

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:

Pauline Gallacher Blane

Address

25 Angas Avenue, Vale Park SA 5081

4 Vendor's Registered Agent:

Magain Real Estate – Matt Scarce

Address

457 Greenhill Road, Linden Park SA 5065

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 whole of the land contained in Volume 5059 Folio 486 being improved land situated at Unit 3, 4 Seaforth Avenue, Hazelwood Park SA 5066.

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:

25 Angas Avenue, Vale Park SA 5081

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

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

paulineblane@yahoo.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:

457 Greenhill Road, Linden Park SA 5065

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

Note—

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

- (a) if you intend to serve the notice by leaving it for the vendor's agent at the agent's address for service or an address nominated by the agent, you obtain an acknowledgment of service of the notice in writing;
- (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;
- (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;
- (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, Pauline Gallacher Blane

of 25 Angas Avenue, Vale Park SA 5081

being 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:



[Pauline Blane \(Oct 10, 2025 13:12:10 GMT+10.5\)](#)

Part D—Certificate with respect to prescribed inquiries by registered agent

(section 9)

To the purchaser:

I, Joshua Taylor, Solicitor, certify that 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.

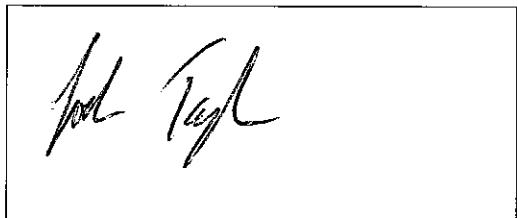
Exceptions

None Known

Date:

9/10/2025

Signed:



*Person authorised to act on behalf of Vendor'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 one of the following items in the table:
 - (A) under the heading 1. General—
 - 1.1 Mortgage of land
 - 1.2 Lease, agreement for lease, tenancy agreement or licence
 - 1.3 Caveat
 - 1.4 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.]

1. General

1.1 Mortgage of land

Note-

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

Is this item applicable?

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

YES

Are there attachments?

NO

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

N/A

Number of mortgage (if registered):

13653748

Name of mortgagee:

Westpac Banking Corporation (A.C.N. 007 457 141)

1.2 Easement

(whether over the land or annexed to the land)

Note-

"Easement" includes rights of way and party wall rights

Note-

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

Is this item applicable?

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

[YES/NO]

Are there attachments?

[YES/NO]

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

Description of land subject to easement:

Nature of easement:

1.3 Restrictive covenant

Note—

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

Is this item applicable?

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

[YES/NO]

Are there attachments?

[YES/NO]

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

Nature of restrictive covenant:

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—

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

Is this item applicable?

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

[YES/NO]

Are there attachments?

[YES/NO]

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

Names of parties:

Period of lease, agreement for lease etc:

From _____ to _____

Amount of rent or licence fee

\$ _____ per FORTNIGHT

Is the lease, agreement for lease etc in writing?

[YES/NO]

5. Development Act 1993 (repealed)

5.1 Section 42 – 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

Is this item applicable?

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

[YES/NO]

Are there attachments?

[YES/NO]

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

Conditions of authorisation

6. Repealed Act conditions

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

Note-

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

Is this item applicable?

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

[YES/NO]

Are there attachments?

[YES/NO]

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

Nature of condition(s)

7. Emergency Services Funding Act 1998

7.1 section 16—Notice to pay levy

Is this item applicable?

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

YES

Are there attachments?

YES

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

Date of Notice: 02/10/2025

Amount of levy payable: \$132.20 p.a. payable to 30/06/2026

29. Planning, Development and Infrastructure Act 2016

<p>29.1 Part 5- Planning and Design Code</p> <p><i>[Note - Do not omit this item. The item and its heading must be included in the attachment even if not applicable.]</i></p>	<p>Is this item applicable? <input checked="" type="checkbox"/></p> <p>Will this be discharged or satisfied prior to or at settlement? <input type="checkbox"/></p> <p>Are there attachments? <input type="checkbox"/></p> <p>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</p> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> <p>ANNEXURE B – Council Search incl. PlanSA Section 7 Report</p> </div> <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> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> <p><u>Zone:</u> Suburban Neighbourhood (SN)</p> <p><u>Subzone:</u> No</p> <p><u>Overlays:</u> (Refer PlanSA Section 7 Report for further explanations)</p> <p>Airport Building Heights (Regulated) (All structures over 30 metres)</p> <p>Prescribed Wells Area</p> <p>Regulated and Significant Tree</p> <p>Stormwater Management</p> <p>Traffic Generating Development</p> <p>Urban Tree Canopy</p> </div>
<p>Is there a State heritage place on the land or is the land situated in a State heritage area? <input type="checkbox"/></p> <p>Is the land designated as a local heritage place? <input type="checkbox"/></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? <input type="checkbox"/></p> <p>Is there a current amendment to the Planning and Design Code released for public consultation by the State Planning Commission on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation? <input type="checkbox"/></p> <p>Refer page 8 of 13 in Annexure C – Property Interest Report</p>	
<p>Note:-</p> <p>For further information about the Planning and Design Code visit www.code.plan.sa.gov <input type="checkbox"/></p>	
<p>29.2 section 127— Condition (that continues to apply) of a development authorisation</p> <p><i>[Note- Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p>	<p>Is this item applicable? <input type="checkbox"/></p> <p>Will this be discharged or satisfied prior to or at settlement? <input type="checkbox"/></p> <p>Are there attachments? <input type="checkbox"/></p> <p>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</p> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> </div> <p>Date of authorisation: _____</p> <p>Name of relevant authority that granted authorisation:</p> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> </div> <p>Condition(s) of authorisation:</p> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> </div>

Particulars relating to a strata unit

1 Name of strata corporation:

Strata Corporation 475 Inc.

Address of strata corporation:

4 Seaforth Avenue Hazelwood Park

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

STRATA DATA, 647 PORTRUSH ROAD GLEN OSMOND SA 5064 on any working day between 10:00am and 4:00pm. Phone 8372 2777 to make an appointment.

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

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

Admin Fund Levy: \$702.50 p.q. paid to 31/12/2025
Sinking Fund Levy: \$187.50 p.q. paid to 31/12/2025

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

Refer Annexure D – Section 41 Strata Statement

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

Refer Annexure D – Section 41 Strata Statement

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

1/4

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

4 Documents supplied by the strata corporation that are enclosed:

(a) a copy of the minutes of the general meetings of the strata corporation and management committee for the 2 years preceding this statement YES

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

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

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

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

N/A

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

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

N/A

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

Name:

Francesca Nuzzo – Strata Data

Address:

647 PORTRUSH ROAD GLEN OSMOND SA 5064

Note:-

- 1 A strata corporation must (on application by or on behalf of a current or prospective purchaser or other relevant person) provide the particulars and documents referred to in 3(a)–(c), 4 and 6 and must also make available its accountancy records and minute books, any contract with a body corporate manager, the register of unit holders and unit holder entitlements that it maintains and any documents in its possession relating to the design and construction of the buildings or improvements on the site or relating to the strata scheme.
2. Copies of the articles of the strata corporation may also be obtained from the from the Lands Titles Registration Office.
3. All owners of a strata unit are bound by the articles of a strata corporation.. articles regulate the rights and liabilities of owners of units in relation to their units and the common property and matters of common concern.
4. For a brief description of some of the matters that need to be considered before purchasing a strata unit, see Division 3 of this Schedule.

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.

A free telephone Strata and Community Advice Service is operated by the Legal Services Commission of South Australia: call 1300 366 424. Information and a booklet about strata and community titles is available from the Legal Services Commission at www.lsc.sa.gov.au.

You can also seek advice from a legal practitioner.

ANNEXURES & ATTACHMENTS

The following documents are annexed hereto -

Certificate of Title

Form R3

Form R7

Annexure A – Rates Notice

Annexure B – Council Search incl. PlanSA Report

Annexure C - Property Interest Report

Annexure D – Section 41 Strata Statement

Acknowledgement of Receipt

I/We, the abovenamed Purchaser(s), hereby acknowledge having received this day this Statement under section 7 under the *Land and Business (Sale and Conveyancing) Act* with the annexures as set out above.

Dated this _____ day of _____ 2025

Signed: _____

Purchaser(s)

(*Strike out whichever is not applicable)



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 5059 Folio 486

Parent Title(s) CT 3793/105

Creating Dealing(s) CONVERTED TITLE

Title Issued 06/01/1992 Edition 4 Edition Issued 12/01/2022

Estate Type

FEE SIMPLE (UNIT)

Registered Proprietor

PAULINE GALLACHER BLANE
OF 25 ANGAS AVENUE VALE PARK SA 5081

Description of Land

UNIT 3 STRATA PLAN 475
IN THE AREA NAMED HAZELWOOD PARK
HUNDRED OF ADELAIDE

Easements

NIL

Schedule of Dealings

Dealing Number	Description
13653748	MORTGAGE TO WESTPAC BANKING CORPORATION (ACN: 007 457 141)

Notations

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

Form R3

Buyers information notice

Land and Business (Sale and Conveyancing) Act 1994 section 13A

Land and Business (Sale and Conveyancing) Regulations 2010 regulation 17

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

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

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

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

Safety

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

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.

