

# MAGAIN

Magain Real Estate Happy Valley Pty Ltd T/A Magain Real Estate  
Unit 2/32 Saltfleet Street Port Noarlunga SA 5167  
Tel: 08 8382 0029 Agent No: 222182

## 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:

Samuel Fuller as Executors for the Estate of Geoffrey John Fuller

Address:

602/400 Saint Kilda Road, Melbourne VIC 3004

#### 4 Vendor's registered agent:

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

Address:

Unit 2/32 Saltfleet Street Port Noarlunga SA 5167

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

#### 6 Description of the land:

[Identify the land including any certificate of title reference]

The land situated at Unit 1/35 Davis Avenue, Christies Beach SA 5165 and being whole of the land in Certificate of Title Volume 5065 Folio 64 and being whole of Unit 1 Strata Plan 11757 in the Area named Christies Beach in the Hundred of Noarlunga

**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:

602/400 Saint Kilda Road, Melbourne VIC 3004

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

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

scott@magain.com.au

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

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

Unit 2/32 Saltfleet Street Port Noarlunga SA 5167

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

**Note–**

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

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

**5 – Effect of service**

If you serve such cooling-off notice on the vendor, the contract will be taken to have been rescinded at the time when the notice was served.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

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

**Proceeding with the purchase**

If you wish to proceed with the purchase—

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

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

**To the purchaser:**

\*I / ~~We~~,

Samuel Fuller as one of the Executors for the Estate of Geoffrey John Fuller \_\_\_\_\_  
\_\_\_\_\_

of

602/400 Saint Kilda Road, Melbourne VIC 3004 \_\_\_\_\_  
\_\_\_\_\_

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

Signed:

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



**To the purchaser:**

I,

Scott McPharlin \_\_\_\_\_

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

Exceptions:

NIL \_\_\_\_\_  
\_\_\_\_\_

Signed:

Signed on GreatForms by:  
*Scott McPharlin*  
P2964W36508TNP22CW4Y2E8BE3  
Scott McPharlin

09-Feb-2026

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

**SCHEDULE – DIVISION 1**

**PARTICULARS OF MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES AFFECTING THE LAND**

(section 7(1)(b))

Note –

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

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

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

**TABLE OF PARTICULARS**

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

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

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

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

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

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

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

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

Column 1	Column 2	Column 3
<p><b>1.4 Lease, agreement for lease, tenancy agreement or licence</b></p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i>  <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>Names of parties:</p> <p>Period of lease, agreement for lease etc:                      From:                      To:                      Amount of rent or licence fee:                      per (period)</p> <p>Is the lease, agreement for lease etc in writing?</p> <p>If the lease or licence was granted under an Act relating to the disposal of Crown lands, specify-                      (a) the Act under which the lease or licence was granted:                      (b) the outstanding amounts due (including any interest or penalty):</p>	<p><input type="checkbox"/></p> <p>YES/NO</p> <p>YES/NO</p>
<p>(The information does not include information about any sublease or subtenancy. That information may be sought by the purchaser from the lessee or tenant or sublessee or subtenant.)</p> <p><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p>	<p>N/A</p>	
<p><b>1.5 Caveat</b></p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i>  <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>REFER ATTACHED CERTIFICATE OF TITLE AND COPY OF CAVEAT X-14047998</p> <p>Name and address of caveator:                      COMMONWEALTH OF AUSTRALIA                      18 CANBERRA AVENUE, FORREST ACT 2603</p> <p>Particulars of interest claimed:                      REFER ATTACHED CERTIFICATE OF TITLE AND COPY OF CAVEAT X-14047998</p>	<p><input checked="" type="checkbox"/></p> <p>YES</p> <p>YES</p>
<p><b>5. Development Act 1993 (repealed)</b></p>		
<p><b>5.1 section 42 - Condition (that continues to apply) of a development authorisation</b></p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i>  <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>Condition(s) of authorisation:</p>	<p><input type="checkbox"/></p> <p>YES/NO</p> <p>YES/NO</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>N/A</p>	
<p><b>6. Repealed Act conditions</b></p>		
<p><b>6.1 Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1967</i> (repealed)</b></p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i>  <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>REFER ATTACHED COUNCIL SEARCH APPLICATION NO. 860/5658/1984 - DEVELOP LAND AS CLUSTER HOUSING APPROVED 2/11/1984</p> <p>Nature of condition(s):                      REFER ATTACHED COUNCIL SEARCH</p>	<p><input checked="" type="checkbox"/></p> <p>NO</p> <p>YES</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>		

Column 1	Column 2	Column 3
<b>21. Local Government Act 1999</b>		
21.1 Notice, order, declaration, charge, claim or demand given or made under the Act	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>                      REFER ATTACHED LOCAL GOVERNMENT RATES SEARCH</p> <p>Date of notice, order etc:                      04/2/2026</p> <p>Name of council by which, or person by whom, notice, order etc is given or made:                      CITY OF ONKAPARINGA</p> <p>Land subject thereto:                      CT-5065/64</p> <p>Nature of requirements contained in notice, order etc:                      GENERAL RATES 2025-2026 FINANCIAL YEAR + ARREARS</p> <p>Time for carrying out requirements:                      2025-2026 FINANCIAL YEAR</p> <p>Amount payable (if any):                      \$5,136.41</p>	<p><input checked="" type="checkbox"/></p> <p>YES</p> <p>YES</p>
<b>29. Planning, Development and Infrastructure Act 2016</b>		
29.1 Part 5 - Planning and Design Code	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>                      REFER ATTACHED CERTIFICATE OF TITLE, PROPERTY INTEREST REPORT AND COUNCIL SEARCH</p> <p>Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code):                      ZONED HOUSING DIVERSITY NEIGHBOURHOOD TO THE CITY OF ONKAPARINGA COUNCIL AREA</p> <p>Is there a State heritage place on the land or is the land situated in a State heritage area?                      NO</p> <p>Is the land designated as a local heritage place?                      NO</p> <p>Is there a tree or stand of trees declared in Part 10 of the Planning and Design Code to be a significant tree or trees on the land?                      NO</p> <p>Is there a current amendment to the Planning and Design Code released for public consultation by a designated entity on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?                      YES</p> <p><b>Note-</b>                      For further information about the Planning and Design Code visit <a href="https://code.plan.sa.gov.au">https://code.plan.sa.gov.au</a>.</p>	<p><input checked="" type="checkbox"/></p> <p>NO</p> <p>YES</p>
<p>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</p>		
29.2 section 127 - Condition (that continues to apply) of a development authorisation	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>Date of authorisation:</p> <p>Name of relevant authority that granted authorisation:</p> <p>Condition(s) of authorisation:</p>	<p><input type="checkbox"/></p> <p>YES/NO</p> <p>YES/NO</p>
<p>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</p> <p style="font-size: 2em; opacity: 0.5; text-align: center;">N/A</p>		

## SCHEDULE – DIVISION 2

### OTHER PARTICULARS

(section 7(1)(b))

#### Particulars relating to strata unit



- 1 Name of strata corporation:  
Strata Corporation No.11757 Inc  
Address of strata corporation:  
35 Davis Avenue  
Christies Beach SA 5165
- 2 Application must be made in writing to the strata corporation for the particulars and documents referred to in 3 and 4. Application must also be made in writing to the strata corporation for the articles referred to in 6 unless the articles are obtained from the Lands Titles Registration Office.
- 3 Particulars supplied by the strata corporation or known to the vendor:
  - (a) particulars of contributions payable in relation to the unit (including details of arrears of contributions related to the unit):  
Refer attached particulars supplied by the Strata Manager
  - (b) particulars of the assets and liabilities of the strata corporation:  
Refer attached particulars supplied by the Strata Manager
  - (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 attached particulars supplied by the Strata Manager
  - (d) particulars of the unit entitlement of the unit:  
685/10,000  
*[If any of the above particulars have not been supplied by the strata corporation by the date of this statement and are not known to the vendor, state "not known" for those particulars.]*
- 4 Documents supplied by the strata corporation that are enclosed:
  - (a) a copy of the minutes of the general meetings of the strata corporation and management committee  
\*for the 2 years preceding this statement/~~since the deposit of the strata plan;~~  
(\*Strike out or omit whichever is the greater period)  
YES
  - (b) a copy of the statement of accounts of the strata corporation last prepared;  
YES
  - (c) a copy of current policies of insurance taken out by the strata corporation.  
YES  
*[For each document indicate (YES or NO) whether or not the document has been supplied by the strata corporation by the date of this statement.]*
- 5 If "not known" has been specified for any particulars in 3 or a document referred to in 4 has not been supplied, set out the date of the application made to the strata corporation and give details of any other steps taken to obtain the particulars or documents concerned:

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

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

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

Name:  
Stratarama Pty Ltd  
Address:  
74 Brighton Road  
Glenelg SA 5045

**Note—**

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

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

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

**Governance**

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

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

**Use of your property**

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

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

**Are you buying a debt?**

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

**Expenses**

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

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

**Guarantee**

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

**Contracts**

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

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

**Buying off the plan**

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

**Mixed use developments - voting rights**

You may be buying into a group that is run by several different community corporations. This is common in mixed use developments, for example, where a group of apartments is combined with a hotel or a group of shops. If there is more than 1 corporation, then you should not expect that all lot owners in the group will have equal voting rights. The corporations may be structured so that, even though there are more apartments than shops in the group, the shop owners can outvote the apartment owners on some matters. Make enquiries so that you understand how many corporations there are and what voting rights you will have.

**Further information**

The Real Estate Institute of South Australia provides an information service for enquiries about real estate transactions, see [www.reisa.com.au](http://www.reisa.com.au).

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

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

You can also seek advice from a legal practitioner.



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

*Land and Business (Sale and Conveyancing) Regulations 2025 - regulation 17*

## Buyers information notice

Prescribed notice to be given to purchaser

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 (CBS) recommends you check the website: [www.cbs.sa.gov.au](http://www.cbs.sa.gov.au).

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

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

### Safety

- Is there **asbestos** in any of the buildings or elsewhere on the property e.g. sheds and fences?
- Does the property have any significant **defects** e.g. **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** (e.g. electricity, gas) are available?
- Is the property connected to SA Water operated and maintained **mains water**? Is a mains water connection available? Does the property have a **recycled water** connection? What sort of water meter is located on the property (a **direct or indirect meter** – an indirect meter can be located some distance from the property)? Is the property connected to a water meter that is also serving another property?
- Are there water taps outside the building? Is there a watering system installed? Are they in good working order and in good condition?
- Does the property have **alternative sources** of water other than mains water supply (including **bore or rainwater**)? If so, are there any special maintenance requirements?

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

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

REAL PROPERTY ACT, 1886



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



## Certificate of Title - Volume 5065 Folio 64

Parent Title(s) CT 2969/108, CT 2969/109, CT 2969/110, CT 2969/111 AND OTHERS  
Creating Dealing(s) SA 7237352  
Title Issued 06/03/1992 Edition 9 Edition Issued 11/03/2021

## Estate Type

FEE SIMPLE (UNIT)

## Registered Proprietor

GEOFFREY JOHN FULLER  
OF UNIT 1 35 DAVIS AVENUE CHRISTIES BEACH SA 5165

## Description of Land

UNIT 1 STRATA PLAN 11757  
IN THE AREA NAMED CHRISTIES BEACH  
HUNDRED OF NOARLUNGA

## Easements

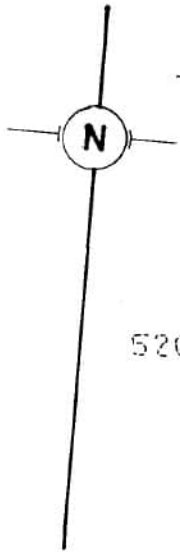
NIL

## Schedule of Dealings

Dealing Number	Description
14047998	CAVEAT BY COMMONWEALTH OF AUSTRALIA

## Notations

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



GULF VIEW ROAD

520

2.40'  
90°06'

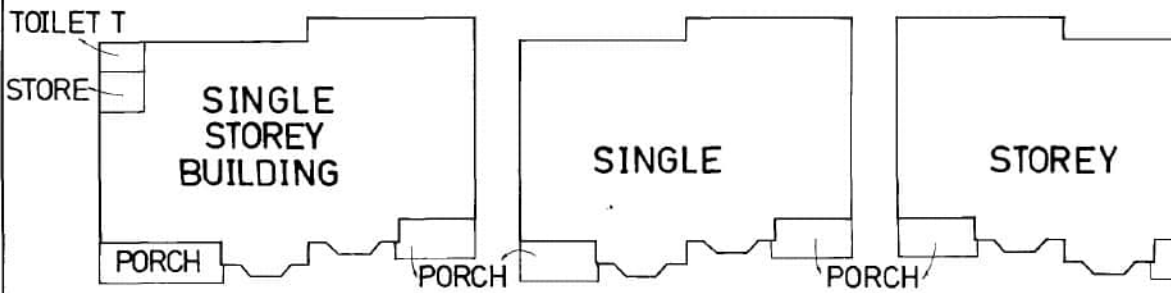
48.67'

521

D.P. 5402.

90°  
2.40'

85°06'  
92.96 73.62

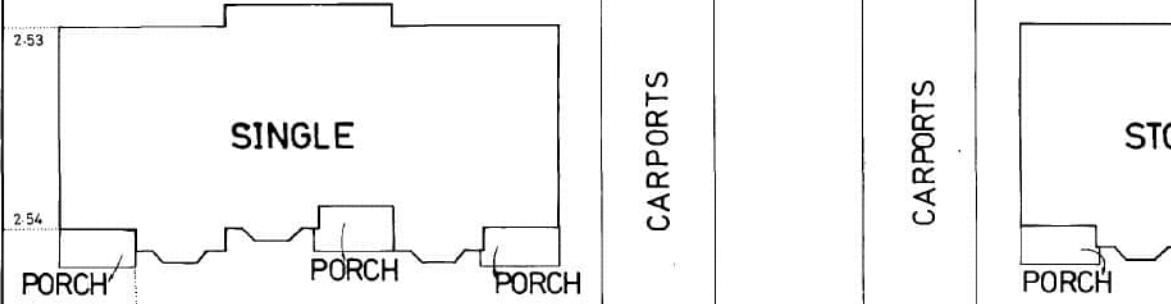


D.P. 5402.

