

# Form 1 - Vendor's statement

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

## Contents

Preliminary

Part A - Parties and land

Part B - Purchaser's cooling-off rights and proceeding with the purchase

Part C - Statement with respect to required particulars

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

Schedule

## 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.

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:

Scott James Price  
Shelley West

Address:

2/746 Goodwood Road  
Pasadena SA 5042

4 Vendor's registered agent:

Josh Morrison

Address:

74 Brighton Road  
Glenelg East SA 5045

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]

Certificate of Title - Volume: 5029 Folio: 156  
2/746 Goodwood Road, Pasadena SA 5042

Unit 2 Strata Plan 3092  
In the Area named Pasadena  
Hundred of Adelaide

## 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:  
74 Brighton Road, Glenelg East SA 5045  
(being the vendor's last known address); or
- (c) transmitted by fax or email to the following fax number or email address:  
josh@magain.com.au  
(being a number or address provided to you by the vendor for the purpose of service of the notice); or
- (d) left for the vendor's agent (with a person apparently responsible to the agent) at, or posted by registered post to the agent at, the following address:  
74 Brighton Road Glenelg East SA 5045

being  the agent's address for service under the *Land Agents Act 1994*

an address nominated by the agent to you for the purpose of service of the notice

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

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

##### 5 - Effect of service

If you serve such cooling-off notice on the vendor, the contract will be taken to have been rescinded at the time when the notice was served.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

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

#### Proceeding with the purchase

If you wish to proceed with the purchase -

- (a) it is strongly recommended that you take steps to make sure your interest in the property is adequately insured against loss or damage; 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:

We I/We	Scott James Price Shelley West
------------	-----------------------------------

of	2/746 Goodwood Road  Pasadena SA 5042
----	---

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

Date:	<input type="text"/>	Date:	<input type="text"/>
Signed	<input type="text"/>	Signed	<input type="text"/>
Date:	<input type="text"/>	Date:	<input type="text"/>
Signed	<input type="text"/>	Signed	<input type="text"/>

#### Part D - Certificate with respect to prescribed inquiries by registered agent

(section 9)

To the purchaser:

I, <input type="text"/> Josh Morrison
---------------------------------------

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

Exceptions:
-------------

Date:	<input type="text"/>
Signed:	<input type="text"/>

By:

Vendor's agent  
 Purchaser's agent  
 Person Authorised to act on behalf of Vendor's agent  
 Person Authorised to act on behalf of 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

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

[If an item is not applicable, ensure that the box for the item is empty or else strike out the item or write "NOT APPLICABLE" or "N/A" in column 1.]

Alternatively, the item and any inapplicable heading may be omitted, but not in the case of-

(a) the heading "1. General" and items 1.1, 1.2, 1.3 and 1.4; and

(b) the heading "5. Development Act 1993 (repealed)" and item 5.1; and

(c) the heading "6. Repealed Act conditions" and item 6.1; and

(d) the heading "29. Planning, Development and Infrastructure Act 2016" and items 29.1 and 29.2,

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

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

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

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

## 1. General

### 1.1 Mortgage of land

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

*Is this item applicable?*

Yes

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

Yes

*Are there attachments?*

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

Certificate of Title Volume: 5029 Folio: 156

Number of mortgage (if registered):

13146409

Name of mortgagee:

Beyond Bank Australia Ltd. (ACN: 087 651 143)

1.2 Easement

(whether over the land or annexed to the land)

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

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

*Is this item applicable?*

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

*Are there attachments?*

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

Property Interest Report

<input checked="" type="checkbox"/>	No
<input type="checkbox"/>	Yes

Description of land subject to easement:

Portion of the land in Certificate of title - Volume: 5029 Folio: 156  
2/746 Goodwood Road, Pasadena SA 5042

Nature of easement:

Statutory Easement to SA Power Networks (including those related to gas, water and sewage) may exist.

Are you aware of any encroachment on the easement?

No

If YES, give details:

If there is an encroachment, has approval for the encroachment been given?

If YES, give details:

1.3 Restrictive covenant

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

*Is this item applicable?*

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

*Are there attachments?*

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

Encumbrance 3221555

<input checked="" type="checkbox"/>	No
<input type="checkbox"/>	Yes

Nature of restrictive covenant:

See attached Encumbrance 3221555

Name of person in whose favour restrictive covenant operates:

S.D. Tillett Memorials Pty. Ltd. (Single Copy Only)

Does the restrictive covenant affect the whole of the land being acquired?

Yes

If NO, give details:

Does the restrictive covenant affect land other than that being acquired?

Yes

14 Lease, agreement for lease, tenancy agreement or licence

(The information does not include information about any sublease or subtenancy. That information may be sought by the purchaser from the lessee or tenant or sublessee or subtenant.)

Is this item applicable?

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

Are there attachments?

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

Name of parties:

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

Period of lease, agreement for lease etc:

From

to

Amount of rent or licence fee:

\$  per  (period)

Is the lease, agreement for lease etc in writing?

If the lease or licence was granted under an Act relating to the disposal of Crown lands, specify -

(a) the Act under which the lease or licence was granted:

(b) the outstanding amounts due (including any interest or penalty):

<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

<input type="checkbox"/>
--------------------------

## 5. Development Act 1993 (repealed)

5.1	section 42 Condition (that continues to apply) of a development authorisation	<b>Is this item applicable?</b>	<input type="checkbox"/>
		<b>Will this be discharged or satisfied prior to or at settlement?</b>	<input type="checkbox"/>
<b>Are there attachments?</b>		<b>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</b>	
<p>[Note - Do not omit this item. This item and its heading must be included in the statement even if not applicable.]</p>		<div style="border: 1px solid black; height: 40px; width: 100%;"></div>	
<b>Condition(s) of authorisation:</b>			
<div style="border: 1px solid black; height: 150px; width: 100%;"></div>			

DRAFT

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

*Is this item applicable?*

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

*Are there attachments?*

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


Date requirement given:

--

Name of body giving requirement:

--

Nature of requirement:

--

Contribution payable (if any):

\$
----

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

*Is this item applicable?*

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

*Are there attachments?*

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


Date of agreement:

--

Names of parties:

--

Terms of agreement:

--

Contribution payable (if any):

\$
----

5.4 section 55 Order to remove or perform work

*Is this item applicable?*

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

*Are there attachments?*

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


Date of order:

--

Terms of order:

--

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

--

Amount payable (if any):

\$
----

5.5 section 56 - Notice to complete development

Is this item applicable?

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

Are there attachments?

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

Date of notice:

Requirements of notice:

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

Amount payable (if any):

\$

5.6 section 57 - Land management agreement

Is this item applicable?

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

Are there attachments?

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

Date of agreement:

Names of parties:

Terms of agreement:

5.7 section 60 - Notice of intention by building owner

Is this item applicable?

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

Are there attachments?

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

Date of notice:

Building work proposed (as stated in the notice):

Other building work as required pursuant to the Act:

**Is this item applicable?****Will this be discharged or satisfied prior to or at settlement?****Are there attachments?**

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

Date of order:

Name of authorised officer who made order:

Name of authority that appointed the authorised officer:

Nature of order:

Amount payable (if any):

 \$**Is this item applicable?****Will this be discharged or satisfied prior to or at settlement?****Are there attachments?**

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

Date of notice:

Name of authority giving notice:

Requirements of notice:

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

Amount payable (if any):

 \$**Is this item applicable?****Will this be discharged or satisfied prior to or at settlement?****Are there attachments?**

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

Date of notice given:

**5.10** section 84- Enforcement notice  
(continued)

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):

\$

**5.11** section 85(6), 85(10) or 106  
Enforcement order

*Is this item applicable?*

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

*Are there attachments?*

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

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:

**5.12** Part 11 Division 2 - Proceedings

*Is this item applicable?*

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

*Are there attachments?*

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

Date of commencement of proceedings:

Date of determination or order (if any):

Terms of determination or order (if any):

## 6. Repealed Act conditions

6.1 Condition (that continues to apply) of an approval or authorisation granted under the Building Act 1971 (repealed), the City of Adelaide Development Control Act 1976 (repealed), the Planning Act 1982 (repealed) or the Planning and Development Act 1967 (repealed)

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

**Is this item applicable?**

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

**Are there attachments?**

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

Council Search. Development Approval 080/0436/72 and 080/0444/72

<input checked="" type="checkbox"/>
No
Yes

Nature of condition(s):

Development Approval 080/0436/72

Development Description: Galv. iron garage

Date of Decision: 4th October, 1971

Development Approval: 080/0444/72

Development Description: Carports

Date of Decision: 4th October, 1971

## 7. Emergency Services Funding Act 1998

7.1 section 16 - Notice to pay levy

**Is this item applicable?**

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

**Are there attachments?**

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

Certificate of Emergency Services Levy payable

<input checked="" type="checkbox"/>
Yes
Yes

Date of notice:

02-12-2025

Amount of levy payable:

\$0.00

## 19. Land Tax Act 1936

19.1 Notice, order or demand for payment of land tax

*Is this item applicable?*

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

*Are there attachments?*

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

Certificate of Land Tax payable

Date of notice, order or demand:

02/12/2025

Amount payable (as stated in the notice):

\$0.00

DRAFT

## 21. Local Government Act 1999

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

*Is this item applicable?*

Yes

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

Yes

*Are there attachments?*

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

Local Government search - rates page

Date of notice, order etc:

01/12/2025

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

City of Mitcham

Land subject thereto:

Certificate of title - Volume: 5029 Folio: 156  
2/746 Goodwood Road, Pasadena SA 5042

Nature of requirements contained in notice, order etc:

General rates 2025/2026 Financial Year

Time for carrying out requirements:

Refer to the Local Government Rates search

Amount payable (if any):

\$736.00

## 29. Planning, Development and Infrastructure Act 2016

29.1	Part 5 - Planning and Design Code	<b>Is this item applicable?</b> <input checked="" type="checkbox"/> <b>Will this be discharged or satisfied prior to or at settlement?</b> <input type="checkbox"/> <b>Are there attachments?</b> <b>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</b> <div style="border: 1px solid black; padding: 5px; min-height: 100px;">Property Interest Report and Data extract for section 7 search purposes</div>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
<b>[Note - Do not omit this item. The item and its heading must be included in the attachment even if not applicable.]</b>			
<b>Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code):</b> <div style="border: 1px solid black; padding: 5px; min-height: 100px;">Zones: Urban Neighbourhood (UN) Subzones: No Zoning overlays: Data extract for section 7 search purposes</div>			
<b>DRAFT</b>			
<b>Is there a State heritage place on the land or is the land situated in a State heritage area?</b> <input type="checkbox"/>			
<b>Is the land designated as a local heritage place?</b> <input type="checkbox"/>			
<b>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?</b> <input type="checkbox"/>			
<b>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?</b> <input type="checkbox"/>			

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

29.2	<b>section 127 Condition</b> (that continues to apply) of a development authorisation	<b>Is this item applicable?</b> <input type="checkbox"/> <b>Will this be discharged or satisfied prior to or at settlement?</b> <input type="checkbox"/> <b>Are there attachments?</b> If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars): <div style="border: 1px solid black; height: 40px; margin-top: 5px;"></div>
<small>[Note - Do not omit this item. The item and its heading must be included in the attachment even if not applicable.]</small>		
<b>Date of authorisation:</b> <div style="border: 1px solid black; height: 20px; margin-top: 5px;"></div>		
<b>Name of relevant authority that granted authorisation:</b> <div style="border: 1px solid black; height: 20px; margin-top: 5px;"></div>		
<b>Condition(s) of authorisation:</b> <div style="border: 1px solid black; height: 40px; margin-top: 5px;"></div>		
<hr/>		
29.3	<b>section 129 Notice of proposed work and notice may require access</b>	<b>Is this item applicable?</b> <input type="checkbox"/> <b>Will this be discharged or satisfied prior to or at settlement?</b> <input type="checkbox"/> <b>Are there attachments?</b> If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars): <div style="border: 1px solid black; height: 40px; margin-top: 5px;"></div>
<b>Date of notice:</b> <div style="border: 1px solid black; height: 20px; margin-top: 5px;"></div>		
<b>Name of person giving notice of proposed work:</b> <div style="border: 1px solid black; height: 20px; margin-top: 5px;"></div>		
<b>Building work proposed (as stated in the notice):</b> <div style="border: 1px solid black; height: 40px; margin-top: 5px;"></div>		
<b>Other building work as required pursuant to the Act:</b> <div style="border: 1px solid black; height: 40px; margin-top: 5px;"></div>		

