Titles Act 1996, we furnish - Particulars of any contribution payable in relation to the unit

- (1) **Levy Contributions** for Lot 5 / Unit 5 are **\$635.60 per quarterly**.
- (2) **Total Arrears for the lot** (Admin Fund, Sinking Fund, special levies, interest and fees) as at 24 September 2025 is **\$00.00**
- (3) **Administrative fund – contributions payable by regular periodic instalments or lump sum.**
Agreed Admin Fund levy contributions and due dates.

Amount	Period	Date due
\$577.85	01 Aug 2025 to 31 Oct 2025	01 Aug 2025
\$577.85	01 Nov 2025 to 31 Jan 2026	01 Nov 2025
\$577.85	01 Feb 2026 to 30 Apr 2026	01 Feb 2026
\$577.85	01 May 2026 to 31 Jul 2026	01 May 2026

Amounts NOT PAID by DUE DATE (Current Arrears)	\$0.00
Prepaid levies (Paid Prior to Due Date).	\$0.00
Interest due on unpaid levies	\$0.00

- (4) **Sinking fund – contributions payable by regular periodic instalments or lump sum**

Agreed Sinking Fund levy contributions and due dates (additional to Admin Levy)

Amount	Period	Date due
\$57.75	01 Aug 2025 to 31 Oct 2025	01 Aug 2025
\$57.75	01 Nov 2025 to 31 Jan 2026	01 Nov 2025
\$57.75	01 Feb 2026 to 30 Apr 2026	01 Feb 2026
\$57.75	01 May 2026 to 31 Jul 2026	01 May 2026

Amounts NOT PAID by DUE DATE (Current Arrears)	\$0.00
Prepaid levies (Paid Prior to Due Date).	\$0.00
Interest due on unpaid levies	\$0.00

- (5) **Special contributions**

NOTE: This search is current as of the notice date, we advise you call our office prior to settlement to get any updates, please request the purchaser to contact our office immediately so that levy arrears/legal cost for unpaid levies are avoided.



BODY CORPORATE MANAGEMENT

(6) The body corporate presently has the following insurance cover:

Policy No.	SRSC2000157	Strata Community Insurance Agencies Pty Ltd		
Type:	Strata	Broker: Resolute Property Protect Pty Ltd		
		Level 5, 90 Collins Street, MELBOURNE SA 3000		
Premium:	\$6,166.24	Paid on: 27/03/2025	Policy start date: 30/04/2025	Next due: 30/04/2026
<i>Cover</i>	<i>Sum insured</i>	<i>Excess</i>	<i>Notes</i>	
Building	\$1,840,000.00	\$1,000.00	Section 1 part A	
Common Area Contents	\$18,400.00	\$0.00	Section 1 part A	
Loss of Rent / Temp Accommodation	\$276,000.00	\$0.00	Section 1 part B	
Public Liability	\$30,000,000.00	\$0.00	Section 2	
Voluntary Workers	200,000/2000	\$0.00	Section 3	
Fidelity Guarantee	\$100,000.00	\$0.00	Section 5	
Office Bearers Liability	\$500,000.00	\$0.00	Section 6	
Catastrophe	\$552,000.00	\$0.00	Section 8	
Government Audit Costs	\$25,000.00	\$0.00	Section 9 part A	
Appeal Expenses	\$100,000.00	\$0.00	Section 9 part B	
Legal Defence Expenses	\$50,000.00	\$1,000.00	Section 9 part C	
Lot Owner's Fixtures & Improvements	\$300,000.00	\$0.00	Section 10	

(7) Particulars of Assets and Liabilities of the Corporation

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

(8) Particulars of any Expenditure

(a) Incurred by the Corporation

- *Please refer to financial report.*

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

- *Please refer to the past minutes and financial report or refer to current owner for specific queries.*

(c) Particulars in relation to any prescribed matter:

Please refer to attached minutes

(d) Particulars relating to the Water Bill

Please check with SA Water and/or Strata Water Solutions on 8172 0816 for final water reading.

(9) Provide copies of—

- (i) The minutes of general meetings of the corporation and meetings of its management committee for such period, not exceeding two years, specified in the application;
- (ii) The statement of accounts of the corporation last prepared by the corporation;
- (iii) The articles for the time being in force;
- (iv) Current policies of insurance taken out by the corporation;

(10) Make available for inspection—

PO Box 672, PROSPECT EAST SA 5082 Tel: 8342 1544

Email: accounts.sa@acebodycorp.com.au

www.acebodycorp.com.au



- (i) a copy of the accounting records of the corporation;
- (ii) the minute books of the corporation;
- (iii) any other prescribed documentary material i.e.
 - (a) the duplicate certificate of title for the common property;
 - (b) a copy of all plans, drawings, specifications and reports in his or her possession relating to the design and construction of buildings and building improvements on the site.
 - (c) a copy of any other notice, order or document in his or her possession relating to the strata scheme of which the strata corporation will need to know in order to carry out its statutory functions.

(11) An application under this section must be accompanied by the prescribed fee.

(12)Note: A statement of a strata corporation provided for the purposes of subsection (1)(a) is, in favour of the person to whom it is provided and as against the corporation, conclusive evidence (as at the date of the statement) of the matters contained in the statement. The corporation invites the purchaser to make their own enquiries in to matters of the corporation.



BODY CORPORATE MANAGEMENT



Tax Invoice / Receipt
ABN: 85 102 494 717

463 Regency Road
Prospect SA 5082

RECIEVED FROM

Warwick Conveyancing

3 Cliff Street GLENELG
EAST SA 5045

RECEIPT DATE

24 September 2025

PAYMENT METHOD

EFT

SUMMARY**Section 139**

Community Corporation 21758 Inc
Owner: Ms Danielle Karin Tessari
Address: Unit 5, 649 Grange Road, GRANGE SA 5022

\$66.00 (Inclusive of GST)

Signed by

Tyson D'Sylva
ACE Body Corporate Management
For Community Corporation 21758 Inc

SPECIAL NOTE: To clarify what is being bought and sold the agent should ensure that the dimensions, boundaries and designated areas of the unit correspond with the strata plan.



OWNER INFORMATION SHEET

Unit 5 in Plan No. 21758 at 649 Grange Road, GRANGE SA 5022

Settlement Date _____

In order to bring our records up to date, for any EMERGENCIES that may arise and particularly if you have not recently provided this information, would you please complete and return this form promptly.

Title: Dr/ Mr/ Mrs/ Ms/ Miss/ Other (Please circle)

Full name of owner/s: _____

Owner Address: _____

Address for service of account circulars etc: _____

I wish for my corporation to have web access for financial data. YES ☐ NO ☐

Phone: _____

Work : _____

Mobile _____

Email Address: if you want to have your levies emailed _____

Do you have an Agent? YES ☐ NO ☐ (if Yes, please complete below)

Send all correspondence to Agent YES ☐ NO ☐ (If NO will be sent to above owner address)

Send Levies to Agent YES ☐ NO ☐

Name & Address of Agent: _____

Agent Phone: _____

Agent Email: _____

Conveyancer Acting On Behalf Of Vendor: _____

Contact Details: _____

Conveyancer Acting On Behalf Of Purchaser _____

Contact Details: _____



Balance Sheet

As at 28/02/2025

Ace Body Corporate Management
ABN: 85 102 494 717
PO Box 671, Modbury SA

Ph: 08 8342 1544
E: accounts.sa@acebodycorp.com.au

Community Corporation 21758 Inc

649 Grange Road, GRANGE SA 5022

Current period

Owners' funds

Administrative Fund

Operating Surplus/Deficit--Admin	(2,083.60)
Owners Equity--Admin	7,197.93
	<u>5,114.33</u>

Sinking Fund

Operating Surplus/Deficit--Sinking	1,500.04
Owners Equity--Sinking	3,672.08
	<u>5,172.12</u>

Net owners' funds

\$10,286.45

Represented by:

