



# 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:

PUBLIC TRUSTEE AS EXECUTOR OF THE ESTATE OF THOMAS PATRICK SULLIVAN

Address:

211 VICTORIA SQUARE, ADELAIDE, SOUTH AUSTRALIA, 5000

### 4 Vendor's registered agent:

FOX REAL ESTATE (SA) PTY LTD T/A FOX REAL ESTATE

ACN: 113 976 024

Address:

192 MELBOURNE, STREET, NORTH ADELAIDE SA 5006

### 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]*

Unit 4, 22 BRIDGE STREET, BALHANNAH, SA 5242 BEING UNIT 4 ON STRATA PLAN 11531 IN THE AREA  
NAMED BALHANNAH IN THE HUNDRED OF ONKAPARINGA AND BEING WHOLE OF CERTIFICATE OF  
TITLE VOLUME 5041 FOLIO 869

## 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:

211 VICTORIA SQUARE, ADELAIDE, SOUTH AUSTRALIA, 5000

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

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

08 8267 4998 OR EMAIL : JAKE@FOXREALESTATE.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:

192 MELBOURNE STREET, NORTH ADELAIDE SA 5006

(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,

PUBLIC TRUSTEE AS EXECUTOR OF THE ESTATE OF THOMAS PATRICK SULLIVAN

of

211 VICTORIA SQUARE, ADELAIDE, SOUTH AUSTRALIA, 5000

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

Date: 25/2/2026 Signed:  PRO PUBLIC TRUSTEE

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

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



**To the purchaser:**


I,

JAKE TIDMARSH FOR AND ON BEHALF OF FOX REAL ESTATE (SA) PTY LTD

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

Exceptions:

NIL

Date: 25/02/2026 Signed: 

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

**SCHEDULE – DIVISION 1**

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

(section 7(1)(b))

Note –

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

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

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

**TABLE OF PARTICULARS**

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

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

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

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

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

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

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

Column 1	Column 2	Column 3
<b>1. General</b>		
<p><b>1.1 Mortgage of land</b></p> <p><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p> <p style="text-align: center; font-size: 2em; opacity: 0.5;">N/A</p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>Number of mortgage (if registered):</p> <p>Name of mortgagee:</p>	<p><input type="checkbox"/></p> <p>YES/NO</p> <p>YES/NO</p>
<p><b>1.2 Easement</b></p> <p>(whether over the land or annexed to the land)</p> <p><b>Note</b> - "Easement" includes rights of way and party wall rights.</p> <p><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p><b>PROPERTY INTEREST REPORT</b></p> <p>Description of land subject to easement:</p> <p><b>PORTION OF THE LAND IN THE SAID CERTIFICATE OF TITLE</b></p> <p>Nature of easement:</p> <p><b>REFER PAGE 12 IN THE PROPERTY INTEREST REPORT FOR DETAILS OF STATUTORY EASEMENTS</b></p> <p>Are you aware of any encroachment on the easement?</p> <p><b>NO</b></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>	<p><input checked="" type="checkbox"/></p> <p><b>NO</b></p> <p><b>YES</b></p>
<p><b>1.3 Restrictive covenant</b></p> <p><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p> <p style="text-align: center; font-size: 2em; opacity: 0.5;">N/A</p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>Nature of restrictive covenant:</p> <p>Name of person in whose favour restrictive covenant operates:</p> <p>Does the restrictive covenant affect the whole of the land being acquired?</p> <p>(If <b>NO</b>, give details):</p> <p>Does the restrictive covenant affect land other than that being acquired?</p>	<p><input type="checkbox"/></p> <p>YES/NO</p> <p>YES/NO</p>

Column 1	Column 2	Column 3
<p><b>1.4 Lease, agreement for lease, tenancy agreement or licence</b></p>	<p><i>Is this item applicable?</i></p>	<input type="checkbox"/>
<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>Will this be discharged or satisfied prior to or at settlement?</i></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><i>Are there attachments?</i></p>	<p>YES/NO</p>
<p>N/A</p>	<p><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:</p>	
	<p>From:</p>	
	<p>To:</p>	
	<p>Amount of rent or licence fee:</p>	
	<p>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-</p>	
	<p>(a) the Act under which the lease or licence was granted:</p>	
	<p>(b) the outstanding amounts due (including any interest or penalty):</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>	<input type="checkbox"/>
<p><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p>	<p><i>Will this be discharged or satisfied prior to or at settlement?</i></p>	<p>YES/NO</p>
<p>N/A</p>	<p><i>Are there attachments?</i></p>	<p>YES/NO</p>
	<p><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><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>	<input type="checkbox"/>
<p><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p>	<p><i>Will this be discharged or satisfied prior to or at settlement?</i></p>	<p>YES/NO</p>
<p>N/A</p>	<p><i>Are there attachments?</i></p>	<p>YES/NO</p>
	<p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p>	
	<p>Nature of condition(s):</p>	
<p><b>7. Emergency Services Funding Act 1998</b></p>		
<p><b>7.1 section 16 - Notice to pay levy</b></p>	<p><i>Is this item applicable?</i></p>	<input checked="" type="checkbox"/>
	<p><i>Will this be discharged or satisfied prior to or at settlement?</i></p>	<p>YES</p>
	<p><i>Are there attachments?</i></p>	<p>YES</p>
	<p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p>	
	<p>CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE</p>	
	<p>Date of notice:</p>	
	<p>REFER REVENUE SA</p>	
	<p>Amount of levy payable:</p>	
	<p>VENDOR TO DISCHARGE AT SETTLEMENT</p>	

Column 1	Column 2	Column 3
<b>19. Land Tax Act 1936</b>		
19.1 Notice, order or demand for payment of land tax	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>                      CERTIFICATE OF LAND TAX PAYABLE</p> <p>Date of notice, order or demand:                      REFER REVENUE SA</p> <p>Amount payable (as stated in the notice):                      VENDOR TO DISCHARGE AT SETTLEMENT</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>                      ADELAIDE HILLS COUNCIL SEARCH AND PROPERTY INTEREST REPORT</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):                      UNIT 4, 22 BRIDGE STREET, BALHANNAH, SA 5242 LT 4 ZONES: TOWNSHIP (T) FOR ZONING OVERLAYS REFER PLAN SA DATA EXTRACT ATTACHED</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?                      NO</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; text-align: center;">N/A</p>		

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

## SCHEDULE – DIVISION 2

### OTHER PARTICULARS

(section 7(1)(b))

#### Particulars of transactions in last 12 months



If the vendor, within 12 months before the date of the contract of sale -

- (a) obtained title to the land; or
- (b) obtained an option to purchase the land; or
- (c) entered into a contract to purchase the land (whether on the vendor's own behalf or on behalf of another),

the vendor must provide the following particulars of all transactions relating to the acquisition of the interest that occurred within that 12 month period:

- 1 The name and address of each party to the transaction and of each person in whom an interest vested as a result of the transaction:

PUBLIC TRUSTEE OF 211 VICTORIA SQUARE, ADELAIDE, SOUTH AUSTRALIA, 5000 AS EXECUTOR(S)  
OF THE ESTATE OF THE DECEASED PROPRIETOR VIDE PROBATE DATED 16 DECEMBER 2025.

- 2 The date and nature of each instrument registered on the certificate of title or, if no such instrument has been registered, the date and nature of each document forming the whole or part of a contract relating to the transaction:

TRANSMISSION APPLICATION 14719216

- 3 Particulars of the consideration provided for the purposes of the transaction:

PURSUANT TO A WILL

The above particulars must be provided for each transaction.

**Particulars relating to strata unit**



- 1 Name of strata corporation:  
STRATA CORPORATION 11531 INC  
Address of strata corporation:  
PO Box 930 Nairne SA 5252
- 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):  
22 Bridge Street, Balhannah SA 5242
  - (b) particulars of the assets and liabilities of the strata corporation:  
REFER STRATA CORPORATION SEARCH ANNEXED HERETO
  - (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 STRATA CORPORATION SEARCH
  - (d) particulars of the unit entitlement of the unit:  
1,428 OF 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:

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:  
STRATACOMM  
Address:  
PO Box 930 Nairne SA 5252

**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 5041 Folio 869

Parent Title(s) CT 4386/497  
Creating Dealing(s) SA 7157055  
Title Issued 30/08/1991 Edition 11 Edition Issued 19/06/2024

### Estate Type

FEE SIMPLE (UNIT)

### Registered Proprietor

THOMAS PATRICK SULLIVAN  
OF UNIT 4 22 BRIDGE STREET BALHANNAH SA 5242

### Description of Land

UNIT 4 STRATA PLAN 11531  
IN THE AREA NAMED BALHANNAH  
HUNDRED OF ONKAPARINGA

### Easements

NIL

### Schedule of Dealings

Dealing Number	Description
14296605	MORTGAGE TO HOMESTART FINANCE

### Notations

#### Dealings Affecting Title

Lodgement Date	Dealing Number	Description	Status
06/02/2026	14719216	TRANSMISSION APPLICATION	UNREGISTERED

Priority Notices NIL

Notations on Plan NIL

Registrar-General's Notes NIL

Administrative Interests NIL

# Property Interest Report

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

Title Reference	CT 5041/869	Reference No. 2753585
Registered Proprietors	T P*SULLIVAN	Prepared 09/02/2026 16:04
Address of Property	Unit 4, 22 BRIDGE STREET, BALHANNAH, SA 5242	
Local Govt. Authority	ADELAIDE HILLS COUNCIL	
Local Govt. Address	PO BOX 44 WOODSIDE SA 5244	

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

### 2. Aboriginal Heritage Act 1988

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

an area surrounding a site

- 2.3 Part 3 Division 6 - Aboriginal heritage agreement

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

also

Refer to the Certificate of Title

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

- 3.1 section 8 - Human remains interred on land

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

also

contact the vendor for these details

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

- 4.1 section 5 - Notice requiring payment

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

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

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

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

- 5.4 section 55 - Order to remove or perform work

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

also

Contact the Local Government Authority for other details that might apply

- 5.5 section 56 - Notice to complete development

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

also

Contact the Local Government Authority for other details that might apply

- 5.6 section 57 - Land management agreement

Refer to the Certificate of Title

- 5.7 section 60 - Notice of intention by building owner

Contact the vendor for these details

- 5.8 section 69 - Emergency order

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

also

Contact the Local Government Authority for other details that might apply

- 5.9 section 71 - Fire safety notice

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

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

## 6. Repealed Act conditions

- |     |  |   |
|-----|--|---|
| 6.1 | Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act, 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1967</i> (repealed)<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> | State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title<br><br>also<br><br>Contact the Local Government Authority for other details that might apply |
|-----|--|---|

## 7. Emergency Services Funding Act 1998

- |     |                                 |   |
|-----|---------------------------------|---|
| 7.1 | section 16 - Notice to pay levy | <b>An Emergency Services Levy Certificate will be forwarded. If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750.</b><br><br><b>Clients who have misplaced or not received their certificates and are RevenueSA Online users should log into RevenueSA Online and reprint their certificates <a href="http://www.revenuesaonline.sa.gov.au">www.revenuesaonline.sa.gov.au</a></b> |
|-----|---------------------------------|---|

## 8. Environment Protection Act 1993

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

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

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

**17. *Land Acquisition Act 1969***

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

**18. *Landscape South Australia Act 2019***

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

Act

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

**19. Land Tax Act 1936**

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

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

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

**21. Local Government Act 1999**

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

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

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

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

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

**24. Mining Act 1971**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- 29.1 Part 5 - Planning and Design Code  
*[ Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*
- Contact the Local Government Authority for the title or other brief description of the zone or subzone in which the land is situated.
- also
- Heritage Branch in DEW has no record of a State Heritage Area created prior to 15 January 1994 under the former South Australian Heritage Act 1978 affecting this title
- also
- For details of this item, including State Heritage Areas which have been authorised or put under interim effect since 15 January 1994, contact the Local Government Authority
- also
- Contact the Local Government Authority for other details that might apply to a place of local heritage value
- also
- For details of declared significant trees affecting this title, contact the Local Government Authority
- also
- 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 5041/869  
**Status:** CURRENT  
**Edition:** 11

## Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Status
06/02/2026		14719216	TRANSMISSION APPLICATION	UNREGISTERED

Data Available - Dealings completed since 11/11/2025 and unregistered Dealings

## Priority Notices

NIL

## Registrar-General's Notes

No Registrar-General's Notes exist for this title

## Certificate of Title

**Title Reference:** CT 5041/869  
**Status:** CURRENT  
**Parent Title(s):** CT 4386/497  
**Dealing(s) Creating Title:** SA 7157055  
**Title Issued:** 30/08/1991  
**Edition:** 11

## Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
06/02/2026		14719216	TRANSMISSION APPLICATION	UNREGISTERED	THOMAS PATRICK SULLIVAN (DECD), PUBLIC TRUSTEE (EXEC)
14/06/2024	19/06/2024	14296605	MORTGAGE	REGISTERED	HOMESTART FINANCE
14/06/2024	19/06/2024	14296604	DISCHARGE OF MORTGAGE	REGISTERED	10332322
06/06/2019	20/06/2019	13122544	TRANSFER	REGISTERED	THOMAS PATRICK SULLIVAN
06/06/2019	20/06/2019	13122543	TRANSMISSION APPLICATION	REGISTERED	ELMA ADELAIDE SULLIVAN (DECD), THOMAS PATRICK SULLIVAN (EXEC)
28/10/2005	15/11/2005	10332322	MORTGAGE	REGISTERED	HOMESTART FINANCE
28/10/2005	15/11/2005	10332321	TRANSFER	REGISTERED	ELMA ADELAIDE SULLIVAN
28/10/2005	15/11/2005	10332320	DISCHARGE OF MORTGAGE	REGISTERED	10042294
04/08/2004	17/08/2004	10042294	MORTGAGE	REGISTERED	WESTPAC BANKING CORPORATION
04/08/2004	17/08/2004	10042293	TRANSFER	REGISTERED	IRENE MATTHIESEN
12/02/2001	19/02/2001	9042606	APPLICATION TO NOTE DEATH	REGISTERED	MELBA ADELAIDE NADEBAUM (DECD), RUDOLPH HENRY NADEBAUM
19/01/1996	31/01/1996	8054405	TRANSFER	REGISTERED	RUDOLPH HENRY NADEBAUM, MELBA ADELAIDE NADEBAUM
02/12/1994	31/01/1995	7836863	TRANSMISSION APPLICATION	REGISTERED	LAVINIA MARY MCTAGGART (DECD), NEIL ALEXANDER FIRTH (EXEL), ANDREW CAMERON

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
					DUNNCLIFF (EXEL)
30/09/1991	18/10/1991	7179559	TRANSFER	REGISTERED	LAVINIA MARY MCTAGGART
03/09/1991	25/09/1991	7165914	WITHDRAWAL OF LIEN	REGISTERED	7158212
03/09/1991	25/09/1991	7165913	DISCHARGE OF MORTGAGE	REGISTERED	7154454
03/09/1991	25/09/1991	7165912	DISCHARGE OF MORTGAGE	REGISTERED	7154453
20/08/1991	13/09/1991	7158212	LIEN	REGISTERED	KEWCO PRODUCTS PTY. LTD.
12/08/1991	30/08/1991	7154454	MORTGAGE	REGISTERED	ARNOLD FRANK O'DONNELL
12/08/1991	30/08/1991	7154453	MORTGAGE	REGISTERED	J.E.W. INVESTMENTS PTY. LTD. (ACN: 007 624 642)

## Certificate of Title

**Title Reference** CT 5041/869  
**Status** CURRENT  
**Easement** NO  
**Owner Number** 08487837  
**Address for Notices** CARE PUBLIC TRUSTEE (2015325EP0100) GPO Box 1338 ADELAIDE SA 5001, AUS  
**Area** NOT AVAILABLE

## Estate Type

Fee Simple (Unit)

## Registered Proprietor

THOMAS PATRICK SULLIVAN  
OF UNIT 4 22 BRIDGE STREET BALHANNAH SA 5242

## Description of Land

UNIT 4 STRATA PLAN 11531  
IN THE AREA NAMED BALHANNAH  
HUNDRED OF ONKAPARINGA

## Last Sale Details

**Dealing Reference** TRANSFER (T) 13122544  
**Dealing Date** 28/05/2019  
**Sale Price** \$0  
**Sale Type** PURSUANT TO A WILL

## Constraints

### Encumbrances

Dealing Type	Dealing Number	Beneficiary
MORTGAGE	14296605	HOMESTART FINANCE

### Stoppers

NIL

## Valuation Numbers

Valuation Number	Status	Property Location Address
5672152608	CURRENT	Unit 4, 22 BRIDGE STREET, BALHANNAH, SA 5242

## Notations

### Dealings Affecting Title

Lodgement Date	Dealing Number	Descriptions	Status
06/02/2026 15:02	14719216	TRANSMISSION APPLICATION	UNREGISTERED

### Notations on Plan

NIL

### Registrar-General's Notes

NIL

### Administrative Interests

NIL

## Valuation Record

<b>Valuation Number</b>	5672152608
<b>Type</b>	Site & Capital Value
<b>Date of Valuation</b>	01/01/2025
<b>Status</b>	CURRENT
<b>Operative From</b>	01/07/1992
<b>Property Location</b>	Unit 4, 22 BRIDGE STREET, BALHANNAH, SA 5242
<b>Local Government</b>	ADELAIDE HILLS
<b>Owner Names</b>	THOMAS PATRICK SULLIVAN
<b>Owner Number</b>	08487837
<b>Address for Notices</b>	CARE PUBLIC TRUSTEE (2015325EP0100) GPO Box 1338 ADELAIDE SA 5001, AUS
<b>Zone / Subzone</b>	T - Township
<b>Water Available</b>	Yes
<b>Sewer Available</b>	Yes
<b>Land Use</b>	1310 - Ground Floor Home Unit Only
<b>Description</b>	H/UNIT GAR
<b>Local Government Description</b>	Residential

## Parcels

Plan/Parcel	Title Reference(s)
S11531 UNIT 4	CT 5041/869

## Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$107,000	\$395,000			

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Previous	\$101,000	\$365,000			

## Building Details

**Valuation Number** 5672152608

**Building Style** Colonial

**Year Built** 1991

**Building Condition** Very Good

**Wall Construction** Brick

**Roof Construction** Galvanised Iron

**Equivalent Main Area** 104 sqm

**Number of Main Rooms** 4

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

To **Fox Real Estate**  
**232 Melbourne St**  
**North Adelaide**  
**North Adelaide SA 5006**

**Certificate No: 30926**  
**Certificate Date: 10/02/2026**

### LOCAL GOVERNMENT INQUIRY

(Certificate of Liabilities pursuant to Section 187(1) of the Local Government Act 1999)

Land:

<b>Assessment No:</b>	4041
<b>Valuer-General's No:</b>	5672152608
<b>Owner/s:</b>	Estate of Thomas Patrick Sullivan
<b>Property Details:</b>	4/22 Bridge Street Balhannah 5242
<b>Legal Description:</b>	Lot 4 Sec: P4014 SP:11531 CT:5041/869

Rates and other monies due as known by Adelaide Hills Council as at 10/02/2026

Due Dates for Payment:	1st Qtr due	01/09/2025	2nd Qtr due	01/12/2025
	3rd Qtr due	01/03/2026	4th Qtr due	01/06/2026

Arrears/Credits as at 01/07/2025		\$404.95
<b>Rates for the 2025/2026 rating year (Declared 1/07/2025)</b>		<b>\$1,711.42</b>
	Rates - Residential	\$792.77
	Fixed Charge	\$880.00
	State Govt. Hills & Fleurieu Landscape Levy	\$38.65
Rates Postponed (arrears and current)		\$0.00
Postponed Interest		\$0.00
PLUS Other property Related Debts		
PLUS Fines and/or Interest to date		\$21.27
PLUS other adjustments, including Legal Fees		\$0.00
LESS Rebate (if applicable)		\$0.00
LESS Payments/Rounding		-\$1,283.71
<b>TOTAL OWING AS AT 10/02/2026</b>		<b>\$853.93</b>

**Fines on Rates:** Council Rates are deemed to be overdue if not paid by 01/09/25 and a 2% fine will be added to this outstanding balance. Interest at the prescribed percentage rate of 8.5% p.a. will be added to the total amount in arrears (including amount of any unpaid fine) on the 12th of each month following until the total balance owing is paid.

**Fines on Payments by Instalments:** Where rates are paid quarterly the total rate is divided by four which is then required to be paid on the due dates set for September, December, March and June. If the quarterly payments are not received by the due date, a 2% fine will be added to that amount with interest at the prescribed percentage rate 8.5% p.a. added on the 12th of each month following, until the total amount overdue is paid.

The charges as shown are valid for the date of the certificate.

If settlement occurs within three months from the date of this certificate, you may check the above details quoting the assessment number. If this information falls outside of the above time frame, a new Section 187 certificate is required.

**Any verbal information provided by Council for the above is not deemed a certificate for the purposes of a Section 187 of the Local Government Act 1999.**



Biller Code: 45369

BPay Reference Number 40410

Certified - Adelaide Hills Council

Date - 10-February-2026



63 Mount Barker Road  
Stirling SA 5152

Telephone (08) 8408 0400  
Email: mail@ahc.sa.gov.au

To: **Fox Real Estate**  
**232 Melbourne St**  
**North Adelaide**  
**North Adelaide SA 5006**

**Certificate No: 23855**  
**Certificate Date: 10/02/2026**

## REQUEST FOR INFORMATION

We refer to your request and now attach particulars and documentary material which Council must supply pursuant to the provisions of the Local Government Act and the Land and Business (Sale and Conveyancing) Act 1994.

### Land:

<b>Assessment No:</b>	4041
<b>Valuer-General's No:</b>	5672152608
<b>Owner/s:</b>	Estate of Thomas Patrick Sullivan
<b>Property Details:</b>	4/22 Bridge Street Balhannah 5242
<b>Legal Description:</b>	Lot 4 Sec: P4014 SP:11531 CT:5041/869

**PRESCRIBED INFORMATION*****Important Information to Note*****General Advice**

The Section 7 of the Land and Business (Sales & Conveyancing) Act 1994 provides information relating to a property as prescribed by legislation. Included in the search by Council is the zoning of the land and where applicable, the more recent development consents for the property.

Intended purchasers of land are requested to refer to the relevant provisions of the Planning and Design Code and contact the Development Services team on 08 8408 0558 before doing anything on the said property, if they are proposing to, for example, construct a new dwelling, undertake alterations or additions to a dwelling, construct a tennis court or swimming pool, build retaining walls, undertake boundary realignments or land divisions.

The Planning and Design Code (the document that guides development within the Council) can be viewed online at <https://code.plan.sa.gov.au>. Information sheets relating to development applications and various land uses are also available from the Department of Planning, Transport & Infrastructure or from Council's web site at [www.ahc.sa.gov.au](http://www.ahc.sa.gov.au).

Development in the Mt Lofty Ranges has more development controls and restrictions compared to other areas of the State primarily due to:

- bushfire protection
- watershed protection
- retention of native vegetation

This advice is provided for your information to promote a better understanding of the requirements for development and other obligations in the Adelaide Hills Council area.

***Developments prior to 1998***

Council records for developments prior to 1998 may be incomplete due to differing standards of recordkeeping applied in the various Hills Councils prior to amalgamation and formation of the Adelaide Hills Council in 1998.

***Building Indemnity Insurance***

This is insurance taken out by a building work contractor when performing domestic building work costing \$12,000 or more that requires Council approval. This insurance protects the current building owner and future owner if:

- work has not been completed or faulty work has not been rectified; and
- the builder dies, disappears or is declared bankrupt.

Claims can usually be made up to five years from the date the building work was completed.

Source:

<https://www.cbs.sa.gov.au/campaigns/repairs-and-rebuilding-after-bushfire-or-other-catastrophic-event>

Further information can be found from the housing, property and land section of the State Government website directory [www.sa.gov.au](http://www.sa.gov.au) or from the Office of Consumer and Business Affairs website [www.ocba.sa.gov.au](http://www.ocba.sa.gov.au).

**Greg Georgopoulos**  
**Chief Executive Officer**

**PRESCRIBED INFORMATION****Development Act 1993 (Repealed)****Section 42** - Condition (that continues to apply) of a development authorisation.**Yes**

If yes see attached approvals

**Part 2 - Items to be Included if land affected****Development Act 1993 (repealed)**

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

**N/A**

Date Requirement given:

Name of Body giving requirement:

Nature of Requirement:

Contribution payable (if any):

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

**N/A**

Date of agreement:

Name of parties:

Terms of agreement:

Contribution payable (if any):

Section 55 - Order to remove or perform work

**N/A**

Date of order:

Terms of order:

Building work (if any) required to be carried out:

Amount payable (if any):

Section 56 - Notice to complete development

**N/A**

Date of notice:

Requirements of notice:

Building work (if any) required to be carried out:

Amount payable (if any):

**PRESCRIBED INFORMATION**

Section 57 - Land management agreement

**No**

Date of agreement:

Name of parties:

Terms of agreement:

If Yes, copy attached  
.....

Section 69 - Emergency order

**N/A**

Date of order:

Name of authorised officer who made order:

Nature of authority that appointed the officer:

Amount payable (if any):  
.....

