

REAL PROPERTY ACT, 1886



South Australia

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



Certificate of Title - Volume 6173 Folio 838

Parent Title(s) CT 6169/400
Creating Dealing(s) ACT 12508254
Title Issued 10/05/2016 **Edition** 4 **Edition Issued** 04/07/2022

Estate Type

FEE SIMPLE

Registered Proprietor

EVA SARIS
OF 23 LINCOLN AVENUE FULHAM GARDENS SA 5024

Description of Land

LOT 7 PRIMARY COMMUNITY PLAN 40434
IN THE AREA NAMED MORPHETT VALE
HUNDRED OF NOARLUNGA

Easements

NIL

Schedule of Dealings

Dealing Number	Description
13821244	MORTGAGE TO WESTPAC BANKING CORPORATION (ACN: 007 457 141)

Notations

Dealings Affecting Title NIL

Priority Notices NIL

Notations on Plan

Lodgement Date	Dealing Number	Description	Status
08/04/2016	12508255	SCHEME DESCRIPTION	FILED
08/04/2016	12508256	BY-LAWS	FILED

Registrar-General's Notes NIL

Administrative Interests NIL

Property Interest Report

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

Title Reference	CT 6173/838	Reference No. 2728603
Registered Proprietors	E*SARIS	Prepared 07/11/2025 16:31
Address of Property	Unit 7, 442 STATES ROAD, MORPHETT VALE, SA 5162	
Local Govt. Authority	CITY OF ONKAPARINGA	
Local Govt. Address	POST OFFICE BOX 1, NOARLUNGA CENTRE, SA 5168	

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

Table of Particulars

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

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

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

1. General

- | | | |
|-----|--|--|
| 1.1 | Mortgage of land
<i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i> | Refer to the Certificate of Title |
| 1.2 | Easement
(whether over the land or annexed to the land)

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

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

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

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

also

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

2. Aboriginal Heritage Act 1988

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

an area surrounding a site

- 2.3 Part 3 Division 6 - Aboriginal heritage agreement

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

also

Refer to the Certificate of Title

3. **Burial and Cremation Act 2013**

- 3.1 section 8 - Human remains interred on land

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

also

contact the vendor for these details

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

- 4.1 section 5 - Notice requiring payment

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

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

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

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

- 5.4 section 55 - Order to remove or perform work

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

also

Contact the Local Government Authority for other details that might apply

- 5.5 section 56 - Notice to complete development

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

also

Contact the Local Government Authority for other details that might apply

- 5.6 section 57 - Land management agreement

Refer to the Certificate of Title

- 5.7 section 60 - Notice of intention by building owner

Contact the vendor for these details

- 5.8 section 69 - Emergency order

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

also

Contact the Local Government Authority for other details that might apply

- 5.9 section 71 - Fire safety notice

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

- | | | |
|------|--|---|
| 5.10 | section 84 - Enforcement notice | State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title

also

Contact the Local Government Authority for other details that might apply |
| 5.11 | section 85(6), 85(10) or 106 - Enforcement order | State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title

also

Contact the Local Government Authority for other details that might apply |
| 5.12 | Part 11 Division 2 - Proceedings | Contact the Local Government Authority for other details that might apply

also

Contact the vendor for these details |

6. Repealed Act conditions

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

also

Contact the Local Government Authority for other details that might apply |
|-----|---|---|

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

7. Emergency Services Funding Act 1998

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

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

8. Environment Protection Act 1993

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

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

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

17. *Land Acquisition Act 1969*

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

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|-------|---|---|
| 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 |
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20. Local Government Act 1934 (repealed)

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|------|---|---|
| 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 |
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22. Local Nuisance and Litter Control Act 2016

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|------|--|---|
| 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 or phone PlanSA on 1800 752 664.**
- 29.2 section 127 - Condition (that continues to apply) of a development authorisation
[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]
- State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title
- also
- Contact the Local Government Authority for other details that might apply
- 29.3 section 139 - Notice of proposed work and notice may require access
- Contact the vendor for these details
- 29.4 section 140 - Notice requesting access
- Contact the vendor for these details
- 29.5 section 141 - Order to remove or perform work
- State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title
- also
- Contact the Local Government Authority for other details that might apply
- 29.6 section 142 - Notice to complete development
- State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title
- also
- Contact the Local Government Authority for other details that might apply
- 29.7 section 155 - Emergency order
- State Planning Commission in the Department for Housing and Urban Development

has no record of any order or notice affecting this title

also

Contact the Local Government Authority for other details that might apply

29.8 section 157 - Fire safety notice

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

also

Contact the Local Government Authority for other details that might apply

29.9 section 192 or 193 - Land management agreement

Refer to the Certificate of Title

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

29.12 Part 16 Division 1 - Proceedings

Contact the Local Government Authority for details relevant to this item

also

Contact the vendor for other details that might apply

29.13 section 213 - Enforcement notice

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

also

Contact the Local Government Authority for other details that might apply

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

Contact the Local Government Authority for details relevant to this item

also

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

30. *Plant Health Act 2009*

30.1 section 8 or 9 - Notice or order concerning pests

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

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

31.1 Part 3 - Notice

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

32. *South Australian Public Health Act 2011*

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

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

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

34. *Water Industry Act 2012*

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

35. *Water Resources Act 1997 (repealed)*

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

36. **Other charges**

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

Other Particulars

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

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

Additional Information

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

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

Notices

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

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

Building restrictions

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

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

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

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

Statutory easements

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

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

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

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

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

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

Land Tax Act 1936 and Regulations thereunder

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

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

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

Information should be obtained from:

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

Landscape South Australia 2019

Water Resources Management - Taking of underground water

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

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

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

Certificate of Title

Title Reference CT 6173/838
Status CURRENT
Easement NO
Owner Number 06028098
Address for Notices 23 LINCOLN AV FULHAM GARDENS, SA 5024
Area 304m² (CALCULATED)

Estate Type

Fee Simple

Registered Proprietor

EVA SARIS
OF 23 LINCOLN AVENUE FULHAM GARDENS SA 5024

Description of Land

LOT 7 PRIMARY COMMUNITY PLAN 40434
IN THE AREA NAMED MORPHETT VALE
HUNDRED OF NOARLUNGA

Last Sale Details

Dealing Reference TRANSFER (T) 12668590
Dealing Date 18/01/2017
Sale Price \$155,000
Sale Type FULL VALUE / CONSIDERATION AND WHOLE OF LAND

Constraints

Encumbrances

Dealing Type	Dealing Number	Beneficiary
MORTGAGE	13821244	WESTPAC BANKING CORPORATION (ACN: 007 457 141)

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
8684224385	CURRENT	Unit 7, 442 STATES ROAD, MORPHETT VALE, SA 5162

Notations

Dealings Affecting Title

NIL

Notations on Plan

Lodgement Date	Dealing Number	Descriptions	Status
08/04/2016 14:26	12508255	SCHEME DESCRIPTION	FILED
08/04/2016 14:26	12508256	BY-LAWS	FILED

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number	8684224385
Type	Site & Capital Value
Date of Valuation	01/01/2025
Status	CURRENT
Operative From	01/07/2016
Property Location	Unit 7, 442 STATES ROAD, MORPHETT VALE, SA 5162
Local Government	ONKAPARINGA
Owner Names	EVA SARIS
Owner Number	06028098
Address for Notices	23 LINCOLN AV FULHAM GARDENS, SA 5024
Zone / Subzone	GN - General Neighbourhood
Water Available	Yes
Sewer Available	Yes
Land Use	1315 - Detached Single Storey Home Unit
Description	4HDG
Local Government Description	Residential

Parcels

Plan/Parcel	Title Reference(s)
C40434 LOT 7	CT 6173/838

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$245,000	\$610,000			

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Previous	\$199,000	\$530,000			

Building Details

Valuation Number	8684224385
Building Style	Conventional
Year Built	2017
Building Condition	Very Good
Wall Construction	Brick
Roof Construction	Galvanised Iron
Equivalent Main Area	147 sqm
Number of Main Rooms	4

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

Certificate of Title

Title Reference: CT 6173/838
Status: CURRENT
Parent Title(s): CT 6169/400
Dealing(s) Creating Title: ACT 12508254
Title Issued: 10/05/2016
Edition: 4

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
29/06/2022	04/07/2022	13821244	MORTGAGE	REGISTERED	WESTPAC BANKING CORPORATION (ACN: 007 457 141)
29/06/2022	04/07/2022	13821243	DISCHARGE OF MORTGAGE	REGISTERED	12668591
20/01/2017	13/02/2017	12668591	MORTGAGE	REGISTERED	COMMONWEALTH BANK OF AUSTRALIA (ACN: 123 123 124)
20/01/2017	13/02/2017	12668590	TRANSFER	REGISTERED	EVA SARIS
20/01/2017	13/02/2017	12668589	DISCHARGE OF MORTGAGE	REGISTERED	12552635
24/06/2016	05/07/2016	12552635	MORTGAGE	REGISTERED	AUSTRALIAN EXECUTOR TRUSTEES (SA) LTD. (ACN: 007 870 644)
10/06/2016	01/07/2016	12544421	DISCHARGE OF MORTGAGE	REGISTERED	12480955
19/02/2016	22/03/2016	12480955	MORTGAGE	REGISTERED	BENDIGO & ADELAIDE BANK LTD. (ACN: 068 049 178)

Certificate of Title

Title Reference: CT 6173/838
Status: CURRENT
Edition: 4

Dealings

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

Priority Notices

NIL

Notations on Plan

Lodgement Date	Completion Date	Dealing Number	Description	Status	Plan
08/04/2016	10/05/2016	12508255	SCHEME DESCRIPTION	FILED	C40434
08/04/2016	10/05/2016	12508256	BY-LAWS	FILED	C40434

Registrar-General's Notes

No Registrar-General's Notes exist for this title

PURPOSE:	PRIMARY COMMUNITY	AREA NAME:	MORPHETT VALE	APPROVED:	JULIA GADSDON 16/03/2016	 C40434 SHEET 1 OF 2 50216_text_01_v05_Version_5
MAP REF:	6627/11/K	COUNCIL:	CITY OF ONKAPARINGA	DEPOSITED:	DEAN WATSON 27/04/2016	
LAST PLAN:	D111719	DEVELOPMENT NO:	145/C136/15/001/44465			

AGENT DETAILS:	ALEXANDER & SYMONDS PTY LTD 1ST FLOOR 11 KING WILLIAM ST KENT TOWN SA 5067 PH: 81301666 FAX: 83620099	SURVEYORS CERTIFICATION:	I Mark Antony Peter Williams , a licensed surveyor under the Survey Act 1992, certify that (a) I am uncertain about the location of that part of the service infrastructure shown between the points marked > and < on the plan; and (b) This community plan has been correctly prepared in accordance with the Community Titles Act 1996 16th day of March 2016 Mark Antony Peter Williams Licensed Surveyor
AGENT CODE:	ALSY		
REFERENCE:	A043815LTOC(B)		

SUBJECT TITLE DETAILS:									
PREFIX	VOLUME	FOLIO	OTHER	PARCEL	NUMBER	PLAN	NUMBER HUNDRED / IA / DIVISION	TOWN	REFERENCE NUMBER
CT	6169	400		ALLOTMENT(S)	101	D	111719 NOARLUNGA		
OTHER TITLES AFFECTED:									

EASEMENT DETAILS:									
STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER	PURPOSE	IN FAVOUR OF	CREATION		
EXISTING	COMMON PROPERTY	SHORT	FREE AND UNRESTRICTED RIGHT(S) OF WAY	A			RTC 12472041		

ANNOTATIONS: THE COMMON PROPERTY IS DESIGNATED (C1) FOR LAND INFORMATION PURPOSES ONLY AND DOES NOT PROVIDE A LEGAL IDENTIFIER FOR THE COMMON PROPERTY
 THE SERVICE INFRASTRUCTURE WAS NOT IN PLACE AS AT 17 / 11 / 2015
 NOTIFICATION OF FINAL MARKING VIDE PR 12579464 PRO RG 15.08.2016

LOT ENTITLEMENT SHEET

COMMUNITY PLAN NUMBER

CP40434

SHEET 1 OF 1

ACCEPTED

27 APR 2016

Pro
REGISTRAR-GENERAL

DEV. No **145:C136:15**

LOT	LOT ENTITLEMENTS
1	670
2	650
3	650
4	650
5	650
6	650
7	650
8	650
9	680
10	650
11	650
12	650
13	760
14	680
15	710
AGGREGATE	10000

CERTIFICATE OF LAND VALUER

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

Dated the 24th March 2016

KB
Signature of Land Valuer

STATEMENT PURSUANT TO SECTION 139 OF THE *COMMUNITY TITLES ACT 1996*

Date of Statement: **10 November 2025**

Community Lot in respect of which the Statement is issued: **Lot 7 in Community Plan No. 40434 at 442 States Road, MORPHETT VALE SA 5162**

Person requesting certificate:

Name: Searchlight Technology,

Address: PO Box 232, Rundle Mall SA 5000

The Community corporation certifies the following with respect to the Lot being the subject of this Statement:

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

Total amount last determined with respect to the lot

Amount	Period
\$456.00	01 Jun 2025 to 31 May 2026

Number of instalments payable (if contributions payable by instalments) 4

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

Amount	Period	Date due
\$114.00	01 Jun 2025 to 31 Aug 2025	01 Jun 2025
\$114.00	01 Sep 2025 to 30 Nov 2025	01 Sep 2025
\$114.00	01 Dec 2025 to 28 Feb 2026	01 Dec 2025
\$114.00	01 Mar 2026 to 31 May 2026	01 Mar 2026

Amount owing \$0.00

Interest due on unpaid levies \$0.00

Amount in credit for prepaid levies \$0.00

2. Sinking fund – contributions payable by regular periodic instalments or lump sum (section 76(1) of the Act)

Total amount last determined with respect to the lot

Amount	Period
\$180.00	01 Jun 2025 to 31 May 2026

Number of instalments payable (if contributions payable by instalments) 4

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

Amount	Period	Date due
\$45.00	01 Jun 2025 to 31 Aug 2025	01 Jun 2025
\$45.00	01 Sep 2025 to 30 Nov 2025	01 Sep 2025
\$45.00	01 Dec 2025 to 28 Feb 2026	01 Dec 2025
\$45.00	01 Mar 2026 to 31 May 2026	01 Mar 2026

Amount owing \$0.00

Interest due on unpaid levies \$0.00

Amount in credit for prepaid levies \$0.00

3. Special contributions

None

4. Particulars of Assets and Liabilities of the Corporation

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

5. Particulars of any Expenditure

(a) Incurred by the Corporation

Please refer to Annual General Meeting 2025

.....

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

.....

6. Insurance policies

Particulars of all insurance policies that the community corporation has taken out.

Policy No.	CAH0003457	CHU Insurance			
Type:	Common Property	Broker:			
Premium:	\$740.86	Paid on:	17/09/2025	Policy start date:	04/10/2025
				Next due:	04/10/2026
<i>Cover</i>		<i>Sum insured</i>		<i>Excess</i>	
Common Property		\$125,000.00		\$300.00	
Community Income		\$18,750.00		\$0.00	
Public Liability		\$20,000,000.00		\$0.00	
Voluntary Workers		\$200,000.00		\$0.00	
Fidelity Guarantee		\$100,000.00		\$0.00	
Govt. Audit Costs		\$25,000.00		\$0.00	
Appeal Expenses		\$100,000.00		\$0.00	
Legal Expenses		\$50,000.00		\$0.00	
Excess				\$300.00	
Excess - Flood				\$300.00	

7. Documents Supplied

- (i) Minutes of general meetings of the corporation and meetings of the management committee for the last two years
- (ii) Statement of Accounts of the corporation last prepared by the corporation
- (iii) The current policies of insurance taken out by the corporation

8. Payments – Settlement fees can be paid using the following details:

Biller Code: 96503
 Ref: 298215997 44769 (take out the space)

The information provided is accurate as at the date of this Statement and is not intended to be relied upon by any party other than the person who requested this Statement under Section 139 of the Act.

NOTE:

An inspection of the accounting records, minute books of the corporation and any other prescribed documentary material may be arranged by application to the Agent at the address listed below:

This Statement was prepared on behalf of Community Corporation 40434 Inc. by

Debbie McDonald on behalf of

Tanya Kelly
J E Whites Pty Ltd
55 Woodville Road
Woodville SA 5011

Balance Sheet

As at 10/11/2025

Community Corporation 40434 Inc.