35.5°07'10"  
48.16'

DAVID STREET

35.5°07'10"  
4.31'  
30°06'

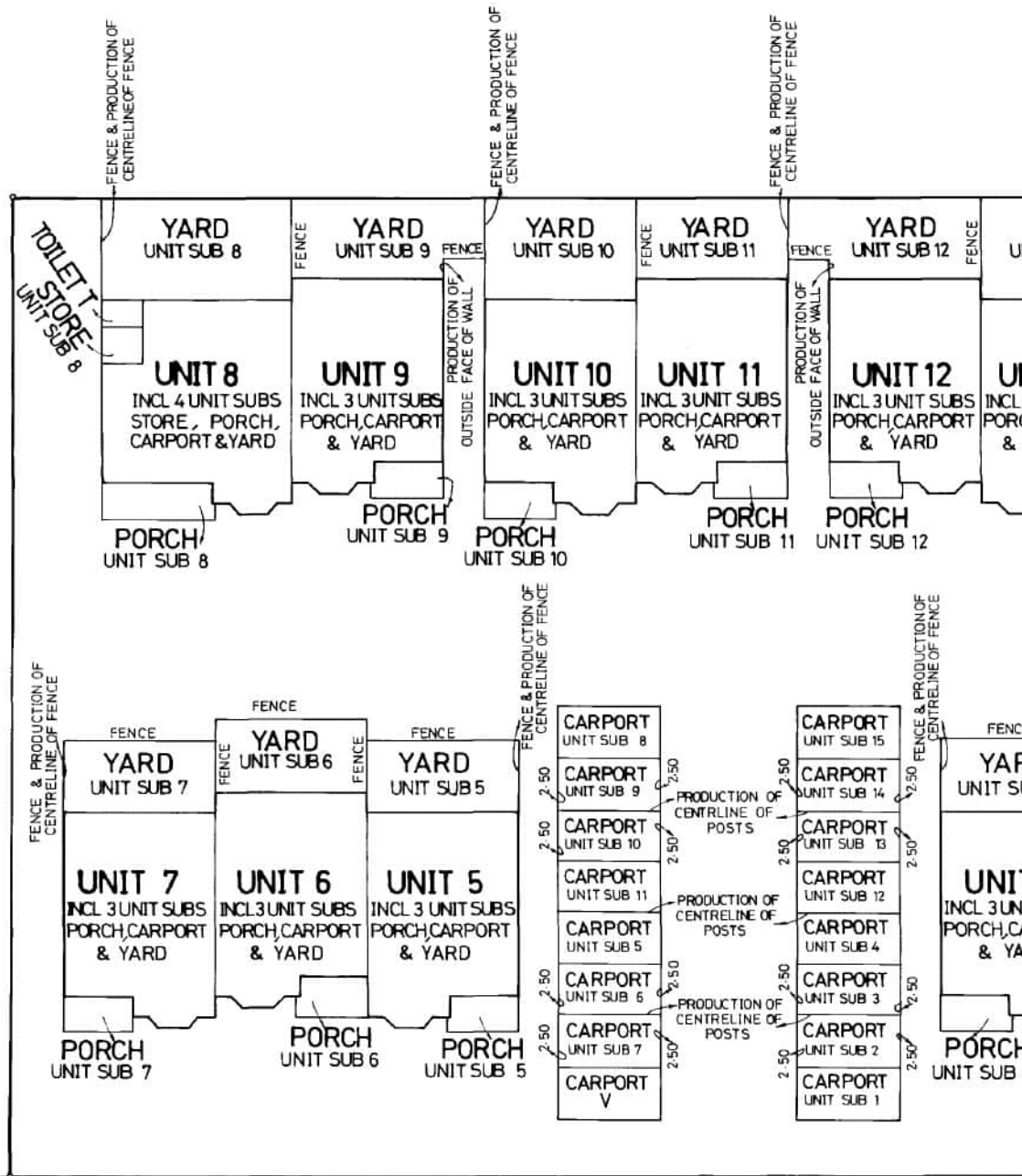
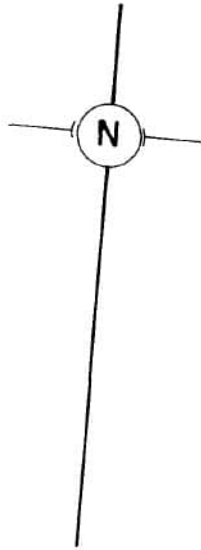


28.04'

265°06'

92.96'

DAVIS



DAVIS

John.C.Bested & Associates.pty.ltd.  
 Surveying & Planning Consultants.

362 Magill Road Kensington Park 5068.

Phone 08 3327111.

Ref 6507

Fax 08 3641829.

UNIT NO.	UNIT ENTITLEMENT	UNIT NO.	UNIT ENTITLEMENT	UNIT
1	685			
2	675			
3	675			
4	665			
5	665			
6	645			
7	665			
8	720			
9	655			
10	655			
11	655			
12	655			
13	655			
14	655			
15	675			
AGGREGATE	10000	AGGREGATE		AGGREGATE



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: 2751980

FENTONS FORMS PTY LTD  
POST OFFICE BOX 298  
CHRISTIES BEACH SA 5165

DATE OF ISSUE

04/02/2026

**ENQUIRIES:**

Tel: (08) 8372 7534

Email: [contactus@revenuesa.sa.gov.au](mailto:contactus@revenuesa.sa.gov.au)

OWNERSHIP NUMBER	OWNERSHIP NAME			
08965325	G J FULLER			
PROPERTY DESCRIPTION				
1 / 35 DAVIS AVE / CHRISTIES BEACH SA 5165 / UNIT 1				
ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR
8618785256	CT 5065/64	\$410,000.00	R4 1.000	RE 0.400
LEVY DETAILS:				
	FIXED CHARGE	\$	50.00	
	+ VARIABLE CHARGE	\$	138.70	
FINANCIAL YEAR	- REMISSION	\$	109.35	
2025-2026	- CONCESSION	\$	46.00	
	+ ARREARS / - PAYMENTS	\$	-33.35	
	= <u>AMOUNT PAYABLE</u>	\$	0.00	

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

EXPIRY DATE

05/05/2026



Government of South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



Emergency Services Funding Act 1998

# CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

**OFFICIAL: Sensitive**

Please Note:

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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




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

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

For more information:

Visit: [www.revenuesa.sa.gov.au](http://www.revenuesa.sa.gov.au)  
Email: [contactus@revenuesa.sa.gov.au](mailto:contactus@revenuesa.sa.gov.au)  
Phone: (08) 8372 7534

## PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

 <p>Billor Code: 456285 Ref: 7014165919</p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: <a href="http://www.bpay.com.au">www.bpay.com.au</a> <small>® Registered to BPAY Pty Ltd ABN 69 079 137 518</small></p>	 <p>To pay via the internet go to: <a href="http://www.revenuesaonline.sa.gov.au">www.revenuesaonline.sa.gov.au</a></p>	 <p>Send your cheque or money order, made payable to the Community Emergency Services Fund, along with this Payment Remittance Advice to: <b>Please refer below.</b> Revenue SA Locked Bag 555 ADELAIDE SA 5001</p>
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**ACTION REQUIRED:** In line with the Commonwealth Government's cheque phase-out, RevenueSA will stop accepting cheque payments after 30 June 2027. To ensure a smooth transition, we encourage you to switch to one of the other payment options listed above.



RevenueSA

DEPARTMENT OF TREASURY AND FINANCE

ABN 19 040 349 865  
Land Tax Act 1936

# CERTIFICATE OF LAND TAX PAYABLE

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

PIR Reference No: 2751980

DATE OF ISSUE

04/02/2026

FENTONS FORMS PTY LTD  
POST OFFICE BOX 298  
CHRISTIES BEACH SA 5165

**ENQUIRIES:**

Tel: (08) 8372 7534

Email: [contactus@revenuesa.sa.gov.au](mailto:contactus@revenuesa.sa.gov.au)

OWNERSHIP NAME

G J FULLER

FINANCIAL YEAR

2025-2026

PROPERTY DESCRIPTION

1 / 35 DAVIS AVE / CHRISTIES BEACH SA 5165 / UNIT 1

ASSESSMENT NUMBER

8618785256

TITLE REF.  
(A "+" indicates multiple titles)

CT 5065/64

TAXABLE SITE VALUE

\$71,000.00

AREA

0.0000 HA

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

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

Please Note:

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

ON OR BEFORE 05/05/2026



Government of South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



RevenueSA

DEPARTMENT OF TREASURY AND FINANCE

Land Tax Act 1936

## CERTIFICATE OF LAND TAX PAYABLE

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

Please Note:

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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




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

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

For more information:

Visit: [www.revenuesa.sa.gov.au](http://www.revenuesa.sa.gov.au)  
Email: [contactus@revenuesa.sa.gov.au](mailto:contactus@revenuesa.sa.gov.au)  
Phone: (08) 8372 7534

## PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

 <p>Billers Code: 456293 Ref: 7014165828</p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: <a href="http://www.bpay.com.au">www.bpay.com.au</a> © Registered to BPAY Pty Ltd ABN 69 079 137 518</p>	 <p>To pay via the internet go to: <a href="http://www.revenuesaonline.sa.gov.au">www.revenuesaonline.sa.gov.au</a></p>	 <p>Send your cheque or money order, made payable to the Commissioner of State Taxation, along with this Payment Remittance Advice to: <b>Please refer below.</b> Revenue SA Locked Bag 555 ADELAIDE SA 5001</p>
--	--	---

**ACTION REQUIRED:** In line with the Commonwealth Government's cheque phase-out, RevenueSA will stop accepting cheque payments after 30 June 2027. To ensure a smooth transition, we encourage you to switch to one of the other payment options listed above.

Account Number <b>86 18785 25 6</b>	L.T.O Reference CT506564	Date of issue 4/2/2026	Agent No. 8278	Receipt No. 2751980
--	-----------------------------	---------------------------	-------------------	------------------------

FENTONS FORMS PTY LTD  
 PO BOX 298  
 CHRISTIES BEACH SA 5165  
 admin@fentonsforms.com.au

Section 7/Elec

## Certificate of Water and Sewer Charges & Encumbrance Information

### Property details:

**Customer:** G J FULLER  
**Location:** U1 35 DAVIS AVE CHRISTIES BEACH UNIT 1  
**Description:** 4H/UNIT CP                      **Capital Value:** \$ 410 000  
**Rating:** Residential

### Periodic charges

Raised in current years to 31/12/2025

			\$
	Arrears as at: 30/6/2025	:	141.92
Water main available:	1/7/1992	Water rates	164.60
Sewer main available:	1/7/1992	Sewer rates	188.00
		Water use	119.32
		SA Govt concession	232.00CR
		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	381.84CR
		<b>Balance outstanding</b>	<b>0.00</b>

Degree of concession: 100.00%    Date granted: 5/3/2021    Date terminated: 4/12/2025  
 Recovery action taken: FULLY PAID

**Next quarterly charges:**    Water supply: 82.30                      Sewer: 94.00                      Bill: 11/3/2026

---

This account has no meter of its own but is supplied from account no 86 18785 24 8.

The Water Use apportionment option is Even.

The apportionment percentage for this account is 6.66%.

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

As constructed sanitary drainage drawings can be found at <https://maps.sa.gov.au/drainageplans/>.

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

## South Australian Water Corporation

**Name:**  
G J FULLER

**Water & Sewer Account**  
Acct. No.: **86 18785 25 6**

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

**Address:**  
U1 35 DAVIS AVE CHRISTIES BEACH UNIT  
1

---

### Payment Options

**EFT**

#### EFT Payment

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	8618785256



**Bill code: 8888**  
**Ref: 8618785256**

Telephone and Internet Banking — BPAY®

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



#### Paying online

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



#### Paying by phone

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

SA Water account number: 8618785256



# Property Interest Report

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

Title Reference	CT 5065/64	Reference No. 2751980
Registered Proprietors	G J*FULLER	Prepared 03/02/2026 16:55
Address of Property	Unit 1, 35 DAVIS AVENUE, CHRISTIES BEACH, SA 5165	
Local Govt. Authority	CITY OF ONKAPARINGA	
Local Govt. Address	PO BOX 1 NOARLUNGA CENTRE SA 5168	

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

## Table of Particulars

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

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

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

### 1. General

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

### 2. Aboriginal Heritage Act 1988

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

an area surrounding a site

- 2.3 Part 3 Division 6 - Aboriginal heritage agreement

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

also

Refer to the Certificate of Title

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

- 3.1 section 8 - Human remains interred on land

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

also

contact the vendor for these details

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

- 4.1 section 5 - Notice requiring payment

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

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

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

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

- 5.4 section 55 - Order to remove or perform work

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

also

Contact the Local Government Authority for other details that might apply

- 5.5 section 56 - Notice to complete development

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

also

Contact the Local Government Authority for other details that might apply

- 5.6 section 57 - Land management agreement

Refer to the Certificate of Title

- 5.7 section 60 - Notice of intention by building owner

Contact the vendor for these details

- 5.8 section 69 - Emergency order

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

also

Contact the Local Government Authority for other details that might apply

- 5.9 section 71 - Fire safety notice

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

- |      |  |  |
|------|--|--|
| 5.10 | section 84 - Enforcement notice                  | State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title |
|      |  | 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 | <p><b>An Emergency Services Levy Certificate will be forwarded. If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750.</b></p> <p><b>Clients who have misplaced or not received their certificates and are RevenueSA Online users should log into RevenueSA Online and reprint their certificates <a href="http://www.revenuesaonline.sa.gov.au">www.revenuesaonline.sa.gov.au</a></b></p> |
|-----|---------------------------------|--|

## 8. Environment Protection Act 1993

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

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

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

**17. Land Acquisition Act 1969**

- |      |   |  |
|------|---|--|
| 17.1 | section 10 - Notice of intention to acquire | Refer to the Certificate of Title for any notice of intention to acquire also<br>Contact the Local Government Authority for other details that might apply |
|------|---|--|