29.4 section 140 Notice requesting access

**Is this item applicable?**

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

**Are there attachments?**

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

Date of notice:

Name of person requesting access:

Reason for which access is sought (as stated in the notice):

Activity of work to be carried out:

29.5 section 141 Order to remove or perform work

**Is this item applicable?**

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

**Are there attachments?**

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

Date of order:

Terms of order:

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

Amount payable (if any):

29.6

section 142 - Notice to complete development

**Is this item applicable?**

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

<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

**Are there attachments?**

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

--

Date of notice:

--

Requirements of notice:

--

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

--

Amount payable (if any):

--

29.7

section 155 - Emergency order

**Is this item applicable?**

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

<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

**Are there attachments?**

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

--

Date of order:

--

Name of authorised officer who made order:

--

Name of authority that appointed the authorised officer:

--

Nature of order:

--

Amount payable (if any):

--

29.8 section 157 Fire safety notice

**Is this item applicable?**

<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

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

**Are there attachments?**

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

--

Date of notice:

--

Name of authority giving notice:

--

Requirements of notice:

--

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

--

Amount payable (if any):

--

29.9 section 192 or 193 Land management agreement

**Is this item applicable?**

<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

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

**Are there attachments?**

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

--

Date of agreement:

--

Names of parties:

--

Terms of agreement:

--

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

**Is this item applicable?**

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

**Are there attachments?**

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

Date requirement given:

Name of body giving requirement:

Nature of requirement:

Contribution payable (if any):

---

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

**Is this item applicable?**

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

**Are there attachments?**

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

Date of agreement:

Names of parties:

Terms of agreement:

Contribution payable (if any):

---

**Is this item applicable?****Will this be discharged or satisfied prior to or at settlement?****Are there attachments?**

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

<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

Date of commencement of proceedings:

--

Date of determination or order (if any):

--

Terms of determination or order (if any):

--

**Is this item applicable?****Will this be discharged or satisfied prior to or at settlement?****Are there attachments?**

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

<input type="checkbox"/>
<input type="checkbox"/>

Date notice given:

--

Name of designated authority giving notice:

--

Nature of directions contained in notice:

--

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

--

Amount payable (if any):

--

**Is this item applicable?**

<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

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

**Are there attachments?**

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

--

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:

--

## 34. Water Industry Act 2012

34.1 Notice or order under the Act requiring payment of charges or other amounts or making other requirement

*Is this item applicable?*

Yes

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

Yes

*Are there attachments?*

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

SA Water certificate

Date of notice or order:

02/12/2025

Name or person or body who served notice or order:

South Australian Water Corporation

Amount payable (if any) as specified in the notice or order:

\$0.00

Nature of other requirement made (if any) as specified in the notice or order:

Payment of SA Water Rates and Charges

## Particulars relating to a strata unit

1	Name of strata corporation:	Strata Corporation 3092 Inc.
	Address of strata corporation:	746 Goodwood Road Pasadena SA 5042

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):

See attached Statement Pursuant to Section 41

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

See attached Statement Pursuant to Section 41

(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:

See attached Statement Pursuant to Section 41

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

See attached Strata Plan 3092 (Entitlement: 20/90)

*[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 or  
 since the deposit of the strata plan;

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:

Not Applicable

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:

DAF

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

Name:	Strata Data
Address:	647 Portrush Road Glen Osmond SA 5064

Note-

- 1 A strata corporation must (on application by or on behalf of a current 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 one corporation, then you should not expect that all lot owners in the group **will have** equal voting rights. The corporations may be structured so that, even though there are more apartments than shops in the group, the shop-owners can outvote the apartment owners on some matters. Make enquiries so that you understand how many corporations there are and what voting rights you will have.

### Further information

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

A free telephone Strata and Community Advice Service is operated by the Legal Services Commission of South Australia: call 1300 366 424.

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

You can also seek advice from a legal practitioner.

## ANNEXURES

There are no documents annexed hereto

The following documents are annexed hereto -

**Certificate(s) of title to the land**

Check search

## Historical search

## Title and valuation package

## Property Interest Report

## Local Government search

## Data extract for section 7 search purposes

Encumbrance 3221555

## Strata Plan

**Statement Pursuant to Section 41**

**Certificate of Emergency Services Levy payable**

**Certificate of Land Tax payable**

## SA Water Certificate

## Form R3 – Buyers Information Notice

## Form R7 - Warning Notice

ACKNOWLEDGEMENT OF RECEIPT OF FORM 1 - VENDOR'S STATEMENT

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

the abovenamed Purchaser(s), hereby acknowledge having received this day the Form 1 with the annexures as set out above.  
\*I/We

**Dated (dd/mm/yyyy):**

Signed:

---

For further information, contact the Office of the Vice-Chancellor (Research) on 02 9351 0800.

**Purchaser(s)**

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

Land and Business (Sale and Conveyancing) Regulations 2010 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 recommends that 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 of the 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.

*Land and Business (Sale and Conveyancing) Act 1994 - section 24B*

*Land and Business (Sale and Conveyancing) Regulations 2010 - regulation 21*

# Warning notice

Financial and investment advice

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

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

**NOTE: For the purposes of section 24B of the Act, an agent or sales representative who provides financial or investment advice to a person in connection with the sale or purchase of land or a business must:**

- a) **in the case of oral advice** - immediately before giving the advice, give the person warning of the matters set out in this Form orally, prefaced by the words "I am legally required to give you this warning"; or
- b) **in the case of written advice** - at the same time as giving the advice or as soon as reasonably practicable after giving the advice, give the person this Form, printed or typewritten in not smaller than 12-point type.





## Certificate of Title - Volume 5029 Folio 156

**Parent Title(s)** CT 4087/585

**Creating Dealing(s)** CONVERTED TITLE

**Title Issued** 25/06/1991      **Edition** 8      **Edition Issued** 02/08/2019

### Estate Type

FEE SIMPLE (UNIT)

### Registered Proprietor

SCOTT JAMES PRICE  
 SHELLEY WEST  
 OF 1 MULLINS STREET PASADENA SA 5042  
 AS JOINT TENANTS

### Description of Land

UNIT 2 STRATA PLAN 3092  
 IN THE AREA NAMED PASADENA  
 HUNDRED OF ADELAIDE

### Easements

NIL

### Schedule of Dealings

Dealing Number	Description
3221555	ENCUMBRANCE TO S.D. TILLETT MEMORIALS PTY. LTD. (SINGLE COPY ONLY)
13146409	MORTGAGE TO BEYOND BANK AUSTRALIA LTD. (ACN: 087 651 143)

### Notations

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

## Certificate of Title

**Title Reference:** CT 5029/156

**Status:** CURRENT

**Edition:** 8

## Dealings

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

## Priority Notices

NIL

## Registrar-General's Notes

No Registrar-General's Notes exist for this title

DRAFT

## Certificate of Title

**Title Reference:** CT 5029/156  
**Status:** CURRENT  
**Parent Title(s):** CT 4087/585  
**Dealing(s) Creating Title:** CONVERTED TITLE  
**Title Issued:** 25/06/1991  
**Edition:** 8

## Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
19/07/2019	02/08/2019	13146409	MORTGAGE	REGISTERED	BEYOND BANK AUSTRALIA LTD. (ACN: 087 651 143)
19/07/2019	02/08/2019	13146408	TRANSFER	REGISTERED	SCOTT JAMES PRICE, SHELLEY WEST
19/07/2019	02/08/2019	13146407	DISCHARGE OF MORTGAGE	REGISTERED	9849005
21/08/2014	11/09/2014	12185162	DISCHARGE OF MORTGAGE	REGISTERED	11360244
18/03/2010	30/03/2010	11360244	MORTGAGE	REGISTERED	COMMONWEALTH BANK OF AUSTRALIA
16/03/2009	19/05/2009	11138514A	VESTING (GLOBAL UPDATE)	REGISTERED	BENDIGO & ADELAIDE BANK LTD. (ACN: 068 049 178) 9849005
20/05/2004	12/06/2004	9849005	MORTGAGE	REGISTERED	ADELAIDE BANK LTD. (ACN: 061 461 550)
20/05/2004	12/06/2004	9849004	TRANSFER	REGISTERED	JASON KENNETH TUCK
20/05/2004	12/06/2004	9849003	DISCHARGE OF MORTGAGE	REGISTERED	9388242
19/07/2002	30/07/2002	9388242	MORTGAGE	REGISTERED	NATIONAL AUSTRALIA BANK LTD.
19/07/2002	30/07/2002	9388241	DISCHARGE OF MORTGAGE	REGISTERED	9164675
24/08/2001	26/09/2001	9164675	MORTGAGE	REGISTERED	ADELAIDE BANK LTD. (ACN: 061 461 550)
24/08/2001	26/09/2001	9164674	TRANSFER	REGISTERED	CREAGH TIMOTHY BELL
24/08/2001	26/09/2001	9164673	DISCHARGE OF MORTGAGE	REGISTERED	7940686

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
09/06/1995	11/07/1995	7940686	MORTGAGE	REGISTERED	NATIONAL AUSTRALIA BANK LTD.
09/06/1995	11/07/1995	7940685	TRANSFER	REGISTERED	GEORGE AOUKAR, NALI AOUKAR
14/07/1971	21/07/1971	3221555	ENCUMBRANCE	REGISTERED	

DRAFT

## Certificate of Title

<b>Title Reference</b>	CT 5029/156
<b>Status</b>	CURRENT
<b>Easement</b>	NO
<b>Owner Number</b>	16314856
<b>Address for Notices</b>	POST OFFICE BOX 10286 ADELAIDE SA 5000, AUS
<b>Area</b>	NOT AVAILABLE

## Estate Type

Fee Simple (Unit)

## Registered Proprietor

SCOTT JAMES PRICE  
SHELLEY WEST  
OF 1 MULLINS STREET PASADENA SA 5042  
AS JOINT TENANTS

## Description of Land

UNIT 2 STRATA PLAN 3092  
IN THE AREA NAMED PASADENA  
HUNDRED OF ADELAIDE

## Last Sale Details

<b>Dealing Reference</b>	TRANSFER (T) 13146408
<b>Dealing Date</b>	15/07/2019
<b>Sale Price</b>	\$202,500
<b>Sale Type</b>	FULL VALUE / CONSIDERATION AND WHOLE OF LAND

## Constraints

### Encumbrances

Dealing Type	Dealing Number	Beneficiary
ENCUMBRANCE	3221555	S.D. TILLETT MEMORIALS PTY. LTD. (ACN: 007 525 073)
MORTGAGE	13146409	BEYOND BANK AUSTRALIA LTD. (ACN: 087 651 143)

### Stoppers

NIL

## Valuation Numbers

Valuation Number	Status	Property Location Address
0806424128	CURRENT	Unit 2, 746 GOODWOOD ROAD, PASADENA, SA 5042

## Notations

### Dealings Affecting Title

NIL

### Notations on Plan

NIL

### Registrar-General's Notes

NIL

### Administrative Interests

NIL

## Valuation Record

<b>Valuation Number</b>	0806424128
<b>Type</b>	Site & Capital Value
<b>Date of Valuation</b>	01/01/2025
<b>Status</b>	CURRENT
<b>Operative From</b>	01/07/1972
<b>Property Location</b>	Unit 2, 746 GOODWOOD ROAD, PASADENA, SA 5042
<b>Local Government</b>	MITCHAM
<b>Owner Names</b>	SHELLEY WEST SCOTT JAMES PRICE
<b>Owner Number</b>	16314856
<b>Address for Notices</b>	POST OFFICE BOX 10286 ADELAIDE SA 5000, AUS
<b>Zone / Subzone</b>	UN - Urban Neighbourhood
<b>Water Available</b>	Yes
<b>Sewer Available</b>	Yes
<b>Land Use</b>	1320 - Ground Floor Home Unit In A Multi-Storey Block
<b>Description</b>	3H/UNIT CP
<b>Local Government Description</b>	Residential