442 States Road, MORPHETT VALE SA 5162

	Current period
Owners' funds	
Administrative Fund	
Surplus / Deficit for Year--Admin	(2,201.86)
Opening Balance--Admin	10,148.64
	7,946.78
Sinking Fund	
Surplus / Deficit for Year--Sinking	(716.58)
Opening Balance--Sinking	9,338.48
	8,621.90
Net owners' funds	\$16,568.68
Represented by:	
Assets	
Administrative Fund	
Cash at Bank--Admin	7,802.78
Levies owed by Unit Holders--Admin	133.00
Receivable-(to be paid)--Owners--Admin	11.00
	7,946.78
Sinking Fund	
Cash at Bank--Sinking	8,568.90
Levies owed by Unit Holders--Sinking	53.00
	8,621.90
Unallocated Money	0.00
<i>Total assets</i>	16,568.68
Less liabilities	
Administrative Fund	
	0.00
Sinking Fund	
	0.00
Unallocated Money	
	0.00
<i>Total liabilities</i>	0.00
Net assets	\$16,568.68

Balance Sheet

As at 31/12/2024

Community Corporation 40434

442 States Road, MORPHETT VALE SA 5162

	Current period
Owners' funds	
Administrative Fund	
Surplus / Deficit for Year--Admin	(187.67)
Opening Balance--Admin	10,336.31
	10,148.64
Sinking Fund	
Surplus / Deficit for Year--Sinking	2,774.30
Opening Balance--Sinking	6,564.18
	9,338.48
Net owners' funds	\$19,487.12
Represented by:	
Assets	
Administrative Fund	
Cash at Bank--Admin	9,983.28
Levies owed by Unit Holders--Admin	234.19
	10,217.47
Sinking Fund	
Cash at Bank--Sinking	9,272.70
Levies owed by Unit Holders--Sinking	92.95
	9,365.65
Unallocated Money	0.00
<i>Total assets</i>	19,583.12
Less liabilities	
Administrative Fund	
Prepaid Levies--Admin	68.83
	68.83
Sinking Fund	
Prepaid Levies--Sinking	27.17
	27.17
Unallocated Money	0.00
<i>Total liabilities</i>	96.00
Net assets	\$19,487.12

Income & Expenditure for the financial year to 31/12/2024

Community Corporation 40434

442 States Road, MORPHETT VALE SA 5162

Administrative Fund

Current period Annual budget

01/01/2024-31/12/2024 01/01/2024-31/12/2024

Revenue

Interest on Arrears--Admin	5.80	0.00
Levies Due--Admin	7,016.00	7,000.00
<i>Total revenue</i>	7,021.80	7,000.00

Less expenses

Admin--Audit/Tax & Public Officer	357.48	357.48
Admin--Legal & Debt Collection Fees	11.00	0.00
Admin--Management Fees--Standard	3,632.34	3,675.00
Admin--Meeting Fees	99.00	99.00
Admin--Technology/Communications/Compliance	694.14	705.00
Bank Management Charges	70.20	0.00
Insurance--Common Property Only	669.25	790.00
Maint Bldg--Electrical	495.00	0.00
Maint Grounds--Lawns, Grounds & Gardening Maint.	925.00	1,300.00
Utility--Electricity	256.06	782.00
<i>Total expenses</i>	7,209.47	7,708.48

Surplus/Deficit

	(187.67)	(708.48)
Opening balance	10,336.31	10,336.31
Closing balance	\$10,148.64	\$9,627.83

Sinking Fund**Current period** **Annual budget**

01/01/2024-31/12/2024 01/01/2024-31/12/2024

Revenue

Interest on Arrears--Sinking	2.30	0.00
Levies Due--Sinking	2,772.00	2,750.00

<i>Total revenue</i>	<u>2,774.30</u>	<u>2,750.00</u>
----------------------	-----------------	-----------------

Less expenses

<i>Total expenses</i>	<u>0.00</u>	<u>0.00</u>
-----------------------	-------------	-------------

Surplus/Deficit

	<u>2,774.30</u>	<u>2,750.00</u>
--	-----------------	-----------------

Opening balance	6,564.18	6,564.18
-----------------	----------	----------

Closing balance

	<u>\$9,338.48</u>	<u>\$9,314.18</u>
--	--------------------------	--------------------------

Proposed Budget to apply from 01/01/2025

Community Corporation 40434

442 States Road, MORPHETT VALE SA 5162

Administrative Fund

**Proposed
budget**

Revenue

Levies Due--Admin	7,000.00
<i>Total revenue</i>	7,000.00

Less expenses

Admin--Audit/Tax & Public Officer	391.00
Admin--Management Fees--Standard	3,855.00
Admin--Meeting Fees	99.00
Admin--Technology/Communications/Compliance	742.50
Bank Management Charges	72.00
Insurance--Common Property Only	790.00
Maint Grounds--Lawns, Grounds & Gardening Maint.	1,000.00
Utility--Electricity	500.00
<i>Total expenses</i>	7,449.50

Surplus/Deficit

	(449.50)
Opening balance	10,148.64

Closing balance

	\$9,699.14
Total units of entitlement	10000
Levy contribution per unit entitlement	\$0.70

Sinking Fund**Proposed
budget****Revenue**

Levies Due--Sinking

2,750.00

*Total revenue*2,750.00**Surplus/Deficit**2,750.00

Opening balance

9,338.48

Closing balance\$12,088.48

Total units of entitlement

10000

Levy contribution per unit entitlement

\$0.28

Proposed Levy Schedule to apply from 01/01/2025

Community Corporation 40434

442 States Road, MORPHETT VALE SA 5162

Quarterly levy instalments that would apply to each lot if proposed budgets are accepted by the general meeting:

Lot	Unit	Unit Entitlement	Admin Fund	Sinking Fund	Quarterly Total	Annual Total
1	1	670.00	118.00	47.00	165.00	660.00
2	2	650.00	114.00	45.00	159.00	636.00
3	3	650.00	114.00	45.00	159.00	636.00
4	4	650.00	114.00	45.00	159.00	636.00
5	5	650.00	114.00	45.00	159.00	636.00
6	6	650.00	114.00	45.00	159.00	636.00
7	7	650.00	114.00	45.00	159.00	636.00
8	8	650.00	114.00	45.00	159.00	636.00
9	9	680.00	119.00	47.00	166.00	664.00
10	10	650.00	114.00	45.00	159.00	636.00
11	11	650.00	114.00	45.00	159.00	636.00
12	12	650.00	114.00	45.00	159.00	636.00
13	13	760.00	133.00	53.00	186.00	744.00
14	14	680.00	119.00	47.00	166.00	664.00
15	15	710.00	125.00	49.00	174.00	696.00
		10,000.00	\$1,754.00	\$693.00	\$2,447.00	\$9,788.00

Development No. 145/C136/15
City of Onkaparinga

Proposed Plan of Community Division
Allotment 101 in Dev. No. 145/D129/15
Hundred of Noarlunga
in the area named

MORPHELT VALE

PT CT 6134/452



1:500 @ B3

Portion of allotment common property marked A is to be subject to a short form free and unrestricted right of way in favour of allotment 100 in Dev. No. 145/D129/15

No. of proposed lots 15
Total area 6745m²

Contour interval 2m.
Datum 1:2500 Base Maps.

Road pavements shown are indicative only.

Not to be used for detailed engineering design.

Dimensions and areas are subject to survey.

© ALEXANDER & SYMONDS PTY. LTD. Original Sheet Size B3

Glenn Ian Hordacre

LICENSED SURVEYOR

REF: A043815.00CT

DWG NO.: A043815PROP1(D)

REVISION: D

RHF: 02.10.2015

Alexander & Symonds Pty Ltd
11 King William Street Kent Town,
South Australia 5067
PO Box 1000 Kent Town, SA 5071
DX 209 ABN 93007 753 988

T (08) 8130 1666

F (08) 8362 0099

W www.alexander.com.au

E adelal@alexander.com.au

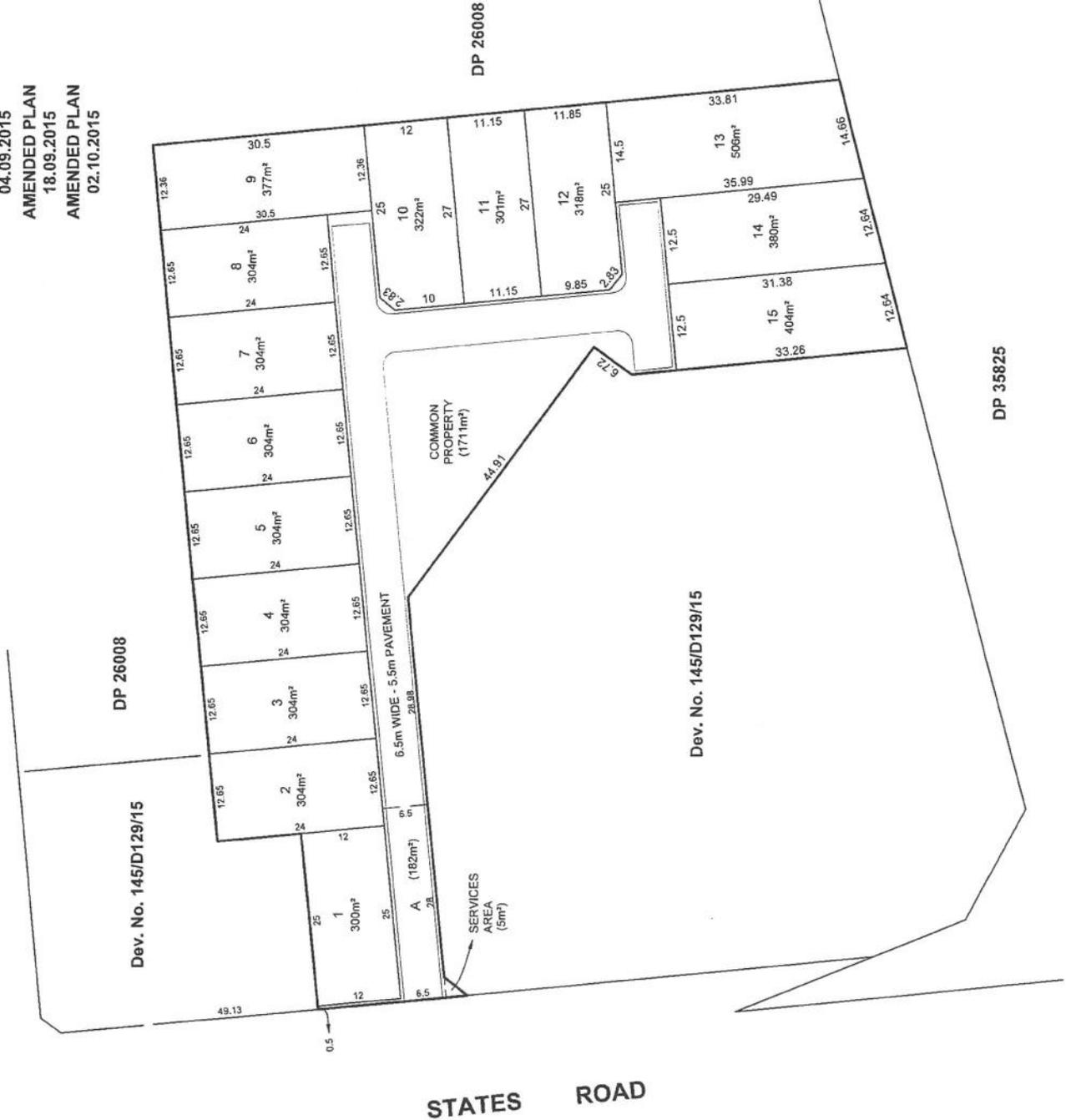
+ Property + Land Development +

+ Construction + Mining +

+ Spatial Information Management +



AMENDED PLAN
04.09.2015
AMENDED PLAN
18.09.2015
AMENDED PLAN
02.10.2015



STATES ROAD

DP 26008

Dev. No. 145/D129/15

DP 26008

Dev. No. 145/D129/15

DP 35825

LOT ENTITLEMENT SHEET

COMMUNITY PLAN NUMBER

CP 40434

SHEET OF

ACCEPTED

REGISTRAR-GENERAL

DEV. No

APPLICATION

LOT	LOT ENTITLEMENTS
1	670
2	650
3	650
4	650
5	650
6	650
7	650
8	650
9	680
10	650
11	650
12	650
13	760
14	680
15	710
AGGREGATE	10000

CERTIFICATE OF LAND VALUER

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

Dated the 24th March 2016

.....
Signature of Land Valuer

COMMUNITY CORPORATION NO 40434 INC.
442 States Road, MORPHETT VALE SA 5162

Minutes of the Annual General Meeting held at JE Whites - 55 Woodville Road, Woodville
on Monday, 24 February 2025, commencing at 03:00 PM

1 ATTENDANCE, PROXIES, QUORUM & CHAIRPERSON

Present:

Unit 7 - Ms E Sans

Unit 11 - Mr L & Mrs S Collins

Proxies:

Unit 1 - Mr S Brooks to Mr Jackson Sutcliffe of JE Whites

Unit 4 - Mr D & Mrs D Buys to Mr Jackson Sutcliffe of JE Whites

Unit 8 - Mr S Garner to Mr Jackson Sutcliffe of JE Whites

Unit 9 - Mr R Atkinson & Ms L Hannan to Mr Jackson Sutcliffe of JE Whites

Unit 13 - G Korey & P Bindra to Mr Jackson Sutcliffe of JE Whites

Unit 14 - Mr A Moissejev & Mrs A Moissejeva to Mr Jackson Sutcliffe of JE Whites

Unit 15 - Mr E Hanly to Mr Jackson Sutcliffe of JE Whites

Apologies:

Nil

Presiding Officer: Eva Saris

PROCEEDINGS

Quorum:

Mr Jackson Sutcliffe of JE Whites welcomed members present and declared a quorum in attendance.

Declaration of interest

All Members (or Nominee) must declare any interest that they may have in relation to any matters being discussed or determined at this meeting. These interests may be either direct or indirect in nature.

Members Advice

Members will find in the documentation of the Minutes several sections that are recorded at each meeting. As they are repeated from year to year, they may not be discussed in the same extent as actually recorded, but appear for the benefit of newcomers to the Corporation.

Members will find additional information attached to the final page of the minutes. This information is pertinent to the continued management of your Corporation, and is for the benefit of all Corporation Members.

ELECTION OF CHAIRPERSON

It was agreed by those Corporation members present that Mr Jackson Sutcliffe assist the Corporation in chairing the meeting.

2 CONFIRMATION OF MINUTES

The Minutes of the previous meeting dated 26/02/2024 were accepted as a true and correct account with no business arising. The Chairperson moved that the Minutes be accepted. Motion carried.

3 FINANCIALS

The financial statement dated 31/12/2024 showed a balance of \$9,983.28 Administrative Fund and \$9,272.70 Sinking Fund currently held in the Macquarie Bank, Sydney. The Chairperson tabled the statement and invited owners to comment. The financial statement was accepted. Motion carried.

Tax and Audits

Legislation requires each Corporation to lodge an annual tax return; legislation further requires that the Corporation's trust account is audited annually by an accredited auditor. The audit for 2024 was undertaken by Perks Accountants & Wealth Advisers of 8/81 Flinders St, Adelaide, and a copy of the report is available to all members and can be viewed at the JE Whites office.

DEBT COLLECTION

That, in accordance with previous instructions JE Whites is authorised to take all necessary action, without the need for further authority, including instructing a debt recovery company to initiate legal proceedings against Owners on behalf of the Corporation when they are in arrears.

4 APPOINTMENT OF OFFICE BEARERS

Ms Eva Saris was thanked for being the Presiding Officer, Secretary & Treasurer for the past year.

It was resolved that Ms Eva Saris be elected for the roles of Presiding Officer, Secretary & Treasurer for the upcoming year.

5 APPOINTMENT OF MANAGEMENT/WORKS COMMITTEE

A Management Committee was not appointed.

6 APPOINTMENT OF BODY CORPORATE MANAGERS

It was resolved that JE Whites be reappointed to assist the Corporation with management services as defined in the Community Titles Act 1996 at an annual primary remuneration of \$3,855.00 inclusive of GST.

JE Whites' appointment will be for a period of 12 months from the date of this meeting and that upon expiry, management will continue on a month by month basis until the next meeting or the delegation of powers is revoked.

Any elected Office Bearer is authorised to sign the Management Agreement on behalf of the Community Corporation. JE Whites explained that should the Management Agreement not be returned signed within 21 days of receipt, then the Manager will stamp the Community Corporation's common seal on the Agreement on behalf of the Corporation, deeming the Agreement to be signed.

7 CORPORATION PUBLIC OFFICER

It was resolved that Mr Bryan Sutcliffe of JE Whites be empowered to act as the Public Officer of the Corporation as defined under the Income Tax Assessment Act 1936.

8 TAXATION AUTHORITY

JE Whites are authorised to represent the Corporation in all aspects of dealings with the Australian Taxation Office. The nominated representatives from JE Whites are Wendy Sly and Joanne Pearce.

9 INSURANCE REVIEW

The Chairperson advised Members present that it is a requirement of the Community Titles Act for the Corporation to insure the common property for full replacement value or reinstatement value. In the event the Corporation is insured collectively, JE Whites suggest regular insurance valuations to ensure compliance and adequate insurance cover.

Insurance Renewal

The Corporation's insurance details are as follows:-

Policy No.CAH0003457
CHU Insurance
Type : Common Property

Premium : \$669.25 Paid on : 19/09/2024 Start : 4/10/2024 Next due : 4/10/2025

Cover	Sum Insured	Excess
Common Property	\$100,000.00	\$300.00
Community Income	\$15,000.00	
Public Liability	\$20,000,000.00	
Voluntary Workers	\$200,000.00	
Fidelity Guarantee	\$100,000.00	
Govt. Audit Costs	\$25,000.00	
Appeal Expenses	\$100,000.00	
Legal Expenses	\$50,000.00	
Excess		\$300.00
Excess - Flood		\$300.00

The Members determined to increase common property insurance to \$125,000.00 at the next renewal.

Contents & Landlord Insurance

JE Whites advise all Members that the Corporation's insurance policy contains neither contents nor landlord insurance protection. It is noted that the Corporation's legal liability cover applies primarily to common property and that Members should be separately insured for cover in relation to their own premises.

Disclosure

JE Whites is an authorised representative of CHU Underwriting Agencies for QBE Insurance, Flex Insurance for QBE Insurance and authorised distributor for SCI Insurance for Allianz Australia Insurance and receives a commission of 20% of the base premium only. JE Whites is an authorised distributor of Lync Insurance Brokers Pty Ltd, and receive a commission of 17% of the base premium only.

