

Form 1 - Vendor's statement

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

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Schedule

Preliminary

To the purchaser:

The purpose of a statement under section 7 of the *Land and Business (Sale and Conveyancing) Act 1994* is to put you on notice of certain particulars concerning the land to be acquired.

If you intend to carry out building work on the land, change the use of the land or divide the land, you should make further inquiries to determine whether this will be permitted. For example, building work may not be permitted on land not connected to a sewerage system or common drainage scheme if the land is near a watercourse, dam, bore or the River Murray and Lakes.

The *Aboriginal Heritage Act 1988* protects any Aboriginal site or object on the land. Details of any such site or object may be sought from the "traditional owners" as defined in that Act.

If you desire additional information, it is up to you to make further inquiries as appropriate.

Instructions to the vendor for completing this statement:

means the Part, Division, particulars or item may not be applicable.

If it is applicable, ensure the box is ticked and complete the Part, Division, particulars or item.

If it is not applicable, ensure the box is empty or strike out the Part, Division, particulars or item. Alternatively, the Part, Division, particulars or item may be omitted, but not in the case of an item or heading in the table of particulars in Division 1 of the Schedule that is required by the instructions at the head of that table to be retained as part of this statement.

* means strike out or omit the option that is not applicable.

All questions must be answered with a YES or NO (inserted in the place indicated by a rectangle or square brackets below or to the side of the question).

If there is insufficient space to provide any particulars required, continue on attachments.

Part A - Parties and land

1 Purchaser:

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Address:

Street 1	State	Postcode
Street 2		
Suburb		

2 Purchaser's registered agent:

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Address:

Street 1	State	Postcode
Street 2		
Suburb		

3 Vendor:

Kevin Raymond Madden

Address:

Street 1 1 Wattle Court	State SA	Postcode 5072
Street 2		
Suburb Rosslyn Park		

4 Vendor's registered agent:

Magain Real Estate- Craig Thomson	<input checked="" type="checkbox"/>
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Address:

Street 1 52 HILLIER ROAD	State SA	Postcode 5162
Street 2		
Suburb MORPHETT VALE		

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

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6 Description of the land: *[Identify the land including any certificate of title reference]*

Lot 1 in Primary Community Plan No. 20014 known as
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Street 1 1/54 Portrush Road	State SA	Postcode 5070
Street 2		
Suburb Payneham		
being the *whole / portion of the land comprised in Certificate of Title		
Volume 5434 Folio 192		

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

To the purchaser:

Right to cool-off (section 5)

1 - Right to cool-off and restrictions on that right

You may notify the vendor of your intention not to be bound by the contract for the sale of the land UNLESS -

- (a) you purchased by auction; or
- (b) you purchased on the same day as you, or some person on your behalf, bid at the auction of the land; or
- (c) you have, before signing the contract, received independent advice from a legal practitioner and the legal practitioner has signed a certificate in the prescribed form as to the giving of that advice; or
- (d) you are a body corporate and the land is not residential land; or
- (e) the contract is made by the exercise of an option to purchase not less than 5 clear business days after the grant of the option and not less than 2 clear business days after service of this form; or
- (f) the sale is by tender and the contract is made not less than 5 clear business days after the day fixed for the closing of tenders and not less than 2 clear business days after service of this form; or
- (g) the contract also provides for the sale of a business that is not a small business.

2 - Time for service

The cooling-off notice must be served -

- (a) if this form is served on you before the making of the contract - before the end of the second clear business day after the day on which the contract was made; or
- (b) if this form is served on you after the making of the contract - before the end of the second clear business day from the day on which this form is served.

However, if this form is not served on you at least 2 clear business days before the time at which settlement takes place, the cooling-off notice may be served at any time before settlement.

3 - Form of cooling-off notice

The cooling-off notice must be in writing and must be signed by you.

4 - Methods of service

The cooling-off notice must be -

- (a) given to the vendor personally; or
- (b) posted by registered post to the vendor at the following address:

1 Wattle Court Rosslyn Park, SA 5072

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

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

craig@magain.com.au

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

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

52 Hillier Road Morphett Vale, SA 5162

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

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

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

5 - Effect of service

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

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

Proceeding with the purchase

If you wish to proceed with the purchase -

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

Part C - Statement with respect to required particulars

(section 7(1))

To the purchaser:

*I/We, Kevin Raymond Madden

of 1 Wattle Court
Rosslyn Park, SA 5072

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

Date: 17/11/2025

Signed: 
A7CF40676361472...Date: Signed: Date: Signed: Date: Signed: **Part D - Certificate with respect to prescribed inquiries by registered agent**

(section 9)

**To the purchaser:**

I, Chantel Parsons, Divine Forms

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

Exceptions:

Date: 17/11/2025

Signed: 

*Vendor's / Purchaser's agent

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

Schedule - Division 1

Particulars of mortgages, charges and prescribed encumbrances affecting the land (section 7(1)(b))

Note -

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

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

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

Table of particulars

Column 1

Column 2

Column 3

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

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

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

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

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

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

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

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

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

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

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

1. General

1.1 Mortgage of land

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

Is this item applicable?

YES

YES

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

Are there attachments?

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

Refer to attached Certificate of Title for further information

Number of mortgage (if registered):

13954552

Name of mortgagee:

Westpac Banking Corporation

1.2 Easement

(whether over the land or annexed to the land)

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

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

Is this item applicable?

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

Are there attachments?

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

Refer to attached Property Interest Report for further information

<input checked="" type="checkbox"/>
NO
YES

Description of land subject to easement:

Whole of the land in CT 5434/192

Nature of easement:

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

Are you aware of any encroachment on the easement?

NO

If YES, give details:

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

If YES, give details:

1.3 Restrictive covenant

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

Is this item applicable?

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

Are there attachments?

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

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

Nature of restrictive covenant:

Name of person in whose favour restrictive covenant operates:

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

If NO, give details:

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

1.4 Lease, agreement for lease, tenancy agreement or licence

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

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

Is this item applicable?

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

Are there attachments?

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

Name of parties:

Period of lease, agreement for lease etc:

From to

Amount of rent or licence fee:

\$ per (period)

Is the lease, agreement for lease etc in writing?

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

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

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

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

5. Development Act 1993 (repealed)

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

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

Is this item applicable?

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

Are there attachments?

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

Refer to attached Council Search for further information

NO

YES

Condition(s) of authorisation:

Refer to Application No. 190/170/1996 dated 04/02/1997 in attached Council Search for further information

6. Repealed Act conditions

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

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

Is this item applicable?

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

Are there attachments?

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

Nature of condition(s):

7. Emergency Services Funding Act 1998

7.1 section 16 - Notice to pay levy

Is this item applicable?

YES
 YES

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

Are there attachments?

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

Emergency Services Levy Certificate

Date of notice:

07/11/2025

Amount of levy payable:

\$136.25 (paid)

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 attachment even if not applicable.]

Is this item applicable?

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

Are there attachments?

If YES, identify the attachment(s)

(and, if applicable, the part(s) containing the particulars):

Refer to attached Property Interest Report, Council Search & Plan SA Data Extract for further information

Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code):

Zones: General Neighbourhood (GN)

Subzones: No

Overlays: Refer to Council Search attached for details of Overlays

Is there a State heritage place on the land or is the land situated in a State heritage area?

Is the land designated as a local heritage place?

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?

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?

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

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 attachment
even if not applicable.]**

~~Is this item applicable?~~

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

~~Are there attachments?~~

If YES, identify the attachment(s)

(and, if applicable, the part(s) containing the particulars):

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

Date of authorisation:

--

Name of relevant authority that granted authorisation:

--

Condition(s) of authorisation:

--

29.3 section 139 - Notice of
proposed work and notice may
require access

~~Is this item applicable?~~

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

~~Are there attachments?~~

If YES, identify the attachment(s)

(and, if applicable, the part(s) containing the particulars):

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

Date of notice:

--

Name of person giving notice of proposed work:

--

Building work proposed (as stated in the notice):

--

Other building work as required pursuant to the Act:

--

29.4 section 140 - Notice requesting access

Is this item applicable?

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

Are there attachments?

If YES, identify the attachment(s)

(and, if applicable, the part(s) containing the particulars):

Date of notice:

Name of person requesting access:

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

Activity of work to be carried out:

29.5 section 141 - Order to remove or perform work

Is this item applicable?

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

Are there attachments?

If YES, identify the attachment(s)

(and, if applicable, the part(s) containing the particulars):

Date of order:

Terms of order:

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

Amount payable (if any):

29.6 section 142 - Notice to complete development

~~Is this item applicable?~~

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

~~Are there attachments?~~

If YES, identify the attachment(s)

(and, if applicable, the part(s) containing the particulars):

Date of notice:

Requirements of notice:

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

Amount payable (if any):

29.7 section 155 - Emergency order

~~Is this item applicable?~~

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

~~Are there attachments?~~

If YES, identify the attachment(s)

(and, if applicable, the part(s) containing the particulars):

Date of order:

Name of authorised officer who made order:

Name of authority that appointed the authorised officer:

Nature of order:

Amount payable (if any):

29.8 section 157 - Fire safety notice

~~Is this item applicable?~~~~Will this be discharged or satisfied prior to or at settlement?~~~~Are there attachments?~~~~If YES, identify the attachment(s)~~~~(and, if applicable, the part(s) containing the particulars):~~

Date of notice:

Name of authority giving notice:

Requirements of notice:

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

Amount payable (if any):

29.9 section 192 or 193 - Land management agreement

~~Is this item applicable?~~~~Will this be discharged or satisfied prior to or at settlement?~~~~Are there attachments?~~~~If YES, identify the attachment(s)~~~~(and, if applicable, the part(s) containing the particulars):~~

Date of agreement:

Names of parties:

Terms of agreement:

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

Is this item applicable?

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

Are there attachments?

If YES, identify the attachment(s)

(and, if applicable, the part(s) containing the particulars):

Date requirement given:

Name of body giving requirement:

Nature of requirement:

Contribution payable (if any):

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

Is this item applicable?

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

Are there attachments?

If YES, identify the attachment(s)

(and, if applicable, the part(s) containing the particulars):

Date of agreement:

Names of parties:

Terms of agreement:

Contribution payable (if any):

29.12 Part 16 Division 1 - Proceedings

~~Is this item applicable?~~~~Will this be discharged or satisfied prior to or at settlement?~~~~Are there attachments?~~~~If YES, identify the attachment(s)~~~~(and, if applicable, the part(s) containing the particulars):~~

Date of commencement of proceedings:

Date of determination or order (if any):

Terms of determination or order (if any):

29.13 section 213 - Enforcement notice

~~Is this item applicable?~~~~Will this be discharged or satisfied prior to or at settlement?~~~~Are there attachments?~~~~If YES, identify the attachment(s)~~~~(and, if applicable, the part(s) containing the particulars):~~

Date notice given:

Name of designated authority giving notice:

Nature of directions contained in notice:

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

Amount payable (if any):

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

Is this item applicable?

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

Are there attachments?

If YES, identify the attachment(s)

(and, if applicable, the part(s) containing the particulars):

Date order made:

Name of court that made order:

Action number:

Names of parties:

Terms of order:

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

Particulars relating to community lot (including strata lot) or development lot

1	Name of community corporation:	Community Corporation No. 20014 Incorporated
	Address of community corporation:	54 Portrush Road, Payneham SA 5070

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

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

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

Admin Fund \$464.30 per quarter
 Sinking Fund \$50.00 per quarter
 Arrears totalling \$0.00 as at 10/11/2025
 Refer to attached Community Title Search and Financial Statements for further information

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

Refer to attached Community Title Search and Financial Statements for further information

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

Refer to attached Community Title Search, Financial Statements and Minutes of Meetings for further information

(d) if the lot is a development lot, particulars of the scheme description relating to the development lot and particulars of the obligations of the owner of the development lot under the development contract:

Refer to attached Scheme Description and Development Contract for further information

(e) if the lot is a community lot, particulars of the lot entitlement of the lot:

1,667 of 10,000

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

4 Documents supplied by the community corporation that are enclosed:

(a) a copy of the minutes of the general meetings of the community corporation and management committee
 *for the 2 years preceding this statement / since the deposit of the community plan;
 (*Strike out or omit whichever is the greater period)

YES

(b) a copy of the statement of accounts of the community corporation last prepared;

YES

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

YES

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

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

6 The following documents are enclosed:

(a) a copy of the scheme description (if any) and the development contract (if any);

(b) a copy of the by-laws of the community scheme.

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

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

Name: Strata Management SA

Address: 225 Fullarton Road, Eastwood SA 5063

Note-

- 1 A community corporation must (on application by or on behalf of a current or prospective owner or other relevant person) provide the particulars and documents referred to in 3(a)-(c) and 4 and must also make available for inspection any information required to establish the current financial position of the corporation, a copy of any contract with a body corporate manager and the register of owners and lot entitlements that the corporation maintains: see sections 139 and 140 of the *Community Titles Act 1996*.
- 2 Copies of the scheme description, the development contract or the by-laws of the community scheme may be obtained from the community corporation or from the Lands Titles Registration Office.
- 3 All owners of a community lot or a development lot are bound by the by-laws of the community scheme. The by-laws regulate the rights and liabilities of owners of lots in relation to their lots and the common property and matters of common concern.
- 4 For a brief description of some of the matters that need to be considered before purchasing a community lot, see Division 3 of this Schedule.

Particulars relating to aluminium composite panels

Has the vendor been notified that a building on the land has been identified, as part of a South Australian Building Cladding Audit initiated in 2017 and conducted by the former Department of Planning, Transport and Infrastructure in conjunction with the Metropolitan Fire Service, Country Fire Service and councils—

- (a) as having aluminium composite panels installed on the exterior of the building; and
- (b) as constituting a moderate, high or extreme risk as a result of that installation; and
- (c) as requiring remediation to reduce the risk to an acceptable level; and
- (d) as not having had the necessary remedial work performed or a determination made by the appropriate authority of the relevant council (within the meaning of section 157 of the *Planning, Development and Infrastructure Act 2016*) that no further action is required?



If YES, give details of the following:

1. the actions required to remediate the risk (if known):

2. the estimated costs of remediation (if known):

Schedule-Division 3-Community lots and strata units



Matters to be considered in purchasing a community lot or strata unit

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

Governance

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

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

Use of your property

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

Depending on the rules, you might not be permitted to make changes to the exterior of your unit, such as installing a television aerial or an air-conditioner, building a pergola, attaching external blinds etc without the permission of the body corporate. A meeting may be needed before permission can be granted. Permission may be refused.

Note that the articles or by-laws **could change** between now and when you become the owner: the body corporate might vote to change them. Also, if you are buying before the community plan is registered, then any by-laws you have been shown are just a draft.

Are you buying a debt?

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

Expenses

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

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

Guarantee

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

Contracts

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

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

Buying off the plan

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

Mixed use developments—voting rights

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

Further information

The Real Estate Institute of South Australia provides an information service for enquiries about real estate transactions, see www.reisa.com.au.

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

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

Information and a booklet about strata and community titles is available from the Legal Services Commission of South Australia at www.lsc.sa.gov.au.

You can also seek advice from a legal practitioner.

ANNEXURES~~* There are no documents annexed hereto~~

* The following documents are annexed hereto -

Certificate of Title Volume 5434 Folio 192

Property Interest Report

Title and Valuation Package

Council Search & Plan SA Data Extract

Emergency Services Levy Certificate

Land Tax Certificate

SA Water Certificate

Community Title Search Pursuant to Section 139

Community Plan No. 20014

Copy of Community Corporation By-Laws

Community Title Scheme Description

Community Title Development Contract

Code Register Amendment Check

Form R3

Form R7

ACKNOWLEDGEMENT OF RECEIPT

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

Dated this _____ Day of _____ 20 _____

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

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

(*Strike out whichever is not applicable)

Form R3

Buyers information notice

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

Land and Business (Sale and Conveyancing) Regulations 2025 regulation 16

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

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

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

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

Safety

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

Enjoyment

- Does the property have any **stormwater** problems?
- Is the property in a **flood prone** area? Is the property prone to coastal flooding?
- Does the property have an on-site **wastewater treatment facility** such as a septic tank installed? If so, what are the maintenance requirements? Is it compliant?
- Is a **sewer mains connection** available?
- Are all gutters, downpipes and stormwater systems in good working order and in good condition?
- Is the property near **power lines**? Are there any trees on the property near power lines? Are you considering planting any trees? Do all structures and trees maintain the required clearance from any power lines?
- Are there any **significant** trees on the property?
- Is this property a unit on **strata or community title**? What could this mean for you? Is this property on strata or community title? Do you understand the restrictions of use and the financial obligations of ownership? Will you have to pay a previous owner's debt or the cost of planned improvements?
- Is the property close to a hotel, restaurant or other venue with entertainment consent for live music? Is the property close to any industrial or commercial activity, a busy road or airport etc that may result in the generation of **noise** or the **emission of materials or odours** into the air?
- What appliances, equipment and fittings are included in the sale of the property?
- Is there sufficient car parking space available to the property?

Value

- Are there any **illegal or unapproved additions**, extensions or alterations to the buildings on the property?
- How **energy efficient** is the home, including appliances and lighting? What **energy sources** (eg electricity, gas) are available?
- Is the property connected to SA Water operated and maintained **mains water**? Is a mains water connection available? Does the property have a **recycled water** connection? What sort of water meter is located on the property (a **direct or indirect meter** – an indirect meter can be located some distance from the property)? Is the property connected to a water meter that is also serving another property?
- Are there water taps outside the building? Is there a watering system installed? Are they in good working order and in good condition?
- Does the property have **alternative sources** of water other than mains water supply (including **bore or rainwater**)? If so, are there any special maintenance requirements?

For more information on these matters visit Consumer and Business Advice section on the following website: www.cbs.sa.gov.au

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

Form R7

Warning Notice

Financial and Investment Advice

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

Land and Business (Sale and Conveyancing) Regulations 2025 regulation 21

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

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

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

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



Product Register Search (CT 5434/192)
Date/Time 06/11/2025 10:37AM
Customer Reference 5581
Order ID 20251106002638

REAL PROPERTY ACT, 1886



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



Certificate of Title - Volume 5434 Folio 192

Parent Title(s) CT 5150/512

Creating Dealing(s) ACT 8314459

Title Issued 11/07/1997 **Edition** 11 **Edition Issued** 16/01/2023

Estate Type

FEE SIMPLE

Registered Proprietor

KEVIN RAYMOND MADDEN
OF 1 - 54 PORTRUSH ROAD PAYNEHAM SA 5070

Description of Land

LOT 1 PRIMARY COMMUNITY PLAN 20014
IN THE AREA NAMED PAYNEHAM
HUNDRED OF ADELAIDE

Easements

NIL

Schedule of Dealings

Dealing Number	Description
13954552	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
20/06/1997	8314460	SCHEME DESCRIPTION	FILED
20/06/1997	8314461	DEVELOPMENT CONTRACT	FILED
20/06/1997	8314462	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 5434/192	Reference No. 2728114
Registered Proprietors	K R*MADDEN	Prepared 06/11/2025 14:33
Address of Property	Unit 1, 54 PORTRUSH ROAD, PAYNEHAM, SA 5070	
Local Govt. Authority	NORWOOD PAYNEHAM & ST PETERS	

Local Govt. Address

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

Table of Particulars

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

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

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

1. General

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

2. Aboriginal Heritage Act 1988

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

an area surrounding a site

2.3 Part 3 Division 6 - Aboriginal heritage agreement

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

also

Refer to the Certificate of Title

3. **Burial and Cremation Act 2013**

3.1 section 8 - Human remains interred on land

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

also

contact the vendor for these details

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

4.1 section 5 - Notice requiring payment

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

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

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

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

5.4 section 55 - Order to remove or perform work

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

also

Contact the Local Government Authority for other details that might apply

5.5 section 56 - Notice to complete development

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

also

Contact the Local Government Authority for other details that might apply

5.6 section 57 - Land management agreement

Refer to the Certificate of Title

5.7 section 60 - Notice of intention by building owner

Contact the vendor for these details

5.8 section 69 - Emergency order

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

also

Contact the Local Government Authority for other details that might apply

5.9 section 71 - Fire safety notice

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

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

6. Repealed Act conditions

6.1	Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act, 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1967</i> (repealed)	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
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[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]

7. Emergency Services Funding Act 1998

7.1	section 16 - Notice to pay levy	An Emergency Services Levy Certificate will be forwarded. If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750. Clients who have misplaced or not received their certificates and are RevenueSA Online users should log into RevenueSA Online and reprint their certificates www.revenuesaonline.sa.gov.au
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8. Environment Protection Act 1993

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

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

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

17. *Land Acquisition Act 1969*

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

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

Act

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

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

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

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

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

19. *Land Tax Act 1936*

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

20. *Local Government Act 1934 (repealed)*

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

21. *Local Government Act 1999*

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

22. *Local Nuisance and Litter Control Act 2016*

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

23. *Metropolitan Adelaide Road Widening Plan Act 1972*

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

24. *Mining Act 1971*

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

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

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

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

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

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

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

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

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

25. *Native Vegetation Act 1991*

25.1	Part 4 Division 1 - Heritage agreement	DEW Native Vegetation has no record of any agreement affecting this title also Refer to the Certificate of Title
25.2	section 25C - Conditions of approval regarding achievement of environmental benefit by accredited third party provider	DEW Native Vegetation has no record of any agreement affecting this title also Refer to the Certificate of Title
25.3	section 25D - Management agreement	DEW Native Vegetation has no record of any agreement affecting this title also Refer to the Certificate of Title
25.4	Part 5 Division 1 - Refusal to grant consent, or condition of a consent, to clear native vegetation	DEW Native Vegetation has no record of any refusal or condition affecting this title

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

26.1	section 97 - Notice to pay levy in respect of costs of regional NRM board	The regional landscape board has no record of any notice affecting this title
26.2	section 123 - Notice to prepare an action plan for compliance with general statutory duty	The regional landscape board has no record of any notice affecting this title
26.3	section 134 - Notice to remove or modify a dam, embankment, wall or other obstruction or object	The regional landscape board has no record of any notice affecting this title
26.4	section 135 - Condition (that remains in force) of a permit	The regional landscape board has no record of any notice affecting this title
26.5	section 181 - Notice of instruction as to keeping or management of animal or plant	The regional landscape board has no record of any notice affecting this title
26.6	section 183 - Notice to prepare an action plan for the destruction or control of animals or plants	The regional landscape board has no record of any notice affecting this title
26.7	section 185 - Notice to pay costs of destruction or control of animals or plants on road reserve	The regional landscape board has no record of any notice affecting this title
26.8	section 187 - Notice requiring control or quarantine of animal or plant	The regional landscape board has no record of any notice affecting this title
26.9	section 193 - Protection order to secure compliance with specified provisions of the Act	The regional landscape board has no record of any order affecting this title
26.10	section 195 - Reparation order requiring specified action or payment to make good damage resulting from contravention of the Act	The regional landscape board has no record of any order affecting this title
26.11	section 197 - Reparation authorisation authorising specified action to make good damage resulting from contravention of the Act	The regional landscape board has no record of any authorisation affecting this title

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

27.1	section 21 - Notice of levy or contribution payable	Outback Communities Authority has no record affecting this title
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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
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31. *Public and Environmental Health Act 1987 (repealed)*

31.1	Part 3 - Notice	Public Health in DHW has no record of any notice or direction affecting this title
		also
		Contact the Local Government Authority for other details that might apply
31.2	<i>Public and Environmental Health (Waste Control) Regulations 2010 (or 1995)</i> (revoked) Part 2 - Condition (that continues to apply) of an approval	Public Health in DHW has no record of any condition affecting this title
		also
		Contact the Local Government Authority for other details that might apply
31.3	<i>Public and Environmental Health (Waste Control) Regulations 2010</i> (revoked) regulation 19 - Maintenance order (that has not been complied with)	Public Health in DHW has no record of any order affecting this title
		also
		Contact the Local Government Authority for other details that might apply

32. South Australian Public Health Act 2011

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

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

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

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

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

34. Water Industry Act 2012

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

35. Water Resources Act 1997 (repealed)

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

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

36. Other charges

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

Other Particulars

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

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

Additional Information

The following additional information is provided for your information only.

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

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

Notices

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

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

Building restrictions

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

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

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

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

Statutory easements

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

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

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

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

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

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

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

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

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

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

Information should be obtained from:

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

Landscape South Australia 2019

Water Resources Management - Taking of underground water

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

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

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

Certificate of Title

Title Reference	CT 5434/192
Status	CURRENT
Easement	NO
Owner Number	19486311
Address for Notices	UNIT 1, 54 PORTRUSH RD PAYNEHAM, SA 5070
Area	213m ² (CALCULATED)

Estate Type

Fee Simple

Registered Proprietor

KEVIN RAYMOND MADDEN
OF 1 - 54 PORTRUSH ROAD PAYNEHAM SA 5070

Description of Land

LOT 1 PRIMARY COMMUNITY PLAN 20014
IN THE AREA NAMED PAYNEHAM
HUNDRED OF ADELAIDE

Last Sale Details

Dealing Reference	TRANSFER (T) 13921102
Dealing Date	19/10/2022
Sale Price	\$3,000
Sale Type	NOT TRUE VALUE

Constraints

Encumbrances

Dealing Type	Dealing Number	Beneficiary
MORTGAGE	13954552	WESTPAC BANKING CORPORATION (ACN: 007 457 141)

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
1901956602	CURRENT	Unit 1, 54 PORTRUSH ROAD, PAYNEHAM, SA 5070

Notations

Dealings Affecting Title



Product Title and Valuation Package
Date/Time 06/11/2025 02:33PM
Customer Reference OR-1BNL3A0V6W4KLC
Order ID 20251106007617

NIL

Notations on Plan

Lodgement Date	Dealing Number	Descriptions	Status
20/06/1997 11:30	8314460	SCHEME DESCRIPTION	FILED
20/06/1997 11:30	8314461	DEVELOPMENT CONTRACT	FILED
20/06/1997 11:30	8314462	BY-LAWS	FILED

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number	1901956602
Type	Site & Capital Value
Date of Valuation	01/01/2025
Status	CURRENT
Operative From	01/07/1998
Property Location	Unit 1, 54 PORTRUSH ROAD, PAYNEHAM, SA 5070
Local Government	NORWOOD PAYNEHAM & ST PETERS
Owner Names	KEVIN RAYMOND MADDEN
Owner Number	19486311
Address for Notices	UNIT 1, 54 PORTRUSH RD PAYNEHAM, SA 5070
Zone / Subzone	GN - General Neighbourhood
Water Available	Yes
Sewer Available	Yes
Land Use	1330 - Townhouse - Defined As Home Unit With Both Ground And First Floor Areas
Description	5H DG
Local Government Description	Residential

Parcels

Plan/Parcel	Title Reference(s)
C20014 LOT 1	CT 5434/192

Values



Product	Title and Valuation Package
Date/Time	06/11/2025 02:33PM
Customer Reference	OR-1BNL3A0V6W4KLC
Order ID	20251106007617

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$365,000	\$640,000			
Previous	\$305,000	\$540,000			

Building Details

Valuation Number	1901956602
Building Style	Conventional
Year Built	1996
Building Condition	Basic
Wall Construction	Brick
Roof Construction	Tiled (Terra Cotta or Cement)
Equivalent Main Area	125 sqm
Number of Main Rooms	5

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

CERTIFICATE OF RATES AND CHARGES

Issued under Section 187 of the Local Government Act 1999



To: Searchlight Technology
PO Box 232
RUNDLE MALL SA 5000

Date: 07/11/2025

**City of
Norwood
Payneham
& St Peters**

Particulars of the Property:	
Assessment No	20576
Owner's Name	Mr KR Madden
Valuation No	1901956602
Property Address	1/54 Portrush Road PAYNEHAM 5070
Property Description	Lot 1 CP 20014 CT 5434/192

175 The Parade
Norwood SA 5067
PO Box 204
Kent Town SA 5071
Telephone
8366 4555
Email
townhall@npsp.sa.gov.au
Website
www.npsp.sa.gov.au

Particulars of Rates and Charges in the 2025-2026 Financial Year:	
Balance b/forward 2024-2025	\$0.00
2025-2026 Rates + Landscape Levy	\$1,427.86
Plus Legal Fees	\$0.00
Plus Fines & Interest	\$8.97
Less Concession/Rebate	\$0.00
Less Payments	-\$368.83
Plus Property Related Debts	
Balance Now Due and Payable	\$1,068.00
Settlement via BPay	Biller Code: 3251 Reference: 0205761

2025-2026 Rates including Landscape Levy	\$1,427.86
2025-2026 Capital Value	\$640,000



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The 2nd Quarter of Rates for the 2025-2026 financial year will be due 5 December 2025.