Form R7

Warning Notice

Financial and Investment Advice

Land and Business Sale and Conveyancing) Act 1994 section 24B
Land and Business Sale and Conveyancing) Regulations 2010 regulation 21

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

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

An agent must also tell you about any other benefit that any other person (including the agent) will receive in connection with the sale or purchase, unless it is*:

- a benefit that has been disclosed in a sales agency agreement
- a benefit that you provide the agent
- a benefit received by the vendor or purchaser
- a benefit related to a service for which you have not or will not be charged
- a benefit of which the agent remains unaware.

*Refer to section 24C of the Land and Business Sale and Conveyancing) Act 1994

ANNEXURE A



RevenueSA

DEPARTMENT OF TREASURY AND FINANCE

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: 2716608

TAYLOR WRIGHT LAWYERS PTY LTD
UNIT 3
59 DEVEREUX ROAD
LINDEN PARK SA 5065

DATE OF ISSUE

02/10/2025

ENQUIRIES:

Tel: (08) 8372 7534

Email: contactus@revenuesa.sa.gov.au

OWNERSHIP NUMBER

13716411

OWNERSHIP NAME

P G BLANE

PROPERTY DESCRIPTION

3 / 4 SEAFORTH AVE / HAZELWOOD PARK SA 5066 / UNIT 3

ASSESSMENT NUMBER

1846342009

TITLE REF.

(A "+" indicates multiple titles)

CT 5059/486

CAPITAL VALUE

\$610,000.00

AREA / FACTOR

1.000

LAND USE / FACTOR

0.400

R4

RE

LEVY DETAILS:

FIXED CHARGE	\$	50.00
+ VARIABLE CHARGE	\$	206.40
- REMISSION	\$	124.20
- CONCESSION	\$	0.00
+ ARREARS / - PAYMENTS	\$	-132.20
= AMOUNT PAYABLE	\$	0.00

FINANCIAL YEAR

2025-2026

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

31/12/2025



**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

Emergency Services Funding Act 1998

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate



RevenueSA

DEPARTMENT OF REVENUE AND TAXATION

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: 2716608

DATE OF ISSUE

02/10/2025

TAYLOR WRIGHT LAWYERS PTY LTD
UNIT 3
59 DEVEREUX ROAD
LINDEN PARK SA 5065

ENQUIRIES:

Tel: (08) 8372 7534

Email: contactus@revenuesa.sa.gov.au

OWNERSHIP NAME
P G BLANE

FINANCIAL YEAR
2025-2026

PROPERTY DESCRIPTION

3 / 4 SEAFORTH AVE / HAZELWOOD PARK SA 5066 / UNIT 3

ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	TAXABLE SITE VALUE	AREA
1846342009	CT 5059/486	\$405,000.00	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		
= AMOUNT PAYABLE	\$ 0.00		

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

ON OR BEFORE **31/12/2025**Government of
South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

Account Number L.T.O Reference Date of issue Agent No. Receipt No.
18 46342 00 9 CT5059486 2/10/2025 9235 2716608

TAYLOR WRIGHT LAWYERS PTY LTD
59 DEVEREUX ROAD
LINDEN PARK SA 5065
josh@rwc.net.au

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: MS P BLANE
Location: U3 4 SEAFORTH AVE HAZELWOOD PARK UNIT 3
Description: 4H/UNIT C/P **Capital** \$ 610 000
Value:
Rating: Residential

Periodic charges

Raised in current years to 30/9/2025

		\$
	Arrears as at: 30/6/2025	0.00
Water main available:	1/7/1972	82.30
Sewer main available:	1/7/1972	94.00
	Water rates	65.28
	Sewer rates	0.00
	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	241.58CR
	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: 8/10/2025

This Account is billed four times yearly for water use charges.

The last Water Use Year ended on 09/04/2025.

MAINS WATER USE CHARGE of \$30.55 should be added to the Balance Outstanding above.

Please note: If you have also ordered a Special Meter Reading for this property and it comes back as estimated, please ensure you provide a photo of the meter including serial number to have the certificate reissued.



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



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.



**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

South Australian Water Corporation

Name:
MS P BLANE

Water & Sewer Account
Acct. No.: **18 46342 00 9**

Amount: _____

Address:
U3 4 SEAFORTH AVE HAZELWOOD
PARK UNIT 3

Payment Options

EFT

EFT Payment

Bank account name: SA Water Collection Account
BSB number: 065000
Bank account number: 10622859
Payment reference: 1846342009



Biller code: 8888
Ref: 1846342009

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: 1846342009



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



ANNEXURE B

LOCAL GOVERNMENT SEARCH

Cert1405125

02/10/2025

Joshua Robyn White Lawyers And Conveyancers
59 Devereux Road
LINDEN PARK SA 5065

Billing number: 557679 Valuer General No: 1846342009

Owner: Pauline G Blane
Property Address: 3/4 Seaforth Avenue HAZELWOOD PARK SA 5066

Legal Description: UNIT 3 Sec 297 SP 475 Vol 5059 Fol 486

Pursuant to Section 187 of the Local Government Act 1999 (as amended), I certify that the following amounts are due and payable and are a charge against the above property:

Rates and Arrears - prior 30/06/2025 (0.15)

Legal Fees 0.00

Rates for current financial year, which fall due on 01/07/2025 and payable as four instalments on or before 01/09/2025, 01/12/2025, 02/03/2026, 01/06/2026 1,165.20

Fines and interest for current financial year (2% fine for each late instalment, and .75% interest rate per month on all other outstanding amounts). Fines and interest are incurred on day 1 of each month 0.00

Less Rate Capping Rebate 0.00

Less amount paid for current financial year (250.00)

Balance of rates and other monies due and payable \$915.05

Instalment/s Due:

Due 01/09/2025	\$41.15
Due 01/12/2025	\$291.30
Due 02/03/2026	\$291.30
Due 01/06/2026	\$291.30

ON BEHALF OF THE CITY OF BURNSIDE

Post PO Box 9, Glenside SA 5065
Civic Centre 401 Greenhill Road, Tusmore SA 5065

Phone (08) 8366 4200 Fax (08) 8366 4299

Email burnside@burnside.sa.gov.au www.burnside.sa.gov.au



Civic Centre: 401 Greenhill Road, Tusmore SA 5065
Postal Address: PO Box 9, Glenside SA 5065
ABN: 66 452 640 504
Telephone: (08) 8366 4200
Fax: (08) 8366 4299

Land and Business (Sale and Conveyancing) Act
Property Interest Report

Request No.:	Cert1405125	Date of Issue:	03/10/2025
Applicant:	Joshua Robyn White Lawyers And Conveyancers 59 Devereux Road LINDEN PARK SA 5065	CT No.:	UNIT 3 Sec 297 SP 475 Vol 5059 Fol 486
Property:	3/4 Seaforth Avenue HAZELWOOD PARK SA 5066		

Pursuant to the provisions of the regulations under the Land and Business (Sale and Conveyancing) Act, 1994, Council hereby provides particulars and documentary material in response to your enquiry.

PRESCRIBED ENCUMBRANCES AND PARTICULARS REQUIRED

Part 3 – Development Plan Development Act 1993

• Title or other brief description of zone or policy area in which the land is situated (per the Development Plan):	N/A
• Is the land situated in a designated state heritage area?	N/A
• Is the land designated as a place of local heritage value?	N/A
• Is there a Development Plan Amendment released for public consultation by the Council on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	No
• If Yes, state the name of the Council:	N/A
• Is there a Development Plan Amendment released for public consultation by the Minister on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	No
Section 42 – condition (that continues to apply) of a development authorisation (refer attached for details if applicable):	No

Part 5 – PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016

• Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code)	Z5707 (SN) Suburban Neighborhood Refer to PlanSA Section 7 Report for further information.
• Is the land situated in a designated state heritage area?	No
• Is the land designated as a place of local heritage value?	Refer to PlanSA Section 7 Report for further information.
• Is there a tree declared to be a significant tree or a stand of trees declared to be significant on the land?	Refer to PlanSA Section 7 Report for further information.
• Is there a Planning and Design Code amendment released for public consultation by the State Planning Commission on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	Yes

REPEALED ACT CONDITIONS

Condition (that continues to apply) of an approval or authorisation granted under the following Acts (refer attached for details if applicable): o Building Act 1971 o City of Adelaide Development Control Act 1976 o Planning and Development Act 1966 o Planning Act 1982	No
DEVELOPMENT ACT 1993	
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 the Crown to be held as open space	No
Section 55 – order to remove work or perform work	No
Section 56 – notice to complete development	No
Section 57 – land management agreement	No
Section 48 or 58 – for the destruction or control of animal or plants	No
Section 69 – emergency order	No
Section 71 – fire safety notice	No
Section 84 – enforcement notice	No
Section 85(6), 85(10) or 106 – enforcement order	No
Part 11 Division 11 – proceedings	No
FIRE AND EMERGENCY SERVICES ACT 2005	
Section 105F – fire prevention or notice to prevent fires on private land	No
HEALTH + FOOD ACT 2001	
Section 44 – improvement notice	No
Section 46 – prohibition order	No
LOCAL NUISANCE AND LITTER CONTROL ACT 2016	
Section 30 – Nuisance or Litter abatement notice	No
SOUTH AUSTRALIAN PUBLIC HEALTH ACT 2011	
Section 92 Notice	No
LAND ACQUISITION ACT 1969	
Section 10 – Notices of intention to acquire	No
HOUSING IMPROVEMENT ACT 1940	
Section 23 – declaration that house is undesirable or unfit for human habitation	No
LOCAL GOVERNMENT ACT 1984	
Notice, order, declaration, charge, claim or demand given/made under the Act	No
LOCAL GOVERNMENT ACT 1999	
Notice, order, declaration, charge, claim or demand given/made under the Act	No
PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016	
Section 141 – order to remove work 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, 214(6), 214(10), 222 – enforcement notice	No