Quotes, renewals, renewal schedules, and certificates of currency pertaining to the Corporation and received from the insurance provider after 1 July 2024 are available for Members to view at any time on the JE Whites Owner's Portal. If you require assistance accessing your Owner Portal, please contact your JE Whites Body Corporate Manager.

JE Whites act on behalf of the Corporation for a host of insurance related matters. For a full list of the insurance-related services JE Whites provide your Community Corporation, please refer to the additional information attached to the final page of the minutes.

General Advice Warning

Any advice provided by JE Whites is general advice only. Before acting on any advice Members should consider its appropriateness having regard to your objectives, financial situation and needs. You should obtain and consider the relevant Product Disclosure Statement and Policy Wording for a financial product before making any decision about whether to acquire or hold that product.

Insurance Valuation

Section 103 (2) of the Act imposes a duty on the Corporation to insure all building and building improvements on the common property for their full replacement value, including all costs incidental to and associated with the replacement. The Corporation is further required to keep itself insured against liability for negligence. JE Whites advise that their advice is of a general nature and not personal advice. Members are encouraged to seek independent advice, which would include a licensed valuers' opinion where applicable.

10 MAINTENANCE OF BUILDINGS AND COMMON PROPERTY

The following items were discussed :-

Common Property Lighting

The Meeting noted that no lights are currently functioning throughout the common property. It was further noted that one light is already on order, and a previous electrician's attendance had been arranged to repair a fault with another. The Corporation has the funds available to order the remaining two lights if required. Mr Collins is to confirm following the Meeting whether the two lights not currently on order for replacement are operational.

Post Meeting Note

Mr Collins informed the Body Corporate Manager that the remaining two lights not on order for replacement are not currently operational. The Body Corporate Manager to liaise with the attending electrician to arrange for a quote on the replacement of the remaining lights.

Line Marking

The Meeting noted that the line marking has faded and should be reattended to over the coming year. The Body Corporate Manager is requested to obtain a quote for the work, with approval to be provided by the Presiding Officer.

Owners are reminded that maintenance items pertaining to the Community Corporation *do not* need to wait until the Annual General Meeting to be discussed. All Owners are encouraged to contact JE Whites throughout the course of the year if they have identified maintenance items in need of addressing. Your Manager will liaise with the Presiding Officer and/or Management Committee to seek both approval, and a timely resolution to your maintenance concern. Your JE Whites Manager also proactively makes contact with your Corporation's Presiding Officer and/or Management Committee periodically throughout the year to ensure any maintenance matters are identified and resolved.

11 APPROVALS FOR INSTALLATIONS & ADDITIONS

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

No approvals were sought at this meeting.

Members are advised that a complete list of the Corporation's approvals can be obtained by contacting the Body Corporate Manager.

12 LEVY & BUDGET

Administrative Fund of \$ 7,000.00 and Sinking Fund \$ 2,750.00

The proposed 2024 - 2025 budget was presented by the Chairperson. It was resolved that the proposed budget be accepted with contributions being set annually at \$9,750.00.

This will be raised on unit entitlement between all owners.

If the costs met by the Corporation in this period is less than the projected budget, the surplus funds will be carried over for future maintenance costs.

Levies due: Levies will fall due on the following dates - 1 March, 1 June, 1 September, 1 December.

Special levy authority in the event of shortfall of funds

Where the Corporation has insufficient funds to meet its recurrent expenditure, the Manager is authorised to raise a special levy necessary to raise the sufficient funds to cover the shortfall in expenditure. The Manager will consult with the Corporation's Presiding Officer and/or Management Committee before raising such a levy.

13 OTHER BUSINESS

Unit 8 - Sale Signage

The Meeting noted that there is currently an "for sale" sign in front of Unit 8.

The Body Corporate Manager advises that the signage is not in breach of the Corporation's By-Laws, given that "Community By-Law 8 - Signs" reads;

A person bound by these by-laws must not, without the consent of the corporation; display any sign, advertisement, placard, banner or other conspicuous material of a similar nature:-

8.1 On any part of his or her lot so as to be visible from the outside of the building in which the lot is located; or

8.2 On any part of the common property;

Unless the sign is for the display of an advertisement associated with the sale or the leasing of a lot."

Articles & Resolutions

The Chairperson advised Members present that following the meeting, the Body Corporate Manager will proactively provide each registered property management agency with copies of the Corporation's articles & resolutions, and request that these documents are provided to all existing, and future tenants residing at the Corporation. This is done to ensure that all residents are aware of, and respect the rules put in place by the Corporation Members.

Owners who manage their investment properties privately are encouraged to contact the Body Corporate Manager for an up-to-date copy of these documents, which should then be provide to their tenants.

Agenda items

Members are reminded that they are welcome, and encouraged to contact the Body Corporate Manager at any time during the year if they wish to add items to the Agenda for the next Annual General Meeting.

Important Disclosure

JE Whites wish to disclose the following:

JE Whites has no common shareholders with insurance broking agencies, debt collection agencies, maintenance companies, or any other third parties operating within the strata management industry.

JE Whites does not receive any commission or financial benefit from maintenance work carried out at your Corporation.

14 CLOSURE OF MEETING

The Chairperson closed the meeting at 3:20pm and thanked all for their attendance or proxy submission. The next AGM for the Corporation is scheduled to be tentatively held on or around the same time, date and location in 2026.

ADDITIONAL INFORMATION

After-hours emergency maintenance: JE Whites offer a 24/7 after-hours emergency maintenance phone line to all its clients, at no extra cost. The phone line is operated by a member of the JE Whites staff with access to your Corporation's file, maintenance history, and preferred contractors. In the event of an emergency maintenance matter, simply contact the JE Whites office to be directed to the out of office hours emergency maintenance line.

Maintenance: Owners are reminded that maintenance items pertaining to the Community Corporation *do not* need to wait until the Annual General Meeting to be discussed. All Owners are encouraged to contact JE Whites throughout the course of the year if they have identified maintenance items in need of addressing. Your Manager will liaise with the Presiding Officer and/or Management Committee to seek both approval, and a timely resolution to your maintenance concern. Your JE Whites Manager also proactively makes contact with your Corporation's Presiding Officer and/or Management Committee periodically throughout the year to ensure any maintenance matters are identified and resolved.

Articles & Resolutions: JE Whites proactively provide each registered residential property management agency with copies of your Corporation's articles & resolutions, and request that these documents are referred to throughout their management of the residential property. This is done to ensure that all residents are both aware of, and respecting the rules put in place by the Corporation Members.

Duties of the appointed Body Corporate Manager:

General: To provide so far as is reasonably necessary general advice and assistance to the Corporation and its officers and to assist them in the performance of their responsibilities under the Act.

Meetings: Arrange the General and Committee meetings, prepare and distribute notices, including notices of meetings.

Attend General Meetings if needed and assist the Presiding Officer in the conduct of meetings. Assist the Secretary in the preparation of minutes of meetings and distribute such minutes.

Maintenance: Advise upon and arrange for the maintenance, repair and replacement of the common property in accordance with the Corporation's instructions. Organise emergency maintenance works.

Insurance:

- Quotation procurement, placement, and renewal services
- Obtaining and distributing insurance valuations
- Insurance claim management
- Lodging claims
- Ongoing insurance claim management
- Loss minimisation
- Liaising with loss adjusters and contractors
- Procuring and forwarding quotes to the insurer or broker
- Instructing trades to undertake approved indemnified

- Receiving and forwarding contractor invoices for approved works to the insurer or broker
- Receiving and receipting indemnification payment from the insurer and paying contractors
- Maintaining insurance records and insurance claim register
- Providing general advice
- Insurer negotiation and liaison services
- Making contest representation to the insurer if insurance claim is denied
- Providing documents required for non-property insurance claims (e.g. public liability) against the client where the insurer provides indemnity for legal costs
- Liaising with legal practitioners for non-property insurance claims
- Arranging insurance premium finance (loan/funding) if required

Accounting: Collect, bank and account for maintenance contributions, levies, interest accruing or other amounts due to the Corporation. Send notices levying maintenance or other contributions and pay accounts and outgoings. Prepare annual statements of accounts of the Corporation and arrange an annual audit of the books as required.

Secretarial: Promptly deal with the Corporation correspondence and requests for Search documents (section 139 search). Ensure that all appropriate and proper records of the Corporation are maintained and keep secure and confidential all books, records, Certificates of Title, Community Plans, Schedules and the like.

Public Officer: Act as the Corporation's Public Officer for the purpose of tax returns & other matters as required by statute.

Office Bearers

At all times a Community Corporation must have a presiding officer, a secretary and a treasurer who are appointed at the general meeting. These officers must be unit owners but one person may hold two or more of these positions. A Body Corporate Manager can assist in running the affairs of the corporation.

Presiding Officer

The Presiding Officer of the Corporation has the following functions:

- Primary contact between the Manager and the Committee
- Attend meetings as required
- Chair all general meetings and committee meetings which they attend or, delegate this responsibility to the Body Corporate Manager

Secretary

The Secretary of the Corporation has the following functions:

- Prepare and distribute minutes of meetings of the corporation (currently delegated to JE Whites)
- Submit a motion for confirmation of the minutes of any meeting of the corporation at the next meeting of the corporation (currently delegated to JE Whites)

- Give the notices required to be given under the Act by the members of the corporation and the management committee (currently delegated to JE Whites)
- Answer communications addressed to the Corporation (currently delegated to JE Whites)
- Deal with administrative and secretarial matters for the corporation and the Management Committee (currently delegated to JE Whites)

Treasurer

The Treasurer of the Corporation has the following functions:

- Notify unit owners of any contributions to be raised from them in accordance with the Act (currently delegated to JE Whites)
- Receive, acknowledge, bank and account for any money paid to the corporation (currently delegated to JE Whites)
- Keep accounting records and prepare financial statements (currently delegated to JE Whites)

Please Note: Officers of the Corporation do not have the powers to:

- Authorise any dealing with or any variation of the common property or to grant exclusive rights in respect of the enjoyment and use of any part thereof
- Authorise any decision that requires special resolution or unanimous resolution
- Authorise any capital improvements to the common property
- Authorise installations or additions to lots or common property

COMMUNITY CORPORATION NO 40434 INC.
442 States Road, MORPHETT VALE SA 5162

Minutes of the Annual General Meeting held at JE Whites - 55 Woodville Road, Woodville
on Monday, 26 February 2024, commencing at 03:00 PM

1 ATTENDANCE, PROXIES, QUORUM & CHAIRPERSON

Present:

Unit 7 - Ms E Saris

Unit 11 - Mr L & Mrs S Collins

Proxies:

Unit 1 - Mr S Brooks to Mr Jackson Sutcliffe of JE Whites

Unit 2 - Mr M Barber to Mr Jackson Sutcliffe of JE Whites

Unit 4 - Mr D & Mrs D Buys to Mr Jackson Sutcliffe of JE Whites

Unit 6 - Ms C Paterson to Mr Jackson Sutcliffe of JE Whites

Unit 9 - Mr R Atkinson & Ms L Hannan to Mr Jackson Sutcliffe of JE Whites

Unit 10 - Mr L & Mrs R Fontanarosa to Mr Jackson Sutcliffe of JE Whites

Unit 14 - Mr A Moissejev & Mrs A Moissejeva

Unit 15 - Mr C Davey to Mr Jackson Sutcliffe of JE Whites

Apologies:

Nil

Presiding Officer: Eva Saris

PROCEEDINGS

Quorum:

Mr Jackson Sutcliffe of JE Whites welcomed members present and declared a quorum in attendance.

Declaration of interest

All Members (or Nominee) must declare any interest that they may have in relation to any matters being discussed or determined at this meeting. These interests may be either direct or indirect in nature.

Members Advice

Members will find in the documentation of the Minutes several sections that are recorded at each meeting. As they are repeated from year to year, they may not be discussed in the same extent as actually recorded, but appear for the benefit of newcomers to the Corporation.

Members will find additional information attached to the final page of the minutes. This information is pertinent to the continued management of your Corporation, and is for the benefit of all Corporation Members.

ELECTION OF CHAIRPERSON

It was agreed by those Corporation members present that Mr Jackson Sutcliffe assist the Corporation in chairing the meeting.

2 CONFIRMATION OF MINUTES

The Minutes of the previous meeting dated 27/02/2023 were accepted as a true and correct account with no business arising. The Chairperson moved that the Minutes be accepted. Motion carried.

3 FINANCIALS

The financial statement dated 31/12/2023 showed a balance of \$10,569.31 Administrative Fund and \$6,656.18 Sinking Fund currently held in the Macquarie Bank, Sydney. The Chairperson tabled the statement and invited owners to comment. The financial statement was accepted. Motion carried.

Tax and Audits

Legislation requires each Corporation to lodge an annual tax return; legislation further requires that the Corporation's trust account is audited annually by an accredited auditor. The audit for 2023 was undertaken by Perks Accountants & Wealth Advisers of 8/81 Flinders St, Adelaide, and a copy of the report is available to all members and can be viewed at the JE Whites office.

DEBT COLLECTION

That, in accordance with previous instructions JE Whites is authorised to take all necessary action, without the need for further authority, including instructing a debt recovery company to initiate legal proceedings against Owners on behalf of the Corporation when they are in arrears.

4 APPOINTMENT OF OFFICE BEARERS

Mr Roy Collins was thanked for being the Presiding Officer and Ms Eva Saris was thanked for being the Secretary & Treasurer for the past year.

It was resolved that Ms Eva Saris be elected for the roles of Presiding Officer and Secretary & Mr Michael Barber be elected as Treasurer for the upcoming year.

The Community Titles Act prescribes that a lot owner must not be in debt in order to exercise a vote at the meeting. This includes nomination for an Office Bearer, or Committee role.

5 APPOINTMENT OF MANAGEMENT/WORKS COMMITTEE

A Management Committee was not appointed.

6 APPOINTMENT OF BODY CORPORATE MANAGERS

It was resolved that JE Whites be reappointed to assist the Corporation with management services as defined in the Community Titles Act 1996 at an annual primary remuneration of \$3,675.00 inclusive of GST.

JE Whites' appointment will be for a period of 12 months from the date of this meeting and that upon expiry, management will continue on a month by month basis until the next meeting or the delegation of powers is revoked.

Any elected Office Bearer is authorised to sign the Management Agreement on behalf of the Community Corporation. JE Whites explained that should the Management Agreement not be returned signed within 21 days of receipt, then the Manager will stamp the Community Corporation's common seal on the Agreement on behalf of the Corporation, deeming the Agreement to be signed.

7 CORPORATION PUBLIC OFFICER

It was resolved that Mr Bryan Sutcliffe of JE Whites be empowered to act as the Public Officer of the Corporation as defined under the Income Tax Assessment Act 1936.

8 TAXATION AUTHORITY

JE Whites are authorised to represent the Corporation in all aspects of dealings with the Australian Taxation Office. The nominated representatives from JE Whites are Wendy Sly and Joanne Pearce.

9 INSURANCE REVIEW

The Chairperson advised Members present that it is a requirement of the Community Titles Act for the Corporation to insure the common property for full replacement value or reinstatement value. In the event the Corporation is insured collectively, JE Whites suggest regular insurance valuations to ensure compliance and adequate insurance cover.

Insurance renewal

The Corporation's insurance details are as follows:-

Policy No.CAH0003457
CHU Insurance
Type : Common Property

Premium : \$659.75 Paid on : 28/09/2023 Start : 4/10/2023 Next due : 4/10/2024

Cover	Sum Insured	Excess
Common Property	\$100,000.00	\$300.00
Community Income	\$15,000.00	
Public Liability	\$20,000,000.00	
Voluntary Workers	\$200,000.00	
Fidelity Guarantee	\$100,000.00	
Govt. Audit Costs	\$25,000.00	
Appeal Expenses	\$100,000.00	
Legal Expenses	\$50,000.00	
Excess		\$300.00
Excess - Flood		\$300.00

The Members determined that the insurance as presented by the Body Corporate Managers is adequate for the upcoming year.

Contents & Landlord Insurance

JE Whites advise all Members that the Corporation's building insurance policy contains neither contents nor landlord insurance protection. It is noted that the Corporation's legal liability cover applies primarily to common property and that Members should be separately insured for cover in relation to their own premises.

Disclosure

JE Whites are an authorised representative of CHU Underwriting Agencies for QBE Insurance, Flex Insurance for QBE Insurance and authorised distributor for SCI Insurance for Alliance Australia Insurance and receives a commission on the base premium. The commission received from the insurer is retained by JE Whites as a fee for service to act on behalf of the Corporation for a host of insurance related matters. **For a full list of the insurance-related services JE Whites provide your Community Corporation, please refer to the additional information attached to the final page of the minutes.**

General Advice Warning

Any advice provided by JE Whites is general advice only. Before acting on any advice Members should consider its appropriateness having regard to your objectives, financial situation and needs. You should obtain and consider the relevant Product Disclosure Statement and Policy Wording for a financial product before making any decision about whether to acquire or hold that product.

Insurance Valuation

Section 103 (2) of the Act imposes a duty on the Corporation to insure all building and building improvements on the common property for their full replacement value, including all costs incidental to and associated with the replacement. The Corporation is further required to keep itself insured against liability for negligence. JE Whites advise that their advice is of a general nature and not personal advice. Members are encouraged to seek independent advice, which would include a licensed valuers' opinion where applicable.