Assets

Administrative Fund

Cash at Bank--Admin	5,114.33
	<u>5,114.33</u>

Sinking Fund

Cash at Bank--Sinking	5,172.12
	<u>5,172.12</u>

Unallocated Money

0.00

Total assets

10,286.45

Less liabilities

Administrative Fund

0.00

Sinking Fund

0.00

Unallocated Money

0.00

Total liabilities

0.00

Net assets

\$10,286.45



Income & Expenditure Statement for the financial year to 28/02/2025

Ace Body Corporate Management

ABN: 85 102 494 717

PO Box 671, Modbury SA

Ph: 08 8342 1544

E: accounts.sa@acebodycorp.com.au

Community Corporation 21758 Inc

649 Grange Road, GRANGE SA 5022

Administrative Fund

Current period

01/03/2024-28/02/2025

Revenue

Levies --Admin 12,938.21

Total revenue 12,938.21

Less expenses

ATO / Public Officer 99.00

Audit Services 176.00

Comms/Data/Technology - Fixed Fee 630.00

Insurance--Excess 1,000.00

Insurance--Premiums 4,297.49

Maint Bldg--Gate Maintenance 220.00

Maint Bldg--Gutters & Downpipes 680.00

Maint Bldg--Plumbing & Drainage 465.00

Maint Bldg--Plumbing--Drains & Sewers 1,733.98

Maint Grounds--Lawns & Gardening 2,370.50

Management Fees--Standard 1,099.93

Meeting Fee 165.00

Recovery--Reminder Notices 15.50

Utility--Electricity 152.68

Water Use 1,916.73

Total expenses 15,021.81

Surplus/Deficit (2,083.60)

Opening balance 7,197.93

Closing balance **\$5,114.33**

Sinking Fund**Current period**

01/03/2024-28/02/2025

Revenue

Levies --Sinking 1,500.04

Total revenue 1,500.04**Less expenses***Total expenses* 0.00**Surplus/Deficit**

1,500.04

Opening balance 3,672.08

Closing balance**\$5,172.12**



MINUTES OF THE ANNUAL GENERAL MEETING COMMUNITY CORPORATION Plan No. 21758 649 GRANGE ROAD GRANGE

DATE, PLACE & TIME OF MEETING: Tuesday, 15 April 2025
03:00 PM.
Teleconference, StrataVote, or attend in person at Ace Office.

LOTS REPRESENTED:

Lot 1	Mr. David Lyle & Ms Leanne Wylie	Proxy to ABCM
Lot 2	Mr. Geoffrey Farr	Proxy to ABCM
Lot 3	Mrs. Avril Agius	Owner present
Lot 4	Mr. Tony & Mrs. Shelly Willemssen	Proxy to ABCM
Lot 6	Mr. Michael Walsh	Proxy to ABCM

IN ATTENDANCE: Wesley Schache of Ace Body Corporate Management

1. Appointment of Chairperson

Owners represented were in majority favour of Wesley Schache of ABCM to assist the corporation with conducting the meeting and recording the minutes.

Motion CARRIED.

2. Quorum, In Attendance, Recording of Proxies

A quorum was declared with 5 of the 6 financial members in attendance as per section 94(2) of the Community Titles Act.

3. Disclosure Pecuniary Interest

It is an offence to not disclose any direct or indirect pecuniary interest in a matter in relation to the corporation. Under the Community Titles Act 1996 (S85[1]), a delegate of the community corporation who has direct or indirect pecuniary interest in a matter in relation to which he or she proposes to perform delegated functions or powers must disclose the nature of the interest, in writing, to the corporation before performing functions or powers.

4. Confirmation of Previous Meeting Minutes

The minutes of the Annual General Meeting held on 17th of April 2024 were accepted as a true and accurate record of the proceedings.

Motion CARRIED.

5. Business Arising from Previous Meeting

Nil business arising from the previous minutes.

6. Confirmation of Financial Statements

The financial statements for the twelve month period ending 28th of February 2025 were accepted as an accurate record of the corporation's financial position by the members of the corporation. All records were accessible throughout the meeting.

Motion CARRIED.

7. APPOINTMENTS

7.1 Election of Office Bearers

In accordance with Community Titles Act 1996 Part 9 Division 1, Section 76, the members of Body Corporate elected the following members for the current 12 months.

Presiding Officer:	Shelley Willemsen
Treasurer:	Avril Agius
Secretary:	David Lyle

An officer can be appointed for up to a year, with all positions becoming vacant no later than the next annual general meeting of the corporation. If a vacancy arises in any of the positions, the position can either be filled at a general meeting (fees may apply) , or, if the corporation has a management committee, the committee may, by ordinary resolution, appoint a lot owner to fill the vacancy.

Motion CARRIED.

7.2 Election of Management Committee

Per Division 3 Section 90.3, members of a committee must be natural persons and must include the presiding officer, the treasurer and the secretary of the corporation. The members of the corporation agree the office bearers would constitute the corporation's management committee.

ABCM is authorised to share contact details of all committee members between committee members. All committee members must use the owners portal for ease of communication. The committee is aware that all committee minutes will be filed and accessible by all owners.

The management committee to be authorised to proceed for each occurrence of unplanned maintenance work that may occur throughout the year and raise special levies if required. The management committee does not have the power to authorise anything for which a special or unanimous resolution of the corporation is required by the legislation or the articles of the corporation in accordance with Community Title Act 1996 Part 9, Division 3, Section 92.

The corporation as per section 9.4 of the management agreement acknowledges the Presiding Officer is appointed to communicate all approved instructions to ABCM, unless the Management Committee elects another committee member to provide approved instructions to ABCM. In any event, instructions shall only be communicated to ABCM by one committee spokesperson to create clear and effective channels of communication.

Motion CARRIED.

7.3 Appointment of Management

Ace Body Corporate Management (ABCM) are appointed as manager for the corporation's current financial year, and provide routine services in accordance with the Community Titles Act Section 76(9) to assist the appointed officer bearers in accordance with Section 2.1 and the General Conditions of the management agreement. Pro-rata management fees will be charged from the end of the corporation's financial year up until the next Annual General Meeting of the corporation.

All funds of the corporation are to be deposited in the Macquarie Bank account in the name of the corporation, which shall be audited and operated in accordance with the legislation. The Presiding Officer or an appointed office bearer is authorised by the Body Corporate to sign the management agreement. If a signed copy has not been received by ABCM within 21 days, the agreement is deemed to have been accepted by the Body Corporate.

ABCM advised additional services in sections 2.2, 2.3, and Special Conditions as stated in the management agreement are provided, they will be charged to the corporation where applicable. The Corporation agrees that extended administration for an individual(s) may be levied to the lot owner and recoverable. These charges may include but not limited to, extended administration, non routine functions, government charges, registering as public officer, disbursements, audit charges and tax preparation if necessary. These charges will be debited to the corporation or the individual as applicable.

Motion CARRIED.

8. INSURANCE

8.1 Current Insurance with Valuation

ABCM advised that the corporation is required to keep the common property / all buildings and building improvements insured to their full replacement value per the Community Titles Act 1996, Part 10 Division 2 - Section 103 & 104 (2)b -The insurance must be for the full cost of replacing the buildings or improvements with new materials; Section 106 (2) - A person who is required by subsection (1) to insure a building must provide to the community corporation such evidence as is required by the regulations of his or her compliance with that requirement.

The previous valuation was undertaken 02 Sep 2022 with the amount being \$1,840,000.00.