PUBLIC AND ENVIRONMENTAL HEALTH ACT 1987

Notice or declaration of insanitary conditions

No

BUILDING INDEMNITY INSURANCE

Approval No.	Insurer	Policy Issued	Contract Date	Builder
Nil				

ENVIRONMENT PROTECTION

- Does the council hold details of any development approvals relating to
 - (a) *commercial or industrial activity at the land; or*
 - (b) *change in the use of the land or part of the land (per the Development Act 1993)?*

No
No**Swimming Pools (if applicable)**

On or before any settlement takes place with respect to any transfer of title to the land, the vendor is required to install, replace or upgrade any prescribed designated swimming pool safety features that are required in relation to any swimming pool (including any spa pool) that is located on the land. After settlement, the purchaser (new owner) will then be required to ensure that those safety features have been so installed, replaced or upgraded as necessary on the land (and if they have not been installed, replaced or upgraded, the new owner will be required to install, replace or upgrade those designated safety features in accordance with the relevant prescribed requirements) and thereafter the new owner must ensure that those designated safety features are maintained in accordance with the relevant prescribed requirements.

APPROVAL NOTICES WITHOUT ON-GOING CONDITIONS

No



Authorised Officer
City of Burnside

Note:

- *The information provided is as required by the Land and Business (Sale and Conveyancing) Act 1994. The information should not be taken as a representation as to whether or not any other charges or encumbrances affect the subject land.*
- *The Property Interest Report discloses prescribed information that Council has a statutory obligation to disclose.*
- *Refer to attached Decision Notification Forms for details of development authorisation(s) granted.*

OFFICIAL

Data Extract for Section 7 search purposes

Valuation ID 1846342009

Data Extract Date: 03/10/2025

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: S475 UN3

Certificate Title: CT5059/486

Property Address: UNIT 3 4 SEAFORTH AV HAZELWOOD PARK SA 5066

Zones

Suburban Neighbourhood (SN)

Subzones

No

Zoning overlays

Overlays

Airport Building Heights (Regulated) (All structures over 30 metres)

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

Prescribed Wells Area

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

Regulated and Significant Tree

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

Stormwater Management

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

Traffic Generating Development

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

OFFICIAL

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

ANNEXURE C
Property Interest Report

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

Title Reference	CT 5059/486	Reference No. 2716608
Registered Proprietors	P G*BLANE	Prepared 01/10/2025 14:00
Address of Property	Unit 3, 4 SEAFORTH AVENUE, HAZELWOOD PARK, SA 5066	
Local Govt. Authority	CITY OF BURNSIDE	
Local Govt. Address	PO BOX 9 GLENDALE SA 5065	

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	Refer to the Certificate of Title <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>
1.2	Easement (whether over the land or annexed to the land)	Refer to the Certificate of Title 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>
1.3	Restrictive covenant	Refer to the Certificate of Title for details of any restrictive covenants as an encumbrance <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>
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.)	Refer to the Certificate of Title also Contact the vendor for these details <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>
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

[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

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)	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
-----	---	---

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

7. Emergency Services Funding Act 1998

7.1	section 16 - Notice to pay levy	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. Fences Act 1975		
9.1	section 5 - Notice of intention to perform fencing work	Contact the vendor for these details
10. Fire and Emergency Services Act 2005		
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. Food Act 2001		
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. Ground Water (Qualco-Sunlands) Control Act 2000		
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. Heritage Places Act 1993		
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. Highways Act 1926		
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. Housing Improvement Act 1940 (repealed)		
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. Housing Improvement Act 2016		

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. <i>Land Acquisition Act 1969</i>		
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
18. <i>Landscape South Australia Act 2019</i>		
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	<p>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.</p> <p>Clients who have misplaced or not received their certificates and are RevenueSA Online users should log into RevenueSA Online and reprint their certificates www.revenuesaonline.sa.gov.au</p>
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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
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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
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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
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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
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24. *Mining Act 1971*

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

24.9 Proclamation with respect to a private mine
Mineral Tenements in the Department of Energy and Mining has no record of any proclamation affecting this title

25. *Native Vegetation Act 1991*

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

28.	<i>Phylloxera and Grape Industry Act 1995</i>	
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.	<i>Planning, Development and Infrastructure Act 2016</i>	
29.1	Part 5 - Planning and Design Code <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	<p>Contact the Local Government Authority for the title or other brief description of the zone or subzone in which the land is situated.</p> <p>also</p> <p>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</p> <p>also</p> <p>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</p> <p>also</p> <p>Contact the Local Government Authority for other details that might apply to a place of local heritage value</p> <p>also</p> <p>For details of declared significant trees affecting this title, contact the Local Government Authority</p> <p>also</p> <p>The Planning and Design Code (the Code) is a statutory instrument under the <i>Planning, Development and Infrastructure Act 2016</i> 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.</p>
29.2	section 127 - Condition (that continues to apply) of a development authorisation <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	<p>State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title</p> <p>also</p> <p>Contact the Local Government Authority for other details that might apply</p>
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	<p>State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title</p> <p>also</p> <p>Contact the Local Government Authority for other details that might apply</p>
29.6	section 142 - Notice to complete development	<p>State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title</p> <p>also</p> <p>Contact the Local Government Authority for other details that might apply</p>
29.7	section 155 - Emergency order	State Planning Commission in the Department for Housing and Urban Development

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

30. *Plant Health Act 2009*

30.1	section 8 or 9 - Notice or order concerning pests	Plant Health in PIRSA has no record of any notice or order affecting this title
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31. *Public and Environmental Health Act 1987 (repealed)*

31.1	Part 3 - Notice	Public Health in DHW has no record of any notice or direction affecting this title
		also
		Contact the Local Government Authority for other details that might apply
31.2	<i>Public and Environmental Health (Waste Control) Regulations 2010 (or 1995)</i> (revoked) Part 2 - Condition (that continues to apply) of an approval	Public Health in DHW has no record of any condition affecting this title
		also
		Contact the Local Government Authority for other details that might apply
31.3	<i>Public and Environmental Health (Waste Control) Regulations 2010 (revoked)</i> 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 *Livestock Act, 1997* 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 with 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 (*Dog Fence Act 1946*) 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 (*Pastoral Land Management and Conservation Act 1989*) The Pastoral Board has no current interest in this title
10. Heritage Branch DEW (*Heritage Places Act 1993*) 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 5059/486

Status: CURRENT

Edition: 4

Dealings

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

Priority Notices

NIL

Registrar-General's Notes

No Registrar-General's Notes exist for this title

Certificate of Title

Title Reference: CT 5059/486
Status: CURRENT
Parent Title(s): CT 3793/105
Dealing(s) Creating Title: CONVERTED TITLE
Title Issued: 06/01/1992
Edition: 4

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
07/01/2022	12/01/2022	13697997	DISCHARGE OF MORTGAGE	REGISTERED	10286700
10/11/2021	15/11/2021	13653748	MORTGAGE	REGISTERED	WESTPAC BANKING CORPORATION (ACN: 007 457 141)
28/09/2021	30/09/2021	13622185	DISCHARGE OF MORTGAGE	REGISTERED	12469757
28/01/2016	26/02/2016	12469757	MORTGAGE	REGISTERED	AUSTRALIA & NEW ZEALAND BANKING GROUP LTD. (ACN: 005 357 522)
18/08/2005	24/08/2005	10286700	MORTGAGE	REGISTERED	COMMONWEALTH BANK OF AUSTRALIA
18/08/2005	24/08/2005	10286699	TRANSFER	REGISTERED	PAULINE GALLACHER BLANE

Certificate of Title

Title Reference	CT 5059/486
Status	CURRENT
Easement	NO
Owner Number	13716411
Address for Notices	1A GUMBRAE AVE BEAUMONT 5066
Area	NOT AVAILABLE

Estate Type

Fee Simple (Unit)

Registered Proprietor

PAULINE GALLACHER BLANE
OF 25 ANGAS AVENUE VALE PARK SA 5081

Description of Land

UNIT 3 STRATA PLAN 475
IN THE AREA NAMED HAZELWOOD PARK
HUNDRED OF ADELAIDE

Last Sale Details

Dealing Reference	TRANSFER (T) 10286699
Dealing Date	18/08/2005
Sale Price	\$247,000
Sale Type	TRANSFER FOR FULL MONETARY CONSIDERATION

Constraints

Encumbrances

Dealing Type	Dealing Number	Beneficiary
MORTGAGE	13653748	WESTPAC BANKING CORPORATION (ACN: 007 457 141)

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
1846342009	CURRENT	Unit 3, 4 SEAFORTH AVENUE, HAZELWOOD PARK, SA 5066