Notes for your information:

- The next date for Fines and Interest to be calculated is 11 November 2025.
- If Balance Due above is *Nil*, the rates have been paid to 30 June 2026.
- Upon settlement of the property, the total balance to 30 June 2026 is required to be paid to the Council. Action to recover unpaid rates will be taken against the owner of the property at the time of declaration of rates.
- A fine of 2% will be imposed on any current Rate not paid by the due date and interest at the prescribed rate will be added each month on unpaid arrears.
- This certificate relates only to the abovementioned assessment. If other assessments are included at the same address (eg: tenancies/shops) additional certificates will only be issued upon payment of additional fees.

Mario Barone
CHIEF EXECUTIVE OFFICER

Community Well-being is...
Social Equity
Cultural Vitality
Economic Prosperity
Environmental Sustainability



City of
Norwood
Payneham
& St Peters

City of Norwood Payneham & St Peters

Head Office: 175 The Parade, Norwood
Mailing Address: PO Box 204, KENT TOWN SA 5071

Telephone (08) 8366 4555

Property Information and Particulars provided pursuant to Section 12 of the Land and Business (Sale and Conveyancing) Act 1994

To: Searchlight Technology
PO Box 232
RUNDLE MALL SA 5000

Certificate Date: 07/11/2025
Certificate No: 27371

Details of Property Referred To:

Rates Assessment Number	:	20576 1
Valuer General Number	:	1901956602
Owner Details	:	Mr KR Madden
Property Address	:	1/54 Portrush Road PAYNEHAM 5070
Property Description	:	Lot 1 CP 20014 CT 5434/192
Hundred	:	Adelaide
Ward	:	Payneham Ward - Ward 3

The below information has been prepared pursuant to the *Land and Business (Sale and Conveyancing) Act 1994 (LBSC Act)* and *Land and Business (Sale and Conveyancing) Regulations 2025 (LBSC Regulations)* on the basis of the Council's records and, except as otherwise noted below, in reliance on particular information supplied by the Department for Housing and Urban Development. The Council does not make any guarantee as to the completeness, reliability or accuracy of the information supplied by the Department for Housing and Urban Development.

Where 'YES' has been indicated in column 2, this is intended to indicate only that the item in column 1 is applicable. The Council makes no representation as to whether this item will be discharged or satisfied prior to or at settlement.

Where 'N/A' has been indicated in column, this is intended to indicate only that the Council does not have records of the item in column 1. You may wish to make your own further enquiries, including of the administrative unit of the Public Service that is, under a Minister, responsible for the administration of the *Planning, Development and Infrastructure Act 2016*.

Terms used in this document may be as defined in the LBSC Act and LBSC Regulations.

Prescribed Encumbrances for 1/54 Portrush Road PAYNEHAM 5070

Column 1	Column 2
Prescribed encumbrance	Other particulars required
<i>Development Act 1993 (repealed)</i>	
section 42—Condition (that continues to apply) of a development authorisation	<p>Date of authorisation: 4 February 1997</p> <p>Name of relevant authority that granted authorisation: The City of Payneham</p> <p>Condition(s) of authorisation:</p> <p>See attached Decision Notification Form(s)</p> <p>DA 190/170/1996</p>
<i>Repealed Act conditions</i>	
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)	<p>Nature of condition(s): N/A</p>
<i>Planning, Development and Infrastructure Act 2016</i>	
Part 5 – Planning and Design Code	<p>Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code):</p> <p>(Refer to PlanSA Section 7 extract report)</p> <p>Is there a State heritage place on the land or is the land situated in a State heritage area? NO</p> <p>Is the land designated as a local heritage place? NO</p> <p>Is there a tree or stand of trees declared in Part 10 of the Planning and Design Code to be a significant tree or trees on the land? NO</p> <p>Is there a current amendment to the Planning and Design Code released for public consultation by a designated entity on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?</p> <p>YES</p> <p>For information on any proposed Code Amendments which may interest you, please refer to the PlanSA Website:</p> <p>https://code.plan.sa.gov.au</p>
Section 127 - Condition (that continues to apply) of a development authorisation	(Refer to PlanSA Section 7 extract report)

Column 1 Prescribed encumbrance	Column 2 Other particulars required
<i>Development Act 1993 (repealed)</i>	
section 50(1)—Requirement to vest land in a council or the Crown to be held as open space	N/A
section 50(2)—Agreement to vest land in a council or the Crown to be held as open space	N/A
section 55—Order to remove or perform work	N/A
section 56—Notice to complete development	N/A
section 57—Land management agreement	N/A
section 69—Emergency order	N/A
section 71—Fire safety notice	N/A
section 84—Enforcement notice	N/A
section 85(6), 85(10) or 106—Enforcement order	N/A
Part 11 Division 2—Proceedings	N/A
<i>Fire and Emergency Services Act 2005</i>	
section 105F (or section 56 or 83 (repealed))—Notice to take action to prevent outbreak or spread of fire	N/A
<i>Food Act 2001</i>	
section 44—Improvement notice	N/A
section 46—Prohibition order	N/A
<i>Housing Improvement Act 1940 (repealed)</i>	
section 23—declaration that house is undesirable or unfit for human habitation	N/A

Column 1 Prescribed encumbrance	Column 2 Other particulars required
Part 7 (rent control for substandard houses) – Notice or declaration	N/A
<i>Land Acquisition Act 1969</i>	
Section 10 – Notice of intention to acquire	N/A
<i>Local Government Act 1934 (repealed)</i>	
Notice, order, declaration, charge, claim or demand given or made under the Act	N/A
<i>Local Government Act 1999</i>	
Notice, order, declaration, charge, claim or demand given or made under the Act	N/A
<i>Local Nuisance and Litter Control Act 2016</i>	
Section 30 – Nuisance or litter abatement notice	N/A
<i>Planning, Development and Infrastructure Act 2016</i>	
section 141 – Order to remove or perform work	N/A
section 142 – Notice to complete development	N/A
section 155 – Emergency order	N/A
section 157 – Fire safety notice	N/A
Section 192 or 193 – Land management agreement	(Refer to PlanSA Section 7 extract report)
section 198(1) – Requirement to vest land in a council or the Crown to be held as open space	N/A
section 198(2) – Agreement to vest land in a council or the Crown to be held as open space	N/A
Part 16 Division 1 – Proceedings	N/A

Column 1 Prescribed encumbrance	Column 2 Other particulars required
section 213 – Enforcement notice	N/A
section 214(6), 214(10) or 222- Enforcement order	N/A
<i>Public and Environmental Health Act 1987 (repealed)</i>	
Part 3—Notice	N/A
Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) (revoked) Part 2—Condition (that continues to apply) of an approval	N/A
Public and Environmental Health (Waste Control) Regulations 2010 (revoked) regulation 19—Maintenance order (that has not been complied with)	N/A
<i>South Australian Public Health Act 2011</i>	
Section 92-Notice	N/A
South Australian Public Health (Wastewater) Regulations 2013 Part 4- Condition (that continues to apply) of an approval	N/A
Other charges	
Charge of any kind affecting the land (not included in another item)	Person or body in whose favour charge exists: N/A Nature of charge: Amount of charge (if known):

Particulars of Building Indemnity Insurance

Note—Building indemnity insurance is not required for—

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

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

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

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

Exemption from holding insurance:

If particulars of insurance are not given, has an exemption been granted under section 45 of the *Building Work Contractors Act 1995* from the requirement to hold an insurance policy in accordance with Division 3 of Part 5 of that Act?

N/A

If **YES**, give details:

- (a) Date of the exemption:.....
- (b) Name of builder granted the exemption:.....
- (c) Licence number of builder granted the exemption:.....
- (d) Details of building work to which the exemption applies:

.....
.....
.....

- (e) Details of conditions (if any) to which the exemption is subject:

.....
.....

Particulars relating to Environment Protection

Further information held by councils

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 *Development Act 1993* or the *Planning, Development and Infrastructure Act 2016*)?

NO

Note—

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

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

It should be noted that—

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

This statement is made the **13 November 2025**

MARIO BARONE
CHIEF EXECUTIVE OFFICER

Data Extract for Section 7 search purposes

Valuation ID 1901956602

Data Extract Date: 13/11/2025

Important Information

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

Parcel ID: C20014 FL1

Certificate Title: CT5434/192

Property Address: UNIT 1 54 PORTRUSH RD PAYNEHAM SA 5070

Zones

General Neighbourhood (GN)

Subzones

No

Zoning overlays

Overlays

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

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

Affordable Housing

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

Hazards (Flooding - General)

The Hazards (Flooding - General) Overlay seeks to minimise impacts of general flood risk through appropriate siting and design of development.

Major Urban Transport Routes

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

Prescribed Wells Area

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

Regulated and Significant Tree

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

Stormwater Management

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

Traffic Generating Development

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

Urban Tree Canopy

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

Is the land situated in a State Heritage Place/Area

No

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

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

Is the land designated as a Local Heritage Place

No

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

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

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

No

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

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

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

Associated Development Authorisation Information

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

No

Land Management Agreement (LMA)

No



CITY OF PAYNEHAM

DECISION NOTIFICATION FORM

South Australia - Regulations Under the Development Act, 1993 - Regulation 42

Development Number

190/170/96

FOR DEVELOPMENT APPLICATION:

DATED: 26 JULY 1996

REGISTERED ON: 26 JULY 1996

To:
S A CONSTRUCTION
PO BOX 602
MAGILL 5072

LOCATION OF PROPOSED DEVELOPMENT

54 PORTRUSH ROAD, PAYNEHAM

Nature of Proposed Development	SEVEN TWO-STOREY UNITS
--------------------------------	-------------------------------

In respect of this proposed development you are informed that:

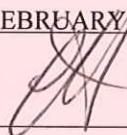
NATURE OF DECISION	CONSENT GRANTED	NUMBER OF CONDITIONS	COMMENTS	NOT APPLICABLE
Provisional Development Plan Consent	3.9.96	17		
Land Division				X
Land Division (Strata)				X
Provisional Building Rules Consent	4.2.97	NIL		
Public Space				X
Other				X
DEVELOPMENT APPROVAL	4.2.97	6		

Reasons for this decision, any conditions imposed, and the reasons for imposing those conditions are set out in the attached sheet.

NO WORK CAN COMMENCE ON THIS DEVELOPMENT UNLESS A DEVELOPMENT APPROVAL HAS BEEN OBTAINED. IF ONE OR MORE CONSENTS HAVE BEEN GRANTED ON THIS NOTIFICATION FORM, YOU MUST NOT START ANY SITE WORKS OR BUILDING WORK OR CHANGE THE USE OF THE LAND UNTIL YOU HAVE ALSO RECEIVED NOTIFICATION OF A DEVELOPMENT APPROVAL.

This building has been assigned a classification 1a & 10a for the purposes of Section 82 of the Development Act.

Date of Decision: 4 FEBRUARY 1997 Council Chief Executive Officer or Delegate
 Sheets Attached

Signed:  Date: 4 FEBRUARY 1997

CORPORATION OF THE CITY OF PAYNEHAM

Development Number: 190/170/96
Applicant : S A Construction

CONDITIONS OF DEVELOPMENT APPROVAL

Consent is granted subject to the following conditions:

- (1) All wet areas are to comply with part SAF1.7 of the Building Code of Australia and the Minister's Specification SA F1.7.
- (2) Pursuant to Regulation 76(3a) of the Development Regulations the owner must provide Council a certificate of compliance for each essential safety provision, (signed by the installer), within a reasonable time, after the installation of those provisions.
- (3) The application shall one (1) clear business day prior to the commencement of the pour of the footings and slabs of any building hereby approved supply to the Council a certificate duly signed by the applicant's builder, engineer, architect or building designer such certificate confirming that the said building (or buildings) is (are) sited at its (their) bench levels accord with such sitings and levels as are depicted and delineated on the plans and drawings hereby approved by Council and that the finished floor levels accord with such plans and drawings.
- (4) The builder shall at all times provide and maintain a waste receptacle to the reasonable satisfaction of Council's City Planner on the site in which and at all times all builders' waste shall be contained for the duration of the building constructions and such receptacle shall be emptied as required and removed upon completion to a licensed waste disposal depot.
- (5) No long drop toilets shall be used on site during the construction of the development hereby granted consent, only chemical toilets or toilets connected to the sewer shall be used.
- (6) Stormwater from all roofs, gutters, downpipes, paved areas and garden areas be drained to an underground sump or underground sums situated adjacent to the boundary of the subject land, thence to the street watertable through steel, concrete or class 12 PVC pipes or steel box sections located below the level of the footpath.

Reasons

The above mentioned condition/s have been imposed to reasonably ensure that the development will not impair the orderly and proper planning of the locality or detrimentally affect the amenity of the locality and ensure a structurally sound development.



CITY OF PAYNEHAM

DECISION NOTIFICATION FORM

South Australia - Regulations Under the Development Act, 1993 - Regulation 42

Development Number **190/170/96**

FOR DEVELOPMENT APPLICATION:

Dated: 26 July 1996

Registered on: 26 July 1996

To:	SA CONSTRUCTION PO BOX 602 MAGILL 5072
-----	---

LOCATION OF PROPOSED DEVELOPMENT

House No: 54	Lot No:	Street: Portrush Road	Suburb: Payneham
--------------	---------	-----------------------	------------------

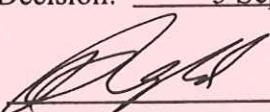
Nature of Proposed Development	To construct 7 two-storey units with associated carparking and landscaping.
--------------------------------	---

In respect of this proposed development you are informed that:

NATURE OF DECISION	CONSENT GRANTED	NUMBER OF CONDITIONS	CONSENT REFUSED	NOT APPLICABLE
Provisional Development Plan Consent	3/9/96	17		
Provisional Building Rules Consent				
DEVELOPMENT APPROVAL				

Reasons for this decision, any conditions imposed, and the reasons for imposing those conditions are set out in the attached sheet.

NO WORK CAN COMMENCE ON THIS DEVELOPMENT UNLESS A DEVELOPMENT APPROVAL HAS BEEN OBTAINED. IF ONE OR MORE CONSENTS HAVE BEEN GRANTED ON THIS NOTIFICATION FORM, YOU MUST NOT START ANY SITE WORKS OR BUILDING WORK OR CHANGE THE USE OF THE LAND UNTIL YOU HAVE ALSO RECEIVED NOTIFICATION OF A DEVELOPMENT APPROVAL.

Date of Decision: <u>3 September 1996</u>	<input type="checkbox"/> Council Chief Executive Officer or Delegate
	<input type="checkbox"/> Sheets Attached
Signed: 	Date: <u>3 September 1996</u>

CORPORATION OF THE CITY OF PAYNEHAM

CONDITIONS OF DEVELOPMENT PLAN CONSENT

APPLICATION 190/170/96

1. Unit 1 shall be set back a minimum of 1.5 metres from the western boundary and the rear yards of units 5, 6 & 7 shall be reduced in depth by 600 mm to the satisfaction of Council.
2. New 1800mm high colorbond fences shall be erected to the northern and eastern (rear) boundary to the existing dwelling in the south-western corner of the site. Further to the above all existing timber railed fences shall be replaced by new 1800mm high colorbond fences.
3. Details of Engineers recommendation of stormwater disposal shall be submitted for approval prior to the submission for building consent or development approval.
4. The development, unless otherwise approved by the Council, shall proceed in accordance with the plans and reports submitted with the application as amended by conditions herein.
5. The first eight metres to driveway entrance and all visitors parking areas shall be paved with clay brick or concrete block paving blocks.
6. All paved areas are to be properly maintained and kept in good repair at all times.
7. Properly designed and constructed retaining walls to a maximum height of 400 mm at the rear boundary shall be erected wherever the level of the subject land is raised above or lowered below the level of land adjoining the subject land. Unless otherwise approved by Council all such walls shall be constructed of in situ reinforced concrete or pre-cast concrete the top of which shall be 50 mm above the level of the side being retained to a design and specification approved by City Planner.
8. All side boundary fences shall taper from 1.8 metres at the building alignment down to 900 mm at the front property boundary.

9. Unless otherwise approved by the Council, the height of all fences shall be measured from the final paved levels established on the subject land or where retaining walls are constructed, from the top level of the retaining walls. In no case shall a fence be used to retain site filling or to retain land adjoining the subject site.
10. Except as otherwise agreed between the applicant and the respective owners of adjoining land, the new proposed fences erected upon each of the boundaries of the subject land shall be at the expense in all things of the applicant.
11. The proposed landscaped garden areas shown on the plans here approved and otherwise to be established on the subject land, shall be provided with an automatic watering system of a design capable of supplying adequate quantities of water to maintain all trees, shrubs, plants etc. planted in the aforesaid garden areas in good heart and condition at all times.
12. The person, for the time being making the use of the subject land now approved, shall, in all respects to the reasonable satisfaction of the Council, at all times, cultivate, tend and nurture the trees, shrubs, creepers and lawns established or to be established in accordance with the plans hereby approved, replacing whenever, and so often as the occasion requires, all trees, shrubs, creepers and lawns which shall die or become diseased.
13. The development shall be completed in all respects in accordance with the application and the conditions of consent prior to the occupation of the building or buildings and the site for the purposes herein granted consent.
14. Clay brick paving in all driveways, parking areas and footpaths shall be laid strictly in accordance with the recommendations and standards contained in the Brick Development Research Institute Design Manual 1-1989. Concrete pavement blocks shall be laid strictly in accordance with the provisions of the Cement and Concrete Association of Australia, Technical Note TN39 - Domestic Crossovers and Driveways - Design and Construction in Interlocking Cement - November 1981, with particular compliance with the provisions relating to ground subject to seasonal movement.
15. The applicant shall, at its own expense in all things, carry out all alterations to existing inverters, kerbs, watertables, footpaths, pavements or other works in the public roads adjacent to the subject land necessary to give effect to the demolition of buildings or structures, site works and the construction of the buildings or structures and other works forming parts of the development, the subject of the consent now granted, to the reasonable satisfaction of the Council, and shall, at its own expense in all things, repair and make good any damage caused to any such inverters, kerbs, watertables, footpaths, pavements or other such works to the

reasonable satisfaction of the Council. The restoration of existing vehicular accessways or the construction of new accessways over the Council's footpath is required and shall in all things be at the cost of the developer.

16. The applicant shall one (1) clear business day prior to the commencement of the pour of the footings and slabs of any building hereby approved supply to the Council a certificate duly signed by the applicant's builder, engineer, architect or building designer such certificate confirming that the said building (or buildings) is (are) sited and its (their) bench levels accord with such sitings and levels as are depicted and delineated on the plans and drawings hereby approved by Council and that the finished floor levels accord with such plans and drawings.
17. The builder shall at all times provide and maintain a waste receptacle to the reasonable satisfaction of Council's City Planner on the site in which and at all times all builders' waste shall be contained for the duration of the dwelling's constructions and such receptacle shall be emptied as required and removed upon completion to a licensed waste disposal depot.

Reasons

Consent is granted, since the proposed development is not considered to be at serious variance with the provisions of the Development Plan.

The above mentioned conditions have been imposed to reasonably ensure that the development will not impair the orderly and proper planning of the locality or detrimentally affect the amenity of the locality, having particular regard to the Principles of Development Control applicable to such a use in the locality.

Notes

- (1) Planting in the vicinity of building works may alter soil conditions around the footings of the building works. The applicant is, therefore, urged to seek expert advice before undertaking any planting in the vicinity of any building work.
- (2) This consent and the conditions attached thereto, do not, and shall not, be construed to signify the Council's consent or approval of any development which is, or may be subject to the provisions of the Electricity Trust of South Australia's regulations controlling building or development within prescribed distances of overhead power supply lines, or alternatively, underground power supply lines.

For further information contact the Electricity Trust of South Australia.

- (3) Regulation 48 under the Development Act provides that should the approved development not be substantially commenced within 12 months of this notice or not substantially completed within 36 months of this notice, a fresh consent must be obtained before commencing or continuing the use of land.
- (4) Section 779 of the Local Government Act provides that where damage to Council roads, footpaths or kerbing occurs as a result of the development, the owner/applicant shall be responsible for the cost of Council repairing the damage.
- (5) Clause F1.1 under the Building Code of Australia 1990 requires stormwater to be disposed of in a manner which does not effect the building or adjoining properties. Details of the manner for the disposal of stormwater are required to be submitted for approval.

Date of Decision: 3 September 1996

Council Chief Executive Officer or Delegate



RevenueSA
DEPARTMENT OF TREASURY AND FINANCE

ABN 19 040 349 865
Emergency Services Funding Act 1998

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

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

PIR Reference No: 2728114

SEARCHLIGHT TECHNOLOGY PTY LTD
POST OFFICE BOX 232
RUNDLE MALL SA 5000

DATE OF ISSUE

07/11/2025

ENQUIRIES:

Tel: (08) 8372 7534

Email: contactus@revenuesa.sa.gov.au

OWNERSHIP NUMBER	OWNERSHIP NAME																					
19486311	K R MADDEN																					
PROPERTY DESCRIPTION																						
U1 54 PORTRUSH RD / PAYNEHAM SA 5070 / LT 1																						
ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR																		
1901956602	CT 5434/192	\$640,000.00	R4 1.000	RE 0.400																		
LEVY DETAILS:																						
<table> <tr> <td>FIXED CHARGE</td> <td>\$</td> <td>50.00</td> </tr> <tr> <td>+ VARIABLE CHARGE</td> <td>\$</td> <td>216.55</td> </tr> <tr> <td>- REMISSION</td> <td>\$</td> <td>130.30</td> </tr> <tr> <td>- CONCESSION</td> <td>\$</td> <td>0.00</td> </tr> <tr> <td>+ ARREARS / - PAYMENTS</td> <td>\$</td> <td>-136.25</td> </tr> <tr> <td>= AMOUNT PAYABLE</td> <td>\$</td> <td>0.00</td> </tr> </table>					FIXED CHARGE	\$	50.00	+ VARIABLE CHARGE	\$	216.55	- REMISSION	\$	130.30	- CONCESSION	\$	0.00	+ ARREARS / - PAYMENTS	\$	-136.25	= AMOUNT PAYABLE	\$	0.00
FIXED CHARGE	\$	50.00																				
+ VARIABLE CHARGE	\$	216.55																				
- REMISSION	\$	130.30																				
- CONCESSION	\$	0.00																				
+ ARREARS / - PAYMENTS	\$	-136.25																				
= AMOUNT PAYABLE	\$	0.00																				
FINANCIAL YEAR																						
2025-2026																						

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

EXPIRY DATE

05/02/2026



**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

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



Biller Code: 456285
Ref: 7010852916

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
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ABN 69 079 137 518



To pay via the internet go to:
www.revenuesaonline.sa.gov.au



Send your cheque or money order, made payable to the **Community Emergency Services Fund**, along with this **Payment Remittance Advice** to:
Please refer below.
Revenue SA
Locked Bag 555
ADELAIDE SA 5001

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



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: 2728114

SEARCHLIGHT TECHNOLOGY PTY LTD
POST OFFICE BOX 232
RUNDLE MALL SA 5000

DATE OF ISSUE

07/11/2025

ENQUIRIES:

Tel: (08) 8372 7534

Email: contactus@revenuesa.sa.gov.au

OWNERSHIP NAME
K R MADDEN

FINANCIAL YEAR
2025-2026

PROPERTY DESCRIPTION

U1 54 PORTRUSH RD / PAYNEHAM SA 5070 / LT 1

ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	TAXABLE SITE VALUE	AREA
1901956602	CT 5434/192	\$365,000.00	0.0213 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 05/02/2026

See overleaf for further information



Government of South Australia

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

OFFICIAL: Sensitive

Please Note:

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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

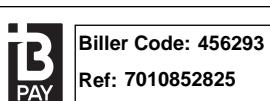
Should a reassessment occur after this Certificate has been paid in full and the Certificate is subsequently updated, the purchaser will not be indemnified and may become responsible for payment of the new land tax payable amount.

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

For more information:

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

PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW



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



To pay via the internet go to:
www.revenuesaonline.sa.gov.au



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

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



Account Number L.T.O Reference Date of issue Agent No. Receipt No.
19 01956 60 2 CT5434192 7/11/2025 8623 2728114

SEARCHLIGHT TECHNOLOGY
16 BIRDWOOD ST
NETHERBY SA 5062
info@searchlighttechnology.com.au

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: K R MADDEN
Location: U1 54 PORTRUSH RD PAYNEHAM LT1 C20014
Description: 5H DG Capital \$ 640 000
Value:
Rating: Residential

Periodic charges

Raised in current years to 31/12/2025

		\$
	Arrears as at: 30/6/2025	: 1,627.24
Water main available:	1/7/1998	Water rates : 164.60
Sewer main available:	1/7/1998	Sewer rates : 188.80
		Water use : 0.00
		SA Govt concession : 0.00
		Recycled Water Use : 0.00
		Service Rent : 0.00
		Recycled Service Rent : 0.00
		Other charges : 10.20
		Goods and Services Tax : 0.00
		Amount paid : 1,990.84CR
		Balance outstanding : 0.00

Degree of concession: 00.00%

Recovery action taken: FULLY PAID

Next quarterly charges: Water supply: 82.30 Sewer: 94.40 Bill: 14/1/2026

This account has no meter of its own but is supplied from account no 19 01956 25 8.

The Water Use apportionment option is Nil.