Policy Number	Underwriter	Current To	Risk Type	Coverage Amount
SRSC20001570	Strata Community Insurance	30 Apr 2026	Building	\$1,840,000.00
			Common Area Contents	\$18,400.00
			Loss of Rent / Temp Accommodation	\$276,000.00
			Public Liability	\$30,000,000.00
			Voluntary Workers	\$200,000.00 / \$2,000.00
			Fidelity Guarantee	\$100,000.00
			Office Bearers Liability	\$250,000.00
			Catastrophe	\$552,000.00
			Govt Audit Cost	\$25,000.00
			Appeal Expenses	\$100,000.00
			Legal Defence	\$50,000.00
			Lot Owner's Fixtures & Improvements	\$300,000.00
			POLICY EXCESS	\$1,000.00 Policy One
			POLICY EXCESS	\$1,000.00 Legal Defence
TOTAL PREMIUM: \$6,166.24				

8.2 Renewal Instructions

Members of the corporation authorise ABCM to arrange, place and provide general advice regarding the insurance on behalf of the corporation.

As part of the ACE network there is a relationship with ACE Hybrid Pty Ltd and Resolute Property Protect Pty Ltd. Resolute is an insurance broker for ABCM procuring insurance products for their customers nationally. ABCM may receive a dividend / commission from this arrangement. ABCM act as an Authorised Representative of Resolute in providing general advice and administrative services related to customers, insurance policy renewals and claims management. This relationship is disclosed in the Authorised Representative's Financial Services Guide (FSG) that is sent to the committee.

Motion CARRIED.

8.2 Alternatives for Renewal Instructions

Option A

Maintain Existing

Members agree to maintain the existing building cover with the current insurer of upon renewal.

'OPTION A' has been selected with the highest votes.

9. Repair & Maintenance

9.1 ORDINARY RESOLUTION: Garden Maintenance

The Corporation approved continuing with the current Gardening Company Green & Clean Property Maintenance for the next twelve months to perform routine garden services to the common grounds. Funds are allocated in the current budget.

Motion CARRIED.

9.2 ORDINARY RESOLUTION: Annual Gate Maintenance

The corporation approved annual routine gate maintenance to be undertaken by Total Gate & Door Automation in September. Funds will be allocated in the admin budget for this purpose.

Motion CARRIED.

9.3 ORDINARY RESOLUTION: Gutter & Downpipes Cleaning

The Corporation approved for routine cleaning of all gutters and down-pipes to be performed by Gutta Clean annually in July. Funds of \$700.00 have been allocated in the Admin Budget.

Motion CARRIED.

9.4 ORDINARY RESOLUTION: Annual Sewer Maintenance

The Corporation approved Precise Plumbing to undertake routine annual sewer maintenance, twice yearly in April and October. Funds of \$1,200.00 have been allocated in the Admin Budget.

Motion CARRIED.

9.5 ORDINARY RESOLUTION: Storm Water Drain Maintenance

The Corporation approved Precise Plumbing to undertake non-routine storm water drain maintenance, the management committee to provide scope of works when stormwater drain maintenance is required. Costs to be covered by sinking Funds.

Motion CARRIED.

9.6 Termite inspections / Treatment

ABCM encourages all owners to undertake routine termite inspections on a regular basis. Should termite activity be found it is strongly encouraged owners undertake immediate treatment to prevent further damage. Owners are requested to advise ABCM of any activity so neighbours / body corporate can be notified. Owners are reminded termite damage is generally not covered by Insurance.

9.7 Corporation Maintenance

The meeting to discuss maintenance items for the Corporation.

Sewer Pipe Repair- ABCM noted repairs to the sewer pipe which were identified when a blockage located by unit 3 was being attended too are being scheduled to be undertaken by Precise Plumbing. ABCM is liaising with the management committee. Owners will be notified when works are to proceed. Costs to be covered by sinking funds.

Common Area- ABCM noted the owners of the neighbouring property at 647 Grange Road had undertaken the trimming of the trees which were overhanging the boundary fence at the rear of the Corporation. The trees were trimmed to clear the foliage off the boundary fence.
Agreed by all represented.

10. ALTERATIONS / ADDITIONS / APPROVALS

10.1 SPECIAL RESOLUTION- Short Term Accommodation Unit 3

The Corporation did not grant approval for the owner of Unit 3 to lease their unit including the unit subsidiary for Short Term Accommodation and to grant approval for the attached Short Term Accommodation Policy for Unit 3.

Approval to be granted on the following Conditions:

- The owner of the unit to vet and filter prospective occupiers of the unit.
- Unit 3 being a 2-bedroom unit has a maximum of 4 occupiers only.
- The unit owner must, at their own cost and expense effect all insurance policies as may be reasonably required as a result the unit owner leasing Unit 3 for Short Term Accommodation.
- The owner must notify the occupier the is only one carpark space subsidiary for Unit 3 and the vehicle must not block access to other resident's carpark areas.
- The occupier must refrain from making loud noise, unsafe and/or anti-social behaviour while attending to short term Accommodation at Unit 3.
- NO Pets Allowed.
- The owner of Unit 3 must comply will all statutory requirements and regulation in respect to Short Term Accommodation

Motion DEFEATED Votes: Yes 2; No 3, Abstain 0

11. BUDGET

11.1 Administration Fund - Unit Entitlement

In accordance with the Community Titles Act 1996, Part 11 Division 1, Section 114, the members of the corporation agreed to fix the following proposed administration budget of \$15,009.00 for the following twelve months and to ensure it will meet the corporations financial responsibility. Owners are reminded to adequately budget for unexpected occurrences otherwise the corporation will incur additional administrative expenses. Contributions are divided by unit entitlement, payable Quarterly due on the following dates: 1 August; 1 November; 1 February; 1 May and to continue until changed at an AGM.

Corporation members acknowledged and agree should the budget need to be increased to meet obligations, owners present at the meeting are entitled to make this decision on behalf of the corporation.

Motion CARRIED.

11.2 Sinking Fund by Unit Entitlement

The members of the corporation agreed with the proposed Sinking Fund of \$1,500.00 per annum. The Sinking Fund's purpose is not to be used for the day to day expense of the corporation unless instructed so by the management committee and is additional to the Administrative Budget. Contributions are divided by unit entitlement and payable Quarterly with Administration Levies.

Corporation members acknowledged and agree should the budget need to be increased to meet obligations, owners present at the meeting are entitled to make this decision on behalf of the corporation.

Motion CARRIED.

12. AUTHORISED DIRECTIVES

12.1 Special Levies

The corporation is encouraged to budget adequate surplus funds at the AGM. If a shortfall of funds occurs for any reason throughout the year, a special levy will be required and ABCM authorised to liaise with the corporation to raise funds required to meet such a shortfall. ABCM made owners aware that extended administration fees will be charged to facilitate the additional financial administration.

12.2 Unpaid Contributions/ Levy Debt Collection

Community Titles Act 1996 Section 114(7&8) - "(7) Payment of a contribution, instalment or interest is enforceable jointly and severally against the owner or owners of the lot and the subsequent owner or owners of the lot. (8) A contribution, instalment or interest may be recovered as a debt."

Members of the corporation are reminded that if contact details like postal addresses and email address change, failure to notify ABCM may result in overdue levies and initiate arrears process.

Any and all costs and fees related and associated with any action taken by the corporation against a unit (including, but not limited to, the recovery of outstanding contributions and breaches of the bylaws), shall be levied against the relevant unit as a debt. Such costs and fees may include, but are not limited to, legal costs, collections costs, third party costs, late fees and administrative fees. The Corporation authorises ABCM to take all necessary action, without the need for further authority, including instructing a debt recovery company to initiate legal proceedings against owners on behalf of the Corporation, in particular:

- Each owner will be issued an account 30 days before the due date.
- If account remains unpaid, reminder arrears notices will be sent at 7 days and 38 days after the due date.
- If account remains unpaid at 60 days, ABCM will initiate contact with the owner on behalf of the corporation and discuss payment arrangements.
- If no arrears payment arrangements are finalised with owner at 66 days, a Letter of Demand will be issued, and formal debt collection process may commence.

**Please note all debt collection costs, court & search / lodgement fees and interest are recoverable from the Lot/Unit owner.*

12.3 Invoice approval process

The corporation authorises ABCM to pay received invoices for works approved at the AGM.

Approved works arranged outside the AGM, the corporation requires one office bearer to provide approval in writing to ABCM for payment.