10 MAINTENANCE OF BUILDINGS AND COMMON PROPERTY

The following items were discussed :-

From 2023 AGM - Driveway Cracking

The Meeting noted that the driveway cracking discussed at the AGM in 2023 has not seemed to have worsened in condition over the past twelve months. Mr Collins advised that he would inspect the condition in the near future and report to the Body Corporate Manager if any action is required.

Street Numbering

The Meeting agreed that since the Corporation is more established, the need for larger street numbers was not as pressing as it had been in previous years. If the need arises for the street numbering style to be adjusted to better suit visibility, the Presiding Officer is authorised to approve the installation of larger street numbers at the front of the Corporation.

Yard Maintenance

The Body Corporate Manager is requested to contact all Owners and property managers to reinforce the necessity for residents to maintain the Units and their subsidiaries in a neat and tidy condition. It was noted that the lack of maintenance at some Units was detracting from the external appearance of the Corporation collectively.

Owners are reminded that maintenance items pertaining to the Community Corporation *do not* need to wait until the Annual General Meeting to be discussed. All Owners are encouraged to contact JE Whites throughout the course of the year if they have identified maintenance items in need of addressing. Your Manager will liaise with the Presiding Officer and/or Management Committee to seek both approval, and a timely resolution to your maintenance concern. Your JE Whites Manager also proactively makes contact with your Corporation's Presiding Officer and/or Management Committee periodically throughout the year to ensure any maintenance matters are identified and resolved.

11 APPROVALS FOR INSTALLATIONS & ADDITIONS

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

No approvals were sought at this meeting.

Members are advised that a complete list of the Corporation's approvals can be obtained by contacting the Body Corporate Manager.

12 LEVY & BUDGET

Administrative Fund of \$ 7,000.00 and Sinking Fund \$ 2,750.00

The proposed 2024 - 2025 budget was presented by the Chairperson. It was resolved that the proposed budget be accepted with contributions being set annually at **\$9,750.00**, with contributions being retained from the previous year.

This will be raised on unit entitlement between all owners.

If the costs met by the Corporation in this period is less than the projected budget, the surplus funds will be carried over for future maintenance costs.

Levies due: Levies will fall due on the following dates - 1 March, 1 June, 1 September, 1 December.

Special levy authority in the event of shortfall of funds

Where the Corporation has insufficient funds to meet its recurrent expenditure, the Manager is authorised to raise a special levy necessary to raise the sufficient funds to cover the shortfall in expenditure. The Manager will consult with the Corporation's Presiding Officer and/or Management Committee before raising such a levy.

13 OTHER BUSINESS

Articles & Resolutions

The Chairperson advised Members present that following the meeting, the Body Corporate Manager will proactively provide each registered property management agency with copies of the Corporation's articles & resolutions, and request that these documents are provided to all existing, and future tenants residing at the Corporation. This is done to ensure that all residents are aware of, and respect the rules put in place by the Corporation Members.

Owners who manage their investment properties privately are encouraged to contact the Body Corporate Manager for an up-to-date copy of these documents, which should then be provide to their tenants.

Agenda items

Members are reminded that they are welcome, and encouraged to contact the Body Corporate Manager at any time during the year if they wish to add items to the Agenda for the next Annual General Meeting.

For Sale Sign - Unit 10

The Meeting requested the Body Corporate Manager contact the Owner of Unit 10 to seek the expedient removal of the "For Sale" sign at the front of the Corporation, given that its positioning restricts visibility of the street numbering. Given that the property has now sold, this matter should be relatively simple.

CLOSURE OF MEETING

The Chairperson closed the meeting at 3:25pm and thanked all for their attendance or proxy submission. The next AGM for the Corporation is scheduled to be tentatively held on or around same time, date and location in 2025.

ADDITIONAL INFORMATION

After-hours emergency maintenance: JE Whites offer a 24/7 after-hours emergency maintenance phone line to all its clients. The phone line is operated by a member of the JE Whites staff with access to your Corporation's file, maintenance history, and preferred contractors. In the event of an emergency maintenance matter, simply contact the JE Whites office to be directed to the out of office hours emergency maintenance line.

Maintenance: Owners are reminded that maintenance items pertaining to the Community Corporation *do not* need to wait until the Annual General Meeting to be discussed. All Owners are encouraged to contact JE Whites throughout the course of the year if they have identified maintenance items in need of addressing. Your Manager will liaise with the Presiding Officer and/or Management Committee to seek both approval, and a timely resolution to your maintenance concern. Your JE Whites Manager also proactively makes contact with your Corporation's Presiding Officer and/or Management Committee periodically throughout the year to ensure any maintenance matters are identified and resolved.

Articles & Resolutions: JE Whites proactively provide each registered property management agency with copies of your Corporation's articles & resolutions, and request that these documents are provided to all existing, and future tenants residing in your Corporation. This is done to ensure that all residents are both aware of, and respecting the rules put in place by the Corporation Members.

Duties of the appointed Body Corporate Manager:

General: To provide so far as is reasonably necessary general advice and assistance to the Corporation and its officers and to assist them in the performance of their responsibilities under the Act.

Meetings: Arrange the General and Committee meetings, prepare and distribute notices, including notices of meetings.

Attend General Meetings if needed and assist the Presiding Officer in the conduct of meetings. Assist the Secretary in the preparation of minutes of meetings and distribute such minutes.

Maintenance: Advise upon and arrange for the maintenance, repair and replacement of the common property in accordance with the Corporation's instructions. Organise emergency maintenance works.

Insurance:

- Quotation procurement, placement, and renewal services
- Obtaining and distributing insurance valuations
- Insurance claim management
- Lodging claims
- Ongoing insurance claim management
- Loss minimisation
- Liaising with loss adjusters and contractors
- Procuring and forwarding quotes to the insurer or broker
- Instructing trades to undertake approved indemnified

- Receiving and forwarding contractor invoices for approved works to the insurer or broker
- Receiving and receipting indemnification payment from the insurer and paying contractors
- Maintaining insurance records and insurance claim register
- Providing general advice
- Insurer negotiation and liaison services
- Making contest representation to the insurer if insurance claim is denied
- Providing documents required for non-property insurance claims (e.g. public liability) against the client where the insurer provides indemnity for legal costs
- Liaising with legal practitioners for non-property insurance claims
- Arranging insurance premium finance (loan/funding) if required

Accounting: Collect, bank and account for maintenance contributions, levies, interest accruing or other amounts due to the Corporation. Send notices levying maintenance or other contributions and pay accounts and outgoings. Prepare annual statements of accounts of the Corporation and arrange an annual audit of the books as required.

Secretarial: Promptly deal with the Corporation correspondence and requests for Search documents (section 139 search). Ensure that all appropriate and proper records of the Corporation are maintained and keep secure and confidential all books, records, Certificates of Title, Community Plans, Schedules and the like.

Public Officer: Act as the Corporation's Public Officer for the purpose of tax returns & other matters as required by statute.

Office Bearers

At all times a Community Corporation must have a presiding officer, a secretary and a treasurer who are appointed at the general meeting. These officers must be unit owners but one person may hold two or more of these positions. A Body Corporate Manager can assist in running the affairs of the corporation.

Presiding Officer

The Presiding Officer of the Corporation has the following functions:

- Primary contact between the Manager and the Committee
- Attend meetings as required
- Chair all general meetings and committee meetings which they attend or, delegate this responsibility to the Body Corporate Manager

Secretary

The Secretary of the Corporation has the following functions:

- Prepare and distribute minutes of meetings of the corporation (currently delegated to JE Whites)
- Submit a motion for confirmation of the minutes of any meeting of the corporation at the next meeting of the corporation (currently delegated to JE Whites)

- Give the notices required to be given under the Act by the members of the corporation and the management committee (currently delegated to JE Whites)
- Answer communications addressed to the Corporation (currently delegated to JE Whites)
- Deal with administrative and secretarial matters for the corporation and the Management Committee (currently delegated to JE Whites)

Treasurer

The Treasurer of the Corporation has the following functions:

- Notify unit owners of any contributions to be raised from them in accordance with the Act (currently delegated to JE Whites)
- Receive, acknowledge, bank and account for any money paid to the corporation (currently delegated to JE Whites)
- Keep accounting records and prepare financial statements (currently delegated to JE Whites)

Please Note: Officers of the Corporation do not have the powers to:

- Authorise any dealing with or any variation of the common property or to grant exclusive rights in respect of the enjoyment and use of any part thereof
- Authorise any decision that requires special resolution or unanimous resolution
- Authorise any capital improvements to the common property
- Authorise installations or additions to lots or common property

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**BY-LAWS
DEVELOPMENT NO. 145/C136/15
COMMUNITY PLAN NO.**

BY-LAWS

COMMUNITY CORPORATION NO..... INC.

ALLOTMENT 101, 442 STATES ROAD MORPHETT VALE SA 5162

Certified correctly prepared in accordance with the requirements of the Community Titles Act 1996
by the person who prepared the document.

.....
Christine Helene Bertram
107 Greenhill Road
Unley SA 5061

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**BY-LAWS
DEVELOPMENT NO. 145/C136/15
COMMUNITY PLAN NO.**

COMMUNITY TITLES ACT 1996

COMMUNITY CORPORATION NO..... INC.

ALLOTMENT 101, 442 STATES ROAD MORPHETT VALE SA 5162

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**BY-LAWS
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COMMUNITY TITLES ACT 1996

BY-LAWS

COMMUNITY CORPORATION NO..... INC.

ALLOTMENT 101, 442 STATES ROAD MORPHETT VALE SA 5162

IMPORTANT NOTICE

These by-laws bind the Community Corporation, the Owners of the Community Lots and any persons entering the Community Parcel.

These by-laws relate to the control and management of the Common Property and the Community Lots and as such may only be amended or revoked by special resolution by the Community Corporation in accordance with Section 39 of the Community Titles Act 1996 and Regulations.

PART 1 - DEFINITIONS AND INTERPRETATIONS

1. The definitions and interpretations set out herein and set out in Section 3 of the Community Titles Act 1996 shall apply to these by-laws and unless the context otherwise requires, the expressions :-
 - 1.1. "the Act" means the Community Titles Act 1996 as amended;
 - 1.2. "Common Property" means the Common Property created by Community Plan Number ;
 - 1.3. "the Corporation" means Community Corporation No. Inc. constituted in accordance with Part 9 of the Act and includes an officer, agent, servant, contractor, Manager or representative of the Corporation appointed in writing;
 - 1.4. "the Community Parcel" means the whole of the land comprised in Community Corporation Plan Number ;
 - 1.5. "the Council" means the City of Onkaparinga;

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**BY-LAWS
DEVELOPMENT NO. 145/C136/15
COMMUNITY PLAN NO.**

- 1.6 "Develop" means :-
- 1.6.1 the erection, construction, alteration, improvement, installation, painting or landscaping or any dwelling located on a "Lot" and includes any site works required to level, grade or excavate the Lot in a manner consistent with the Council Development Plan and Council Development Approval and Council Building Guidelines; and
- 1.6.2 Development has a like meaning;
- 1.7 "Developer" means the registered proprietor of the Community Parcel at the time of deposit in the Lands Titles Registration Office of Community Plan No. ;
- 1.8 "invitees" means visitors, tradespersons, builders, contractors, agents, clients or associates of the Lot Holder or Occupier of a Lot;
- 1.9 "Lot" means a Community Lot comprised in Community Plan Number ;
- 1.10 "Lot Holder" means the owner of a Lot; and
- 1.11 "Occupier" of a Lot includes, if a Lot is unoccupied, the Owner of the Lot.

IN THESE BY-LAWS UNLESS THE CONTRARY INTENTION APPEARS

- a) a reference to an instrument includes any variation or replacement of it;
- b) a reference to a statute, ordinance, code or other law includes regulations and other instruments under it and consolidations, amendments, re-enactments or replacements of any of them;
- c) the singular includes the plural and vice versa;
- d) the word "person" includes a firm, a body corporate, an association or an authority;
- e) words of any gender include every gender;
- f) a reference to a person includes a reference to the person's executors, administrators, successors, substitutes and assigns;
- g) headings are inserted for convenience and do not affect the interpretation of these by laws.

PART 2 - MANDATORY BY-LAWS

2. ADMINISTRATION, MANAGEMENT AND CONTROL OF COMMON PROPERTY

- 2.1 The Corporation is responsible for the administration, management and control of the common property.
- 2.2 The Corporation may appoint a Management Committee which shall be responsible to the Corporation for the administration, management and control of the common property except with respect to matters concerning:
- 2.2.1 the appointment of a manager pursuant to by-law 2.3;
- 2.2.2 maintenance, upgrading or improvements to the common property where the item to be considered exceeds Five Thousand Dollars (\$5,000.00);

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**BY-LAWS
DEVELOPMENT NO. 145/C136/15
COMMUNITY PLAN NO.**

- 2.2.3 the Corporation's obligations regarding the insurance under the Act.
- 2.3 The Corporation may appoint a manager to carry out, on behalf of the Corporation, the function of administering, managing and controlling the common property.
- 2.4 The Corporation shall appoint the manager on a contract that is subject to annual review.
- 2.5 The first manager is J E Whites Pty Ltd of 757 Port Road Woodville SA 5011.
- 2.6 If after the expiration of a period of twelve (12) months from the time the manager is appointed the Corporation is dissatisfied with the performance of the manager, the Corporation may terminate the management contract.

3. USE AND ENJOYMENT OF THE COMMON PROPERTY AND LOTS

- 3.1 The common property is, subject to the Act and these by-laws, for the common use and enjoyment of lot holders and occupiers and their visitors and invitees.
- 3.2 A person bound by these by-laws must not:
 - 3.2.1 obstruct the lawful use of the common property by any person;
 - 3.2.2 use the common property in a manner that unreasonably interferes with the use and enjoyment of the common property by other persons lawfully entitled to use the common property their visitors or invitees (which expression shall hereinafter be deemed to include customers and/or clients as the case may be);
 - 3.2.3 make undue noise in or about the common property or the lot;
 - 3.2.4 use or permit the common property or lot to be used, for any unlawful purpose;
 - 3.2.5 bring objects or materials onto the common property of a kind that are likely to cause justified offence to others;
 - 3.2.6 park any trailer, caravan, camper van, camper trailer or boat of any kind on or about the common property;
 - 3.2.7 break, pull up, damage, destroy or remove any tree, shrub or plant on the common property or dig, damage, disfigure, remove or in any way interfere with the soil, turf or any grass plot, lawn or playing surface on the common property;
 - 3.2.8 unlawfully set aside or attempt to exclude the public from any section of the Community Parcel;
 - 3.2.9 use the area of the common property designated as parking for anything other than visitor parking;
 - 3.2.10 ride or drive any vehicle or animal or run, stand or walk on any flower bed or garden plot on the common property;

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**BY-LAWS
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- 3.2.11 carry, use, store, discharge or explode any fire arm, explosive, fire works, air gun or any other weapon or other dangerous substance on the common property;
- 3.2.12 obstruct any footway road or path;
- 3.2.13 use or occupy any caravan or other vehicle as a place of habitation;
- 3.2.14 fail to comply with any speed limits posted by the Corporation;
- 3.2.15 dispose or throw upon the common property any rubbish dirt dust or other material or any appliance chattel or any other article or thing except in the receptacle or areas (if any) specifically provided therefore;
- 3.2.16 erect any outside wireless, two-way radio and television aerials or satellite receivers that are greater in size than one (1) square metre without the written approval of the Corporation;
- 3.2.17 allow any kerb side vehicle parking on the southern side of the common property driveway or within any common property manoeuvring areas on bin collection days so as to allow for the collection of rubbish.

4. MAINTAINING AND CARRYING OUT WORK TO A LOT

A lot holder must (subject to the provisions of by-laws 8 and 9 hereof):-

- 4.1 Maintain the lot in good repair;
- 4.2 Carry out any work ordered by a government or statutory authority in respect of the lot;
- 4.3 Carry out any work ordered by the Corporation in respect of the lot;
- 4.4 In relation to Lots 4, 5 and 13 only, maintain a vegetation screen along the northern and eastern boundaries of their lots in accordance with the requirements of the Council Development Approval annexed to the Scheme Description for the Community Parcel.

5. KEEPING OF ANIMALS

- 5.1 Subject to Section 37 of the Act a Lot Holder or Occupier of a Lot is permitted to keep domestic animals provided that the animal(s):-
 - i) be under the physical care and control of the Lot Holder and Occupier of a Lot at all times; and
 - ii) does not injure or disturb the quiet enjoyment of other Lot Holders or Occupiers of a Lot.
- 5.2 The Lot Holder or Occupier of a Lot must immediately remove any deposit of waste material and repair and or replace any damage to or loss of property caused by the animal on or to the Common Property or another Lot.

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6. KEEPING A LOT IN A CLEAN AND TIDY CONDITION

The occupier of a lot (or if the lot is unoccupied, the lot holder) must keep it in a clean and tidy condition.

7. INSURANCE

7.1 The Corporation must:-

- 7.1.1 review on an annual basis all insurances effected by it in relation to the service infrastructure or other improvements on the Common Property and against risks that a normally prudent person would insure against and against such other risks as are prescribed by regulation;
- 7.1.2 in the case of bodily injury, effect insurance of at least Ten Million Dollars (\$10,000,000.00) or such greater amount as is prescribed by regulation;
- 7.1.3 effect new insurances, vary, extend or increase existing insurances in the case of increased or new risk; and
- 7.1.4 permit a Lot Holder or the Lot Holder's registered mortgagee to inspect all policies of insurance that are in force and are effected by the Corporation;

7.2 The Lot Holder of a Lot must:-

- 7.2.1 insure all buildings and other improvements on the Lot against all risks including the full costs of demolition, site clearance, architects fees of a destroyed building or improvement on a Lot and the replacement of that building or improvement with new materials of a like or similar quality;
- 7.2.2 not nor permit any of their invitees to do any thing that may void, prejudice or increase any premium payable under any insurance effected by the Corporation.