Notations

Dealings Affecting Title

NIL

Notations on Plan

NIL

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number	1846342009
Type	Site & Capital Value
Date of Valuation	01/01/2025
Status	CURRENT
Operative From	01/07/1972
Property Location	Unit 3, 4 SEAFORTH AVENUE, HAZELWOOD PARK, SA 5066
Local Government	BURNSIDE
Owner Names	PAULINE GALLACHER BLANE
Owner Number	13716411
Address for Notices	1A GUMBRAE AVE BEAUMONT 5066
Zone / Subzone	SN - Suburban Neighbourhood
Water Available	Yes
Sewer Available	Yes
Land Use	1310 - Ground Floor Home Unit Only
Description	4H/UNIT C/P
Local Government Description	Residential

Parcels

Plan/Parcel	Title Reference(s)
S475 UNIT 3	CT 5059/486

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$405,000	\$610,000			
Previous	\$370,000	\$530,000			

Building Details

Valuation Number	1846342009
Building Style	Colonial
Year Built	1971
Building Condition	Good
Wall Construction	Brick
Roof Construction	Tiled (Terra Cotta or Cement)
Equivalent Main Area	102 sqm
Number of Main Rooms	4

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



ANNEXURE D

STRATA DATA

Date: October 2, 2025
To: Robyn White
Email: josh@rwc.net.au

Property Address: 3/4 SEAFORTH AVENUE HAZELWOOD PARK, SA 5066

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

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

- 2 years of Minutes
- The previously accepted financial report
- Current policies of insurance
- Particulars of any contribution payable including any arrears
- Particulars of any expenditure that the corporation has incurred, or has resolved to incur, and to which the unit holder of the unit must contribute, or is likely to be required to contribute
- The articles in force

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

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

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

Kind Regards,

Strata Data

For and on behalf of STRATA CORPORATION 475 INC.

E: reception@stratadata.com.au

P: 08 8372 2777



Tax Invoice

ABN: 20 080 960 112

STRATA DATA

Date: 2-Oct-25

Invoice #: SS00001

Robyn White

Due Date: 2/10/2025

Make all cheques payable to Strata Data or use invoice number as reference when paying by EFT.

647 Portrush Rd, Glen Osmond SA 5064. Tel: Office 8372 2777 Fax 8379 0703

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

REQUESTED BY:

Name: Robyn White

Address: josh@rwc.net.au

REGARDING: **Corporation:** STRATA CORPORATION 475 INC.

Unit No. & Address: 3/4 SEAFORTH AVENUE HAZELWOOD PARK

Owners: PAULINE BLANE

PART 1 : FINANCIAL DETAILS

1.1 Lot Entitlement

Lot Entitlement = 1

Total of all Entitlements = 4

1.2 Maintenance Contributions

Last Levy Paid	Amount	Paid To
Admin Fund Levy	\$702.50	31/12/2025
Sinking Fund Levy	\$187.50	31/12/2025
Current Levy	Amount	Frequency
Admin Fund Levy	\$702.50	Quarterly
Sinking Fund Levy	\$187.50	Quarterly

1.3 Arrears

Levies	Due as at 02/10/2025	Charged but due after 02/10/2025
Amount Due	\$0.00	\$0.00
** (NB: Interest accrues daily at 10 % per annum)		

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

Advance Payments \$843.32



Biller Code: 96503

Ref: 23201195700000047536

1.4 Lot Expenditure by the Strata Corporation

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

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

1.5 Assets and Liabilities of the Corporation

(a) Fund Name : STRATA DATA CLIENTS TRUST ACCOUNT

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

(c) Sum standing to the credit of fund: \$7,722.34 comprising Admin: \$2,438.03 and Sinking: \$5,284.31

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

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

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

Refer to minutes of meetings

- (g) Amount held in external account : \$0.00
- (h) Liabilities (excluding those above as described in 1.2 herein)
Refer to minutes of meetings

Water Payment Method: Individual Owners pay

PART 2 : INSURANCE

Insurer : CHU

Type of Cover	Sum Insured	Policy Number	Expiry Date
Catastrophe Cover	\$600,000.00	HU0024865	01/08/2026
Common contents	\$20,000.00	HU0024865	01/08/2026
Lot Owners fixtures and improvements	\$250,000.00	HU0024865	01/08/2026
Building	\$2,000,000.00	HU0024865	01/08/2026
Government Audit Costs	\$25,000.00	HU0024865	01/08/2026
Public Liability	\$20,000,000.00	HU0024865	01/08/2026
Fidelity Guarantee	\$100,000.00	HU0024865	01/08/2026
Voluntary workers	\$200,000.00	HU0024865	01/08/2026

Notes

PART 3 : DOCUMENTS SUPPLIED

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

PART 4 : DOCUMENT INSPECTION

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

Statement Dated 02/10/2025

Signed for and on behalf of STRATA CORPORATION 475 INC.



Francesca Nuzzo

Body Corporate Manager

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

The Strata Titles Act requires that :

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

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

Minutes of the Annual General Meeting

Corporation **STRATA CORPORATION 475 INC.**
Address **4 SEAFORTH AVENUE HAZELWOOD PARK**
Meeting Date **22nd of July, 2024 commencing at 4:00 PM**
Location **647 Portrush Road Glen Osmond, South Australia 5064**

Present in Person

Unit: 1 Heshan Welgolle, Sonali Sandanayake
Unit: 2 Geoffrey Simon Bishop
Unit: 3 Ms Pauline Blane
Unit: 4 Thomas John Porta

Apologies

NIL

Present by Proxy

NIL

In attendance

Indeewara Fernando representing Strata Data

Quorum

The Body Corporate Manager declared that a quorum was in attendance and the meeting opened at 4.03 pm.

Chairperson

It was resolved "that Indeewara Fernando of Strata Data assist the Presiding Officer by chairing the meeting". *Carried Unanimously*

Confirmation of Minutes

It was resolved "that the minutes of the previous General Meeting(s), held on 07th of June 2023 be accepted as a true and correct record of that meeting." *Carried Unanimously*"

Financial Report

It was resolved "that the statement of income and expenditure for the period Saturday 13 May 2023 to Sunday 12 May 2024 was reviewed, received and accepted as an accurate record of the corporation's current financial standing." *Carried Unanimously*

Public Officer

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

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

Review of Sums Insured

General Advice Warning

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

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

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

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

It was resolved "that the sums insured be:

Building Insurance	As per Reinstatement valuation report
Common Area Contents Insurance	1% of the building sum insured
Public Liability Insurance	\$20,000,000.00
Office Bearers Liability	Not Selected
Catastrophe Insurance	30% of the building sum insured
Fidelity Guarantee	\$100,000.00
Machinery Breakdown	Not Selected
Excess	Refer to current Certificate of Currency
Renewal Date for these sums is	01/08/2024
Last Valuation Date	05/08/2020
Last Valuation Sum	\$1,100,000.00

Flood Cover

The policy currently includes flood cover.

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

Contents and Landlords Insurance

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

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

Use of Contractors

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

Preferred Contractors

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

Non-Preferred Contractors (Approved)

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

Non Approved Contractors

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

Maintenance Requirements

Scheduled Cleaning of Gutters and Down Pipes

Strata Data was requested to arrange for cleaning of gutters and downpipes, twice per year in November 2024 and May 2025 through Adelaide General Property Maintenance. The Presiding Officer is to be contacted prior to the gutter cleaning taking place to advise a start date.

Grounds Maintenance – Review of Current Schedule

The members present agreed to continue to maintain the grounds by themselves including watering. As such, the moisture levels would not vary significantly, which had a significant impact on movement and drainage.

Stormwater Preventative Maintenance (Hydrojet Clean)

The members present advised that this service is not required at this time.

Sewer Preventative Maintenance (Hydrojet Clean)

It was resolved “that Strata Data arrange 2 quotations for Sewer Preventative Maintenance (Hydrojet Clean). That the contractors contact Unit: 1 Heshan Welgolle prior to attending so that a detailed scope of works can be discussed at site. That once in hand, the quotations be sent to the Presiding Officer for further instructions and/or approval to proceed. That the Corporation’s admin funds be used to cover the cost of these works”. *Carried Unanimously*

White Ant Inspection

The Body Corporate Manager informed that the last inspection was carried out in October 2022. The members present discussed the matter and advised that this service is not required at this time.

Other Relevant Business

Unit 2 - Installation of Garden Shed (Special Resolution)

It was resolved “that the owner of unit 2 is permitted to install a garden shed at the backyard of their unit similar to the drawing and picture provided in this AGM notice, provided that they are in keeping with the colours and schemes of the Corporation, that they are installed in a professional manner by a qualified and insured contractor, that they satisfy all local legislative and council requirements if

applicable, that all installation costs and all future repair/replacement/ maintenance is the responsibility of the individual unit owner.” *Carried Unanimously*

Maintenance Condition and Safety Report

The Body Corporate has a duty of care to ensure that the Common Property is free from hazards. The Strata Titles Act places an obligation upon the Body Corporate to maintain the Common Property, in doing so many hazards can be identified and reduced. Strata Data recommends that the Body Corporate obtain a Maintenance Condition and Safety Report to assist in identifying all areas requiring repair and maintenance, as well as any areas that may pose a risk to any person’s health and safety.