12.4 Maintenance Policy

The corporation acknowledges and approves adopting a maintenance policy to expedite jobs. The following is the directive.

- 1) Repairs outside of resolutions at the AGM and equal to or less than \$600.00 inc GST or vital in nature, one Officer Bearer to approve.
- 2) Repairs outside of resolutions at the AGM and greater than \$600.00 inc GST to be referred to the committee to provide instructions.
- 3) Repairs under \$2000.00 ABCM will obtain 1 quote, to be referred to the committee to provide instructions.
- 4) Repairs greater than \$2000.00 ABCM will obtain 2 quotes, a 3rd quote upon instructions from the committee will only be obtained if there is a significant disparity between quotes. Quotes to be referred to the committee to provide instructions.
- 5) Repairs of emergency nature will be attended ASAP and the committee to be informed.
- 6) The corporations committee is authorised to provide scope of works to ABCM and encourages owners to submit independent quotes within the agreed time frame when work is required.

13. BYLAWS - General Information

Owners are to ensure Bylaws are passed to occupants. Agents are encouraged to make them part of the tenancy agreement. Owners are made aware that any breach of the bylaws a penalty fine may be issued, payable and collected as a debt from the owner. Corporations committees are to review the bylaws regularly and update as required.

14. Communication Protocols

General Information / Documents.

First try our online portal <https://my.smata.com/>

Information available: Insurance Policy Details, Levy Notices, AGM minutes, Plans, invoices Status of open jobs.

Property Emergency or Vital Corporation Matters Phone.

Office Hours: 8342-1544

After Hours Property Emergency: Ken Hall direct on 83645855

Other Important Numbers:

Police for Behaviour/Noise/etc. 131 444

State Emergency Service (SES) 132 500

Communication from ACE office will include.

- @smata.com emails regarding job status & invoice approvals
- @dropbox.com emails for electronic signing
- @acebodycorp.com.au emails directly from our staff
- Telephone calls or emails direct to committee members for instruction clarification.
- Routine enquiries, **email** our NEST TEAM on eggs@acebodycorp.com.au

Committee Specific Communication / Requirements.

- All committee members require **an active email address** due to time sensitive nature of matters.
- **Quote approvals** will be forwarded via SMATA for approval – click the link on the email
- Required **Invoice Approvals** will be forwarded via SMATA for action
- All job requests outside of the AGM (refer to maintenance policy)
- **Presiding Officer to send approved instructions** from committee to ensure Ace office does not receive conflicting instructions.
- **Presiding Officer is the authorised signatory** for the corporation, unless otherwise authorised at a general meeting.
- Best Practice is to **respond within 14 days** of request.

CLOSURE: There being no further business, the chairperson declared the meeting closed at 03:50 PM.



CERTIFICATE OF CURRENCY

THE INSURED

POLICY NUMBER	SRSC20001570
PDS AND POLICY WORDING	Residential Strata Product Disclosure Statement and Policy Wording SCI034-Policy-RS-PPW-02/2021 Supplementary Product Disclosure Statement SCIA-036_SPDS_RSC-10/2021
THE INSURED SITUATION	Community Corporation No. 21758 649 Grange Road, Grange, SA, 5022
PERIOD OF INSURANCE	Commencement Date: 4:00pm on 30/04/2025 Expiry Date: 4:00pm on 30/04/2026
INTERMEDIARY ADDRESS	Resolute Property Protect Level 5, 90 Collins Street, Melbourne, VIC, 3000
DATE OF ISSUE	25/03/2025

POLICY LIMITS / SUMS INSURED

SECTION 1	PART A	1. Building	\$1,840,000
		Common Area Contents	\$18,400
		2. Terrorism Cover under Section 1 Part A2	Applies
	PART B	Loss of Rent/Temporary Accommodation	\$276,000
	OPTIONAL COVERS	1. Flood	Not Included
		2. Floating Floors	Included
SECTION 2	Liability		\$30,000,000
SECTION 3	Voluntary Workers		Included
SECTION 5	Fidelity Guarantee		\$100,000
SECTION 6	Office Bearers' Liability		\$500,000
SECTION 7	Machinery Breakdown		Not Included
SECTION 8	Catastrophe		\$552,000
SECTION 9	PART A	Government Audit Costs – Professional Fees	\$25,000
	PART B	Appeal Expenses	\$100,000
	PART C	Legal Defence Expenses	\$50,000
SECTION 10	Lot Owners' Fixtures and Improvements		\$300,000
SECTION 11	Loss of Lot Market Value		Not Included

This certificate of currency has been issued by Strata Community Insurance Agencies Pty Ltd, ABN 72 165 914 009, AFSL 457787 on behalf of the insurer Allianz Australia Insurance Limited, ABN 15 000 122 850, AFSL 234708 and confirms that on the Date of Issue a policy existed for the Period of Insurance and sums insured shown herein. The Policy may be subsequently altered or cancelled in accordance with its terms after the Date of Issue of this notice without further notice to the holder of this notice. It is issued as a matter of information only and does not confer any rights on the holder.

This certificate does not amend, extend, replace, negate or override the benefits, terms, conditions and exclusions as described in the Schedule documents together with the Product Disclosure Statement and insurance policy wording.



Balance Sheet

As at 24/09/2025

Ace Body Corporate Management

ABN: 85 102 494 717

PO Box 671, Modbury SA

Ph: 08 8342 1544

E: accounts.sa@acebodycorp.com.au

Community Corporation 21758 Inc

649 Grange Road, GRANGE SA 5022

Current period

Owners' funds

Administrative Fund

Operating Surplus/Deficit--Admin	(4,211.87)
Owners Equity--Admin	5,114.33
	<u>902.46</u>

Sinking Fund

Operating Surplus/Deficit--Sinking	750.02
Owners Equity--Sinking	5,172.12
	<u>5,922.14</u>

Net owners' funds

\$6,824.60

Represented by:

Assets

Administrative Fund

Cash at Bank--Admin	902.46
	<u>902.46</u>

Sinking Fund

Cash at Bank--Sinking	5,922.14
	<u>5,922.14</u>

Unallocated Money

0.00

Total assets

6,824.60

Less liabilities

Administrative Fund

0.00

Sinking Fund

0.00

Unallocated Money

0.00

Total liabilities

0.00

Net assets

\$6,824.60



MINUTES OF THE ANNUAL GENERAL MEETING COMMUNITY CORPORATION Plan No. 21758 649 GRANGE ROAD GRANGE

DATE, PLACE & TIME OF MEETING:	Wednesday, 17 April 2024 03:00 PM. StrataVote Anywhere & Teleconference.		
LOTS REPRESENTED:	Lot 1	Mr David Lyle & Ms Leanne Wylie	Proxy to ABCM
	Lot 2	Mr Geoffrey Farr	Proxy to ABCM
	Lot 3	Mrs. Avril Agius	Owner present
		Mr. Tony & Mrs. Shelley	
	Lot 4	Willemssen	Proxy to ABCM
	Lot 5	Ms. Danielle Tessari	Proxy to ABCM
	Lot 6	Mr. Michael Walsh	Proxy to ABCM
IN ATTENDANCE:	Wesley Schache of Ace Body Corporate Management		

1. Appointment of Chairperson

Owners represented were in majority favour of Wesley Schache of ABCM to assist the corporation with conducting the meeting and recording the minutes.

Motion CARRIED.

2. Quorum, In Attendance, Recording of Proxies

A quorum was declared with 6 of the 6 financial units in attendance or by proxy.

3. Disclosure Pecuniary Interest

It is an offence to not disclose any direct or indirect pecuniary interest in a matter in relation to the corporation. Under the Community Titles Act 1996 (S85[1]), a delegate of the community corporation who has direct or indirect pecuniary interest in a matter in relation to which he or she proposes to perform delegated functions or powers must disclose the nature of the interest, in writing, to the corporation before performing functions or powers.