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

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

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



Government of
South Australia

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

I300 SA WATER
(1300 729 283)
ABN 69 336 525 019
sawater.com.au



Government of
South Australia

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

I300 SA WATER
(1300 729 283)
ABN 69 336 525 019
sawater.com.au



South Australian Water Corporation

Name:
K R MADDEN

Water & Sewer Account
Acct. No.: 19 01956 60 2

Amount: _____

Address:
U1 54 PORTRUSH RD PAYNEHAM LT1
C20014

Payment Options

EFT

EFT Payment

Bank account name: SA Water Collection Account
BSB number: 065000
Bank account number: 10622859
Payment reference: 1901956602



Biller code: 8888
Ref: 1901956602

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: 1901956602



Government of
South Australia

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

1300 SA WATER
(1300 729 283)
ABN 69 336 525 019
sawater.com.au

STATEMENT PURSUANT TO SECTION 139 OF THE COMMUNITY TITLES ACT 1996

This statement is issued on: **10 November 2025** for the following:

Community Corporation No. 20014 Inc.
Lot 1, 54 Portrush Road, Payneham SA 5070

This statement has been issued for:

Name: **Searchlight Technology**
at Address: **searches@searchlighttechnology.com.au**

The Community Corporation certifies the following with respect to the Unit 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
\$1,857.20	01 Aug 2025 to 31 Jul 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
\$464.30	01 Aug 2025 to 31 Oct 2025	01 Aug 2025
\$464.30	01 Nov 2025 to 31 Jan 2026	01 Nov 2025
\$464.30	01 Feb 2026 to 30 Apr 2026	01 Feb 2026
\$464.30	01 May 2026 to 31 Jul 2026	01 May 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

Total amount last determined with respect to the lot

Amount	Period
\$200.00	01 Aug 2025 to 31 Jul 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
\$50.00	01 Aug 2025 to 31 Oct 2025	01 Aug 2025
\$50.00	01 Nov 2025 to 31 Jan 2026	01 Nov 2025
\$50.00	01 Feb 2026 to 30 Apr 2026	01 Feb 2026
\$50.00	01 May 2026 to 31 Jul 2026	01 May 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 minutes of meetings

(b) Resolved to be incurred to which the unit holder must, or is likely to be required to, contribute – please refer to minutes of meetings

6. Insurance policies

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

Policy No. HRS11012646 Hutch Underwriting Pty Ltd

Type: Building Broker: Coverforce
International Towers Sydney, Level 26 Tower One,
Barangaroo NSW 2000

Premium:	\$3,983.46	Paid on:	11/06/2025	Policy start date:	30/06/2025	Next due:	30/06/2026
Cover		Sum insured		Excess			
Building		\$2,653,600.00		\$1,000.00			
Contents		\$26,536.00		\$0.00			
Loss Of Rent & Temporary Accommodation		\$398,040.00		\$0.00			
Lot Owners' Fixtures & Improvements		\$265,360.00		\$0.00			
Public Liability		\$30,000,000.00		\$0.00			
Fidelity Guarantee		\$100,000.00		\$0.00			
Office Bearers Liability		\$5,000,000.00		\$0.00			
Legal Defence		\$50,000.00		\$0.00			

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
- (iv) By-laws of the corporation

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 No. 20014 Inc. by

Signed: 

Tracey Davy
Strata Management SA

225 Fullarton Road
Eastwood SA 5063

Conveyancers – please note that water usage invoices on this property are paid by Corporation using funds available in the Administration Account.

Please also advise of changes in ownership immediately upon settlement to Strata Management SA at contact@stratamanagementsa.com.au.



Balance Sheet

As at 10/11/2025

Community Corporation No. 20014 Inc.

54 Portrush Road, Payneham SA 5070

Current period

Owners' funds

Administrative Fund

Operating Surplus/Deficit--Admin	2,585.79
Owners Equity--Admin	2,753.16
	<hr/>
	5,338.95

Sinking Fund

Operating Surplus/Deficit--Sinking	(3,297.32)
Owners Equity--Sinking	16,772.31
	<hr/>
	13,474.99

Net owners' funds

\$18,813.94

Represented by:

Assets

Administrative Fund

Cash at Bank--Admin	5,592.61
Receivable--Levies--Admin	464.44
	<hr/>
	6,057.05

Sinking Fund

Cash at Bank--Sinking	13,502.31
Receivable--Levies--Sinking	50.01
	<hr/>
	13,552.32

Unallocated Money

	0.00
	<hr/>
	19,609.37

Less liabilities

Administrative Fund

Prepaid Levies--Admin	718.10
	<hr/>
	718.10

Sinking Fund

Prepaid Levies--Sinking	77.33
	<hr/>
	77.33

Unallocated Money

	0.00
	<hr/>
	795.43

Net assets

\$18,813.94



Notice of Levies Due in February 2026

Strata Management SA
ABN 49 600 380 629
225 Fullarton Road
Eastwood SA 5063
(08) 7081 0375

Issued 10/11/2025 on behalf of:

Community Corporation No. 20014 Inc.
ABN 50902454373
54 Portrush Road
Payneham SA 5070

K R & M Madden
70A Barnes Road
Glynde SA 5070

for Lot 1 Unit 1
K R & M Madden

Due date	Details	Amounts due (\$)		Total
		Admin Fund	Sinking Fund	
01/02/2026	Quarterly Admin/Sinking Levy 01/02/2026 - 30/04/2026	464.30	50.00	514.30
	Total levies due in month	464.30	50.00	514.30

Total of this levy notice	514.30
Levies in arrears	0.00
Interest on levies in arrears	0.00
Outstanding owner invoices	0.00
Subtotal of amount due	514.30
Prepaid	0.00
Total amount due	\$514.30

Late Payment: If payment is not made by the due date, interest may be charged at an annual rate of 10%.
Cheques should be made payable to 'Community Corporation No. 20014 Inc.'

Levy Payment due 01/02/2026



DEFT
PAYMENT SYSTEMS

*Registration is required for payments from cheque or savings accounts. Please complete registration at www.deft.com.au. You do not need to re-register for the internet service if already registered.

K R & M Madden

Community Corporation 20014
Lot 1 Unit 1



*496 212363063 73251



Biller code 96503



Pay over the Internet from your Bank account. Register at www.deft.com.au

Contact your participating financial institution to make a BPAY payment from your cheque or savings account. Enter the biller code and your DEFT reference number. To use the QR code, use the reader within your mobile banking app. More info: www.bpay.com.au

Strata Management SA

DEFT Reference Number

21236306373251

Amount Due

\$514.30

Due Date

01/02/2026

Amount Paid

\$



Pay in-store at Australia Post by cheque or EFTPOS.

MINUTES OF THE ANNUAL GENERAL MEETING

COMMUNITY CORPORATION NO. 20014 INC.

54 Portrush Road, Payneham SA 5070

The Annual General Meeting of the Corporation took place on:

DATE: 18/07/2025

TIME: 11:00 AM

VENUE: Office of Strata Management SA
225 Fullarton Road Eastwood

PRESENT:

Lot #	Unit #	Attendance	Owner Name Representative
2	2	Yes	F Goa & L Hu by proxy to S Mitchell
4	4	Yes	S Mitchell & R Divett by proxy to Strata Management SA T Davy of Strata Management SA

CHAIRPERSON (acting): The meeting requested that Tracey Davy of Strata Management SA assist the Presiding Officer in chairing the meeting and the Secretary in recording the minutes.

Minutes of the meeting:

QUORUM

The body corporate manager advised that a quorum was present and the meeting commenced at 11:00 AM.

MINUTES

Resolved that the minutes of the adjourned annual meeting of the owners corporation held on 9/07/2025 be confirmed as a true record of the proceedings of that meeting.

CLOSURE: There being no further business, the chairperson declared the meeting closed at 11:30 AM.

MINUTES OF THE ANNUAL GENERAL MEETING

COMMUNITY CORPORATION NO. 20014 INC.

54 Portrush Road, Payneham SA 5070

The Annual General Meeting of the Corporation took place on:

DATE: 9/07/2025

TIME: 05:30 PM

VENUE: Zoom

PRESENT:

Lot #	Unit #	Attendance	Owner Name Representative
3	3	Yes	R Prideauz and A Prettejohn by proxy to S Mitchell
4	4	Yes	S Mitchell & R Divett
5	5	Yes	R Subramanian by proxy to S Mitchell T Davy of Strata Management SA

CHAIRPERSON (acting): The meeting requested that Tracey Davy of Strata Management SA assist the Presiding Officer in chairing the meeting and the Secretary in recording the minutes.

Minutes of the meeting:

1 QUORUM

The body corporate manager advised that a quorum was not present and those present elected to continue with the meeting and have the minutes approved at the reconvened meeting to be held within 7-14 days.

Number of lots with contributions not paid who are not entitled to attend and vote at this meeting inline with Section 83(4) of the *Community Titles Act 1996*: 0

2 MINUTES

Resolved that the minutes of the last general meeting of the owners corporation on 4/07/2024 be confirmed as a true record of the proceedings of that meeting.

3 FINANCIAL STATEMENTS

Resolved that the statement of income and expenditure for the period ended 30/04/2025 be accepted as a true and accurate statement of the Corporation's financial position.

4 INSURANCE

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

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

Policy No.HRS11012646 with Hutch Underwriting Pty Ltd
Type: Building | Broker: Coverforce | Next due: 30/06/2026

Cover	Sum Insured	Excess
Building	\$2,653,600.00	\$1,000.00
Contents	\$26,536.00	
Loss Of Rent & Temporary Accom	\$398,040.00	
Lot Owners' Fixtures & Improvements	\$265,360.00	
Public Liability	\$30,000,000.00	
Fidelity Guarantee	\$100,000.00	
Office Bearers Liability	\$5,000,000.00	
Legal Defence	\$50,000.00	

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

After discussion it was resolved that the common property sum insured remain the same for the year ahead.

Coverage

The meeting discussed the process of changing the insurance to only cover the common property and that individual owners be responsible for their own building coverage as per the by-laws. It was resolved that a discussion would take place at a further meeting if the owners wish to change the current arrangements.

5 MAINTENANCE**Grounds Maintenance**

It was resolved to continue with the current arrangements with MD Garden Maintenance Services attending every 4 weeks.

Current Maintenance

NIL

Projected maintenance

NIL

Other Maintenance**Painting**

The meeting discussed the by-laws relating to the painting of the corporation. Tracey Davy explained the current rules that are in place and that all owners are currently required to undertake the maintenance of their own lots, including painting. Any changes to colour must go through a general meeting and also must comply with the existing by-laws. Should the owners wish to have the corporation arrange and pay for all properties to be painted at the same time, it would require a unanimous resolution to pass.

Roller Doors

The meeting discussed the roller doors. Tracey Davy once again explained that they are the same as the painting requirements. That the roller doors are an owners responsibility and that they must comply with the by-laws. Any changes to the look must be approved at a general meeting.

6 GENERAL BUSINESS**Levy Entitlements**

It was resolved to continue with raising the levies as equal contributions to all owners as per previous years. The corporation will continue with these arrangements unless changed by unanimous resolution.

Administration fund transfer

It was resolved to transfer \$4,000 from the sinking fund into the administration fund.

OVERDUE LEVIES

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

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

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

7 BUDGET

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

8 CONTRIBUTIONS

It was resolved

(a) That contributions to the administrative fund are estimated in accordance with Section 114 (1) of the Community Titles Act 1996 and determined in accordance with Section 114 (2) of the Community Titles Act 1996 at \$13,000.00; and

(b) That contributions to the sinking fund are estimated in accordance with Section 116 (1) of the Community Titles Act 1996 and determined in accordance with Section 114 (2) of the Community Titles Act 1996 at \$1,400.00; and

(c) That both contributions be paid in equal quarterly instalments, the first such instalment being due on 1/08/2025 and subsequent instalments being due on the first days of 1/11/2025, 1/02/2026, 1/05/2026.

9 OFFICE BEARERS

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

Presiding Officer / Secretary / Treasurer S Mitchell (Unit 4)

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

10 APPOINTMENT OF BODY CORPORATE MANAGEMENT

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

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

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

11 NEXT MEETING

The next Annual General Meeting is to be tentatively scheduled for June 2026.

CLOSURE: There being no further business, the chairperson declared the meeting closed at 06:25 PM.



Strata Management SA
ABN 49 000 302 575
231 Franklin Road
Northwood SA 5000
(08) 7681 0375

Approved Budget to apply from 01/05/2025

Community Corporation No. 20014 Inc.

54 Portrush Road, Payneham SA 5070

Administrative Fund

Approved budget

Revenue

Levies Due--Admin	13,000.00
Transfer from Sinking Fund	4,000.00
<i>Total revenue</i>	<i>17,000.00</i>

Less expenses

Admin--Agent Disbursements	294.00
Admin--Auditors--Audit Services	154.00
Admin--Auditors--Taxation Services	165.00
Admin--Bank Charges--Bpay	24.00
Admin--Management Fees--Standard	1,230.00
Admin--Meeting Fees	220.00
Admin--Storage & Archive Fees	66.00
Admin--Trade Compliance Checking	66.00
Insurance--Premiums	3,500.00
Maint Bldg--Plumbing	400.00
Maint Grounds--Common Property	250.00
Maint Grounds--Lawns & Gardening	2,400.00
Utility--Electricity	440.00
Utility--Water Usage	3,000.00
<i>Total expenses</i>	<i>12,209.00</i>

Surplus/Deficit

Opening balance	2,753.16
Closing balance	\$7,544.16

Total units of entitlement	7
Levy contribution per unit entitlement	\$1,857.14

Community Corporation No. 20014 Inc.

54 Portrush Road, Payneham SA 5070

Sinking Fund**Approved
budget****Revenue**

Levies Due--Sinking	1,400.00
<i>Total revenue</i>	<hr/> 1,400.00

Less expenses

Admin--Transfer to Admin Fund	4,000.00
<i>Total expenses</i>	<hr/> 4,000.00

Surplus/Deficit

Opening balance	16,772.31
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Closing balance	<hr/> <hr/> \$14,172.31
------------------------	-------------------------

Total units of entitlement	7
Levy contribution per unit entitlement	\$200.00

Strata Management SA
ABN 49 602 350 929
279A Riddellton Road
Glenelg SA 5045
(08) 7081 0375

Approved Levy Schedule to apply from 01/05/2025

Community Corporation No. 20014 Inc.

54 Portrush Road, Payneham SA 5070

Quarterly levy instalments that apply to each lot from budgets accepted by the general meeting:

Lot	Unit	Unit Entitlement	Admin Fund	Sinking Fund	Quarterly Total
1	1	1.00	464.30	50.00	514.30
2	2	1.00	464.30	50.00	514.30
3	3	1.00	464.30	50.00	514.30
4	4	1.00	464.30	50.00	514.30
5	5	1.00	464.30	50.00	514.30
6	6	1.00	464.30	50.00	514.30
7	7	1.00	464.30	50.00	514.30
		7.00	\$3,250.10	\$350.00	\$3,600.10

Administrative Fund Statement of Income & Expenditure

COMMUNITY CORP.20014 INC
 54 Portrush Road PAYNEHAM SA 5070
 1 May 2024 to 30 April 2025
 Printed 05/05/25 15:37

	YTD Actual	YTD Budget	Variance	Last Year
FUND INCOME				
Contributions	15,174.00	14,598.00	576.00	17,370.00
Interest-Contributions arrears	0.00	0.00	0.00	15.75
Transfer-From Sinking fund	0.00	0.00	0.00	3,000.00
TOTAL FUND INCOME	15,174.00	14,598.00	576.00	20,385.75
FUND EXPENDITURE				
Audit prep. incl of auditor fee	100.10	105.00	4.90	100.10
Common property	2,998.75	250.00	(2,748.75)	0.00
Debt collection fees	88.00	0.00	(88.00)	132.00
Debt collection fees recovery	(88.00)	0.00	88.00	(132.00)
Electrical	0.00	200.00	200.00	924.00
Grounds	2,380.00	2,592.50	212.50	4,158.00
Insurance renewals	3,470.00	3,470.00	0.00	3,640.00
Management - Additional services fee	0.00	220.00	220.00	220.00
Management - Agreed Services	2,380.00	2,380.00	0.00	2,288.00
Management - Asset Maintenance Services	126.00	126.00	0.00	126.00
Management - Disbursement Fees	600.60	600.60	0.00	575.58
Pest control	0.00	300.00	300.00	588.00
Plumbing	1,461.94	400.00	(1,061.94)	0.00
Reports	0.00	0.00	0.00	13.30
Transfer	4,000.00	4,000.00	0.00	0.00
Utilities-Electricity	438.63	442.00	3.37	420.51
Utilities-Water	2,889.37	2,400.00	(489.37)	2,314.06
TOTAL FUND EXPENDITURE	20,845.39	17,486.10	(3,359.29)	15,367.55
FUND SURPLUS (DEFICIT)	(5,671.39)	(2,888.10)	(2,783.29)	5,018.20

Administrative Fund Statement of Assets & Liabilities

COMMUNITY CORP.20014 INC
 54 Portrush Road PAYNEHAM SA 5070
 30 April 2025
 Printed 05/05/25 15:37

	YTD Actual	Last Year
OWNERS FUNDS		
Balance Brought Forward	8,424.55	3,406.35
Surplus/(Deficit) For Period	(5,671.39)	5,018.20
TOTAL FUNDS	<hr/> 2,753.16	<hr/> 8,424.55
ASSETS		
Cash at Bank (MBL)	4,517.16	9,653.55
TOTAL ASSETS	<hr/> 4,517.16	<hr/> 9,653.55
LIABILITIES		
Unallocated Advances	1,764.00	1,229.00
TOTAL LIABILITIES	<hr/> 1,764.00	<hr/> 1,229.00
NET ASSETS	<hr/> 2,753.16	<hr/> 8,424.55

Sinking Fund Statement of Income & Expenditure

COMMUNITY CORP.20014 INC
 54 Portrush Road PAYNEHAM SA 5070
 1 May 2024 to 30 April 2025
 Printed 05/05/25 15:37

	YTD Actual	YTD Budget	Variance	Last Year
FUND INCOME				
Contributions	1,450.00	1,400.00	50.00	1,500.00
Transfer-From Administration fund	4,000.00	4,000.00	0.00	0.00
TOTAL FUND INCOME	5,450.00	5,400.00	50.00	1,500.00
FUND EXPENDITURE				
Plumbing	0.00	1,418.00	1,418.00	0.00
Reports	0.00	330.00	330.00	0.00
Transfer	0.00	0.00	0.00	3,000.00
TOTAL FUND EXPENDITURE	0.00	1,748.00	1,748.00	3,000.00
FUND SURPLUS (DEFICIT)	5,450.00	3,652.00	1,798.00	(1,500.00)

Sinking Fund Statement of Assets & Liabilities

COMMUNITY CORP.20014 INC
 54 Portrush Road PAYNEHAM SA 5070
 30 April 2025
 Printed 05/05/25 15:37

	YTD Actual	Last Year
OWNERS FUNDS		
Balance Brought Forward	11,322.31	12,822.31
Surplus/(Deficit) For Period	5,450.00	(1,500.00)
TOTAL FUNDS	16,772.31	11,322.31
ASSETS		
Cash at Bank (MBL)	16,772.31	11,278.31
Sundry Receivables	0.00	44.00
TOTAL ASSETS	16,772.31	11,322.31
LIABILITIES		
TOTAL LIABILITIES	0.00	0.00
NET ASSETS	16,772.31	11,322.31

Consolidated Statement of Assets & Liabilities

COMMUNITY CORP.20014 INC
 54 Portrush Road PAYNEHAM SA 5070
 30 April 2025
 Printed 05/05/25 15:37

	YTD Actual	Last Year
OWNERS FUNDS		
Balance Brought Forward	19,746.86	16,228.66
Surplus/(Deficit) For Period	(221.39)	3,518.20
TOTAL FUNDS	19,525.47	19,746.86
ASSETS		
Cash at Bank (MBL)	21,289.47	20,931.86
Sundry Receivables	0.00	44.00
TOTAL ASSETS	21,289.47	20,975.86
LIABILITIES		
Unallocated Advances	1,764.00	1,229.00
TOTAL LIABILITIES	1,764.00	1,229.00
NET ASSETS	19,525.47	19,746.86

Notes to the Financial Statements

COMMUNITY CORP.20014 INC
54 Portrush Road PAYNEHAM SA 5070
30 April 2025
Printed 05/05/25 15:37

Investments Nil

The following balances relate to amounts received or owing as at 30/04/2025

Receivables - Owner Arrears Nil

Debtors Nil

Allocated Advance Payments Nil

Outstanding Creditors Nil

Unallocated Advance Payments

Unit/Lot Details	Admin
00007	1,764.00-
Totals	1,764.00-

Remuneration

Commissions received by Whittles are disclosed in the Services Agreement between the Body Corporate and Whittles

Commissions received by Whittles for the financial year of the body corporate: \$434.74

Summary of Significant Accounting Policies

COMMUNITY CORP.20014 INC
54 Portrush Road PAYNEHAM SA 5070
1 May 2024 to 30 April 2025
Printed 05/05/25 15:37

Basis of Preparation

The Body Corporate agent has prepared the financial statements on the basis that the Body Corporate is a non-reporting entity because there are no users dependent on general purpose financial statements. These financial statements are therefore special purpose financial statements that have been prepared to meet the information needs of members.

The financial statements have been prepared in accordance with the significant accounting policies disclosed below, which the Body Corporate agent has determined are appropriate to meet the purposes of preparation. Such accounting policies are consistent with the prior period unless otherwise stated.

Basis of Accounting

The financial statements have been prepared on a cash basis where income is recorded when received and expenditure is recorded when paid and are based on historical costs.

Cash and cash equivalents

Cash and cash equivalents comprise deposits held on call with banks and other short-term highly liquid investments which are readily convertible to known amounts of cash and which are subject to an insignificant risk of change in value.

Goods and Services Tax

Income, expenditure and assets of the Corporation are recognised net of the amount of Goods and Services Tax (GST), except where the GST incurred is not recoverable from the Australian Taxation Office (ATO).

The net amount of GST payable to, or recoverable from, the ATO represents the unpaid portion of the aggregate of GST on income received and expenditure paid and is presented as the GST Control Account on the Statement of Assets and Liabilities.

Income Tax

Income tax is the tax payable on taxable income calculated using applicable income tax rates enacted, or substantially enacted, during the financial year.

Only the non-member income of the Corporation is assessable for income tax purposes, as member income is excluded under the principle of mutuality.

The income tax expense recorded in the Statement of Income and Expenditure represent amounts that have been paid to, or recovered from, the ATO.



Strata and Community Title Services

4 July 2024

Dear Corporation Member

Please find enclosed a copy of the Minutes of the recent Annual General Meeting for COMMUNITY CORP.20014 INC 54 Portrush Road, PAYNEHAM, SA, 5070.

Management and staff appreciate your confidence in appointing Whittles as your Body Corporate Managers for the coming year, and assure you of our diligent and professional attention to the Corporation's affairs.

For your information, we have forwarded to your Presiding Officer our standard form of contract for execution on the Corporation's behalf which is to be returned to this office for keeping with the Corporation's files.

Should you have any queries or require attention, please do not hesitate to contact the undersigned.

Yours faithfully

Eric Breda
Body Corporate Manager



Strata and Community Title Services

Minutes of the Annual General Meeting
COMMUNITY CORP.20014 INCMinutes of the Annual General Meeting
COMMUNITY CORP.20014 INC.

Meeting Date	4 July 2024		
Meeting Location	Whittles Management Services, Sarah Miller Boardroom 176 Fullarton Road, Dulwich SA 5065 OR Via Video / Teleconference		
Time	05:00 PM		Closed: 05:31 PM
Lots Represented	00002	F Gao & L Hu	Electronic vote
	00004	S L Mitchell	Owner present
	00005	Mr R Subramanian	Electronic vote
	00006	Ms H Li	Electronic vote
Chairperson	E Breda in the absence of the Presiding Officer		
Additional Attendees	E Breda representing Whittles Body Corporate Management		
Quorum	The Body Corporate Manager declared a quorum was present (in person or by proxy). Those owners who were in arrears were not considered towards the quorum count.		

Item 1			
Declaration of Interest			
All owners or their nominees, are reminded that they are required to advise the meeting if they have any direct or indirect pecuniary interest in any matter to be considered by the meeting. Whittles refers all members to the agreement for disclosure of all its relevant interests.			

Motion 2			
Acceptance of Minutes	Ordinary Resolution		
It was resolved that in accordance with the provisions of s81(5)(b) of the <i>Community Titles Act 1996</i> , the minutes of the Annual General Meeting held on 26 JUN 2023 and sent to owners be accepted as a true and correct record of the proceedings of that meeting.			
Motion CARRIED.			
Votes	Yes: 4	No: 0	Abs: 0
			Inv: 0



Strata and Community Title Services

Minutes of the Annual General Meeting
COMMUNITY CORP.20014 INC**Motion 3**

Acceptance of Statement of Accounts	Ordinary Resolution	
--	----------------------------	--

It was resolved that in accordance with the provisions of s81(5) (d) of the *Community Titles Act 1996* (amended), the audited Statement of Accounts for the financial year ending 30 APR 2024, which have been circulated to all members, is accepted.

Motion CARRIED.

Votes	Yes: 4	No: 0	Abs: 0	Inv: 0
--------------	--------	-------	--------	--------

Motion 4

Appointment of Manager	Ordinary Resolution	
-------------------------------	----------------------------	--

It was resolved that the Body Corporate under s76(9) of the *Community Titles Act 1996*:

- i. appoint Whittles Management Services Pty Ltd as its Manager to supply Services,
- ii. make the appointment for a Term of twelve (12) months, being from the 1 MAY 2024 to 30 APR 2025 and that upon expiry of the Term this agreement will continue on a month to month basis until the next Annual General Meeting or until delegation is revoked,
- iii. authorise limited powers to Whittles Management Services Pty Ltd,
- iv. agree to pay Service Fees to Whittles Management Services Pty Ltd,
- v. acknowledge the Disclosures by Whittles Management Services Pty Ltd and
- vi. execute the Services Agreement that specifies the details of the terms and conditions of the appointment, with Whittles Management Services Pty Ltd.

The Services Agreement is available for viewing at whittles.com.au through your owner portal.

Motion CARRIED.

Votes	Yes: 4	No: 0	Abs: 0	Inv: 0
--------------	--------	-------	--------	--------

Election of Office Bearers and Committee

That in accordance with s76(1) & 90(1) of the *Community Titles Act 1996*, the meeting appointed the following Office Bearers and Committee Members.

Limitations Imposed

The Body Corporate Manager advises that the Management Committee and Officers of the Body Corporate do not have powers to resolve matters subject to special or unanimous resolutions.

Committee Meetings should be conducted in accordance with s91 to 99 of the *Community Titles Act 1996*.

An agenda should be forwarded to all committee members and decisions at the meeting minuted, copies of which are to be placed with the Body Corporate records.

Election of Presiding Officer

Lot 4: S Mitchell has been elected unopposed as Presiding Officer.



Strata and Community Title Services

Election of Secretary

Lot 4: S Mitchell has been elected unopposed as Secretary.

Election of Treasurer

Lot 4: S Mitchell has been elected unopposed as Treasurer.

Withdrawn Nominations

Mr K Madden withdrew his nominations for Presiding Officer and Treasurer.

The Corporation thanks him for his many years of service on the Management Committee.

Item 6**Accredited Contractors (Advice)**

To ensure compliance with work health and safety requirements to protect both contractors and Body Corporates, Whittles only engage accredited contractors who comply with state and territory legislation. If the Body Corporate decides, by act or omission to engage a contractor who is not accredited with Whittles, the Body Corporate acts as the Person Conducting a Business or Undertaking, in regard to the common property for the purposes of occupational health and safety legislation. This means, that if the contractor engaged by the Body Corporate does not have the necessary accreditation, an injured party may seek damages from the Body Corporate.

