

# Form 1 - Vendor's statement

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

## Contents

Preliminary

Part A - Parties and land

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

Part C - Statement with respect to required particulars

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

Schedule

## Preliminary

### To the purchaser:

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

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

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

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

### Instructions to the vendor for completing this statement:

☐

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

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

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

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

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

## Part A - Parties and land

1 Purchaser:

Address:

2 Purchaser's registered agent:

Address:

3 Vendor:

Kate McLeay

Address:

7 Gordon Road

Black Forest SA 5035

4 Vendor's registered agent:

Steve Krause

Address:

74 Brighton Road

Glenelg East SA 5045

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

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

Certificate of title - Volume: 5200 Folio: 293

Unit 1 Strata Plan 12979

In the Area named Somerton Park

Hundred of Noarlunga

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

To the purchaser:

### Right to cool-off (section 5)

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

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

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

#### 2 - Time for service

The cooling-off notice must be served -

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

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

#### 3 - Form of cooling-off notice

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

#### 4 - Methods of service

The cooling-off notice must be -

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

74 Brighton Road, Glenelg East SA 5045

  
(being the vendor's last known address); or
- (c) transmitted by fax or email to the following fax number or email address:

steve@magain.com.au

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

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

74 Brighton Road Glenelg East SA 5045

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

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

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

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

#### 5 - Effect of service

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

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





**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?~~

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

Are there attachments?

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

Certificate of Title Volume: 5200 Folio: 293

Number of mortgage (if registered):

12885635

Name of mortgagee:

Bank Australia Ltd. (ACN: 087 651 607)

☒ Yes

## 1.2 Easement

(whether over the land or annexed to the land)

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

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

**Is this item applicable?**

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

**Are there attachments?**

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

Property Interest Report

Description of land subject to easement:

Portion of the land in Certificate of title - Volume: 5200 Folio: 293  
1/2A Eton Road, Somerton Park SA 5044

Nature of easement:

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

Are you aware of any encroachment on the easement?

No

If YES, give details:

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

If YES, give details:



No

Yes

## 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):*

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?



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

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

*[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):


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.]

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

Condition(s) of authorisation:

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<del>5.2</del>	<del>section 50(1) Requirement to vest land in a council or the Crown to be held as open space</del>	<del><i>Is this item applicable?</i> <i>Will this be discharged or satisfied prior to or at settlement?</i> <i>Are there attachments?</i> <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>  <div></div> Date requirement given: <div></div> Name of body giving requirement: <div></div> Nature of requirement: <div></div> Contribution payable (if any): <div>\$</div></del>	<div><input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></div>
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<del>5.3</del>	<del>section 50(2) Agreement to vest land in a council or the Crown to be held as open space</del>	<del><i>Is this item applicable?</i> <i>Will this be discharged or satisfied prior to or at settlement?</i> <i>Are there attachments?</i> <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>  <div></div> Date of agreement: <div></div> Names of parties: <div></div> Terms of agreement: <div></div> Contribution payable (if any): <div>\$</div></del>	<div><input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></div>
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<del>5.4</del>	<del>section 55 Order to remove or perform work</del>	<del><i>Is this item applicable?</i> <i>Will this be discharged or satisfied prior to or at settlement?</i> <i>Are there attachments?</i> <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>  <div></div> Date of order: <div></div> Terms of order: <div></div> Building work (if any) required to be carried out: <div></div> Amount payable (if any): <div>\$</div></del>	<div><input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></div>
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~~5.5~~ section 56 - Notice to complete development

*Is this item applicable?*

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

*Are there attachments?*

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

Date of notice:

Requirements of notice:

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

Amount payable (if any):

~~5.6~~ section 57 - Land management agreement

*Is this item applicable?*

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

*Are there attachments?*

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

Date of agreement:

Names of parties:

Terms of agreement:

~~5.7~~ section 60 - Notice of intention by building owner

*Is this item applicable?*

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

*Are there attachments?*

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

Date of notice:

Building work proposed (as stated in the notice):

Other building work as required pursuant to the Act:

**5.8** section 69 - 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):

**5.9** section 71 - 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):

**5.10** section 84 - 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 of notice given:



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

Name of relevant authority giving notice:

Nature of directions contained in notice:

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

Amount payable (if any):

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

*Is this item applicable?*

☐

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

☐

*Are there attachments?*

☐

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

Date order made:

Name of court that made order:

Action number:

Names of parties:

Terms of order:

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

**5.12** Part 11 Division 2 - Proceedings

*Is this item applicable?*

☐

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

☐

*Are there attachments?*

☐

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

Date of commencement of proceedings:

Date of determination or order (if any):

Terms of determination or order (if any):

6. Repealed Act conditions

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

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

Is this item applicable?