Section 71 - Fire safety notice

**N/A**

Date of notice:

Names of authority giving notice

Requirements of notice:

Building work (if any) required to be carried out:

Amount payable (if any):  
.....

Section 84 - Enforcement notice

**N/A**

Date notice given:

Name of relevant authority giving notice:

Nature of directions contained in notice:

Building work (if any) required to be carried out:

Amount payable (if any):  
.....

**PRESCRIBED INFORMATION**

Section 85(6), 85(10) or 106 - Enforcement order

**N/A**

Date order made:

Name of court that made order:

Action number:

Names of parties:

Terms of order:

Building work (if any) required to be carried out:

Part 11 Division 2 - Proceedings

**N/A**

Date of commencement of proceedings:

Date of determination or order (if any):

Terms of determination or order (if any):

Refer to Supplementary Prescribed Information in Appendix 1 for *Planning Development and Infrastructure Act 2016*

**Confirmed-Planning/Development Section** Anneke Potter

**Housing Improvement Act 1940**

Section 23 - Declaration that house is undesirable or unfit for human habitation

**N/A**

Date of declaration:

Those particulars required to be provided by a council under Section 23:

**Confirmed-Building/Development Section** Anneke Potter

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**PRESCRIBED INFORMATION**

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**Food Act 2001**

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Section 44 - Improvement Notice

**N/A**

Date of notice:

Name of authorised officer who served notice:

Name of authority that appointed officer:

Requirements of notice:

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Section 46 - Prohibition order

**N/A**

Date of order:

Name of authority or person who served order:

Requirements of order:

---

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

---

Part 3 - Notice

**N/A**

Date of notice:

Name of council or other authority giving notice:

Requirements of notice:

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

**N/A**

Date of approval:

Name of relevant authority that granted approval:

Conditions of approval:

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

**N/A**

Date of order:

Name of authority giving order:

Requirements of order:

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<b>Confirmed-Environmental Health Section</b> Mignon DuRieu
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**PRESCRIBED INFORMATION**

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**South Australian Public Health Act 2011**

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Section 92 Notice

**N/A**

Date of notice:

Name of Council or other relevant authority  
giving notice:

Requirements of notice:

---

South Australian Public Health (Wastewater) Regulations 2013 Part 4 - Condition (that  
continues to apply) of an approval

**N/A**

Date of approval:

Name of person or body that granted the  
approval:

Condition(s) of approval:

<b>Confirmed-Health Section</b> Mignon DuRieu
---

**PRESCRIBED INFORMATION**

**Local Government Act 1934 (repealed)**

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

**N/A**

Date of Notice, order etc:

Name of council by which, or person by whom, notice, order etc is given or made:

Land subject thereto:

Nature of requirements contained in notice, order etc:

Time for carrying out requirements:

Amount payable (if any):

**Local Government Act 1999**

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

**N/A**

Date of Notice, order etc:

Name of council by which, or person by whom, notice, order etc is given or made:

Land subject thereto:

Nature of requirements contained in notice, order etc:

Time for carrying out requirements:

Amount payable (if any):

**Confirmed-General Section** Mignon DuRieu

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**PRESCRIBED INFORMATION**

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**Fire and Emergency Services Act 2005**

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Section 105F (or section 56 or 83 (repealed) - Notice to take action to prevent outbreak or spread of fire

**N/A**

Date of Notice:

Person or body who issued notice:

Requirements of notice (as stated therein):

Amount payable (if any):

---

**Confirmed-Enforcement/Compliance Section** Mignon DuRieu

**PRESCRIBED INFORMATION****Particulars relating to Environment Protection****Further information held by Councils**

Does the Council hold details of any development relating to -

(a) commercial or Industrial activity at the land; or

**No**

(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)

---

Development Consents Attached

**No**

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

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

It should be noted that-

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

# Data Extract for Section 7 search purposes

Valuation ID 5672152608

**Data Extract Date:** 17/02/2026

## Important Information

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

**Parcel ID:** S11531 UN4

**Certificate Title:** CT5041/869

**Property Address:** UNIT 4 22 BRIDGE ST BALHANNAH SA 5242

## Zones

Township (T)

## Subzones

No

## Zoning overlays

### Overlays

#### **Hazards (Flooding)**

The Hazards (Flooding) Overlay seeks to minimise flood hazard risk to people, property, infrastructure and the environment.

#### **Hazards (Bushfire - Medium Risk) (Medium)**

The Hazards (Bushfire - Medium Risk) Overlay seeks to ensure development responds to the medium level of bushfire risk by siting and designing buildings to mitigate threat and impact of bushfires on life and property and facilitating access for emergency service vehicles.

#### **Mount Lofty Ranges Water Supply Catchment (Area 2)**

The Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay is to protect Adelaide's drinking water supply by limiting development to that which has a beneficial impact on the quality of water harvested from the Mount Lofty Ranges Watershed

#### **Native Vegetation**

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

#### **Prescribed Water Resources Area**

The Prescribed Water Resources Area Overlay seeks to ensure the sustainable use of water in prescribed water resource areas.

### **Regulated and Significant Tree**

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

### **Traffic Generating Development**

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

### **Urban Transport Routes**

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

## **Is the land situated in a State Heritage Place/Area**

No

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

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

## **Is the land designated as a Local Heritage Place**

No

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

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

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

No, refer note below:

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

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

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

## Associated Development Authorisation Information

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

No

## Land Management Agreement (LMA)

No

# PRESCRIBED INFORMATION

## APPENDIX 1

<b><i>Planning, Development and Infrastructure (PDI Act) 2016</i></b>		
<p>Repealed Act Conditions</p> <p>Conditions (that continue to apply of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), <i>The City of Adelaide Development Control Act 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1966</i> (repealed)</p>	<p>Nature of conditions:</p>	<p>Yes, refer attached</p>
<p>Part 5 – Planning and Design Code</p>	<p>Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code):</p>	<p>For zone, subzone and overlay refer Attached Section 7 Extract from Plan SA</p>
<p>Part 5 – Planning and Design Code</p>	<p>Is there a tree or stand of trees declared in Part 10 of the Planning and Design Code to be a significant tree or trees on the land</p>	<p>Unknown</p>
<p>Part 5 – Planning and Design Code</p>	<p>Is there a current amendment to the Planning and Design Code released for public consultation by a designated entity on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation.</p>	<p>Link to Planning and Design Code: <a href="#">Code Amendments   PlanSA</a></p>
<p>Part 5 – Planning and Design Code</p>	<p>Is there a State Heritage place on the land or is the land situated in a State Heritage Area?</p>	<p>No</p>
<p>Part 5 – Planning and Design Code</p>	<p>Is the land designated as a Local Heritage place?</p>	<p>No</p>
<p>Section 127 – Condition (that continues to apply) of a development authorisation</p>	<p>Date of Authorisation:</p> <p>Name of relevant authority that granted authorisation:</p> <p>Condition(s) of authorisation:</p>	<p>No</p>

## PRESCRIBED INFORMATION

### APPENDIX 1

<p>Section 141 – Order to remove or perform work</p>	<p>Date of order:</p> <p>Terms of order:</p> <p>Building work (if any) required to be carried out:</p> <p>Amount payable (if any):</p>	<p>Nil</p>
<p>Section 142 – Notice to complete development</p>	<p>Date of notice:</p> <p>Requirements of notice:</p> <p>Building work (if any) required to be carried out:</p> <p>Amount payable (if any):</p>	<p>Nil</p>
<p>Section 155 – Emergency order</p>	<p>Date of order:</p> <p>Name of authorised officer who made order:</p> <p>Name of authority that appointed the authorised officer:</p> <p>Nature of order:</p> <p>Amount payable (if any):</p>	<p>Nil</p>
<p>Section 157 – Fire safety notice</p>	<p>Date of notice:</p> <p>Name of authority giving notice:</p> <p>Requirements of notice:</p> <p>Building work (if any) required to be carried out:</p> <p>Amount payable (if any):</p>	<p>Nil</p>
<p>Section 192 or 193 – Land management agreement</p>	<p>Date of agreement:</p> <p>Names of parties:</p> <p>Terms of agreement:</p>	<p>Nil</p>
<p>Section 198(1) – Requirement to vest land in a council or the Crown to be held as open space</p>	<p>Date requirement given:</p> <p>Name of body giving requirement:</p> <p>Nature of requirement:</p> <p>Contribution payable (if any):</p>	<p>Nil</p>

## PRESCRIBED INFORMATION

### APPENDIX 1

<p>Section 198(2) – Agreement to vest land in a council or the Crown to be held as open space</p>	<p>Date of agreement:</p> <p>Names of parties:</p> <p>Terms of agreement:</p> <p>Contribution payable (if any):</p>	<p>Nil</p>
<p>Part 16 Division 1 – Proceedings</p>	<p>Date of commencement of proceedings:</p> <p>Date of determination or order (if any):</p> <p>Terms of determination or order (if any):</p>	<p>Nil</p>
<p>Section 213 – Enforcement notice</p>	<p>Date notice given:</p> <p>Name of designated authority giving notice:</p> <p>Nature of directions contained in notice:</p> <p>Building work (if any) required to be carried out:</p> <p>Amount payable (if any):</p>	<p>Nil</p>
<p>Section 214(6), 214(10) or 222 – Enforcement order</p>	<p>Date order made:</p> <p>Name of court that made order:</p> <p>Action number:</p> <p>Name of parties:</p> <p>Terms of order:</p> <p>Building work (if any) required to be carried out:</p>	<p>Nil</p>
<p><b><i>Development Act 1993 (repealed)</i></b></p>		
<p>Section 57 – Land Management Agreement</p>	<p>Date of agreement:</p> <p>Names of parties:</p> <p>Terms of agreement:</p>	<p>No</p>
<p><b><i>Housing Improvement Act 1940</i></b></p>		

# PRESCRIBED INFORMATION

## APPENDIX 1

Part 7 (rent control for substandard houses)	Notice or Declaration:  Date of Notice or Declaration:  Those particulars required to be proved by the housing authority under section 60	Nil
<b>Other Charges</b>		
Charge of any kind affecting the land (not included in another item)	Person or body in whose favour charge exists:  Nature of charge:  Amount of charge (if known):	Nil

### Particulars of Building Indemnity Insurance

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

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

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

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

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

# PRESCRIBED INFORMATION

## APPENDIX 1

### Exemption from holding insurance:

If particulars of insurance are not given, has an exemption been granted under section 45 of the *Building Work Contractors Act 1995* from the requirement to hold an insurance policy in accordance with Division 3 of Part 5 of that Act? \* **No**

If **YES**, give details:

Date of the exemption	
Name of builder granted the exemption	
Licence number of builder granted the exemption	
Details of building work to which the exemption applies:	
Details of conditions (if any) to which the exemption is subject	

**Certified Development Section**..... **Date: 17/02/2026**

Confirmed Accurate: Anneke Potter

**PRESCRIBED INFORMATION**

<b><i>Local Nuisance and Litter Control Act 2016</i></b>		
Section 30 – Nuisance or litter abatement notice	Date of notice: Notice issued by: Nature of requirements contained in notice: Time for carrying out requirements:	N/A

Certified by Environmental Health Section:      Stewart West      Date: 10/02/26

**PRESCRIBED INFORMATION**

<b><i>Local Nuisance and Litter Control Act 2016</i></b>		
Section 30 – Nuisance or litter abatement notice	Date of notice:  Notice issued by:  Nature of requirements contained in notice:  Time for carrying out requirements:	N/A

Certified by Regulatory Services Section:                      Mignon DuRieu                      Date: 10/02/26

**PRESCRIBED INFORMATION**

<b><i>Land Acquisition Act 1969</i></b>		
Section 10 – Notice of intention to acquire	Date of notice:  Name of Authority who served notice:  Description of land intended to be acquired (as described in notice)	N/A

Certified by Civil Section    Sophie Roberts    Date 16/02/2026

**PRESCRIBED INFORMATION**

<b><i>Land Acquisition Act 1969</i></b>		
Section 10 – Notice of intention to acquire	Date of notice:  Name of Authority who served notice:  Description of land intended to be acquired (as described in notice)	N/A

Certified by Property Section.....Lisa Smith .....Date 10/02/2026



# The District Council of Onkaparinga

The Onkaparinga Valley - A Great Place to Live

P.O. Box 44  
Woodside, S.A. 5244

Telephone: (08) 389 7182  
Facsimile: (08) 389 7440

A/4041

## DECISION NOTIFICATION

### DEVELOPMENT ACT 1993

**TO** RUDOLPH HENRY NADEBAUM AND  
MELBA ADELAIDE NADEBAUM  
4/22 BRIDGE STREET  
BALHANNAH 5242

**DEVELOPMENT REFERENCE NO:** 563/DE/00058/96  
**ASSESSMENT NO:** 4751.00  
**NATURE OF DEVELOPMENT:** CLASS 10A VERANDAH

**LOCATION:** 4/22 BRIDGE STREET  
BALHANNAH 5242  
**APPLICANT:** NICHOLAS KIRBY  
PO BOX 143  
MEADOWS 5201  
**OWNER:** RUDOLPH HENRY NADEBAUM AND  
MELBA ADELAIDE NADEBAUM  
4/22 BRIDGE STREET  
BALHANNAH 5242

In respect to the proposed development you are informed that your application for -

(a) Provisional Development Plan Consent has been granted subject to the following conditions.