The Corporate Manager will only request quotations from, and instruct works to be undertaken on behalf of the Body Corporate, by accredited contractors. However, non-accredited contractor's invoices will be processed for payment only when instructed to do so by the Body Corporate Chairperson or a person authorised by the Body Corporate to do so.

Item 7**Annual Compliance Register (Advice)**

The *Work Health and Safety Act 2012*, recognises that a Body Corporate's common property is a workplace, as such the Body Corporate is responsible for ensuring the workplace is free from hazard, as far as reasonably practicable. Whittles has established a register to ensure owners are fully aware of their legislative and reporting requirements for the Body Corporate. Many different areas are subject to annual compliance and the Body Corporate Manager may review at the meeting all Body Corporate obligations and where necessary, update any compliance reports required to be held on file.

All legislative compliance reports will be reviewed promptly as required and any maintenance attended to in accordance with Australian Standards or Industry best practice using qualified and reputable practitioners. To ensure that the Body Corporate obligations are met and maintained during the year, the Compliance Register will be updated throughout the year.



Strata and Community Title Services

Minutes of the Annual General Meeting
COMMUNITY CORP.20014 INC**Item 8****Current Insurance Details (Advice)**

A copy of the Body Corporate's current certificate of currency/insurance is available for viewing at whittles.com.au through your owner portal.

Motion 9**Insurance Valuation****Ordinary Resolution**

It was resolved that in accordance with s103 of the *Community Titles Act 1996*, the Body Corporate engage the services of a Licensed Valuer to provide an update of the current Insurance Valuation at an estimated cost of \$330.00 and that this valuation be adopted by the Body Corporate effective immediately upon receipt.

A comprehensive professional valuation for insurance purposes performed in 07/21 recommended insurance cover of \$2,480,000 and is available for viewing at whittles.com.au through your owner portal.

Motion CARRIED.**Votes**

Yes: 4

No: 0

Abs: 0

Inv: 0

Motion 10**Insurance Renewal****Ordinary Resolution**

It was resolved that the Body Corporate Manager is to arrange quotes and/or renewal of the Body Corporate's insurance for a sum insured of \$2,480,000 with the Authorised Representative of MGA Insurance Brokers Pty Ltd, who have an association with Whittles. A Financial Services Guide is available on request.

Owners are reminded that where repairs are carried out under insurance and the repairs benefit a particular lot, the lot owner may be responsible for the payment of any excess subject to any explicit instructions to the contrary by the Body Corporate.

Whittles recommends consideration be given to the following additional cover options if not already included in the policy; office bearers liability, flood or catastrophe, electrical surge, loss of rent and machinery breakdown.

Contents Insurance

The Body Corporate Manager advises members of the necessity for them to arrange individually for adequate insurance for contents of their lots, inclusive of carpets, drapes, light fittings, etc., whether or not the lot is occupied by the lot owner or tenant, and it was noted that the Body Corporate's Legal Liability cover applied primarily to common property and that lot owners should be separately insured for cover in relation to their own premises.

The Body Corporate's Certificate of Currency/Insurance is available for viewing at whittles.com.au through your owner portal.

Motion CARRIED.**Votes**

Yes: 4

No: 0

Abs: 0

Inv: 0



Strata and Community Title Services

Minutes of the Annual General Meeting
COMMUNITY CORP.20014 INC**Item 11****General Business****1. Parking on Common Property**

The Body Corporate Manager was requested to distribute a map clarifying the appropriate parking area for each Lot.

2. Insurance Excess

It was agreed by members present that the Insurance excess will not be included in the budget, therefore individual lot owners will be responsible to pay the insurance excess.

3. Grounds Contractor

It was agreed to change the grounds contractor to save money.

The Body Corporate Manager will notify the incumbent that their service is no longer needed, and S Mitchell will advise the new Grounds Contractor when to start.

4. Speeding in the Driveway

A notice will be distributed to all residents to remind them to not speed in the driveway for the safety of residents and the speed limit is 10km/hr.

Motion 12**Administrative Fund Budget****Ordinary Resolution**

It was resolved that in accordance with s81(5)(d) (iii) of the *Community Titles Act 1996*, the attached Administrative Fund budget be approved and adopted.

Contributions reflected in this budget are a decrease from the previous budget with proposed quarterly contributions for the Corporation of 3,740.00 for the financial year ending 30 APR 2025.

This budget is based on the requirements for the Body Corporate during the coming year and DOES NOT provide for additional works as may be agreed to or arranged by owners during the year.

Contributions will be raised in accordance with Lot Entitlement Values.

Motion WITHDRAWN.

It was resolved that in accordance with s81(5)(d) (iii) of the *Community Titles Act 1996*, the attached Administrative Fund budget be approved and adopted.

Contributions reflected in this budget are a decrease from the previous budget with quarterly contributions for the Corporation of \$3,516.00 for the financial year ending 30 APR 2025.

This budget is based on the requirements for the Body Corporate during the coming year and DOES NOT provide for additional works as may be agreed to or arranged by owners during the year.

Contributions will be raised in accordance with Lot Entitlement Values.

Motion CARRIED.**Votes**

Yes: 3

No: 0

Abs: 1

Inv: 0



Strata and Community Title Services

Minutes of the Annual General Meeting
COMMUNITY CORP.20014 INC**Motion 13**

Sinking Fund Budget	Ordinary Resolution	
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It was resolved that in accordance with s116 of the *Community Titles Act 1996*, the attached Sinking Fund budget be approved and adopted.

Contributions reflected in this budget are the same as the previous budget with quarterly contributions for the Corporation of \$350.00 for the financial year ending 30 APR 2025.

This budget is based on the requirements for the Body Corporate during the coming year and DOES NOT provide for additional works as may be agreed to or arranged by owners during the year.

Contributions will be raised in accordance with Lot Entitlement Values.

Motion CARRIED.

Votes	Yes: 3	No: 0	Abs: 1	Inv: 0
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Motion 14

Insufficient Funds Special Levy Authority	Ordinary Resolution	
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It was resolved that should there be insufficient funds in the Administration Account of the Body Corporate to meet the payment of the premium for insurance, rates and taxes or other like expenses as and when those expenses become due for payment and which if unpaid would expose the Body Corporate to risk or the imposition of fines or other sanctions, then, and only then, the Body Corporate Manager is authorised, but in consultation with the Management Committee, to raise a special levy to meet the shortfall required to ensure payment of the relevant expense provided that the amount of the special levy so raised is to be in accordance with Lot Entitlement Values and must not exceed the sum of \$4,368.00.

If the maximum levy amount is insufficient to meet the relevant expense or expenses, then any additional special levy necessary to meet such expense must be authorised by the Body Corporate at a duly convened General Meeting of owners.

Motion CARRIED.

Votes	Yes: 3	No: 0	Abs: 1	Inv: 0
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Motion 15

Audit of Annual Financial Statement	Ordinary Resolution	
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It was resolved that in accordance with Part 13, Division 2 of the *Community Titles Act 1996*, the Body Corporate may elect to carry out an independent audit of the Body Corporate's annual statement of accounts.

Whittles recommends MGI Assurance (SA) be appointed at an estimated cost of \$110.10.

Motion CARRIED.

Votes	Yes: 2	No: 0	Abs: 2	Inv: 0
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Strata and Community Title Services

Motion 16

Interest Charged on Overdue Contributions/Levies	Ordinary Resolution	
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It was resolved that in accordance with the provisions of s114 (4) of the *Community Titles Act 1996*, the Body Corporate will apply arrears interest of 15% per annum calculated daily, if payment of a contribution or levy or an instalment of a contribution or levy is not received in full within 30 days of the due date.

The Management Committee is authorised to waive penalty interest charges in extenuating circumstances at their discretion.

Motion CARRIED.

Votes	Yes: 4	No: 0	Abs: 0	Inv: 0
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Motion 17

Recovery of Overdue Contributions/Levies	Ordinary Resolution	
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It was resolved that in accordance with s114 (7) of the *Community Titles Act 1996*, Whittles 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 COMMUNITY CORP.20014 INC when they are in arrears to recover overdue contributions and levies, penalties and recovery costs incurred.

Whittles charge the debtor for the issue of a first arrears notice if payment of a contribution or levy or an instalment of a contribution or levy is not received in full within 27 days of the due date. (27 days or more overdue), and when issuing instructions to the debt recovery company.

Fees charged by third party providers will be recovered from the debtor at cost per invoice.

Owners are advised of the following debt recovery process:

1. Owners are issued their contribution notice approximately 3 weeks before the due date.
2. If this is not paid by the due date owners are issued a reminder notice approximately 14 days after the due date.
3. Once 27 days or more overdue, a final notice is issued to the owner incurring a \$44.00 fee. Payment is to be made in full within 21 days from date of issue.
4. Interest starts accumulating on the overdue amounts approximately 5 days after the final notice is issued.
5. Once the 21 days has expired, the account will be referred to debt collection, which will incur a Whittles administration fee and an establishment fee from the debt collection agency.

Motion CARRIED.

Votes	Yes: 3	No: 0	Abs: 1	Inv: 0
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Item 18

Next Meeting & Closure	5:31 PM	
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The next Annual General Meeting will be held on a date and time to be advised.



Strata and Community Title Services

Minutes of the Annual General Meeting
COMMUNITY CORP.20014 INC

Owners are able to access & update their personal details through the Whittles Owner Portal online.

To access your account go to www.whittles.com.au and login using either your registered mobile number or email address.

*** Please note that Whittles encourages owners to receive all correspondence and account notices via email, this ensures timely delivery of documents.**

If you have another property that you would like to consider for management by Whittles, please advise your manager so a proposal can be arranged or "request a quote" through the above website.

BUDGET

COMMUNITY CORP.20014 INC
54 PORTRUSH ROAD, PAYNEHAM

Year ending April 2025

ADMINISTRATIVE FUND

	May-Jul 24	Aug-Oct 24	Nov-Jan 25	Feb-Apr 25	Annual Total
INCOME					
Contributions	4,050.00	3,516.00	3,516.00	3,516.00	\$14,598.00
Arrears	579.00	0.00	0.00	0.00	\$579.00
Advances	-0.00	-0.00	-0.00	-0.00	-\$0.00
Total	4,629.00	3,516.00	3,516.00	3,516.00	\$15,177.00
EXPENDITURE					
Audit prep. incl of auditor fee	105.00	0.00	0.00	0.00	\$105.00
Common property	200.00	0.00	50.00	0.00	\$250.00
Electrical	50.00	50.00	50.00	50.00	\$200.00
Grounds	1,092.50	500.00	500.00	500.00	\$2,592.50
Insurance - Excess	0.00	0.00	0.00	0.00	\$0.00
Insurance - Renewal	3,470.00	0.00	0.00	0.00	\$3,470.00
Management - Additional services fee	55.00	55.00	55.00	55.00	\$220.00
Management - Agreed Services	595.00	595.00	595.00	595.00	\$2,380.00
Management - Asset Maintenance Services	31.50	31.50	31.50	31.50	\$126.00
Management - Disbursement Fees	119.35	119.35	119.35	119.35	\$477.40
Pest control	75.00	75.00	75.00	75.00	\$300.00
Plumbing	100.00	100.00	100.00	100.00	\$400.00
Technology and System Fees	123.20	0.00	0.00	0.00	\$123.20
Transfer - To Sinking fund	4,000.00	0.00	0.00	0.00	\$4,000.00
Utilities - Electricity	110.50	110.50	110.50	110.50	\$442.00
Utilities - Water	600.00	600.00	600.00	600.00	\$2,400.00
Total	10,727.05	2,236.35	2,286.35	2,236.35	\$17,486.10

SINKING FUND

	May-Jul 24	Aug-Oct 24	Nov-Jan 25	Feb-Apr 25	Annual Total
INCOME					
Contributions	350.00	350.00	350.00	350.00	\$1,400.00
Arrears	50.00	0.00	0.00	0.00	\$50.00
Advances	-0.00	-0.00	-0.00	-0.00	-\$0.00
Transfer - From Administration fund	4,000.00	0.00	0.00	0.00	\$4,000.00
Total	4,400.00	350.00	350.00	350.00	\$5,450.00
EXPENDITURE					
Common property	0.00	0.00	0.00	0.00	\$0.00
Plumbing	1,418.00	0.00	0.00	0.00	\$1,418.00
Reports - Insurance valuation	330.00	0.00	0.00	0.00	\$330.00
Total	1,748.00	0.00	0.00	0.00	\$1,748.00

CASH FLOW SUMMARY

	May-Jul 24	Aug-Oct 24	Nov-Jan 25	Feb-Apr 25	Annual Total
ADMINISTRATIVE FUND					
Opening Balance	8,424.55	2,326.50	3,606.15	4,835.80	\$8,424.55
Add: Contributions	4,050.00	3,516.00	3,516.00	3,516.00	\$14,598.00
Add: Arrears	579.00	0.00	0.00	0.00	\$579.00
Minus: Advances	0.00	0.00	0.00	0.00	\$0.00
Minus: Expenditures	10,727.05	2,236.35	2,286.35	2,236.35	\$17,486.10
CLOSING BALANCE	2,326.50	3,606.15	4,835.80	6,115.45	\$6,115.45
SINKING FUND					
Opening Balance	11,322.31	13,974.31	14,324.31	14,674.31	\$11,322.31
Add: Contributions	350.00	350.00	350.00	350.00	\$1,400.00
Add: Transfer - From Administration fund	4,000.00	0.00	0.00	0.00	\$4,000.00
Add: Arrears	50.00	0.00	0.00	0.00	\$50.00
Minus: Advances	0.00	0.00	0.00	0.00	\$0.00
Minus: Expenditures	1,748.00	0.00	0.00	0.00	\$1,748.00
CLOSING BALANCE	13,974.31	14,324.31	14,674.31	15,024.31	\$15,024.31

CALCULATION OF CONTRIBUTIONS

Total Lot Entitlement 10000
Number of Lots 7

Lot Number	— Effective from 15/10/24 —		— Effective from 15/10/24 —	
	LEV	ADMIN Fund	LEV	SINKING Fund
1	1667	\$502	1667	\$50
2	1435	\$502	1435	\$50
3	1435	\$502	1435	\$50
4	1509	\$502	1509	\$50
5	1392	\$502	1392	\$50
6	1127	\$502	1127	\$50
7	1435	\$502	1435	\$50
QUARTERLY TOTAL		<u>\$3,514.00</u>		<u>\$350.00</u>

TERMS OF INSTRUMENT NOT
CHECKED BY LANDS TITLES OFFICE

BY-LAWS
Development No. 190/C001/97

Page 3 of 8

COMMUNITY TITLES ACT, 1996
MANAGEMENT BY-LAWS

WARNING

The terms of these By-laws are binding on the Community Corporation, the owners and occupiers of the community Lots and the development Lot or Lots (if any) comprising the scheme and persons entering the community parcel.

These By-laws relate to the control and preservation of the essence or theme of the Community Corporation and as such may only be amended or revoked by unanimous resolution of the Community Corporation in accordance with Section 39 of the Community Titles Act (Regulations).

PART 1

PERMITTED USE

1. No dwelling shall be used or occupied otherwise than as a residence.
2.
 - a. Alterations to the exterior of the buildings must be harmonious and sympathetic to the design and concept of the development as a whole.
 - b. Proprietors or occupiers may not alter the external appearance of their Lot without the written approval of the Community Corporation.
 - c. Signs and advertising material may not be displayed or affixed to the Lot or the Corporation property without the written approval of the Community Corporation.

PART 2

RESTRICTED COMMON PROPERTY

There is no restricted Common Property within the Community Corporation

PART 3

MANDATORY MATTERS

By-law 1 - Common Property

1. The Common Property is as shown on Page 1 of the Primary Plan of the scheme and comprises the private access way.

Page 4 of 7

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

Page 4 of 8

2. The Community Corporation is responsible for the control, management, use and maintenance of the Common Property, the security system including gates installed on the Common Property and Public Lighting.
3. The Common Property is available to the proprietors and occupiers of Lots and persons authorised by them to pass and re-pass at all times with or without vehicles to and from their respective Lots.
4. A proprietor or occupier of a Lot or a person upon the Common Property by their authority must not park or repair any motor vehicle or other vehicle upon the Common Property except in the case of an emergency and then only to the extent necessary to remove the vehicle from the Common Property.
5. The proprietor or occupier of a Lot must give notice to the Community Corporation of any damage to or defect in the Common Property immediately they become aware of the damage or defect.
6. The Proprietor or occupier of a lot must not without the consent of the Community Corporation construct any building or structure including without limitation, any fence pergola or awning on the Common Property.

By-law 2 - Internal Fencing

1. The Fences Act 1975 (As amended) applies as between owners of adjoining Community Lots.

By-law 3 - Garbage

1. The occupiers of a Community Lot must provide a garbage bin for the storage of garbage upon their respective Lots and to ensure that arrangements are made for the collection of garbage by the local Council or its Contractor in accordance with that Council's By-laws and garbage collection arrangements from time to time.

By-law 4 - Statutory Services

1. The Community Plan includes a diagram relating to service lines in respect of water, sewerage, stormwater, electricity, gas and telephone services to the scheme. The Community Corporation shall be responsible for the maintenance, repair and replacement of those services within the Common Property.

By-law 5 - Insurance

1. The Community Corporation must review on an annual basis all insurances effected by it and the need for new insurances.

TERMS OF INSTRUMENT NOT
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Development No. 190/C001/97

Page 5 of 8

2. Notice of an AGM of the Community Corporation must include a form of motion to decide whether insurances effected by the Community Corporation should be confirmed varied or extended and
3. The Community Corporation must immediately effect new insurances or vary or extend existing insurances if there is an increased risk or a new risk.
4. A proprietor or occupier of a Community Lot must not, except with the approval of the Community Corporation, do anything that might:
 - a. void or prejudice insurance effected by the Community Corporation; or
 - b. increase any insurance premium payable by the Community Corporation.
5. Each proprietor of a Lot shall insure all buildings and other improvements on the Lot.

The insurance must be against risks that a normally prudent person would insure against; and

- a. must be for the full cost of replacing the building or improvements with new materials; and
- b. must cover incidental costs such as demolition, site clearance and architects fees.

6. The proprietor of each Lot must provide the Community Corporation, as requested by the Community Corporation from time to time, evidence of a current policy of insurance effected by the proprietor in terms of this By law, .

By-law 6 - Maintenance of a Building on a Lot

1. The proprietor or occupier of a Lot must keep the Lot including, without limitation, the exterior of the building on the Lot, clean and tidy and in good repair and condition.
2. The proprietor or occupier of a Lot must carry out all maintenance and repairs to the exterior of the buildings on the Lot in a proper and workmanlike manner to the reasonable satisfaction of the Community Corporation.

Page

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

Page 6 of 8

By-law 7 - Keeping of Pets.

1. The proprietor or occupier of a Lot must not except with the approval of the Community Corporation keep a pet other than a cat, or a dog weighing less than 10 kilograms on the Lot or other part of the Common Property.

2. Notwithstanding By-law 1. above :-

An occupier of a Lot or a visitor to the Community Parcel who suffers from a disability, may keep or use a dog that is trained to assist in respect of that disability.

3. Where a proprietor or occupier of a Lot or any other person who is on the Common Property with a proprietor or occupier of a Lot's consent (express or implied) brings or keeps a pet on the Lot or any other part of the Common Property, that proprietor or occupier is:-

- a. Liable to the proprietor or occupier of their Lots and all other persons lawfully on the Common Property for any noise which is disturbing to an extent which is unreasonable and for damage to or loss of property or injury to any person caused by the pet; and
- b. Responsible for cleaning up after the pet has used any part of another Lot or any part of the Common Property.

By-law 8 - Landscaping

1. Each proprietor or occupier of a Lot shall keep the garden of that Lot maintained and clear of rubbish and shall not change the landscaping of that Lot so as to substantially alter the environment without the prior written approval of the Community Corporation.

By-law 9 - Peaceful Enjoyment

1. A proprietor or occupier of a Lot shall not interfere with the quiet enjoyment of another Lot or the Common Property.
2. A proprietor or occupier of a Lot shall 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.

TERMS OF INSTRUMENT NOT
CHECKED BY LANDS TITLES OFFICE

BY-LAWS
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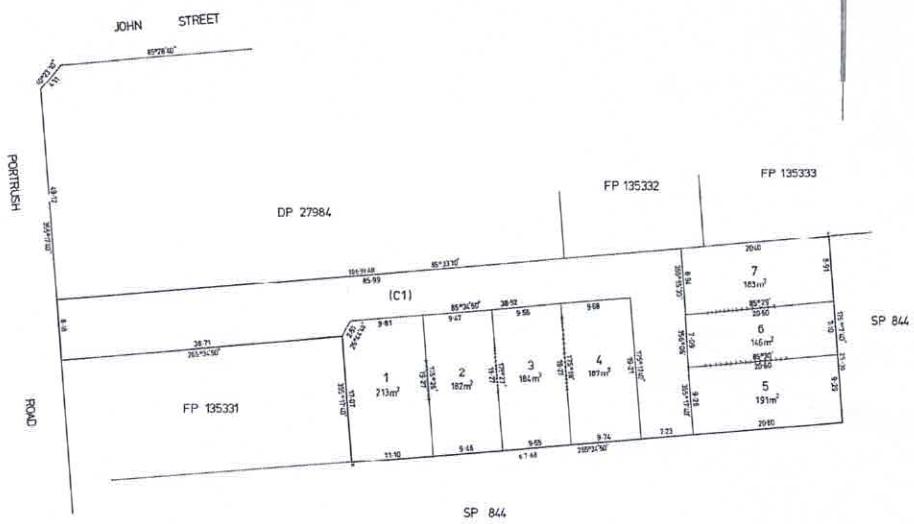
By-law 10 - Community Corporation's Right to Recover Money

1. The Community Corporation may recover any money owing to it under the By-laws as a debt.
2. A proprietor or occupier of a Lot must pay or re-imburse the Community Corporation on demand for the costs charges and expenses of the Community Corporation in connection with contemplated or actual enforcement, or preservation of any rights under the By-laws in relation to the proprietor or occupier.
3. The costs, charges and expenses recoverable by the Community Corporation shall include without limitation, those expenses incurred in retaining any independent consultant or other person to evaluate any matter of concern and its administration costs in connection with those events.
4. The Community Corporation may charge interest on any overdue monies owed by a proprietor or occupier of a Lot to the Community Corporation at the rate of 2% per annum above the rate quoted by the Community Corporation's Bankers on overdraft accommodation less than \$100,000, calculated on daily balances commencing from the day that the money becomes due for payment.

C20014

C20014		
PLAN TYPE PRIMARY		
DATE BESTED 1 0 2 SHEETS		
DEPOTED 10/7/1997 PRE-REGISTRATION		
CLERK'S SIGNED	PLAN EXAMINED SIGNED	PLAN APPROVED SIGNED
W.A.B.	20/6/97	10/7/97
TITLE REFERENCE C.T. 5150 / 512		
LAW DESCRIPTION ALLOTMENT 5 IN FP 104823 OF PART SECTION 285		
REGISTRATION AREA PAYNETHAM		
TOWN PAYNETHAM		
CIVIL CORPORATION OF THE CITY OF PAYNETHAM		
MAP REFERENCE 6529 - 42 b		
S.R. FP 38428 TOTAL AREA 1028 m ²		
S.R. No. 150 C.001 97		
SCALE 1:1000 METRES		
RESTITUTION		

THE COMMON PROPERTY IS DESIGNATED (C1) FOR LAND INFORMATION PURPOSES ONLY AND DOES NOT PROVIDE A LEGAL IDENTIFIER FOR THE COMMON PROPERTY.



LOCATION AND COMMON PROPERTY PLAN

CERTIFICATE OF LICENSED SURVEYOR	
1. GARY WILLIAM HODGES	
A Licensed Surveyor under the Survey Act 1982, certify that this Community Plan has been correctly prepared in accordance with the Survey Act 1982 and the Survey (Community Plan) Regulations 1992.	
Signed the 23rd day of APRIL 1997 Licensed Surveyor <i>G.W.H.</i>	

JCBA-7

JOHN C BESTED & ASSOC LTD
SURVEYING & PLANNING CONSULTANTS
302 MARSH ROAD KIMBERLEY PARK, 2004
PHONE (081) 832 2701 FAX (081) 8364 1829
REFERENCE 8363 V2

CP 20014	
CITY/PLAN NUMBER	
PLAN TYPE	
THIS IS SHEET 2 OF 3 SHEETS	
"Labeled by Surveyor" 25 x 4 - 10-97	
PLAN APPROVED BY	
S. Bested (Signature) 10/7/1997 P.R. REGISTRAR GENERAL	
SCALE 1:1250	
ANOTATIONS	
THE POSITION OF DRAINAGE, SEWAGE AND WATER SUPPLY PIPES HAVE BEEN PLOTTED FROM ENGINEERING PLANS.	
THE POSITION OF ELECTRICITY, GAS AND TELEPHONE INFRASTRUCTURE HAVE BEEN OBTAINED BY FIELD SURVEY.	
<p style="text-align: center;">SERVICE INFRASTRUCTURE PLAN</p>	
<small>JOHN C BESTED & ASSOC. LTD. SURVEYING & PLANNING CONSULTANTS 342 MARSHALL KENNINGTON PARK, 5008 TORONTO, CANADA M3C 3T1 FAX (416) 638-1839 REFERENCE: 8003 V3</small>	
JCBA-B	

LOT ENTITLEMENT SHEET			COMMUNITY PLAN NUMBER CP 20014	
SCHEDULE OF LOT ENTITLEMENTS			THIS IS SHEET 3 OF 3 SHEETS	
LOT	LOT ENTITLEMENT	SUBDIVIDED	APPROVED	DEPOSITED
1	1667		St 25/6/97	10/17/1997 PRO REGISTRAR-GENERAL
2	1435		APPLICATION 8314459	
3	1435			
4	1509			
5	1392			
6	1127			
7	1435			
AGGREGATE 10,000			CERTIFICATE OF LAND VALUER	
			<p>I, <u>Geoffrey P. Kurtze</u>, 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</p> <p>Dated the 3 day of April 1997</p> <p><u>Geoffrey P. Kurtze</u> Signature of Land Valuer</p>	

FORMAT 5



Certificate of Insurance

ABN 29 008 096 277

Eric Breda
Community Corporation 20014 Inc
Whittles Strata Management
PO Box 309
KENT TOWN
SA 5071

Date: 16.06.2024
Invoice No: I4566455

This document certifies that the policy referred to below is currently intended to remain in force until 4:00pm on the expiry date shown and will remain in force until that date, unless the policy is cancelled, lapsed, varied or otherwise altered in accordance with the relevant policy conditions.

Class Residential Strata - EDI
Insurer Hutch Underwriting Pty Ltd
L8, 11 York Street
SYDNEY NSW 2000
Period 30.06.2024 to 30.06.2025
Policy No. HRS11012646

Important Notice

This certificate does not reflect in detail the policy terms and conditions and merely provides a brief summary of the insurance that is, to the best of our knowledge, in existence at the date we have issued this certificate. If you wish to obtain details of the policy terms, conditions, restrictions, exclusions or warranties, you must refer to the policy contract.

Disclaimer

In arranging this certificate, we do not guarantee that the insurance outlined will continue to remain in force for the period referred to as the policy may be cancelled or altered by either party to the contract at any time in accordance with the terms and conditions of the policy. We accept no responsibility or liability to advise any party who may be relying on this certificate of such alteration to, or cancellation of the policy of insurance.