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

Are there attachments?

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

Nature of condition(s):

7. Emergency Services Funding Act 1998

7.1 section 16 - Notice to pay levy

Is this item applicable?

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

Are there attachments?

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

Certificate of Emergency Services Levy Payable

Date of notice:

18-11-2025

Amount of levy payable:

\$0.00

☒

Yes

Yes

19. Land Tax Act 1936

19.1 Notice, order or demand for payment of land tax

Is this item applicable?

☒

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

Are there attachments?

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

Certificate of Land Tax Payable

Date of notice, order or demand:

18/11/2025

Amount payable (as stated in the notice):

\$0.00

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21. Local Government Act 1999

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

Is this item applicable?

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

Are there attachments?

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

Local Government Search - rates page

Date of notice, order etc:

18/11/2025

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

City of Holdfast Bay

Land subject thereto:

Certificate of title - Volume: 5200 Folio: 293  
1/2A Eton Road, Somerton Park SA 5044

Nature of requirements contained in notice, order etc:

General rates 2025/2026 Financial Year

Time for carrying out requirements:

Refer to Local Government rates search

Amount payable (if any):

\$996.00

☒

Yes

Yes

## 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?**

No

**Are there attachments?**

Yes

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

Property Interest report, Local Government Search and Data extract for section 7 search purposes

**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: Housing Diversity Neighbourhood (HDN)

Subzones: No

Zoning overlays: See attached Data extract for section 7 search purposes

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

No

**Is the land designated as a local heritage place?**

No

**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

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

Yes

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

<b>29.2</b>	<b>section 127 – Condition</b> (that continues to apply) of a development authorisation	<b>Is this item applicable?</b> <input type="checkbox"/>
		<b>Will this be discharged or satisfied prior to or at settlement?</b> <input type="checkbox"/>
		<b>Are there attachments?</b> <input type="checkbox"/>
	<i>[Note - Do not omit this item. The item and its heading must be included in the attachment even if not applicable.]</i>	<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> <div></div>
		Date of authorisation: <div></div>
		Name of relevant authority that granted authorisation: <div></div>
		Condition(s) of authorisation: <div></div>

<b>29.3</b>	<b>section 139 – Notice of</b> proposed work and notice may require access	<b>Is this item applicable?</b> <input type="checkbox"/>
		<b>Will this be discharged or satisfied prior to or at settlement?</b> <input type="checkbox"/>
		<b>Are there attachments?</b> <input type="checkbox"/>
		<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> <div></div>
		Date of notice: <div></div>
		Name of person giving notice of proposed work: <div></div>
		Building work proposed (as stated in the notice): <div></div>
		Other building work as required pursuant to the Act: <div></div>

<del>29.4</del>	<del>section 140 – Notice requesting access</del>	<del>Is this item applicable?</del>	<input type="checkbox"/>
		<del>Will this be discharged or satisfied prior to or at settlement?</del>	<input type="checkbox"/>
		<del>Are there attachments?</del>	<input type="checkbox"/>
		<del>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</del>	<input type="checkbox"/>
		<div></div>	
		Date of notice:	
		<div></div>	
		Name of person requesting access:	
		<div></div>	
		Reason for which access is sought (as stated in the notice):	
		<div></div>	
		Activity of work to be carried out:	
		<div></div>	

<del>29.5</del>	<del>section 141 – Order to remove or perform work</del>	<del>Is this item applicable?</del>	<input type="checkbox"/>
		<del>Will this be discharged or satisfied prior to or at settlement?</del>	<input type="checkbox"/>
		<del>Are there attachments?</del>	<input type="checkbox"/>
		<del>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</del>	<input type="checkbox"/>
		<div></div>	
		Date of order:	
		<div></div>	
		Terms of order:	
		<div></div>	
		Building work (if any) required to be carried out:	
		<div></div>	
		Amount payable (if any):	
		<div></div>	

**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):



<del>29.8</del>	<del>section 157 – Fire safety notice</del>	<del>Is this item applicable?</del>	<input type="checkbox"/>
		<del>Will this be discharged or satisfied prior to or at settlement?</del>	<input type="checkbox"/>
		<del>Are there attachments?</del>	<input type="checkbox"/>
		<del>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</del>	<input type="checkbox"/>
		<div></div>	
		Date of notice:	
		<div></div>	
		Name of authority giving notice:	
		<div></div>	
		Requirements of notice:	
		<div></div>	
		Building work (if any) required to be carried out:	
		<div></div>	
		Amount payable (if any):	
		<div></div>	