## Parcels

Plan/Parcel	Title Reference(s)
S3092 UNIT 2	CT 5029/156

## Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$160,000	\$405,000			
Previous	\$137,000	\$325,000			

## Building Details

<b>Valuation Number</b>	0806424128
<b>Building Style</b>	Conventional
<b>Year Built</b>	1971
<b>Building Condition</b>	Basic
<b>Wall Construction</b>	Brick
<b>Roof Construction</b>	Tiled (Terra Cotta or Cement)
<b>Equivalent Main Area</b>	66 sqm
<b>Number of Main Rooms</b>	3

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

# Property Interest Report

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

Title Reference	CT 5029/156	Reference No. 2735936
Registered Proprietors	S*WEST & ANR	Prepared 01/12/2025 15:01
Address of Property	Unit 2, 746 GOODWOOD ROAD, PASADENA, SA 5042	
Local Govt. Authority	CITY OF MITCHAM	
Local Govt. Address	GPO BOX 21 MITCHAM SHOP CEN TORRENS PARK SA 5062	

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	Refer to the Certificate of Title  <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>
1.2	Easement (whether over the land or annexed to the land)	Refer to the Certificate of Title  Note--"Easement" includes rights of way and party wall rights  <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>
1.3	Restrictive covenant	Refer to the Certificate of Title for details of any restrictive covenants as an encumbrance  <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>
1.4	Lease, agreement for lease, tenancy agreement or licence (The information does not include information about any sublease or subtenancy. That information may be sought by the purchaser from the lessee or tenant or sublessee or subtenant.)	Refer to the Certificate of Title also Contact the vendor for these details  <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>
1.5	Caveat	Refer to the Certificate of Title
1.6	Lien or notice of a lien	Refer to the Certificate of Title
2.1	section 9 - Registration in central archives of an Aboriginal site or object	Aboriginal Affairs and Reconciliation in AGD has no registered entries for Aboriginal sites or objects affecting this title
2.2	section 24 - Directions prohibiting or restricting access to, or activities on, a site or	Aboriginal Affairs and Reconciliation in AGD has no record of any direction affecting this title

an area surrounding a site

2.3 Part 3 Division 6 - Aboriginal heritage agreement

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

also

Refer to the Certificate of Title

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

3.1 section 8 - Human remains interred on land

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

also

contact the vendor for these details

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

4.1 section 5 - Notice requiring payment

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

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

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

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

5.4 section 55 - Order to remove or perform work

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

also

Contact the Local Government Authority for other details that might apply

5.5 section 56 - Notice to complete development

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

also

Contact the Local Government Authority for other details that might apply

5.6 section 57 - Land management agreement

Refer to the Certificate of Title

5.7 section 60 - Notice of intention by building owner

Contact the vendor for these details

5.8 section 69 - Emergency order

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

also

Contact the Local Government Authority for other details that might apply

5.9 section 71 - Fire safety notice

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

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

## 6. Repealed Act conditions

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

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

## 7. Emergency Services Funding Act 1998

7.1	section 16 - Notice to pay levy	An Emergency Services Levy Certificate will be forwarded. If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750.
-----	---------------------------------	---

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

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

## 17. *Land Acquisition Act 1969*

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

## 18. *Landscape South Australia Act 2019*

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

Act

18.18 section 209 - Reparation order requiring specified action or payment to make good damage resulting from contravention of the Act  
The regional landscape board has no record of any notice affecting this title

18.19 section 211 - Reparation authorisation authorising specified action to make good damage resulting from contravention of the Act  
The regional landscape board has no record of any notice affecting this title

18.20 section 215 - Orders made by ERD Court  
The regional landscape board has no record of any notice affecting this title

18.21 section 219 - Management agreements  
The regional landscape board has no record of any notice affecting this title

18.22 section 235 - Additional orders on conviction  
The regional landscape board has no record of any notice affecting this title

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

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

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

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

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

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

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

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

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

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

## **24. *Mining Act 1971***

24.1 Mineral tenement (other than an exploration licence)  
Mineral Tenements in the Department of Energy and Mining has no record of any proclamation affecting this title

24.2 section 9AA - Notice, agreement or order to waive exemption from authorised operations  
Contact the vendor for these details

24.3 section 56T(1) - Consent to a change in authorised operations  
Contact the vendor for these details

24.4 section 58(a) - Agreement authorising tenement holder to enter land  
Contact the vendor for these details

24.5 section 58A - Notice of intention to commence authorised operations or apply for lease or licence  
Contact the vendor for these details

24.6 section 61 - Agreement or order to pay compensation for authorised operations  
Contact the vendor for these details

24.7 section 75(1) - Consent relating to extractive minerals  
Contact the vendor for these details

24.8 section 82(1) - Deemed consent or agreement  
Contact the vendor for these details

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

## **25. 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

State Planning Commission in the Department for Housing and Urban Development

29.7 section 155 - Emergency order

		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	<i>Public and Environmental Health (Waste Control) Regulations 2010 (or 1995)</i> (revoked) Part 2 - Condition (that continues to apply) of an approval	Public Health in DHW has no record of any condition affecting this title
		also
		Contact the Local Government Authority for other details that might apply
31.3	<i>Public and Environmental Health (Waste Control) Regulations 2010</i> (revoked) regulation 19 - Maintenance order (that has not been complied with)	Public Health in DHW has no record of any order affecting this title
		also
		Contact the Local Government Authority for other details that might apply

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

32.1 section 66 - Direction or requirement to avert spread of disease Public Health in DHW has no record of any direction or requirement affecting this title

32.2 section 92 - Notice Public Health in DHW has no record of any notice affecting this title  
also  
Contact the Local Government Authority for other details that might apply

32.3 *South Australian Public Health (Wastewater) Regulations 2013 Part 4 - Condition (that continues to apply) of an approval* Public Health in DHW has no record of any condition affecting this title  
also  
Contact the Local Government Authority for other details that might apply

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

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

## 34. *Water Industry Act 2012*

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

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

35.1 section 18 - Condition (that remains in force) of a permit DEW has no record of any condition affecting this title

35.2 section 125 (or a corresponding previous enactment) - Notice to pay levy DEW has no record of any notice affecting this title

## 36. *Other charges*

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

## Other Particulars

---

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

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

## Additional Information

---

The following additional information is provided for your information only.

These items are not prescribed encumbrances or other particulars prescribed under the Act.

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

## Notices

---

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

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

#### Building restrictions

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

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

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

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

#### Statutory easements

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

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

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

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

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

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

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

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

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

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

Information should be obtained from:

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

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

Water Resources Management - Taking of underground water

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

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

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

DRAFT

CITY OF



MITCHAM

131 Belair Road Torrens Park SA 5062  
PO Box 21 Mitcham Shopping Centre SA 5062  
Telephone 1300 133 466  
Email [mitcham@mitchamcouncil.sa.gov.au](mailto:mitcham@mitchamcouncil.sa.gov.au)  
Web site <http://www.mitchamcouncil.sa.gov.au>

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 Business (Sale and Conveyancing) Act 1994.

<b>Land and Business (Sale and Conveyancing) Act Section 7 Statement Prescribed Encumbrances for 2/746 Goodwood Road PASADENA SA 5042</b>			
Applicant	Commercial & Legal 278 Flinders Street ADELAIDE SA 5000		
Certificate Number	CERT1918/25	Date received	01/12/2025
Property Address	2/746 Goodwood Road PASADENA SA 5042		
Property Description	LOT 2 TYP SP SEC 8 PLN 3092 C/T 5029/156		
Property ID	16971	Parcel number	parcel number
<b>Schedule – Division 1 – Particulars of Prescribed Encumbrances affecting the land at 2/746 Goodwood Road PASADENA SA 5042</b>			
<b>Development Act 1993</b>			
<b>Part 3 - Development Plan</b>			
Title or other brief description of zone or policy area in which the land is situated (as shown in the Development Plan):	Urban Neighbourhood (UN)		
Is the land situated in a designated State Heritage Area?	NO		
Is the land designated as a place of local heritage value?	NO		
Is there a current Development Plan Amendment released for public consultation by a council on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	NIL		
If YES, state the name of the council:	NIL		

<b>Land and Business (Sale and Conveyancing) Act Section 7 Statement Prescribed Encumbrances for 2/746 Goodwood Road PASADENA SA 5042</b>	
Is there a current Development Plan Amendment released for public consultation by the Minister on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	Current and previous Minister-initiated Development Plan Amendments can be accessed via the SA Government Portal at: <a href="https://plan.sa.gov.au/resources/resources_library/development_plans/minister-initiated_development_plan_amendments">https://plan.sa.gov.au/resources/resources_library/development_plans/minister-initiated_development_plan_amendments</a> For any queries regarding current or previous Minister-initiated Development Plan Amendments, please see the contact details provided in the above link.
Section 42 - Condition (that continues to apply) of a development authorisation List relevant development applications	NIL
<b>Planning, Development and Infrastructure Act 2016</b>	
<b>Part 5 – Planning and Design Code</b>	
Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code)	Urban Neighbourhood (UN)
Is the land situated in a designated State Heritage Place?	NO
Is the land designated as a place of local heritage value?	NO
Is there a tree or a stand of trees declared in Part 10 of the Planning and Design Code to be significant tree or trees on the land?	NO
Is there a current amendment to the Planning and Design Code released for public consultation by the State Planning Commission on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operations?	YES  <a href="https://plan.sa.gov.au/have_your_say/code-amendments/on-consultation">https://plan.sa.gov.au/have_your_say/code-amendments/on-consultation</a>
Section 127 – Condition (that continues to apply) of a development authorisation  Copies of Decision Notification Forms can be downloaded from the PlanSA website – <a href="#">Development application register   PlanSA</a>	Refer to the PlanSA Data Extract
<b>Repealed Act conditions</b>	
<b>Condition (that continues to apply) of an approval or authorisation granted under the Building Act 1971 (repealed), the City of Adelaide Development Control Act 1976 (repealed), the Planning Act 1982 (repealed) or the Planning and Development Act 1966 (repealed)</b>	
<b>Refer to note in section 33 (Further Information Held By Councils)</b>	
<b>Development Act 1993</b>	
Section 50(1)—Requirement to vest land in a council or the Crown to be held as open space	NIL
Section 50(2)—Agreement to vest land in a council or the Crown to be held as open space	NIL
Section 55—Order to remove or perform work	NIL
Section 56—Notice to complete development	NIL
Section 57—Land management agreement	NIL

<b>Land and Business (Sale and Conveyancing) Act Section 7 Statement Prescribed Encumbrances for 2/746 Goodwood Road PASADENA SA 5042</b>	
Section 60 – Notice of intention by building owner	If applicable Notice of Intention by building owner will be contained in the Conditions on attached Decision Notification forms.
Section 69—Emergency order	NIL
Section 71—Fire safety notice	NIL
Section 84—Enforcement notice	NIL
Section 85(6), 85(10) or 106—Enforcement order	NIL
Part 11 Division 2—Proceedings	NIL
Planning and Development Act 1966	080/0436/72 080/0444/72
Building Act 1971	NIL
Planning Act 1982	NIL
Court Order	NIL
<b>Fire and Emergency Services Act 2005</b>	
Section 105F (or section 56 or 83 (repealed))—Notice to take action to prevent outbreak or spread of fire	NIL
<b>Food Act 2001</b>	
Section 44—Improvement notice	NIL
Section 46—Prohibition order	NIL
<b>Housing Improvement Act 1940</b>	
Section 23 —declaration that house is undesirable or unfit for human habitation	NIL
<b>Land Acquisitions Act 1969</b>	
Section 10 Notice of intention to acquire	Refer to Land Services – Certificate of Title
<b>Local Government Act 1934</b>	
Notice, order, declaration, charge, claim or demand given or made under the Act	NIL
<b>Local Government Act 1999</b>	
Notice, order, declaration, charge, claim or demand given or made under the Act	NIL
<b>Local Nuisance and Litter Control Act 2016</b>	
Section 30 – Nuisance or litter abatement notice	NIL
<b>Planning, Development and Infrastructure Act 2016</b>	
Section 141 – Orders to remove or perform work	NIL
Section 142 – Notice to complete development	NIL
Emergency Order	NIL
Section 157 – Fire Safety Notice	NIL
Section 192 or 193 – Land management agreement	NIL
Section 198(1) – Requirements to vest in a council or the crown to be held as open space	NIL
Section 198(2) – Agreement to vest land in a council or Crown to be held as open space	NIL
Part 16 Division 1 Proceedings	NIL
Section 213 – Enforcement notice	NIL
Section 214(6), 214(10) – Applications to Court	NIL
Section 222 – Enforcement order to rectify breach	NIL
<b>Public and Environmental Health Act 1987 (Repealed)</b>	