8. SIGNS

A person bound by these by-laws must not, without the consent of the corporation; display any sign, advertisement, placard, banner or other conspicuous material of a similar nature:-

- 8.1 On any part of his or her lot so as to be visible from outside of the building in which the lot is located; or
- 8.2 On any part of the common property;

unless the sign is for the display of an advertisement associated with the sale or the leasing of a lot.

9. REFURBISHMENT, RENOVATION, ALTERATION OR ADDITIONS

- 9.1 That for the purpose of this by-law "refurbishment, renovation, alterations, or additions" shall without limiting their generality include the removal of or addition to any structural or common property brick or concrete wall or slab construction or any work which may have a direct effect on adjoining lots.

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**BY-LAWS
DEVELOPMENT NO. 145/C136/15
COMMUNITY PLAN NO.**

- 9.2 A person bound by these by-laws shall not perform or carry out any refurbishment, renovation, alterations or additions to or upon his or her lot other than upon the following terms and conditions:-
- 9.2.1 such person has obtained all necessary consents or approvals from any government or statutory authority pertaining to such alterations or additions and shall upon request from the corporation provide the corporation with a copy of any such consents or approvals;
 - 9.2.2 all work shall be carried out strictly in accordance with the provisions of any consents granted either by any government or statutory authority;
 - 9.2.3 all work shall be undertaken by qualified tradesmen in a proper and workmanlike manner;
 - 9.2.4 any damage caused to common property shall be rectified by such person to the satisfaction of the corporation;
 - 9.2.5 all common property areas shall be left in a clean and tidy condition on a daily basis;
 - 9.2.6 all work is undertaken in such a way so as to cause minimum disturbance or inconvenience to the lot holders or occupiers of any other lots;
 - 9.2.7 such person shall effect all proper insurance cover against damage to persons and property which may be caused or may arise out of such refurbishment, renovation, alterations or additions and shall upon request from the corporation provide the corporation which a copy of such insurance policy or cover;

10. DAMAGING OR DEFACING STRUCTURES FORMING PART OF THE COMMON PROPERTY

Save and except for any refurbishment, renovation, alterations or additions referred to in by-laws 8 hereof and performed or carried out in accordance with such by-law 8 a person bound by these by-laws shall not mark, paint, drive nails or screws or the like into, or otherwise damage or deface, any structure that forms part of the common property without the prior approval in writing of the corporation.

11. PEACEFUL ENJOYMENT

- 11.1 An owner or occupier of a lot must not interfere with the quiet enjoyment of another lot or the common property.
- 11.2 An owner or occupier of a lot must not upon that parcel create any noise or undertake any activity which is likely to interfere with the peaceful enjoyment of another lot or of any person lawfully using the common property.
- 11.3. The occupier or a lot must ensure, as far as practicable, that persons who are brought or allowed onto the lot or the common property by the occupier do not engage in conduct that unreasonably disturbs the occupier of another lot or others who are lawfully on a lot or the common property.

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12. STORMWATER DETENTION SYSTEM

- 12.1 The Corporation is responsible for the management, control and maintenance of the stormwater detention basin system located opposite Lots 10, 11 and 12 for the detention of stormwater during rainfall events.
- 12.2 The detention basin will be grassed and the grated inlet pit at the base of the basin will require regular inspection, cleaning and maintenance by the Corporation to ensure it is clear of debris.
- 12.3 The stormwater detention basin will be connected to a large diameter pipe constructed on the southern side of the common driveway opposite Lots 1, 2, 3 and 4 with the flow of water out of the pipe restricted by a two stage outlet located in the side entry pit at the entrance to the common property on States Road. The side entry pit will require regular inspection, cleaning and maintenance to ensure the outlets are kept clear

13. GARBAGE

A person bound by these by-laws:-

- 13.1 must comply with all council requirements relating to the disposal of rubbish and garbage; and
- 13.2 must allow the Corporation to engage the services of a private rubbish or waste collector for the collection of the Lot Holder's rubbish and garbage; and
- 13.3 must allow the Corporation to enter into a Memorandum of Agreement and Indemnification for the Collection of Rubbish with corporations engaged by the local Council to collect rubbish; and
- 13.4 must refrain from any kerb side vehicle parking on the southern side of the common property driveway or within any common property manoeuvring areas on bin collection days to allow for the collection of rubbish.

14. CONTACT DETAILS

A lot holder must notify the corporation:-

- 14.1 Of the lot holder's telephone and any facsimile contact numbers;
- 14.2 Of the telephone and any facsimile contact numbers of any occupier of the lot where the occupier is not the lot holder;
- 14.3 Immediately of any change in the ownership of the lot, or any change in the address, telephone and facsimile contact numbers of the lot holder or occupier of the lot; and
- 14.4 Immediately of any change in the occupancy of the lot.

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**BY-LAWS
DEVELOPMENT NO. 145/C136/15
COMMUNITY PLAN NO.**

15. RULES

The Committee or its appointed manager may make rules relating to the common property not inconsistent with these by-laws and the same shall be observed by the lot holders and their lessees, servants, agents, guests, employees, invitees or licensees unless and until they are disallowed or revoked by an ordinary resolution at a general meeting of the lot holders.

16. NOTICE OF ACCIDENTS OR DEFECTS AND REPAIRS

A lot holder or occupier must give the corporation prompt notice of any accident to or defect in the water pipes, gas pipes, electric installations or fixtures which comes to his knowledge and the corporation shall have authority by its agents or servants in the circumstances having regard to the urgency involved to examine or make such repairs or renovations as they may deem necessary for the safety and preservation of the common property as often as may be necessary.

17. CORPORATION'S RIGHT TO RECOVER MONEY

17.1 The Corporation may recover any money owing to it under the by-laws as a debt.

17.2 Where an owner or occupier of a lot has breached these by-laws the owner or occupier of a lot must pay or reimburse the corporation on demand for the reasonable costs, charges and expenses of the corporation in connection with the enforcement or preservation of any rights under the by-laws in relation to the owner or occupier.

17.3 The corporation may charge interest on any overdue monies owed by an owner or occupier of a lot to the corporation at the rate quoted by the corporation's bankers on an overdraft facility of less than \$100,000.00 calculated on daily balances commencing from the day that the money becomes due for payment.

18. INVALIDITY

If any by-law or any part of these by-laws cannot be given effect or full force and effect by reason of statutory invalidity or otherwise such by-law or part by-law as the case may be which cannot be given effect or its full force and effect shall be severed, ignored or read down restrictively but so as to maintain and uphold as far as possible the remaining by-laws.

19. OFFENCE

Any person who contravenes or fails to comply with the provision contained in these by-laws or the Rules is guilty of an offence.

20. PENALTY

The maximum penalty for the breach of any of these by-laws or the Rules is \$500.00 or such other maximum amount as may from time to time be provided for by Section 34(3) of the Act.

Community Corporation 40434 Incorporated
442 States Road, Morphett Vale SA 5162

REGISTER OF SPECIAL RESOLUTIONS AND UNANIMOUS RESOLUTIONS
AFFECTING A UNIT OR UNITS AND/OR THE COMMON PROPERTY

DISCLAIMER: JE White's will not be held liable for any missing, incomplete or incorrect information provided prior to the commencement of our management:

Date	Type of Resolution	Unit(s) and/or Common Property Affected	Resolution
15.02.17	AGM	Blanket all units	<p>Levy Arrears - It was resolved to adopt the following policies and procedures:</p> <p>Interest Charged on Overdue Accounts - The Body Corporate Manager reported that the Community Titles Act invokes penalty interest where payments of contributions and levies are paid late, in this case after a lapse of 28 days from the due date. The interest rate applied on behalf of the Corporation is 15% per annum calculated daily.</p> <p>Accounting Fees - In accordance with the Management Agreement, owners are to be charged an accounting fee of \$11.00 (Inc GST) by the Community Managers for any accounts greater than 28 days overdue.</p> <p>Debt Collection - The Community Manager is authorized to proceed on behalf of the Corporation with any necessary action, including legal action, to recover all outstanding monies at a fee of \$22.00 (Inc GST). The account would have to be at least 3 months overdue. The Presiding Officer will be contacted prior to any court action.</p> <p>Costs - All related costs associated with the recovery of any outstanding monies will be the responsibility of the relevant unit owner and as such will be recovered from that unit owner.</p>
29.06.18	EGM	Unit 11	<p>Roller Shutters, Pergola, Solar Power System - Unit 11 has requested approval for the installation of 2 roller shutters on the front bedroom windows. The shutters are proposed to be small shutters of colour to match the existing window panes. Unit 11 has also sought approval for the installation of a pergola to the rear of the house. The owners have advised it will be a flat Stratco Outback pergola which will not be visible from the front of the house. Council approval for the pergola is to be obtained prior to any work proceeding. Approval has also been requested from Unit 11 to install a solar power system on the north facing roof.</p> <p>In Favour of Proposal - Units 6, 7, 9, 10, 11, 14, 15 Against - Nil Unfinancial - 4 Units</p>

Community Corporation 40434 Incorporated
442 States Road, Morphett Vale SA 5162

REGISTER OF SPECIAL RESOLUTIONS AND UNANIMOUS RESOLUTIONS
AFFECTING A UNIT OR UNITS AND/OR THE COMMON PROPERTY

DISCLAIMER: JE White's will not be held liable for any missing, incomplete or incorrect information provided prior to the commencement of our management:

Date	Type of Resolution	Unit(s) and/or Common Property Affected	Resolution
			Motion to approve the request of Unit 11 passed. All work must be carried out by a qualified tradesperson, all costs associated with the work are the responsibility of the unit owner and subject to any necessary council approvals.
25.2.19	AGM	Blanket all units	As per AGM 18 - Owners who do not attend or do not provide a proxy causing a second meeting will be fined \$30.00 towards the cost of a reconvened meeting Unanimously approved.
		Unit 1	Unit 1 approval for Pergola (as per attachment) The Corporation granted approval for the installation of pergolas in the rear unit subsidiaries. The pergola must match those already installed OR the colour and design must be agreed upon and recorded at the meeting. Subject to any necessary council approvals. All work must be carried out by a qualified tradesperson and all costs associated with the work are the responsibility of the relevant unit owner.
28.08.19	SGM	Unit 7	UNIT 7 - APPLICATION FOR THE FOLLOWING 3 x Security Doors to be installed 1 x Laundry 2 x Living Area Roller Shutters Proposal: All will be black to match the existing window frames Installation by: Southern Screen Scene Pty Ltd All costs associated in installation, repairs and maintenance to be at Unit 7's cost Installation by a licensed contractor VOTE In Favour: 9 - Units 1, 2, 6, 7, 9, 10, 11, 13 and 14 Against: Nil Motion Passed
22.02.21	AGM	Unit 14	Unit 14 Solar Panels - Approval for Unit 14 to install a solar panel system 29.04.2020 YES: 8 ABSTAIN 7 Approved Ratified.
	AGM	Blanket all units	Solar Panels - All owners approved of installing Solar Panels Vote Approved. Unanimous.
27.02.23	AGM	Blanket all units	Roller Shutters – Unit 6 would like permission to install roller shutters, location will be on the front window. All work must be carried out by a qualified tradesperson, all costs associated with the work are the responsibility of the unit owner and subject to any necessary council approvals.

Community Corporation 40434 Incorporated
442 States Road, Morphett Vale SA 5162

REGISTER OF SPECIAL RESOLUTIONS AND UNANIMOUS RESOLUTIONS
AFFECTING A UNIT OR UNITS AND/OR THE COMMON PROPERTY

DISCLAIMER: JE White's will not be held liable for any missing, incomplete or incorrect information provided prior to the commencement of our management:

Date	Type of Resolution	Unit(s) and/or Common Property Affected	Resolution
			<p>The Meeting approved. The Meeting noted that this should be approved on a blanket basis for the Corporation collectively, given that any installations match the style of existing roller shutters.</p>
27.03.23	AGM	Unit 7 Verandah	<p>Unit 7 – Verandah UNIT 7 - INSTALLATION OF VERANDAH TO REAR OF THE PROPERTY Unit 7 is seeking permission to install a verandah. Colour selections - Monument Roof Top, Black Poles and White Ceiling. All work must be carried out by a qualified tradesperson, all costs associated with the work are the responsibility of the unit owner and subject to any necessary council approvals. The Meeting approved.</p>

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**SCHEME DESCRIPTION
DEVELOPMENT NO. 145/C136/15
COMMUNITY PLAN NO.**

Development Application No. 145/6061/2015

COMMUNITY SCHEME DESCRIPTION

COMMUNITY CORPORATION NO. INC.

Allotment 101, 442 States Road Morphett Vale SA 5162

Certified correctly prepared in accordance with the requirements of the Community Titles Act 1996 by the person who prepared the document.

.....
Christine Helene Bertram
107 Greenhill Road
Unley SA 5061

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**SCHEME DESCRIPTION
DEVELOPMENT NO. 145/C136/15
COMMUNITY PLAN NO.**

COMMUNITY SCHEME DESCRIPTION

COMMUNITY CORPORATION NO. INC.

Allotment 101, 442 States Road Morphett Vale SA 5162

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**SCHEME DESCRIPTION
DEVELOPMENT NO. 145/C136/15
COMMUNITY PLAN NO.**

1. DEFINITIONS AND INTERPRETATIONS

The definitions and interpretations set out herein and set out in Section 3 of the Community Titles Act 1996 shall apply to this Scheme Description and unless the context otherwise requires, the expressions:-

- 1.1 "the Act" means the Community Titles Act 1996, as amended;
- 1.2 "Common Property" means the common property designated in the plan of Community Division;
- 1.3 "Community Lot" means a lot created by division under the act;
- 1.4 "Community Parcel" means the land divided by a plan of community division but does not include a street, road, thoroughfare, reserve or other similar open space vested in a council or prescribed authority or that has reverted to the Crown;
- 1.5 "Community Plan" means a plan that divides land into lots and common property;
- 1.6 "Development Plan" means the Development Plan of the Council;
- 1.7 "Development Approval" means the approvals granted under the Development Act 1993 dated the 9th day of November 2015 and bearing Development No's. 145/8091/2015 and 145/6061/2015 annexed to this Scheme Description as Annexure I;
- 1.8 "Lot Holder" means the owner of a Lot; and
- 1.9 "Lot Owner" means the registered proprietor at the time the Community Corporation is incorporated pursuant to the Act.

2. IDENTIFICATION OF THE COMMUNITY PARCEL, LOTS AND COMMON PROPERTY

- 2.1 the Community Parcel, the Community Lots and Common Property into which the Community Parcel is to be divided, are identified in Community Plan No.
- 2.2 The Community Plan is a Primary Plan comprising fifteen (15) Community Lots and Common Property.
- 2.3 There are no development lots.

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CHECKED BY LANDS TITLES OFFICE**

**SCHEME DESCRIPTION
DEVELOPMENT NO. 145/C136/15
COMMUNITY PLAN NO.**

- 2.4 The Community Plan is part of a residential land and building development in which the Lot Owner will be required to complete the construction of one dwelling for residential purposes with associated fencing and landscaping on each respective community lot.

3. PURPOSES FOR WHICH THE LOTS AND COMMON PROPERTY MAY BE USED

- 3.1 The Community Lots will be used only for residential purposes.
- 3.2 Not more than one dwelling may be erected on each Community Lot.
- 3.3 The Common Property shall consist of a driveway to enable access to all of the Community Lots by the Lot Holders and some visitor parking and for the installation and placement of common service infrastructure to and from all of the Community Lots and landscaping in accordance with the conditions and approved plans associated with the Development Approval, application no. 145/6061/2015.
- 3.4 The Common Property shall also consist of a stormwater detention basin system located opposite Lots 10, 11 and 12 for the detention of stormwater during rainfall events. The detention basin will be grassed and the grated inlet pit at the base of the basin will require regular inspection, cleaning and maintenance by the Corporation to ensure it is clear of debris. The stormwater detention basin will be connected to a large diameter (600mm dia RCP) pipe constructed on the southern side of the common driveway opposite Lots 1, 2, 3 and 4 with the flow of water out of the pipe restricted by a two stage outlet located in the side entry pit at the entrance to the common property on States Road. The side entry pit will also require regular inspection, cleaning and maintenance to ensure the outlets are kept clear.

4. STANDARD OF BUILDINGS AND OTHER IMPROVEMENTS

- 4.1 The standard of the building development improvements and alterations to the Community Lots and the Common Property are in accordance with the Building Code of Australia.
- 4.2 Any improvements, or alterations or additions to existing buildings or improvements, or replacement of existing buildings or improvements, whether on a Community Lot or Common Property, shall be located, designed and constructed in a manner consistent with the Development Plan of the Council (which Council for the purpose of this Scheme Description is the "City of Onkaparinga").

**TERMS OF INSTRUMENT NOT
CHECKED BY LANDS TITLES OFFICE**

**SCHEME DESCRIPTION
DEVELOPMENT NO. 145/C136/15
COMMUNITY PLAN NO.**

5. STAGING OF DEVELOPMENT

- 5.1 The Scheme is a one stage development.
- 5.2 There will be no further stages of division of the community parcel.