<del>29.9</del>	<del>section 192 or 193 – Land management agreement</del>	<del>Is this item applicable?</del>	<input type="checkbox"/>
		<del>Will this be discharged or satisfied prior to or at settlement?</del>	<input type="checkbox"/>
		<del>Are there attachments?</del>	<input type="checkbox"/>
		<del>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</del>	<input type="checkbox"/>
		<div></div>	
		Date of agreement:	
		<div></div>	
		Names of parties:	
		<div></div>	
		Terms of agreement:	
		<div></div>	

<del>29.10</del>	<del>section 198(1) Requirement to vest land in a council or the Crown to be held as open space</del>	<del><b>Is this item applicable?</b></del>	<del><input type="checkbox"/></del>
		<del><b>Will this be discharged or satisfied prior to or at settlement?</b></del>	<del><input type="checkbox"/></del>
		<del><b>Are there attachments?</b></del>	<del><input type="checkbox"/></del>
		<del>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</del>	<del><input type="text"/></del>
		<del></del>	<del><input type="text"/></del>
		<del>Date requirement given:</del>	<del><input type="text"/></del>
		<del>Name of body giving requirement:</del>	<del><input type="text"/></del>
		<del>Nature of requirement:</del>	<del><input type="text"/></del>
		<del>Contribution payable (if any):</del>	<del><input type="text"/></del>

<del>29.11</del>	<del>section 198(2) Agreement to vest land in a council or the Crown to be held as open space</del>	<del><b>Is this item applicable?</b></del>	<del><input type="checkbox"/></del>
		<del><b>Will this be discharged or satisfied prior to or at settlement?</b></del>	<del><input type="checkbox"/></del>
		<del><b>Are there attachments?</b></del>	<del><input type="checkbox"/></del>
		<del>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</del>	<del><input type="text"/></del>
		<del></del>	<del><input type="text"/></del>
		<del>Date of agreement:</del>	<del><input type="text"/></del>
		<del>Names of parties:</del>	<del><input type="text"/></del>
		<del>Terms of agreement:</del>	<del><input type="text"/></del>
		<del>Contribution payable (if any):</del>	<del><input type="text"/></del>

*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):

*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):

<del>29.14</del>	<del>section 214(6), 214(10) or 222 - Enforcement order</del>	<del>Is this item applicable?</del>	<input type="checkbox"/>
		<del>Will this be discharged or satisfied prior to or at settlement?</del>	<input type="checkbox"/>
		<del>Are there attachments?</del>	<input type="checkbox"/>
		<del>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</del>	<input type="checkbox"/>
		<div></div>	
		Date order made:	
		<div></div>	
		Name of court that made order:	
		<div></div>	
		Action number:	
		<div></div>	
		Names of parties:	
		<div></div>	
		Terms of order:	
		<div></div>	
		Building work (if any) required to be carried out:	
		<div></div>	

34. Water Industry Act 2012

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

Is this item applicable?

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):

SA Water Certificate

Date of notice or order:

18/11/2025

Name or person or body who served notice or order:

South Australian Water Corporation

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

\$0.00

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

Payment of SA Water rates and charges

☒

## Particulars relating to a strata unit

1	Name of strata corporation:	Strata Corporation 12979 Inc.
	Address of strata corporation:	2A Eton Road Somerton Park SA 5044

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

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

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

See attached Section 41 Pursuant to the Strata Titles Act 1988

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

See attached Section 41 Pursuant to the Strata Titles Act 1988

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

See attached Section 41 Pursuant to the Strata Titles Act 1988

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

See attached Strata Plan 12979 (Lot Entitlement: 2600/10000)

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

4 Documents supplied by the strata corporation that are enclosed:

(a) a copy of the minutes of the general meetings of the strata corporation and management committee

☒ for the 2 years preceding this statement or

☐ since the deposit of the strata plan;

Yes

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

Yes

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

Yes

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

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

Not Applicable

- 6 A copy of the articles of the strata corporation is enclosed.
- 7 The following additional particulars are known to the vendor or have been supplied by the strata corporation:

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

Name: Strata Management SA

Address: 225 Fullarton Road  
Eastwood SA 5063

**Note-**

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



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

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

#### Governance

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

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

#### Use of your property

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

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

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

#### Are you buying a debt?

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

#### Expenses

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

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

#### Guarantee

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

#### Contracts

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

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

#### Buying off the plan

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

#### Mixed use developments—voting rights

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

#### Further information

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

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

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

You can also seek advice from a legal practitioner.