MGA Insurance Brokers Pty Ltd

ABN 29 008 096 277
 176 Fullarton Road
 DULWICH
 S.A. 5065

Phone: 08 8291 2300
 PO Box 309
 KENT TOWN S.A. 5071

COVERAGE SUMMARY

Community Corporation 20014 Inc
 Residential Strata - EDI

L8, 17 Bridge Street, Sydney, NSW, 2000.
 Enquiries: 1300 256 056

Your Policy Number: HRS11012646
 UMR: B6060500000642023
 PDS and Policy Wording: Hutch Residential Strata (version HRS6)
 The Insured: Community Corporation 20014 Inc
 Situation: 54 Portrush Road, Payneham SA 5070
 Period of Insurance: Commencement Date 4.00pm on 30/06/2024
 Expiry Date 4.00pm on 30/06/2025
 Date of Issue: 16/06/2024

POLICY LIMITS / SUMS INSURED

Section 1 Buildings	\$2,653,600
Common Area Contents	\$26,536
Loss of Rent	\$398,040
Flood	Selected
Additional Catastrophe Cover	Not Insured
Unit Owners Fixtures and Fittings	\$265,360
Section 2 Property Owners Legal Liability	\$30,000,000
Section 3 Voluntary Workers Personal	
Accident	\$200,000 / \$2,000 weekly
Section 4 Fidelity Guarantee	\$100,000
Section 5 Office Bearers Liability	\$5,000,000
Section 6 Machinery Breakdown	Not Insured
Section 7 Part A Government Audit Expenses	\$25,000
Part B Health & Safety Legal Expenses	\$100,000
Part C Legal Expenses	\$50,000
Section 8 Cyber	\$10,000

EXCESS

You must pay the amount of any Excess as specified below or in accordance with the relevant Section of the Policy wording for each claim. Should multiple Excesses be payable for any claim arising from any single Event, such excesses will not be aggregated and only the highest single Excess will apply.

Section 1 Building and Contents	\$1,000
Earthquake excess	\$500 in addition
Section 2 Property Owners Legal Liability	\$1,000
Section 3 Voluntary Workers Personal Accident	\$1,000
Section 4 Fidelity Guarantee	\$1,000
Section 5 Office Bearers Liability	\$1,000
Section 7 Part A: Government Audit Expenses	\$1,000
Part B: Health & Safety Legal Expenses	\$1,000
Part C: Legal Expenses	\$1,000 Plus 10% contribution in addition
Section 8 CYBER.	\$1,000

Endorsements

MGA Insurance Brokers Pty Ltd

ABN 29 008 096 277
176 Fullarton Road
DULWICH
S.A. 5065

Phone: 08 8291 2300
PO Box 309
KENT TOWN S.A. 5071

COVERAGE SUMMARY

Community Corporation 20014 Inc
Residential Strata - EDI

Important information

This Policy has been issued by Hutch Underwriting Pty Ltd (Hutch) ABN 846 552 56 134, Authorised Representative number 001296345, on behalf of certain underwriters at Lloyds.

Hutch is an authorised representative of CoverRadar Group Pty Ltd ABN 146 412 25 809 AFS Licence number 523647 of L8, 17 Bridge Street, Sydney, NSW, 2000.

It forms part of Your contract of insurance and You should refer to it together with the Product Disclosure Statement and insurance Policy wording (PDS and Policy) to consider whether the benefits, terms, conditions and exclusions of your Policy remain relevant and suitable for Your needs and circumstances.

The PDS and Policy are available from our website
www.hutchunderwriting.com.au

Your Duty to take reasonable care not to make a misrepresentation
When answering our questions in the Proposal, making changes to your Policy or at renewal, you have a duty to take reasonable care not to make a misrepresentation to us.

You and other insured person(s) must answer our questions with relevant and complete information and You must not misrepresent any information that You give to us. You have the same duty in relation to anyone else whom You want to be covered by the policy.

If You fail to comply with this duty and we would not have entered into this Policy for the same premium and on the same terms and Conditions expressed in this Policy, we may be entitled to reduce Our liability under the Policy in respect of any claim or we may cancel the Policy.

Cooling Off Period

If this Policy does not meet Your requirements, You can cancel the Policy within twenty-one (21) days from the date the Policy commenced by sending a written notice to us that the Policy is not required. You will receive a full refund of the Premium provided You have not made a claim under the Policy.

Claims made notice

Sections 5 and 7 of the Policy operates on a ?claims made and notified? basis. This means that, subject to the provisions of Sections 5 and 7, where You give notice in writing to Us of any facts that might give rise to a claim against You as soon as reasonably practicable after You become aware of those facts but before the expiry of the Period of Insurance, You may have rights under Section 40(3) of the Insurance Contracts Act 1984 (Cth) to be indemnified in respect of any claim subsequently made against You arising from those

MGA Insurance Brokers Pty Ltd

ABN 29 008 096 277
176 Fullarton Road
DULWICH
S.A. 5065

Phone: 08 8291 2300
PO Box 309
KENT TOWN S.A. 5071

COVERAGE SUMMARY

Community Corporation 20014 Inc
Residential Strata - EDI

facts notwithstanding that the claim is made after the expiry of the Period of Insurance.

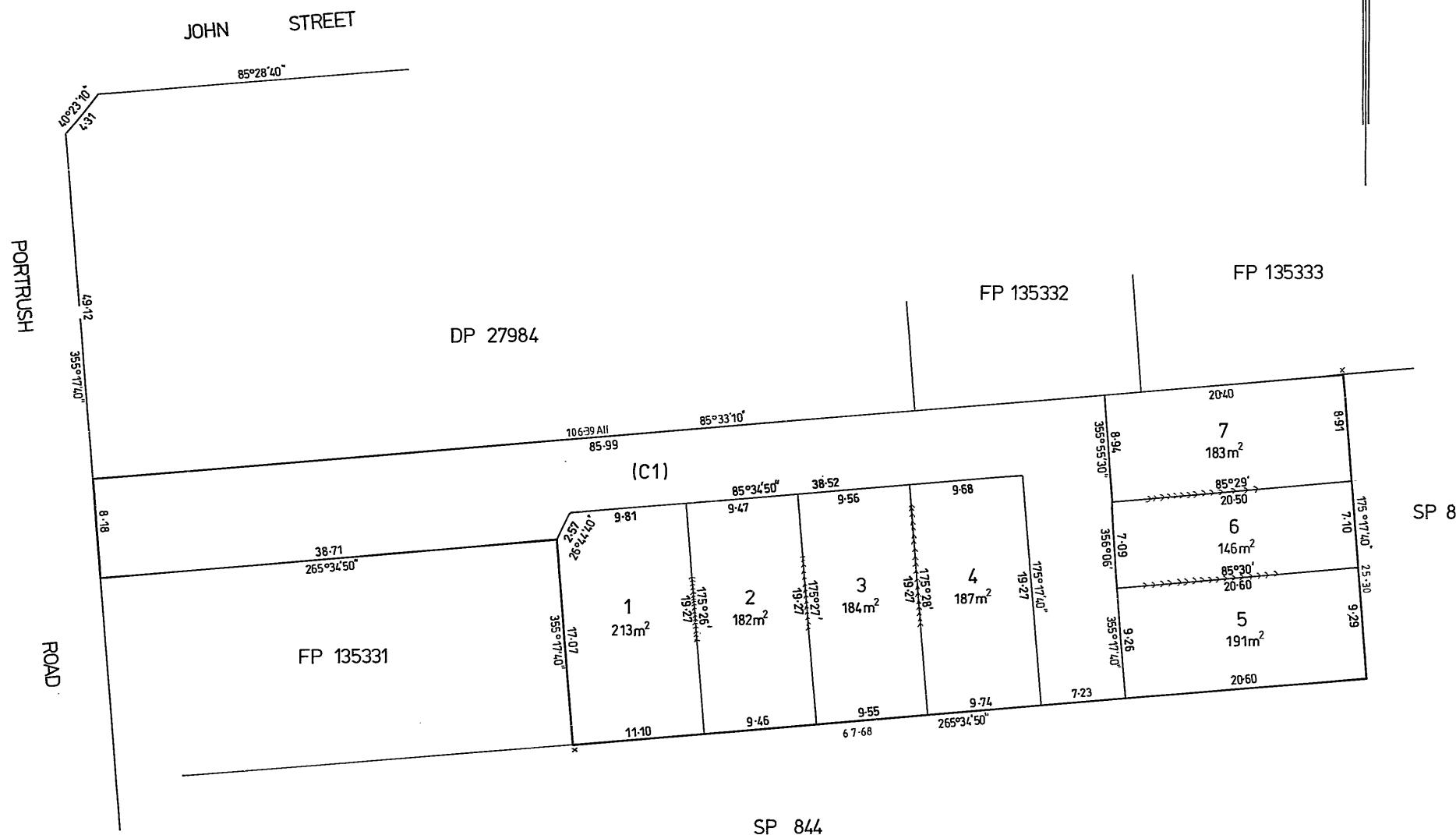
Any such rights arise under the legislation only, in that the terms of the Policy and the effect of the Section, subject to the continuous cover special conditions, is that You are not covered for claims made against You after the expiry of the Period of Insurance.

C20014

A standard linear barcode is located at the bottom of the page, consisting of vertical black lines of varying widths on a white background.

PLAN TYPE		PRIMARY		COMMUNITY PLAN NUMBER	
THIS IS SHEET		1	OF	3	SHEETS
DEPOSITED		10 / 7 / 1997		F. J. Gleeson PRO REGISTRAR GENERAL	
CLOSURE CHECKED	PLAN EXAMINED	PLAN APPROVED		P.M.S. APPROVED	
NAB	S.A.	S. Hobbs 25/6/97		/	
TITLE REFERENCE		C.T. 5150 / 512			
LAND DESCRIPTION					
ALLOTMENT 5 IN FP 104823					
OF PART SECTION 285					
IRRIGATION AREA _____			DIVISION _____		
HUNDRED _____ ADELAIDE			_____		
AREA _____ PAYNEHAM			_____		
COUNCIL CORPORATION OF THE CITY OF PAYNEHAM					
MAP REFERENCE 6628 - 42 b					
O.B. FP 38408		TOTAL AREA		2028 m ²	
DEV. No. 190: C 001: 97					
SCALE	0	5	10	15	20
					METRES 25

THE COMMON PROPERTY IS DESIGNATED (C1) FOR LAND INFORMATION PURPOSES ONLY AND DOES NOT PROVIDE A LEGAL IDENTIFIER FOR THE COMMON PROPERTY.



LOCATION AND COMMON PROPERTY PL

CERTIFICATE OF LICENSED SURVEYOR	
I, <u>GARY WILLIAM NICHOLS</u>	
a Licensed Surveyor under the Survey Act 1992, certify that this Community Plan has been correctly prepared in accordance with the Community Titles Act 1996 to a scale prescribed by regulation.	
Dated the <u>23rd</u> day of <u>APRIL</u> 19 <u>97</u>	
Licensed Surveyor <u></u>	

Dated the 23rd day of APRIL 1997

Alfonso J. Ramirez

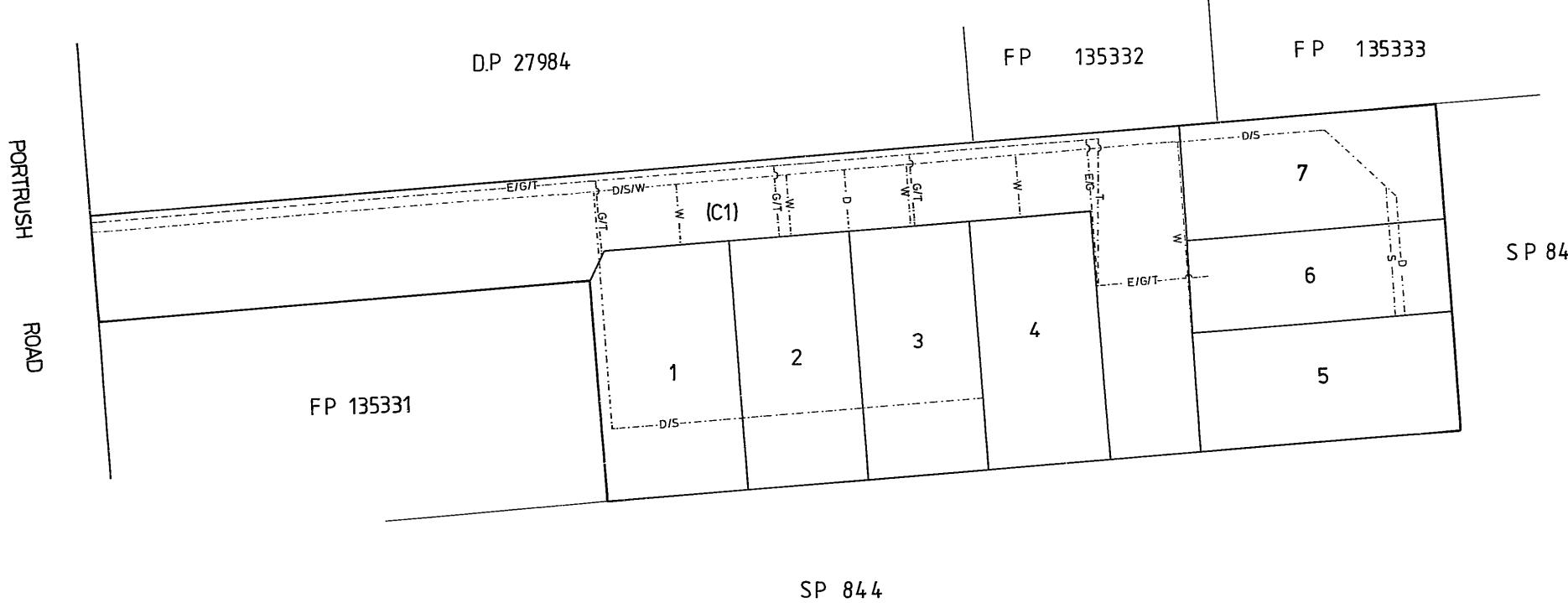
JOHN C BESTED & ASSOC LTD
A.C.N. 007 918 814
SURVEYING & PLANNING CONSULTANTS
362 MAGILL ROAD KENSINGTON PARK 5068
PHONE (08) 8332 7111 FAX (08) 8364 1829
REFERENCE 8363 V3

COMMUNITY PLAN NUMBER		
CP 20014		
PLAN TYPE PRIMARY		
THIS IS SHEET 2 OF 3 SHEETS		
13/4/1997 Licensed Surveyor		
PLAN APPROVED St Andrews DEPOSITED J. Gleeson 25/6/97 10/7/1997 PRO REGISTRAR GENERAL		
SCALE 0 5 10 15 20 25 METRES		

SERVICE INFRASTRUCTURE SHOWN THUS	
D	DRAINAGE
E	ELECTRICITY
G	GAS
S	SEWERAGE
T	TELEPHONE
W	WATER

THE POSITION OF DRAINAGE, SEWERAGE AND WATER SUPPLY PIPES HAVE BEEN PLOTTED FROM ENGINEERING PLANS

THE POSITION OF ELECTRICITY, GAS AND TELEPHONE INFRASTRUCTURE HAVE BEEN OBTAINED BY FIELD SURVEY.



SERVICE INFRASTRUCTURE PLAN

JOHN C BESTED & ASSOC LTD
A.C.N. 007 916 814
SURVEYING & PLANNING CONSULTANTS
362 MAGILL ROAD KENSINGTON PARK 5068
PHONE (08) 8332 7111 FAX (08) 8364 1829
REFERENCE 8363 V3

LOT ENTITLEMENT SHEET

COMMUNITY PLAN NUMBER

CP 20014

THIS IS SHEET 3 OF 3 SHEETS

APPROVED

SJ

25/6/97

DEPOSITED

10/17/1997



PRO REGISTRAR-GENERAL

APPLICATION 8314459

SCHEDULE OF LOT ENTITLEMENTS		
LOT	LOT ENTITLEMENT	SUBDIVIDED
1	1667	
2	1435	
3	1435	
4	1509	
5	1392	
6	1127	
7	1435	
AGGREGATE	10,000	

CERTIFICATE OF LAND VALUER

I, GOFFREY P KURTZE, 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 3 day of APRIL 1997


Signature of Land Valuer

FORM LF1

8314462



SERIES NO.	PREFIX
3	LF

BELOW THIS LINE FOR OFFICE USE ONLY

Date: 20 JUN 1997	Time: 11:30
FEES	
R.G.O.	POSTAGE
75	

LANDS TITLES REGISTRATION

OFFICE

SOUTH AUSTRALIA

LODGEMENT FOR FILING UNDER THE
COMMUNITY TITLES ACT 1996

FORM APPROVED BY THE REGISTRAR-GENERAL

BELOW THIS LINE FOR AGENT USE ONLYAGENT CODE

Lodged by:

Correction to: NORTH EAST CONVEYANCERS
P.O. BOX 3035
NORWOOD 5067
NECB

TITLES, CROWN LEASES, DECLARATIONS ETC. LODGED WITH
INSTRUMENT (TO BE FILLED IN BY PERSON LODGING)

- 1.....
- 2.....
- 3.....
- 4.....
- 5.....

Assessor

PICK-UP NO.	
CP	
DEV. NO.	

75.00

20 JUN 1997 020134234L1.0.

CORRECTION	PASSED
------------	--------

DELIVERY INSTRUCTIONS (Agent to complete)
PLEASE DELIVER THE FOLLOWING ITEM(S) TO
THE UNDERMENTIONED AGENT(S)

ITEM	AGENT CODE

FILED 10/7/1997


REGISTRAR-GENERAL

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

BY-LAWS
Development No. 190/C001/97

BY-LAWS

COMMUNITY PLAN No. 20014

54 PORTRUSH ROAD

PAYNEHAM

"CHESSINGTON CLOSE"

TERMS OF INSTRUMENT NOT CHECKED BY LANDS TITLES OFFICE

BY-LAWS
Development No. 190/C001/97

Page 2 of 8

INDEX

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COMMON PROPERTY	
Restricted Common Property	Page 3
Definition, control, management and use of Common Property	Page 3 & 4
Plan of Common Property	Page 8
INTERNAL FENCING	Page 4
GARBAGE	Page 4
STATUTORY SERVICES	Page 4
INSURANCE	Page 4 & 5
MAINTENANCE OF BUILDINGS	Page 5
PETS	Page 6
LANDSCAPING	Page 6
PEACEFUL ENJOYMENT	Page 6
COMMUNITY CORPORATIONS RIGHTS	Page 7

TERMS OF INSTRUMENT NOT CHECKED BY LANDS TITLES OFFICE

BY-LAWS
Development No. 190/C001/97

Page 3 of 8

COMMUNITY TITLES ACT, 1996
MANAGEMENT BY-LAWS

WARNING

The terms of these By-laws are binding on the Community Corporation, the owners and occupiers of the community Lots and the development Lot or Lots (if any) comprising the scheme and persons entering the community parcel.

These By-laws relate to the control and preservation of the essence or theme of the Community Corporation and as such may only be amended or revoked by unanimous resolution of the Community Corporation in accordance with Section 39 of the Community Titles Act (Regulations).

PART 1

PERMITTED USE

1. No dwelling shall be used or occupied otherwise than as a residence.
2.
 - a. Alterations to the exterior of the buildings must be harmonious and sympathetic to the design and concept of the development as a whole.
 - b. Proprietors or occupiers may not alter the external appearance of their Lot without the written approval of the Community Corporation.
 - c. Signs and advertising material may not be displayed or affixed to the Lot or the Corporation property without the written approval of the Community Corporation.

PART 2

RESTRICTED COMMON PROPERTY

There is no restricted Common Property within the Community Corporation

PART 3

MANDATORY MATTERS

By-law 1 - Common Property

1. The Common Property is as shown on Page 1 of the Primary Plan of the scheme and comprises the private access way.

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

Page 4 of 8

2. The Community Corporation is responsible for the control, management, use and maintenance of the Common Property, the security system including gates installed on the Common Property and Public Lighting.
3. The Common Property is available to the proprietors and occupiers of Lots and persons authorised by them to pass and re-pass at all times with or without vehicles to and from their respective Lots.
4. A proprietor or occupier of a Lot or a person upon the Common Property by their authority must not park or repair any motor vehicle or other vehicle upon the Common Property except in the case of an emergency and then only to the extent necessary to remove the vehicle from the Common Property.
5. The proprietor or occupier of a Lot must give notice to the Community Corporation of any damage to or defect in the Common Property immediately they become aware of the damage or defect.
6. The Proprietor or occupier of a lot must not without the consent of the Community Corporation construct any building or structure including without limitation, any fence pergola or awning on the Common Property.

By-law 2 - Internal Fencing

1. The Fences Act 1975 (As amended) applies as between owners of adjoining Community Lots.

By-law 3 - Garbage

1. The occupiers of a Community Lot must provide a garbage bin for the storage of garbage upon their respective Lots and to ensure that arrangements are made for the collection of garbage by the local Council or its Contractor in accordance with that Councils By-laws and garbage collection arrangements from time to time.

By-law 4 - Statutory Services

1. The Community Plan includes a diagram relating to service lines in respect of water, sewerage, stormwater, electricity, gas and telephone services to the scheme. The Community Corporation shall be responsible for the maintenance repair and replacement of those services within the Common Property.

By-law 5 - Insurance

1. The Community Corporation must review on an annual basis all insurances effected by it and the need for new insurances.

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

BY-LAWS
Development No. 190/C001/97

Page 5 of 8

2. Notice of an AGM of the Community Corporation must include a form of motion to decide whether insurances effected by the Community Corporation should be confirmed varied or extended and
3. The Community Corporation must immediately effect new insurances or vary or extend existing insurances if there is an increased risk or a new risk.
4. A proprietor or occupier of a Community Lot must not, except with the approval of the Community Corporation, do anything that might:-
 - a. void or prejudice insurance effected by the Community Corporation; or
 - b. increase any insurance premium payable by the Community Corporation.
5. Each proprietor of a Lot shall insure all buildings and other improvements on the Lot.

The insurance must be against risks that a normally prudent person would insure against; and

- a. must be for the full cost of replacing the building or improvements with new materials; and
- b. must cover incidental costs such as demolition, site clearance and architects fees.

6. The proprietor of each Lot must provide the Community Corporation, as requested by the Community Corporation from time to time, evidence of a current policy of insurance effected by the proprietor in terms of this By law, .

By-law 6 - Maintenance of a Building on a Lot

1. The proprietor or occupier of a Lot must keep the Lot including, without limitation, the exterior of the building on the Lot, clean and tidy and in good repair and condition.
2. The proprietor or occupier of a Lot must carry out all maintenance and repairs to the exterior of the buildings on the Lot in a proper and workmanlike manner to the reasonable satisfaction of the Community Corporation.

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

Page 6 of 8

By-law 7 - Keeping of Pets.

1. The proprietor or occupier of a Lot must not except with the approval of the Community Corporation keep a pet other than a cat, or a dog weighing less than 10 kilograms on the Lot or other part of the Common Property.
2. Notwithstanding By-law 1. above :-
An occupier of a Lot or a visitor to the Community Parcel who suffers from a disability, may keep or use a dog that is trained to assist in respect of that disability.
3. Where a proprietor or occupier of a Lot or any other person who is on the Common Property with a proprietor or occupier of a Lot's consent (express or implied) brings or keeps a pet on the Lot or any other part of the Common Property, that proprietor or occupier is:-
 - a. Liable to the proprietor or occupier of their Lots and all other persons lawfully on the Common Property for any noise which is disturbing to an extent which is unreasonable and for damage to or loss of property or injury to any person caused by the pet; and
 - b. Responsible for cleaning up after the pet has used any part of another Lot or any part of the Common Property.

By-law 8 - Landscaping

1. Each proprietor or occupier of a Lot shall keep the garden of that Lot maintained and clear of rubbish and shall not change the landscaping of that Lot so as to substantially alter the environment without the prior written approval of the Community Corporation.

By-law 9 - Peaceful Enjoyment

1. A proprietor or occupier of a Lot shall not interfere with the quiet enjoyment of another Lot or the Common Property.
2. A proprietor or occupier of a Lot shall 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.

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

BY-LAWS
Development No. 190/C001/97

Page 7 of 8

By-law 10 - Community Corporation's Right to Recover Money

1. The Community Corporation may recover any money owing to it under the By-laws as a debt.
2. A proprietor or occupier of a Lot must pay or re-imburse the Community Corporation on demand for the costs charges and expenses of the Community Corporation in connection with contemplated or actual enforcement , or preservation of any rights under the By-laws in relation to the proprietor or occupier.
3. The costs, charges and expenses recoverable by the Community Corporation shall include without limitation, those expenses incurred in retaining any independent consultant or other person to evaluate any matter of concern and its administration costs in connection with those events.
4. The Community Corporation may charge interest on any overdue monies owed by a proprietor or occupier of a Lot to the Community Corporation at the rate of 2% per annum above the rate quoted by the Community Corporation 's Bankers on overdraft accommodation less than \$100,000, calculated on daily balances commencing from the day that the money becomes due for payment.

BY-LAWS
Development No. 190/C001/97

FORM LF1

8314460

SERIES NO.	PREFIX
12	LF

BELOW THIS LINE FOR OFFICE USE ONLY

Date: 2 JUN 1997	Time: 11-30
FEES	
R.G.O.	POSTAGE
75	

75.00

20 JUN 1997 020134232L1.0.

LANDS TITLES REGISTRATION**OFFICE**

SOUTH AUSTRALIA

**LODGEMENT FOR FILING UNDER THE
COMMUNITY TITLES ACT 1996**

FORM APPROVED BY THE REGISTRAR-GENERAL

BELOW THIS LINE FOR AGENT USE ONLY**AGENT CODE**

Lodged by:

NORTH EAST CONVEYANCERS
Correction to: P.O. BOX 3035
NORWOOD 5067

NEC

TITLES, CROWN LEASES, DECLARATIONS ETC. LODGED WITH
INSTRUMENT (TO BE FILLED IN BY PERSON LODGING)

- 1.....
- 2.....
- 3.....
- 4.....
- 5.....

Assessor

PICK-UP NO.	
CP	
DEV. NO.	

CORRECTION	PASSED
------------	--------



FILED 10/7/1997
<i>Andy Parish</i>
REGISTRAR-GENERAL

DELIVERY INSTRUCTIONS (Agent to complete)
PLEASE DELIVER THE FOLLOWING ITEM(S) TO
THE UNDERMENTIONED AGENT(S)

ITEM	AGENT CODE

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

SCHEME DESCRIPTION
Development No. 190/C001/97

SCHEME DESCRIPTION

COMMUNITY PLAN No. 20014

54 PORTRUSH ROAD

PAYNEHAM

"CHESSINGTON CLOSE"

TERMS OF INSTRUMENT NOT CHECKED BY LANDS TITLES OFFICE

SCHEME DESCRIPTION
Development No. 190/C001/97

INDEX

ITEM	PAGE No.
Description of land to be developed	# 3
Description of The Development	# 3
Purpose for which the Lots and Common Property may be used	# 3
Standard of Buildings & other Improvements	# 3
Staging of Development	# 1
Obligations to develop the Community Lots	# 4
Obligations to develop the Common Property	# 4
Development Lots	# 4
Tiering	# 4
Conditions of Approval	# 4
Plans relating to the development	Annexure "A"1, "A"2, "B"1", B"2 Annexure "C" 1 & "C" 2.