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

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

Conversion from Strata Title to Torrens Title

Unit: 2 Geoffrey Simon Bishop raised that the value of the property would be appreciated if the title is changed from Strata title to Torrens title. The estimated cost of the conversation and paperwork is \$30,000.00 each unit. It was agreed that the members would research further regarding the cost benefit analysis.

Approvals, Alterations & Additions

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

Level of Maintenance Fund Contributions

- a) Administration Fund – Recurrent Expenditure

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

- b) Sinking Fund – Non-Recurrent Expenditure

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

The Body Corporate Manager tabled a budget with a total annual contribution of \$13,033.00. This Budget was not approved:

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

Administration Fund \$10,333.00

Sinking Fund \$3,000.00

Total Contribution \$13,333.00

This contribution is payable quarterly and divided by entitlement on 1st of October 2024.

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

All owners are reminded that levies are due 1st January, 1st April, 1st July & 1st October.

Election of Officers

It was resolved "that Unit: 4, Thomas John Porta be appointed to the positions of Presiding Officer, Secretary and Treasurer for the forthcoming year. That the Presiding Officer be delegated authority to make decisions (that require ordinary resolutions only) on behalf of the Corporation, and be the main contact point between Strata Data and the corporation. That a Committee comprising of the Office Bearers is appointed." *Carried Unanimously*

Appointment of Body Corporate Manager

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

The Management Agreement will be available via the Client Portal following signing of the agreement.

The agreed management fee for the coming year is \$1,980.00 including GST.

Next Annual General Meeting

The next Annual General Meeting will be held on Monday, 14th of July 2025 at 4.00 pm via Zoom.

Closure

There being no further business, owners and visitors were thanked for their attendance and the meeting closed at 4.54 pm.



STRATA DATA PORTAL | ACCESS YOUR INFORMATION 24/7

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

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

How can I access the Portal?

➤ If you have already registered for portal access, please visit portal.stratadata.com.au.

➤ If you have not received an invite, please email portal@stratadata.com.au to request an invitation.

Minutes of the Annual General Meeting

Corporation **STRATA CORPORATION 475 INC.**
Address **4 SEAFORTH AVENUE HAZELWOOD PARK**
Meeting Date **14th of July, 2025 commencing at 4:00 PM**
Location **Via Zoom**

Present in Person

Unit: 1 Heshan Welgolle, Sonali Sandanayake
Unit: 2 Geoffrey Simon Bishop
Unit: 3 Ms Pauline Blane
Unit: 4 Thomas John Porta

Apologies

NIL

Present by Proxy

NIL

In attendance

Indeewara Fernando representing Strata Data

Quorum

The Body Corporate Manager declared that a quorum was in attendance and the meeting opened at 4.01 pm.

Chairperson

It was resolved "that Indeewara Fernando of Strata Data assist the Presiding Officer by chairing the meeting". *Carried Unanimously*

Confirmation of Minutes

It was resolved "that the minutes of the previous General Meeting(s), held on 22/07/2024 be accepted as a true and correct record of that meeting." *Carried Unanimously*"

Financial Report

It was resolved "that the statement of income and expenditure for the period Monday 13 May 2024 to Monday 12 May 2025 was reviewed, received and accepted as an accurate record of the corporation's current financial standing." *Carried Unanimously*

Review of Sums Insured

General Advice Warning

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

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

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

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

The Body Corporate declined to have an insurance valuation, but resolved to endorse at the next renewal date, an increase in the building insurance from \$1,840,000.00 up to the following amounts.

It was resolved "that the sums insured be:

Building Insurance	\$2,000,000.00
Common Area Contents Insurance	1% of the building sum insured
Public Liability Insurance	\$20,000,000.00
Office Bearers Liability	Not Selected
Catastrophe Insurance	30% of the building sum insured
Fidelity Guarantee	\$100,000.00
Machinery Breakdown	Not Selected
Excess	Refer to current Certificate of Currency
Renewal Date for these sums is	01/08/2025
Last Valuation Date	25/07/2024
Last Valuation Sum	\$1,840,000.00

Excess may be subject to change at next renewal.

Flood Cover

The policy currently includes flood cover.

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

Members present discussed regarding the loss of rent and catastrophe cover to explore whether they are required and to check if there's any effect on the premium. The Body Corporate Manager informed that a link to the PDS will be included in the minutes as a post meeting note where owners can read and understand the policy wording/details regarding loss of rent and catastrophe cover.

Post meeting note:

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

https://www.stratadata.com.au/wp-content/uploads/2023/11/CHU_ResidentialStrataPDS_1023-1.pdf

Contents and Landlords Insurance

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

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

Use of Contractors

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

Preferred Contractors

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

Non-Preferred Contractors (Approved)

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

Non Approved Contractors

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

Works Fee

The repair and maintenance of the common property is one of the most important functions of the Body Corporate. As Managers we take this aspect very seriously and take great pride in working with owners and committees to achieve their goals of not only having safe common spaces, but also creating a place that people love and that maximises the value of the property.

The Works fee covers our cost of arranging a quotation (where the works are significant), issuing the work order, paying the invoice and assisting if there is an issue with the completed works.

The Works Fee, is a flat fee of \$50 on invoices above \$1,000 or a reduced fee of 5% on invoices below \$1,000 (e.g. \$150 invoice is \$7.50 fee).

Members present discussed and agreed that Maintenance Matters should not be invited for any quotations or works at the corporation.

Maintenance Requirements

Scheduled Cleaning of Gutters and Down Pipes

Strata Data was requested to arrange for cleaning of gutters and downpipes, twice per year in November 2025 and May 2026 through Adelaide General Property Maintenance. The Presiding Officer is to be contacted prior to the gutter cleaning taking place to advise a start date. Adelaide General Property Maintenance should provide at least 7 days' notice to all residents through a letter drop to all units.

Grounds Maintenance – Review of Current Schedule

The members present agreed to continue to maintain the grounds by themselves including watering.

Stormwater Preventative Maintenance (Hydrojet Clean)

The members present advised that this service is not required at this time since there are no issues observed and also due to frequent gutter/downpipe cleaning.

Sewer Preventative Maintenance (Hydrojet Clean)

The Body Corporate Manager informed that the last hydrojet cleaning was done in August 2024 by Kenhall plumbers for part of the system while attending a blockage issue. Strata Data was requested to arrange for hydrojet cleaning of all common sewer pipes and pits, once per year in July 2025 by Kenhall plumbers. Kenhall plumbers should provide at least 7 days' notice to all residents through a letter drop to all units.

White Ant Inspection

The Body Corporate Manager informed that the last inspection was done in October 2022. It was discussed to carry out a white ant preventive treatment/spraying later this year.

It was resolved "that Strata Data arrange a quotation for white ant preventive treatment/spraying. That the contractors contact Unit: 4 Thomas John Porta prior to attending so that a detailed scope of works can be discussed at site. That once in hand, the quotation be sent to the Presiding Officer for further instructions and/or approval to proceed. That the Presiding Officer is empowered to raise a special levy if admin funds are not sufficient to cover the cost of these works". *Carried Unanimously*

Relining Sewer Drain

Strata Data tabled the quotation from Kenhall dated 09/11/2024 for \$4,035.59. Members present discussed that the rectification of one part of the drain system would not provide a durable and a long term solution. As such, it is preferred to address all existing underground drainage system issues at once when the owners have the capacity to raise a significant levy since the refurbishment of the entire system would be a capital expense. Strata Data was requested to defer this item to the next AGM.

NBN Upgrade

The Body Corporate Manager informed regarding below fibre upgrade options provided by NBN on 23/01/2025.

Option 1: Wait for individual upgrades to become available.

The units/townhouses are anticipated to be eligible for individual nbn fibre upgrades within the next 6-12 months. However, please be aware that construction hurdles in each area may impact these timeframes.

Considerations for option 1:

- This entails individual upgrades at request of each unit, not all units/townhouses at once.
- You will have to wait for this solution to be made available to you.
- No up-front cost when it does become available, but you will have to choose a higher speed plan to proceed.

Option 2: Proceed with an Upgrade via the Full Fibre Upgrade for Strata program.

The units/townhouses at your address fall outside the standard eligibility for the nbn Full Fibre Upgrade for Strata program. However, you can choose to proceed with the upgrade via this program, with the considerations outline below:

Considerations for option 2:

- This entails an upgrade for all units/townhouses on the block, not individual upgrades.
- The upgrade process differs from the standard outlined on our website.
- Meeting the \$275.00 (inc GST) cost per premises is unlikely. – It is expected costs would be much higher.
- Final costings will be confirmed after our Construction Partner completes the site survey and design.

It was agreed that Unit: 4 Thomas John Porta will contact NBN to check the timelines regarding option 1. Members present agreed to wait if option 1 will be available within next few months.

Other Relevant Business

Maintenance Condition and Safety Report

The Body Corporate has a duty of care to ensure that the Common Property is free from hazards. The Strata Titles Act places an obligation upon the Body Corporate to maintain the Common Property, in doing so many hazards can be identified and reduced. Strata Data recommends that the Body Corporate obtain a Maintenance Condition and Safety Report to assist in identifying all areas requiring repair and maintenance, as well as any areas that may pose a risk to any person's health and safety.