**18. Landscape South Australia Act 2019**

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

Act

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

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

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

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

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

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

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

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

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

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

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

## 24. **Mining Act 1971**

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

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

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

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

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

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

has no record of any order or notice affecting this title

also

Contact the Local Government Authority for other details that might apply

29.8 section 157 - Fire safety notice

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

also

Contact the Local Government Authority for other details that might apply

29.9 section 192 or 193 - Land management agreement

Refer to the Certificate of Title

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

29.12 Part 16 Division 1 - Proceedings

Contact the Local Government Authority for details relevant to this item

also

Contact the vendor for other details that might apply

29.13 section 213 - Enforcement notice

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

also

Contact the Local Government Authority for other details that might apply

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

Contact the Local Government Authority for details relevant to this item

also

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

### 30. *Plant Health Act 2009*

30.1 section 8 or 9 - Notice or order concerning pests

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

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

31.1 Part 3 - Notice

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

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

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

### 34. *Water Industry Act 2012*

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

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

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

### 36. **Other charges**

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

## Other Particulars

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

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

## Additional Information

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

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

## Notices

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

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

#### Building restrictions

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

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

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

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

#### Statutory easements

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

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

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

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

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

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

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

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

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

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

Information should be obtained from:

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

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

Water Resources Management - Taking of underground water

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

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

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

## Certificate of Title

Title Reference: CT 5065/64  
Status: CURRENT  
Edition: 9

## 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 5065/64  
 Status: CURRENT  
 Parent Title(s): CT 2969/108, CT 2969/109, CT 2969/110, CT 2969/111 AND OTHERS  
 Dealing(s) Creating Title: SA 7237352  
 Title Issued: 06/03/1992  
 Edition: 9

## Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
01/06/2023	05/06/2023	14047998	CAVEAT	REGISTERED	COMMONWEALTH OF AUSTRALIA
05/03/2021	11/03/2021	13477395	TRANSFER	REGISTERED	GEOFFREY JOHN FULLER
05/03/2021	11/03/2021	13477394	DISCHARGE OF MORTGAGE	REGISTERED	12994982
25/09/2018	25/10/2018	12994982	MORTGAGE	REGISTERED	COMMONWEALTH BANK OF AUSTRALIA (ACN: 123 123 124)
25/09/2018	25/10/2018	12994981	CHANGE OF NAME	REGISTERED	NICOLE DEE LOVERIDGE
25/09/2018	25/10/2018	12994980	DISCHARGE OF MORTGAGE	REGISTERED	11428032
14/07/2010	04/08/2010	11428032	MORTGAGE	REGISTERED	WESTPAC BANKING CORPORATION
18/06/2010	06/07/2010	11410648	TRANSFER	REGISTERED	ANNE MARY THOMPSON, ALLAN ANTHONY THOMPSON, DANIEL GRAHAM LOVERIDGE, NICOLE DEE ADAMS
18/06/2010	06/07/2010	11410647	DISCHARGE OF MORTGAGE	REGISTERED	11257129
17/09/2009	01/10/2009	11257129	MORTGAGE	REGISTERED	AUSTRALIA & NEW ZEALAND BANKING GROUP LTD.
13/08/2009	01/09/2009	11236167	DISCHARGE OF MORTGAGE	REGISTERED	7927944
23/05/1995	07/07/1995	7927944	MORTGAGE	REGISTERED	BANK OF SOUTH AUSTRALIA LTD.
23/05/1995	07/07/1995	7927943	DISCHARGE OF MORTGAGE	REGISTERED	7259058
06/03/1992	22/04/1992	7259058	MORTGAGE	REGISTERED	ADELAIDE BANK LTD. (ACN: 061 461 550)

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
06/03/1992	22/04/1992	7259054	TRANSFER	REGISTERED	GEO. KENNEDY NOMINEES PTY. LTD. (ACN: 007 932 738)

## Certificate of Title

Title Reference CT 5065/64  
Status CURRENT  
Easement NO  
Owner Number 08965325  
Address for Notices UNIT 1, 35 DAVIS AV CHRISTIES BEACH, SA 5165  
Area NOT AVAILABLE

## Estate Type

Fee Simple (Unit)

## Registered Proprietor

GEOFFREY JOHN FULLER  
OF UNIT 1 35 DAVIS AVENUE CHRISTIES BEACH SA 5165

## Description of Land

UNIT 1 STRATA PLAN 11757  
IN THE AREA NAMED CHRISTIES BEACH  
HUNDRED OF NOARLUNGA

## Last Sale Details

Dealing Reference TRANSFER (T) 13477395  
Dealing Date 05/03/2021  
Sale Price \$255,000  
Sale Type FULL VALUE / CONSIDERATION AND WHOLE OF LAND

## Constraints

Encumbrances

NIL

Stoppers

Dealing Type	Dealing Number	Beneficiary
CAVEAT	14047998	COMMONWEALTH OF AUSTRALIA

## Valuation Numbers

Valuation Number	Status	Property Location Address
8618785256	CURRENT	Unit 1, 35 DAVIS AVENUE, CHRISTIES BEACH, SA 5165

## Notations

Dealings Affecting Title

NIL

### Notations on Plan

NIL

### Registrar-General's Notes

NIL

### Administrative Interests

NIL

## Valuation Record

Valuation Number	8618785256
Type	Site & Capital Value
Date of Valuation	01/01/2025
Status	CURRENT
Operative From	01/07/1992
Property Location	Unit 1, 35 DAVIS AVENUE, CHRISTIES BEACH, SA 5165
Local Government	ONKAPARINGA
Owner Names	GEOFFREY JOHN FULLER
Owner Number	08965325
Address for Notices	UNIT 1, 35 DAVIS AV CHRISTIES BEACH, SA 5165
Zone / Subzone	HDN - Housing Diversity Neighbourhood
Water Available	Yes
Sewer Available	Yes
Land Use	1310 - Ground Floor Home Unit Only
Description	4H/UNIT CP
Local Government Description	Residential

## Parcels

Plan/Parcel	Title Reference(s)
S11757 UNIT 1	CT 5065/64

## Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$71,000	\$410,000			
Previous	\$59,000	\$365,000			

## Building Details

Valuation Number 8618785256

---

Building Style	Colonial
Year Built	1986
Building Condition	Very Good
Wall Construction	Brick
Roof Construction	Tiled (Terra Cotta or Cement)
Equivalent Main Area	74 sqm
Number of Main Rooms	4

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

Telephone (08) 8384 0666

**Certificate No: S70683/2026**

**Property Information And Particulars**

In response to an enquiry pursuant to Section 7 of the

**The Land & Business (Sale & Conveyancing) Act, 1994**

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**TO:** Fentons Forms  
PO Box 298  
CHRISTIES BEACH SA 5165

**DETAILS OF PROPERTY REFERRED TO:**

ASSESSMENT NO	:	45271
VALUER GENERAL NO	:	8618785256
VALUATION	:	\$410,000.00
OWNER	:	Estate of Geoffrey John Fuller
PROPERTY ADDRESS	:	1/35 Davis Avenue CHRISTIES BEACH SA 5165
VOLUME/FOLIO	:	CT-5065/64
LOT/PLAN NUMBER	:	Unit 1 SP 11757
WARD	:	02 Mid Coast Ward

---

Listed hereafter are the *MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES* in alphabetical order of *SCHEDULE 2*, Division 1 to which Council must respond according to *TABLE 1* of the *REGULATIONS UNDER THE LAND AND BUSINESS (SALE AND CONVEYANCING) ACT 1994*.

In addition, Building Indemnity Insurance details are given, if applicable, pursuant to *SCHEDULE 2*, Division 2 to which Council must respond according to *TABLE 2* of the *REGULATIONS UNDER THE LAND AND BUSINESS (SALE AND CONVEYANCING) ACT 1994*.

The information provided indicates whether any prescribed encumbrances exist on the land, which has been placed/imposed by, or is for the benefit of Council.

All of the prescribed encumbrances listed herein are answered solely in respect to a statutory function or registered interest of the Council, and do not infer any response to an enquiry on behalf of other persons or authorities.

Where a prescribed encumbrance requires a dual response, as described by *TABLE 1*, of *SCHEDULE 2*, of the *REGULATIONS UNDER THE LAND AND BUSINESS (SALE AND CONVEYANCING) ACT, 1994*, the enquirer should also refer a like enquiry to the Department for Transport Energy and Infrastructure.

Pursuant to the provisions of the *REGULATIONS UNDER THE LAND AND BUSINESS (SALES AND CONVEYANCING) ACT, 1994*, Council hereby provides the following information in response to your enquiries:

## INFORMATION NOTE

### CHANGES TO PLANNING POLICY AFFECTING LAND IN COUNCIL'S AREA

*The information provided in this note is additional to, and not in substitution of, any information provided in response to your request for statutory search information. The response to your request, provided with this note, does not reference changes to planning policy affecting all South Australian Councils.*

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

*Section 42*

Condition (that continues to apply) of a development authorisation

NO

#### **Planning Act 1982 (repealed)**

Condition (that continues to apply) of a development authorisation

YES

Application Number	860/5658/1984
Description	Develop land as cluster HSNG
Decision	Approved
Decision Date	02 November 1984

Conditions of approval

Refer to attachment.

845658 35-43 Davis Ave, C/B.

IN THE MATTER OF AN APPEAL

BETWEEN

J.A. & M.G. BONEY

(APPELLANTS)

AND

CORPORATION OF THE CITY OF NOARLUNGA

(RESPONDENT)

PLANNING APPEAL TRIBUNAL

No. 1115 of 1984

His Honour Judge Ward  
Mr. Commissioner Tomkinson and Commissioner Buttrose

Determination delivered - Adelaide - 2nd November, 1984

ADVOCATE FOR THE APPELLANT:

Mr. E. RYRT

P.A.T. No. 1115 of 1984

THE TRIBUNAL DELIVERED THE FOLLOWING DETERMINATION:

This is an appeal against a decision of the respondent refusing consent to an application by the appellants to develop land as aged persons cluster housing development with associated carparking and landscaping, the subject land being Numbers 35-43, Lots 536-540, Davis Avenue, Christies Beach.

As required by section 27 of the Planning Act, 1982, as amended ("the Act"), a conference of the parties under the chairmanship of a Commissioner of this Tribunal was held and was concluded on 19th October, 1984. The Tribunal has before it the report of the chairman of the conference and that report indicates that a compromise or settlement was reached on terms set out in the report. Section 27(5) of the Act enables the Tribunal, without further inquiry, to make any determination necessary to give effect to the compromise reached. Having perused the file the Tribunal is satisfied that this is a case in which we should exercise that power.

The determination of the Tribunal therefore is that the decision of the respondent evidenced by its planning decision notification dated 21st August, 1984 refusing consent to the erection of the proposed building on the subject land, be reversed and that planning authorization be granted to the proposal to be carried out in accordance with the amended plans, respectively being Exhibits A10 and A11 in the file of the Planning Appeal Tribunal No. 1115 of 1984. That planning authorization is to be subject to the conditions set out in the report of the chairman of the conference which, for the sake of convenience, are incorporated in this decision and are as follows:

1. All carparking areas and driveways shall be paved with paving bricks.
2. The development be maintained and kept in a neat and tidy manner at all times.
3. All landscaping, as indicated on plan no. F:1449 submitted with

P.A.T. No. 1115 of 1984

this application, shall be completed prior to the occupation of the dwellings unless the Council has approved, in writing, alternative arrangements.

4. All plants, shrubs, trees and lawns shall be maintained and nurtured at all times. Any diseased plants, shrubs, trees or lawns being replaced whenever necessary.
5. Concrete cutting strips 150 mm wide, shall be constructed wherever lawned areas adjoin boundary fences, screen walls or screen fences.
6. The dwellings shall not be occupied until such time as all works associated with the development have been completed.
7. All buildings shall be connected to Engineering and Water Supply Department mains sewer.
8. Stormwater from all roofs, gutters, downpipes and paved areas shall be drained to the street water-table by means of an effective underground drainage system.
9. That no person under the age of 55 years shall occupy any of the buildings on the subject land for more than 3 months.
10. That the proposal be subject to such minor modifications as may be necessary to comply with all relevant Acts, Regulations and requirements pursuant thereto."

The Tribunal is satisfied that the amended plans referred to are an amendment to the proposal which was refused by the Corporation and did not constitute a different proposal, and that the settlement reached is one which is proper at law.

We order that the Exhibits A10 and A11 remain among the permanent records of the Tribunal, but that they be available to the parties for inspection.

Solicitors for the appellant:  
Solicitors for the respondent:

Norman Waterhouse & Mutton  
Cleland & Co.

Application Number 860/5499/1991  
Description To convert 15 retirement units into 15 strata title residential flat buildings.  
Decision Approved  
Decision Date 08 July 1991

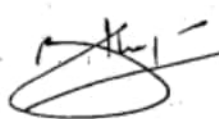
Conditions of approval

CONDITIONS OF APPROVAL

Bone Tonkin Planners Pty Ltd

D/A No. 860/5499/91

1. All development, including landscaping shall be completed in accordance with the plan submitted with and forming part of the Development Application, except where varied by the following conditions.
2. The new fencing on the north and western boundary of the open space/carpark shall be constructed in accordance with the approved plan and at the applicants cost.
3. All landscaping, as indicated on the proposed plan shall be completed in accordance with the approved plan, unless Council has approved, in writing, alternative arrangements.
4. All landscaping shall be maintained and nurtured at all times.
5. Each unit shall be provided with its own clothes line.
6. The development shall be maintained and kept in a neat and tidy condition at all times.
7. The applicant shall ensure that the units are strata-titles as soon as reasonably practicable.

 10/7/91

**Building Act 1971 (repealed)**

Condition (that continues to apply) of a development authorisation

NO

**Planning and Development Act 1966 (repealed)**

Condition (that continues to apply) of a development authorisation

NO

# Planning, Development and Infrastructure Act 2016

## Part 5 – Planning and Design Code

### Zones

Housing Diversity Neighbourhood (HDN)

### Subzones

No

Zoning overlays

### Overlays

#### Affordable Housing

The Affordable Housing Overlay seeks to ensure the integration of a range of affordable dwelling types into residential and mixed use development.

#### Hazards (Flooding - Evidence Required)

The Hazards (Flooding - Evidence Required) Overlay adopts a precautionary approach to mitigate potential impacts of potential flood risk through appropriate siting and design of development.

#### Native Vegetation

The Native Vegetation Overlay seeks to protect, retain and restore areas of native vegetation.

#### 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.

#### Signif Retirement Facility Supported Accom Sites

The Significant Retirement Facility and Supported Accommodation Sites Overlay seeks to facilitate the development of supported accommodation and/or retirement facilities on significant retirement facility and supported accommodation sites to provide accommodation for the communities' ageing residents.