TERMS OF INSTRUMENT NOT CHECKED BY LANDS TITLES OFFICE

SCHEME DESCRIPTION
Development No. 190/C001/97

Page 1 of 8

COMMUNITY TITLES ACT, 1996

SCHEME DESCRIPTION

**DESCRIPTION OF LAND TO BE DEVELOPED UNDER THE SCHEME
AND NATURE OF PROPOSED DEVELOPMENT**

THE LAND:

The whole of the land comprised in Certificate of Title Register Book Volume 5150 Folio 512 being Allotment 5 in Filed Plan No. 104823 and being the property known as 54 Portrush Road Payneham SA

THE DEVELOPMENT:

The development when completed will comprise seven (7) community lots and the construction of seven (7) two-storey residential units with associated visitor carparking and landscaping with one common lot (the Common Property). (See copy of plan attached marked Annexure "A" 1, "A"2, "C"1 & "C" 2)

PURPOSE FOR WHICH THE LOTS AND COMMON PROPERTY MAY BE USED

The lots created are to be used solely for residential purposes.

The Common Property is to be used by the proprietors and occupiers of the community lots and persons authorised by them from time to time in accordance with the By-Laws of the Community Scheme.

STANDARD OF BUILDINGS AND OTHER IMPROVEMENTS

Except for the Common Property lot, upon each lot will be constructed one, two storey brick veneer residential dwelling with a concrete raft flooring system and a concrete tile roof.

The Common Property will be paved and landscaped in accordance with the landscaping plan attached and marked Annexure "C" 1 & "C" 2.

STAGING OF DEVELOPMENT

The Scheme is not a staged development.

The development will be undertaken and completed by the Developer as one whole development with the progressive and continuous completion of all seven units forming part of the scheme.

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

SCHEME DESCRIPTION
Development No. 190/C001/97

Page 2 of 8

**OBLIGATION TO DEVELOP THE COMMUNITY LOTS AND
ESTIMATED DATE FOR THE COMPLETION OF THE SCHEME**

The Developer is to develop each community lot, including the erection of the seven two storey residential units, carparking and landscaping referred to above and the work is scheduled for completion by 30th of June, 1997.

OBLIGATION TO DEVELOP THE COMMON PROPERTY

The Developer is to complete the paving and landscaping of the Common Property and the work is scheduled for completion by 30th of June, 1997.

DEVELOPMENT LOTS

There are no development lots contained within the scheme.

TIERING

No tiering is to be allowed within the scheme.

CONDITIONS OF APPROVAL

The Scheme has been approved by the City of Payneham with seventeen conditions to be met by the developer.

Of the seventeen conditions, the following three conditions will continue after the scheme is completed.

1. All paved areas are to be properly maintained at all times.
2. The proposed landscaped garden areas shown on the plans here approved and otherwise to be established on the subject land shall be provided with an automatic watering system of a design capable of supplying adequate quantities of water to maintain all trees, shrubs, plants etc. planted in the aforesaid garden areas in good heart and condition at all times.
3. The person, for the time being making use of the subject land now approved, shall, in all respects to the reasonable satisfaction of the Council, at all times, cultivate, tend, and nurture the trees, shrubs, creepers and lawns established or to be established in accordance with the plans hereby approved, replacing whenever, and so often as the occasion requires, all trees, shrubs, creepers and lawns which shall die or become diseased.

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

SCHEME DESCRIPTION

Development No. 190/170/96
190/COO/97

Page 3 of 8

Further particulars about the details of this Scheme may be available from the City of Payneham Development Application Number 190/170/96.

Dated this

18th

day of

June

, 1997

EXECUTION BY THE DEVELOPER:

IN WITNESS WHEREOF the Common Seal
of S A CONSTRUCTION PTY. LTD.
ACN 058 587 714 was hereunto affixed
in the presence of

.....
being the sole Director and Secretary of the
Company.



It is certified:

- (a) that the City of Payneham has approved of the development described in Development Application No. 190/170/96; and
- (b) that the terms and conditions of this development contract are not inconsistent with that development as approved.

Dated this

13th
June

day of

June

, 1997.

Execution by the Council authorised person.

Page 6 / 11

ANNEXURE "A" 1

TERMS OF INSTRUMENT NOT
CHECKED BY LANDS TITLES OFFICE

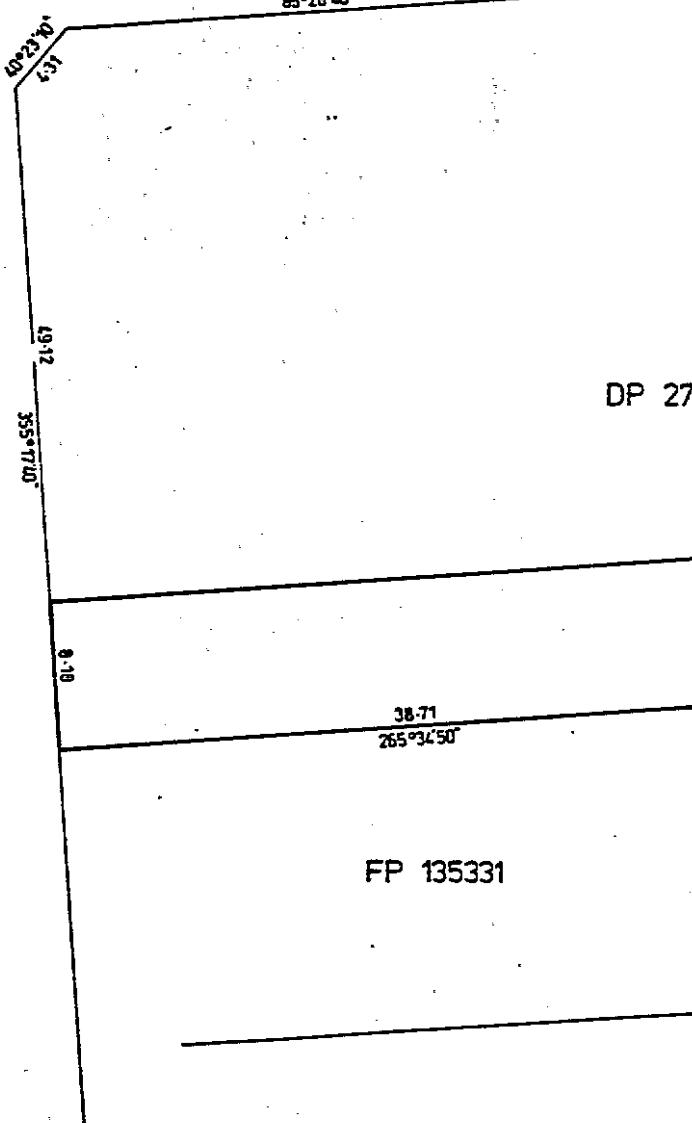
SCHEME DESCRIPTION
Development No. 190/Co/97

CC>

JOHN STREET

85°28'40"

PORTRUSH



SP 844

CC>

LOCATION AND COMMON PROPE

ANNEXURE "A" 2

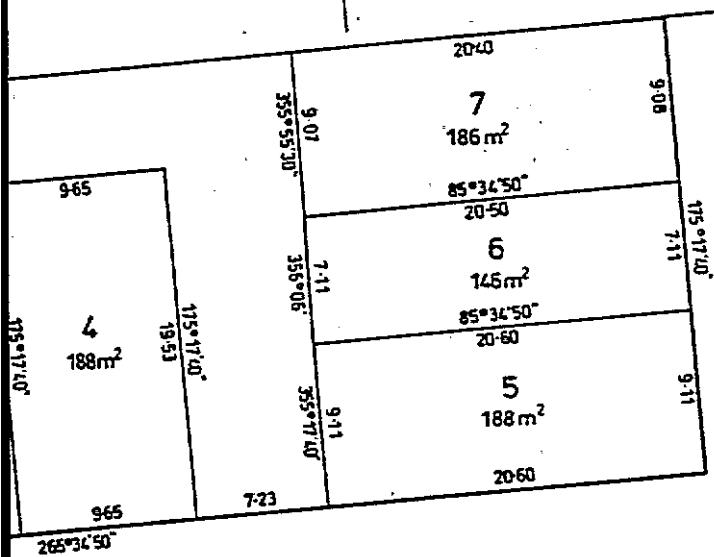
TERMS OF INSTRUMENT NOT
CHECKED BY LANDS TITLES OFFICE

SCHEME DESCRIPTION

Development No. 190/Cool/97

FP 135332

FP 135333



COMMUNITY PLAN NUMBER		Page 7/1	
PLAN TYPE	PRIMARY		
THS IS SHEET	OF		SHEETS
DEPOSITED	/13		PRO REGISTRAR GENERAL
CLOSURE CHECKED	PLAN EXAMINED	PLAN APPROVED	P.M.S. APPROVED
TITLE REFERENCE		C.T. 5150 / 512	
LAND DESCRIPTION			
ALLOTMENT 5 IN FP 104823 OF PART SECTION 285			
IRRIGATION AREA		DIVISION	
HUNDRED		ADELAIDE	
AREA		PAYNEHAM	
COUNCIL		CORPORATION OF THE CITY OF PAYNEHAM	
MAP REFERENCE		6628 - 42 b	
Q.B. FP 38408		TOTAL AREA 2028 ft ²	
DEV. No.			
SCALE		METRES	
0 5 10 15 20		25	

ANNOTATIONS

THE COMMON PROPERTY IS DESIGNATED (C1) FOR LAND INFORMATION PURPOSES ONLY AND DOES NOT PROVIDE A LEGAL IDENTIFIER FOR THE COMMON PROPERTY.

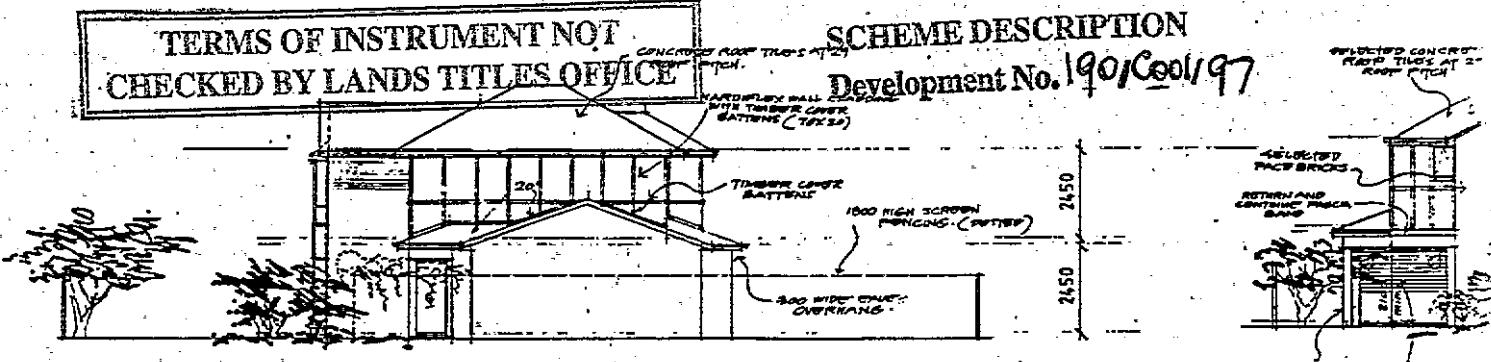
SP 844

CERTIFICATE OF LICENSED SURVEYOR	
I, a Licensed Surveyor under the Survey Act 1992, certify that this Community Plan has been correctly prepared in accordance with the Community Titles Act 1996 to a scale prescribed by regulation.	
Dated the _____ day of _____ 19____	
Licenced Surveyor _____	

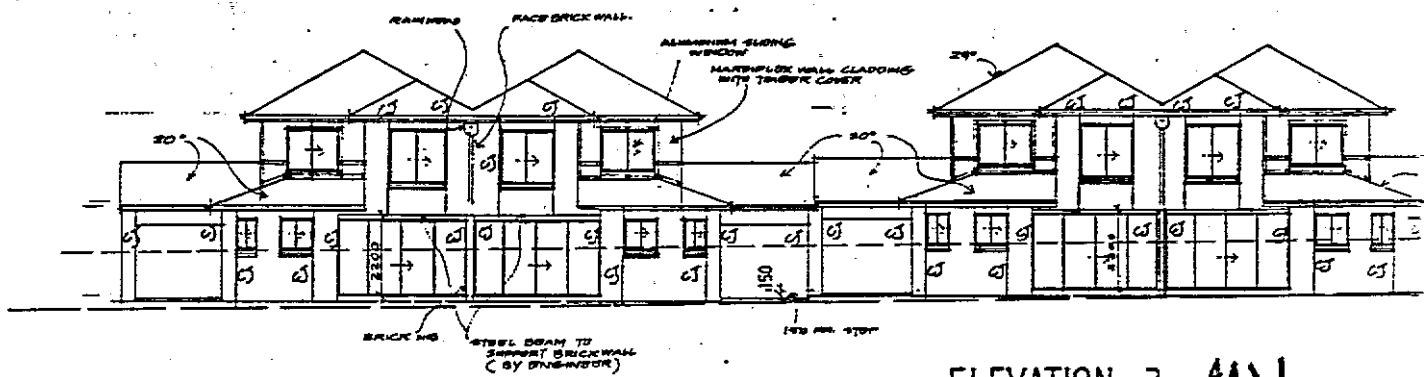
Dodge 8-11

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

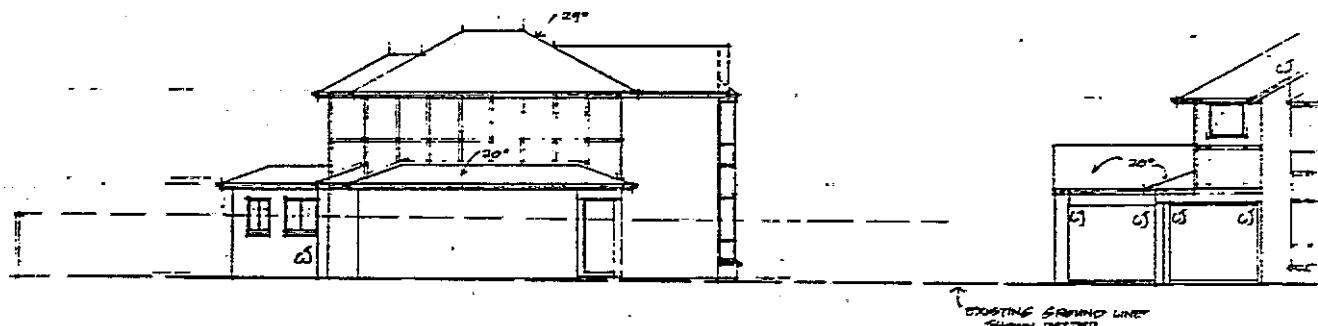
SCHEME DESCRIPTION
Development No. 190/Cool/97



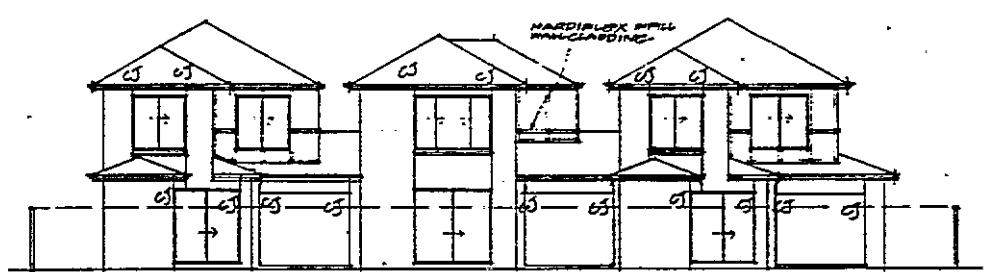
LEVEL 1



EL E V A T I O N 3 A A > 1

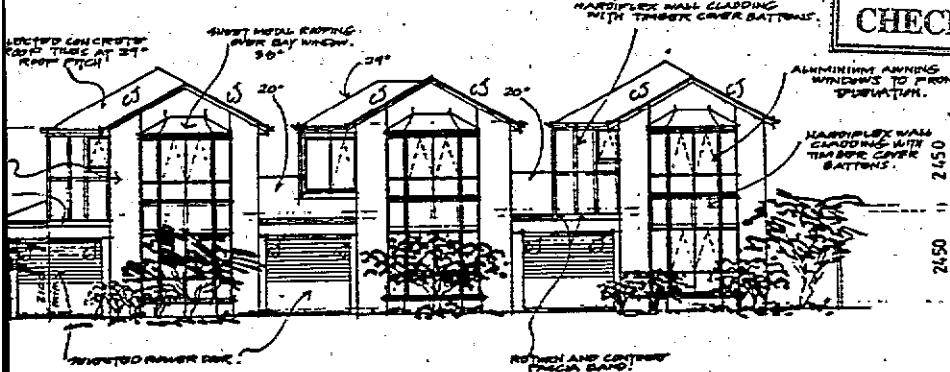


ELEVATION 4

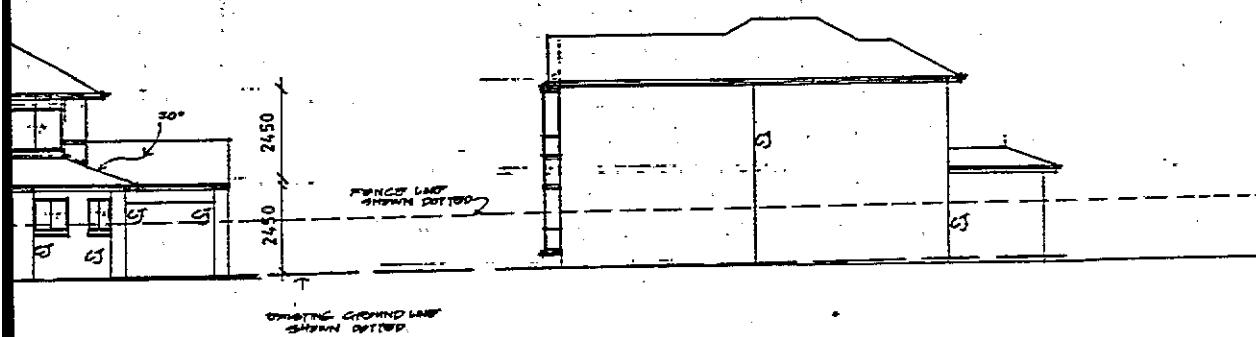


ELEVATION 5

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

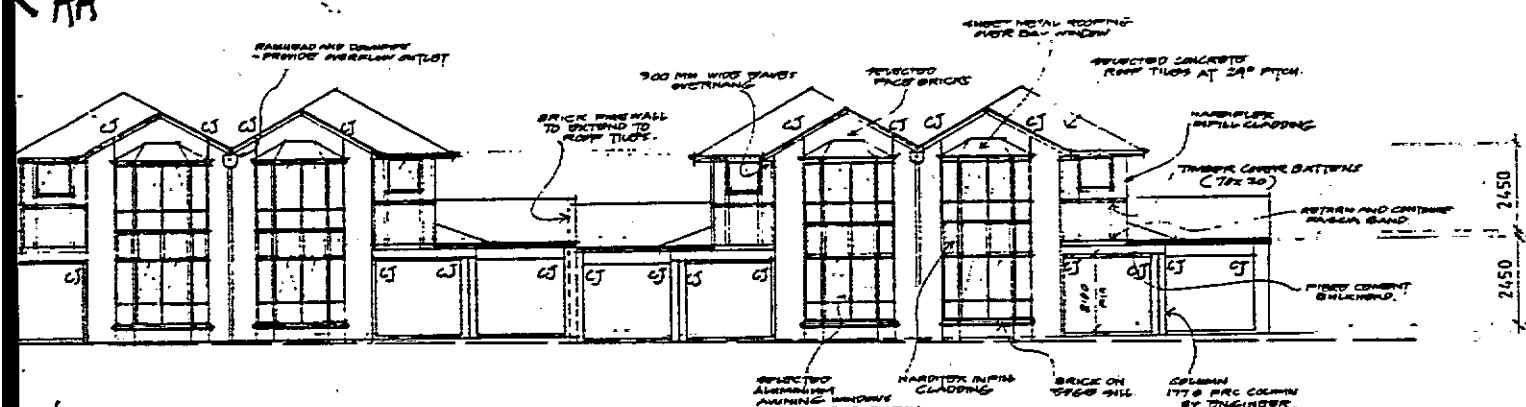


EL E V A T I O N 2



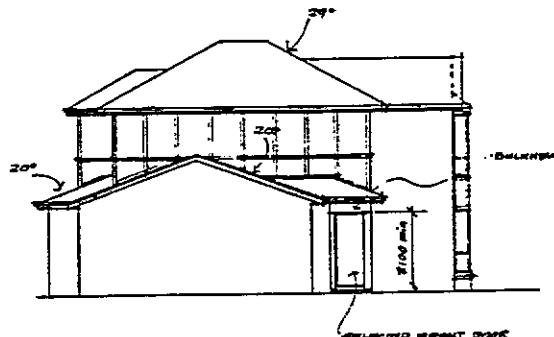
TWISTING GROUND LINE
SHEAR STRESS.

下AA



1

≤ A



ELEVATION 6

CITY OF PAYNCHAM	
DEVELOPMENT PERMIT	
190	170
DATE	15 JUN 1997
DATE	4/2/97
ST.	RECEIVED

amendments	drawn <i>FK.</i>
	checked <i>FK.</i>
	date <i>14. 1. 97</i>
	sheet <i>4</i> of <i>5</i>