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

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

Approvals, Alterations & Additions

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

Level of Maintenance Fund Contributions

a) Administration Fund – Recurrent Expenditure

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

b) Sinking Fund – Non-Recurrent Expenditure

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

The Body Corporate Manager tabled a budget with a total annual contribution of \$14,000.00. This Budget was not approved:

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

Administration Fund \$11,240.00

Sinking Fund \$3,000.00

Total Contribution \$14,240.00

This contribution is payable quarterly and divided by entitlement on 01/10/2025.

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

All owners are reminded that levies are due 1st January, 1st April, 1st July & 1st October.

Election of Officers

It was resolved "that Unit: 4 Thomas John Porta be appointed to the positions of Presiding Officer, Secretary and Treasurer for the forthcoming year. That the Presiding Officer be delegated authority to

make decisions (that require ordinary resolutions only) on behalf of the Corporation, and be the main contact point between Strata Data and the corporation. That a Committee comprising of the Office Bearers is appointed." *Carried Unanimously*

Appointment of Body Corporate Manager

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

The Management Agreement will be available via the Client Portal following signing of the agreement.

The agreed management fee for the coming year is \$2,079.00 including GST.

Next Annual General Meeting

The next Annual General Meeting will be held on Tuesday, 14th of July 2026 at 4.00 pm via Zoom.

Closure

There being no further business, owners and visitors were thanked for their attendance and the meeting closed at 5.00 pm.



STRATA DATA PORTAL | ACCESS YOUR INFORMATION 24/7

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

How can I access the Portal?

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➤ If you have not received an invite, please email portal@stratadata.com.au to request an invitation.



Summary Financial Statement

STRATA CORPORATION475 INC.

Address: 4 SEAFORTH AVENUE HAZELWOOD PARK, South Australia5066

ABN: 30149279098

Version: 03.10.01

Date Printed 22/05/2024

Page 1

STRATA DATA

INCOME & EXPENDITURE STATEMENT BETWEEN 13/05/2023 AND 12/05/2024

	ADMIN	SINKING	TOTAL
INCOME			
Admin Fund Levy	\$8,776.77	-	\$8,776.77
Insurance Claim Recovery	\$1,922.04	-	\$1,922.04
Interest Received	\$157.24	-	\$157.24
Sinking Fund Levy	-	\$3,000.00	\$3,000.00
TOTAL INCOME	\$10,856.05	\$3,000.00	\$13,856.05
OUTGOINGS			
Audit	\$172.00	-	\$172.00
Body Corporate Management	\$1,865.88	-	\$1,865.88
Disbursements	\$290.91	-	\$290.91
Gutter Cleaning	\$984.50	-	\$984.50
Insurance Claim	\$2,422.04	-	\$2,422.04
Insurance Premium	\$4,052.25	-	\$4,052.25
Meeting Fees	\$123.00	-	\$123.00
Pest Control	\$286.00	\$1,650.00	\$1,936.00
Plumbing Repairs & Maintenance	-	\$590.00	\$590.00
Public Officer	\$125.00	-	\$125.00
Roof Repairs & Maintenance	\$324.50	\$2,164.64	\$2,489.14
Tax Return	\$206.00	-	\$206.00
WHS Compliance	\$129.00	-	\$129.00
TOTAL OUTGOINGS	\$10,981.08	\$4,404.64	\$15,385.72

SUMMARY

OPENING BALANCE AS AT 13/05/2023	\$4,310.10	\$3,188.95	\$7,499.05
TOTAL INCOME	\$10,856.05	\$3,000.00	\$13,856.05
TOTAL OUTGOINGS	\$10,981.08	\$4,404.64	\$15,385.72
CLOSING BALANCE AS AT 12/05/2024	\$4,185.07	\$1,784.31	\$5,969.38
NET SURPLUS	(\$125.03)	(\$1,404.64)	(\$1,529.67)



Summary Financial Statement

STRATA CORPORATION475 INC.

Address: 4 SEAFORTH AVENUE HAZELWOOD PARK, South Australia5066

ABN: 30149279098

Version: 03.10.01

Date Printed 08/07/2025

Page 1

STRATA DATA

INCOME & EXPENDITURE STATEMENT BETWEEN 13/05/2024 AND 12/05/2025

	ADMIN	SINKING	TOTAL
INCOME			
Admin Fund Levy	\$10,068.12	-	\$10,068.12
Interest Received	\$210.36	-	\$210.36
Sinking Fund Levy	-	\$3,000.00	\$3,000.00
TOTAL INCOME	\$10,278.48	\$3,000.00	\$13,278.48
OUTGOINGS			
Audit	\$179.00	-	\$179.00
Body Corporate Management	\$1,981.83	-	\$1,981.83
Disbursements	\$290.34	-	\$290.34
Gutter Cleaning	\$358.05	-	\$358.05
Insurance Premium	\$5,295.10	-	\$5,295.10
Insurance Valuation	\$275.00	-	\$275.00
Meeting Fees	\$141.00	-	\$141.00
Plumbing Repairs & Maintenance	\$1,556.31	-	\$1,556.31
Public Officer	\$130.00	-	\$130.00
Tax Return	\$215.00	-	\$215.00
Transfer Between Funds	(\$1,000.00)	\$1,000.00	-
WHS Compliance	\$135.00	-	\$135.00
TOTAL OUTGOINGS	\$9,556.63	\$1,000.00	\$10,556.63

SUMMARY

OPENING BALANCE AS AT 13/05/2024	\$4,185.07	\$1,784.31	\$5,969.38
TOTAL INCOME	\$10,278.48	\$3,000.00	\$13,278.48
TOTAL OUTGOINGS	\$9,556.63	\$1,000.00	\$10,556.63
CLOSING BALANCE AS AT 12/05/2025	\$4,906.92	\$3,784.31	\$8,691.23
NET SURPLUS	\$721.85	\$2,000.00	\$2,721.85

STRATA PLAN NO. 475

4 SEAFORTH AVENUE HAZELWOOD PARK 5066

INCORPORATED

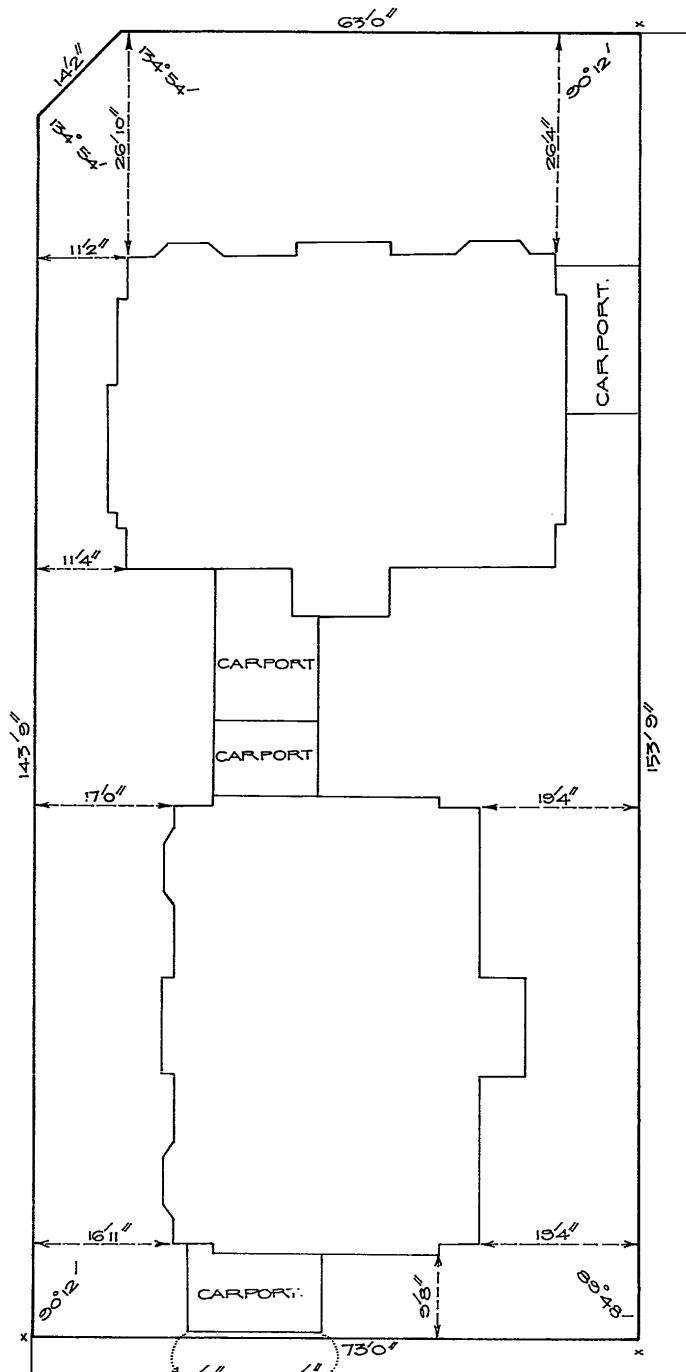
STRATA PLAN

475

1ST OF 3 SHEETS

SEAFORTH AVENUE

BURNS AVENUE



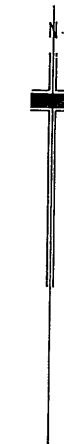
L.T.O. PLAN NO. 2975.