<b>Land and Business (Sale and Conveyancing) Act Section 7 Statement Prescribed Encumbrances for 2/746 Goodwood Road PASADENA SA 5042</b>	
Part 3—Notice	NIL
Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) (revoked) Part 2 - Condition (that continues to apply) of an approval	NIL
Public and Environmental Health (Waste Control) Regulations 2010 (revoked) regulation 19 - Maintenance order (that has not been complied with)	NIL
<b>South Australian Public Health Act 2011</b>	
section 66—Direction or requirement to avert spread of disease	NIL
section 92-Notice	NIL
South Australian Public Health (Wastewater) Regulations 2013 Part 4-Condition (that continues to apply) of an approval	NIL
<b>Water Industry Act 2012</b>	
Notice or order under the Act requiring payment of charges or other amounts or making other requirement	NIL
<b>33 Other Charges</b>	
Charges of any kind affecting the land (not included in another item)	NIL
<b>Schedule – division 2 – other particulars</b>	
Particulars of Building Indemnity Insurance	NIL
Further information held by Councils	NIL
<b>Does the council hold details of any development approvals relating to:</b>	
(a) Commercial or industrial activity at the land; or	NO
(b) A change in the use of the land or part the land (within the meaning of the Development Act 1993)?	NO

**Note—**

The questions (a) and (b) relate 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 (a) of the question may indicate that a *potentially contaminating activity* has taken place at the land (see sections 103C and 103H of the *Environment Protection Act 1993*) and that assessments or remediation of the land may be required at some future time.

It should be noted that—

It should be noted that—

- (a) the approval of development by a 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.

**CERTIFIED**

01 December 2025  
**DATE**

01 December 2025



**Commercial & Legal**  
**278 Flinders Street**  
**ADELAIDE SA 5000**

CITY OF  
MITCHAM

## LOCAL GOVERNMENT SECTION 187 CERTIFICATE

Certificate No: **CERT1918/25**  
Previous Cert No:

Receipt No:

Reference No: **169711**  
Valuer General No: **0806424128**  
Property Description: **LOT 2 TYP SP SEC 8 PLN 3092 C/T 5029/156**  
Property Address: **2/746 Goodwood Road PASADENA SA 5042**  
Owner: **Scott J Price & Shelley West**

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

General Rate/Water Catchment Levy:	Total
General Rate	\$1,444.00
Natural Resources Management Levy	\$27.40
Less 12.5% Capping (If applicable)	\$0.00
<Rates for the current year 2025/2026>	\$1,471.40
Less Payments Received	\$-735.40
<Debtor: Monies outstanding in addition to Rates>	\$0.00
<TOTAL BALANCE OUTSTANDING>	\$736.00

**Please be advised:** A fine of **2%** will be added to any current amount not paid by the due date. Interest is calculated monthly on arrears. Four quarterly instalments fall due on 15/09/25, 15/12/25 15/3/26 and 15/6/26.

If you wish to pay Council Rates settlements by BPAY please use the BPAY biller code 3186 and the reference number shown on this certificate.

### UPDATES OF RATING INFORMATION CAN BE PROVIDED BY TELEPHONE

The Rates team may be contacted for a free Section 187 update by calling (08) 8372 8844 or by emailing [rates@mitchamcouncil.sa.gov.au](mailto:rates@mitchamcouncil.sa.gov.au) with the property address and certificate number. Free updates for the same financial year will be provided for up to 6 months from the date of the original search.

### Authorised by the City of Mitcham

Street Address:  
131 Belair Road  
Torrens Park SA 5062

Postal Address:  
PO Box 21  
Mitcham Shopping Centre  
Torrens Park SA 5062

Phone: 1300 133 466  
[www.mitchamcouncil.sa.gov.au](http://www.mitchamcouncil.sa.gov.au)

**The Corporation of The City of Mitcham**

MUNICIPAL OFFICES, TORRENS PARK, 7th Oct. 1971

To Mr. R.C. Elkson,  
6 Daniels Road, Street  
PANORAMA. 5041

Your Plan (No. 436) of galv. iron garage proposed to be erected on Allotment No. 746 Goodwood Road Street E/H Section No. Ward, was approved by the Corporation of The City of Mitcham in terms of The Building and Health Acts on the 4th October, 1971 and subject to having gutters and downpipes fitted.

..... Building Surveyor..... Town Clerk and Secretary  
**DUPLICATE** Local Board of Health  
S.McD. 49873/1170

**The Corporation of The City of Mitcham**

MUNICIPAL OFFICES, TORRENS PARK, 7th Oct. 1971

To Mr. R.C. Elkson,  
6 Daniels Road, Street  
PANORAMA. 5041

Your Plan (No. 444 ) of carports

proposed to be erected on Allotment No. Section No.  
746 Goodwood Road Street E/H Ward, was approved  
by the Corporation of The City of Mitcham in terms of The Building and Health Acts on the  
4th October, 1971 and subject to no wall coverings of any nature  
being attached or constructed to the carport without approval.

..... Building Surveyor..... Town Clerk and Secretary  
DUPLICATE Local Board of Health  
S.M.C.D. 49573/1170

# Data Extract for Section 7 search purposes

Valuation ID 0806424128

**Data Extract Date:** 01/12/2025

## Important Information

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

**Parcel ID:** S3092 UN2

**Certificate Title:** CT5029/156

**Property Address:** UNIT 2 746 GOODWOOD RD PASADENA SA 5042

### Zones

Urban Neighbourhood (UN)

### Subzones

No

### Zoning overlays

#### Overlays

##### **Airport Building Heights (Regulated) (All structures over 45 metres)**

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

### Affordable Housing

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

### Noise and Air Emissions

The Noise and Air Emissions Overlay seeks to protect new noise and air quality sensitive development from adverse impacts of noise and air emissions.

### Prescribed Wells Area

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

### Regulated and Significant Tree

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

### **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).**

**(Council input required)**

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

DRAFT

3221555

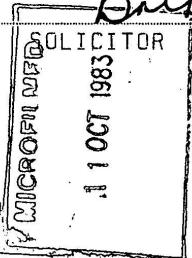
No.

MEMORANDUM OF ENCUMBRANCE

BETWEEN: ~~SINGLE COPY~~  
~~ONLY~~

Situated in S.D. TILLETT MEMORIALS PROPRIETARY LIMITED  
"the company"  
- and -  
ROBERT CORNELIUS ELKSON and  
DELMA GRACE ELKSON  
"the encumbrancers"

C. COLMAN & CO.  
GILLOUGHIN, ROBERTSON & CO.  
Correct for the purposes of "The Real Property Act,  
1886-1969"

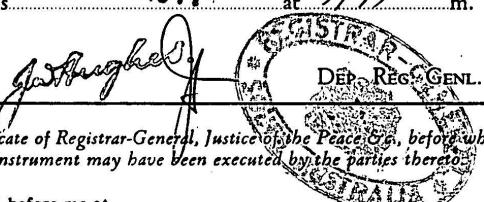


MEMO. A Memorial of the within Instrument was entered in the Register Book.

Vol. 1392

Fol. 44

this 2 AUG 1971 at 11 a.m.



Appeared before me at

the day of

one thousand nine hundred and seventy one

the within described S.D. TILLETT MEMORIALS PROPRIETARY  
LIMITED

the party executing the within instrument, being person  
well known to me, and did freely and voluntarily sign the same.

Signed

Justice of the Peace in and for the State of S.A.

Certificate of Registrar-General, Justice of the Peace &amp;c., before whom instrument may have been executed by the parties thereto.

Appeared before me at *Accessories*the 12<sup>th</sup> day of *July*

one thousand nine hundred and seventy one

the within described ROBERT CORNELIUS ELKSON and  
DELMA GRACE ELKSON

the party executing the within instrument, being person  
well known to me, and did freely and voluntarily sign the same.

Signed *L. Baker*

Justice of the Peace in and for the State of S.A.

Certificate of Registrar-General, Justice of the Peace, &amp;c., taking declaration of attesting witness.

Appeared before me at

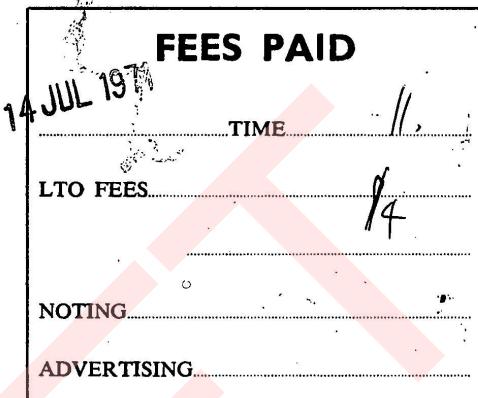
the day of

19

(herein called "the Witness") a person known to me and of good repute attesting witness to this instrument and acknowledged the signature of the Witness to the same and did further declare that

within described

(herein called "the Signatory") the party executing the same is personally known to the Witness that the signature to the said instrument is in the handwriting of the Signatory and that the Signatory did freely and voluntarily sign the same in the presence of the Witness and the Signatory was at that time of sound mind.

Signed *DR*



SOUTH AUSTRALIA

MEMORANDUM OF ENCUMBRANCE

We ROBERT CORNELIUS ELKSON of 6 Daniel Road Panorama in the State of South Australia 5041 Electrical Contractor and DELMA GRACE ELKSON his Wife (hereinafter with their executors administrators and assigns called "the encumbrancers") being entitled to be registered as the proprietors of an estate in fee simple SUBJECT HOWEVER to such encumbrances liens and interests as are notified by Memorandum underwritten or endorsed hereon in the whole of the land comprised in Certificate of Title Register Book

Volume 1392 Folio 44

AND DESIRING to render the said land available for the purpose of security to and for the benefit of S.D. TILLETT MEMORIALS PROPRIETARY LIMITED (hereinafter together with its successors and assigns called "the company") of 162 West Terrace Adelaide in the said State 5000 the rent charge hereinafter mentioned HEREBY ENCUMBER the said land for the benefit of the company for the perpetual yearly rent charge of the sum of ten cents (10¢) to be paid (if demanded) on the 30th day of June in each year to the intent that the company shall hold the said perpetual yearly rent charge in fee simple AND THE ENCUMBRANCES for the executors administrators and assigns of the encumbrancers HEREBY COVENANT with the company that they will not conduct or permit to be conducted on the said land the trade or business of monumental masons or the wholesaling or retailing of monuments used on graves

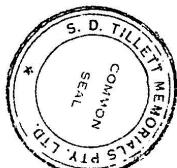
AND IT IS HEREBY AGREED AND DECLARED between the company and the encumbrancers that the encumbrancers and the successive assigns of the encumbrancers shall be respectively released and discharged from the payment of the said rent charge and from the observance and performance of the covenants and restrictions hereinbefore contained forthwith upon the encumbrancers and such respective successive assigns respectively ceasing to be registered as the proprietors of the said land to the intent that the said rent charge and covenants and restrictions shall be binding on the registered proprietor for the time being of the said land or any part thereof Subject as aforesaid the said company shall be entitled to all powers and remedies given to encumbrancers by the Real Property Act 1886 (as amended)

DATED this 9<sup>th</sup> day of *August 1971*  
SIGNED by the said ROBERT CORNELIUS ELKSON and the said DELMA GRACE ELKSON }  
in the presence of : - *b. b. b.*  
Justice of the Peace  
THE COMMON SEAL of S.D. TILLETT MEMORIALS PROPRIETARY LIMITED was }  
hereunto affixed in the presence of : - *W. D. Miller*

*Robert Elkson*  
*Delma G. Elkson*

*W. D. Miller*  
Director

*Miller*  
Secretary



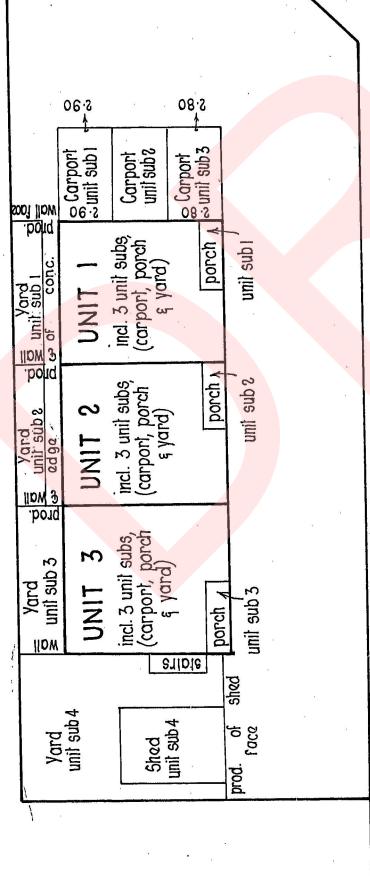
*in cr. 4087/584*  
The within land is discharged from Encumbrance 3221555  
vide 4132646 Produced 20.12.1977 at 10.45 a.m.