JOHN DURRIN & ASSOCIATES
drafting & building design consultants

63 william street telephone (08) 347 4611
beverley 5009 facsimile (08) 347 4068

Contractor to verify all dimensions & levels before commencing any work

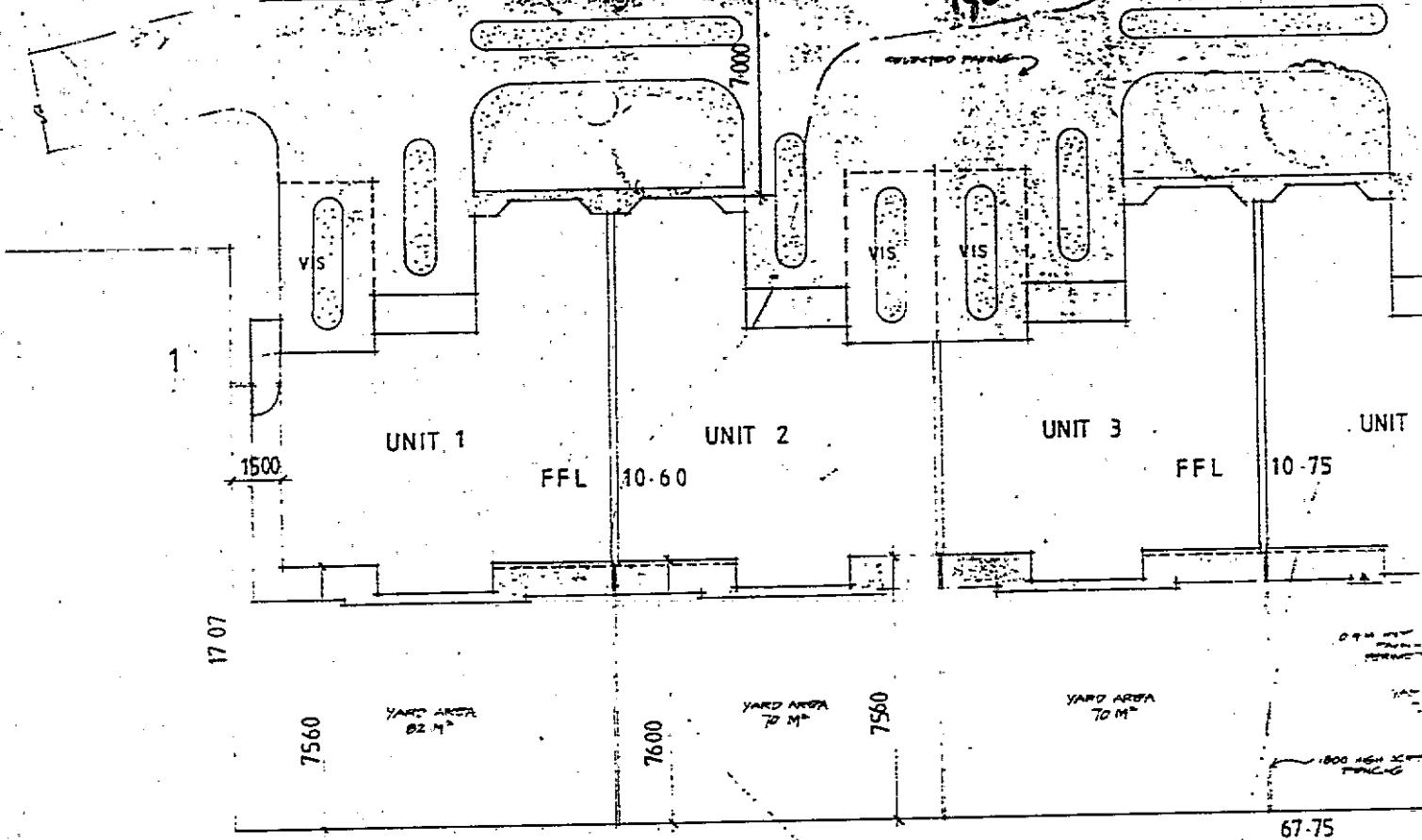
2 - STOREY UNIT

TERMS OF INSTRUMENT NOT
CHECKED BY LANDS TITLES OFFICE

SCHEME DESCRIPTION

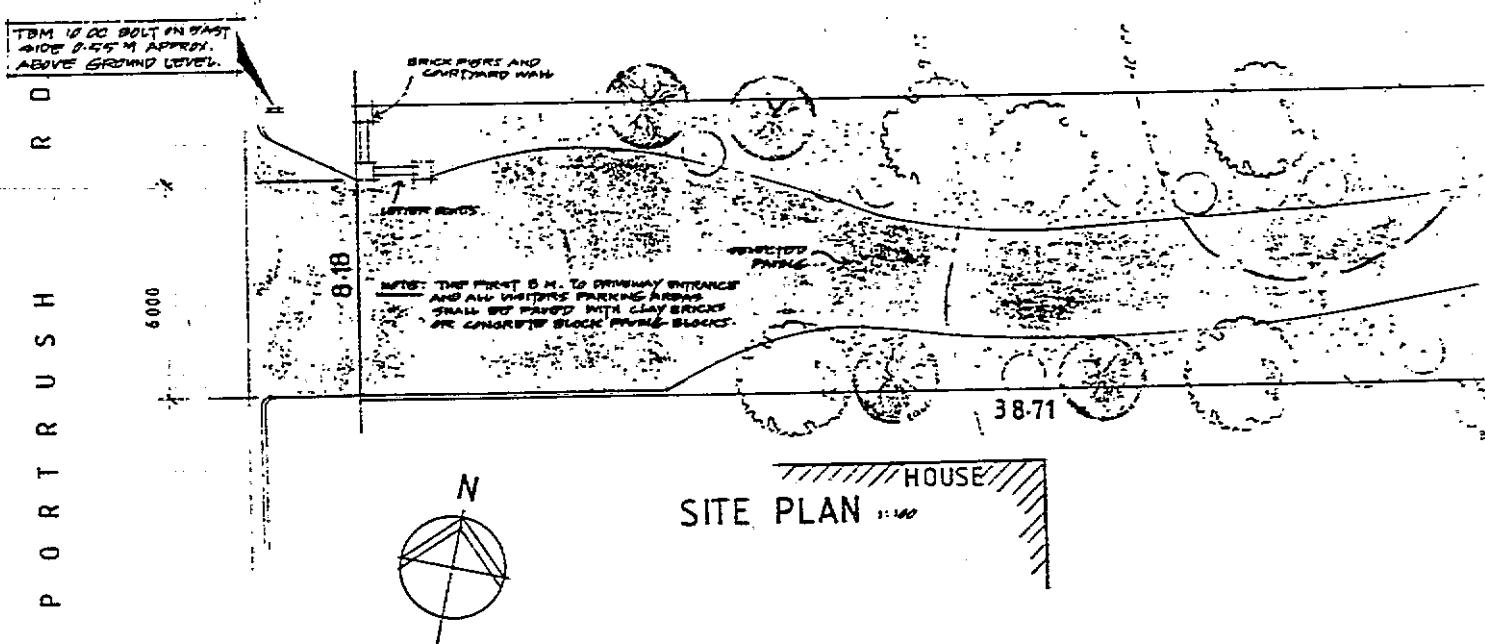
Development No. 1600197

106-46



NOTE: STORMWATER & SITeworks PLAN BY ENGINEER

BBY



PROPOSED UNIT DEVELOPMENT AT No. 54
PORTRUSH RD., PAYNEHAM FOR
S.A. CONSTRUCTION

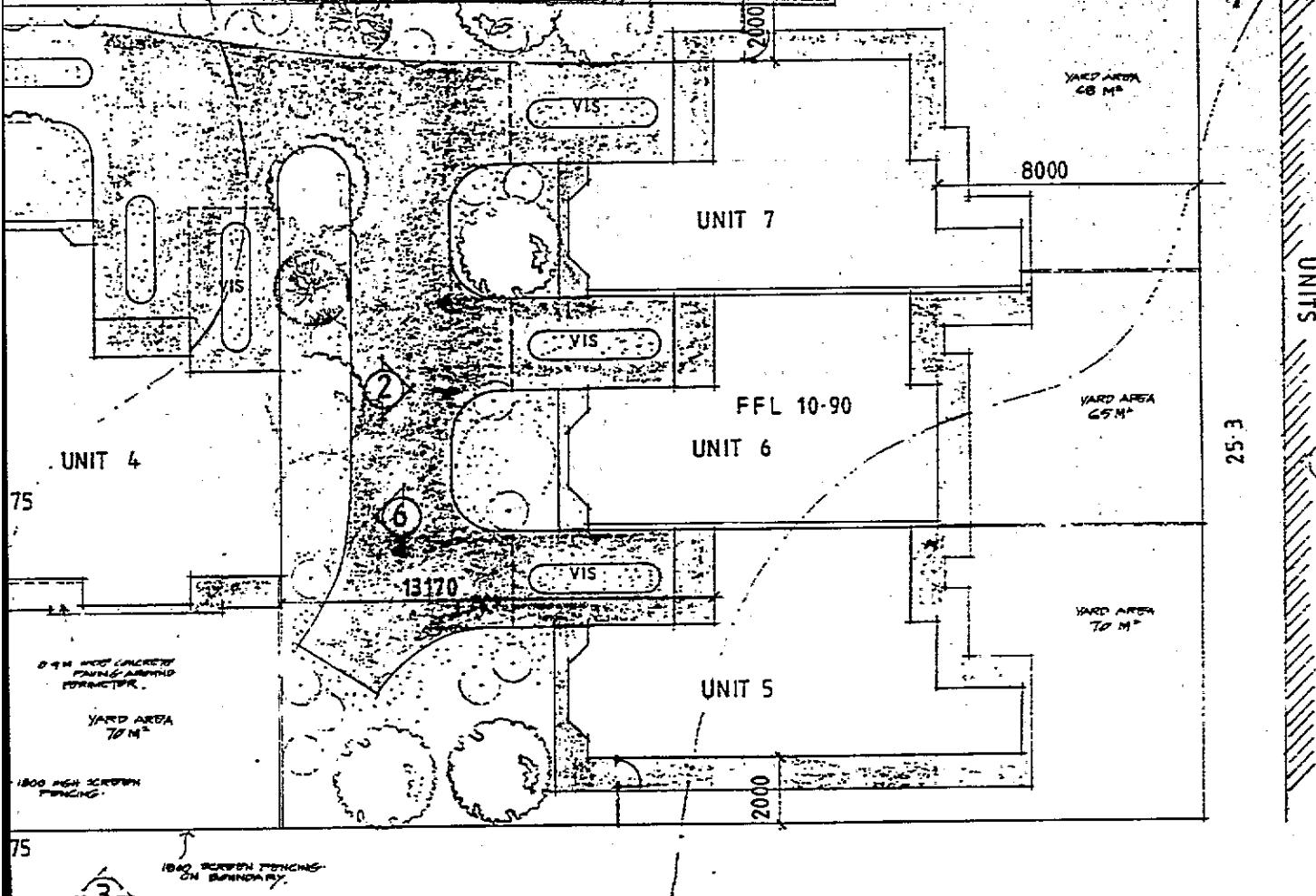
date	amendment

ANNEXURE "C" 2

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

SCHEME DESCRIPTION

Development No. 190/cool/97



VIS - VISITOR CARPARK

LAND AREA 2030.7 M²

LANDSCAPING NOTES:

MEADOW THURBER'S UNDER 3 M.

1. ACROSTICHUM GRANDIFOLIUM
2. ECHINOPHYLLA MACULATA
3. VISENIUM BREVICODIUM
4. WESTRAGIA PRATICOSA
5. CASSIA ARTEMISIIFOLIA

SMALL THURBER'S UNDER 1 M.

6. CYPREA LIGNA
7. THYRANTHEMUM SAXICOLA
8. Grevillea obtusifolia

GROUND COVER

9. MYOPERMUM PARVIFOLIUM
10. VINCA MAJOR
11. BRAZILLIA CAYENNEA MULTIPIDA

BUILDING (GRND FLR.)	554-9
PAVING & DRIVEWAY	639
TOTAL	1193-9

TOTAL 1193-9

SITE COVERAGE 1193.9
2030.7

= 58.7 %

AREAS:

UNITS 1, 2, 3 & 4	(PER UNIT)	
MAIN LIVING	50'-0"	40.49
	W.F.	54.67
GARAGE		30.67
PORCH		3.40
TOTAL		157.00 ^{sq. ft.}
		14.8730

<u>UNIT 5 & 7 (PER UNIT)</u>	
MAIN LIVING	6-F: 49-69 N-F: 57-29
GARAGE	19-50
PORCH	3-40
TOTAL	128-99

MAIN LIVING	S.F. 449
	W.F. 53
GARAGE	17
PORCH	2
TOTAL	529

CITY OF PAYNTER	
DEVELOPMENT NUMBER	
130	170-96
DATE	15 JUL 1987
DATE	4/2/97
SIGNED	<i>[Signature]</i>
RECEIVED	
APPROVED	

amendments	drawn <i>FK</i>	
	checked <i>FK</i>	
	date 14-1-97	
	sheet 1 of 5	



JOHN DUVALL & ASSOCIATES

drafting & building design consultants

63 william street telephone (08) 347 4611
beyrley 5009 facsimile (08) 347 4068

Contractor to verify all dimensions & levels before commencing any work

FORM LF1

8314461



SERIES NO.	PREFIX
92	LF

BELOW THIS LINE FOR OFFICE USE ONLY

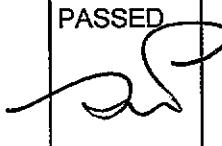
Date: 22 JUN 1997	Time: 11-30
FEES	
R.G.O.	POSTAGE
75	

75.00

20311997 020134233L1.0.

CORRECTION

PASSED



FILED 10/7/1997



REGISTRAR-GENERAL

**LANDS TITLES REGISTRATION
OFFICE
SOUTH AUSTRALIA**

**LODGEMENT FOR FILING UNDER THE
COMMUNITY TITLES ACT 1996**

FORM APPROVED BY THE REGISTRAR-GENERAL

BELOW THIS LINE FOR AGENT USE ONLY**AGENT CODE**

Lodged by:

Correction to:

NORTH EAST CONVEYANCERS
P.O. BOX 3035
NORWOOD 5067

NE28

TITLES, CROWN LEASES, DECLARATIONS ETC. LODGED WITH
INSTRUMENT (TO BE FILLED IN BY PERSON LODGING)

- 1.....
- 2.....
- 3.....
- 4.....
- 5.....

Assessor

PICK-UP NO.	
CP	
DEV. NO.	

DELIVERY INSTRUCTIONS (Agent to complete)
PLEASE DELIVER THE FOLLOWING ITEM(S) TO
THE UNDERMENTIONED AGENT(S)

ITEM	AGENT CODE

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

DEVELOPMENT CONTRACT
Development No. 190/C001/97

DEVELOPMENT CONTRACT
COMMUNITY PLAN No 20014

54 PORTRUSH ROAD

PAYNEHAM

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

DEVELOPMENT CONTRACT
Development No. 190/C001/97

INDEX

ITEM	PAGE No.
Description of land to be developed	1
Nature of Proposed Development	1
Staging of Development	2
Development Authorisation	2
Developer to use care	2
Developer to repair	2
Details of access by Developer	2
Obligations of the Community Corporation & Owners	2
Working Hours	3
Estimated Date for completion	3
Details of location, dimensions, design materials etc	3
Landscaping of Common Property	4
Plans relating to the development	Annexure "A"1, "A"2, "B"1", B"2 Annexure "C" 1 & "C" 2.

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

DEVELOPMENT CONTRACT

Development No. ~~190/170/96~~

190/COO/97

Page 1 of 10

COMMUNITY TITLES ACT, 1996

COMMUNITY DEVELOPMENT CONTRACT

This Contract contains details of a community scheme which is proposed to be developed on the land described herein.

This Contract should not be considered alone, but in conjunction with the results of searches and enquiries normally made in respect of lots of this type. The Scheme Description and By-laws lodged at the Lands Titles Office set out further details of the scheme the management rules governing the scheme and provide details of the rights and obligations of lot owners under the scheme.

Further particulars about the details of the scheme are available from the City of Payneham by referring to Development Application No. 190/170/96.

The terms of this Contract are binding on the original proprietor and any purchaser or occupier of a lot in a scheme. In addition, the original proprietor covenants with the Community Corporation and with subsequent proprietors jointly and with each of them severally to develop the land the subject of this scheme in accordance with the consent obtained in terms of Development Application No. 190/170/96 as approved modified or amended by the consent authorities from time to time.

**DESCRIPTION OF LAND TO BE DEVELOPED UNDER THE SCHEME
AND NATURE OF PROPOSED DEVELOPMENT**

THE LAND:

The whole of the land comprised in Certificate of Title Register Book Volume 5150 Folio 512 being Allotment 5 in Filed Plan No. 104823 and being the property known as 54 Portrush Road Payneham SA

THE DEVELOPMENT:

The development when completed will comprise seven (7) community lots and one common lot (the Common Property). (See copy of plan attached marked Annexure "A" 1 & "A" 2).

Except for the Common Property, upon each lot will be constructed one two storey brick veneer residential unit, having a concrete tile roof, with associated visitor carparking and perimeter paving. (See Annexure "B" 1 & "B" 2)

The Common Property will be paved and landscaped. (See copy of plan attached marked Annexure "C" 1 & "C" 2)

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

DEVELOPMENT CONTRACT
Development No. 190170/96

190/CO01/97

Page 2 of 10

STAGING OF DEVELOPMENT:

The Scheme is not a staged development. The development will be undertaken and completed by the Developer as one whole development with the progressive and continuous completion of all seven units forming part of the scheme.

DEVELOPMENT AUTHORISATION:

Development Approval has been received for the scheme.

DEVELOPER TO USE CARE AND CONSIDERATION DURING DEVELOPMENT

The developer undertakes to exercise care and consideration to ensure that other proprietors of lots within the scheme do not suffer unreasonable interference or lack of enjoyment of the lots and Common Property during the completion of the developer's obligations under this contract.

DEVELOPER TO REPAIR

The developer undertakes to repair, or to pay the costs of repairing , as soon as is reasonably possible any damage caused by the developer himself, his agents, contractors and employees to the common property or to a lot or building or other improvement on the common property or lot.

PLAN OF PROPOSED LOTS AND COMMON PROPERTY

The developer has obtained approval of the division of the land into seven community lots and one common property lot and a plan is attached and is identified as Annexure A2 which delineates the boundaries of each lot and common property.

DETAILS OF ACCESS REQUIRED BY DEVELOPER

Access to the scheme will be required by the developer to carry out preparation of the site, construction repair and maintenance. Access to the site will be from Portrush Road Paynham across and along the common property. The developer reserves the right for himself, his agents, contractors and employees to pass over the common property by any means including vehicles to gain access during construction to carry out construction, repair or maintenance.

OBLIGATIONS OF COMMUNITY CORPORATION AND OTHER OWNERS

The Community Corporation and other owners shall allow the developer, the developer's agents, contractors and employees access as required during the course of construction, repair or maintenance to enable the obligations of the developer to be completed as required.

TERMS OF INSTRUMENT NOT CHECKED BY LANDS TITLES OFFICE

DEVELOPMENT CONTRACTDevelopment No. ~~190/170/96~~

190/CO01/97

Page 3 of 10

WORKING HOURS:

The hours during which work will be undertaken on the scheme will be between 7:00 am and 7:00 pm Monday to Saturday. In the event that urgent or essential work is required to be carried out at times other than set out in this clause, the developer shall seek the approval of other owners in the scheme. Such approval to continue or complete the necessary work is not to be capriciously withheld.

ESTIMATED DATE FOR THE COMPLETION OF THE SCHEME:

The Developer is to use its best endeavours to complete all works on the scheme by 30th of June, 1997.

LOCATION, DIMENSIONS, DESIGN, MATERIALS OF CONSTRUCTION ETC

The buildings on each community lot shall be located as shown on plan attached to this contract and marked Annexure B.

The building on each lot will be a two storey, brick veneer construction with timber internal frame work, a cement raft flooring system and a cement tile roof.

The areas of the buildings on each lot will be as follows:

Lot 1, 2, 3 & 4: (each unit)	Main living area	Ground floor	49.99 square metres
	Upper floor	54.26	
	Garage	30.65	
	Porch	3.48	
	TOTAL	137.88	

Lot 5 & 7:	Main living area	Ground floor	49.69 square metres
	Upper floor	57.25	
	Garage	18.50	
	Porch	3.49	
	TOTAL	128.93	

Lot 6:	Main living area	Ground floor	48.71 square metres
	Upper floor	53.29	
	Garage	17.94	
	Porch	3.37	
	TOTAL	123.33	

Refer to plans attached and identified as Annexure "B"1, "B"2, "C"1 & "C"2 for more details.

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

DEVELOPMENT CONTRACT
Development No. 190/170/96

190/001/97

Page 4 of 10

LANDSCAPING OF COMMON PROPERTY

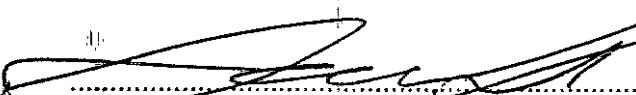
The developer is to pave and landscape the Common Property area as indicated in plan attached and identified as Annexure "B" using shrubs, ground cover etc identified by the developer as being suitable for planting within the scheme.

Further particulars about the details of this Scheme may be available from the City of Payneham by referring to Development Application Number 190/170/96.

Dated this 18/5 day of June, 1997

EXECUTION BY THE DEVELOPER:

IN WITNESS WHEREOF the Common Seal
of S A CONSTRUCTION PTY. LTD.
ACN 058 587 714 was hereunto affixed
in the presence of


being the sole Director and Secretary of the
Company.



Page 7/12

ANNEXURE "A" 1

TERMS OF INSTRUMENT NOT
CHECKED BY LANDS TITLES OFFICE

DEVELOPMENT CONTRACT

Development No. 190/001/96

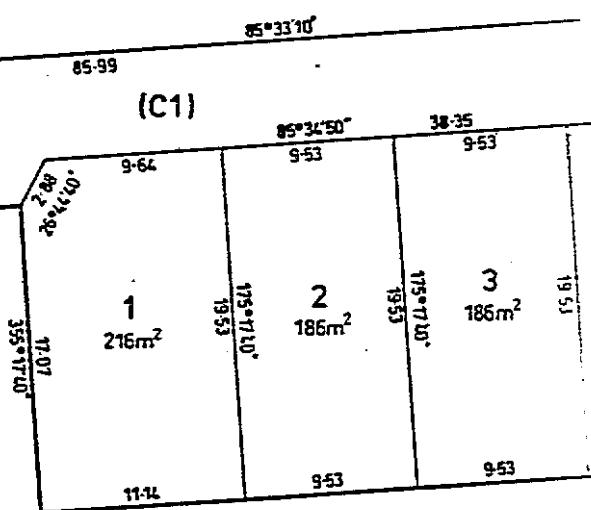
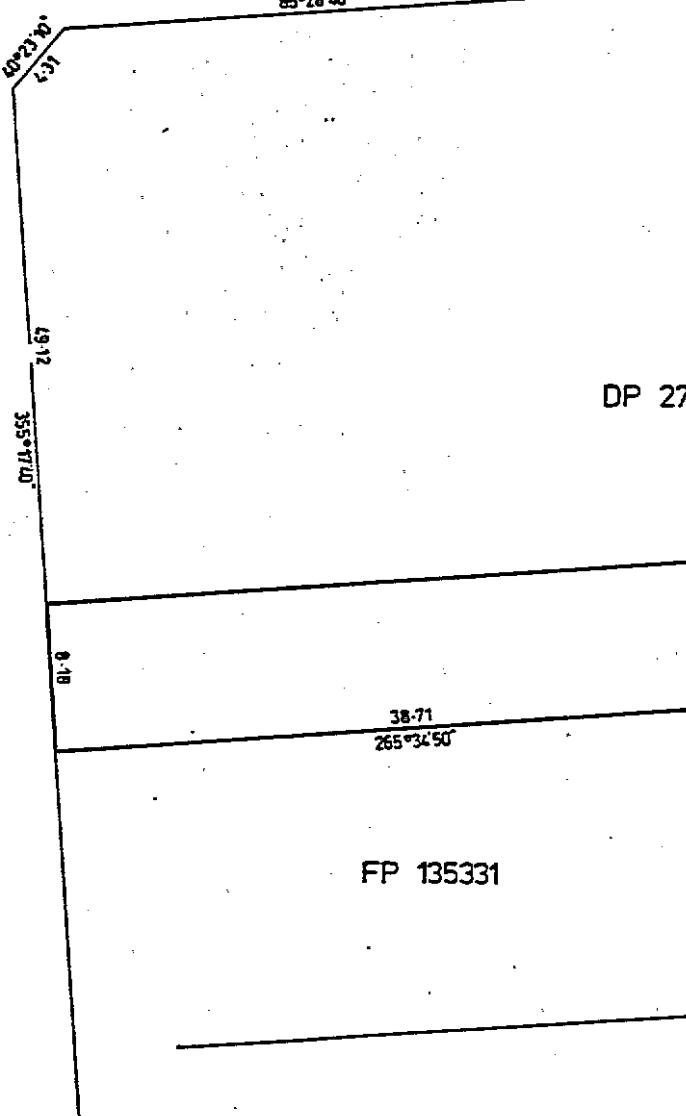
190/001/96

CC>

JOHN STREET

85°28'40"

PORTRUSH



SP 844

CC>

LOCATION AND COMMON PROPE

Page 8/12

ANNEXURE "A" 2

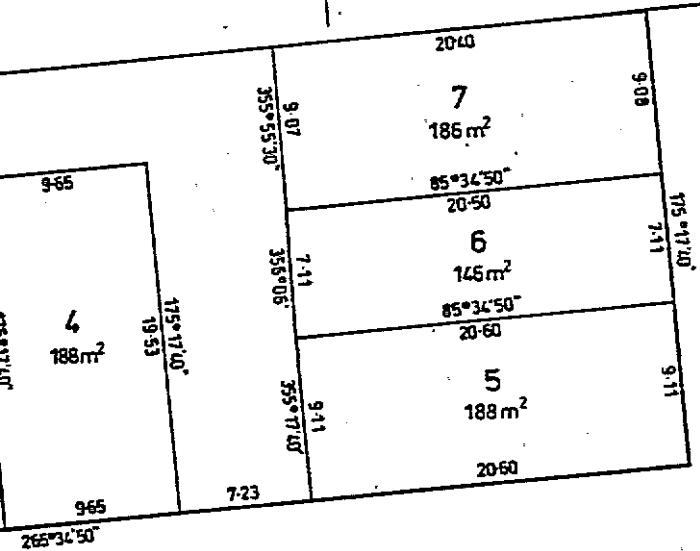
TERMS OF INSTRUMENT NOT
CHECKED BY LANDS TITLES OFFICE

DEVELOPMENT CONTRACT

Development No. 1901170196

FP 135332

FP 135333



SP 844

PROPERTY PLAN

COMMUNITY PLAN NUMBER			
PLAN TYPE PRIMARY			
THIS IS SHEET 1 OF 1 SHEETS			
DEPOSITED 19/10/1996 PRO REGISTRAR GENERAL			
CLOSURE CHECKED	PLAN EXAMINED	PLAN APPROVED	P.M.S. APPROVED
TITLE REFERENCE C.T. 5150 / 512			
LAND DESCRIPTION			
ALLOTMENT 5 IN FP 104823			
OF PART SECTION 285			
IRRIGATION AREA DIVISION			
HUNDRED ADELAIDE			
AREA PAYNEHAM			
COUNCIL CORPORATION OF THE CITY OF PAYNEHAM			
MAP REFERENCE 6628 - L2 b			
O.B. FP 38408	TOTAL AREA 2028 m²		
DEV. No.			
SCALE 0 5 10 15 20 25	METRES		

ANNOTATIONS

THE COMMON PROPERTY IS DESIGNATED (C1) FOR LAND INFORMATION PURPOSES ONLY AND DOES NOT PROVIDE A LEGAL IDENTIFIER FOR THE COMMON PROPERTY.

CERTIFICATE OF LICENSED SURVEYOR	
I, a Licensed Surveyor under the Survey Act 1952, certify that this Community Plan has been correctly prepared in accordance with the Community Titles Act 1996 to a scale prescribed by regulation	
Dated the _____ day of _____ 19____	
Licensed Surveyor _____	

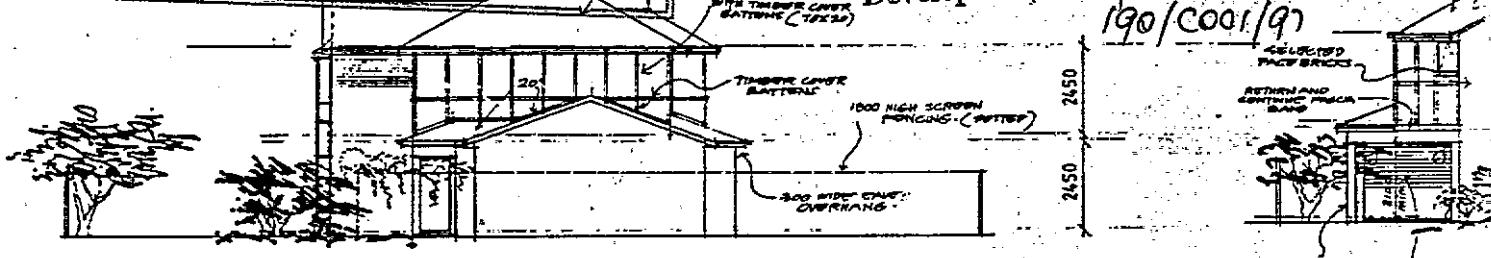
**TERMS OF INSTRUMENT NOT
CHECKED BY LANDS TITLES OFFICE**

DEVELOPMENT CONTRACT

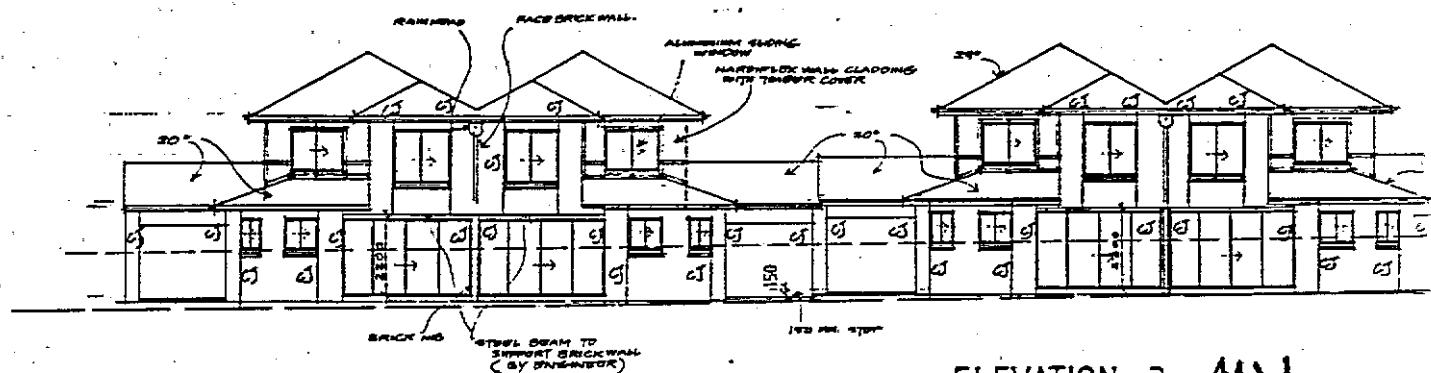
Development N

190/COOR/97

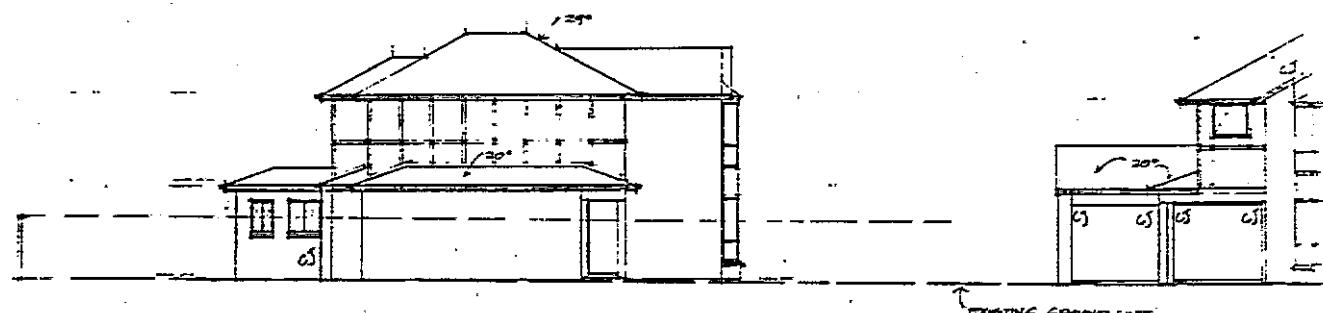
SELECTED CONCRETE
ROOT TIEHS AT 2'-
ROOT PITCH