6. DEVELOPMENT CONDITIONS PURSUANT TO THE DEVELOPMENT ACT 1993

The division of the Community Parcel into the Community lots and Common Property and any development upon the Community Lots and the Common Property shall be:

- 6.1 designed and constructed in a manner consistent with the Development Approval of the Council; and
- 6.2 completed in accordance with the conditions (if any) of the Development Approval of the Council attached hereto marked Annexure I.

7. OTHER IMPORTANT FEATURES OF THE SCHEME

- 7.1 The Corporation shall be entitled to grant rights of access and to provide indemnities in favour of persons or corporations engaged by the local Council to collect rubbish from the Community Parcel along and from the Common Property and the Corporation shall ensure that no kerb side parking on the southern side of the Common Property driveway or within any Common Property manoeuvring areas shall be allowed on bin collection days in accordance with the Memorandum of Agreement and Indemnification for the Collection of Rubbish in Annexure II attached.
- 7.2 The Corporation will be required to manage the stormwater detention basin including granting rights of access and to provide indemnities in favour of persons or companies engaged to carry out the inspection, maintenance and cleaning of the stormwater detention basin, pit and associated pipework.
- 7.3 Lots 4, 5 and 13 will be required to maintain a vegetation screen within their lots as per the Landscape Plan annexed hereto and in accordance with the conditions and approved plans associated with the Development Approval, application no. 145/6061/2015.

8. OTHER INFORMATION REQUIRED BY THE REGULATIONS

No other information is required by the regulations.

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**SCHEME DESCRIPTION
DEVELOPMENT NO. 145/C136/15
COMMUNITY PLAN NO.**

9. ENDORSEMENT BY DEVELOPMENT AUTHORITY

The City of Onkaparinga hereby endorses this Scheme Description pursuant to Section 14(4)(d) of the Community Titles Act 1996.

1. All the consents or approvals required under the Development Act 1993 in relation to the division of the land (and a change in the use of the land) in accordance with this Scheme Description and the relevant Plan of Community Division under the Community Titles Act 1996 have been granted.
2. This endorsement does not limit a relevant authority's right to refuse or to place conditions on development authorisation under the Development Act 1993 in relation to any other development envisaged by this Scheme Description.

This Scheme Description is endorsed by the City of Onkaparinga as the relevant planning authority.

Dated this _____ day of _____ 20 .

Signed :.....

.....
Name and Office of signatory

In the presence of:

Witness :.....

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**SCHEME DESCRIPTION
DEVELOPMENT NO. 145/C136/15
COMMUNITY PLAN NO.**

ANNEXURE I

(Development Approvals)

DRAFT

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SCHEME DESCRIPTION
DEVELOPMENT NO. 145/C136/15
COMMUNITY PLAN NO.



10 November 2015

Metro Property Development (S A) Pty Ltd
C/- Alexander Symonds Pty Ltd
PO Box 1000
KENT TOWN DC SA 5071

Dear Sir/Madam

Development Application No. : 145/8091/2015
DAC Reference : 145/D129/15
Proposed Development : Land Division (1 into 3)
Location of Proposed Development : 442 States Road, MORPHETT VALE SA 5162
Property Identification : Church, church office

A Decision Notification Form for the above land division application is attached. You will note that Development Approval has been issued and that conditions may be attached.

You have the right of appeal to the Environment, Resources and Development Court against any conditions imposed on this consent*. Any appeal should be lodged within 2 months after you receive notice of the decision, unless the Court in its discretion allows an extension of time.

The Environment, Resources and Development Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide 5000 (Postal Address, GPO Box 2465, Adelaide SA 5001) telephone 8204 0300.

This approval will lapse twelve months after the date of the decision if an application for a Certificate under Section 51 of the Act has not been lodged with the Development Assessment Commission. In addition, the development must be fully or substantially completed within 3 years of the date of the approval. Council may, prior to the end of either period, grant an extension of time to the approval. Any request must be received in writing.

Please contact Carly Walker Development Officer (Planning) on telephone: 8384 0637 if you require any information.

Yours sincerely

RENEE MITCHELL
Manager Development Services

cc Southern Districts Christian Assemble Inc, C/- Alexander Symonds Pty Ltd, PO Box 1000, KENT TOWN DC SA 5071

*Section 86 Development Act

City of Onkaparinga
PO Box 1
Noarlunga Centre SA 5168
www.onkaparingacity.com

Noarlunga Office
Ramsay Place
Noarlunga Centre

Aberfoyle Park Office
The Hub
Aberfoyle Park
Telephone (08) 8384 0666

Willunga Office
St Peters Terrace
Willunga

Woodcroft Office
175 Bains Road
Morphett Vale

TERMS OF INSTRUMENT NOT
CHECKED BY LANDS TITLES OFFICE

SCHEME DESCRIPTION
DEVELOPMENT NO. 145/C136/15
COMMUNITY PLAN NO.



DECISION NOTIFICATION FORM

South Australia – Regulations under the *Development Act, 1993* – Regulation 42

FOR DEVELOPMENT APPLICATION

DAC Reference:

145/D129/15

DEVELOPMENT NUMBER

145/8091/2015

LAND DIVISION

DATED:

25-Jun-2015

REGISTERED ON:

30-Jun-2015

TO:	Metro Property Development (S A) Pty Ltd C/- Alexander Symonds Pty Ltd PO Box 1000 KENT TOWN DC SA 5071
-----	--

LOCATION OF PROPOSED DEVELOPMENT	
PROPERTY DESCRIPTION	Church, church office
PROPERTY ADDRESS	442 States Road, MORPHETT VALE SA 5162
CERTIFICATE(S) OF TITLE	CT-6134/452, CT-6134/452

NATURE OF PROPOSED DEVELOPMENT
Land Division (1 into 3)

In respect of this proposed development you are informed that:

NATURE OF DECISION	DECISION	NO. OF CONDITIONS
DEVELOPMENT PLAN CONSENT	Granted	14
LAND DIVISION CONSENT	Granted	5
DEVELOPMENT APPROVAL	Granted	19

No work can commence on this development until the Development Assessment Commission has issued a Certificate of Approval pursuant to Section 51 of the Development Act 1993.

Date of Decision: 09-Nov-2015	<input checked="" type="checkbox"/>	Council Chief Executive Officer or Delegate
	<input checked="" type="checkbox"/>	Sheets Attached

City of Onkaparinga
PO Box 1
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Morphett Vale

**TERMS OF INSTRUMENT NOT
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**SCHEME DESCRIPTION
DEVELOPMENT NO. 145/C136/15
COMMUNITY PLAN NO.**

DEVELOPMENT APPLICATION NUMBER : 145/8091/2015
APPLICANT : Metro Property Development (S A) Pty Ltd
LOCATION : 442 States Road, MORPHETT VALE SA 5162
PROPOSED DEVELOPMENT : Land Division (1 into 3)
DECISION : Development Approval
DATE OF DECISION : 09-Nov-2015

***DEVELOPMENT PLAN CONSENT
Conditions of Consent by Council***

1. All development shall be completed and maintained in accordance with the plan(s) and documents submitted with and forming part of the development application except where varied by the following condition(s).
2. The all existing buildings on lot 101 site shall be removed from site prior to Council issuing a Certificate of Compliance pursuant to Section 51 of the Development Act 1993 to the Development Assessment Commission. Note: building rules consent is required before this work can occur.
3. The reserves depicted on the plan are to be vested with council at no cost to council.
4. The 6m road widening depicted on the plan is to be vested with council as public road at no cost to council.
5. Prior to the grant of a certificate of compliance under section 51 of the Act, prepare and submit for council's endorsement an engineered civil plan and cross sections showing all internal services servicing the approved allotments including but not limited to a formed and sealed access way and watertable, water supply and sewerage, lighting, drainage/stormwater disposal and electricity services.

All the approved work shall then be constructed on site in accordance with the approved plans and to council's satisfaction prior to the grant of a certificate under section 51 of the Act. Note: this plan is to be uploaded into EDALA. As proof of fulfillment of this condition, council requires certification from a registered engineer of South Australia that all services have been installed.

6. Prior to the grant of a certificate under section 51 of the Act, prepare and submit for council's endorsement an engineered civil plan showing the realigned church car park and driveway in accordance with Australian Standard AS2890.1 and council's relevant standards. Details of the weight bearing capacity of the entrance way is also required.

The approved driveway and car parking works shall then be constructed in accordance with the approved plans and to council's satisfaction prior to the granting of a certificate under section 51 of the Act. Note: this plan is to be uploaded into EDALA.

7. Prior to the grant of a certificate of compliance under section 51 of the Act, prepare and submit for council's endorsement an engineered stormwater management plan showing all stormwater works internal and external to the site including, but not limited to, the discharge outlet connection and junction box.

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**SCHEME DESCRIPTION
DEVELOPMENT NO. 145/C136/15
COMMUNITY PLAN NO.**

The discharge outlet shall be connected to the existing side entry pit in accordance with SD-206. The junction box in the verge shall be designed in accordance with SD-216 with a minimum size of 900mm x 900mm.

The approved external work shall then be constructed in accordance with the approved plans and to council's satisfaction prior to the granting of a certificate under section 51 of the Act. Note: this plan is to be uploaded into EDALA.

8. That car parks and any traffic control devices be designed and constructed in accordance with AS2890 Part 1-2004 'Off-street car parking', AS1742 'Manual of Uniform Traffic Control Devices' and the Notice to Council (Parts 1 and 2) under the Road Traffic Act, 1961 from the Minister for Transport and Urban Planning (December 1999).
9. Prior to the grant of a certificate under section 51 of the Act, the driveway and car parking areas shall be paved or surfaced, drained and marked to accepted engineering standards..
10. All stormwater discharged from the development shall be connected to the Council underground stormwater drainage system on (*describe location*) via pipes. The design and construction of the stormwater system and connection to the Council drain shall be approved by Council.
11. Prior to granting of a certificate of compliance under section 51 of the Act, prepare and submit for council's endorsement a detailed landscaping plan specifying the species and location of plantings within the common areas and private allotments in accordance with the following requirements:
 - Provide landscaping within the modified car park and internal traffic control devices.

The approved work shall then be constructed in accordance with the approved plans and to council's satisfaction prior to the granting of a certificate under section 51 of the Act. Note: this plan is to be uploaded into EDALA.

12. All stormwater discharged from the development shall be controlled with flow leaving the site not to exceed the pre-development flow rate to the satisfaction of Council.
13. A Soil Erosion and Drainage Management Plan (SEDMP) prepared in accordance with the "Stormwater Pollution Prevention Code of Practice for Local, State and Federal Government", issued by the EPA shall be prepared and put in place prior to the commencement of any site works and shall include but not be restricted to a temporary construction exit and silt fences. The measures are to prevent material from being washed or otherwise transported from the site. These silt control measures shall be maintained in good working order during construction and be maintained until all disturbed surfaces are sealed, stabilised or suitably revegetated in a manner to prevent erosion. At practical completion a decision will be made by Council with regard to the sections of the measures which need to be retained during the maintenance period to deal with ongoing silt generated from the revegetation of other works. At final completion an agreement may be made between Council and Developer to retain some sections of the measures but these will then become the responsibility of Council.
14. That effective measures be implemented during the construction of the development and on-going use of the land in accordance with this consent to:
 - Prevent silt run-off from the land to adjoining properties, roads and drains.
 - Control dust arising from the construction and other activities, so as not to, in the opinion of council, be a nuisance to residents or occupiers on adjacent or nearby land.
 - Ensure that soil or mud is not transferred onto the adjacent roadways by vehicles leaving the site.

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**SCHEME DESCRIPTION
DEVELOPMENT NO. 145/C136/15
COMMUNITY PLAN NO.**

- Ensure that all litter and building waste is contained on the subject site in a suitable covered bin or enclosure.
- Ensure that no sound is emitted from any device, plant or equipment or from any source or activity to become an unreasonable nuisance, in the opinion of council, to the occupiers of adjacent land.

Conditions of Consent by the Development Assessment Commission

Nil

***LAND DIVISION CONSENT
Land Division Conditions***

1. All engineering design and construction shall be generally in accordance with Australian Standards, Councils standards and requirements; industry recognized Codes of Practice, industry recognized Guidelines and recognised engineering standards to the reasonable satisfaction of council.
2. A system to improve stormwater quality using an appropriate water quality improvement treatment train, shall be provided and constructed in a location and of a design to the reasonable satisfaction of Council to ensure that pollutants are trapped prior to exiting the site or entering the natural watercourse. The minimum standard of treatment shall generally be able to remove the following percentages of pollutants from the typical annual urban load (Ref: CSIRO "Urban Stormwater Best Practice Environmental Management Guidelines"):

Suspended solids	80% reduction
Total Phosphorus	45% reduction
Total Nitrogen	60% reduction
Litter	90% reduction

Prepare and submit for council's endorsement a revised MUSIC model required to determine an appropriate contribution for payment.

Statement of Development Assessment Commission Requirements

3. The financial requirements of the SA Water Corporation shall be met for the provision of water and sewerage services (SA Water H0034077).
 - An investigation will be carried out to determine if the connection/s to the development will be costed as standard or non-standard.
 - A sewer main extension will be required for lots 100 and 101.
 - The internal drains shall be altered to the satisfaction of the SA Water Corporation.
4. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the Development Assessment Commission for Land Division Certificate purposes.
5. On approval of the application, all internal water piping that crosses the allotment boundaries must be severed or redirected at the developers/owners cost to ensure that the pipework relating to each allotment is contained within its boundaries.

Note(s):

1. You are further advised that Building Rules consent is required for the application pursuant to the *Development Act 1993*.

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**SCHEME DESCRIPTION
DEVELOPMENT NO. 145/C136/15
COMMUNITY PLAN NO.**

2. Any site works commenced prior to the formal approval of all engineering details by Council shall be at the applicant's own risk. However no works shall commence prior to silt control measures being in place.



RENEE MITCHELL
AUTHORISED OFFICER

Dated: 10 November 2015

The applicant is reminded to contact Council when all the Council's conditions have been complied with and accordingly, the Development Assessment Commission will then be notified that the Council has no objections to the issue of the Certificate of Approval.

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SCHEME DESCRIPTION
DEVELOPMENT NO. 145/C136/15
COMMUNITY PLAN NO.



10 November 2015

Metro Property Development (S A) Pty Ltd
C/- Alexander Symonds Pty Ltd
PO Box 1000
KENT TOWN DC SA 5071

Dear Sir/Madam

Development Application No. : 145/6061/2015
DAC Reference : 145/C136/15
Proposed Development : Community Title (1 into 15)
Location of Proposed Development : 442 States Road, MORPHETT VALE SA 5162
Property Identification : Church, church office

A Decision Notification Form for the above land division application is attached. You will note that Development Approval has been issued and that conditions may be attached.

You have the right of appeal to the Environment, Resources and Development Court against any conditions imposed on this consent*. Any appeal should be lodged within 2 months after you receive notice of the decision, unless the Court in its discretion allows an extension of time.

The Environment, Resources and Development Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide 5000 (Postal Address, GPO Box 2465, Adelaide SA 5001) telephone 8204 0300.

This approval will lapse twelve months after the date of the decision if an application for a Certificate under Section 51 of the Act has not been lodged with the Development Assessment Commission. In addition, the development must be fully or substantially completed within 3 years of the date of the approval. Council may, prior to the end of either period, grant an extension of time to the approval. Any request must be received in writing.

Please contact Carly Walker Development Officer (Planning) on telephone: 8384 0637 if you require any information.

Yours sincerely

RENEE MITCHELL

Manager Development Services

cc Southern Districts Christian Assemblies Inc, C/- Alexander Symonds Pty Ltd, PO Box 1000, KENT TOWN DC SA 5071

*Section 86 Development Act

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SCHEME DESCRIPTION
DEVELOPMENT NO. 145/C136/15
COMMUNITY PLAN NO.

CITY OF ONKAPARINGA

DECISION NOTIFICATION FORM

South Australia – Regulations under the *Development Act, 1993* – Regulation 42

FOR DEVELOPMENT APPLICATION

DAC Reference: 145/C136/15

DEVELOPMENT NUMBER

145/6061/2015

LAND DIVISION

DATED: 29-Jun-2015

REGISTERED ON: 08-Jul-2015

TO:	Metro Property Development (S A) Pty Ltd C/- Alexander Symonds Pty Ltd PO Box 1000 KENT TOWN DC SA 5071
-----	--

LOCATION OF PROPOSED DEVELOPMENT

PROPERTY DESCRIPTION	Church, church office
PROPERTY ADDRESS	442 States Road, MORPHETT VALE SA 5162
CERTIFICATE(S) OF TITLE	CT-6134/452, CT-6134/452

NATURE OF PROPOSED DEVELOPMENT

Community Title (1 into 15)

In respect of this proposed development you are informed that:

NATURE OF DECISION	DECISION	NO. OF CONDITIONS
DEVELOPMENT PLAN CONSENT	Granted	16
LAND DIVISION CONSENT	Granted	5
DEVELOPMENT APPROVAL	Granted	21

No work can commence on this development until the Development Assessment Commission has issued a Certificate of Approval pursuant to Section 51 of the Development Act 1993.