DRAFT

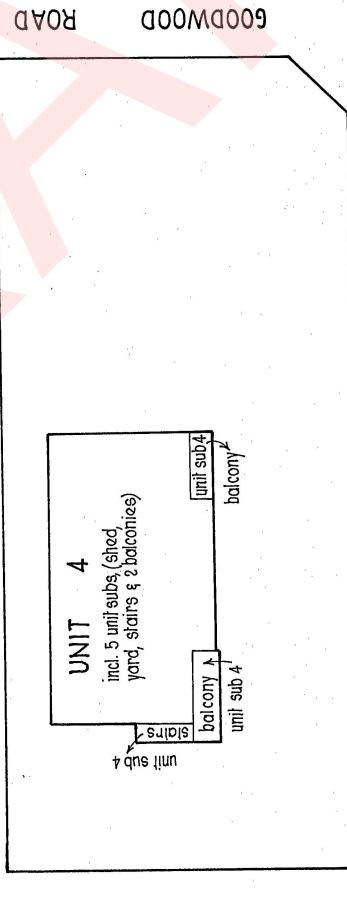


GROUND FLOOR PLAN



JAMESTOWN AVENUE

FIRST FLOOR PLAN



JAMESTOWN AVENUE

The upper limits of the unit subsidiaries shown as balcony are 0.15 metres below the eaves.

A scale bar consisting of a horizontal line with tick marks at 0, 5, 10, and 15, labeled 'Scale' and '15 meters'.

 <b>3092</b>	
<small>ACCEPTED FOR DEPOSIT</small>	 Pro Register General 24/3/1977
Reference Map No. <b>2</b> OF <b>3</b> SHEETS	
COUNCIL <b>City of Mitcham</b>	

The lower and upper boundaries of the unit subdivisions shown as 'Yard' are existing ground level and 0.15metres below the 'eaves' respectively.

subsidiaries shown as yard are existing ground

**JOHN C. BESTED**  
LICENSED SURVEYOR  
23 KAPOOLA AVE, FELIXSTOW 5070  
PHONE 337 4679

STRATA PLAN NUMBER	SP 3092
Authenticated via	Application No. 402104
	and Accepted for Deposit
	
PRINCIPAL DRAFTING OFFICER	
pro Registrar-General	
24/3/1977	
THIS IS SHEET 3 OF 3 SHEETS	

## **SCHEDULE OF UNIT ENTITLEMENT**



STRATA DATA

**Date:** December 2, 2025  
**To:** Commercial & Legal  
**Email:** annap@commercialandlegal.com.au

**Property Address:** 2/746 GOODWOOD RD PASADENA, SA 5042

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

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

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

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

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

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

Kind Regards,

**Strata Data**

For and on behalf of STRATA CORPORATION 3092 INC.

E: [reception@stratadata.com.au](mailto:reception@stratadata.com.au)

P: 08 8372 2777



## STRATA DATA

# *Tax Invoice*

ABN: 20 080 960 112

Date: 2-Dec-25

Invoice #: SS00001

Commercial & Legal

Due Date: 2/12/2025

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

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

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

**REQUESTED BY:**

**Name:** Commercial & Legal

**Address:** annap@commercialandlegal.com.au

**REGARDING:** **Corporation:** STRATA CORPORATION 3092 INC.

**Unit No. & Address:** 2/746 GOODWOOD RD PASADENA

**Owners:** Scott James Price

Shelley West

## PART 1 : FINANCIAL DETAILS

### 1.1 Lot Entitlement

Lot Entitlement = 20

Total of all Entitlements = 90

### 1.2 Maintenance Contributions

Last Levy Paid	Amount	Paid To
Admin Fund Levy	\$579.84	31/12/2025
Current Levy	Amount	Frequency
Admin Fund Levy	\$579.84	Quarterly
Sinking Fund Levy	\$0.00	Quarterly

### 1.3 Arrears

Levies	Due as at 02/12/2025	Charged but due after 02/12/2025
Admin Fund Levy	\$0.00	\$579.84
Amount Due	\$0.00	\$579.84

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



Biller Code: 96503

Ref: 23201195700000309222

### 1.4 Lot Expenditure by the Strata Corporation

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

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

### 1.5 Assets and Liabilities of the Corporation

(a) Fund Name : STRATA DATA CLIENTS TRUST ACCOUNT

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

(c) Sum standing to the credit of fund: \$7,603.74 comprising Admin: \$7,224.43 and Sinking: \$379.31

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

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

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

Refer to minutes of meetings

---

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

Refer to minutes of meetings

---

**Water Payment Method:** Individual Owners pay

## PART 2 : INSURANCE

**Insurer : CHU**

Type of Cover	Sum Insured	Policy Number	Expiry Date
Office Bearers	\$250,000.00	HU0006143166	01/03/2026
Common contents	\$15,306.00	HU0006143166	01/03/2026
Voluntary workers	\$200,000.00	HU0006143166	01/03/2026
Fidelity Guarantee	\$100,000.00	HU0006143166	01/03/2026
Government Audit Costs	\$25,000.00	HU0006143166	01/03/2026
Building	\$1,530,648.00	HU0006143166	01/03/2026
Lot Owners fixtures and improvements	\$250,000.00	HU0006143166	01/03/2026
Public Liability	\$30,000,000.00	HU0006143166	01/03/2026
Catastrophe Cover	\$459,194.00	HU0006143166	01/03/2026

**Notes**

---

## PART 3 : DOCUMENTS SUPPLIED

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

## PART 4 : DOCUMENT INSPECTION

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

**Statement Dated 02/12/2025**

**Signed for and on behalf of STRATA CORPORATION 3092 INC.**

  
Lauren Dean

Body Corporate Manager

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

The Strata Titles Act requires that :

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

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

# STRATA DATA

ABN 20 080 960 112

647 PORTRUSH ROAD  
GLEN OSMOND SA 5064  
Phone: 8372 2777  
Email: reception@stratadata.com.au

**PLEASE COMPLETE AND RETURN VIA EMAIL WHEN SETTLEMENT IS FINALISED  
ANY OUTSTANDING ACCOUNTS MUST BE FINALISED AT SETTLEMENT**

## **UNIT OWNER UPDATE** (to be filled in only for new owners)

### **STRATA CORPORATION 3092 INC. 2/746 GOODWOOD RD PASADENA**

SETTLEMENT DATE	/	20
UNIT OWNERS NAME		
UNIT OWNERS ADDRESS		
DATE & PLACE OF BIRTH	(COMPANY TITLES ONLY)	
CONTACT DETAILS	HOME	WORK
	MOBILE	EMAIL
CORRESPONDENCE TO OWNER / AGENT		ACCOUNTS TO OWNER / AGENT (please circle)
Will this unit be rented Yes / No , if Yes then please complete the details below		
RENTAL MANAGER/AGENTS (if applicable)		
ADDRESS		
CONTACT PERSON		
CONTACT DETAILS	HOME	WORK
	MOBILE	EMAIL
TENANT NAMES		
CONTACT DETAILS	HOME	WORK
	MOBILE	EMAIL
CONVEYANCER ACTING ON BEHALF OF VENDOR		
CONVEYANCER ACTING ON BEHALF OF PURCHASER		

Should the need arise for us to make contact with the new owner, it is important for us to have a complete set of accurate and up to date contact details. Please ensure that we are provided with the new owners contact details including a contact phone number, on the form provided.

Thank you for your assistance in keeping our records up-to-date.

## Minutes of the Annual General Meeting

Corporation **STRATA CORPORATION 3092 INC.**  
Address **746 GOODWOOD ROAD PASADENA**  
Meeting Date **16th of January, 2024 commencing at 4:30 PM**  
Location **Via Teleconference**

---

### **Present in Person**

Unit: 1 Christopher James Plummer, Christine Varga via Teleconference  
Unit: 3 Miss Helen Leanne Ashworth via Teleconference  
Unit: 4 Mr & Mrs Peter Micholos via Teleconference

### **Apologies**

Nil

### **Present by Proxy**

Unit: 2 Scott James Price, Shelley West by Proxy to Unit: 1 Christopher James Plummer

### **In attendance**

Lauren Dean representing Strata Data

### **Quorum**

The Body Corporate Manager declared that a quorum was in attendance and the meeting opened at 4:30 pm.

### **Chairperson**

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

### **Confirmation of Minutes**

It was resolved "that the minutes of the previous General Meeting(s), held on 19<sup>th</sup> of January 2023 be accepted as a true and correct record of that meeting." *Carried Unanimously*

### **Financial Report**

It was resolved "that the statement of income and expenditure for the period Friday 02 December 2022 to Friday 01 December 2023 was reviewed, received and accepted as an accurate record of the corporation's current financial standing." *Carried Unanimously*

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

### **Review of Sums Insured**

#### **General Advice Warning**

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

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

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

The Body Corporate declined to have an insurance valuation and resolved to maintain the current level of insurance cover as detailed below.

It was resolved "that the sums insured be:

Building Insurance	\$1,365,071.00
Common Area Contents Insurance	\$13,651.00
Public Liability Insurance	\$30,000,000.00
Office Bearers Liability	\$250,000.00
Catastrophe Insurance	\$409,521.00
Fidelity Guarantee	\$100,000.00
Machinery Breakdown	Not Selected
Excess	Refer to current Certificate of Currency
Renewal Date for these sums is	01/03/2024
Last Valuation Date	13/03/2022
Last Valuation Sum	\$1,240,974.00

#### **Flood Cover**

The policy currently includes flood cover.

Strata Data was requested to arrange quotations for the insurance, at renewal and is appointed to place this with a company as advised by the Owners. Where instruction is not provided prior to expiry of the existing policy, the policy will be renewed with the current insurer" *Carried Unanimously*

#### **Contents and Landlords Insurance**

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

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

#### **Use of Contractors**

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

### *Preferred Contractors*

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

### *Non-Preferred Contractors (Approved)*

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

### *Non Approved Contractors*

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

## **Maintenance Requirements**

### **Scheduled Cleaning of Gutters and Down Pipes**

It was agreed that the gutters do not require cleaning this year and that the motion will be addressed at the 2025 Annual General Meeting.

### **Grounds Maintenance – Review of Current Schedule**

The members present requested to terminate the services of Complete Garden Solutions and agreed that Mr Christopher will maintain the grounds maintenance on behalf of the corporation along with Mr Peter (Tenant of unit 3).

It was further agreed that Mr Christopher will receive an honorarium of \$100 per quarter (\$400 annually).