1. Roof drainage water be disposed to a street water table or stormwater sump within three (3) months of the roof cladding being installed so as to avoid nuisance to neighbours or destabilisation to building foundations.

#### NOTE ONLY

2. The consent of the strata corporation should be obtained prior to commencing building work.

(b) Provisional Building Rules Consent has been granted without conditions.

(c) Development Approval has been granted subject to compliance with any conditions attached to the relevant consents.

If there were third party representations, any consent or approval (with or without conditions) does not operate or become effective until 15 business days after the date of the decision.

You are reminded that Section 86 (1) (a) of the Development Act provides for a right of appeal to the Environment, Resources and Development Court against this decision, or the imposition of conditions attached to this authorisation, within two months after receipt of this notice.

(Section 86 (4) Development Act 1993.)

This consent and/or approval will lapse if the development has not substantially commenced on-site within 12 months of the date of approval or has not been substantially completed within 3 years of the date of approval.

Signed K. Hill  
Authorised Officer  
(Development Act 1993)

Date 7/3/96

DISTRICT COUNCIL OF ONKAPARINGA

P.O. Box 44, Woodside, S.A., 5244

PLANNING DECISION NOTIFICATION

South Australia Planning Act, 1982  
Development Control Regulations

Regulation 41  
Sixth Schedule

Development Number

Assessment Number

To

Location  
of  
Proposed  
Development

Nature of  
Proposed  
Development

In respect of this proposed development you are informed that:

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

Date of Decision.....

Conditions:—

REFER TO PREVIOUS PLANNING APPLICATION 563/6-220/90

.....representation(s) from third parties concerning your proposal were received.

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

.....  
Planning Officer

.....  
District Clerk

PLEASE READ THE INFORMATION ON THE BACK OF THIS FORM

DISTRICT COUNCIL OF ONKAPARINGA

P.O. Box 44, Woodside, S.A., 5244

BUILDING DECISION NOTIFICATION

Development Number

563/6-446/90

Assessment Number

65697.00

To

S. CRILLY,  
6 VALMA AVENUE, HAHNDORF 5245.

Location  
of  
Proposed  
Building work

22 BRIDGE STREET,  
BALHANNAH.

PS 4014  
LOT 32  
CT 4114/619

Nature of  
Proposed  
Building work

SEVEN STRATA TITLE UNITS

Your plans & specifications for proposed building work are hereby

- refused
- approved
- approved subject to ( 3 ) condition(s)

1 - Dwelling (4)

class... 2 - Units (3)

Date of Decision.....

25/01/91

Conditions:—

(21/12/90 Stage 1 approval for footings construction only)

1. Compliance in all respects with A.S. 1684 Timber Framing Code.
2. Building work shall comply in all respects with construction requirements for buildings in Bushfire Prone Areas. (Specification 18.1a)
3. Compliance in all respects with Regulations and Specification 47.8a Damp proofing of certain rooms and facilities. (Bathrooms, showers, laundry, water closet)

This consent is valid for twelve months from the date of approval and if the building work is not substantially commenced within that time the consent lapses.

NO PERSON SHALL OCCUPY ANY PORTION OF A BUILDING OF CLASS II TO IX UNTIL A CERTIFICATE OF CLASSIFICATION HAS BEEN ISSUED BY THE COUNCIL FOLLOWING COMPLETION OF THE BUILDING.

.....  
Building Inspector

.....  
District Clerk

PLEASE READ THE INFORMATION ON THE BACK OF THIS FORM

**(1) Building Act:**

Building work must be constructed in all respects with the Building Act 1970-71 (as amended) and Council By-Laws.

**(2) Pouring of Concrete:**

One normal working day's notice must be given to the Council office before pouring footings. A footing certificate will not be issued by the Council. Arrangements should be made with your engineer prior to pouring of concrete for a certificate.

**(3) Allotment Boundaries:**

Allotment boundaries will not be certified by Council staff. The onus of ensuring that buildings are sited in the approved position on the correct allotment is the responsibility of the owner.

**(4) E. & W. S.:**

Townships—where an allotment is served by E. & W. S. Sewer, the owner is required to give notice to that Department of the intended building work.

**(5) Protection of Property:**

Your co-operation is sought in ensuring that the street, road, kerb, gutter and footway are protected from damage during the delivery of any building materials to the site. Re-instatement costs can be recovered from the owner in addition to a penalty imposed by a court, if damage is caused. Any changes to existing entranceways must be approved by Council.

**(6) E.T.S.A.:**

The Electricity Trust of South Australia should be notified of all proposed additions and alterations to existing buildings and those proposals to erect signs, awnings, temporary scaffolding or other structures near overhead electricity services and street mains. Building work near overhead electricity conductors sometimes creates dangerous situations while underground cables are often covered in such a way that maintenance becomes impossible. Failure to observe safe clearances to existing services in building operations may make you liable to pay damages to the Trust.

**WARNINGS**

- (a) The owner is warned that the Council is required to approve the minimum allowable footing sizes under the regulations and A.S. 2870. Such designs do not provide a guarantee against footing failures. Advice from a qualified engineer in this matter is recommended.
- (b) This approval does not imply that this application conforms in all respects with the requirements of other government or statutory bodies, especially E.T.S.A., Telecom and E. & W.S. The owner is advised to check with other relevant bodies.

**NOTES FOR APPLICANT**

**1. You may have a right of appeal if this Notification is:**

- a refusal

or

- a consent with conditions.

Such an appeal must be lodged within two months of the day on which you receive this notice or such longer time as the Planning Appeal Tribunal may allow.

Please contact the Planning Appeal Tribunal if you wish to appeal. (Refer South Australian Government Section of the Telephone Directory under 'Courts Department').

**2. If your Application was the subject of third-party representations, any consent or consent subject to conditions shall not operate until after twenty-one days from the date that the decision was made, or such longer period that the Tribunal may allow for instituting an appeal. (Note: The period is extended where days between 24 December and 2 January, inclusive, are involved).**

If there is an appeal by a third party, any consent or consent with conditions shall not operate until determination of the appeal.

**3. If there is a consent or a consent with conditions:**

- the development must be substantially commenced

or

• for land division, you must apply for certificates of approval within twelve months of the date of this Notification unless this period has been extended by the Council or Planning Commission.

AND

- Any act or work authorised or required by this Notification must be completed within three years of the date of the Notification or a longer time as allowed by the Council or the Planning Commission.

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

4. The premises or land should not be occupied or used for the purposes approved until all the conditions of consent have been complied with.
5. Any condition imposed is binding and enforceable against all persons who may hereafter acquire the benefit of the consent.
6. Advertising signs not detailed in your application may require future Council approval. Please contact the Council Office if advertising signs are proposed.

### PLANNING DECISION NOTIFICATION

South Australia Planning Act, 1982  
Development Control Regulations

Regulation 41  
Sixth Schedule

Development Number
563/6-220/90
Assessment Number
65697.00 7

To	SIMON CRILLY, 6 VALMA AVENUE, HAHNDORF 5245.
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Location of Proposed Development	22 BRIDGE STREET, BALHANNAH.	PS 4014 LOT 32 CT 4114/619
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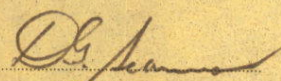
Nature of Proposed Development	SEVEN STRATA TITLE UNITS
--------------------------------	--------------------------

In respect of this proposed development you are informed that:  consent is refused  
 Date of Decision: 21/12/90  consent is granted  
 (Council meeting 27/08/90)  consent is granted subject to (3) condition(s)  
 Conditions:—

1. Stormwater be disposed to a street water table or stormwater sump or by another satisfactory method so as to avoid nuisance to neighbours or destabilisation to building foundations.
2. A Colourbond type of roof material be used.
3. No portion of the driveway shall be at a level lower than the kerb in Bridge Street.

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

  
 Planning Officer

  
 District Clerk

### BUILDING DECISION NOTIFICATION

Development Number
563/6-446/90
Assessment Number
65697.00 7

To	SIMON CRILLY, 6 VALMA AVENUE, HAHNDORF 5245.
----	---

Location of Proposed Building work	22 BRIDGE STREET, BALHANNAH.	PS 4014 LOT 32 CT 4114/619
------------------------------------	---------------------------------	----------------------------------

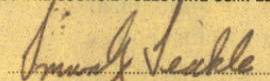
Nature of Proposed Building work	SEVEN STRATA TITLE UNITS
----------------------------------	--------------------------

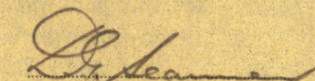
Your plans & specifications for proposed building work are hereby  refused **DWELLING (4) CLASS I**  
 Date of Decision: 21/12/90  approved class **UNIT (3) CLASS II**  
 Conditions:—  approved subject to ( ) condition(s)

#### STAGE 1 APPROVAL FOR FOOTINGS CONSTRUCTION ONLY

This consent is valid for twelve months from the date of approval and if the building work is not substantially commenced within that time the consent lapses.

**NO PERSON SHALL OCCUPY ANY PORTION OF A BUILDING OF CLASS II TO IX UNTIL A CERTIFICATE OF CLASSIFICATION HAS BEEN ISSUED BY THE COUNCIL FOLLOWING COMPLETION OF THE BUILDING.**

  
 Building Inspector

  
 District Clerk

**(1) Building Act:**

Building work must be constructed in all respects with the Building Act 1970-71 (as amended) and Council By-Laws.

**(2) Pouring of Concrete:**

One normal working day's notice must be given to the Council office before pouring footings. A footing certificate will not be issued by the Council. Arrangements should be made with your engineer prior to pouring of concrete for a certificate.

**(3) Allotment Boundaries:**

Allotment boundaries will not be certified by Council staff. The onus of ensuring that buildings are sited in the approved position on the correct allotment is the responsibility of the owner.

**(4) E. & W. S.:**

Townships—where an allotment is served by E. & W. S. Sewer, the owner is required to give notice to that Department of the intended building work.

**(5) Protection of Property:**

Your co-operation is sought in ensuring that the street, road, kerb, gutter and footway are protected from damage during the delivery of any building materials to the site. Re-instatement costs can be recovered from the owner in addition to a penalty imposed by a court, if damage is caused. Any changes to existing entranceways must be approved by Council.

**(6) E.T.S.A.:**

The Electricity Trust of South Australia should be notified of all proposed additions and alterations to existing buildings and those proposals to erect signs, awnings, temporary scaffolding or other structures near overhead electricity services and street mains. Building work near overhead electricity conductors sometimes creates dangerous situations while underground cables are often covered in such a way that maintenance becomes impossible. Failure to observe safe clearances to existing services in building operations may make you liable to pay damages to the Trust.

**WARNINGS**

- (a) The owner is warned that the Council is required to approve the minimum allowable footing sizes under the regulations and A.S. 2870. Such designs do not provide a guarantee against footing failures. Advice from a qualified engineer in this matter is recommended.
- (b) This approval does not imply that this application conforms in all respects with the requirements of other government or statutory bodies, especially E.T.S.A., Telecom and E. & W.S. The owner is advised to check with other relevant bodies.

**NOTES FOR APPLICANT**

**1. You may have a right of appeal if this Notification is:**

- a refusal
- or
- a consent with conditions.

Such an appeal must be lodged within two months of the day on which you receive this notice or such longer time as the Planning Appeal Tribunal may allow.

Please contact the Planning Appeal Tribunal if you wish to appeal. (Refer South Australian Government Section of the Telephone Directory under 'Courts Department').

**2. If your Application was the subject of third-party representations, any consent or consent subject to conditions shall not operate until after twenty-one days from the date that the decision was made, or such longer period that the Tribunal may allow for instituting an appeal. (Note: The period is extended where days between 24 December and 2 January, inclusive, are involved).**

If there is an appeal by a third party, any consent or consent with conditions shall not operate until determination of the appeal.

**3. If there is a consent or a consent with conditions:**

- the development must be substantially commenced
- or
- for land division, you must apply for certificates of approval within twelve months of the date of this Notification unless this period has been extended by the Council or Planning Commission.

AND

- Any act or work authorised or required by this Notification must be completed within three years of the date of the Notification or a longer time as allowed by the Council or the Planning Commission.