— SITE PLAN —

HUNDRED OF ADELAIDE
LOT 157 OF L.T.O. PLAN 2975 P.T.SEC. 297.
IN THE AREA NAMED
HAZELWOOD PARK

SCALE.
FT 16 0 16 32 48 FT

— C.T. 1280/16 —



L.T.O. PLAN NO. 2975.

I, ROY ERNEST SNELLING, A LICENSED SURVEYOR, WITHIN THE MEANING OF THE SURVEYORS ACT, 1935-1961, DO HEREBY CERTIFY:

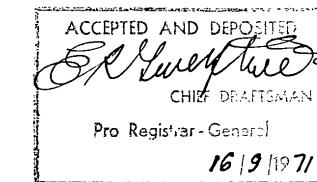
1. THAT ALL THE UNITS AND UNIT SUBSIDIARIES AND ALL BUILDINGS AND OTHER STRUCTURES DEPICTED HEREON ARE WHOLLY COMPRISED WITHIN THE BOUNDARIES OF THE PARCEL DELINEATED ON THIS STRATA PLAN.
2. THAT THIS STRATA PLAN REPRESENTS AN ACCURATE DELINEATION OF THE UNITS AND THE UNIT SUBSIDIARIES AS CONSTRUCTED OR LAID OUT ON THE PARCEL.
3. THAT THIS STRATA PLAN COMPLIES WITH THE REQUIREMENTS OF REGULATION 19 OF THE REAL PROPERTY ACT. (STRATA TITLES) REGULATIONS, 1969.

DATED THIS 25th DAY OF JULY, 1971.

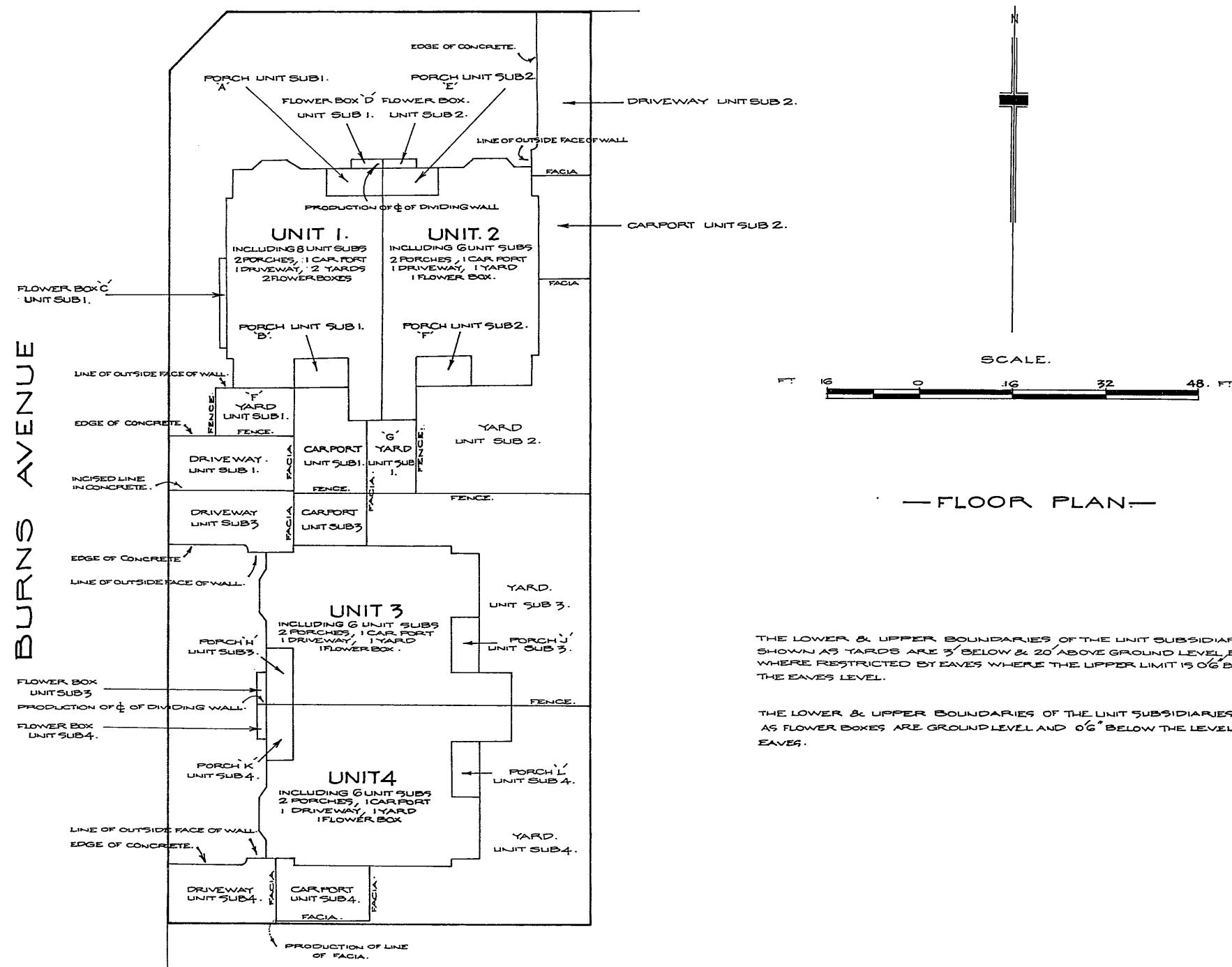
R.E. Snelling
LICENCED SURVEYOR.

CALDER, CALDER & ASSOCIATES
LICENCED SURVEYORS
107, GREENHILL ROAD, UNLEY 5061. PH. 72-1822.

C.634. 30A.258. RES.

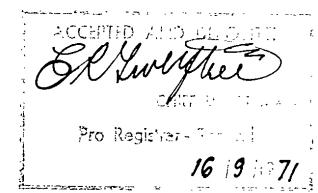


SEAFORTH AVENUE.



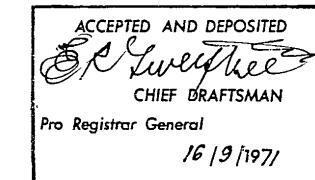
CALDER, CALDER & ASSOCIATES
LICENSED SURVEYORS
107, GREENHILL ROAD UNLEY 5061. PH. 72-1822.
C.634. 30A.25B. RES.

20.7.71.



STRATA PLAN

475
3RD of 3 SHEETS



SCHEDULE OF UNIT ENTITLEMENT							
UNIT NO	UNIT ENTITLEMENT	CURRENT C's. of T.		UNIT NO	UNIT ENTITLEMENT	CURRENT C's. of T.	
		VOLUME	FOLIO			VOLUME	FOLIO
1	1						
2	1						
3	1						
4	1						
				AGGREGATE			
				AGGREGATE			
						Authenticated Vide Application No 3238291	
AGGREGATE		4				 <i>D.G. Collins</i> Registrar General. 	

Schedule 3—Articles of strata corporation

- 1 (1) A unit holder must—
 - (a) maintain the unit in good repair;
 - (b) carry out any work ordered by a council or other public authority in respect of the unit.
 - (2) The occupier of a unit must keep it in a clean and tidy condition.
- 2 A person bound by these articles—
 - (a) must not obstruct the lawful use of the common property by any person; and
 - (b) must not use the common property in a manner that unreasonably interferes with the use and enjoyment of the common property by the other members of the strata community, their customers, clients or visitors; and
 - (c) must not make, or allow his or her customers, clients or visitors to make, undue noise in or about any unit or the common property; and
 - (d) must not interfere, or allow his or her customers, clients or visitors to interfere, with others in the enjoyment of their rights in relation to units or common property.
- 3 A person bound by these articles must not use the unit, or permit the unit to be used, for any unlawful purpose.
- 4 Subject to the *Strata Titles Act 1988*, a person bound by these articles must not, without the strata corporation's consent, keep any animal in, or in the vicinity of, a unit.
- 5 A person bound by these articles—
 - (a) must not park a motor vehicle in a parking space allocated for others or on a part of the common property on which parking is not authorised by the strata corporation; and
 - (b) must take reasonable steps to ensure that his or her customers, clients or visitors do not park in parking spaces allocated for others or on parts of the common property on which parking is not authorised by the strata corporation.
- 6 A person bound by these articles must not, without the consent of the strata corporation—
 - (a) damage or interfere with any lawn, garden, tree, shrub, plant or flower on the common property; or
 - (b) use any portion of the common property for his or her own purposes as a garden.
- 7 A person bound by these articles must not—
 - (a) bring objects or materials onto the site of a kind that are likely to cause justified offence to the other members of the strata community; or
 - (b) allow refuse to accumulate so as to cause justified offence to others.
- 8 A person bound by these articles must not, without the consent of the strata corporation, display any sign, advertisement, placard, banner or any other conspicuous material of a similar nature—
 - (a) on part of his or her unit so as to be visible from outside the building; or
 - (b) on any part of the common property.