#### 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 designated State Heritage Place/Area? NO

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 to be a significant tree or trees on the land?

*Council does not have trees listed in Part 10 - Significant Trees of the Planning and Design Code. However, there may be regulated or significant tree(s) on the site as defined by the Planning and Code that would require approval for maintenance pruning or removal.*

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/>

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

*The Property Interest Report available through [Land Services SA](#) provides information necessary for Conveyancers to complete the Vendor's Statement.*

Note - For further information about the Planning and Design Code visit <https://code.plan.sa.gov.au>

*Section 127*

Condition (that continues to apply) of a development authorisation NO

**Part 2—Items to be included if land affected**

**Development Act 1993 (repealed)**

*Section 50(1)*

Requirement to vest land in council to be held as open space NO

*Section 50(2)*

Agreement to vest land in council to be held as open space NO

*Section 55*

Order to remove or perform work NO

*Section 56*

Notice to complete development NO

*Section 57*

Land management agreement NO

*Section 69*

Emergency order NO

*Section 71 (only)*

Fire safety notice NO

*Section 84*

Enforcement notice NO

*Section 85(6), 85(10) or 106*

Enforcement Order NO

*Part 11 Division 2*

Proceedings NO

**Fire and Emergency Services Act 2005**

*Section 105F (or section 56 or 83 (repealed))*

Notice NO

*Section 56 (repealed)*

Notice issued NO

**Food Act 2001**

*Section 44*

Improvement notice *issued against the land* NO

*Section 46*

Prohibition order NO

**Housing Improvement Act 1940 (repealed)**

*Section 23*

Declaration that house is undesirable or unfit for human habitation NO

## **Land Acquisition Act 1969**

### *Section 10*

Notice of intention to acquire

NO

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

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

NO

## **Local Government Act 1999**

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

NO

Refer to separate attachment for Rates and Charges

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

### *Section 30*

Nuisance or litter abatement notice *issued against the land*

NO

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

### *Section 139*

Notice of proposed work and notice may require access

NO

### *Section 140*

Notice requesting access

NO

### *Section 141*

Order to remove or perform work

NO

### *Section 142*

Notice to complete development

NO

### *Section 155*

Emergency order

NO

### *Section 157*

Fire safety notice

NO

### *Section 192 or 193*

Land Management Agreements

NO

### *Section 198(1)*

Requirement to vest land in a council or the Crown to be held as open space

NO

### *Section 198(2)*

Agreement to vest land in a council or the Crown to be held as open space

NO

### *Part 16 - Division 1*

Proceedings

NO

### *Section 213*

Enforcement notice

NO

### *Section 214(6), 214(10) or 222*

Enforcement order

NO

## **Public and Environmental Health Act 1987 (repealed)**

### *Part 3*

Notice NO

### *Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) revoked*

Part 2 – Condition (that continues to apply) of an approval NO

### *Public and Environmental Health (Waste Control) Regulations 2010 revoked*

Regulation 19 - Maintenance order (that has not been complied with) NO

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

### *Section 92*

Notice NO

### *South Australian Public Health (Wastewater) Regulations 2013*

Part 4 – Condition (that continues to apply) of an approval NO

## **Particulars of building indemnity insurance**

Details of Building Indemnity Insurance still in existence for building work on the land NO

## **Particulars relating to environment protection**

### *Further information held by council*

Does the council hold details of any development approvals relating to: NO

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

### **Note –**

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

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

It should be noted that –

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

## **General**

### *Easement*

Does a Council drainage easement exist? – Refer to Certificate of Title of subdivision plans (ie Deposited Plans, Community Plans, File Plans etc) for details of easements in the interests of other State Departments or Agencies). NO

Are you aware of any encroachment on the Council easement? NO

### *Lease, agreement for lease, tenancy agreement or licence*

(The information does not include the information about sublease or subtenancy.  
The purchaser may seek that information from the lessee or tenant or sublessee or  
subtenant.) NO

*Caveat* NO

**Other**

*Charge for any kind affecting the land (not included in another item)* NO

***PLEASE 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.*

This statement is made the 04 February 2026

Emma Moyle  
**Coordinator Development Support**  
**AUTHORISED OFFICER**

---

**LOCAL GOVERNMENT RATES SEARCH**

**TO:** Fentons Forms  
PO Box 298  
CHRISTIES BEACH SA 5165

04 February 2026

**DETAILS OF PROPERTY REFERRED TO:**

Property ID : 32770  
 Valuer General No : 8618785256  
 Valuation : \$410,000.00  
 Owner : Estate of Geoffrey John Fuller  
 Property Address : 1/35 Davis Avenue CHRISTIES BEACH SA 5165  
 Volume/Folio : CT-5065/64  
 Lot/Plan No : Unit 1 SP 11757  
 Ward : 02 Mid Coast Ward

Pursuant to Section 187 of the Local Government Act 1999, I certify that the following amounts are due and payable in respect of and are a charge against the above property.

Opening balance (as of 30 Jun 2025) including rates, fines and interest, block clearing charges and legal fees	\$0.11
--	--------

Postponed Amount in Arrears	\$3,506.61
-----------------------------	------------

**Rates for the current 2025-2026 Financial Year applicable from 01 July 2025:**

<b>Total Rates Levied 2025-2026</b>	<b>\$1,490.37</b>
-------------------------------------	-------------------

Less Council Rebate. The Council Rebate ceases on sale and a pro-rata calculation will apply to the date of sale	\$0.00
--	--------

Fines and interest charged in the current financial year (2% fine when rates first become overdue and interest applied per month thereafter at LGA-prescribed rate)	\$0.00
---	--------

Postponed Interest	\$389.54
--------------------	----------

Less paid current financial year	-\$250.22
----------------------------------	-----------

Overpayment	\$0.00
-------------	--------

Legal Fees (current)	\$0.00
----------------------	--------

Refunds, Rates Remitted, Small Balance Adjustments or Rate Capping Rebate	\$0.00
---	--------

Balance - rates and other monies due and payable	\$5,136.41
--	------------

Property Related Debts	\$0.00
------------------------	--------

**BPAY Biller Code:** 421503  
**Ref:** 1510840327707


**TOTAL BALANCE****\$5,136.41**

**AUTHORISED OFFICER**  
Kate Vonow

This statement is made the 04 February 2026

FORM CT (Version 3)

GUIDANCE AVAILABLE  
Orig. **X** 14047998



12:46 01-Jun-2023  
1 of 1

LANDS TITLES REGISTRATION OFFICE  
SOUTH AUSTRALIA  
**CAVEAT**

FORM APPROVED BY THE REGISTRAR-GENERAL

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

SERIES NO	PREFIX
	X

AGENT CODE

LODGED BY: AUGS

CORRECTION TO: AUGS


CORRECTION	PASSED
	Smp.

ENTERED

05 JUN 2023

AND NOTICES SENT TO THE CAVEATEE

*[Signature]*



REGISTRAR GENERAL  
SOUTH AUSTRALIA

PRO

# CAVEAT

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

## CERTIFICATE(S) OF TITLE BEING CAVEATED

Whole of the land in CT Volume 5065 Folio 64

## CAVEATOR – PERSON LODGING CAVEAT (Full name and address)

COMMONWEALTH OF AUSTRALIA of 18 Canberra Avenue, Forrest ACT 2603

## CAVEATEE – REGISTERED PROPRIETOR (Full name and address)

GEOFFREY JOHN FULLER of 1/35 Davis Avenue Christies Beach SA 5165

## THE CAVEATOR CLAIMING

The Caveator claiming an interest as chargee pursuant to section 1138 of the *Social Security Act 1991* (Cth) in the land described for the purpose of securing the repayment of a debt arising by reason of the operation of section 1135 of that Act. This Caveat is lodged in accordance with section 1143 of the *Social Security Act 1991* (Cth).

## OPERATIVE CLAUSE *\*delete the inapplicable*

**\*\*PERMITS THE REGISTRATION OR RECORDING OF ANY INSTRUMENT AFFECTING THE ESTATE OR INTEREST OF THE CAVEATEE IN THE LAND DESCRIBED**

- a) **\*SUBJECT TO THE CLAIM OF THE CAVEATOR, AND PROVIDED THAT THE CAVEATOR HAS GIVEN ITS WRITTEN CONSENT TO THE DEALING**

Address for Service of Notices and Proceedings: Australian Government Solicitor, Level 5, 101 Pirie Street, Adelaide SA 5001

DATED 01 JUNE 2023

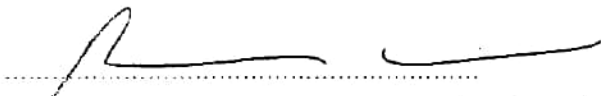
## CERTIFICATION *\*delete the inapplicable*

\*The Certifier has taken reasonable steps to verify the identity of the caveator or his, her or its administrator or attorney.

\*The Certifier has retained the evidence to support this Registry Instrument or Document.

\*The Certifier has taken reasonable steps to ensure that the Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Signed By:



**Name of certifying party:** Richard Laurence Sletvold

Solicitor

for: and on behalf of the Australian Government Solicitor (Ref: 23003379)

on behalf of the Caveator

STATEMENT PURSUANT TO SECTION 41 OF THE STRATA TITLES ACT 1988



Date of Statement: 4 February 2026

Unit in respect of which the Statement is issued: **Unit 1**, in **Units Plan No. 11757** located at **35 Davis Avenue, Christies Beach SA 5165**

Person requesting certificate: **Name: Cheryl Sauerwald**  
**Address: Searchlight Technology**

The Strata corporation certifies and furnishes the following with respect to the Unit:

**Administrative fund – contributions payable by regular periodic instalments or lump sum**

**Number of instalments payable per year (if contributions payable by instalments) 4**

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

Amount	Dates due	Levy Period
\$466.67	25 Jul 2025	01 Jul 2025 to 30 Sep 2025-Paid
\$466.67	01 Oct 2025	01 Oct 2025 to 31 Dec 2025-Paid
\$466.67	01 Jan 2026	01 Jan 2026 to 31 Mar 2026-Paid
\$466.67	01 Apr 2026	01 Apr 2026 to 30 Jun 2026

Amount owing **\$0.00**  
Interest due on unpaid levies \$0.00  
Amount in credit for prepaid levies \$0.00

**Sinking fund – contributions payable by regular periodic instalments or lump sum (section 76(1))**

**Number of instalments payable per year (if contributions payable by instalments) 4**

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

Amount	Dates due	Levy Period
\$45.00	25 Jul 2025	01 Jul 2025 to 30 Sep 2025-Paid
\$45.00	01 Oct 2025	01 Oct 2025 to 31 Dec 2025-Paid
\$45.00	01 Jan 2026	01 Jan 2026 to 31 Mar 2026-Paid
\$45.00	01 Apr 2026	01 Apr 2026 to 30 Jun 2026

Amount owing **\$0.00**  
Interest due on unpaid levies \$0.00  
Amount in credit for prepaid levies \$0.00

**Contribution Recovery:** As per the Act 'The Corporation may recover an unpaid contribution such as debt from the unit holder of the unit in respect of which the contribution is payable (If Outstanding levies are unpaid/not adjusted at the time of settlement then it would be the New Owners to clear the dues).

**Special contributions**

None

**Particulars of Assets and Liabilities of the Corporation**

Please refer to the copy of the Balance Sheet attached, at the date of this Statement.

**Particulars of any Expenditure**

(a) Incurred by the Corporation

*As per the Minutes provided: Further, we were appointed as Managers in 2025, as such we take no responsibility for the accuracy of any information provided prior to our management.*

(b) Resolved to be incurred to which the unit holder must, or is likely to be required to, contribute  
*As per the Minutes provided: Further, we were appointed as Managers in 2025, as such we take no responsibility for the accuracy of any information provided prior to our management.*

**Please Note:** This property is part of a Strata/Community 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/Community plan.

**Documents Supplied**

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

## Insurance policies

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

Policy No. HRS11038601 Hutch Underwriting Agencies

Type: Building Cover Broker: Cover Force Smart Insurance Solutions  
Level 26, Tower 1 International Towers Sydney,  
BARANGAROO NSW 2000

Premium: \$6,329.07 Paid on: 18/12/2025 Policy start date: 29/01/2026 Next due:29/01/2027

Cover	Sum insured	Excess	Notes
Building Cover	\$6,000,000.00	\$0.00	
Common Area Contents	\$60,000.00	\$0.00	
Temporary Accommodation & Loss Of Rent	\$900,000.00	\$0.00	
Lot Owners Fixtures & Improvements	\$600,000.00	\$0.00	
Liability To Others	\$30,000,000.00	\$0.00	
Voluntary Workers	\$200,000.00	\$0.00	
Fidelity	\$250,000.00	\$0.00	
Office Bearers	\$1,000,000.00	\$0.00	
Government Audit Costs	\$25,000.00	\$0.00	

### NOTE:

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

*We advise you to contact the Office prior to settlement to get any updates. Upon settlement, the Purchaser should contact the office ASAP to ensure that their contact information is updated in our system, and levies can be paid without reminder and arrears fees being applied.*

*An inspection of the accounting records, minute books of the corporation and any other prescribed documentary material may be arranged by application to the Agent: [office@stratarama.com.au](mailto:office@stratarama.com.au) or (08) 8276 0426.*

**\*Stratarama takes no responsibility for the accuracy of any documents provided, which have been sourced from archived records prior to our management.**

This Statement was prepared on behalf of Strata Corporation 11757 Inc by

**Gabby Silva**

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Gabby Silva



74 Brighton Road, GLENELG SA 5045

## Income & Expenditure Statement for the financial year-to-date 01/04/2025 to 04/02/2026

Strata Corporation 11757 Inc

35 Davis Avenue, Christies Beach SA 5165

### Administrative Fund

Current period

01/04/2025-04/02/2026

## Revenue

Interest on Arrears--Admin	96.09
Levies Due--Admin	21,000.15
YTD - Levies Due--Admin	6,075.00

<i>Total revenue</i>	27,171.24
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## Less expenses

Admin -- Reimbursement	225.00
Admin- YTD - Management Fees	401.20
Admin- YTD -Bank Charges	4.00
Admin- YTD Communication & Info	105.00
Admin--Agent Communication & info	445.50
Admin--ATO Public Officer--Taxation Services	132.00
Admin--Auditors--Audit Services	330.00
Admin--Contractor Compliance Check	103.00
Admin--Management Fees--Standard	2,475.00
Admin--Meeting Fee-Evening	154.00
Admin--Meeting Room Expenses	400.00
Admin--Storage Fees	11.00
Insurance--Premiums	6,329.07
Insurance--Valuation	449.90
Maint Grounds--Lawns & Gardening	4,477.00
Maint Grounds--Plants & Trees	911.63
Utility--Electricity	22.10