Date of Decision: 09-Nov-2015	<input checked="" type="checkbox"/>	Council Chief Executive Officer or Delegate
	<input checked="" type="checkbox"/>	Sheets Attached

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**SCHEME DESCRIPTION
DEVELOPMENT NO. 145/C136/15
COMMUNITY PLAN NO.**

DEVELOPMENT APPLICATION NUMBER : 145/6061/2015
APPLICANT : Metro Property Development (S A) Pty Ltd
LOCATION : 442 States Road, MORPHETT VALE SA 5162
PROPOSED DEVELOPMENT : Community Title (1 into 15)
DECISION : Development Approval
DATE OF DECISION : 09-Nov-2015

DEVELOPMENT PLAN CONSENT
Conditions of Consent by Council

1. All development shall be completed and maintained in accordance with the plan(s) and documents submitted with and forming part of the development application except where varied by the following condition(s).
2. Prior to granting a certificate under section 51 of the Act, submit for endorsement a fencing plan satisfying the acoustic requirements for lots 1, 2 and 15 and showing any front entrance fencing.

The approved fencing shall be installed in accordance with the approved plans and to council's satisfaction prior to granting of a certificate of compliance under section 51 of the Act.

3. Carpark directional signs shall be erected at the entrance to ensure that the location of the car parking area is readily apparent.
4. Prior to granting of a certificate of consent under section 51 of the Act, a final draft of the scheme description shall be provided to council for endorsement. The scheme description shall reflect that no vehicles are permitted to park on the southern side of the access way at any time and that no vehicles are permitted within any of the manoeuvring areas on bin collection day.
5. Prior to granting of a certificate of compliance under section 51 of the Act, prepare and submit for council's endorsement a detailed landscaping plan specifying the species and location of plantings within the common areas and private allotments in accordance with the following requirements:
 - Provide a 0.5m landscape strip on the southern side of the common access driveway;
 - Demonstrate the provision of a suitable vegetation screen within allotments 2, 3, 4 and 13 capable of obscuring the view of the existing telecommunication tower from adjoining sites;
 - The plan shall also show a minimum 1.5m landscape strip along the frontage of the development (excluding the access crossover) for the purpose of softening any fencing and for providing a communal letterbox.

All the approved work shall then be constructed on site in accordance with the approved plans and to council's satisfaction prior to the grant of a certificate under section 51 of the Act. Note: this plan is to be uploaded into EDALA.

6. The developer must inform potential purchasers of the community lots in regards to the servicing arrangements, potential noise from the church and adjoining shop and regarding the retention of the vegetation screen within lots 2, 3, 4 and 13 and seek written confirmation of this prior to settlement.

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**SCHEME DESCRIPTION
DEVELOPMENT NO. 145/C136/15
COMMUNITY PLAN NO.**

7. All vehicular access to and from proposed allotment 1 shall be gained via the Common Property access way.
8. Prior to the granting of a certificate of compliance under section 51 of the Act, prepare and submit for council's endorsement an engineered stormwater management plan with detailed design for any on-site stormwater detention system including but not limited to the connection detail for any underground detention system.

All the approved work shall then be constructed on site in accordance with the approved plans and to council's satisfaction prior to the grant of a certificate under section 51 of the Act. Note: this plan is to be uploaded into EDALA. As proof of fulfillment of this condition, council requires certification from a registered engineer of South Australia that the basin has been constructed in accordance with the approved plans.

9. Prior to the grant of a certificate of compliance under section 51 of the Act, prepare and submit for council's endorsement an engineered civil plan and cross sections showing all internal services servicing the approved allotments including but not limited to a formed and sealed road and watertable, water supply and sewerage, lighting, drainage/stormwater disposal and electricity services.

All the approved work shall then be constructed on site in accordance with the approved plans and to council's satisfaction prior to the grant of a certificate under section 51 of the Act. Note: this plan is to be uploaded into EDALA. As proof of fulfillment of this condition, council requires certification from a registered engineer of South Australia that all services have been installed.

10. Prior to the grant of a certificate under section 51 of the Act, prepare and submit for council's endorsement an engineered civil plan showing the visitor car park and driveway in accordance with Australian Standard AS2890.1 and council's relevant standards.

The approved driveway and car parking works shall then be constructed in accordance with the approved plans and to council's satisfaction prior to the granting of a certificate under section 51 of the Act. Note: this plan is to be uploaded into EDALA.

11. Prior to the grant of a certificate under section 51 of the Act, the driveway and car parking areas shall be paved or surfaced, drained and marked to accepted engineering standards.
12. That car parks and any traffic control devices be designed and constructed in accordance with AS2890 Part 1-2004 'Off-street car parking', AS1742 'Manual of Uniform Traffic Control Devices' and the Notice to Council (Parts 1 and 2) under the Road Traffic Act, 1961 from the Minister for Transport and Urban Planning (December 1999).
13. All stormwater discharged from the development shall be connected to the Council underground stormwater drainage system on (*describe location*) via pipes. The design and construction of the stormwater system and connection to the Council drain shall be approved by Council.
14. All stormwater discharged from the development shall be controlled with flow leaving the site not to exceed the pre-development flow rate to the satisfaction of Council.
15. A Soil Erosion and Drainage Management Plan (SEDMP) prepared in accordance with the "Stormwater Pollution Prevention Code of Practice for Local, State and Federal Government", issued by the EPA shall be prepared and put in place prior to the commencement of any site works and shall include but not be restricted to a temporary construction exit and silt fences.

**TERMS OF INSTRUMENT NOT
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**SCHEME DESCRIPTION
DEVELOPMENT NO. 145/C136/15
COMMUNITY PLAN NO.**

The measures are to prevent material from being washed or otherwise transported from the site. These silt control measures shall be maintained in good working order during construction and be maintained until all disturbed surfaces are sealed, stabilised or suitably revegetated in a manner to prevent erosion. At practical completion a decision will be made by Council with regard to the sections of the measures which need to be retained during the maintenance period to deal with ongoing silt generated from the revegetation of other works. At final completion an agreement may be made between Council and Developer to retain some sections of the measures but these will then become the responsibility of Council.

16. That effective measures be implemented during the construction of the development and on-going use of the land in accordance with this consent to:
- Prevent silt run-off from the land to adjoining properties, roads and drains.
 - Control dust arising from the construction and other activities, so as not to, in the opinion of council, be a nuisance to residents or occupiers on adjacent or nearby land.
 - Ensure that soil or mud is not transferred onto the adjacent roadways by vehicles leaving the site.
 - Ensure that all litter and building waste is contained on the subject site in a suitable covered bin or enclosure.
 - Ensure that no sound is emitted from any device, plant or equipment or from any source or activity to become an unreasonable nuisance, in the opinion of council, to the occupiers of adjacent land.

Conditions of Consent by the Development Assessment Commission

Nil

***LAND DIVISION CONSENT
Land Division Conditions***

1. All engineering design and construction shall be generally in accordance with Australian Standards, Councils standards and requirements; industry recognized Codes of Practice, industry recognized Guidelines and recognised engineering standards to the reasonable satisfaction of council.
2. A system to improve stormwater quality using an appropriate water quality improvement treatment train, shall be provided and constructed in a location and of a design to the reasonable satisfaction of Council to ensure that pollutants are trapped prior to exiting the site or entering the natural watercourse. The minimum standard of treatment shall generally be able to remove the following percentages of pollutants from the typical annual urban load (Ref: CSIRO "Urban Stormwater Best Practice Environmental Management Guidelines"):

Suspended solids	80% reduction
Total Phosphorus	45% reduction
Total Nitrogen	60% reduction
Litter	90% reduction

 Prepare and submit for council's endorsement a revised MUSIC model required to determine an appropriate contribution for payment.

Statement of Development Assessment Commission Requirements

3. The financial requirements of the SA Water Corporation shall be met for the provision of water supply and sewerage services (SA Water H0034360).
4. Payment of \$90832 into the Planning and Development Fund (14 allotment/s @ \$6488 /allotment).
Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone (7109 7018), by cheque payable to the Development Assessment Commission marked "Not

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**SCHEME DESCRIPTION
DEVELOPMENT NO. 145/C136/15
COMMUNITY PLAN NO.**

Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person, Ground Floor 101 Grenfell Street, Adelaide.

5. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the Development Assessment Commission for Land Division Certificate purposes.
 - On approval of the application, all internal water piping that crosses the allotment boundaries must be severed or redirected at the developers/owners cost to ensure that the pipework relating to each allotment is contained within its boundaries.

Note(s):

1. The design of any future dwelling on lots 1, 2, 3, 4, 5 and 15 will have to be carefully designed in relation to issues such as road setbacks and acoustic attenuation.

Any future dwelling on lots 2-4 and 13 will have to be carefully designed in relation to the retention of a vegetation screen along the eastern boundary.

2. All internal infrastructure (roads, footpaths, lighting, landscaping, stormwater, water supply, sewerage, electricity supply etc) is owned by the Community Title holders. Construction, maintenance and repair of that infrastructure is solely the responsibility of the Community Title Corporation and is not a responsibility of the Council. All future Community Title owners are encouraged to inform themselves of their responsibilities and obligations as Community Title owners under the Community Titles Act 1996.
3. Connection to the Council stormwater system is subject to final agreement with Council's Design Services section.
4. SA Water also advise that for further processing of this application by SA Water, to establish the full requirements and costs of this development, the developer will need to advise SA of their preferred servicing option. Information of our servicing options can be found at: <http://www.sawater.com.au/SAWater/DevelopersBuilders/ServicesForDevelopers/Custom+Connections+Centre.htm>. For further information or queries please contact SA Water Land Developments on 7424 1119.
5. A future building on lot 1 needs to be setback 8m to Main Road, with fencing to satisfy condition 4 above.
6. Any site works commenced prior to the formal approval of all engineering details by Council shall be at the applicant's own risk. However no works shall commence prior to silt control measures being in place.
7. Collection of garbage within the development is subject to negotiation with Councils Waste Management section.
8. The Electricity Act 1996 and the Regulations under the Act prohibit erection of buildings or structures in proximity to overhead and underground power lines. The minimum distance prescribed depends on the construction and the voltage of power lines and ranges from 25 metres horizontal clearance for 275 000 volts overhead power lines measured from the centre line of the power lines to 1.5 metres horizontal clearance for 240/415 volts overhead power lines measured from the closest conductor (wire) under worst conditions.

The conditions taken into consideration are the sag and swing of the conductor. If there are any power lines in proximity to your planned development, refurbishment or extension of a building or structure, please contact the Office of the Technical Regulator for further advice on 08 8226 5500 during business hours. Non compliance with the requirements of the

**TERMS OF INSTRUMENT NOT
CHECKED BY LANDS TITLES OFFICE**

**SCHEME DESCRIPTION
DEVELOPMENT NO. 145/C136/15
COMMUNITY PLAN NO.**

Electricity Act 1996 may attract considerable cost to the offending body in form of penalties and rectification work.

Please note that minimum prescribed clearances from power lines are not registered as an encumbrance or easement on the Certificate of Title.

The following table provides an indication of prescribed horizontal clearances from power lines with different voltages.

Voltage of overhead power lines	Horizontal clearance distance measured from the centre line of the power line
275 000 volts	25 metres
132 000 volts	20 metres from tower 15 metres from single pole
66 000 volts	13 metres
Voltage of overhead power lines	Horizontal clearance distance measured from the closest conductor (wire) under worst conditions (max. sag & swing)
From 1 000 volts up to and including	
33 000 volts	3.1 metres
Up to 1 000 volts	1.5 metres

More detailed information is available in the Electricity Act 1996 and the Electricity (General) Regulations 1997.



RENEE MITCHELL
AUTHORISED OFFICER

Dated: 10 November 2015

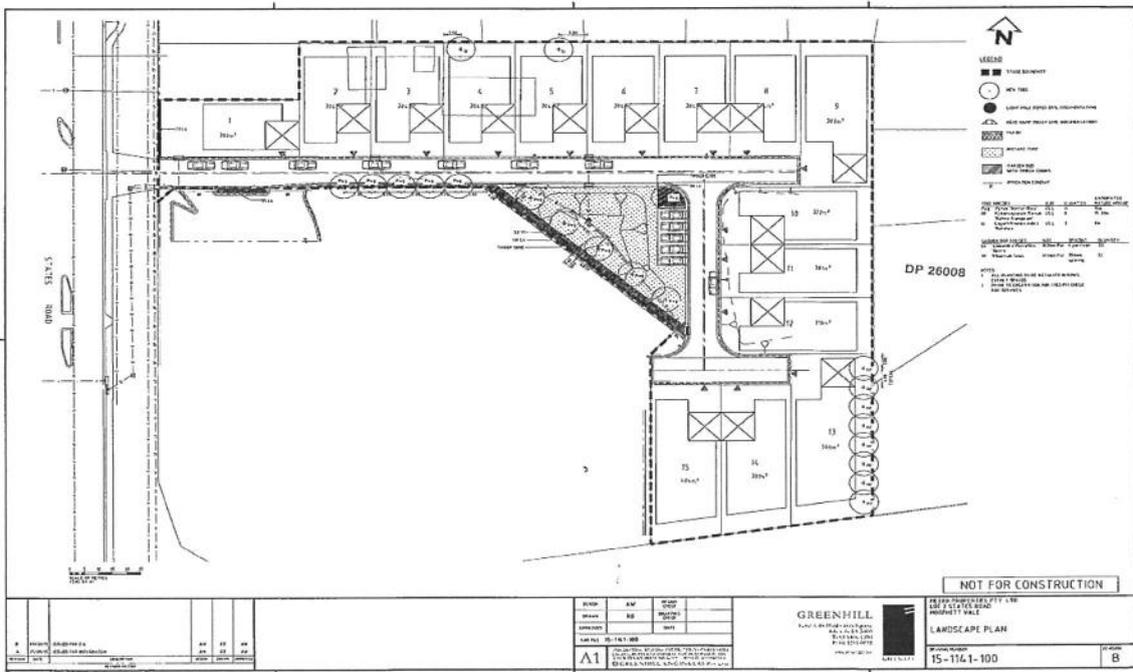
The applicant is reminded to contact Council when all the Council's conditions have been complied with and accordingly, the Development Assessment Commission will then be notified that the Council has no objections to the issue of the Certificate of Approval.

TERMS OF INSTRUMENT NOT CHECKED BY LANDS TITLES OFFICE

SCHEME DESCRIPTION
DEVELOPMENT NO. 145/C136/15
COMMUNITY PLAN NO.

ANNEXURE III

LANDSCAPE PLAN





Level 13, 431 King William Street
Adelaide SA 5000

Certificate of Currency

CHU Community Association Insurance Plan

Policy No	CAH0003457
Policy Wording	CHU COMMUNITY ASSOCIATION INSURANCE PLAN
Period of Insurance	04/10/2025 to 04/10/2026 at 4:00pm
The Insured	COMMUNITY CORPORATION NO. 40434 INC.
Situation	442 STATES ROAD MORPHETT VALE SA 5162

Policies Selected

Policy 1 – Community Property
Community property: \$125,000
Community income: \$18,750
Common area contents: \$0

Policy 2 – Liability to Others
Limit of liability: \$20,000,000

Policy 3 – Voluntary Workers
Death: \$200,000
Total Disablement: \$2,000 per week

Policy 4 – Fidelity Guarantee
Sum Insured: \$100,000

Policy 5 – Office Bearers' Legal Liability
Not Selected

Policy 6 – Machinery Breakdown
Not Selected

Policy 7 – Catastrophe Insurance
Not Selected

Policy 8 – Government Audit Costs and Legal Expenses
Part A: Government Audit Costs: \$25,000
Part B: Appeal expenses – common property health & safety breaches: \$100,000
Part C: Legal Defence Expenses: \$50,000



Flood Cover is included.

Flood Cover Endorsement

Flood cover is included.

The following terms and conditions of Your Policy is hereby amended by this endorsement and should be read in conjunction with, and as forming part of Community Association Insurance Plan.

Policy 1, Exclusion 1. a. "caused by Flood" is hereby removed.

Other than as set out above, the terms, conditions, exclusions and limitations contained in Your Policy remain unaltered.

Date Printed

18/09/2025

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 QM563 - 1023 and schedule). It does not alter, amend or extend the policy. This information is current only at the date of printing.

T: (08) 8384 0666
E: mail@onkaparinga.sa.gov.au

For your information:

Section 187 certificate update request free of charge (One Update):

Penalties and interest, property charges, payments or dishonoured payments can impact account balances daily.

To assist with financial adjustments as close as practicable to the date of settlement, your Section 187 certificate will now be valid for 90 days. Within this period we will offer one update request without charge. This update is to be obtained via the online portal.

It is important to note all searches advise when fines/interest will be applied. When receiving your update search, should it be evident that further penalties will be applied prior to settlement, you will need to still consider these additional amounts as part of your settlement statement calculations.

Please Note: The above 90 day extension is applicable only to Section 187 certificates. Section 7 certificates still remain valid for a 30 day period only.

BPAY biller code added to searches to enable electronic settlement of funds

Our BPAY biller code is now detailed on each search, enabling settlement funds to be disbursed to us electronically. Please note that this is our preferred method payment and we request that you cease the use of cheques to affect settlement.

How to advise us of change of ownership?

To also assist with the reduction of duplication of information being received from various agencies i.e. conveyancers and the Lands Titles Office (LTO), we are advocating that the Purchaser's Conveyancer to advise the change of ownership by following the below:

If you are using e-conveyancing to affect a sale, please only issue advice to us if the mail service address is different to what was lodged via the transfer at the LTO. We update ownership details including the mailing address in accordance with the advice provided by the Valuer General. We have amended this change to align with SA Water practices and to provide an improved customer experience overall.

If lodging in person at the LTO – Please send the change of ownership advice to us via mail@onkaparinga.sa.gov.au.

Electronic settlement of funds is still preferred.