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

- 4. The premises or land should not be occupied or used for the purposes approved until all the conditions of consent have been complied with.**
- 5. Any condition imposed is binding and enforceable against all persons who may hereafter acquire the benefit of the consent.**
- 6. Advertising signs not detailed in your application may require future Council approval. Please contact the Council Office if advertising signs are proposed.**

**Receipt**

10-Feb-2026 10:34 am

Receipt Number **1157644**

Adelaide Hills Council

P.O. Box 44

Woodside SA 5244

Tel (08) 8408 0400

ABN: 23 955 071 393

Fox Real Estate

**Payment Details**

**EFTPOS - \$71.00**

Name: Andrew Fox.

Cheque No:

BSB No:

**Receipt Details**

-----  
Ref: 258125295

Property Search

**\$71.00**

Requestor - Sullivan – Balhannah –

A4041

Receipt Total

-----  
**\$71.00**  
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-

Account Number 56 72152 60 8	L.T.O Reference CT5041869	Date of issue 10/2/2026	Agent No. 8452	Receipt No. 2753585
---------------------------------	------------------------------	----------------------------	-------------------	------------------------

FOX REAL ESTATE  
PO BOX 456  
NORTH ADELAIDE SA 5006  
fox@foxrealestate.com.au

Section 7/Elec

## Certificate of Water and Sewer Charges & Encumbrance Information

### Property details:

Customer: EST OF T P SULLIVAN C/- PUBLIC TRUSTEE (2015325E)  
 Location: U4 22 BRIDGE ST BALHANNAH UNIT 4  
 Description: H/UNIT GAR Capital Value: \$ 395 000  
 Rating: Residential

### Periodic charges

Raised in current years to 31/12/2025

			\$
	Arrears as at: 30/6/2025	:	102.82
Water main available: 1/7/1992	Water rates	:	164.60
Sewer main available: 1/7/1992	Sewer rates	:	188.00
	Water use	:	36.43
	SA Govt concession	:	0.00
	Recycled Water Use	:	0.00
	Service Rent	:	0.00
	Recycled Service Rent	:	0.00
	Other charges	:	10.20
	Goods and Services Tax	:	0.00
	Amount paid	:	0.00
	Balance outstanding	:	502.05

Degree of concession: 00.00%  
 Recovery action taken: REPAYMENT ARRANGEMENT

Next quarterly charges: Water supply: 82.30 Sewer: 94.00 Bill: 18/3/2026

This account has no meter of its own but is supplied from account no 56 72152 40 5.

The Water Use apportionment option is Even.

The apportionment percentage for this account is 14.28%.

From 1/7/2015, Save the River Murray Levy charges no longer apply.

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: EST OF T P SULLIVAN TRUSTEE (2015325E) C/- PUBLIC Water & Sewer Account Acct. No.: 56 72152 60 8 Amount: \_\_\_\_\_

Address:  
U4 22 BRIDGE ST BALHANNAH UNIT 4

---

### Payment Options

**EFT**

EFT Payment

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	5672152608



Bill code: 8888  
Ref: 5672152608

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: 5672152608



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: 2753585

THE TRUSTEE FOR FOX REAL ESTATE  
Fox Real Estate  
POST OFFICE BOX 456  
NORTH ADELAIDE SA 5006

**DATE OF ISSUE**  
10/02/2026

**ENQUIRIES:**  
Tel: (08) 8372 7534  
Email: [contactus@revenuesa.sa.gov.au](mailto:contactus@revenuesa.sa.gov.au)

<b>OWNERSHIP NUMBER</b>	<b>OWNERSHIP NAME</b>			
08487837	ESTATE OF T P SULLIVAN			
<b>PROPERTY DESCRIPTION</b>				
4 / 22 BRIDGE ST / BALHANNAH SA 5242 / UNIT 4				
<b>ASSESSMENT NUMBER</b>	<b>TITLE REF.</b> <small>(A "+" indicates multiple titles)</small>	<b>CAPITAL VALUE</b>	<b>AREA / FACTOR</b>	<b>LAND USE / FACTOR</b>
5672152608	CT 5041/869	\$395,000.00	R4 1.000	RE 0.400
<b>LEVY DETAILS:</b>				
	<b>FIXED CHARGE</b>	\$	50.00	
	<b>+ VARIABLE CHARGE</b>	\$	133.65	
	<b>- REMISSION</b>	\$	80.45	
	<b>- CONCESSION</b>	\$	0.00	
	<b>+ ARREARS / - PAYMENTS</b>	\$	-103.20	
	<b>= AMOUNT PAYABLE</b>	\$	0.00	
<b>FINANCIAL YEAR</b>				
2025-2026				

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

**EXPIRY DATE** 11/05/2026



**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><b>Billers Code: 456285</b> <b>Ref: 7014378413</b></p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: <a href="http://www.bpay.com.au">www.bpay.com.au</a> © Registered to BPAY Pty Ltd ABN 69 079 137 518</p>	 <p><b>To pay via the internet go to:</b> <a href="http://www.revenuesaonline.sa.gov.au">www.revenuesaonline.sa.gov.au</a></p>	 <p>Send your cheque or money order, made payable to the <b>Community Emergency Services Fund</b>, along with this <b>Payment Remittance Advice</b> to: <b>Please refer below.</b> <b>Revenue SA</b> <b>Locked Bag 555</b> <b>ADELAIDE SA 5001</b></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: 2753585

DATE OF ISSUE

10/02/2026

THE TRUSTEE FOR FOX REAL ESTATE  
Fox Real Estate  
POST OFFICE BOX 456  
NORTH ADELAIDE SA 5006

**ENQUIRIES:**

Tel: (08) 8372 7534

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

**OWNERSHIP NAME**

ESTATE OF T P SULLIVAN

**FINANCIAL YEAR**

2025-2026

**PROPERTY DESCRIPTION**

4 / 22 BRIDGE ST / BALHANNAH SA 5242 / UNIT 4

**ASSESSMENT NUMBER**

5672152608

**TITLE REF.**

(A "+" indicates multiple titles)

CT 5041/869

**TAXABLE SITE VALUE**

\$107,000.00

**AREA**

0.0000 HA

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

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

**Please Note:**

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

**ON OR BEFORE**

**11/05/2026**



**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**

**OFFICIAL: Sensitive**

**Please Note:**

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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




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

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

For more information:

Visit: [www.revenuesa.sa.gov.au](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><b>Billers Code: 456293</b> <b>Ref: 7014378322</b></p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: <a href="http://www.bpay.com.au">www.bpay.com.au</a> © Registered to BPAY Pty Ltd ABN 69 079 137 518</p>	 <p><b>To pay via the internet go to:</b> <a href="http://www.revenuesaonline.sa.gov.au">www.revenuesaonline.sa.gov.au</a></p>	 <p>Send your cheque or money order, made payable to the <b>Commissioner of State Taxation</b>, along with this <b>Payment Remittance Advice to:</b> <b>Please refer below.</b> <b>Revenue SA</b> <b>Locked Bag 555</b> <b>ADELAIDE SA 5001</b></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.**

# BODY CORPORATE SEARCH STATEMENT

## Strata Titles Act 1988 and Community Titles Act 1996

(Section 41 Strata Titles Act 1988)  
(Section 139 Community Titles Act 1996)

### Strata Corporation 11531 Inc

Requested by **FOX REAL ESTATE**

Reference:

Lot No **4**  
Address **4/22 Bridge Street, Balhannah Sa 5242**  
Owner **The Estate of Tom Sullivan**

#### 1 Financial Details

##### 1.1 Entitlements

Unit/Lot Entitlement **1,428** Total of All Entitlements **10,000**

##### 1.2 Contributions - Administrative Fund

Total amount last determined with respect of the lot **\$1,282.88**

Number of instalments payable **4**

Instalment Details:-

Period	Determined	Amount	Due Date	Date Paid	Discount	If Paid By	Notice Date
01/11/25 to 31/01/26	11/12/25	320.72	30/12/25	20/01/26	0.00	30/12/25	11/12/25
01/02/26 to 30/04/26	11/12/25	320.72	28/02/26		0.00	28/02/26	05/02/26
01/05/26 to 31/07/26	11/12/25	320.72	31/05/26		0.00	31/05/26	
01/08/26 to 31/10/26	11/12/25	320.72	31/08/26		0.00	31/08/26	

Amount (if any) outstanding (credit shown with -) **Nil** (Amount unpaid including billed not yet due \$320.72)

Paid to **31/01/26**

##### 1.3 Contributions - Sinking Fund

Total amount last determined with respect of the lot **\$357.12**

Number of instalments payable **4**

Instalment Details:-

Period	Determined	Amount	Due Date	Date Paid	Discount	If Paid By	Notice Date
01/11/25 to 31/01/26	11/12/25	89.28	30/12/25	20/01/26	0.00	30/12/25	11/12/25
01/02/26 to 30/04/26	11/12/25	89.28	28/02/26		0.00	28/02/26	05/02/26
01/05/26 to 31/07/26	11/12/25	89.28	31/05/26		0.00	31/05/26	
01/08/26 to 31/10/26	11/12/25	89.28	31/08/26		0.00	31/08/26	

Amount (if any) outstanding (credit shown with -) **Nil** (Amount unpaid including billed not yet due \$89.28)

Paid to **31/01/26**

##### 1.4 Contributions - Special - Administrative Fund

Amount of the levy payable **Nil** Number of instalments payable **0**

Instalment Details:-

Amount	Due Date	Date Paid	Discount	If Paid By	Notice Date

Amount (if any) outstanding (credit shown with -) **Nil** (Amount unpaid including billed not yet due Nil)

Brief statement as to the purpose for which the contribution was levied

##### Contributions - Special - Sinking Fund

Amount of the levy payable **Nil** Number of instalments payable **0**

Instalment Details:-

Amount	Due Date	Date Paid	Discount	If Paid By	Notice Date

Amount (if any) outstanding (credit shown with -) **Nil** (Amount unpaid including billed not yet due Nil)

Brief statement as to the purpose for which the contribution was levied



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## 2 Insurance Policies

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Type/Name of Insurer	Policy Number/Broker	Sum Insured	Due Date	Date when last premium paid	Amount of last premium
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## 3 Documents Supplied

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- (a) Minutes of General and Committee meetings of the Corporation for the last two (2) years.
- (b) Details of any special or unanimous resolutions affecting the unit or common property passed in the last five (5) years (excluding those contained in (a) above).
- (c) Statement of Accounts of the Corporation last prepared.
- (d) The Articles/By Laws now in force.
- (e) All current policies of insurance taken out by the Corporation.

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## 4 Document Inspection

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Statement Date **12 February 2026**

Signed for and on behalf of **Strata Corporation 11531 Inc**

By: \_\_\_\_\_

  
Corporation Manager

Note: Conveyancers attention is drawn to the following:

- 1 The Act requires that:
  - 1.1 A unit holder must immediately notify the Corporation of:
    - (a) any change of ownership or address of the unit/lot owner.
    - (b) any change in the occupancy of the unit (e.g. Tenants).New owners name and address should be forwarded on the attached form.
  - 1.2 The Corporation may recover an unpaid contribution (and any interest on any such contribution) as a debt from the unit holder in respect of which the contribution is payable (whether or not that person was the unit holder when the liability arose) i.e. The new owner will have to pay any outstandings if you do not adjust them at settlement.
  - 1.3 This statement is issued on the basis that the payment by the unit holder by cheque or other instrument will be honoured at the first presentation. This statement does not take into account any decisions or transactions of the Corporation at or subsequent to the issue of this statement. (Check with us at settlement for up to date information).