<i>Total expenses</i>	16,975.40
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Surplus/Deficit	10,195.84
-----------------	-----------

Opening balance	(732.85)
-----------------	----------

Closing balance	\$9,462.99
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Sinking Fund

Current period

01/04/2025-04/02/2026

Revenue

Interest on Arrears-- Sinking Fund	9.42
Levies Due-- Sinking Fund	2,025.00
YTD - Levies Due-- Sinking Fund	675.00

*Total revenue* 2,709.42

Less expenses

*Total expenses* 0.00

Surplus/Deficit 2,709.42

Opening balance 6,015.65

Closing balance \$8,725.07

## Balance Sheet

### As at 04/02/2026

Strata Corporation 11757 Inc

35 Davis Avenue, Christies Beach SA 5165

	Current period
Owners' funds	
Administrative Fund	
Operating Surplus/Deficit--Admin	10,195.84
Owners Equity--Admin	(732.85)
	<u>9,462.99</u>
Sinking Fund	
Operating Surplus/Deficit-- Sinking Fund	2,709.42
Owners Equity-- Sinking Fund	6,015.65
	<u>8,725.07</u>
Net owners' funds	<u><u>\$18,188.06</u></u>
Represented by:	
Assets	
Administrative Fund	
Cash at Bank--Admin	5,733.43
Receivable--Levies--Admin	3,761.98
Receivable--Levies (Special)--Admin	1.31
Receivable--Owners--Admin	33.00
	<u>9,529.72</u>
Sinking Fund	
Cash at Bank- Sinking Fund	8,362.80
Receivable--Levies-- Sinking Fund	368.71
	<u>8,731.51</u>
Total assets	<u>18,261.23</u>
Less liabilities	
Administrative Fund	
Prepaid Levies--Admin	66.73
	<u>66.73</u>
Sinking Fund	
Prepaid Levies-- Sinking Fund	6.44
	<u>6.44</u>
Total liabilities	<u>73.17</u>
Net assets	<u><u>\$18,188.06</u></u>

# MINUTES OF THE ANNUAL GENERAL MEETING

## STRATA CORPORATION NO. 11757 INC. 35 Davis Avenue, Christies Beach SA 5165

The Annual General Meeting of the corporation was held as follows:

DATE: 22/04/2024  
TIME: 05:00 PM  
LOCATION: The Christies Beach Hotel Gulfview Road, Christies Beach

PRESENT:

Lot #	Unit #	Attendance	Representative
1	1	Yes	Geoffrey J Fuller
2	2	Yes	Sonia Weckert also in attendance Tony Ferguson
3	3	Yes	Gordon Stanger via proxy to Aidan Stanger
4	4	Apology	Mark Williams
6	6	Yes	Baharen Balan Abdullah
7	7	Yes	Janice Harvey
8	8	Yes	Megan Joan Lille via proxy to Strata Management SA
11	11	Yes	Simon Harrison & Ingrid Robertson
12	12	Yes	Jaymi Lorraine Humphreys
15	15	Yes	Jacqueline Lavers via proxy to Rem Francesca Nuzzo of Strata Management SA

CHAIRPERSON: The meeting requested that Francesca Nuzzo of Strata Management SA assist the Presiding Officer in chairing the meeting and the Secretary in recording the minutes.

Minutes of the meeting:

### 1 QUORUM

The body corporate manager advised that a quorum was present and the meeting commenced at 5.05pm.

### 2 MINUTES

Resolved that the minutes of the last general meeting of the corporation held on 22/06/2023 be confirmed as a true record of the proceedings of that meeting.

### 3 FINANCIAL STATEMENTS

Resolved that the statement of income and expenditure for the period ended 31/03/2024 be accepted as a true and accurate statement of the Corporation's financial position.

### 4 INSURANCE

The body corporate manager advised that the insurance sums are required to be discussed each year with the property to be insured for the full replacement value and recommended that an independent valuation be obtained by time to time to ensure that the rising costs of rebuilding are taken into account.

It was noted that the current insurances held by the body corporate are:

Policy No.HRS11038601 with Hutch Underwriting Pty Ltd Type: Building through Broker: Coverforce Next due: 29/01/2025

Cover	Sum Insured	Excess
Building	\$6,000,000.00	\$2,000.00
Loss of Rent/Temp Accom	\$900,000.00	
Catastrophe	\$900,000.00	
Public Liability	\$30,000,000.00	\$1,000.00
Fidelity Guarantee	\$250,000.00	\$1,000.00
Office Bearers Liability	\$1,000,000.00	\$1,000.00
Legal Defence	\$50,000.00	\$1,000.00
Lot Owners' Fixtures & Improvements	\$600,000.00	
Contents	\$60,000.00	
Voluntary Workers	\$200,000.00	\$1,000.00

Strata Management SA was requested to arrange quotations for the insurance prior to renewal with the quotations to be sent to the Presiding Officer for a decision.

After discussion it was resolved that the building sum insured remain unchanged.

### 5 MAINTENANCE

That the following maintenance items be considered

#### Grounds Maintenance

It was resolved to change the frequency of Steve the Lawn Barber now attending every 3 weeks.

#### Annual Drain Clean

It was resolved to not have the annual drain clean carried out in 2024 however if required then the Management Committee is to advise the Body Corporate Manager to issue a work order.

#### Gutter Cleaning

It was resolved to not carry out the annual gutter clean in 2024 however if required then the Management Committee is to advise the Body Corporate Manager to issue a work order.

#### Termite Inspection

It was resolved that a termite inspection to all units will be discussed at the 2025 Annual General Meeting.

#### Current Maintenance

To consider current maintenance required on the property now or over the next year.

#### Verandah posts to units 12 & 15

It was advised that there is termite damage to the front posts of units 12 & 15. The Body Corporate Manager will arrange 2 quotes for these repairs which will be sent to the Management Committee to decide on which quote to accept with a special levy to be raised for the chosen quote.

#### Tree pruning

It was noted to approve the quote from Affordable Tree for 3 trees to be pruned at the cost of \$1800.00. A work order will be issued to ensure this is done before winter. It is requested that all Owners who have not paid the special levy make payment as soon as possible.

#### Projected maintenance

To consider maintenance likely or required in the next 2-5 years to assist with setting a budget.

#### Fences

#### Irrigation system

## 6 GENERAL BUSINESS

That the general business items of the corporation be considered including the discussion of any items contained in the notes of this agenda and any items raised by owners at the meeting.

#### Unit 15 bushes

It was requested that if the bushes that unit 15 has planted on corporation land require a cut back then it is to be reported to the Body Corporate Manager to relay this message onto unit 15 who will cut back themselves. Residents are requested to not attend to this themselves.

#### Unit 15 roses

It was requested that unit 15 remove the rose bushes along the fence line.

#### Rodents

Unit 12 advised that there are rodents within the corporation and potentially coming from the nursing home not emptying their bins frequently. A letter will be sent to the nursing home next door to request a frequency be set to empty the bins.

#### Watering

It was requested that all residents be vigilant when using the water within the corporation to ensure the water bills are not excessive.

#### Offensive behavior

A request to all residents to not use offensive behavior with other residents in the corporation. Every resident has the right to a peaceful living environment.

#### Unit 12 path

Jaymi from unit 12 was approved to pave her front path at her own expense.

#### Unit 11 plantings

It was approved that the residents of unit 11 remove all polytype boxes from the front of their unit and plant them either in the ground or in pots at the back of the driveway near the fence at their own expense.

#### OVERDUE LEVY POLICY

Resolved that if a contribution levied upon an owner is not paid on the date in which it becomes due and payable in accordance with a resolution of the corporation, the corporation will apply an interest charge on those levies at the rate of 10% per annum.

Resolved that Strata Management SA is authorized on behalf of the corporation to carry out the necessary steps to recover unpaid contributions included the sending of reminder notices, passing the debt to a debt collector and legal action. All costs associated with the contemplated or actual recovery of outstanding funds are to be charged by the corporation to the individual unit responsible for the unpaid contribution.

Resolved that Strata Management SA must charge the interest and account keeping fees to the relevant unit owners as

appropriate and that any requests for reimbursement of these charges must be made by the unit owner after making payment to ensure their voting right is maintained at a general meeting of the corporation.

**7 BUDGET**

The statement of estimated receipts and payments (budget) was tabled with the meeting considering the role of a sinking fund in providing monies for the future and future maintenance plans. The budget estimates for the year as adopted are attached to the minutes.

It was resolved to transfer \$12,000.00 from the sinking into the admin fund to clear up the deficit amount.

**8 CONTRIBUTIONS**

It was resolved

(a) That contributions to the administrative fund are estimated in accordance with Section 27 (1) of the Strata Titles Act 1988 and determined in accordance with Section 27 (3) of the Strata Titles Act 1988 at \$24,300.00; and

(b) That contributions to the sinking fund are estimated in accordance with Section 27 (1) of the Strata Titles Act 1988 and determined in accordance with Section 27 (3) of the Strata Titles Act 1988 at \$2,700.00; and

(c) That both contributions be paid in equal quarterly instalments, the first such instalment being due on 1/10/2024 and subsequent instalments being due on 1/01/2025, 1/04/2025, 1/07/2025.

**9 OFFICE BEARERS**

The meeting sought nominations for the officers of the corporation and the formation of the management committee for the forthcoming year. It was resolved that the following members be appointed:

Presiding Officer	Geoffrey J Fuller (Unit 1)
Secretary	Simon Harrison (Unit 11)
Treasurer	Simon Harrison (Unit 11)

It was further resolved that a Management Committee comprising the above officials be appointed for the forthcoming year.

**10 APPOINTMENT OF BODY CORPORATE MANAGER**

It was resolved that Strata Management SA be appointed as body corporate managers and the public officer for the corporation for the year ahead on the basis of the fees as listed in the accepted budget.

The meeting authorizes the Presiding Officer to sign the Management Agreement with Strata Management SA on behalf of the corporation. It was noted that should the Management Agreement not be returned to the manager within 14 days it will be taken as being accepted and the manager is authorized to execute the agreement on behalf of the corporation.

By appointing Strata Management SA as body corporate managers the corporation is delegating the duties of the Secretary and Treasurer on behalf of the corporation in line with the Strata Titles Act. At the completion of the management term, the appointment continues with a 28 day notice period, unless determined otherwise at a General Meeting of the Corporation.

**11 NEXT MEETING**

The next Annual General Meeting is to be tentatively scheduled for April 2025 at 5.30pm at the Christies Beach Hotel.

**CLOSURE:** There being no further business, the chairperson declared the meeting closed at 6.20pm.



## Approved Budget to apply from 01/04/2024

Strata Corporation No. 11757 Inc.

35 Davis Avenue, Christies Beach SA 5165

### Administrative Fund

Approved  
budget

Revenue

Levies Due--Admin	24,300.00
Transfer from Sinking Fund	12,000.00
<b>Total revenue</b>	<b>36,300.00</b>

Less expenses

Admin--Agent Disbursements	475.20
Admin--Auditors--Audit Services	198.00
Admin--Bank Charges--Bpay	24.00
Admin--Management Fees--Standard	2,407.20
Admin--Meeting Fees	220.00
Admin--Storage & Archive Fees	66.00
Insurance--Premiums	11,800.00
Maint Bldg--Electrical	200.00
Maint Bldg--General Repairs	1,500.00
Maint Bldg--Gutters & Downpipes	1,045.00
Maint Bldg--Plumbing	800.00
Maint Grounds--Lawns & Gardening	10,700.00
Utility--Electricity	498.00
<b>Total expenses</b>	<b>29,933.40</b>

Surplus/Deficit

6,366.60

Opening balance (17,735.93)

Closing balance

-\$11,369.33

Total units of entitlement	15
Levy contribution per unit entitlement	\$1,620.00

## Sinking Fund

Approved  
budget

## Revenue

Levies Due--Sinking

2,700.00

Total revenue

2,700.00

## Less expenses

Admin--Transfer to Admin Fund

12,000.00

Total expenses

12,000.00

## Surplus/Deficit

(9,300.00)

Opening balance

16,930.68

## Closing balance

\$7,630.68

Total units of entitlement

15

Levy contribution per unit entitlement

\$180.00

SP 11757

THIS SHEET 1 OF 3 SHEETS

APPROVED 24 02 1953

DATE 0527 15 18 m

TITLE REFERENCE 537 538 539 & 540 in DP 5402 of Part Section 557

OWNER CHRISTIES BEACH

PROJECTED AREA 3228 m<sup>2</sup>

LOCAL AUTHORITY THE CITY OF DUNEDIN

SCALE 1:1000

**NOTES**

1. Portion of Common Property marked A is subject to existing easement in the Minister of Water Resources vide S.E.R. 7857 W.

2. Portion of Common Property marked B is subject to existing easement to the Electricity Trust of South Australia vide S.E.R. 7867 E.

3. The Common Property is together with an Easement marked C for drainage purposes vide 1:57325505

D.P. 32767

The addition of Easement C and note vide T.G. 7366205.