- 9 The occupier of a unit may, without the consent of the strata corporation, paint, cover or in any other way decorate the inside of any building forming part of the unit and may, provided that unreasonable damage is not caused to any common property, fix locks, catches, screens, hooks and other similar items to that building.
- 10 The occupier of a unit used for residential purposes must not, without the consent of the strata corporation, use or store on the unit or on the common property any explosive or other dangerous substance.
- 11 A person bound by these articles—
 - (a) must maintain within the unit, or on a part of the common property set apart for the purpose by the strata corporation, a receptacle for garbage adequately covered; and
 - (b) must comply with all council by-laws relating to the disposal of garbage.
- 12 A unit holder must immediately notify the strata corporation of—
 - (a) any change in the ownership of the unit, or any change in the address of an owner;
 - (b) any change in the occupancy of the unit.

RESOLUTIONS AFFECTING STRATA CORPORATION 475 INC

DISCLAIMER - Strata Data will not be held liable for any missing, incomplete or incorrect information provided prior to the commencement of our management: 21/5/98

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

DATE	RESOLUTION
-------------	-------------------

30/09/93 Pets

Pets are NOT PERMITTED in the strata complex.

01/03/95 Responsibility for Pipe Replacement

That in the event of any unit owner wishing to install copper pipes they are empowered by this meeting to do so and that the cost of and incidental to such installations is to be paid by the owners of the particular unit concerned and not by the Corporation.

01/07/98 Smoke Alarm Legislation

Self-contained smoke alarms which comply with the Australian Standard must be in place in all residences by 1st January 2000. Any transfer of property after 1.2.98 requires the Purchaser within six months of settlement to install a hard-wired smoke detector powered through mains electricity. Penalty for non-compliance by Purchaser - \$750.00.

Advertising Signs

'For Sale' or 'Auction' Boards permitted but must not exceed 1m x 1.5m in size and include the number of the unit being offered for sale; be permitted for a two month period, subject to review after that time. Signs must be removed within two weeks of a successful contract being signed.

Legal Recoveries

Legal action to be taken to recover unpaid levies - costs to be borne by the relevant unit owner.

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

Legal action to be taken for a consistent breach of the Articles - costs to be borne by the relevant unit owner.

Retrospective Approvals:

Airconditioners to all 4 units.

Gas heaters to all 4 units.

Remote controls to garage door - Unit 2

Enclosure of rear porch - Unit 1

Toolshed in rear yard of - Unit 1

Shadehouse in rear yard of - Unit 1

Skylight - Unit 1

03/06/08

Legal Recoveries

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

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

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

Side Gate - Unit 4

Unit 4 can install a gate at the side of the unit and also a pergola as long as its approved by council and installed by a licensed tradesperson. All on going maintenance and repairs is a unit owner responsibility.

02/06/09

Pet Approval – Units 1 and 4

Approval is granted to units 1 and 4 to keep a cat on the premises and if a problem, the body corporate may request its removal.

Hot Water Unit Installations

Individual unit owners may install gas or electric hot water heaters externally on the condition they don't block access around the building and install solar collectors on the roof on the condition they are not placed on the street front elevation and a qualified person signs off on the roof structure being adequate to support the additional load. All repairs to the building and ongoing maintenance will be that individual unit owners responsibility.

Digital Television Reception

Individual unit owners may install external mounted digital TV antennas to receive a digital service on the condition they are not located on the front of the building.

08/06/11

Unit 1 Cat Enclosure Approval

The owner of unit 1 was granted approval to adapt the shade/fern house to a cat enclosure. All costs, including ongoing maintenance cost will remain the responsibility of the owner of unit 1.

14/06/12

Interest Applied on Overdue Levies

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

06/07/18

Insurance Excess

That the cost of the insurance excess be borne by the Unit from which the claim originated. That where a claim has originated from Common Property, the Body Corporate be responsible for the cost of the excess. That where a claim against a unit owner's alteration and/or addition is made, the responsibility of the insurance excess relating to that claim be borne by that unit owner.

Dog Approval - Unit 4

That the owner of Unit 4 be permitted to keep a small older female Cavalier King Charles Spaniel dog. The dog will be kept indoors majority of the time. Approval to be granted provided that the dog does not prove to cause nuisance to other residents within the Strata Corporation, in which case the approval may be rescinded and that the approval stand, only for the natural life of the pet.

14/9/18

Approval for Unit 2 to Install a Ramp

That approval be granted to the owners of unit 2 to install a ramp as per the attached engineer plans and photos. The installation of the ramp and any future repair/replacement/ maintenance is the responsibility of the individual unit owner. That any damages caused to common property as a result of the installation be borne by the unit holder and that the ramp is to be installed in a professional manner by a qualified and insured contractor. It was further resolved that the railings of the ramp are to be painted in Solver - Ocean Beach.

05/07/19

Garden Shed Installation – Unit 2

That unit 2 be approved to install a small garden shed against the western wall of the neighbours house provided that all costs incurred are borne by the owner of unit 2, that the colour is in line with the current colour scheme of the Corporation and that all future repair/replacement/ maintenance is the responsibility of the individual unit owner.

External Blind Installation

That all Unit holders be approved to install 'Victory Blind' awnings, or similar that are equal too & match on the condition that all costs incurred are borne by that Unit holder, that the colour is Sandy Beach, that they are installed in a professional manner by a qualified and insurer contractor, that all future repair/replacement/maintenance is the responsibility of the unit owner and that any damage incurred to the Common Property as a result of the installation will be rectified by the unit owner without delay.

29/07/21

Related costs for recovery of outstanding money – Unanimous Resolution

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

28/07/22

Approval for Solar Panels – Unit 1

That approval be granted for the installation of Solar Panels to the front facing roof of Unit 1 by Sync Energy subject to the following conditions being met and adhered to; that the installation be as unobtrusive as possible and restricted to the roof area directly above the Unit, that all costs for the installation and or removal be borne by the Unit holder, that all costs for ongoing maintenance be borne by the Unit holder, that any damage caused to Common property in either the installation, over the life of or during removal be rectified without undue delay by and at the cost of the Unit holder, that if removed and not replaced the Common property be reinstated to its original condition at the cost of the Unit holder, and that the installation works be completed within two years from the date of this Annual General Meeting.

22/07/24

Unit 2 - Installation of Garden Shed (Special Resolution)

That the owner of unit 2 is permitted to install a garden shed at the backyard of their unit similar to the drawing and picture provided in this AGM notice, provided that they are in keeping with the colours and schemes of the Corporation, that they are installed in a professional manner by a qualified and insured contractor, that they satisfy all local legislative and council requirements if applicable, that all installation costs and all future repair/replacement/ maintenance is the responsibility of the individual unit owner.



Level 13, 431 King William Street
Adelaide SA 5000

Certificate of Currency

CHU Residential Strata Insurance Plan

Policy No	HU0024865
Policy Wording	CHU RESIDENTIAL STRATA INSURANCE PLAN
Period of Insurance	01/08/2025 to 01/08/2026 at 4:00pm
The Insured	STRATA CORPORATION NO. 475 INC.
Situation	4 SEAFORTH AVENUE HAZELWOOD PARK SA 5066

Policies Selected

Policy 1 – Insured Property

Building: \$2,000,000

Common Area Contents: \$20,000

Loss of Rent & Temporary Accommodation (total payable): \$300,000

Policy 2 – Liability to Others

Sum Insured: \$20,000,000

Policy 3 – Voluntary Workers

Death: \$200,000

Total Disablement: \$2,000 per week

Policy 4 – Fidelity Guarantee

Sum Insured: \$100,000

Policy 5 – Office Bearers' Legal Liability

Not Selected

Policy 6 – Machinery Breakdown

Not Selected

Policy 7 – Catastrophe Insurance

Sum Insured: \$600,000

Extended Cover - Loss of Rent & Temporary Accommodation: \$90,000

Escalation in Cost of Temporary Accommodation: \$30,000

Cost of Removal, Storage and Evacuation: \$30,000

Policy 8 – Government Audit Costs and Legal Expenses

Government Audit Costs: \$25,000

Appeal expenses – common property health & safety breaches: \$100,000

Legal Defence Expenses: \$50,000



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

Sum Insured: \$250,000

Flood Cover is included.

Date Printed

02/10/2025

This certificate confirms this policy is in force for the Period of Insurance shown, subject to the policy terms, conditions and exclusions. It is a summary of cover only (for full details refer to the current policy wording QM562-1023 and schedule). It does not alter, amend or extend the policy. This information is current only at the date of printing.

Form 1 - U3 4 Seaforth Avenue Hazelwood Park

Final Audit Report

2025-10-10

Created:	2025-10-09
By:	Joshua Taylor (josh@taylorwrightlawyers.com.au)
Status:	Signed
Transaction ID:	CBJCHBCAABAANF4VJ2G7_Py4f51aQZtA7OgYurovYe_p

"Form 1 - U3 4 Seaforth Avenue Hazelwood Park" History

 Document created by Joshua Taylor (josh@taylorwrightlawyers.com.au)
2025-10-09 - 8:06:57 AM GMT

 Document emailed to Pauline Blane (paulineblane@yahoo.com.au) for signature
2025-10-09 - 8:07:08 AM GMT

 Email viewed by Pauline Blane (paulineblane@yahoo.com.au)
2025-10-10 - 2:41:17 AM GMT

 Document e-signed by Pauline Blane (paulineblane@yahoo.com.au)
Signature Date: 2025-10-10 - 2:42:10 AM GMT - Time Source: server

 Agreement completed.
2025-10-10 - 2:42:10 AM GMT



Adobe Acrobat Sign