### **Stormwater Preventative Maintenance (Hydrojet Clean)**

It was noted that a storm water clean is not required this year.

### **Sewer Preventative Maintenance (Hydrojet Clean)**

It was requested that Strata Data arrange for a contractor to attend to clean the common sewer pipe this year.

### **White Ant Inspection**

It was noted that an inspection is not required this year.

### **Carport Roof**

Mr Christopher advised the owners present that the carport roof screws are halfway out, Strata Data is to arrange a contractor to re screw them back on the carport roof.

### **Front Side Gate**

It was noted that there have been people wandering through the rear of the corporation, to install a side gate to add more privacy for the corporation. It was requested that Strata Data arrange a contractor to quote installation of a side gate/fence to be installed from the building wall to the half fence in front of the rainwater tank. It was agreed that Mr Christopher will be the on site contact for scope of works

### **Unit 3 potential water leak**

It was noted that unit 3 has a potential water leak that appears to be coming from the unit above ( unit 4). Unit 4 has agreed to investigate further and report back to Strata Data.

## **Roof report**

Strata Data was requested to arrange a quotation to undertake a roof report. Once received, it is to be sent to all owners for approval.

## **Other Relevant Business**

### **Maintenance Condition and Safety Report**

The Body Corporate has a duty of care to ensure that the Common Property is free from hazards. The Strata Titles Act places an obligation upon the Body Corporate to maintain the Common Property, in doing so many hazards can be identified and reduced.

Strata Data recommends that the Body Corporate obtain a Maintenance Condition and Safety Report to assist in identifying all areas requiring repair and maintenance, as well as any areas that may pose a risk to any person's health and safety.

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

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

### **Unit 1- Install Solar Panels**

It was resolved "That permission be granted to unit 1 to install Solar panels for their lot provided the owner obtain a report confirming their roof can hold such a structure, they are as unobtrusive as possible, are installed on the roof directly above the lot installing the solar panels, they are installed in a professional manner by a qualified and insured contractor, they satisfy all local legislative requirements and all future repair/replacement/ Maintenance is the responsibility of the individual Lot owner". Carried Unanimously

### **Unit 1- Installing a Double Glazed Window**

It was resolved "That permission be granted to unit 1 to install double glazed windows for their lot provided they are installed in a professional manner by a qualified and insured contractor and all future repair/replacement/ Maintenance is the responsibility of the individual Lot owner". Carried Unanimously

## **Resident Engagement**

Strata Data believes that a sense of engagement amongst residents is important in building community. Therefore should you wish to organise a working bee, sausage sizzle or order pizzas etc. for a "Get to Know Your Neighbours" event, the costs can be re-imbursed by the Corporation. Simply forward to your Body Corporate Manager receipts approved by the Committee or an Office Bearer as applicable. The cost of the event can be funded from existing funds or by adding a specific line item in the budget.

## **Approvals, Alterations & Additions**

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

## **Level of Maintenance Fund Contributions**

- a) Administration Fund – Recurrent Expenditure

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

- b) Sinking Fund – Non-Recurrent Expenditure

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

The Body Corporate Manager tabled a budget with a total annual contribution of \$10,437. This Budget was approved:

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

Administration Fund	\$10,437.00
Sinking Fund	\$0.00
Total Contribution	\$10,437.00

This contribution is payable quarterly and divided by entitlement on 1<sup>st</sup> of April 2024.

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

***All owners are reminded that levies are due 1<sup>st</sup> January, 1<sup>st</sup> April, 1<sup>st</sup> July & 1<sup>st</sup> October.***

#### **Election of Officers**

It was resolved "that Miss Helen Leanne Ashworth be appointed to the positions of Presiding Officer, Secretary and Treasurer for the forthcoming year and be the main contact point between Strata Data and the corporation. That a Committee comprising of the Office Bearers is appointed." *Carried Unanimously*

#### **Appointment of Body Corporate Manager**

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

The agreed management fee for the coming year is \$1,973.00 including GST.

#### **Next Annual General Meeting**

The next Annual General Meeting will be held on 16<sup>th</sup> January 2025 at 4:30 pm via Teleconference.

#### **Closure**

There being no further business, owners and visitors were thanked for their attendance and the meeting closed at 5:48 pm.



**STRATA DATA PORTAL** | ACCESS YOUR INFORMATION 24/7

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

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

**How can I access the Portal?**

➤ If you have already registered for portal access, please visit [portal.stratadata.com.au](http://portal.stratadata.com.au).

➤ If you have not received an invite, please email [portal@stratadata.com.au](mailto:portal@stratadata.com.au) to request an invitation.

## Minutes of the Annual General Meeting

Corporation **STRATA CORPORATION 3092 INC.**  
Address **746 GOODWOOD ROAD PASADENA**  
Meeting Date **16th of January, 2025 commencing at 4:30 PM**  
Location **Via Teleconference**

---

### **Present in Person**

Unit: 1 Christopher James Plummer, Christine Varga  
Unit: 2 Scott James Price, Shelley West  
Unit: 3 Miss Helen Leanne Ashworth  
Unit: 4 Mr & Mrs Peter Micholos

### **Apologies**

Nil

### **Present by Proxy**

Nil

### **In attendance**

Lauren Dean representing Strata Data  
Jim Micholos representing Unit 4

### **Quorum**

The Body Corporate Manager declared that a quorum was in attendance and the meeting opened at 4:30 pm.

### **Chairperson**

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

### **Confirmation of Minutes**

It was resolved "that the minutes of the previous General Meeting(s), held on 16<sup>th</sup> of January 2024 be accepted as a true and correct record of that meeting." *Carried Unanimously*"

### **Financial Report**

It was resolved "that the statement of income and expenditure for the period Friday 02 December 2023 to Friday 01 December 2024 was reviewed, received and accepted as an accurate record of the corporation's current financial standing." *Carried Unanimously*

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

### **Review of Sums Insured**

### **General Advice Warning**

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

Honan Important Notices and Terandi Pty Ltd's Financial Services Guide before you make any decision about an insurance product.

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

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

The Body Corporate resolved to have an insurance valuation and instructed Strata Data to send the valuation once received to all owners for further instruction to increase the building sum insured.

It was resolved "that the sums insured be:

Building Insurance	By Valuation
Common Area Contents Insurance	\$13,651.00
Public Liability Insurance	\$30,000,000.00
Office Bearers Liability	\$250,000.00
Catastrophe Insurance	\$409,521.00
Fidelity Guarantee	\$100,000.00
Machinery Breakdown	Not Selected
Excess	Refer to current Certificate of Currency
Renewal Date for these sums is	01/03/2025
Last Valuation Date	13/03/2022
Last Valuation Sum	\$1,240,974.00

#### **Flood Cover**

The policy currently includes flood cover.

Strata Data was requested to arrange quotations for the insurance, at renewal and is appointed to place this with a company as advised by the Owners. Where instruction is not provided prior to expiry of the existing policy, the policy will be renewed with the current insurer" *Carried Unanimously*

#### **Contents and Landlords Insurance**

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

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

#### **Use of Contractors**

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

### *Preferred Contractors*

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

### *Non-Preferred Contractors (Approved)*

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

### *Non Approved Contractors*

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

## **Maintenance Requirements**

### **Scheduled Cleaning of Gutters and Down Pipes**

It was agreed that the gutters do not require cleaning this year and will be discussed at the 2026 Annual General Meeting.

### **Grounds Maintenance – Review of Current Schedule**

The members agreed that Mr Christopher will maintain the grounds maintenance on behalf of the corporation along with Mr Peter (Tenant of unit 3).

It was further agreed that Mr Christopher will receive an honorarium of \$100 per quarter (\$400 annually).

### **Stormwater Preventative Maintenance (Hydrojet Clean)**

It was noted that a storm water clean is not required this year unless it is necessary.

### **Sewer Preventative Maintenance (Hydrojet Clean)**

It was noted that a sewer clean is not required this year unless it is necessary.

### **White Ant Inspection**

It was noted that an inspection is not required this year.

### **Roof Repairs**

It was agreed to accept the quotation to repair the roof as per the roof report by from Maintenance Matters (\$10,694.82). It was further agreed that a special levy per lot will be applied to cover the cost of the quotation. It was noted that Unit 2 opted to be placed on a payment arrangement for the special levy, in which the owners agreed to.

### **Water Tank**

It was noted that the water tank is rusted through and continuously leaks when water has built up inside. It was agreed that Strata Data is to arrange a contractor to quote on complete removal of the tank and recommendations to redirect the downpipe run off. Once the quote is received, it is to be sent to all owners for approval.

## **Other Relevant Business**

### **Maintenance Condition and Safety Report**

The Body Corporate has a duty of care to ensure that the Common Property is free from hazards. The Strata Titles Act places an obligation upon the Body Corporate to maintain the Common Property, in doing so many hazards can be identified and reduced.

Strata Data recommends that the Body Corporate obtain a Maintenance Condition and Safety Report to assist in identifying all areas requiring repair and maintenance, as well as any areas that may pose a risk to any person's health and safety.

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

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

### **Level of Maintenance Fund Contributions**

- a) Administration Fund – Recurrent Expenditure

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

- b) Sinking Fund – Non-Recurrent Expenditure

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

The Body Corporate Manager tabled a budget with a total annual contribution of \$10,480. This Budget was not approved:

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

Administration Fund	\$10,437.00
Sinking Fund	\$0.00
Total Contribution	\$10,437.00

This contribution is payable quarterly and divided by entitlement on 1<sup>st</sup> of April 2024.

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

***All owners are reminded that levies are due 1<sup>st</sup> January, 1<sup>st</sup> April, 1<sup>st</sup> July & 1<sup>st</sup> October.***

### **Election of Officers**

It was resolved "that Miss Helen Leanne Ashworth be appointed to the positions of Presiding Officer, Secretary and Treasurer for the forthcoming year and be the main contact point between Strata Data and the corporation. That a Committee comprising of the Office Bearers is appointed." *Carried Unanimously*

### **Appointment of Body Corporate Manager**

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

The agreed management fee for the coming year is \$2,101.00 including GST.

### **Next Annual General Meeting**

The next Annual General Meeting will be held on 15<sup>th</sup> January 2026 at 4:30 pm via Teleconference.

### **Closure**

There being no further business, owners and visitors were thanked for their attendance and the meeting closed at 5:39 pm.



**STRATA DATA PORTAL** | ACCESS YOUR INFORMATION 24/7

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

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

**How can I access the Portal?**

➤ If you have already registered for portal access, please visit [portal.stratadata.com.au](http://portal.stratadata.com.au).

➤ If you have not received an invite, please email [portal@stratadata.com.au](mailto:portal@stratadata.com.au) to request an invitation.