AMENDMENT TO COMMON PROPERTY, BOUNDARY OF EASEMENTS A/B, B SHEETS 1 & 2, VIDE P.O. 103/7047, P.O. 103/7047/2005

SITE PLAN

I, John Charles, BESTED, a Licensed Surveyor under the Surveyors Act, 1953, certify:

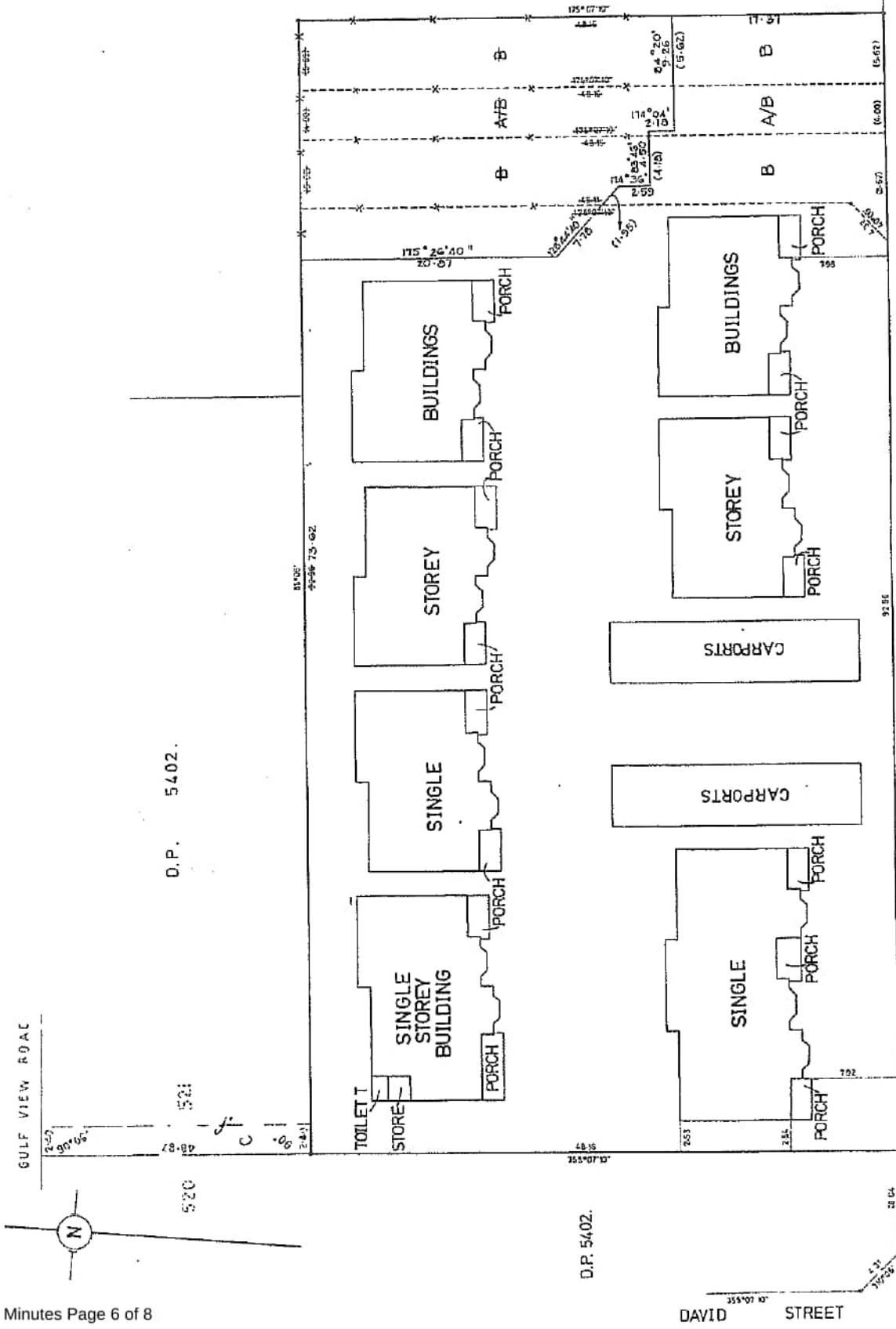
1) that this plan correctly delineates the boundaries of the land shown in the plan and all other matters shown in the plan, and that the same are in accordance with the Surveyors Act, 1953, and the Surveyors Regulations, 1954.

2) that the land shown in the plan is the property of the City of Dunedin.

Dated this 28th day of July 1953.

John Charles, BESTED, Licensed Surveyor

John C. Bester & Associates, Pty. Ltd.,  
 Surveying & Planning Consultants  
 362 McPhill Road, Kennington Park 5068,  
 Phone 08 3327111,  
 Ref 55075 Fax 08 3641829.





Application No. 7237352	STRATA PLAN NUMBER SP 11757
	DEPOSITED 24/02/1992 <i>[Signature]</i> PRG REGISTRAR-GENERAL
	THIS IS SHEET 3 OF 3 SHEETS

SCHEDULE OF UNIT ENTITLEMENTS

UNIT NO.	UNIT ENTITLEMENT	UNIT NO.	UNIT ENTITLEMENT	UNIT NO.	UNIT ENTITLEMENT
1	685				
2	675				
3	675				
4	666				
5	665				
6	645				
7	665				
8	720				
9	655				
10	655				
11	655				
12	655				
13	655				
14	655				
15	675				
AGGREGATE	10000	AGGREGATE			
		AGGREGATE			
				AGGREGATE	
					ROAD OR RESERVE ALLOTMENTS

**From:** Francesca Nuzzo  
**Sent:** 23/04/2025 10:13:32 AM  
**To:**  
**Cc:**  
**Subject:** Annual General Meeting Minutes - Strata Corporation No. 11757 Inc.  
**Attachments:**  
- Annual General Meeting\_Minutes-Strata Corporation No. 11757 Inc..pdf

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Dear Owners

Please find attached minutes of the Annual General Meeting.

If you have any queries or if there is anything I can do to help please let me know.

Regards,

**Francesca Nuzzo**  
**Body Corporate Manager**



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**P** 08 7081 0375  
**W** [www.stratamanagementsa.com.au](http://www.stratamanagementsa.com.au)  
**A** 225 Fullarton Road, Eastwood SA 5063  
**A/H Emergency Maintenance** 1300 362 515

For after hours emergency maintenance please advise you are a Strata Management SA client and your Strata/Community number if known

When contacting our office by email please include your corporation and unit/lot number in the subject line to assist with your query being addressed and filed in appropriate place in a timely manner.

This transmission is confidential and intended solely for the person or organisation to whom it is addressed. It may contain privileged and confidential information. If you are not the intended recipient, you should not copy, distribute or take any action in reliance on it. If you have received this transmission in error, please notify the sender at the e-mail address above.

## MINUTES OF THE ANNUAL GENERAL MEETING

### STRATA CORPORATION NO. 11757 INC. 35 Davis Avenue, Christies Beach SA 5165

The Annual General Meeting of the corporation was held as follows:

DATE: 22/04/2025  
TIME: 05:30 PM  
LOCATION: The Christies Beach Hotel - 12-30 Gulfview Road, Christies Beach

#### PRESENT:

Lot #	Unit #	Attendance	Representative
2	2	Yes	Sonia Weckert via proxy to Tony Ferguson
3	3	Yes	Gordon Stanger via proxy to Aidan Stanger
4	4	Yes	Mark Williams via proxy to Jacqueline Lavers
5	5	Yes	Egan Shepherd
6	6	Yes	Baharen Balan Abdullah
7	7	Yes	Janice Harvey
8	8	Yes	Trevor Schrader
11	11	Yes	Simon Harrison & Ingrid Robertson
12	12	Yes	Jaymi Lorraine Humphreys
15	15	Yes	Jacqueline Lavers via proxy to Rem Grootenboer Francesca Nuzzo of Strata Management SA

CHAIRPERSON: The meeting requested that Francesca Nuzzo of Strata Management SA assist the Presiding Officer in chairing the meeting and the Secretary in recording the minutes.

#### Minutes of the meeting:

- 1 QUORUM**  
The body corporate manager advised that a quorum was present and the meeting commenced at 5.31pm.
- 2 MINUTES**  
Resolved to move to motion 10 of the agenda
- 3 FINANCIAL STATEMENTS**  
Resolved to move to motion 10 of the agenda
- 4 INSURANCE**  
Resolved to move to motion 10 of the agenda
- 5 MAINTENANCE**  
Resolved to move to motion 10 of the agenda
- 6 GENERAL BUSINESS**  
Resolved to move to motion 10 of the agenda  
**OVERDUE LEVY POLICY**  
Resolved to move to motion 10 of the agenda
- 7 BUDGET**  
Resolved to move to motion 10 of the agenda
- 8 CONTRIBUTIONS**  
Resolved to move to motion 10 of the agenda
- 9 OFFICE BEARERS**  
Resolved to move to motion 10 of the agenda
- 10 APPOINTMENT OF BODY CORPORATE MANAGER**  
It was resolved that the Corporation will be appointing Stratarama to manage the Corporation.
- 11 NEXT MEETING**  
Resolved to move to motion 10 of the agenda

**CLOSURE:** There being no further business, the chairperson declared the meeting closed at 5.35pm.

# MINUTES OF THE EXTRAORDINARY GENERAL MEETING

## STRATA CORPORATION 11757 Inc

CORPORATION ADDRESS: 35 Davis Avenue, Christies Beach SA 5165

**DATE:** Monday 30<sup>th</sup> June 2025

**TIME:** 5:30 pm

**VENUE:** Christies Beach Hotel

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### PRESENT:

Mr Baharen Balan Abdullah & Jamilah Yahaya	UNIT 6
Janice Harvey	UNIT 7
Trevor and Maxine Schrader	UNIT 8
Mr Simon & Ingrid Simon Harrison & Ingrid Robertson	UNIT 11
Jaymi Lorraine Humphreys	UNIT 12
Mr Anton Alfin	UNIT 14

### PRESENT BY PROXY:

Sonia Weckert proxy to Anthony Ferguson	UNIT 2
Mr Gordon Stanger proxy to Aidan Stranger	UNIT 3
Mr Mark Williams proxy to Rem Grootenboer	UNIT 4
Jacqueline Lavers proxy to Rem Grootenboer	UNIT 15

### IN ATTENDANCE:

Gabby Silva representing Stratarama Pty Ltd

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## PROCEEDINGS

**QUORUM:** The Manager declared that a quorum was in attendance at this meeting, by way of attendance and/or proxy with 10 of 15 Lots represented.

It is noted that where an Owner is unfinancial at a meeting, they do not form a part of the total quorum.

**Declaration of Interest:** All Members (or Nominee) must declare any interest that they may have in relation to any matters being discussed or determined at this meeting. These pecuniary interests may be either direct or indirect in nature. No interests were declared at this meeting.

**Minutes' documentation:** Several sections of the Minutes are repeated and recorded at each meeting. As such those matters may not be discussed to the same extent each year. These appear in full for the benefit of new group Members, so that they may have a strong understanding of the group's decisions.

#### 1. **Appointment of a Chairperson:**

In accordance with current legislation, the representative from Stratarama may only chair the meeting if a majority of Members present or represented by proxy are in favour. Stratarama have no rights to vote at this meeting, except where exercising a proxy vote in accordance with the wishes of a Member, as their proxy. The Manager advised Members as to the proxies recorded for the meeting and advised that these are available for inspection.

It was agreed by Ordinary Resolution that the Manager would act as the Secretary for this meeting, chair and record the minutes.

**MOTION CARRIED**

2. **Acceptance of Previous Minutes:**

Minutes of the last meeting held by the group on **22/04/2025** were resolved by Ordinary Resolution as a true and correct record of the meeting.

**MOTION CARRIED**

**Notes:**

- Any outstanding matters arising from previous Minutes are discussed under the appropriate Agenda headings for this meeting.
- Correspondence is available to be accessed by Members via the online unit Owners portal. Each Member has the right to inspect records held by the Corporation and may do so by contacting management to arrange a suitable time during business hours.

3. **Appointment of Manager/ Management:**

It was resolved by Ordinary Resolution that:

- Stratarama Pty Ltd and/or their Nominee be appointed to assist the Corporation with management services. These services are those delegated as per the **Strata Title Act 1988**.
- Stratarama be remunerated by a primary annual management fee of \$3,300 inclusive of gst.
- Stratarama be remunerated for other service fees as outlined in the management agreement. The Presiding Officer is authorised and instructed to sign this agreement.
- The appointment be made for a period of 12 months from the date of this meeting and that upon expiry, management will continue on a month by month basis until the next meeting or the delegation of powers is revoked.
- Anthony Johnson be appointed as Public Officer to act on behalf of the group in all taxation related matters.
- The services provided by Stratarama Pty Ltd are in accordance with the **Strata Titles Act 1988 –section 23 (6)** and per the details outlined in the explanatory pamphlet (available from stratarama.com.au and by direct request of the Member)

**MOTION CARRIED**

4. **Election of Office Bearers & Committee:**

It was resolved by Ordinary Resolution that the following appointments be made for the coming period:

- |                      |                          |         |
|----------------------|--------------------------|---------|
| • Presiding Officer: | Jaymi Lorraine Humphreys | Unit 12 |
| • Treasurer:         | Trevor Schrader          | Unit 8  |
| • Secretary:         | Simon Harrison           | Unit 11 |

It was further confirmed that a Committee be appointed, consisting of:

- All Office Bearers are listed above

**MOTION CARRIED**

**Notes:**

\*Office Bearers do not have the power to vary the common property, grant exclusive rights, authorise any capital works or approve any installations or additions. Office Bearers do not have the power to resolve any matter for which a Special or Unanimous resolution is required. Office Bearers are authorised to oversee routine maintenance of the Corporation and oversee the adherence of Articles.

\*The Committee may be empowered by the Corporation to make further decisions at properly convened Committee meetings. Committee meetings must be held in accordance with the Strata Titles Act 1988. An Agenda needs to be forwarded to all Committee Members and proper meeting minutes detailing the decisions made must be kept (copies to be held in the Corporation records).

5. **Insurance; review of Policies and Sums Insured:**

Stratarama advised the Corporation that **Section 30 of the Strata Titles Act 1988** requires the Corporation Owners to insure the property for full replacement value or reinstatement value. This includes all buildings and building improvements (including the costs to demolish, survey, architectural and engineering works/ plans and all other costs). Stratarama suggest regular insurance valuations of the property to ensure compliance and appropriate cover.

Insurance Policy Breakdown:

Building cover:	\$6,000,000
Public/ Legal Liability:	\$30,000,000
Office Bearers Cover:	\$1,000,000
Fidelity Guarantee Cover:	\$250,000
Flood inclusion Cover:	Refer Policy details

Excess:	\$2,000 on all building claims
	\$1,000 Public/ Legal Liability
	\$1,000 Fidelity Guarantee Cover
	\$1,000 Office Bearers Cover

Last Valuation report:	\$3,350,000	Dated: 22/05/2019
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Current Insurer:	Hutch Underwriting Agencies	Expires: 29/01/2026
Current Broker:	Cover force Smart Insurance	

**Insurance General notes and Reminders:**

**Excess payments:** Members have previously resolved that; insurance excesses will be payable by the Corporation.

**Claims:** Stratarama advises that to ensure claims and insurance renewals are processed correctly, Members must report all possible claims as soon as possible.