# Strata Corporation 11531 Inc

## BALANCE SHEET

AS AT 13 FEBRUARY 2026

	ACTUAL 13/02/2026	ACTUAL 31/10/2025
<b><u>OWNERS FUNDS</u></b>		
Administrative Fund	5,337.15	4,274.22
Sinking Fund	7,509.82	6,884.86
<b><u>TOTAL</u></b>	<b><u>\$ 12,846.97</u></b>	<b><u>\$ 11,159.08</u></b>
<b><u>THESE FUNDS ARE REPRESENTED BY</u></b>		
<b><u>CURRENT ASSETS</u></b>		
Cash At Bank	12,436.97	9,961.94
Levies In Arrears	410.00	1,197.14
<b><u>TOTAL ASSETS</u></b>	<b>12,846.97</b>	<b>11,159.08</b>
<b><u>LIABILITIES</u></b>		
<b><u>TOTAL LIABILITIES</u></b>	<b>0.00</b>	<b>0.00</b>
<b><u>NET ASSETS</u></b>	<b><u>\$ 12,846.97</u></b>	<b><u>\$ 11,159.08</u></b>

# Strata Corporation 11531 Inc

## STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 NOVEMBER 2025 TO 13 FEBRUARY 2026

	ACTUAL 01/11/25-13/02/26	BUDGET 01/11/25-31/10/26	VARIANCE %	ACTUAL 01/11/24-31/10/25
<b><u>ADMINISTRATIVE FUND</u></b>				
<b><u>INCOME</u></b>				
Levies - Administrative Fund	2,245.04	8,980.00	25.00	8,699.88
<b><u>TOTAL ADMIN. FUND INCOME</u></b>	<b><u>2,245.04</u></b>	<b><u>8,980.00</u></b>		<b><u>8,699.88</u></b>
<b><u>EXPENDITURE - ADMIN. FUND</u></b>				
Bank Charges	5.15	40.00	12.88	17.31
Electricity	0.00	45.00	0.00	45.00
Gardening	420.00	1,260.00	33.33	1,155.00
Gutter Cleaning	0.00	770.00	0.00	1,100.00
Insurance	0.00	5,200.00	0.00	4,697.00
Management Fees	606.96	1,820.00	33.35	1,785.00
Meeting Fees	150.00	150.00	100.00	150.00
Pest Control	0.00	700.00	0.00	0.00
<b><u>TOTAL ADMIN. EXPENDITURE</u></b>	<b><u>1,182.11</u></b>	<b><u>9,985.00</u></b>		<b><u>8,949.31</u></b>
<b><u>SURPLUS / DEFICIT</u></b>	<b><u>\$ 1,062.93</u></b>	<b><u>\$ (1,005.00)</u></b>		<b><u>\$ (249.43)</u></b>
Opening Admin. Balance	4,274.22	4,274.22	100.00	4,523.65
<b><u>ADMINISTRATIVE FUND BALANCE</u></b>	<b><u>\$ 5,337.15</u></b>	<b><u>\$ 3,269.22</u></b>		<b><u>\$ 4,274.22</u></b>

# Strata Corporation 11531 Inc

## STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 NOVEMBER 2025 TO 13 FEBRUARY 2026

	ACTUAL 01/11/25-13/02/26	BUDGET 01/11/25-31/10/26	VARIANCE %	ACTUAL 01/11/24-31/10/25
<b><u>SINKING FUND</u></b>				
<b><u>INCOME</u></b>				
Levies - Sinking Fund	624.96	2,500.00	25.00	2,500.12
<b><u>TOTAL SINKING FUND INCOME</u></b>	<b><u>624.96</u></b>	<b><u>2,500.00</u></b>		<b><u>2,500.12</u></b>
<b><u>EXPENDITURE - SINKING FUND</u></b>				
Electrical	0.00	0.00	0.00	704.00
<b><u>TOTAL SINK. FUND EXPENDITURE</u></b>	<b><u>0.00</u></b>	<b><u>0.00</u></b>		<b><u>704.00</u></b>
<b><u>SURPLUS / DEFICIT</u></b>	<b><u>\$ 624.96</u></b>	<b><u>\$ 2,500.00</u></b>		<b><u>\$ 1,796.12</u></b>
Opening Sinking Fund Balance	6,884.86	6,884.86	100.00	5,088.74
<b><u>SINKING FUND BALANCE</u></b>	<b><u>\$ 7,509.82</u></b>	<b><u>\$ 9,384.86</u></b>		<b><u>\$ 6,884.86</u></b>

**Minutes of the 2025 Annual General Meeting**  
**Strata Corporation 11531 Incorporated**

22 Bridge Street, Balhannah SA 5242  
Held by StrataComm Management Services Pty Ltd  
At 10/24 Bridge Street, Balhannah SA 5242  
on

**Tuesday, 9<sup>th</sup> December 2025**

A quorum was present and the meeting opened at 1:58 pm.

Moved Denise Graham / seconded Jo Scott "that Andrea Grogan of StrataComm Management Services Pty Ltd assist by conducting the meeting."  
**MOTION CARRIED**

**Present In Person**

Denise Graham	Unit 1
Jo Scott	Unit 3
Roz Abraham	Unit 5
Ross Davis	Unit 6
Richard Miller	Unit 7

**Present by Proxy**

Paul Dickson	Unit 2	Proxy to StrataComm Management
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**In Attendance**

Andrea Grogan & Kym Kern representing StrataComm Management Services Pty Ltd

**Apologies**

Nil

**Previous Minutes Adopted**

Moved Richard Miller / seconded Denise Graham "that the Minutes of the previous Annual General Meeting be confirmed as a true and factual record of the proceedings of the meeting held on Tuesday, 19th November 2024."  
**MOTION CARRIED**

**Election of Officers**

Moved Richard Miller / seconded Jo Scott "that Denise Graham be elected to the position of Presiding Officer for the coming year."  
**MOTION CARRIED**

Moved Richard Miller / seconded Jo Scott "that Ross Davis be elected to the position of Secretary for the coming year."  
**MOTION CARRIED**

Moved Richard Miller / seconded Ross Davis "that Jo Scott be elected to the position of Treasurer for the coming year."  
**MOTION CARRIED**

**Insurance Review**

Policy Held With:	WFI (West Farmers Insurance)
Building Sum Insured:	\$ 2,433,600
Legal Liability:	\$ 20,000,000
Office Bearers:	Not Selected
Premium:	\$ 4,697.00
Excess:	\$ 500.00 (Flood Cover included)
Renewal Due:	23 <sup>rd</sup> March 2026

An insurance valuation was carried out in October 2023, where the Building Sum Insured value of \$2,340,000 was given. The Body Corporate considers the insurance cover adequate and a majority of owners present wish to accept a CPI increase at renewal.

**Business Arising**

Nil

**Maintenance**

**a) Gardening**

The Body Corporate is satisfied with the current arrangement of each owner maintaining the garden bed directly in front of their unit. Owners are also to clear sump drains of debris. If the drains become blocked owners are to notify management.

Craig Willsmore will continue to mow and edge all common lawns, the nature strip and the lawn in front of Unit 4 every three weeks.

**b) Gutter Cleaning**

Moved Richard Miller / seconded Ross Davis "that management arrange for a gutter cleaner to clear gutters and downpipes on all units in early Winter, with funds to come from the gutter cleaning budget."

**MOTION CARRIED**

The Body Corporate agreed that the owners of Units 3-5 undertake additional gutter cleans at their own cost.

**c) Electricity Usage Reimbursement & Common Lighting**

Sub meter and sunset switch was installed on 2<sup>nd</sup> July 2025. The sub-meter reading is 28.8 kWh showing 5 months consumption. A pro-rata calculation estimates that electricity used for the previous year is 69 kWh.

Moved Ross Davis / seconded Richard Miller "that the Body Corporate approve for Jo Scott of Unit 3, to be reimbursed \$ 45.00 for electricity use for the year."

**MOTION CARRIED**

The Body Corporate is happy with the arrangement that owners replace light globes, when necessary, with receipts to be submitted to management for reimbursement.

**d) Termite Inspections**

Termite inspections were last carried out in September 2024, reporting no evidence of live termites in the units inspected. Unit 4 did not get inspected.

Moved Denise Graham / seconded Jo Scott "that management arrange for termite inspections to be carried out on all units in October 2026, at the total cost of \$700, with funds to come from the pest control budget."

**MOTION CARRIED**

Concern was expressed that the buildup of dirt and weeds to the rear of Unit 4, may pose a termite risk to units 3, 4 & 5. As Public Trustees are the Executor of Tom Sullivan's estate, management will follow up to request that maintenance works are carried out, including a termite inspection.

Moved Richard Miller / seconded Ross Davis "that management contact the Public Trustee to request the yards of unit 4 be tidied and maintained, the gutters to be cleaned and for a termite inspection to be carried out."

**MOTION CARRIED**

Should the requested works not be carried out in a reasonable amount of time, the strata has the right to have the works carried out and for costs to be billed to Unit 4.

**e) Installation of Additional Downpipes**

The Body Corporate requested that owners of Units 3, 4, & 5 continue to monitor the gutters for overflow especially the rear gutter in large rain events. Owners are to be mindful that with the additional leaf debris, the gutters may require additional cleaning. To be reviewed at next year's AGM.

Owners of Unit 1 and 6 advised that water has been seeping through a corner gutter join.

Moved Ross Davis / seconded Richard Miller "that Management arrange for a contractor to reseal Unit 1's back right corner gutter join and Unit 6's corner front right gutter join with funds to come from Sinking Fund."

**MOTION CARRIED**

**f) Water Pressure**

Some owners in the group experience evidence of high-water pressure. The Body Corporate is unclear on the status of any pressure reducing valve located at the mains.

Moved Richard Miller / seconded Denise Graham "that management arrange for a plumber to quote to inspect, repair and replace if necessary, the pressure reducing valve at the mains, to be presented to Office Bearers for approval with all owners to be advised, with funds to come from the Sinking Fund."

**MOTION CARRIED**

**Finance**

**a) Financial Statement**

Moved Jo Scott / seconded Ross Davis "that the Financial Statement as presented at the 2024 Annual General Meeting be adopted as a true and factual record of the financial transactions of the Body Corporate for the period ending 31<sup>st</sup> October 2025."

**MOTION CARRIED**

**b) Budget: 1<sup>st</sup> November 2025 – 31<sup>st</sup> October 2026**

EXPENSES	\$	UNIT FEES	TOTAL	PER UNIT
Bank Charges	40.00	Administration Fund	8,980.00	1,282.86
Electricity/Reimbursement	45.00	Sinking Fund	2,500.00	357.14
Gardening	1,260.00			
Gutter Cleaning	770.00	ANNUAL LEVY	\$ 11,480.00	\$ 1,640.00
Insurance	5,200.00		Payment Date	
Management Fees	1,820.00	Quarter 1 payment	30 Dec 2025	410.00
Meeting Fees	150.00	Quarter 2 payment	28 Feb 2026	410.00
Pest Control	700.00	Quarter 3 payment	31 May 2026	410.00
ADMIN FUND	\$ 9,985.00	Quarter 4 payment	31 Aug 2026	410.00
SINKING FUND	\$ 2,500.00	<b>TOTAL</b>		<b>\$ 1,640.00</b>

Administration Expenses of \$1,005.00 will come from the Administration Fund surplus.

Moved Richard Miller / seconded Denise Graham "that the Administration Fund and Sinking Fund budgets as discussed at the 2025 Annual General Meeting be adopted as the budget of the Body Corporate for the year 1<sup>st</sup> November 2025 to 31<sup>st</sup> October 2026, resulting in a quarterly levy of \$410.00 per unit."

**MOTION CARRIED**

**c) Interest of Overdue Levies - Unit 4**

The Body Corporate notes that the Estate of Tom Sullivan (Unit 4) has overdue levies of \$1,197.14. Current levies will be added to this amount. The Body Corporate is willing to allow additional time for settlement of these levies, and consideration of any interest charges will be deferred to the next AGM.

**Other Business**

Management advised that owners are welcome to have a support person attend an AGM with them. A support person may also be appointed as a proxy however, only one vote may be exercised per lot.

**Appointment of Body Corporate Manager**

Moved Denise Graham / seconded Jo Scott "that StrataComm Management Services Pty Ltd be appointed as Body Corporate Manager for the period 1<sup>st</sup> November 2025 to 31<sup>st</sup> October 2026 or until the next Annual General Meeting, whichever is later."

**MOTION CARRIED**

**Next Annual General Meeting**

The next Annual General Meeting will be held tentatively on Tuesday, 24<sup>th</sup> November 2026 at 2:00 pm, at a venue to be advised. Management will contact owners to find a suitable time for the majority.

**Closure**

Being no further business, owners were thanked for their attendance and the meeting closed at 3:12pm.

**Minutes of the 2024 Annual General Meeting**  
**Strata Corporation 11531 Incorporated**

22 Bridge Street, Balhannah SA 5242  
Held by StrataComm Management Services Pty Ltd  
At 10/24 Bridge Street, Balhannah SA 5242  
on

**Tuesday, 19<sup>th</sup> November 2024**

A quorum was present and the meeting opened at 10:00 am.