# Summary Financial Statement

STRATA CORPORATION 3092 INC.  
Address: 746 GOODWOOD ROAD PASADENA, South Australia 5042  
ABN: 25135935601

Version: 03.10.01

Date Printed 05/12/2023

Page 1

## STRATA DATA

### INCOME & EXPENDITURE STATEMENT BETWEEN 02/12/2022 AND 01/12/2023

	ADMIN	SINKING	TOTAL
<b>INCOME</b>			
Admin Fund Levy	\$10,564.00	-	\$10,564.00
Interest Received	\$123.28	-	\$123.28
<b>TOTAL INCOME</b>	<b>\$10,687.28</b>		<b>\$10,687.28</b>
<b>OUTGOINGS</b>			
Audit	\$172.00	-	\$172.00
Bank Charges	\$2.23	-	\$2.23
Body Corporate Management	\$1,680.80	-	\$1,680.80
Building Repairs & Maintenance	\$1,579.78	-	\$1,579.78
Disbursements	\$243.37	-	\$243.37
Grounds Maintenance	\$990.00	-	\$990.00
Gutter Cleaning	\$440.00	-	\$440.00
Insurance Premium	\$4,166.70	-	\$4,166.70
Meeting Fees	\$246.00	-	\$246.00
Public Officer	\$125.00	-	\$125.00
Tax Return	\$206.00	-	\$206.00
<b>TOTAL OUTGOINGS</b>	<b>\$9,851.88</b>		<b>\$9,851.88</b>

### SUMMARY

OPENING BALANCE AS AT 02/12/2022	\$4,465.85	\$716.48	\$5,182.33
TOTAL INCOME	\$10,687.28	\$0.00	\$10,687.28
TOTAL OUTGOINGS	\$9,851.88	\$0.00	\$9,851.88
<b>CLOSING BALANCE AS AT 01/12/2023</b>	<b>\$5,301.25</b>	<b>\$716.48</b>	<b>\$6,017.73</b>
NET SURPLUS	\$835.40	\$0.00	\$835.40



# Summary Financial Statement

STRATA CORPORATION 3092 INC.  
Address: 746 GOODWOOD ROAD PASADENA, South Australia 5042  
ABN: 25135935601

Version: 03.10.01

Date Printed 13/12/2024

Page 1

## STRATA DATA

### INCOME & EXPENDITURE STATEMENT BETWEEN 02/12/2023 AND 01/12/2024

	ADMIN	SINKING	TOTAL
<b>INCOME</b>			
Admin Fund Levy	\$9,773.84	-	\$9,773.84
Interest Received	\$186.93	-	\$186.93
Special Levy (Sinking Fund)	-	\$4,482.63	\$4,482.63
<b>TOTAL INCOME</b>	<b>\$9,960.77</b>	<b>\$4,482.63</b>	<b>\$14,443.40</b>
<b>OUTGOINGS</b>			
Audit	\$179.00	-	\$179.00
Body Corporate Management	\$1,968.84	-	\$1,968.84
Building / Engineer Reports	\$655.68	-	\$655.68
Building Repairs & Maintenance	\$157.08	-	\$157.08
Disbursements	\$289.79	-	\$289.79
Fencing Repairs & Maintenance	-	\$1,882.00	\$1,882.00
Grounds Maintenance	\$148.50	-	\$148.50
Gutter Repairs & Maintenance	\$172.79	-	\$172.79
Honorarium	\$400.00	-	\$400.00
Insurance Premium	\$4,456.70	-	\$4,456.70
Meeting Fees	\$405.00	-	\$405.00
Plumbing Repairs & Maintenance	\$756.23	-	\$756.23
Public Officer	\$130.00	-	\$130.00
Tax Return	\$215.00	-	\$215.00
WHS Compliance	\$129.00	-	\$129.00
<b>TOTAL OUTGOINGS</b>	<b>\$10,063.61</b>	<b>\$1,882.00</b>	<b>\$11,945.61</b>

### SUMMARY

OPENING BALANCE AS AT 02/12/2023	\$5,301.25	\$716.48	\$6,017.73
TOTAL INCOME	\$9,960.77	\$4,482.63	\$14,443.40
TOTAL OUTGOINGS	\$10,063.61	\$1,882.00	\$11,945.61
<b>CLOSING BALANCE AS AT 01/12/2024</b>	<b>\$5,198.41</b>	<b>\$3,317.11</b>	<b>\$8,515.52</b>
NET SURPLUS	(\$102.84)	\$2,600.63	\$2,497.79

STRATA PLAN NUMBER  
**P 3092**

ACCEPTED FOR DEPOSIT  
*John Francis*  
Pro Registration Agent  
24/3/1977

Reference Map No.  
COUNCIL  
City of Mitcham  
THIS IS SHEET 1 OF 3 SHEETS

**D.P. 3295**

**GOODWOOD ROAD**

**SITE PLAN**

Scale 0 5 10 15 metres  
Area: 793 m<sup>2</sup>

**JOHN C. BESTED**  
LICENSED SURVEYOR  
23 KAPOOLA AVE, FELIXSTOW 5070  
PHONE 337 4679

D.P. 3295

TWO STOREY BUILDING

Shed

Carports

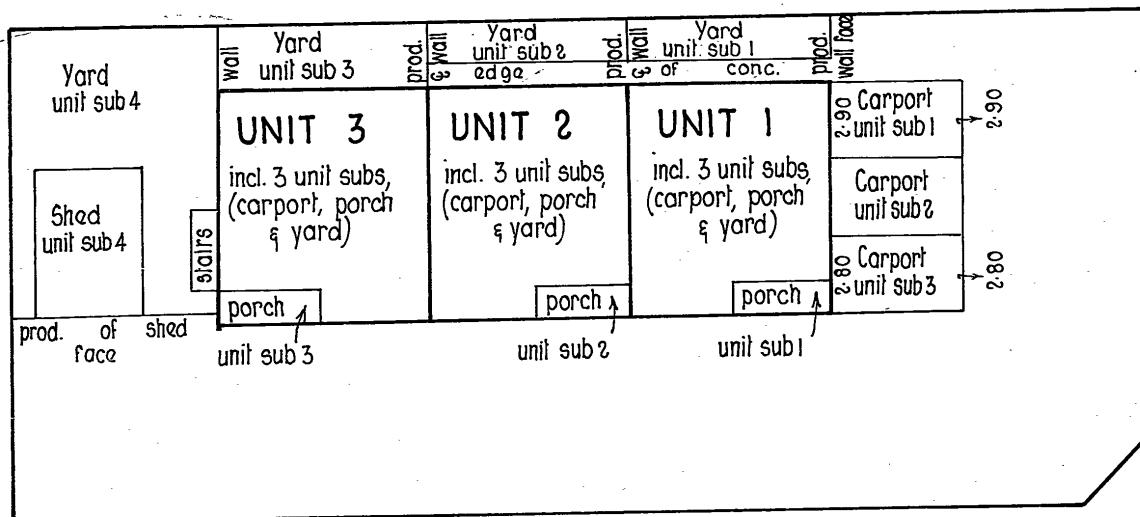
JAMESTOWN AVENUE

43.59 18.29 7.88 6.98 40.54 135.03' 135.05' 4.32 15.24 89.50' 89.50' 7.28

1. John Charles Bested,  
A LICENSED SURVEYOR WITHIN THE MEANING OF THE SURVEYORS ACT 1975.  
DO HEREBY CERTIFY:  
1. THAT ALL THE UNITS AND UNIT SUBSIDIARIES AND ALL BUILDINGS AND OTHER  
STRUCTURES DEPICTED HEREON ARE WHOLLY COMPRISED WITHIN THE BOUNDARIES  
OF THE PARCEL DELINEATED ON THIS STRATA PLAN;  
2. THAT THIS STRATA PLAN REPRESENTS AN ACCURATE DILINEATION OF THE UNITS  
AND UNIT SUBSIDIARIES (IF ANY) AS CONSTRUCTED OR LAID OUT IN THE PARCEL;

Dated: the 28<sup>th</sup> day of *Sept* 1976  
*John Francis*  
Licensed Surveyor R800

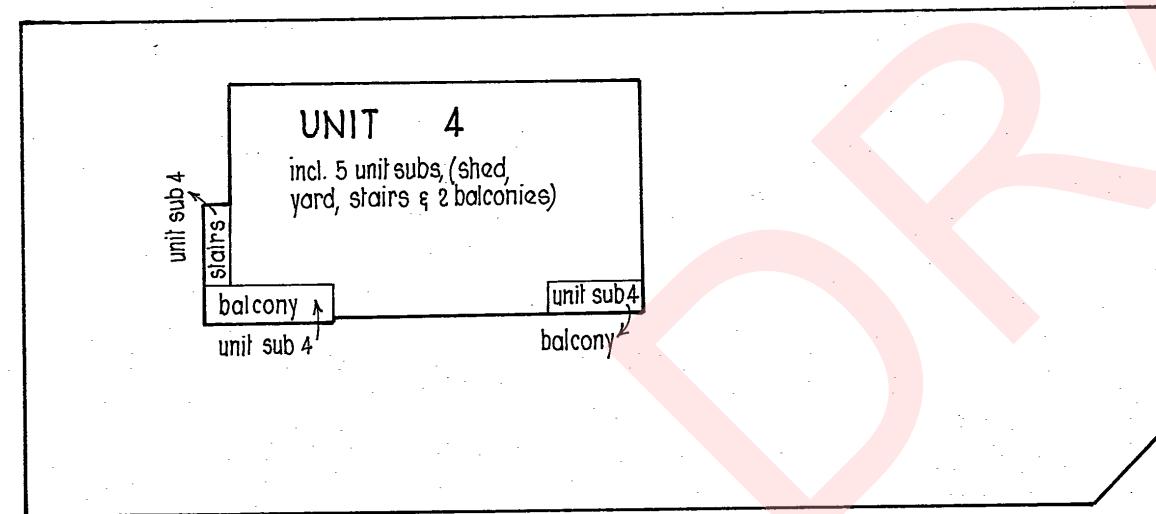
## GROUND FLOOR PLAN



## JAMESTOWN

## AVENUE

## FIRST FLOOR PLAN



## JAMESTOWN

## AVENUE

**JOHN C. BESTED**  
LICENSED SURVEYOR  
23 KAPOOLA AVE., FELIXSTOW 5070  
PHONE 337 4679

180

The lower and upper boundaries of the unit subsidiaries shown as yard are existing ground level and 0.15metres below the eaves respectively.

# GOODWOOD ROAD

# GOODWOOD ROAD

The upper limits of the unit subsidiaries shown as balcony are 0.15 metres below the eaves.

A horizontal scale bar with markings at 0, 5, 10, and 15. The word "Scale" is written above the 0 mark, and "metres" is written at the end of the bar.

GRATA PLAR MUVNER

3092

ACCEPTED FOR DEPOSIT

Pro Registrar-General  
24/3/1977

Reference Map No.

COUNCIL  
City of Mitcham

THIS IS SHEET 2 OF 3 SHEETS

### SCHEDULE OF UNIT ENTITLEMENT

UNIT NO.	UNIT ENTITLEMENT	CURRENT C's of T.		UNIT NO.	UNIT ENTITLEMENT	CURRENT C's of T.					
		VOLUME	FOLIO			VOLUME	FOLIO				
1	20										
2	20										
3	20										
4	30										
AGGREGATE											
COMMON PROPERTY											
ROAD or RESERVE ALLOTMENTS											
AGGREGATE	90										

STRATA PLAN NUMBER	SP 3092
Authenticated vide Application No. 4021014 and Accepted for Deposit	
 PRINCIPAL DRAFTING OFFICER pro Registrar-General 24/3/1977	
THIS IS SHEET 3 OF 3 SHEETS	

## **Schedule 3—Articles of strata corporation**

- 1 (1) A unit holder must—
  - (a) maintain the unit in good repair;
  - (b) carry out any work ordered by a council or other public authority in respect of the unit.

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

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

DRAFT

# ***RESOLUTIONS AFFECTING STRATA CORPORATION 3092 INC***

**DISCLAIMER** - Strata Data will not be held liable for any missing, incomplete or incorrect information provided prior to the commencement of our management: 25/2/91

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

<b>DATE</b>	<b>RESOLUTION</b>
-------------	-------------------

<b>09.02.78</b>	<b><u>Articles of the Corporation</u></b>
-----------------	---

Twenty-Sixth Schedule adopted.

**Pets**

No animals of any kind including birds should be kept at the complex.

<b>28.04.80</b>	<b><u>Animals</u></b>
-----------------	-----------------------

Re-affirmed that NO PETS OF ANY KIND are permitted in or around the units.

<b>21.01.90</b>	<b><u>Animals</u></b>
-----------------	-----------------------

Tenants of Unit 4 are keeping animals against rules. Permission is given under a certain degree of sufferance only if the tenants agree to keep a closer watch on their cats and the cats ginger/tabby in colour and black and white are NOT TO BE REPLACED.

<b>25.02.91</b>	<b><u>Airconditioner</u></b>
-----------------	------------------------------

Approval was granted to the owner of Unit 3 to install a small airconditioner in the main bedroom window.

**External Doors, Windows and Flyscreens**

Section 27(6) invoked

**Advertising Signs**

'For Sale' or 'Auction' Boards permitted but must be removed within two weeks of a successful contract being signed.

**Alterations/Additions**

Cost of disbursements for approvals obtained between general meetings to be borne by the relevant unit owner.