**a) Insurance cover decision:**

Owners decided by Ordinary Resolution whether the insurance affected should be varied, or extended. The Manager was instructed to retain cover - Further the Manager will seek an two alternative quotes closer to renewal.

**MOTION CARRIED**

**b) Insurance Valuation:**

It was resolved by Ordinary Resolution that the Corporation would engage the services of a licensed Insurance Valuer to undertake an Insurance Valuation at this time. The Body Corporate Manager will make these arrangements and once valuation is received, if an increase is suggested, this will be arranged immediately and a copy of the valuation will be set to all unit owners as per the direction of the Members present. This will be done prior to renewal.

**MOTION CARRIED**

**c) Insurance Renewal, Manager Authority:**

It was resolved by Ordinary Resolution that the Manager be authorised to instruct and assist the Corporations nominated insurer (or Broker where applicable) to deal with the next insurance renewal matter, obtain insurance quotations, and adjust/amend/add/delete cover for the forthcoming policy year for submission to the Corporation. Per direction of the Members at a meeting of the Corporation, or as instructed by the Office Bearers.

**MOTION CARRIED**

**Disclosure notes:** It is noted that Stratarama Pty Ltd may receive a commission for placing your insurance of up to 20% of the base premium. Any commissions payable to Stratarama are disclosed in our management agreement. The commission received from the Insurer is a fee for service to act on behalf of the Corporation to assist with the obtaining of quotes, valuations, liaison between clients, insurer and trades, excess recovery, payments and the claims process.

**d) Insurance Renewal, Instructions:**

It was resolved by Ordinary Resolution that the Manager forward any insurance quotations, including any written advice and disclosure summary to the Committee or Office Bearers for consideration. To ensure that the Corporation continues to hold insurance that meets requirements of the Act, the Manager is given authorisation to place the insurance for the forthcoming policy year, including in the event that, the Manager receives no response prior to the expiry of the insurance policy.

**MOTION CARRIED**

**PDS & FSG:** Copies of all product disclosure and Financial service guides for your Insurer can be can be easily located by visiting: <https://www.stratarama.com.au/general-information-and-pds/>

### **General Insurance notes not relating to the Corporations Policy:**

**Contents & Landlord Protection covers:** Stratarama advise the group that the Building policy contains neither contents nor landlord protection. The legal/ Public liability covers applied to the building also do not extend to the inside of a Lot/ unit. It is advisable for the Members to individually source these covers even during periods where the unit may be unoccupied. Tenant and Owner contents include such items as carpet, light fittings and curtains. Some options for these covers can be found via the Stratarama website:

<https://www.stratarama.com.au/landlord-and-contents-insurance/>

### **6. General Business / Maintenance:**

- a) Unit 8 and 7 - Overhanging trees:** There are trees located near units 7 and 8 with overhanging branches that the owners would like trimmed back. The manager will obtain two quotes for the committee to review. This will be the first priority on maintenance items.
- b) Verandah posts - replacement of rotten bases:** A quote was presented at the meeting for repairs to the verandah posts of Units 4, 13, and 14. The owners have requested a secondary quote for comparison, and asked if the contractor could advise whether the repairs can be carried out one unit at a time to help reduce costs.
- c) Painting quotes - all units/ barges, facias, gutters and front veranda posts- Discuss if quotes should be obtained:** The members discussed the painting of the units within the corporation and the funds that would be required for this project. They decided that, given the painting of other units has been funded by the corporation, this responsibility would remain with Strata rather than individual owners. Due to budget constraints and the need to prioritise jobs based on urgency, they will postpone this decision until the next meeting.
- g) Garden maintenance frequency:** The corporation is currently spending between \$9,000 and \$10,000 a year on gardening maintenance, but there is no clear scope of work established. The contractor decides which additional tasks, aside from lawn care, will be performed, resulting in unlimited costs. The owners have decided to arrange for monthly visits at a fixed price. During these visits, the owners and the contractor will discuss the scope of any extra work to be done.

**Termites:** Members note that the responsibility to inspect, treat and maintain (including termite damage repairs) is the responsibility of the Corporation. The Corporation may elect to undertake a termite inspection. Members noted that there have been no known termite inspections completed.

**Authorised vs Non-approved Repairers:** The Corporation utilise the services of SMATA Connect – Contractor Compliance to check, report and monitor the insurances, ABN, licenses and registrations of Contractors used on this site. This has been set to reduce the Corporations potential liability in this area. If the Corporation wishes to use a Contractor that is not SMATA Connect approved, Stratarama can be instructed by the Office Bearers in writing to do so. It is noted that the Owner may be personally liable for any loss, damage, defective work or public liability claim made, involving any unapproved Contractor.

### **7. Administrative Fund Budget:**

The budget for the coming period was presented by the Manager as circulated with the agenda of meeting. It was resolved by Ordinary Resolution that the proposed budget be accepted.

Contributions will be raised quarterly according to unit entitlement, as per the budget schedule attached. If the costs met by the Corporation in this period is less than the projected budget, the surplus funds will be carried over for future maintenance costs.

**MOTION CARRIED**

### **8. Sinking Fund Budget:**

The Manager advised that under existing legislation, any Corporation consisting of 7 units or more must undertake a sinking fund analysis for non-recurrent expenses which may be incurred. This analysis should forecast the upcoming 3 years for groups of 7+ units and 5 years for groups of 20 or more.

The budget for the coming period was presented by the Manager. It was resolved by Ordinary Resolution that the proposed budget be accepted with contributions being set annually at \$2,700.

Contributions will be raised quarterly according to unit entitlement, as per the budget schedule.

**MOTION CARRIED**

**Levies Due:** Levies will fall due on the following dates- 01/07/2025, 01/10/2025, 01/01/2026, 01/04/2026

The Manager advised Members that a Sinking fund projection for 10 years can be obtained from a Quantity Surveyor where requested by the Corporation. There is no requirement on Members to obtain a Quantity Survey Sinking forecast, nor for Members to act upon any budget presented. Stratarama takes no responsibility for any forecast provided by Stratarama direct or decisions made by the group when setting a sinking fund contribution.

9. **Special Levy Authority/ shortfall of funds:** It was resolved by Ordinary Resolution that where the Corporation has insufficient funds to meet its recurrent expenditure, the Manager is authorised to raise a special levy necessary to raise sufficient funds to cover the shortfall and ensure the Corporation is able to continue to meet its financial obligations. The Manager would raise such levy after consultation with the groups Presiding Officer, in accordance with the entitlement values of each unit for payment by those registered as proprietors of each unit.

**MOTION CARRIED**

10. **Levy Arrears/ recovery of overdue contributions:**

It was resolved by Unanimous Resolution that in accordance with the governing legislation, the Corporation will apply interest to arrears at the amount of 15% per annum calculated daily. This interest will be applied where the payment of a contribution/ levy or levy/contribution instalment is not received with-in 30 days of the due date. The Presiding Officer and/or Committee is authorised to waive penalty interest charges in circumstances of extreme adversity at their discretion only.

Stratarama is authorised (with no further authority required) to take action to recover all associated costs relating to debt recovery from any Owner in arrears, including but not limited to legal fees, administrative costs, service fees, court fees, debt collection costs and commissions payable to third party debt collection providers and any other costs incurred. Motion carried unanimously.

Overdue notices are charge to the Owner from as follows: a) Stage 1 Debt recovery reminder \$11.00 inc gst  
b) Stage 2 Debt recovery reminder \$22.00 inc gst c) Stage 3 Debt recovery reminder \$33.00 inc gst

**MOTION CARRIED UNANIMOUSLY**

11. **Policies:**

**Correspondence Delivery:** Where possible it is recommended that Members supply an email address and that this is utilised for correspondence delivery so as to receive all notifications and information from Management and the Committee as soon as possible. Members are responsible for notifying management of any changes to their contact details (including Property management and Tenant details) ASAP to prevent delivery failure of notices, levies and other information which may result in additional fees and costs to the individual. These costs are recoverable per the above levy arrears policy.

**Owner contact register:** The Corporation is required to maintain a register of unit Owner contact information in accordance with the current legislation. This information is accessible by Members, and personal contact information may be provided to Contractors attending site.

**Approvals, additions and alterations:** Any approval sought by a unit Owner outside of the Annual General meeting may require a special meeting to be held to resolve the request. Any request sought which is for the exclusive benefit of one Owner, associated meeting costs would be the responsibility of that Owner. All proposed approvals and alterations must be placed on the Agenda of the upcoming meeting so that they can be considered by the Members per the legislative requirements.

12. **Approvals sought:**

All approvals proposed are to be voted on in accordance with current legislative requirements. These applications must be recorded on the Agenda for the meeting.

a) Unit 7: It was resolved by ordinary resolution that Unit 7 be approved to house two cats, a toy poodle and a bird.

b) Unit 12: It was resolved by ordinary resolution that Unit 12 be approved to house a small dog and cat.

**MOTION CARRIED**

13. **Any Other Business:**

- a) **Water usage** - The corporation has been receiving high water usage bills, and it has been requested to all owners to be more mindful of their water consumption to help reduce costs. Installing a water timer would be a great way to manage usage more effectively and save money for each owner.
- b) **Pet approval** - The corporation has a no-pet policy unless prior approval has been obtained. Moving forward, any owner or tenant wishing to house a pet must seek approval to avoid the risk of the pet being removed from the property. If a unit is currently tenanted, the real estate agent must be informed, as some agents do their due diligence and review the Articles while others do not.

It will be noted that the pets currently there have now been approved and will be documented in the corporation's resolutions.

- c) **Smoking at the corporation** – Out of respect for other owners, please be mindful when smoking on the property. Smoking is not allowed in common areas and should be limited to the rear of the units.

**General Notes:**

**After-hours emergency maintenance:** Stratarama will have available to Members an afterhours contractor available to handle all queries outside of business hours that are of an emergency nature. Simply contact the Stratarama office in event of an emergency to be directed to the Contractors contact details.

**Next Scheduled Meeting:**

The next AGM for your Corporation is tentatively scheduled to be held at Christies Beach Hotel on or around Monday the 27<sup>th</sup> April 2026 at 5:30pm

14. **Meeting Closure:**

There being no further business, attendees were thanked for their presence and the meeting declared closed at 7:30pm.

**DISCLAIMER** – Stratarama Pty Ltd take no responsibility or liability for any missing, incomplete or otherwise incorrect information provided prior to our management, which we cannot control. The following is a summary of decisions and resolutions resolved by the Corporation. For precise wording the relevant minutes should be consulted.

#### **AGM 13/5/2021**

**Unit 4 Additional Lighting:** The meeting discussed whether an owner is permitted to install a sensor light to a dark spot outside their unit which is currently missed by existing common lighting. It was resolved that they be allowed to do this as long as the installation and any future maintenance are paid for by the unit owner.

**Common Tap Placement:** Unit 15 asked permission to change the location of a tap in common area for easier access. The meeting resolved that this is allowed. Unit 1 agreed to organise and pay for this.

**Unit Owners Allowed to fit Window Screens:** The meeting discussed whether owners be allowed to fit retractable screens to the exterior of windows in order to shade some of the evening sun. It was resolved that all owners are permitted to install screens on their external windows at their own expense as long as the chosen screens suit the existing character of the group. All screens are to be contained in a white box at the upper edge of the window frame, with the actual screen being black in colour.

**Unit Owners Allowed to fit Blind on Porch:** The meeting discussed whether unit owners be allowed to fit a retractable blind on their front porch in order to protect it from the weather. It was resolved that all owners are permitted to install a blind on their front porch at their own expense as long as the blind suits the existing character of the group.

**Modification of Walkways:** The meeting discussed whether walkways between units being gated off and used to extend backyards and increase safety by preventing non-residents walking through. The body corporate manager advised that as per the Strata Titles Act 1988 a special resolution would be needed and as such it would not be pursued at this point.

**Walkway Gates for Safety at Night:** The meeting discussed whether unit owners be allowed to fit a gate to walkways alongside their units in order to deter non-residents entering these spaces at night. It was resolved that all owners are permitted to install a gate to the side of their unit at their own expense, however that gate can not be locked unless the key or access code is given to all unit owners as it is a common area and must suit the existing character of the group.

**Small Pets:** Jacqueline from Unit 15 asked whether she was permitted to keep a small dog on the property. It was scheduled to be put on the agenda at the next AGM. This was approved at the 2022 AGM.

#### **AGM 9/5/2019**

**Unit 8 Garden Bed:** The owner of Unit 8 was approved to place a raised garden bed in front of the unit while the owners of Units 8, 9 and 15 were approved to arrange the removal and replacement of dead shrubs in front of those units.

**Approval - Solar Panels:** The owner of Unit 8 sought approval to install solar panels on the roof of the unit. After discussion noting that Solar panels for hot water were approved in 2010 it was agreed that all units be approved to install solar panels.

**Approval – Pergolas:** The owner of Unit 8 sought approval for a roofless pergola while Unit 9 sought approval to install a flat roof verandah at the rear of the unit. After discussion noting that some units have already had such approvals it was resolved that all units may install a flat roof verandah/pergola at the rear of the unit providing that it is in keeping with the colour and style of the property and installed in a tradesman like manner.

**Approval - Trellis - Unit 15:** The owner of Unit 15 was approved to install a trellis in the front yard to grow flowering roses on with the cost of installation and maintenance to be borne by the owner of that unit.

#### **AGM 15/6/2017**

**Air-conditioner Approval:** Resolved that all owners be approved to install a split-system air-conditioner on their unit providing that the external motor sits either on the side wall above head height or in the rear yard. For any other motor positions the approval of the corporation is required through a meeting.

**Overdue Levies Policies:** It was resolved that if a contribution levied upon an owner is not paid on the date in which it becomes due and payable in accordance with a resolution of the corporation, the corporation will apply an interest charge on those levies at the rate of 10% per annum.

Resolved that Strata Management SA is authorized on behalf of the corporation to carry out the necessary steps to recover unpaid contributions included the sending of reminder notices, passing the debt to a debt collector and legal action. All costs associated with the contemplated or actual recovery of outstanding funds are to be charged by the corporation to the individual lot responsible for the unpaid contribution.

Resolved that Strata Management SA must charge the interest and account keeping fees to the relevant unit owners as appropriate and that any requests for reimbursement of these charges must be made by the unit owner after making payment to ensure their voting right is maintained at a general meeting of the corporation.