Moved Denise Graham / seconded Tom Sullivan "that Andrea Grogan of StrataComm Management Services Pty Ltd assist by conducting the meeting."  
**MOTION CARRIED**

**Present In Person**

Denise Graham	Unit 1
Jo Scott	Unit 3
Tom Sullivan	Unit 4
Roz Abraham	Unit 5
Ross Davis	Unit 6
Richard Miller	Unit 7 (Arrived 10:03 am)

**Present by Proxy**

Nil

**In Attendance**

Andrea Grogan & Indiah Dalwood representing StrataComm Management Services Pty Ltd

**Apologies**

Nil

**Previous Minutes Adopted**

Moved Tom Sullivan / seconded Denise Graham "that the Minutes of the previous Annual General Meeting be confirmed as a true and factual record of the proceedings of the meeting held on Tuesday, 21<sup>st</sup> November 2023."  
**MOTION CARRIED**

**Election of Officers**

Moved Jo Scott / seconded Ross Davis "that Denise Graham be elected to the position of Presiding Officer for the coming year."  
**MOTION CARRIED**

Moved Denise Graham / seconded Jo Scott "that Ross Davis be elected to the positions of Secretary and Treasurer for the coming year."  
**MOTION CARRIED**

**Insurance Review**

Policy Held With:	WFI (West Farmers Insurance)
Building Sum Insured:	\$ 2,340,000
Legal Liability:	\$ 20,000,000
Office Bearers:	Not Selected
Premium:	\$ 4,578.00
Excess:	\$ 500.00 (Flood Cover included)
Renewal Due:	23 <sup>rd</sup> March 2025

The insurance valuation was carried out in October 2023, where the Building Sum Insured value of \$2,340,000 was given. The Body Corporate considers the insurance cover adequate and wish to accept a CPI increase at renewal.

**Business Arising**

Nil

**Maintenance**

**a) Gardening**

The Body Corporate is satisfied with the current arrangement of each owner maintaining the garden bed directly in front of their unit. Owners are also to clear sump drains of debris.

Craig Willsmore will continue to mow and edge all common lawns and the nature strip every three weeks. Owners were reminded to maintain garden beds regularly. Management will follow up with the property manager of Unit 2.

**b) Gutter Cleaning**

Management obtained a quote from Darren Aubert to clean gutters and downpipes using the vacuum system for \$700.00 in total, \$100.00 per unit.

Some owners have previously had the service of a gutter cleaner using the vacuum system through the Adelaide Hills Council. Management will contact the council to arrange. Should the council service not be available, the Body Corporate agreed for Darren Aubert to be engaged.

Moved Tom Sullivan / seconded Jo Scott "that management arrange for a gutter cleaner to clear gutters and downpipes on Units 3-5 as soon as possible and to attend to all units in early Winter, with funds to come from the gutter cleaning budget." **MOTION CARRIED**

Ross Davis will contact management when the leaves have fallen to arrange for the contractor to attend.

**c) Electricity Usage Reimbursement**

Moved Denise Graham / seconded Tom Sullivan "that the Body Corporate authorise Management to reimburse Jo Scott of Unit 3, \$45.00 for electricity use for the year." **MOTION CARRIED**

**Common Lighting**

The common lighting timer is affected by power outages and heavy rain events. Denise Graham will contact Keith Moerman to readjust the timer.

As approved at the last AGM, management sought a verbal quote for the installation of an automatic timer. The contractor's quote was as follows:

- o Installation of a timer based on lux levels (sunset & sunrise switch) - \$400.00
- o Addition of a sub-meter - \$240.00
- o Addition of an override switch to allow manual adjustment - \$200.00

Moved Tom Sullivan / seconded Ross Davis "that management arrange for an electrician to quote to install a light sensor timer on common lighting, to be presented to the Executive Committee for approval, with funds to come from the Sinking Fund." **MOTION CARRIED**

The Body Corporate is happy with the arrangement that owners replace light globes when necessary, with receipts to be submitted to management for reimbursement.

**d) Termite Inspections**

Termite inspections were carried out in September 2024, reporting no evidence of live termites in the units inspected. Management reminded owners to follow the recommendations in the inspections, including removing dirt away from untreated timber, moving stored items away from external walls, determining the cause and remedying moisture levels in showers, and diverting air-conditioner wastewater away from units.

The Body Corporate did not wish to undertake a preventative treatment.

**e) Installation of Additional Downpipes**

The Body Corporate agreed to have the gutter and downpipes cleared on Units 3 – 5 and to monitor the gutter overflow prior to installing an additional downpipe between Units 3 & 4 as resolved at the 2023 AGM. To be reviewed.

**f) Garden Tap – Unit 4**

The Body Corporate thanked Denise Graham and Ross Davis for purchasing and installing the replacement garden tap.

**g) Water Pressure**

Units 3 & 4 experience high water pressure. Denise Graham has discussed this with plumber Keith Moerman who recommended that a pressure reducer be installed at each unit. Owners are to continue to monitor.

**Finance**

**a) Financial Statement**

Moved Roz Abraham / seconded Tom Sullivan "that the Financial Statement as presented at the 2024 Annual General Meeting be adopted as a true and factual record of the financial transactions of the Body Corporate for the period ending 31<sup>st</sup> October 2024." **MOTION CARRIED**

**b) Budget: 1<sup>st</sup> November 2024 – 31<sup>st</sup> October 2025**

EXPENSES	\$	UNIT FEES	TOTAL	PER UNIT
Bank Charges	40.00	Administration Fund	8,700.00	1,242.86
Electricity/Reimbursement	45.00	Sinking Fund	2,500.00	357.14
Gardening	1,100.00			
Gutter Cleaning	1,000.00	ANNUAL LEVY	\$ 11,200.00	\$ 1,600.00
Insurance	5,000.00		Payment Date	
Management Fees	1,785.00	Quarter 1 payment	15 Dec 2024	400.00
Meeting Fees	150.00	Quarter 2 payment	28 Feb 2025	400.00
		Quarter 3 payment	31 May 2025	400.00
ADMIN FUND	\$ 9,120.00	Quarter 4 payment	31 Aug 2025	400.00
SINKING FUND	\$ 2,500.00	<b>TOTAL</b>		<b>\$ 1,600.00</b>

Administration Expenses of \$420.00 will come from the Administration Fund surplus.

Moved Tom Sullivan / seconded Richard Miller "that the Administration Fund and Sinking Fund budgets as discussed at the 2024 Annual General Meeting be adopted as the budget of the Body Corporate for the year 1<sup>st</sup> November 2024 to 31<sup>st</sup> October 2025, resulting in a quarterly levy of \$400.00 per unit."

**MOTION CARRIED**

**Other Business**

**a) Car Parking**

Management reminded owners of the parking policy:

"Permanent parking is restricted to two vehicles per unit (ie the garage and one designated parking area). Heavy vehicles such as trucks, buses, trailers and caravans are to be parked along the roadside."

Visitors and support workers will need to park on the street when the second space is already utilised. The Body Corporate requested owners ensure that if a visitor does happen to stop in the common driveway to drop off goods, they do not remain there. Should a vehicle need to be parked in the common area due to an extenuating circumstance, then owners are requested to show courtesy and advise other occupiers.

**Appointment of Body Corporate Manager**

Moved Jo Scott / seconded Denise Graham "that StrataComm Management Services Pty Ltd be appointed as Body Corporate Manager for the period 1<sup>st</sup> November 2024 to 31<sup>st</sup> October 2025 or until the next Annual General Meeting, whichever is later."

**MOTION CARRIED**

**Next Annual General Meeting**

The next Annual General Meeting will be held tentatively on Tuesday, 25<sup>th</sup> November 2025 at 10:00 am, at a venue to be advised. Management will contact owners to find a suitable time for the majority.

**Closure**

Being no further business, owners were thanked for their attendance and the meeting closed at 11:11 am.

## SC11531 – 22 Bridge Street, Balhannah

### Special & Unanimous Resolutions and Policies & Approvals

Date	Unit(s)	Keywords	Resolution
19.11.2024	All	Car Parking Reminder	In association with the parking policy as stated at 2006 AGM: Visitors and support workers will need to park on the street when the second space is already utilised. The Body Corporate requested owners ensure that if a visitor does happen to stop in the common driveway to drop off goods, they do not remain there. Should a vehicle need to be parked in the common area due to an extenuating circumstance, then owners are requested to show courtesy and advise other occupiers.
19.11.2024	All	Gutter Cleaning	<b>Approved</b> for a gutter cleaner to clear gutters and downpipes on all units in early winter.
21.11.2023			Nil to record
22.11.2022	All	Timber Repairs & Painting	<b>Approved</b> for the quotes from Envision Bult & Terry Julian for timber repairs and painting be accepted, with funds to come in part from the sinking fund and a special levy raised in proportion, according to works required per unit.
22.11.2022	All	Archiving of Records	<b>Approved</b> that all records falling outside of statutory regulations be destroyed, and all other documents be digitally stored for easy retrieval.
22.11.2022	All	Pergola Gutters	Management confirmed that gutters attached to pergolas are owner's responsibility to maintain.
16.11.2021	All	Solar Panel Installation	<b>Approved</b> that all owners can install solar panels with maintenance and costs be responsible to the individual owner.
16.11.2021	4	Security Camera & Doorbell Installation	<b>Approved</b> for the owner of Unit 4 to install a front doorbell with camera giving coverage to only within Units 4's unit subsidiary, with maintenance and cost involved be responsible to the owner of Unit 4.
16.11.2021	4	Rear Veranda Extension	<b>Approved</b> for Unit 4 to install a rear veranda in the same profile and colour as the existing guttering with maintenance and costs be responsible to the owner of Unit 4.
12.11.2019	All	Gardening & Gutter Cleaning	The gardener is to mow all the lawns, once per month in winter and fortnightly during summer. Each owner maintains the garden directly in front of their unit and make their own arrangements to have their gutters cleaned.
12.11.2019	3	Pet Approval	<b>Approved</b> for the owner of Unit 3 to keep their dog "A'chie" on their lot. This approval is specific to both this owner and pet and is subject to the owners ongoing occupation of that lot during the life of the per. This approval is therefore not transferrable to any other owner, tenant or animal.
20.11.2017	All	Bins	Rubbish bins are to be kept at the rear of each unit as not to be visible from the front of the unit.
27.06.2015	All	Lighting	<b>Approved</b> that lights should remain on between sunset and dawn.
09.05.2006	All	Amended By-Laws	<ol style="list-style-type: none"> <li>1. Keep area in front of unit clean and tidy. All bins to be out of sight at the rear of unit.</li> <li>2. Do not deface buildings or damage gardens. Flag bunting not permitted, the exception being a national flag which</li> </ol>

Date	Unit(s)	Keywords	Resolution
			<p>may be raised at sunrise and lowered at sunset on Australia/Anzac day.</p> <ol style="list-style-type: none"> <li>3. Any additions may only be made to the front of units with the approval of other residents, (applies to blinds, screen doors etc.) Structural alterations to the front of the buildings are not permitted under Strata standard By-Laws</li> <li>4. Air conditioners may be installed in a wall at the rear of the unit provided that they are not unduly noisy and the colour matches the décor.</li> <li>5. A dog may be kept provided it causes no disturbance to other residents. The keeping of cats is not permitted.</li> <li>6. Permanent parking is restricted to two vehicles per unit (ei the garage and one designated parking area.) Heavy vehicles such as trucks. Buses and large trailers and caravans are to be parked along the roadside.</li> <li>7. Consider the wellbeing of other residents by not making excessive noise, including outside music, especially after 6 pm.</li> <li>8. Rubbish collections according to Local Government rules. Normal rubbish collection is on Tuesday early, recycled rubbish each alternate Tuesday, in the bins provided.</li> <li>9. All gardens, except those to the rear of the unit, are corporate responsibility. However each unit is encouraged to tend to the garden in front of their own unit. Permission required for any planting which might grow above 2 meters high.</li> <li>10. Construction of a pergola is permitted at the back of the unit.</li> </ol>
24.01.2004	All	Lawns	<b>Approved</b> to carry out cutting the grass ourselves.
27.03.2003	All	Lawns	<b>Resolved</b> that the lawn mowing be subject to a roster of duty with a trial period of six months.
25.04.2002	All	Flagpole	<b>Approval</b> was given to install a permanent base for the flagpole. It would be constructed so that the flag can be easily displayed and removed.
27.04.2000	All	Air Chambers	This is a matter for each individual owner and is not the responsibility of the Corporation.
27.04.2000	2, 3	Fence Between Units 2 & 3	<b>Approved</b> to remove the section between the garage of Unit 3 and the gate on Unit 2. This section would then be placed between the Unit 2 gate and the front wall of Unit 3.
06.04.1998	All	Installation of Air Chambers	Each owner would be responsible for the installation of this device.
06.04.1998	All	Sprinklers	<b>Approval</b> was given to proceed with a suitable system to be installed.
12.04.1996	All	By-Laws	<ol style="list-style-type: none"> <li>1. Keep area in front of unit clean and tidy.</li> <li>2. Do not deface buildings or damage gardens.</li> <li>3. Any additions may only be made to the front of units with the approval of other residents, (applies to blinds, screen doors etc.)</li> <li>4. Air conditioners may be installed in a wall at the rear of the unit provided that they are not unduly noisy and the colour matches the décor.</li> </ol>

Date	Unit(s)	Keywords	Resolution
			<p>5. A dog may be kept provided it causes no disturbance to other residents. The keeping of cats is not permitted.</p> <p>6. Permanent parking is restricted to two vehicles per unit (ei the garage and one designated parking area.) Heavy vehicles such as trucks. Buses and large trailers and caravans are to be parked along the roadside.</p> <p>7. Consider the wellbeing of other residents by not making excessive noise after 10 pm.</p> <p>8. Rubbish collections according to Local Government rules. Normal rubbish collection is on Tuesday early, recycled rubbish each alternate Tuesday, in the bins provided.</p> <p>9. All gardens excepting those to the rear of the unit are corporate responsibility, however each unit is encouraged to tend their "own" garden area.</p> <p>10. Construction of a pergola is permitted at the back of the unit.</p>
04.02.1994	All	Garden Tidiness	Is the responsibility of each unit owner by having the exterior of units kept in a tidy and maintained order.
18.02.1993	All	Erection of Backyard Structures	It was decided that, to reasonable limits, it was not necessary to seek permission to erect structures such as pergolas in the backyard. Aesthetics and the effect on neighbours should be always carefully considered.
20.11.1991	All	Improvements	<b>Approved</b> that all unit owners at their own discretion be permitted to construct in workmanlike manner on their own unit a) pergola b) small tool shed c) television aerial d) air conditioner e) awnings f) combustion heater g) gas bottles, with the express proviso that they do not detract from the general amenity of the surrounding units or detract from the quiet enjoyment by other unit owners of their unit in which instant this consent can be withdrawn.
			DISCLAIMER: Every effort has been made for all the Policies & Approvals and Special & Unanimous Resolutions to be listed above. However, StrataComm Management Services commenced management in February 2016, and as a Policies & Approvals document was not included in the records passed, some resolutions may have been missed. Minutes are available for inspection.