LOCAL GOVERNMENT RATES SEARCH

TO: Searchlight Technology
PO Box 232
RUNDLE MALL SA 5000

10 November 2025

DETAILS OF PROPERTY REFERRED TO:

Property ID : 78345
 Valuer General No : 8684224385
 Valuation : \$610,000.00
 Owner : Mrs Eva Saris
 Property Address : 7/442 States Road MORPHETT VALE SA 5162
 Volume/Folio : CT-6173/838
 Lot/Plan No : Community Plan Parcel 7 CP 40434
 Ward : 03 Knox Ward

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

Opening balance (as of 30 Jun 2025) including rates, fines and interest,
and/or Block Clearing Charges \$0.00

Postponed Amount in Arrears \$0.00

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

Total Rates Levied 2025-2026 \$1,832.01

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

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

Postponed Interest \$0.00

Less paid current financial year -\$916.01

Overpayment \$0.00

Legal Fees (current) \$0.00

Legal Fees (arrears) \$0.00

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

Balance - rates and other monies due and payable \$916.00

Property Related Debts \$0.00

BPAY Biller Code: 421503

Ref: 1438650783452

TOTAL BALANCE

\$916.00

AUTHORISED OFFICER

Carol Pilkington

This statement is made the 10 November 2025

IMPORTANT INFORMATION REGARDING SEARCHES

Searchlight Technology
PO Box 232
RUNDLE MALL SA 5000

Attention Conveyancers

○ **Section 187 certificate update request free of charge (One Update):**

- Penalties and interest, property charges, payments or dishonoured payments can impact account balances on a daily basis.

To assist with financial adjustments as close as practicable to the date of settlement, your **Section 187 certificate will now be valid for 90 days**. Within this period Council will offer one update request without charge. This update is to be obtained via the online portal.

It is important to note all searches advise when fines/interest will be applied. When receiving your update search, should it be evident that further penalties will be applied prior to settlement, you will need to still consider these additional amounts as part of your settlement statement calculations.

Please Note: Section 7 certificates remain valid for a 30 day period only.

○ **BPAY biller code added to searches to enable electronic settlement of funds**

- Our BPAY biller code is now detailed on each search, enabling settlement funds to be disbursed to Council electronically. Please note that this is Council's preferred method payment and we request that you cease the use of cheques to affect settlement.

○ **How to advise Council of change of ownership?**

To also assist with the reduction of duplication of information being received from various agencies i.e. conveyancers and the Lands Titles Office, we are advocating that the **Purchaser's Conveyancer** to advise the change of ownership by following the below:

- If you are using e-conveyancing to affect a sale, please **only issue advice to Council if the mail service address is different to what was lodged via the transfer at the LTO**. Council's new practice is to update ownership details including the mailing address in accordance with the advice provided by the Valuer General. Council has amended this change to align with SA Water practices and to provide an improved customer experience overall.
- If lodging in person at Lands Title Office – Please send the change of ownership advice to Council via mail@onkaparinga.sa.gov.au. Electronic settlement of funds is still preferred.

Yours sincerely

City Of Onkaparinga

Telephone (08) 8384 0666

Certificate No: S76334/2025

Property Information And Particulars

In response to an enquiry pursuant to Section 7 of the

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

TO: Searchlight Technology
PO Box 232
RUNDLE MALL SA 5000

DETAILS OF PROPERTY REFERRED TO:

ASSESSMENT NO	:	113737
VALUER GENERAL NO	:	8684224385
VALUATION	:	\$610,000.00
OWNER	:	Mrs Eva Saris
PROPERTY ADDRESS	:	7/442 States Road MORPHETT VALE SA 5162
VOLUME/FOLIO	:	CT-6173/838
LOT/PLAN NUMBER	:	Community Plan Parcel 7 CP 40434
WARD	:	03 Knox Ward

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

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

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

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

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

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

INFORMATION NOTE

CHANGES TO PLANNING POLICY AFFECTING LAND IN COUNCIL'S AREA

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

Development Act 1993 (repealed)

Section 42

Condition (that continues to apply) of a development authorisation YES

Application Number	145/6061/2015
Description	Community Title (1 into 15)
Decision	Approved
Decision Date	09 November 2015

Development Plan Consent Conditions

1. The developer must inform potential purchasers of the community lots in regards to the servicing arrangements, potential noise from the church and adjoining shop and regarding the retention of the vegetation screen within lots 2, 3, 4 and 13 and seek written confirmation of this prior to settlement.
2. All vehicular access to and from proposed allotment 1 shall be gained via the Common Property access way.

Application Number	145/3083/2016
Description	Single storey dwelling and garage
Decision	Approved
Decision Date	02 February 2017

Development Plan Consent Conditions

1. All development shall be completed and maintained in accordance with the plan(s) and documents submitted with and forming part of the development application except where varied by the following condition(s).
2. The dwelling shall not be occupied until all necessary infrastructure has been provided to the site of the dwelling, including but not limited to a formed and sealed road and watertable, water supply and sewerage services, drainage/stormwater disposal and electricity services.
3. The front setback area (between the front property boundary and front of the dwelling) shall be landscaped with suitable trees, shrubs, lawn, and/or ground cover, and may include some paving, retaining and the like. Such landscaping shall be completed within 2 years of completion of the dwelling and shall be maintained in good condition at all times and seriously diseased, dying or dead vegetation shall be promptly replaced to the reasonable satisfaction of council.
4. During construction and at all times thereafter, stormwater generated from the development shall be diverted away from all buildings, shall not pond against or near the footings and shall not be discharged or flow onto adjoining land. Where drainage is directed to the street water table, this shall be by way of a council approved stormwater drainage system.
5. That effective measures be implemented during the construction of the development and on-going use of the land in accordance with this consent to:
 - Prevent silt run-off from the land to adjoining properties, roads and drains.
 - Control dust arising from the construction and other activities, so as not to, in the opinion of council, be a nuisance to residents or occupiers on adjacent or nearby land
 - Ensure that soil or mud is not transferred onto the adjacent roadways by vehicles leaving the site.
 - Ensure that all litter and building waste is contained on the subject site in a suitable covered bin or enclosure, and
 - Ensure that no sound is emitted from any device, plant or equipment or from any source or activity to become an unreasonable nuisance, in the opinion of council, to the occupiers of adjacent land.

Planning Act 1982 (repealed)

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

Building Act 1971 (repealed)

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

Planning and Development Act 1966 (repealed)

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

Planning, Development and Infrastructure Act 2016

Part 5 – Planning and Design Code

Zones

General Neighbourhood (GN)

Subzones

NO

Zoning overlays

Overlays

Affordable Housing

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

Future Local Road Widening

The Future Local Road Widening Overlay seeks to ensure development will not compromise efficient delivery of future road widening requirements.

Hazards (Flooding - Evidence Required)

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

Native Vegetation

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

Prescribed Wells Area

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

Regulated and Significant Tree

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

Stormwater Management

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

Urban Tree Canopy

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

Is the land situated in a designated State Heritage Place/Area? NO

Is the land designated as a Local Heritage Place? NO

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

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

Is there a tree or stand of trees declared in Part 10 of the Planning and Design Code to be a significant tree or trees on the land?

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

Open the Online Planning and Design Code to browse the full Code and Part 10 - Significant Trees for more information. <https://code.plan.sa.gov.au/>

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

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

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

Section 127

Condition (that continues to apply) of a development authorisation

YES

Application ID: 22031138

Development Description: Verandah

Site Address: UNIT 7 442 STATES RD MORPHETT VALE SA 5162

Development Authorisation: Planning Consent

Date of authorisation: 30 September 2022

Name of relevant authority that granted authorisation: Assessment Manager at City of Onkaparinga

Condition 1

The development granted Planning Consent shall be undertaken and completed in accordance with the stamped plans and documentation, except where varied by conditions below.

Condition 2

During construction and at all times thereafter, stormwater generated from the development shall be diverted away from all buildings, shall not pond against or near the footings and shall not be discharged or flow onto adjoining land. Where drainage is directed to the street water table, this shall be by way of a council approved stormwater drainage system.

Condition 3

That effective measures be implemented during the construction of the development and on-going use of the land in accordance with this consent to: prevent silt run-off from the land to adjoining properties, roads and drains control dust arising from the construction and other activities, so as not to, in the opinion of council, be a nuisance to residents or occupiers on adjacent or nearby land ensure that soil or mud is not transferred onto the adjacent roadways by vehicles leaving the site ensure that all litter and building waste is contained on the subject site in a suitable covered bin or enclosure ensure that no sound is emitted from any device, plant or equipment or from any source or activity to become an unreasonable nuisance, in the opinion of council, to the occupiers of adjacent land.

Condition 4

The colours and finishes of all external building materials shall match or complement those of the principal building(s).

Development Authorisation: Building Consent

Date of authorisation: 10 November 2022

Name of relevant authority that granted authorisation: City of Onkaparinga

Condition 1

The development granted (Building Consent / Development Approval) shall be undertaken and completed in accordance with the stamped plans and documentation, except where varied by the conditions below (if any).

Development Authorisation: Development Approval: Planning Consent and Building Consent

Date of authorisation: 10 November 2022

Name of relevant authority that granted authorisation: City of Onkaparinga

Part 2—Items to be included if land affected

Development Act 1993 (repealed)

Section 50(1)

Requirement to vest land in council to be held as open space

NO

Section 50(2)

Agreement to vest land in council to be held as open space

NO

Section 55

Order to remove or perform work

NO

Section 56

Notice to complete development

NO

Section 57

Land management agreement

NO

Section 69

Emergency order

NO

Section 71 (only)

Fire safety notice

NO

Section 84

Enforcement notice

NO

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

Enforcement Order

NO

Part 11 Division 2

Proceedings

NO

Fire and Emergency Services Act 2005

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

Notice

NO

Section 56 (repealed)

Notice issued

NO

Food Act 2001

Section 44

Improvement notice *issued against the land*

NO

Section 46

Prohibition order

NO

Housing Improvement Act 1940 (repealed)

Section 23

Declaration that house is undesirable or unfit for human habitation NO

Land Acquisition Act 1969

Section 10

Notice of intention to acquire NO

Local Government Act 1934 (repealed)

Notice, order, declaration, charge, claim or demand given or made under the Act NO

Local Government Act 1999

Notice, order, declaration, charge, claim or demand given or made under the Act NO

Refer to separate attachment for Rates and Charges

Local Nuisance and Litter Control Act 2016

Section 30

Nuisance or litter abatement notice issued against the land NO

Planning, Development and Infrastructure Act 2016

Section 139

Notice of proposed work and notice may require access NO

Section 140

Notice requesting access NO

Section 141

Order to remove or perform work NO

Section 142

Notice to complete development NO

Section 155

Emergency order NO

Section 157

Fire safety notice NO

Section 192 or 193

Land Management Agreements NO

Section 198(1)

Requirement to vest land in a council or the Crown to be held as open space NO

<i>Section 198(2)</i> Agreement to vest land in a council or the Crown to be held as open space	NO
<i>Part 16 - Division 1</i> Proceedings	NO
<i>Section 213</i> Enforcement notice	NO
<i>Section 214(6), 214(10) or 222</i> Enforcement order	NO

Public and Environmental Health Act 1987 (repealed)

<i>Part 3</i> Notice	NO
<i>Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) revoked</i> Part 2 – Condition (that continues to apply) of an approval	NO
<i>Public and Environmental Health (Waste Control) Regulations 2010 revoked</i> Regulation 19 - Maintenance order (that has not been complied with)	NO

South Australian Public Health Act 2011

<i>Section 92</i> Notice	NO
<i>South Australian Public Health (Wastewater) Regulations 2013</i> Part 4 – Condition (that continues to apply) of an approval	NO

Particulars of building indemnity insurance Details of Building Indemnity Insurance still in existence for building work on the land	NO
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Particulars relating to environment protection

<i>Further information held by council</i> Does the council hold details of any development approvals relating to: (a) commercial or industrial activity at the land; or (b) a change in the use of the land or part of the land (within the meaning of the <i>Development Act 1993</i>) or the <i>Planning, Development and Infrastructure Act 2016</i> ?	NO
--	----

Note –

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

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

It should be noted that –

- the approval of development by a council does not necessarily mean that the development has taken place;

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

General

Easement

YES

Does a Council drainage easement exist on common land? – Refer to Certificate of Title of subdivision plans (ie Deposited Plans, Community Plans, File Plans etc) for details of easements in the interests of other State Departments or Agencies).

Easements over private land may show on a certificate of title and indicate that council or another authority have some form of infrastructure within them, such as stormwater drainage pipes or other services. Refer to ‘Encroachment over council easements’ on our website for further information.

Are you aware of any encroachment on the Council easement?

NO

Lease, agreement for lease, tenancy agreement or licence

(The information does not include the information about sublease or subtenancy. The purchaser may seek that information from the lessee or tenant or sublessee or subtenant.)

NO

Caveat

NO

Other

Charge for any kind affecting the land (not included in another item)

NO

PLEASE NOTE:

The information provided is as required by The Land and Business (Sale and Conveyancing) Act 1994. The information should not be taken as a representation as to whether or not any other charges or encumbrances affect the subject land.

This statement is made the 10 November 2025

Thomas Caiapich
Project Officer – Development Support
AUTHORISED OFFICER



ABN 19 040 349 865
Emergency Services Funding Act 1998

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

The details shown are current as at the date of issue.

PIR Reference No: 2728603

DALE WOOD
POST OFFICE BOX 400
MORPHETT VALE SA 5162

DATE OF ISSUE
10/11/2025

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

OWNERSHIP NUMBER	OWNERSHIP NAME			
06028098	E SARIS			
PROPERTY DESCRIPTION				
7 / 442 STATES RD / MORPHETT VALE SA 5162				
ASSESSMENT NUMBER	TITLE REF. <small>(A "+" indicates multiple titles)</small>	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR
8684224385	CT 6173/838	\$610,000.00	R4 1.000	RE 0.400
LEVY DETAILS:				
	FIXED CHARGE	\$	50.00	
	+ VARIABLE CHARGE	\$	206.40	
	- REMISSION	\$	124.20	
	- CONCESSION	\$	0.00	
	+ ARREARS / - PAYMENTS	\$	-132.20	
	= <u>AMOUNT PAYABLE</u>	\$	0.00	
FINANCIAL YEAR				
2025-2026				

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

EXPIRY DATE 08/02/2026



Government of South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



Emergency Services Funding Act 1998

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

OFFICIAL: Sensitive

Please Note:

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

For more information:

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

PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

 <p>Billers Code: 456285 Ref: 7010925118</p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au © Registered to BPAY Pty Ltd ABN 69 079 137 518</p>	 <p>To pay via the internet go to: www.revenuesaonline.sa.gov.au</p>	 <p>Send your cheque or money order, made payable to the Community Emergency Services Fund, along with this Payment Remittance Advice to: Please refer below. Revenue SA Locked Bag 555 ADELAIDE SA 5001</p>
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ACTION REQUIRED: In line with the Commonwealth Government's cheque phase-out, RevenueSA will stop accepting cheque payments after 30 June 2027. To ensure a smooth transition, we encourage you to switch to one of the other payment options listed above.



RevenueSA

DEPARTMENT OF TREASURY AND FINANCE

ABN 19 040 349 865
Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE

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

PIR Reference No: 2728603

DATE OF ISSUE

10/11/2025

DALE WOOD
POST OFFICE BOX 400
MORPHETT VALE SA 5162

ENQUIRIES:

Tel: (08) 8372 7534

Email: contactus@revenuesa.sa.gov.au

OWNERSHIP NAME

E SARIS

FINANCIAL YEAR

2025-2026

PROPERTY DESCRIPTION

7 / 442 STATES RD / MORPHETT VALE SA 5162

ASSESSMENT NUMBER

8684224385

TITLE REF.

(A "+" indicates multiple titles)

CT 6173/838

TAXABLE SITE VALUE

\$245,000.00

AREA

0.0304 HA

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

CURRENT TAX	\$	0.00	SINGLE HOLDING	\$ 0.00
- DEDUCTIONS	\$	0.00		
+ ARREARS	\$	0.00		
- PAYMENTS	\$	0.00		
= AMOUNT PAYABLE	\$	0.00		

Please Note:

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

ON OR BEFORE

08/02/2026



Government of South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



RevenueSA

DEPARTMENT OF TREASURY AND FINANCE

Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

Please Note:

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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

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

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

For more information:

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

PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

 <p>Billers Code: 456293 Ref: 7010925027</p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au © Registered to BPAY Pty Ltd ABN 69 079 137 518</p>	 <p>To pay via the internet go to: www.revenuesaonline.sa.gov.au</p>	 <p>Send your cheque or money order, made payable to the Commissioner of State Taxation, along with this Payment Remittance Advice to: Please refer below. Revenue SA Locked Bag 555 ADELAIDE SA 5001</p>
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ACTION REQUIRED: In line with the Commonwealth Government's cheque phase-out, RevenueSA will stop accepting cheque payments after 30 June 2027. To ensure a smooth transition, we encourage you to switch to one of the other payment options listed above.

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

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

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

South Australian Water Corporation

Name: **Water & Sewer Account**
E SARIS Acct. No.: 86 84224 38 5 Amount: _____

Address:
U7 442 STATES RD MORPHETT VALE LT7
C40434

Payment Options

EFT

EFT Payment

Bank account name: SA Water Collection Account
BSB number: 065000
Bank account number: 10622859
Payment reference: 8684224385



Bill code: 8888
Ref: 8684224385

Telephone and Internet Banking — BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More information at bpay.com.au



Paying online

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



Paying by phone

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

SA Water account number: 8684224385