<b>08.03.93</b>	<b><u>Security Doors</u></b>
-----------------	------------------------------

All members already have security doors.

**Security Window Screens**

Members are not in favour of security window screens at this stage.

<b>07.03.94</b>	<b><u>Legal Recoveries</u></b>
-----------------	--------------------------------

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

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

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

**07.03.94 Basis of Payment for Major Works**

Each time a levy is required for major works that the purpose of the levy be looked at separately and a decision made as to whether it should be paid for equally or on a unit entitlement basis.

**06.03.95 E & W S Excess Water**

Accounts for water charges to be sent directly to the Strata Manager for payment from Corporation funds.

**04.03.96 Pay TV Installation**

Approval is given to owners to install pay television and one antenna may be placed on the relevant roof in a position as unobtrusive as possible, at the rear of the units to assist with the reception of this at no cost to the Corporation.

**Water Charging System**

The cost of all water used at the complex is to be divided as per unit entitlements between the owners' individual accounts by SA Water.

**Pergola - Unit 3**

The owner of Unit 3 is allowed to erect a free standing pergola in the unit subsidiary yard in accordance with any Council approvals. All future maintenance will be the responsibility of the owner of Unit 3.

**01.03.99 Smoke Alarm**

Corporation advised of legal requirement to have a battery operated smoke alarm fitted in a unit by 1.1.2000 and from 1.2.98 a purchaser of a property within six months of the date of settlement must hard wire the property or face the possibility of a payment of a penalty of \$750.

**28.2.2000 Fly screens**

Corporation will be responsible for fly screen repair and replacement.

**02.02.05 Roller Door – Unit 1**

Permission was granted for Unit 1 to install a roller door on their carport. The colour is to be in keeping with the surrounding colouring. All maintenance is to be at the owners cost.

**07.02.06 Pets**

The Pet By-Laws that were listed for discussion were deferred as the owner present did not want to change the existing policy.

**21.01.09 Legal Recoveries**

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

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

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

### **Hot Water Unit Installations**

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

### **Digital Television Reception**

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

**21/01/10**

### **Hot Water Unit Installations**

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

**27/04/10**

### **Garden Shed Unit 1**

Unit 1 be granted approval to erect a garden shed in the rear yard of unit 1 with all costs associated to be borne by the unit owner.

**18/01/11**

### **Fence**

Approval be granted to the Corporation by special resolution to change the current front brush fence to a post/rail colourbond fence and to raise the lower area at the front of Goodwood Road to the same height as the remainder of the fence, subject to that there are no traffic restrictions. The colour is to be dark green in line with the shed at unit 4

**13/07/15**

### **Hand Rail Unit 3**

That the owner of unit 3 be permitted to install the following additions to their unit by a qualified trade's person to ensure the safety and independence of the resident:

- 1 x grabrail at front entrance of the unit
- 1 x magnetic door catch at front entrance of the unit
- 2 x grabrails at rear entrance
- Alterations to concrete step

All alteration costs will be borne by the unit owner.

**30/01/2019 Insurance Excess**

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

**20/01/2022 Related costs for recovery of outstanding money – Unanimous Resolution**

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

**19/01/2023 Unit 1 - Request to install cameras in the carport and porch**

That approval be granted to the owner of unit 1 to install security cameras on their unit subsidiary which includes the carport and porch. That they are installed in a professional manner by a qualified and insured contractor and all future repair/replacement/ Maintenance is the responsibility of the individual Lot owner.

**16/01/2024 Unit 1- Install Solar Panels**

That permission be granted to unit 1 to install Solar panels for their lot provided the owner obtain a report confirming their roof can hold such a structure, they are as unobtrusive as possible, are installed on the roof directly above the lot installing the solar panels, they are installed in a professional manner by a qualified and insured contractor, they satisfy all local legislative requirements and all future repair/replacement/ Maintenance is the responsibility of the individual Lot owner.

**Unit 1- Installing a Double Glazed Window**

That permission be granted to unit 1 to install double glazed windows for their lot provided they are installed in a professional manner by a qualified and insured contractor and all future repair/replacement/ Maintenance is the responsibility of the individual Lot owner.



STRATA DATA

2<sup>nd</sup> December 2025

## IMPORTANT NOTICE TO NEW OWNER | LANDLORD & CONTENTS INSURANCE

The property you are considering purchasing is part of a Strata / Community group managed by Strata Data. As such the common/shared areas are already covered by the mandatory Body Corporates insurance policy.

However, your personal property & public liability within your own unit is not covered by your Body Corporates insurance, so resident owners and investor owners must take out their own insurance to cover these risks. If you are a resident owner you need separate contents insurance, and if you are an investor owner you need separate landlords insurance.

Please find in the following pages further information on both of these insurance products.

To access great rates on these insurances please go to [www.stratadata.com.au/insurance](http://www.stratadata.com.au/insurance)

Best,



MARC STEEN

Chief Operating Officer

**DISCLAIMER:** Please note this is not financial advice and does not take into account your individual circumstances. It is your responsibility to determine what insurance products are right for you.



Level 13, 431 King William Street  
Adelaide SA 5000

## Certificate of Currency

### CHU Residential Strata Insurance Plan

<b>Policy No</b>	<b>HU0006143166</b>
<b>Policy Wording</b>	CHU RESIDENTIAL STRATA INSURANCE PLAN
<b>Period of Insurance</b>	01/03/2025 to 01/03/2026 at 4:00pm
<b>The Insured</b>	STRATA CORPORATION NO. 3092 INC.
<b>Situation</b>	746 GOODWOOD ROAD PASADENA SA 5042

---

#### Policies Selected

##### **Policy 1 – Insured Property**

Building: \$1,530,648  
Common Area Contents: \$15,306  
Loss of Rent & Temporary Accommodation (total payable): \$229,597

##### **Policy 2 – Liability to Others**

Sum Insured: \$30,000,000

##### **Policy 3 – Voluntary Workers**

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

##### **Policy 4 – Fidelity Guarantee**

Sum Insured: \$100,000

##### **Policy 5 – Office Bearers' Legal Liability**

Sum Insured: \$250,000

##### **Policy 6 – Machinery Breakdown**

Not Selected

##### **Policy 7 – Catastrophe Insurance**

Sum Insured: \$459,194  
Extended Cover - Loss of Rent & Temporary Accommodation: \$68,879  
Escalation in Cost of Temporary Accommodation: \$22,959  
Cost of Removal, Storage and Evacuation: \$22,959

##### **Policy 8 – Government Audit Costs and Legal Expenses**

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

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



Sum Insured: \$250,000

**Flood Cover is included.**

Date Printed

28/02/2025

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

DRAFT



# 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:

2735936

COMMERCIAL & LEGAL PTY LTD  
278 FLINDERS ST  
ADELAIDE SA 5000

**DATE OF ISSUE**

02/12/2025

**ENQUIRIES:**

Tel: (08) 8372 7534

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

OWNERSHIP NUMBER	OWNERSHIP NAME			
16314856	S WEST & S PRICE			
<b>PROPERTY DESCRIPTION</b>				
2 / 746 GOODWOOD RD / PASADENA SA 5042 / UNIT 2				
ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR
0806424128	CT 5029/156	\$405,000.00	R4 1.000	RE 0.400
<b>LEVY DETAILS:</b>				
<b>FINANCIAL YEAR</b>				
2025-2026				
	FIXED CHARGE	\$ 50.00		
	+ VARIABLE CHARGE	\$ 137.05		
	- REMISSION	\$ 82.50		
	- CONCESSION	\$ 0.00		
	+ ARREARS / - PAYMENTS	\$ -104.55		
	= <b>AMOUNT PAYABLE</b>	\$ 0.00		

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

**EXPIRY DATE**

02/03/2026



**Government of  
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



# CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

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**



Biller Code: 456285  
Ref: 7012005612

Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account.  
More info: [www.bpay.com.au](http://www.bpay.com.au)  
© Registered to BPAY Pty Ltd  
ABN 69 079 137 518



To pay via the internet go to:  
[www.revenuesaonline.sa.gov.au](http://www.revenuesaonline.sa.gov.au)



Send your cheque or money order, made payable to the **Community Emergency Services Fund**, along with this **Payment Remittance Advice** to:

**Please refer below.**

Revenue SA  
Locked Bag 555  
ADELAIDE SA 5001

**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.



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: 2735936

COMMERCIAL & LEGAL PTY LTD  
278 FLINDERS ST  
ADELAIDE SA 5000

DATE OF ISSUE

02/12/2025

**ENQUIRIES:**

Tel: (08) 8372 7534

Email: contactus@revenuesa.sa.gov.au

**OWNERSHIP NAME**  
S WEST & S PRICE

**FINANCIAL YEAR**  
2025-2026

**PROPERTY DESCRIPTION**

2 / 746 GOODWOOD RD / PASADENA SA 5042 / UNIT 2

**ASSESSMENT NUMBER**  
0806424128

**TITLE REF.**  
(A "+" indicates multiple titles)  
CT 5029/156

**TAXABLE SITE VALUE**  
\$160,000.00

**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** 02/03/2026

See overleaf for further information



**Government of  
South Australia**

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



Land Tax Act 1936

# CERTIFICATE OF LAND TAX PAYABLE

PAYMENT REMITTANCE ADVICE

**No payment is required on this Certificate**

**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**

 Biller Code: 456293 Ref: 7012005521	 To pay via the internet go to: <a href="http://www.revenuesaonline.sa.gov.au">www.revenuesaonline.sa.gov.au</a>	 Send your cheque or money order, made payable to the <b>Commissioner of State Taxation</b> , along with this <b>Payment Remittance Advice</b> to: <b>Please refer below.</b> Revenue SA Locked Bag 555 ADELAIDE SA 5001
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		

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

Account Number **08 06424 12 8** L.T.O Reference **CT5029156** Date of issue **2/12/2025** Agent No. **7777** Receipt No. **2735936**

COMMERCIAL & LEGAL PTY LTD  
278 FLINDERS ST  
ADELAIDE SA 5000  
convey@commercialandlegal.com.au

Section 7/Elec

## Certificate of Water and Sewer Charges & Encumbrance Information

### Property details:

**Customer:** S WEST & S J PRICE  
**Location:** U2 746 GOODWOOD RD PASADENA UNIT 2  
**Description:** 3H/UNIT CP      **Capital Value:** ~~\$ 405 000~~  
**Rating:** Residential

### Periodic charges

Raised in current years to 31/12/2025

	Arrears as at: 30/6/2025	\$
Water main available:	1/7/1972	164.60
Sewer main available:	1/7/1972	188.00
	Water rates	177.96
	Sewer rates	0.00
	Water use	0.00
	SA Govt concession	0.00
	Recycled Water Use	0.00
	Service Rent	0.00
	Recycled Service Rent	0.00
	Other charges	0.00
	Goods and Services Tax	0.00
	Amount paid	530.56CR
	<b>Balance outstanding</b>	0.00

Degree of concession: 00.00%

Recovery action taken: FULLY PAID

**Next quarterly charges:** Water supply: 82.30      Sewer: 94.00      Bill: 18/2/2026

This account has no meter of its own but is supplied from account no 08 06424 10 1.

The Water Use apportionment option is Uneven.

The apportionment percentage for this account is 22.23%.

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/>.



Government of  
South Australia

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

I300 SA WATER  
(I300 729 283)  
ABN 69 336 525 019  
[sawater.com.au](http://sawater.com.au)

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

DRAFT



**Government of  
South Australia**

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

1300 SA WATER  
(1300 729 283)  
ABN 69 336 525 019  
[sawater.com.au](http://sawater.com.au)

## South Australian Water Corporation

**Name:**  
S WEST & S J PRICE

**Water & Sewer Account**  
Acct. No.: **08 06424 12 8**

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

**Address:**  
U2 746 GOODWOOD RD PASADENA  
UNIT 2

### Payment Options

#### EFT

#### EFT Payment

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	0806424128



**Biller code: 8888**  
**Ref: 0806424128**

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: 0806424128



**Government of  
South Australia**

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

1300 SA WATER  
(1300 729 283)  
ABN 69 336 525 019  
[sawater.com.au](http://sawater.com.au)