4. Confirmation of Previous Meeting Minutes

The minutes of the Annual General Meeting held on 3rd of May 2023 were accepted as a true and accurate record of the proceedings.

Motion CARRIED.

5. Business Arising from Previous Meeting

Nil business arising from the previous minutes.

6. Confirmation of Financial Statements

The financial statements for the twelve month period ending 29th of February 2024 were accepted as an accurate record of the corporation's financial position by the members of the corporation. All records were accessible throughout the meeting.

Motion CARRIED.

7. APPOINTMENTS

7.1 Election of Office Bearers

In accordance with Community Titles Act 1996 Part 9 Division 1, Section 76, the members of Body Corporate elected the following members for the current 12 months.

Presiding Officer:	Shelley Willemsen
Treasurer:	Avril Agius
Secretary:	David Lyle

An officer can be appointed for up to a year, with all positions becoming vacant no later than the next annual general meeting of the corporation. If a vacancy arises in any of the positions, the position can either be filled at a general meeting (fees may apply) , or, if the corporation has a management committee, the committee may, by ordinary resolution, appoint a lot owner to fill the vacancy.

Motion CARRIED.

7.2 Election of Management Committee

As per Division 3 Section 90.3, members of a committee must be natural persons and must include the presiding officer, the treasurer and the secretary of the corporation.

ABCM is authorised to share contact details of all committee members between committee members. All committee members must use the owners portal for ease of communication. The committee is aware that all committee minutes will be filed and accessible by all owners.

The management committee to be authorised to proceed for each occurrence of unplanned maintenance work that may occur throughout the year and raise special levies if required. The management committee does not have the power to authorise anything for which a special or unanimous resolution of the corporation is required by the legislation or the articles of the corporation in accordance with Community Title Act 1996 Part 9, Division 3, Section 92.

The corporation as per section 9.4 of the management agreement acknowledges the Presiding Officer is appointed to communicate all approved instructions to ABCM, unless the Management Committee elects another committee member to provide approved instructions to ABCM. In any event, instructions shall only be communicated to ABCM by one committee spokesperson to create clear and effective channels of communication.

Motion CARRIED.

7.3 Appointment of Management

Ace Body Corporate Management (ABCM) were appointed as manager for the corporation's current financial year, and provide routine services in accordance with the Community Titles Act Section 76(9) to assist the appointed officer bearers in accordance with Section 2.1 and the General Conditions of the management agreement. Pro-rata management fees will be charged from the end of the corporation's financial year up until the next Annual General Meeting of the corporation.

All funds of the corporation are to be deposited in the Macquarie Bank account in the name of the corporation, which shall be audited and operated in accordance with the legislation. The Presiding Officer or an appointed office bearer is authorised by the Body Corporate to sign the management agreement. If a signed copy has not been received by ABCM within 21 days, the agreement is deemed to have been accepted by the Body Corporate.

ABCM advised additional services in sections 2.2, 2.3, and Special Conditions as stated in the management agreement are provided, they will be charged to the corporation where applicable. These charges may include but not limited to, extended administration, non routine functions, government charges, registering as public officer, disbursements, audit charges and tax preparation if necessary. These charges will be debited to the corporation.

Motion CARRIED.

8. INSURANCE

8.1 Current Insurance with Valuation

ABCM advised that the corporation is required to keep the common property / all buildings and building improvements insured to their full replacement value per the Community Titles Act 1996, Part 10 Division 2 - Section 103 & 104 (2)b -The insurance must be for the full cost of replacing the buildings or improvements with new materials; Section 106 (2) - A person who is required by subsection (1) to insure a building must provide to the community corporation such evidence as is required by the regulations of his or her compliance with that requirement.

The previous valuation was undertaken 02 Sep 2022 with the amount being \$1,840,000.00.

Policy Number	Underwriter	Current To	Risk Type	Coverage Amount
S R S C 2 0 0 01570	Strata Community Insurance	30 Apr 2024	Building	\$1,840,000.00
			Common Area Contents	\$18,400.00
			Loss of Rent / Temp Accommodation	\$276,000.00
			Public Liability	\$30,000,000.00
			Voluntary Workers	\$200,000.00 / \$2,000.00
			Fidelity Guarantee	\$100,000.00
			Office Bearer Liability	\$250,000.00
			Catastrophe	\$552,000.00
			Govt Audit Cost	\$25,000.00
			Appeal Expenses	\$100,000.00
			Legal Defence	\$50,000.00
			Lot Owner's Fixtures & Improvements	\$300,000.00
			POLICY EXCESS	\$500.00 Policy One
			POLICY EXCESS	\$1,000.00 Policy Nine
TOTAL PREMIUM: \$3,665.84				

8.2 Renewal Instructions

Members of the corporation authorise ABCM to arrange and place the insurance on behalf of the corporation.

Motion CARRIED.

8.2 Alternatives for Renewal Instructions

Option A

Maintain Existing

Members agree to maintain the existing common property cover insured of upon renewal.

'OPTION A' has been selected with the highest votes.

8.3 RESOLUTION: Increase Office Bearers Liability

The corporation acknowledges this cover has not been reviewed for many years and agreed to increase the office bearers liability cover from \$250,000.00 to \$500,000.00 with immediate effect.

Motion CARRIED.

9. Repair & Maintenance

9.1 ORDINARY RESOLUTION: Garden Maintenance

The Corporation approved continuing with the current Gardening Company Green & Clean Property Maintenance for the next twelve months to perform routine garden services to the common grounds. Funds are allocated in the current budget.

Motion CARRIED.

9.2 ORDINARY RESOLUTION: Annual Gate Maintenance

The corporation approved annual routine gate maintenance to be undertaken by Total Gate & Automation in September . Funds have been allocated in the admin budget for this purpose.

Motion CARRIED.

9.3 ORDINARY RESOLUTION: Sewer Maintenance

The Corporation approved Precise Plumbing to undertake routine sewer maintenance twice yearly in April and October . Funds of \$1,200.00 have been allocated in the Admin Budget.

Motion CARRIED.

9.4 ORDINARY RESOLUTION: Storm Water Drain Maintenance

The Corporation approves Precise Plumbing to undertake non-routine storm water drain maintenance in the management committee to provide scope of works when stormwater drain maintenance is required. Costs to be covered by sinking Funds.

Motion CARRIED.

9.5 ORDINARY RESOLUTION: Gutter & Downpipes Cleaning

The Corporation approves for routine cleaning of all gutters and down-pipes to be performed by Gutta Clean annually June/July. Funds of \$550.00 have been allocated in the Admin Budget.

Motion CARRIED.

9.6 Termite inspections / Treatment

ABCM encourages all owners to undertake routine termite inspections on a regular basis. Should termite activity be found it is strongly encouraged owners undertake immediate treatment to prevent further damage. Owners are requested to advise ABCM of any activity so neighbours / body corporate can be notified. Owners are reminded termite damage is generally not covered by Insurance.

10. BUDGET

10.1 Administration Fund - Unit Entitlement

In accordance with the Community Titles Act 1996, Part 11 Division 1, Section 114, the members of the corporation agreed to fix the following proposed administration budget of \$13,020.00 for the following twelve months and to ensure it will meet the corporations financial responsibility. Owners are reminded to adequately budget for unexpected occurrences otherwise the corporation will incur additional administrative expenses. Contributions are divided by unit entitlement, payable Quarterly due on the following dates: 1 August; 1 November; 1 February; 1 May and to continue until changed at an AGM.

Corporation members acknowledged and agree should the budget need to be increased to meet obligations, owners present at the meeting are entitled to make this decision on behalf of the corporation.

Motion CARRIED.

10.2 Sinking Fund by Unit Entitlement

The members of the corporation agreed with the proposed Sinking Fund of \$1,500.00 per annum. The Sinking Fund's purpose is not to be used for the day to day expense of the corporation unless instructed so by the management committee and is additional to the Administrative Budget. Contributions are divided by unit entitlement and payable Quarterly with Administration Levies.