14 February 2025

047 00013  
Strata Corporation 11531 Inc  
PO Box 930  
NAIRNE SA 5252

ENTERED

SCANNED

PAID

Go paperless!  
Send us your email address to  
clientservice@wfi.com.au to start  
receiving your documents via email.

RENEWAL CERTIFICATE

Your WFI Contact

Karen Moore  
P 0400 519 376  
E clientservice@wfi.com.au  
P 1300 934 934 F 1300 797 544  
WFI  
Reply Paid 16213  
COLLINS STREET WEST VIC 8007

TYPE OF INSURANCE RESIDENTIAL STRATA PLAN	
PERIOD OF INSURANCE (EXPIRES MIDNIGHT) 23 March 2025 to 23 March 2026	
CLIENT NAME Strata Corporation 11531 Inc	
CLIENT NUMBER C301439	PREMIUM \$3,846.84
POLICY NUMBER 07 RSP 3518781	ESL/FSL \$.00
Tax Invoice When payment is made, this schedule can be used as a Tax Invoice for Australian GST purposes.  *If you are registered for GST purposes, your input tax credit entitlement is or is based on the GST amount shown. Please note that, in accordance with the GST law relating to insurance premiums the GST amount may be less than 1/11th of the Total Amount Payable*.	GST \$384.68
	GOVERNMENT STAMP DUTY \$465.48
	TOTAL AMOUNT PAYABLE \$4,697.00
	DUE DATE 23/03/25

Please be advised that your current policy will expire at midnight on the due date above.

Please find attached our offer to renew your policy on the basis of the details shown above and on the enclosed certificate(s).

If any changes to the certificate(s) are required, please let us know, if we are not advised of any changes, we will assume the details shown on the certificate(s) are accurate.

Please arrange to make payment for this policy using the payment options listed below. If you do not pay on time your policy may be cancelled. We reserve the right to alter our offer to continue cover and the terms of our renewal offer if changes to the certificate(s) are required or new information comes to light.

If you do not want to renew your policy please contact us on 1300 934 934 to arrange this.

Insurance Australia Limited ABN 11 000 016 722 AFSL 227681 trading as WFI (WFI)

WFI Payment Slip Please do not remit cash by post.

	Billers code	172171	  Please call 1300 934 934 for all credit card payments.	
	Ref:	35187814		
Use BPay to pay from your bank account, credit or debit card.				
CLIENT NAME Strata Corporation 11531 Inc				
CLIENT NUMBER C301439	POLICY NUMBER 07 RSP 3518781	DUE DATE 23/03/25	TOTAL AMOUNT PAYABLE \$4,697.00	
WFI Office Use Only: REN: 03 AM: 5602 AGENT: 07 9999907				

Important Notes

To help you understand how your renewal premium compares to last year, we have included a comparison below.

Premium Comparison

	Last Year *	This Year
Premium	\$3749.38	\$3846.84
ESL/FSL	\$.00	\$.00
GST	\$374.93	\$384.68
Government Stamp Duty	\$453.69	\$465.48
Total	\$4578.00	\$4697.00

\* Last year's premium represents the amount you were charged for your insurance policy at the beginning of the last policy term plus or minus any changes you made throughout the policy term.

Changes to your premium

Your premium is based on the possibility of a claim against your policy, and may change if the general cost to protect our customers changes. For information on how your insurance premium is calculated, please contact us to discuss.

To learn more about general premium calculations you may refer to the Insurance Council of Australia website.

<http://understandinsurance.com.au/premiums-explained>



Location: 22 Bridge Street

BALHANNAH 5242

Risk: 001/001 Building and common contents Effective: 23/03/25  
Fidelity guarantee  
Voluntary workers accident only

Insured: Strata Corporation 11531 Incorporated

Business: means the business of the Strata Company as a strata company

BUILDING AND COMMON CONTENTS

Excess: \$500 or as shown in the policy, whichever is greater

Insured Item:	Sum insured:
Building	\$2,433,600
Common Contents	\$5,000

Flood Cover:

Your policy includes cover for damage caused by Flood (refer to the Product Disclosure Statement for details of this cover).

Additional benefits:

Arson reward	\$5,000
Damage to safe or strongroom	\$500
Demolition and removal of debris	\$20,000
Electrical Damage:	
\$1,000 any one electric motor to a maximum of \$10,000 in the aggregate	\$10,000
Escape of liquid	\$5,000
Failure of essential services:	
\$1,000 any one Unit Owner to a maximum of \$10,000 in the aggregate	\$10,000
Fees of architects, surveyors and other professionals	\$10,000
Fire containment	\$5,000
Improved environmental aspects	\$5,000
Landscaping	\$5,000
Money	\$5,000
Pets: any one Unit Owner	\$500
Property in the open air	\$5,000
Property of third parties	\$5,000
Replacement keys and locks	\$5,000
Replacement title deeds	\$5,000
Restoration of records	\$5,000
Strata Company Fund Fees: \$1,000 any one Unit Owner	\$1,000
Temporary shuttering	\$5,000
Tinting, frames and wiring	\$5,000
Tree removal costs	\$5,000
Removal and storage of Common Contents	\$2,000
Removal and storage of Unit Owner's contents:	
\$2,000 any one Unit Owner's contents to a maximum of \$20,000 in the aggregate	\$20,000
Loss of rent; Temporary and emergency premises	\$50,000

FIDELITY GUARANTEE

Excess: \$500 or as shown in the policy, whichever is greater  
Fidelity guarantee limit \$50,000

VOLUNTARY WORKERS ACCIDENT ONLY

Capital benefit \$50,000  
Weekly benefit \$500  
Compensation period 52 weeks  
Claims exclusion period 2 weeks  
Aggregate limit per period \$100,000

Important Note:

1. You have the option to remove Flood cover from this policy. If you wish to remove Flood cover from your policy you will be required to notify us in writing. You can do this by completing the enclosed authority form and post, fax or email it to us.
2. Due to the location of your property there has been no additional charge added to your premium for this cover. If you remove Flood cover from this policy you will not have cover for Flood and your insurance schedule will show this limitation in your cover.
3. When building and contents are insured with us on the same policy and you remove Flood cover, you are removing Flood cover for both building and contents.

Premium	\$3716.62
GST	\$371.66
Government Stamp Duty	\$449.72
<b>Total Amount Payable</b>	<b>\$4538.00</b>

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Risk: 001/002 Legal liability Effective: 23/03/25

Excess: \$250 for damage to property in Your physical or legal control

Insured: Strata Corporation 11531 Incorporated

Business: means the business of the Strata Company as a strata company

Limit of Indemnity: Sum insured:

Any one Occurrence	\$20,000,000
Property in Your physical or legal control	\$250,000
Aggregate limit for pollution liability	\$20,000,000

Premium	\$130.22
GST	\$13.02



CERTIFICATE  
07 RSP 3518781

Page No: 5

Government Stamp Duty \$15.76

Total Amount Payable \$159.00

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## STRATA TITLES ACT 1988

### SCHEDULE 3 - Articles of Strata Corporation

1. (1) A unit holder must-
  - a. maintain the unit in good repair.
  - b. carry out any work ordered by a council or other public authority in respect of the unit.(2) The occupier of a unit must keep it in a clean and tidy condition.
2. A person bound by these articles-
  - a. must not obstruct the lawful use of the common property by any person;
  - 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 of their rights in relation to units or common property.
3. A person bound by these articles must not use the unit, or permit the unit to be used for any unlawful purpose.
4. Subject to the Strata Titles Act 1988, a person bound by these articles must not, without the strata corporation's consent, keep any animal in, or in the vicinity of a unit.
5. A person bound by these articles-
  - a. must not park a motor vehicle in a parking space allocated for others or on a part of the common property on which parking is not authorised by the strata corporation; and
  - b. must take reasonable steps to ensure that his or her customers, clients or visitors do not park in parking spaces allocated for others or on parts of the common property on which parking is not authorised by the strata corporation.
6. A person bound by these articles must not, without the consent of the strata corporation-
  - a. damage any lawn, garden, tree, shrub, plant or flower on the common property; or
  - b. use any portion of the common property for his or her own purposes as a garden.
7. A person bound by these articles must not-
  - a. bring objects or materials onto the site of a kind that are likely to cause justified offence to the other members of the strata community; or
  - b. allow refuse to accumulate so as to cause justified offence to others.
8. A person bound by these articles must not, without the consent of the strata corporation, display any sign, advertisement, placard, banner or any other conspicuous material of a similar nature-
  - a. on part of his or her unit so as to be visible from outside the building; or
  - b. on any part of the common property.
9. The occupier of a unit may, without the consent of the strata corporation, paint, cover or in any other way decorate the inside of any building forming part of the unit and may, provided that unreasonable damage is not caused to any common property, fix locks, catches, screens, hooks and other similar items to that building.
10. The occupier of a unit used for residential purposes must not, without the consent of the strata corporation, use or store on the unit or on the common property any explosive or other dangerous substance.
11. A person bound by these articles-
  - a. must maintain within the unit, or on a part of the common property set apart for the purpose by the strata corporation, a receptacle for garbage adequately covered; and
  - b. must comply with all council by-laws relating to the disposal of garbage.
12. A unit holder must immediately notify the strata corporation of-
  - a. any change in the ownership of the unit, or any change in the address of an owner;
  - b. any change in the occupancy of the unit.

# TA 14719216

Lodged: 06 February 2026 03:02:21 PM  
1 OF 1

LANDS TITLES REGISTRATION OFFICE  
SOUTH AUSTRALIA

Registered: 12 February 2026 02:28:32 PM

Form A1  
Version 40.5



## TRANSMISSION APPLICATION

Responsible Subscriber: COWELL CLARKE (EL - PEXA) (E100851)  
Customer Reference: PT LSS: 260058

ELN Lodgement Case ID: 1612424732  
ELN Workspace ID: 14944778

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

### LAND DESCRIPTION

THE WHOLE OF THE LAND IN CT VOLUME 5041 FOLIO 869 CT VOLUME 6071 FOLIO 128

### ESTATE & INTEREST

FEE SIMPLE

### DECEASED PROPRIETOR (Full name)

(a) THOMAS PATRICK SULLIVAN

who is one and the same person as the registered proprietor of the estate and interest and is named and described in the Register Book as:

(b) THOMAS PATRICK SULLIVAN

### DATE OF DEATH

28 MAY 2025

### APPLICANT (Full name and address)

PUBLIC TRUSTEE OF 211 VICTORIA SQ ADELAIDE SA 5000 AS EXECUTOR(S) OF THE ESTATE OF THE DECEASED PROPRIETOR VIDE PROBATE DATED 16 DECEMBER 2025

THE APPLICANT AS PERSONAL REPRESENTATIVE OF THE DECEASED PROPRIETOR APPLIES TO BE REGISTERED AS THE PROPRIETOR OF THE ESTATE AND INTEREST OF THE DECEASED IN THE LAND DESCRIBED

DATED 06 FEBRUARY 2026

### CERTIFICATION

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

The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.

The Certifier has retained the evidence supporting this Registry Instrument or Document.

The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.

Linley Sue Schultz

Practitioner Certifier

For: COWELL CLARKE

On behalf of: PUBLIC TRUSTEE

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This is a representation of an instrument that was electronically lodged