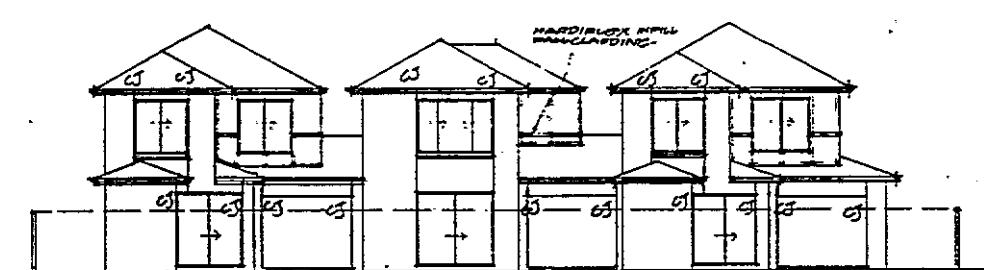
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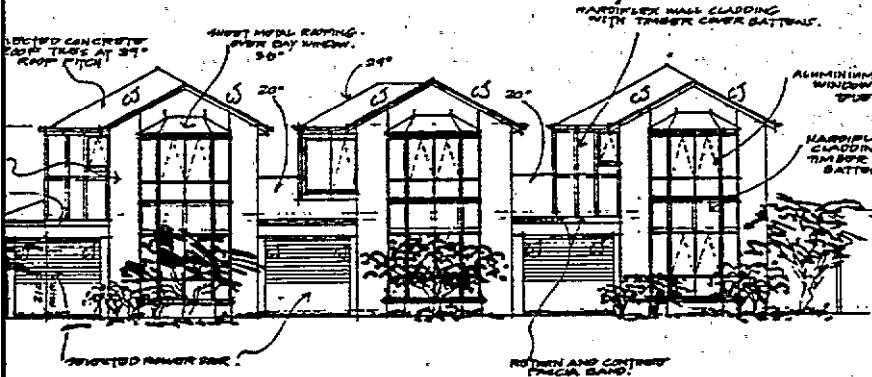
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ELEVATION 4



ELEVATION 5

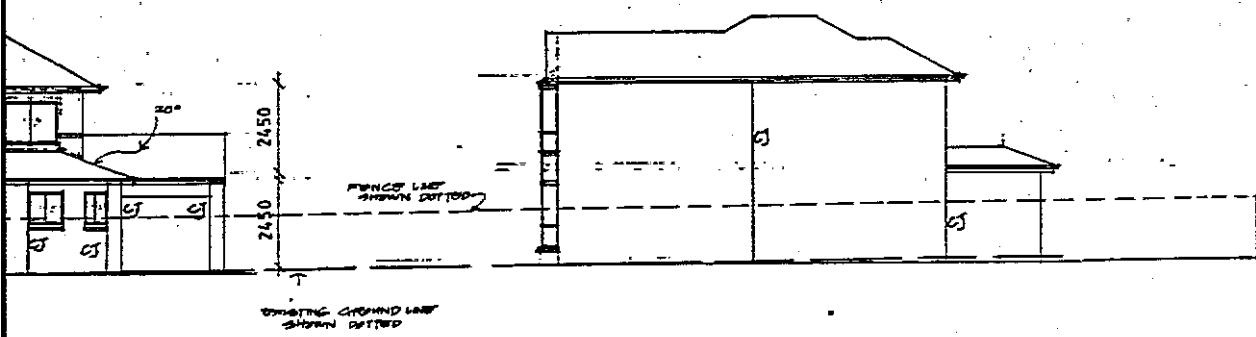
TERMS OF INSTRUMENT NOT
CHECKED BY LANDS TITLES OFFICE

ELEVATION 2

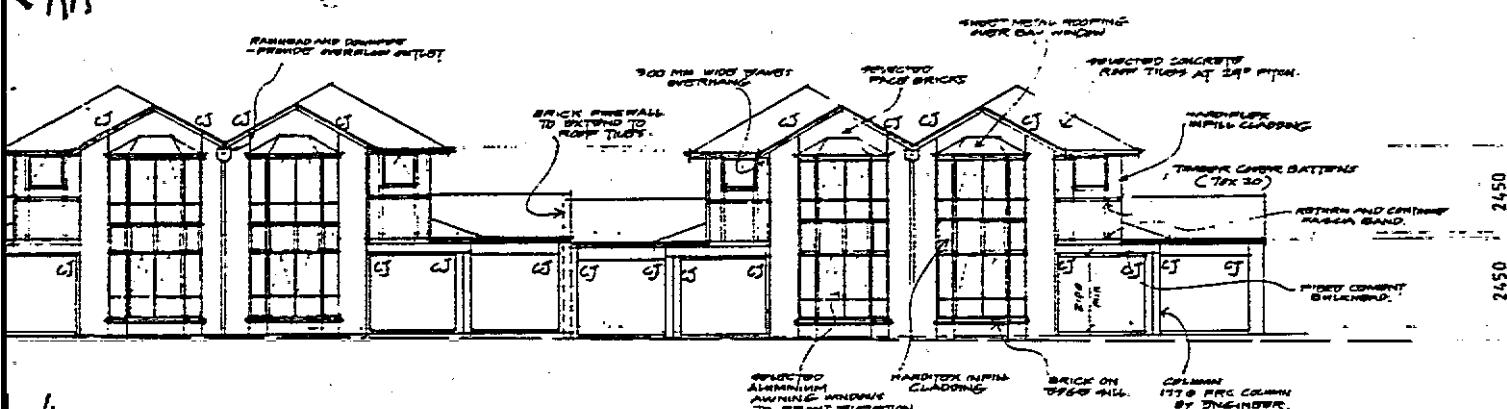
DEVELOPMENT CONTRACT

Development No. ~~190/170/96~~

190/CO01/97

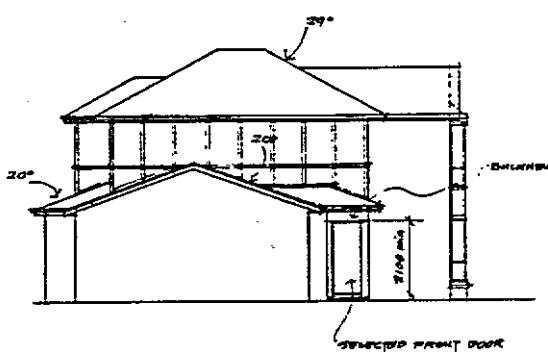


< AA



4

< AA



ELEVATION 6

CITY OF PARRAMBAH	
DEVELOPMENT NUMBER	
190/170/96	
DATE	15 JUL 1997 RECEIVED
DATE 4/2/97 APPROVED	
S:	

amendments	drawn F.K.	
checked F.K.		
date 14.1.97		
sheet 4 of 5		



JOHN SURRIE & ASSOCIATES
drafting & building design consultants

63 william street telephone (08) 347 4611
beverley 5009 facsimile (08) 347 4068

Contractor to verify all
dimensions & levels
before commencing any
work

2 - STOREY UNIT

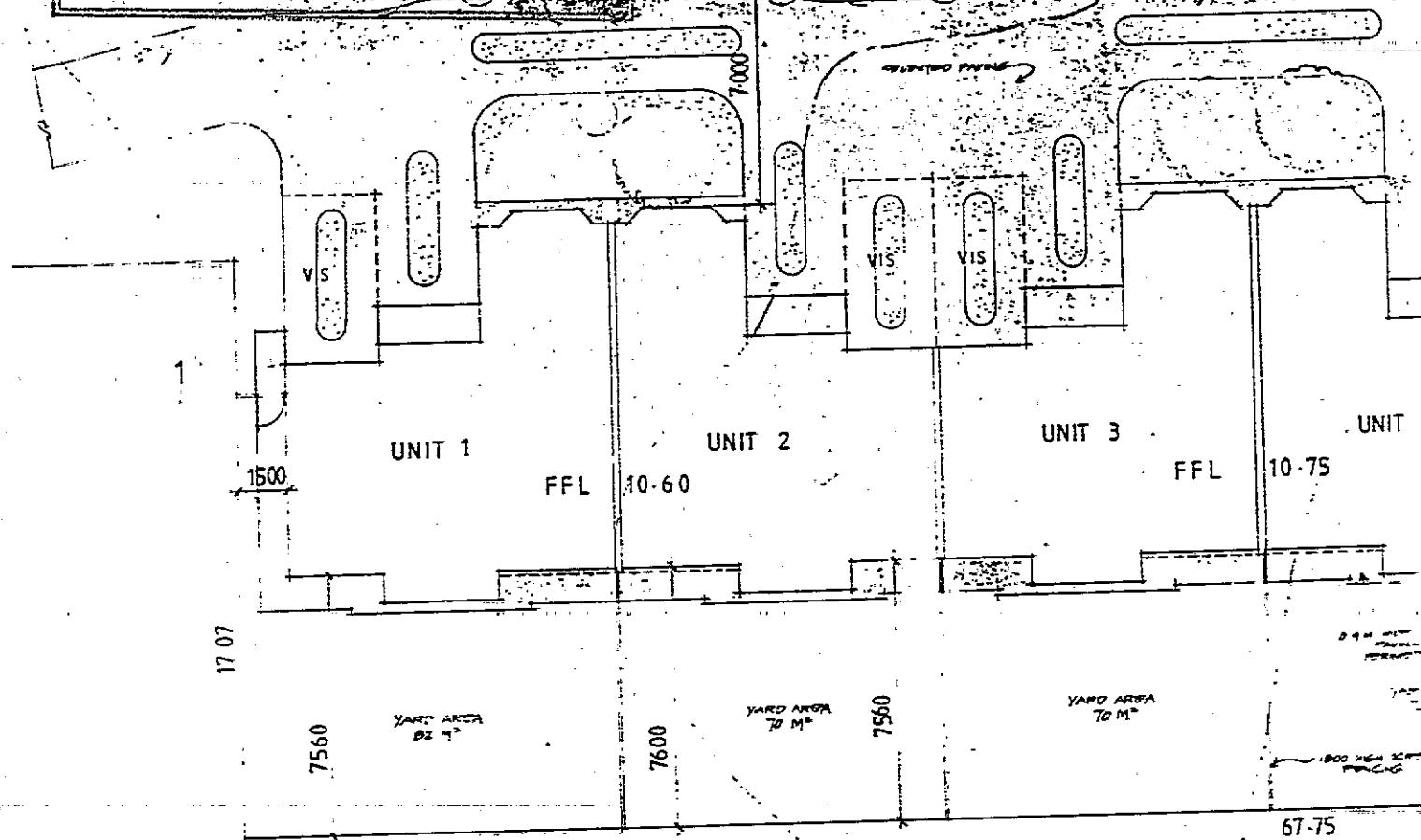
DEVELOPMENT CONTRACT

Development No. ~~106-46~~ 106-46

1901/00/1977

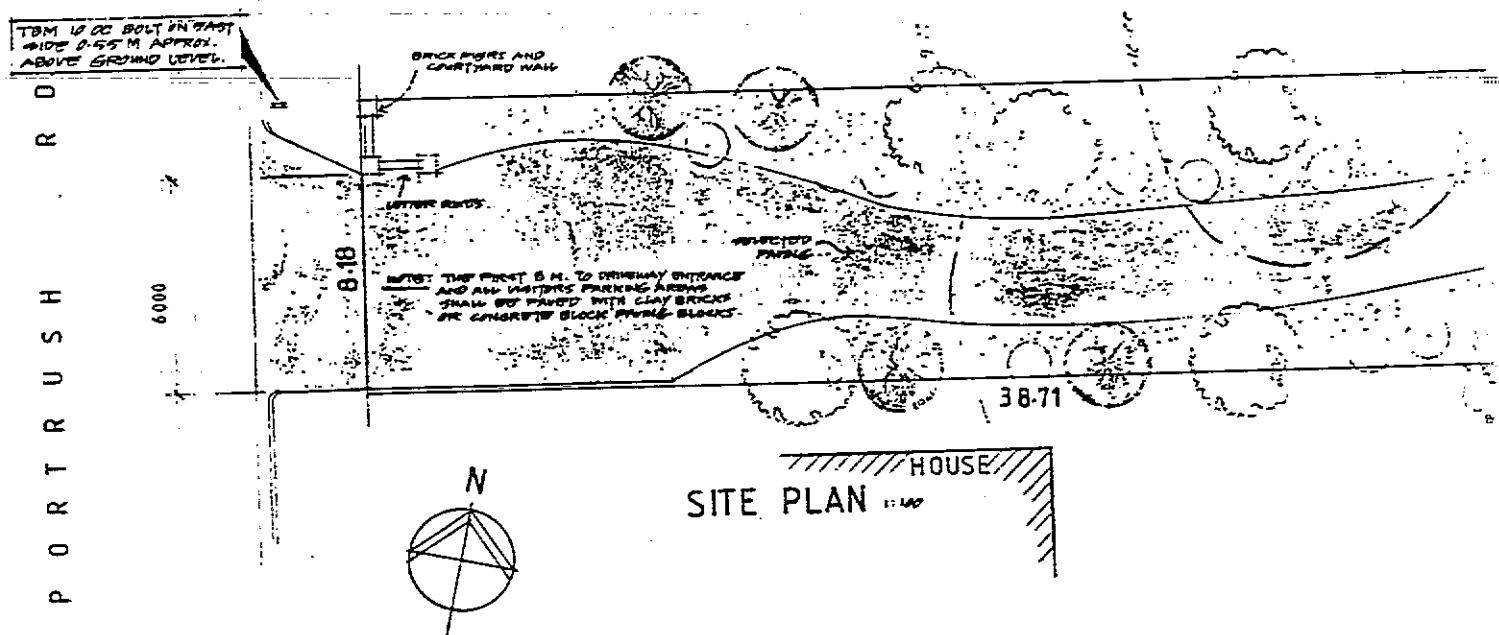
TERMS OF INSTRUMENT NOT
CHECKED BY LANDS TITLE OFFICE

AIRPORT



NOTE: STORMWATER & SITeworks PLAN BY ENGINEER

BB > |



PROPOSED UNIT DEVELOPMENT AT No. 54
PORTRUSH RD, PAYNEHAM FOR
SA CONSTRUCTION

date

amendments

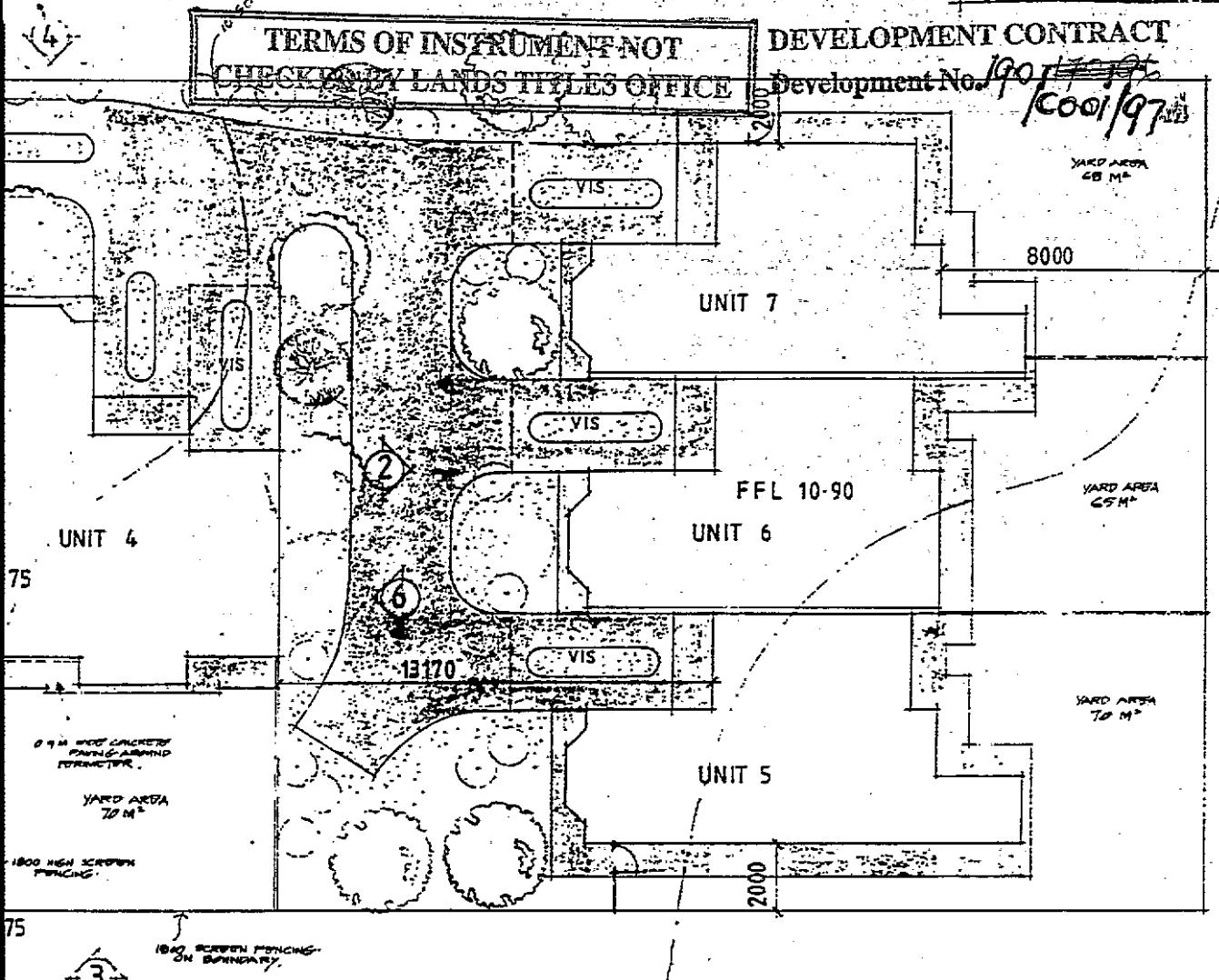
ANNEXURE "C" 2

DEVELOPMENT CONTRACT

Development No. ~~1901730~~ /CO01/97

UNITS

TERMS OF INSTRUMENT NOT
CHECKED BY LANDS TITLES OFFICE



VIS - VISITOR CARPARK

LAND AREA 2030.7 M²

LANDSCAPING NOTES:

MEDIUM SHRUBS UNDER 3 M.

1. ACACIA GRANDIFLORA
2. BOMBAXA MACRAXA
3. VISHNUUM BURCKWOODII
4. WESTRINIA PRATICOLA
5. CASSIA ARTEMISIOPOLIA

SMALL SHRUBS UNDER 1 M.

6. CIPROTA GENEA
7. THYMELAEUM SAXICOLA
8. GROSVILLEA PTERISIFOLIA

GROUND COVER

9. MYOPORUM FASCIOPHYLLUM
10. VINCA MAJOR
11. BRACHYCHITON MULTIFLORA

BUILDING (GRND FLR.)	554.9
PAVING & DRIVEWAY	639
TOTAL	1193.8

TOTAL 1193.9 M

SITE COVERAGE 1193.9
2030.7

= 58.7 %

AREAS:

UNITS 1, 2, 3 & 4 (FOR UNIT)	
MAIN LIVING	: O-F :
	N-F :
GARAGE	: 49.49
PORCH	: 54.26
	: 30.67
	: 3.40
TOTAL	157.00 N
	14-8432

UNIT 5 # 7 (PER UNIT)	
MAIN LIVING	6-FT : 49.69
	W-F : 57.25
GARAGE	10-50
PORCH	3-40
TOTAL	120.934
	13-87.32

UNIT 6	
MAIN LIVING	6.6' x 40'
	W.F. 53'
GARAGE	17'
PORCH	2'
TOTAL	123'

Contractor to verify all dimensions & levels before commencing any work.

amendment 13	drawn <i>FK</i>	
	checked <i>FK</i>	
	date 14-1-97	
	sheet 1 of 5	



JOHN DURRIN & ASSOCIATES
drafting & building design consultants

63 william street telephone (08) 347 4611
beverley 5009 facsimile (08) 347 4068

Contractor to verify all dimensions & levels before commencing any work.

Residential Strata Insurance

Certificate of Currency

Policy Number: HRS11174666
UMR: B200800000STR2024



Certificate Date	10 June, 2025
Insurer	Issued by Hutch Underwriting Pty Ltd on behalf of certain underwriters at Lloyd's
Period of Cover	4:00pm Local Time 30/06/2025 to 4:00pm Local Time 30/06/2026
Insured	CC20014
Interested Parties	None
Situation	54 Portrush Road, PAYNEHAM, SA, 5070
Cover	
Section 1 Insured Property	Selected
Building Sum Insured	\$2,653,600
Common Area Contents	\$26,536
Temporary Accommodation Costs and Loss of Rent	\$398,040
Flood	Selected
Additional Catastrophe Cover	Not Selected
Unit Owners' Fixtures and Improvements	Selected
Unit Owners' Fixtures and Improvements	\$265,360
Section 2 Property Owner's Legal Liability	Selected
Limit of Liability	\$30,000,000
Section 3 Voluntary Workers	Selected
Death	\$200,000
Total Disablement (per week)	\$2,000
Section 4 Fidelity Guarantee	Selected
Sum Insured	\$100,000
Section 5 Office Bearers Legal Liability	Selected
Limit of Liability	\$5,000,000
Section 6 Machinery Breakdown	Not Selected
Section 7 Government Audit and Related Covers	Selected
Part A: Government Audit Expenses	\$25,000
Part B: Health & Safety Legal Expenses	\$100,000
Part C: Legal Expenses	\$50,000

The Clear Way to Better Cover

W: hutchunderwriting.com.au T: 1 300 256 056

Hutch Underwriting Pty Ltd ABN 846 552 56 134, L8, 17 Bridge Street, Sydney, NSW, 2000.

Hutch is an Authorised Representative (number 001296345) of CoverRadar Group Pty Ltd, ABN 146 412 25 809, AFS Licence number 523647, of L8, 17 Bridge Street, Sydney, NSW, 2000

Residential Strata Insurance

Certificate of Currency

Policy Number: HRS11174666
UMR: B200800000STR2024



Section 8 Cyber

Cyber Coverage Sum Insured \$10,000

Policy Wording Hutch Residential Strata version HRS8

Imposed Conditions None

This Policy has been issued by Hutch Underwriting Pty Ltd ABN 846 552 56 134, of L8, 17 Bridge Street, Sydney, NSW, 2000, Authorised Representative number 001296345 on behalf of certain underwriters at Lloyds and confirms that on the Date of Issue a policy existing for the Period of Insurance and sums insured shown herein.

Hutch is an authorised representative of CoverRadar Group Pty Ltd ABN 146 412 25 809 AFS Licence number 523647 of L8, 17 Bridge Street, Sydney, NSW, 2000.

The Policy may be subsequently altered or cancelled in accordance with its terms after the Date of Issue of this certificate without further notice to the holder of this certificate.

It is issued as a matter of information only and does not confer any rights on the holder or any noted interested parties. This certificate does not amend, extend, replace, negate or override the benefits, terms, conditions and exclusions as described in the Schedule documents together with the Product Disclosure Statement and insurance policy wording.

The Clear Way to Better Cover

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Hutch Underwriting Pty Ltd ABN 846 552 56 134, L8, 17 Bridge Street, Sydney, NSW, 2000.

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Code amendment register

We've found **17** Code Amendments that match your search.

- Pre-initiated Code Amendments are not included in search results.
- The register is refreshed on an hourly basis.
- Form 1 refers to the status of a code amendment for the purpose of completing the Form 1. Refer to [glossary](#) for further information.
- Search note – when the 'show code amendments on consultation' toggle is ON, using other filters will not refine / update search results

Search for a Code Amendment

Initiation Date

From

dd / mm / yyyy

To

dd / mm / yyyy

Code Amendment (CA) ID

Code Amendment (CA) Title

Type

Status

Local Government Area (LGA)

Show code amendments on consultation



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CA ID	CA Title	Proponent	Type	Initiation Date	LGA	Status	Form 1
10139	Felixstow (Aldersgate) Intergenerational Community	Erwin Vogt Foundation Inc.	Third Party	3 February 2025	Norwood Payneham and St Peters	Code Amendment Progressing Consultation Completed: 17 October 2025	Yes
10122	Historic Areas – Norwood and Kent Town	City of Norwood, Payneham and St. Peters	Third Party	4 November 2024	Norwood Payneham and St Peters	Code Amendment Progressing	No
10112	Kensington and Portrush Road, Norwood Community Facilities	Nicalnat Group of Companies	Third Party	2 June 2023	Norwood Payneham and St Peters	Policy Live Consultation Completed: 8 November 2023	No
10111	Historic Area and Character Area Statements Review	City of Norwood, Payneham and St. Peters	Third Party	7 May 2024	Norwood Payneham and St Peters	Code Amendment Progressing	No
10110	Inter-War Housing Heritage	City of Norwood, Payneham and St. Peters	Third Party	12 March 2024	Norwood Payneham and St Peters	Policy Live Consultation Completed: 20 December 2024	No
10108	Site Contamination Development Assessment Scheme	State Planning Commission	SPC Led	31 January 2024	State Wide	Code Amendment Progressing	No
10104	19–29 Glynburn Road, Glynde	ALDI Foods Pty Ltd (trading as ALDI Stores)	Third Party	15 February 2021	Norwood Payneham and St Peters	Policy Live Consultation Completed: 18 October 2021	No
10096	Ancillary Accommodation and Student Accommodation Definitions Review	Chief Executive, Department for Housing and Urban Development	CE Led	5 December 2023	State Wide	Policy Live Consultation Completed: 15 April 2024	No
10048	Assessment Improvements	State Planning Commission	SPC Led	19 August 2024	State Wide	Code Amendment Progressing Consultation Completed: 11 March 2025	Yes

CA ID	CA Title	Proponent	Type	Initiation Date	LGA	Status	Form 1
10047	Affordable Housing Overlay	State Planning Commission	SPC Led	17 October 2024	State Wide	Code Amendment Progressing	No
10045	Residential Driveway Crossovers Design Standard and Code Amendment	State Planning Commission	SPC Led	27 April 2023	State Wide	Withdrawn Consultation Completed: 14 November 2023	No
10044	Miscellaneous Technical Enhancement	State Planning Commission	SPC Led	6 December 2021	State Wide	Policy Live Consultation Completed: 23 September 2022	No
10042	State-Wide Flood Hazard	State Planning Commission	SPC Led	12 December 2023	State Wide	Code Amendment Progressing	No
10035	Local Design Review	State Planning Commission	SPC Led	17 May 2021	State Wide	Policy Live Consultation Completed: 27 September 2021	No
10011	Accommodation Diversity	State Planning Commission	SPC Led	1 May 2024	State Wide	Altered and Adopted Consultation Completed: 27 February 2025	Yes
10005	Tourism Development	State Planning Commission	SPC Led	29 October 2024	State Wide	Code Amendment Progressing	No
10002	Interface Management	State Planning Commission	SPC Led	7 December 2023	State Wide	Code Amendment Progressing	No

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The Department for Housing and Urban Development acknowledges and respects Aboriginal peoples as the state's First Peoples and nations and recognises Aboriginal peoples as Traditional Owners and occupants of lands and waters in South Australia.