Corporation members acknowledged and agree should the budget need to be increased to meet obligations, owners present at the meeting are entitled to make this decision on behalf of the corporation.

Motion CARRIED.

11. AUTHORISED DIRECTIVES

11.1 Special Levies

The corporation is encouraged to budget adequate surplus funds at the AGM. If a shortfall of funds occurs for any reason throughout the year, a special levy will be required and ABCM authorised to raise funds required to meet such a shortfall.

ABCM stated that additional service fees will be charged to facilitate the additional financial administration.

11.2 Unpaid Contributions/ Levy Debt Collection

Community Titles Act 1996 Section 114(7&8) - "(7) Payment of a contribution, instalment or interest is enforceable jointly and severally against the owner or owners of the lot and the subsequent owner or owners of the lot. (8) A contribution, instalment or interest may be recovered as a debt."

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**Please note all debt collection costs, court & search / lodgement fees and interest are recoverable from the Lot/Unit owner.*

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Other Important Numbers:

Police for Behaviour/Noise/etc. 131 444

State Emergency Service (SES) 132 500

Communication from our office will include.

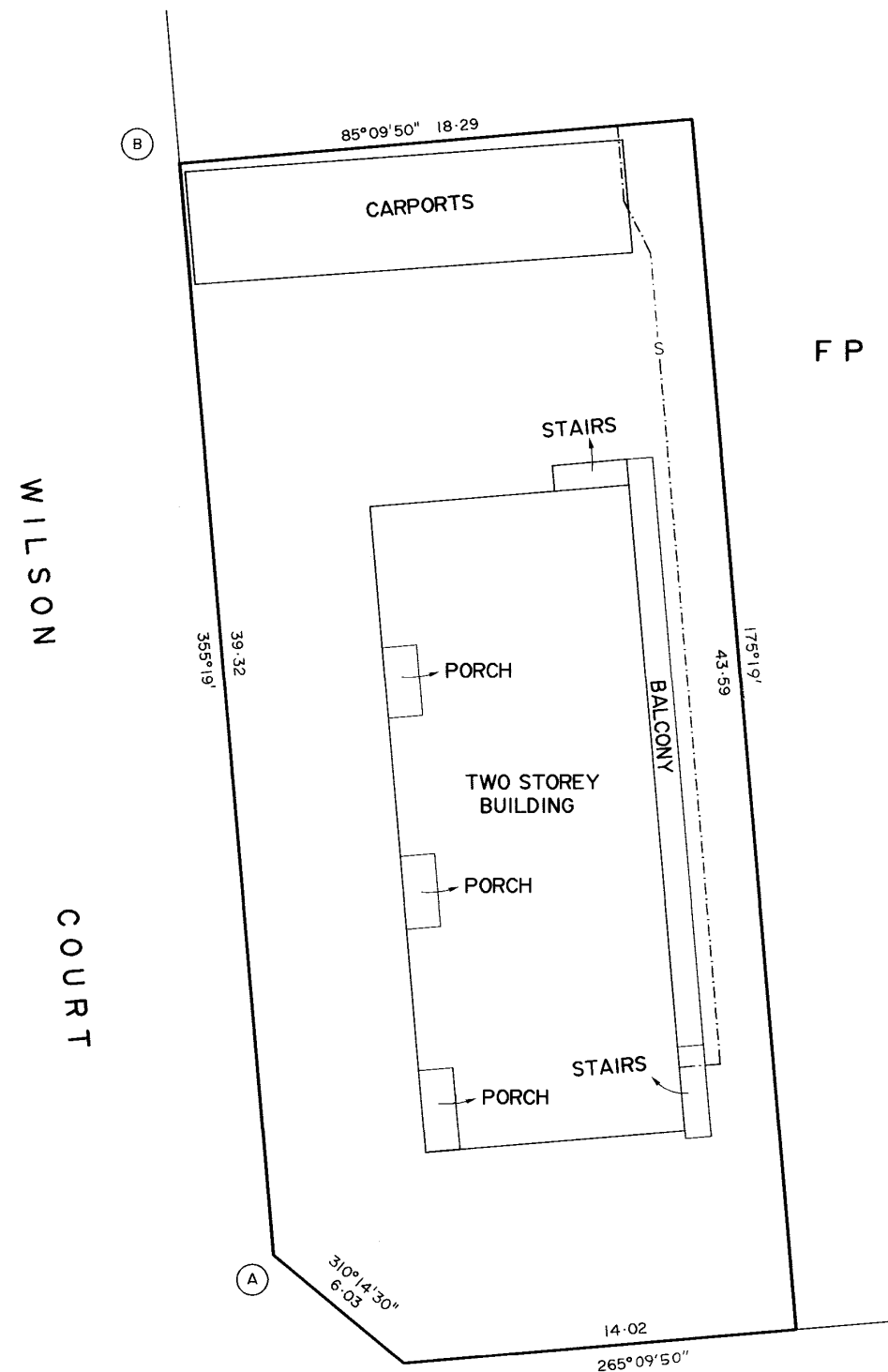
- @smata.com emails regarding job status & invoice approvals
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- @acebodycorp.com.au emails directly from our staff
- Telephone calls or emails direct to committee members for instruction clarification.
- Routine enquiries, **email** our NEST TEAM on eggs@acebodycorp.com.au

CLOSURE: There being no further business, the chairperson declared the meeting closed at 03:50 PM.

LOCATION, COMMON PROPERTY PLAN and
SERVICE INFRASTRUCTURE PLAN

SERVICE INFRASTRUCTURE
SHOWN THUS -----
S = SEWERAGE

SITE PLAN



FP 20

COMMUNITY PLAN NUMBER

CP 21758

PLAN TYPE PRIMARY STRATA

THIS IS SHEET 1 OF 4 SHEETS

DEPOSITED

29/5/2003

PRO REGISTRAR/GENERAL

CLOSURE CHECKED

PLAN EXAMINED

PLAN APPROVED

P.M.S. APPROVED

P.S.

S.F.

20.5.03

TITLE REFERENCE

CT 5552/859

ALLOTMENT 19 in FP 20
of PART SECTION 1006

IRRIGATION AREA

DIVISION

HUNDRED YATALA

AREA GRANGE

COUNCIL CITY OF CHARLES STURT

MAP REF 6528-45-d

O.B. / LAST PLAN REF FP 44294

TOTAL AREA 788m²

DEV No 252/C052/02

SCALE

0 3 6 9 12 15 METRES

POSITION OF SEWERAGE PIPES SCALED FROM
SOUTH AUSTRALIA WATER CORPORATION SEWER
PLANS

THE REMAINING SERVICE INFRASTRUCTURE
COULD NOT BE FOUND DUE TO THE AGE AND
NATURE OF THE SCHEME AND UNAVAILABILITY
OF RECORDS

ALL DISTANCES ARE GROUND DISTANCES

COMBINED SCALE FACTOR ZONE AMG

BEARING DATUM 355°19' (A)-(B) DISTANCE

DERIVED FROM FP 44294 ADOPTED

CERTIFICATE OF LICENSED SURVEYOR

ALISTER ROSS FYFE

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 this 23rd day of APRIL 2003

Licensed Surveyor

LEGEND	
NETWORK PSM	
NETWORK STATION	
PERMANENT PLACED	
SURVEY FOUND	
MARK GONE	
REFERENCE PLACED	
MARKS FOUND	
GONE	
DRILL HOLE & WING	
DIRECTION CHANGE	
PART DISTANCES	(20.32)
CALCULATED DATA	20.85 CALC
COPIED DATA	100.85