#### **AGM 8/5/2014**

##### **Approvals & Policies**

**Unit 4 - Permission for Cat:** It was noted that the majority of Owners had voted in favour of granting permission for the new Owner of unit 4 to house a cat. **Carried.**

**Unit 10 - Permission for Dog:** It was noted that the majority of Owners had voted in favour of granting permission for the new Owner of unit 10 to house a dog. **Carried.**

**Unit 4 - Permission to erect shed:** It was noted that 75% of Owners had voted in favour of granting permission for unit 4 to erect a shed. **Carried.**

**Unit 10- Permission to install security fly screens:** The Owner of Unit 10 requested permission to install security fly screens. All Owners present approved permission for this. **Carried.**

#### **AGM 9/5/2013**

**Interest & Debt Recovery Charges on Overdue Accounts:** It was agreed that in accordance with the requirements of Section 27, subsections (4) and (5) of the Act, all amounts resolved as being due to the Corporation and remaining unpaid at the date they become due and payable will bear interest at the effective rate 15% calculated daily after a grace period of 28 days. In addition the Corporation agrees to the manager recovering all legal costs associated with the recovery of debt including (but not limited to) legal fees, administrative costs, location and service fees and any commission payable to debt recovery consultants. Reminder fees on all late invoices are now charged at \$11.00 per reminder. Moved by Unit 2 and seconded by Unit 3. **Carried.**

If you're having difficulties in paying your account on time, please contact our office to arrange an extension or payment plan to avoid incurring overdue fees and possible debt collection.

##### **Approvals & Policies**

**Unit 11 Pergola:** The owner of Unit 11 canvassed the possibility of installing a pergola at a future time. It was agreed that the installation was approved subject to any required Council approval and that the installation be similar to the pergola at Unit 10. All agreed.

#### **AGM 19/12/12**

**Postal Vote:** Satellite Television installation approved, with cabling to be concealed and one dish per unit not exceeding 65cm in diameter to be installed below the ridge line on the side of the roof away from Davis Street thereby out of site from the front of the units. Installations to be carried out in a tradesman like manner at the unit owners' expense in all things, with any damage caused by installation or future removal to be covered by the unit owner present and future.

**Pets:** Unit 14 approved to keep poodle for the term of its natural life or the occupancy of the present resident, whichever ceases the sooner. This approval is not transferable, and any further pets would require further application. The corporation reserves the right to revoke this approval should the pet become a problem.

#### **AGM 3/5/2012**

##### **Approvals & Policies**

**Unit 11 pergola:** The owner of Unit 11 canvassed the possibility of installing a pergola at a future time. It was agreed that the installation was approved subject to any required Council approval and that the installation be similar to the pergola at Unit 10. All agreed.

### **AGM 13/5/2010**

**White Ants:** The Strata Manager raised the issue of White ants and asked owners if they had previously treated or repaired White Ant damage in their units. Owners advised that White Ants have not been found within the units, however previously some external areas had been treated for white ants. The group have not had an inspection in several years. The Strata Managers advised that under the Strata Titles Act, White Ants are considered to be the responsibility of the Corporation, and the group agreed to continue as such.

**Solar Hot Water:** Members suggested that a blanket approval be granted for any unit to proceed with installation of a solar hot water service at their own costs, should the individual unit owner wish to do so, at the time of their existing H.W.S requiring replacement. This blanket approval does not include general solar powering, only solar panelling for the purpose of a hot water service. It was agreed by all Owners present to proceed with this blanket approval. Carried

**Insurance Excess:** This excess is the responsibility of the Corporation.

### **AGM 14/5/2009**

**Voting Slips:** The Strata Manager explained that voting slips are not recognised under the Strata Titles Act, however the Corporation use this as a form of decision making, instead of holding meetings many times a year. It was agreed by all owners, that they would continue to use voting slips, as an alternative to holding meetings when decisions requiring a majority approval (not unanimous) are required.

### **EGM 19/11/2004**

**Extra Ordinary Meeting :** The meeting was convened to form a resolution of the sale of a portion of common property. "IT WAS RESOLVED THAT ALL MEMBERS APPROVE THE SALE OF COMMON LAND, AS DESCRIBED UNDER THE 'PURPOSE OF THE MEETING.'" Agreed Unanimously by all 15 represented units with no dissenting vote.

### **AGM 13/5/2004**

**Common Garden Area:** Unit 6 requested permission to add roses and bark chips to the common garden bed at the front of the unit. This will be done at the unit owners expense. Permission granted provided any further alterations were first requested.

**TV Antenna:** Unit 6 requested permission to install a TV Antenna in a similar location to that of those already installed on a number of the other units. Permission Granted.

### **AGM 15/5/2003**

**Interest & Debt Recovery Charges on Overdue Accounts:** It was agreed that in accordance with the requirements of Section 27, subsections (4) and (5) of the Act, all amounts resolved as being due to the Corporation and remaining unpaid at the date they become due and payable will bear interest at the effective rate 15% calculated daily after a grace period of 28 days. It was further agreed that in the event all conventional means of recovering the debt are not successful, the Strata Manager is authorised to place the debt in the hands of a collection agency with all fees associated with this action being levied against the owner in arrears. Carried.

Members are advised that any reminder notices sent to unit owners in arrears, carries a loading of \$2.20 payable by the unit owner and not the Corporation.

Reminder notices increased to \$11 at the AGM.

**Articles & Rules:** It was agreed that each unit holder is individually responsible for attaching a copy of the Corporation's Articles and any Corporation rules to a letting or lease agreement for their unit.

**Privacy Act:** With the new Privacy legislation in place, there is a need to get permission from members to pass on to the insurer, or contractors, etc details in relation to the occupancy of their units, in an event of a claim. Members acknowledged that this action would be taken when required.

**Pergola:** Unit 10 sought approval to erect a pergola in the rear yard. Approval Granted.

**TV Antenna:** Unit 10 sought approval for the external TV antenna installed. Approval Granted.

**Split System Air Conditioning:** Unit 10 sought approval for the installed air conditioning system. Approval Granted

**Pets:** It was confirmed that the Corporation has a "NO PET" policy.

### **AGM 16/5/2002**

**Skylight:** Unit 6 granted approval to install a skylight to the premises on the condition that it was installed to the rear of the premises in order not to distract from the general appearance and unity of all the units.

**Pergola:** Unit 6 was also granted approval to erect a pergola to the rear of the premises on the condition that the work was carried out in a professional and workmanlike manner.

**Verandah:** Unit 7 was granted consent to repair the front veranda. These repairs are to be carried out in a professional and workmanlike manner.

**Foxtel:** Unit 9 was granted permission to install Foxtel.

### **ARTICLES OF STRATA CORPORATION - (Strata Titles Act, 1988 - Schedule 3)**

1. (1) A Unit holder must:-
  - (a) maintain the Unit in good repair;
  - (b) carry out any work ordered by a Council or other Public Authority in respect of the Unit.

(2) The occupier of a Unit must keep it in a clean and tidy condition.
2. A person bound by these Articles:-
  - (a) must not obstruct the lawful use of the Common Property by any person;
  - (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;
  - (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 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 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 the outside of 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 cause 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; **AND**
  - (b) any change in the occupancy of the Unit.



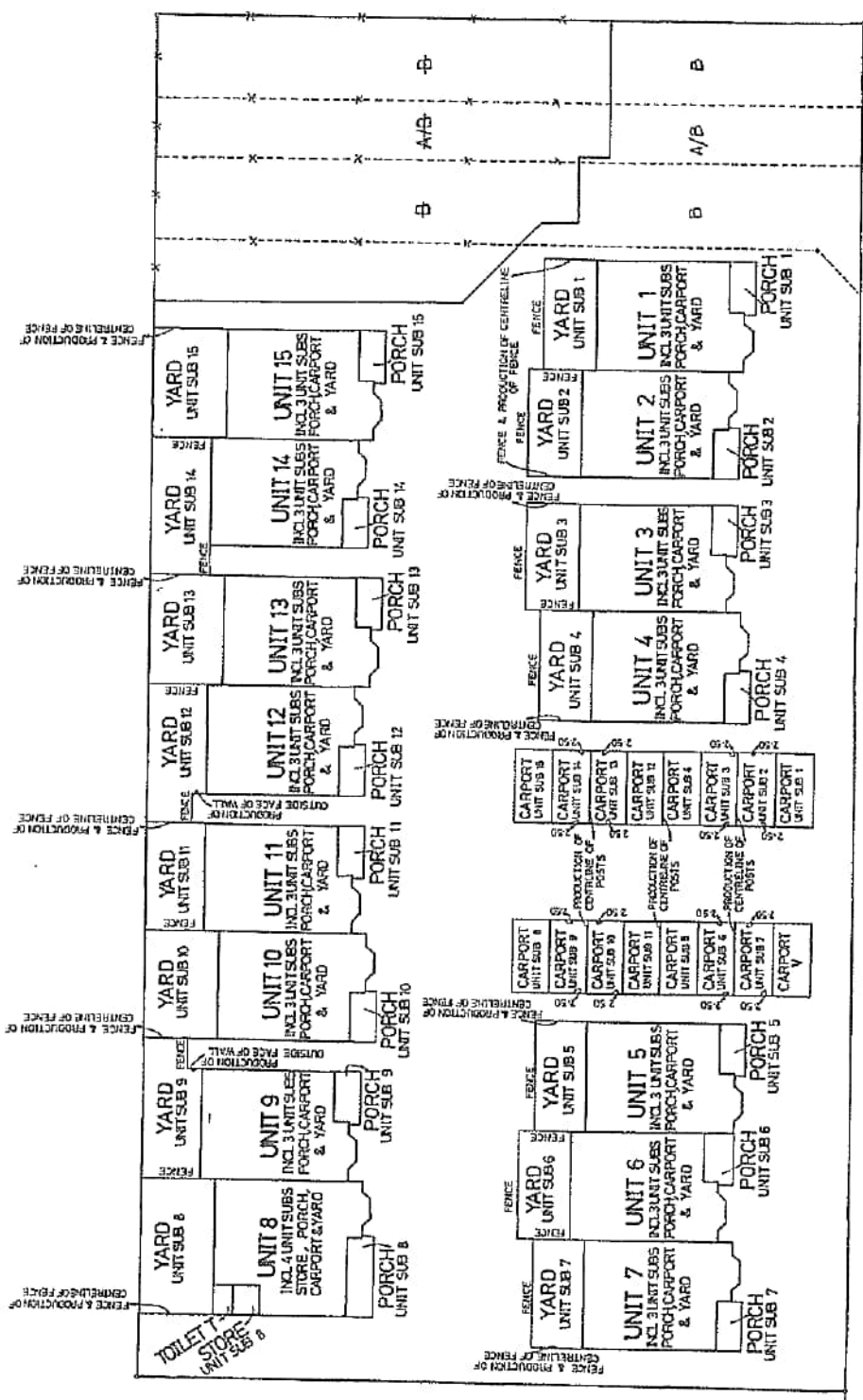
PLAN NUMBER  
**SP 11757**

DATE 24 OCT 1992  
 THIS IS SHEET 2 OF 01 PLAN IN 3 SHEETS  
 DATE 25 7 1991  
 SCALE 1:1000  
 METRE

STATEMENTS CONCERNING EASEMENTS, ENCUMBRANCES AND ADJOINERS

The lower and upper boundary of the unit subsidiary shown as yard is 0.30 metres below existing ground level and 3.00 metres above existing ground level except where easements the upper boundary is 0.15 metres below the level of the eaves.  
 Carpet support posts are Common Property

NOTES:  
 EXISTING RIGHTS ARE TO REMAIN



DAVIS AVENUE

GROUND FLOOR PLAN



John C. Bestfield & Associates, Pty. Ltd.  
 Surveying & Planning Consultants  
 32 Hegill Road, Kemmington Park, 5056.  
 Phone 08 3327111  
 Fax 08 3541829  
 Tel 6507

Application No. 7237352	STRATA PLAN NUMBER SP 11757
	DEPOSITED 24/02/1992 <i>[Signature]</i> PRG REGISTRAR-GENERAL
	THIS IS SHEET 3 OF 3 SHEETS

SCHEDULE OF UNIT ENTITLEMENTS

UNIT NO.	UNIT ENTITLEMENT	UNIT NO.	UNIT ENTITLEMENT	UNIT NO.	UNIT ENTITLEMENT
1	685				
2	675				
3	675				
4	565				
5	565				
6	645				
7	665				
8	720				
9	655				
10	655				
11	655				
12	655				
13	655				
14	655				
15	675				
AGGREGATE	10000	AGGREGATE			
		AGGREGATE			
				AGGREGATE	
					ROAD OR RESERVE ALLOTMENTS



Level 13, 431 King William Street  
Adelaide SA 5000

## Certificate of Currency

### CHU Residential Strata Insurance Plan

<b>Policy No</b>	<b>HU0006162192</b>
<b>Policy Wording</b>	CHU RESIDENTIAL STRATA INSURANCE PLAN
<b>Period of Insurance</b>	29/01/2026 to 29/01/2027 at 4:00pm
<b>The Insured</b>	STRATA CORPORATION NO. 11757 INC.
<b>Situation</b>	35 DAVIS AVENUE CHRISTIES BEACH SA 5165

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### Sections

#### Section 1 – Insured Property

Building: \$6,000,000  
Common Area Contents: \$60,000  
Loss of Rent & Temporary Accommodation (total payable): \$900,000  
Lot Owners' Fixtures and Improvements (per lot): \$250,000

#### Optional Extensions:

Catastrophe Insurance Sum Insured: \$900,000  
Extended Cover - Loss of Rent & Temporary Accommodation: \$135,000  
Escalation in Cost of Temporary Accommodation: \$45,000  
Cost of Removal, Storage and Evacuation: \$45,000  
Machinery Breakdown: Not Selected  
Lot Owners' Contents inclusion (per lot): Not Selected

#### Section 2 – Liability to Others

Sum Insured: \$30,000,000

#### Section 3 – Voluntary Workers

Death: \$300,000  
Total Disablement: \$3,000 per week

#### Section 4 – Fidelity Guarantee

Sum Insured: \$250,000

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

Sum Insured: \$5,000,000

#### Section 6 – 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



**Flood Cover is included.**

Date Printed

28/01/2026

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 QM562-0725 and schedule). It does not alter, amend or extend the policy. This information is current only at the date of printing.