FYFE SURVEYORS

PTY LTD

ACN 062 592 465

143 FULLARTON ROAD, ROSE PARK 5067

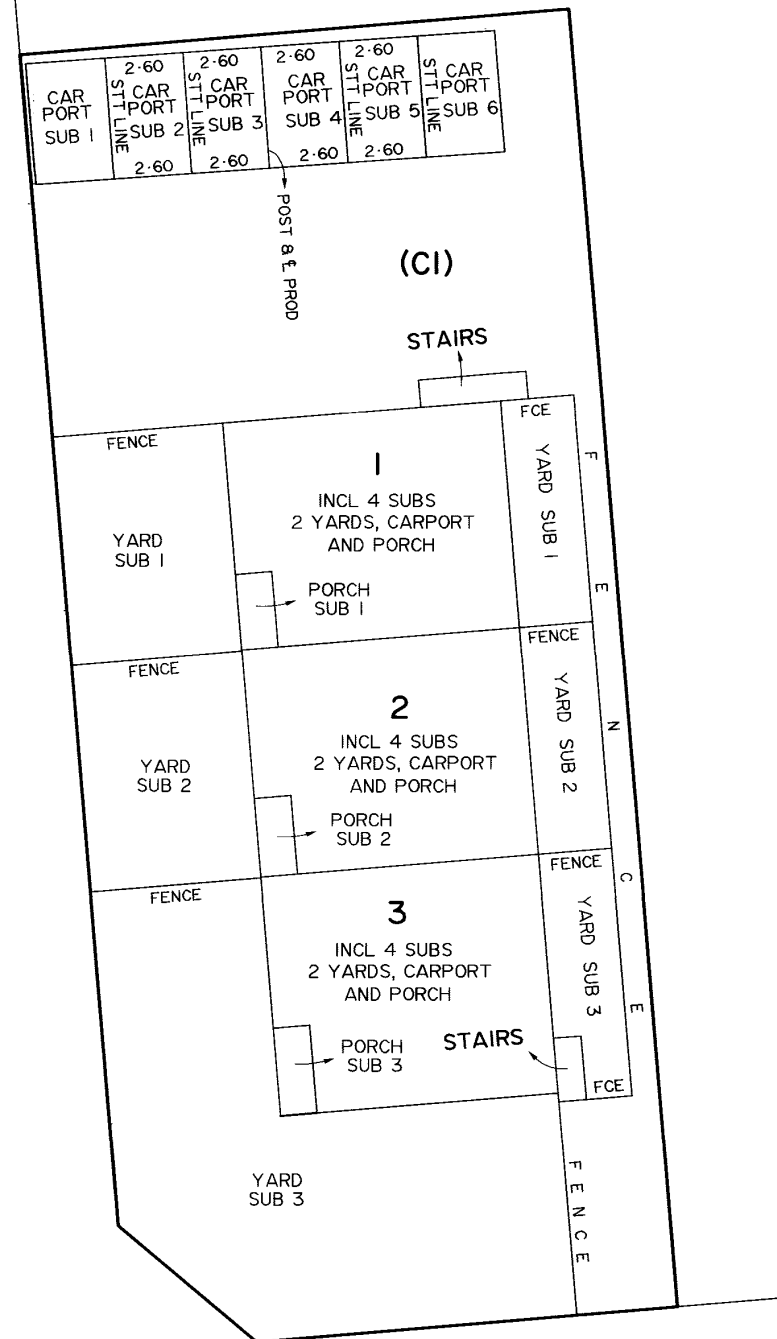
PH 8364 1000 FAX 8364 0904

File 13709/1/1 Version 0

Dwg No 13709S01 Date 22/4/2003

GROUND FLOOR PLAN

WILSON
COURT



GRANGE ROAD

COMMUNITY PLAN NUMBER

CP 21758

PLAN TYPE PRIMARY STRATA

THIS IS SHEET 2 OF 4 SHEETS

Licensed Surveyor *[Signature]* Date 23.04.03

PLAN APPROVED *[Signature]* DEPOSITED 23/5/2003

20.5.03 *[Signature]* PRO REGISTRAR-GENERAL

SCALE 0 3 6 9 12 15 METRES

ANNOTATIONS

THE LOWER AND UPPER BOUNDARIES OF THE LOT SUBSIDARIES SHOWN AS YARD ARE EXISTING GROUND LEVEL AND 3.00 METRES ABOVE THE SAME RESPECTIVELY UNLESS LIMITED TO THE UNDERSIDE OF OVERHANGING STRUCTURES BELOW 3.00 METRES

FYFE SURVEYORS

PTY LTD

ACN 062 592 465

143 FULLARTON ROAD, ROSE PARK 5067

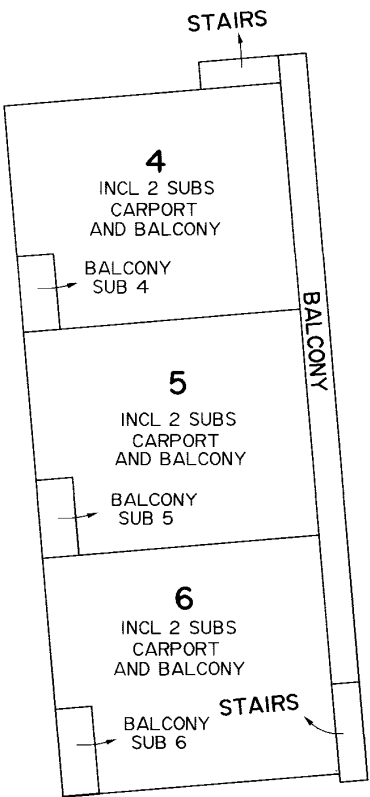
PH 8364 1000 FAX 8364 0904

13709/1/2

Dwg No 13709S01 Date 23/4/2003

FIRST FLOOR PLAN

WILSON
COURT



GRANGE ROAD

COMMUNITY PLAN NUMBER	
CP 21758	
PLAN TYPE PRIMARY STRATA	
THIS IS SHEET 3 OF 4 SHEETS	
Licensed Surveyor	Date 13.1.03
PLAN APPROVED 20.5.03	DEPOSITED 29.5.2003 PRO REGISTRAR-GENERAL
SCALE 0 3 6 9 12 15 METRES	

ANNOTATIONS

BALCONIES ARE COVERED

FYFE SURVEYORS	
PTY LTD	
ACN 062 592 465	
143 FULLARTON ROAD, ROSE PARK 5067	
PH 8364 1000	FAX 8364 0904
13709/1/2	
Dwg No 13709501	Date 23/4/2003

LOT ENTITLEMENT SHEET

COMMUNITY PLAN NUMBER

CP 21758

THIS IS SHEET 4 OF 4 SHEETS

APPROVED

Stor
20.5.03

DEPOSITED

29/5/2003 *L. J. G. G. G.*
PRO REGISTRAR GENERAL

APPLICATION ACT 9577562

SCHEDULE OF LOT ENTITLEMENTS

LOT	LOT ENTITLEMENT	SUBDIVIDED
1	1730	
2	1730	
3	1920	
4	1540	
5	1540	
6	1540	
AGGREGATE	10000	

CERTIFICATE OF LAND VALUER

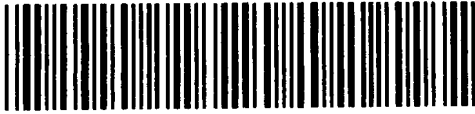
I *Alan P. P. P. P. P.* being
a land valuer within the meaning of the Land Valuers Act 1994
certify that this schedule is correct for the purposes of the
Community Titles Act 1996

Dated the *11th* day of *FEBRUARY* 2003

[Signature]
Signature of Land Valuer

LANDS TITLES REGISTRATION
OFFICE
SOUTH AUSTRALIA

Orig. LF 9577563



12:04 28-Apr-2003

2 of 2

Fees: \$0.00

Series No.	Prefix
2	LF

BELOW THIS LINE FOR OFFICE USE ONLY

Date: 28/4/03	Time: 12:04
FEES	
R.G.O.	POSTAGE
90.50	

**LODGE MENT FOR FILING UNDER THE
COMMUNITY TITLES ACT 1996**

FORM APPROVED BY THE REGISTRAR-GENERAL

BELOW THIS LINE FOR AGENT USE ONLY

AGENT CODE

Lodged by:

COLIN J. STEINERT & ASSOC.

P.O. BOX 191,

Correction to:

/ CAMPBELLTOWN S.A. 5074

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

1.
2.
3.
4.
5.

Assessor

B.C.

PICK-UP NO.	
CP	
DEV. NO.	

LANDS TITLES REGISTRATION FEE \$90.50
28/04/03 12:04 1111 95256

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

FILED 29-5-2003

Mark McNeil



PRO REGISTRAR-GENERAL

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

ITEM(S)	AGENT CODE
	CJSA 1.

6511.

BY-LAWS

COMMUNITY CORPORATION NO. 21758 INC

649 GRANGE ROAD GRANGE.

**PURSUANT TO SECTION 34 OF THE COMMUNITY TITLES
ACT 1996**

COMMUNITY CORPORATION NO. 21758 INCORPORATED

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PART 1 – PRELIMINARY

1. BY-LAW 1 – INTERPRETATION

In these By-Laws:

- 1.1 "Act" means the Community Titles Act 1996.
- 1.2 "Corporation" means Community Corporation No. 21758 Incorporated.
- 1.3 "Occupier" of a lot includes, if the lot is unoccupied, the owner of the lot.
- 1.4 "Service Infrastructure" means cables wires pipes sewers drains ducts, plant and equipment by which the community lots and Common Property are provided with services.

PART 2 – MANDATORY BY-LAWS

2. BY-LAW 2 – RESPONSIBILITY OF CORPORATION

- 2.1 The Corporation is responsible for the administration management and control of the Common Property.
- 2.2
 - 2.2.1 The Corporation is responsible for the maintenance repair and replacement of all improvements and service infrastructure on in or forming part of the Common Property.
 - 2.2.2 Without limiting the effect of By-Laws 2.2.1 the Community Corporation must regularly service all stormwater silt traps situated in any roadway or driveway forming part of the Common Property.
- 2.3 The Corporation will ensure that all public lighting within the Common Property is in good working order and the Corporation is responsible for the maintenance repair and replacement of the public lighting as and when required.
- 2.4 The Corporation must irrigate and properly maintain:
 - 2.4.1 all lawns gardens and trees situated on the Common Property.
 - 2.4.2 all grass verges (including all landscaping situated there on but not trees) situated on or adjacent to any public road street footpath or road reserve and situated adjacent to the scheme land as if such grass verge formed part of the Common Property.

3. BY-LAW 3 – USE AND ENJOYMENT OF THE COMMON PROPERTY

The Common Property is subject to the Act and these By-Laws for the common use and enjoyment of the residents in the community scheme and their visitors.

4. BY-LAW 4 – USE OF LOTS

A person must not use a lot for a non-residential purpose unless the use has been approved by the Corporation.

PART 3 – BUILDING WORK STRUCTURAL IMPROVEMENTS & PAINTING

5. BY-LAW 5 – CORPORATION'S APPROVAL

The Owner or Occupier of lot must not, without the Corporation's approval:

- 5.1 erect any further buildings or structural improvements on a lot; or
- 5.2 change the colours of the external finishes on a lot; or
- 5.3 alter the external appearance of their lot; or
- 5.4 effect any penetration whatsoever of any acoustic or fire rated party wall.

PART 4 – MAINTENANCE AND USE OF LOTS

6. BY-LAW 6 – OWNER OF LOT MUST MAINTAIN AND REPAIR

- 6.1 Without limiting an Owner's obligations under By-Law 7.1, the Owner of a lot must maintain and keep in good repair all timber window frames, gates and fences situated on the Owner's lot and must cause to be undertaken no less frequently than on an annual basis an inspection of the state of repair of such items and shall if necessary rectify and want of repair as soon as reasonably practicable after such inspection.

7. BY-LAW 7 – OCCUPIER/OWNER OF LOT MUST KEEP LOT CLEAN & TIDY

- 7.1 The Occupier of a lot must keep the lot in a clean and tidy condition.
- 7.2 The Occupier of a lot must properly maintain lawns and garden on the lot.
- 7.3 The Occupier of a lot must:
 - 7.3.1 store garbage in an appropriate container that prevents the escape of unpleasant odours; and
 - 7.3.2 comply with any requirements of the council for disposal of garbage.

8. BY-LAW 8 – INSURANCE

8.1 BUILDING INSURANCE

The Community Corporation must at all times keep current Building insurance for all buildings within the Scheme for replacement and/or reinstatement and should a claim against such insurance be made all moneys received must be used for replacement and/or reinstatement of the buildings within the Scheme in substantially the same dimensions design and exterior colour scheme as the original buildings within the Scheme unless otherwise consented to by the Corporation.

8.2 COMMON PROPERTY

9.2.1 The Corporation will at all times effect insurance's on the Common Property for:

8.2.1.1 Public Liability cover of not less than TEN MILLION DOLLARS (\$10M).

8.2.1.2 General Damages cover of not less than TWENTY THOUSAND DOLLARS (\$20,000).

8.2.2 The Community Corporation must review; on an annual basis:

8.2.2.1 all insurance effected by it; and

8.2.2.2 the need for new and additional insurance's.

8.2.3 The Owner or Occupier of a Lot must not, except with the approval of the Community Corporation, do anything that might:

8.2.3.1 void or prejudice insurance effected by the Community Corporation; or

8.2.3.2 increase any insurance premium payable by the Community Corporation.

9. BY-LAW 9 – ENVIRONMENTAL ISSUES

9.1 The Owner or Occupier of a lot acknowledges that the development undertaken on each lot comprised in the Community Scheme was undertaken to incorporate the then best current standards of environmental sustainability and management in respect of:

9.1.1 Energy Efficient Design

9.1.2 Minimisation of Energy Consumption/Alternative sources of power.

9.2 The Owner or Occupier of a lot must maintain and retain all items installed in and about the lot which have been incorporated into the design of the dwelling on the lot which pertain to the matters specified in By-Law 10.0 and may only replace such items with items which maintain or enhance the environmental sustainability and management of the Dwelling.

PART 5 – THE COMMON PROPERTY

10. BY-LAWS 10 – DAMAGE AND REASONABLE ACCESS TO COMMON PROPERTY

- 10.1 A person must not without the authorisation of the Corporation damage obstruct or interfere with any part of the Common Property.
- 10.2 The Occupier of a lot must allow any tradesman or workman or other person authorised by the Corporation to access the Common Property for maintenance repair or improvement.

PART 6 – PROHIBITION OF DISTURBANCE

11. BY-LAW 11 – PROHIBITION OF DISTURBANCE

- 11.1 The Occupier of a lot must not engage in conduct that unreasonably disturbs the Occupier of another lot or others who are lawfully on a lot or the common property.
- 11.2 The Occupier of a lot must ensure as far as practicable that persons who are brought or allowed on to the lot or the Common Property by the Occupier do not engage in conduct that unreasonably disturbs the Occupier of another lot or others who are lawfully on a lot or the Common Property.

12. BY-LAW 12 – NO PETS

The proprietor or Occupier of a lot must not keep a pet on the lot or any other part of the Common Property, except to the extent permitted by Section 37 (1)(d) of the Act.

PART 7 – GENERAL PROVISIONS

13. BY-LAW 13 – DISPLAY OF ADVERTISEMENTS

- 13.1 A person must not display an advertisement on a lot or the Common Property without the approval of the Corporation.
- 13.2 However this section does not prevent the display of an advertisement associated with the sale of a lot.

15. BY-LAW 15 – RUBBISH RECEPTACLES

The Owner or Occupier of a lot must comply with all requirements of the Corporation with respect to the storage of rubbish and waste materials including without limitation any requirement of the Corporation with respect to the type of receptacle in which rubbish or waste must be stored the location of such receptacle and the separation of different classes of rubbish and waste.

16. BY-LAW 16 – OFFENCES

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

MAXIMUM PENALTY: \$500.00