## ANNEXURES

- ☐ There are no documents annexed hereto
- ☒ The following documents are annexed hereto -

Certificate(s) of title to the land  
Check search  
Historical search  
Title and valuation package  
Property Interest Report  
Local Government Search  
Data extract for section 7 search purposes  
Strata Plan  
Section 41 Pursuant to the Strata Titles Act 1988  
Certificate of Emergency Services Levy payable  
Certificate of Land Tax payable  
SA Water certificate  
Form R3 – Buyers Information Notice  
Form R7 - Warning Notice

### ACKNOWLEDGEMENT OF RECEIPT OF FORM 1 – VENDOR'S STATEMENT (Section 7, *Land and Business (Sale and Conveyancing) Act 1994*)

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

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

Signed:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Purchaser(s)

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

*Land and Business (Sale and Conveyancing) Regulations 2010 regulation 17*

## Buyers information notice

### Prescribed notice to be given to purchaser

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

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

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

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

#### Safety

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

## Enjoyment

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

## Value

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

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

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

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

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

## Warning notice

Financial and investment advice

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

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

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

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

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 5200 Folio 293

**Parent Title(s)** CT 5112/427, CT 5112/440, CT 5112/471, CT 5112/594

**Creating Dealing(s)** SA 7719742

**Title Issued** 12/07/1994      **Edition** 6      **Edition Issued** 07/03/2018

## Estate Type

FEE SIMPLE (UNIT)

## Registered Proprietor

KATE MCLEAY  
OF 4 HOLDEN AVENUE WOODVILLE WEST SA 5011

## Description of Land

UNIT 1 STRATA PLAN 12979  
IN THE AREA NAMED SOMERTON PARK  
HUNDRED OF NOARLUNGA

## Easements

NIL

## Schedule of Dealings

Dealing Number	Description
12885635	MORTGAGE TO BANK AUSTRALIA LTD. (ACN: 087 651 607)

## Notations

**Dealings Affecting Title** NIL

**Priority Notices** NIL

**Notations on Plan** NIL

**Registrar-General's Notes** NIL

**Administrative Interests** NIL

## Certificate of Title

Title Reference: CT 5200/293  
Status: CURRENT  
Edition: 6

## Dealings

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

## Priority Notices

NIL

## Registrar-General's Notes

No Registrar-General's Notes exist for this title

DRAFT

## Certificate of Title

**Title Reference:** CT 5200/293

**Status:** CURRENT

**Parent Title(s):** CT 5112/427, CT 5112/440, CT 5112/471, CT 5112/594

**Dealing(s) Creating Title:** SA 7719742

**Title Issued:** 12/07/1994

**Edition:** 6

## Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
05/03/2018	07/03/2018	12885635	MORTGAGE	REGISTERED	BANK AUSTRALIA LTD. (ACN: 087 651 607)
05/03/2018	07/03/2018	12885634	DISCHARGE OF MORTGAGE	REGISTERED	12105154
27/03/2014	15/04/2014	12105154	MORTGAGE	REGISTERED	CITIGROUP PTY. LTD.
27/03/2014	15/04/2014	12105153	CHANGE OF NAME	REGISTERED	KATE MCLEAY
27/03/2014	15/04/2014	12105152	DISCHARGE OF MORTGAGE	REGISTERED	11128801
27/02/2009	16/03/2009	11128801	MORTGAGE	REGISTERED	COMMONWEALTH BANK OF AUSTRALIA
27/02/2009	16/03/2009	11128800	TRANSFER	REGISTERED	KATE MORRIS
27/02/2009	16/03/2009	11128799	DISCHARGE OF MORTGAGE	REGISTERED	9737440
01/12/2003	11/12/2003	9737440	MORTGAGE	REGISTERED	NATIONAL AUSTRALIA BANK LTD.
01/12/2003	11/12/2003	9737439	TRANSFER	REGISTERED	PASQUALE SANTINO CARDONE, PATRICIA CARDONE
01/12/2003	11/12/2003	9737438	DISCHARGE OF MORTGAGE	REGISTERED	8855778
17/03/2000	30/03/2000	8855778	MORTGAGE	REGISTERED	AUSTRALIA & NEW ZEALAND BANKING GROUP LTD.
17/03/2000	30/03/2000	8855777	TRANSFER	REGISTERED	WILLIAM DONALD ADDINGTON, COLLEEN ANNE ADDINGTON

## Certificate of Title

**Title Reference** CT 5200/293  
**Status** CURRENT  
**Easement** NO  
**Owner Number** 16386913  
**Address for Notices** 7 GORDON RD BLACK FOREST, SA 5035  
**Area** NOT AVAILABLE

## Estate Type

Fee Simple (Unit)

## Registered Proprietor

KATE MCLEAY  
OF 4 HOLDEN AVENUE WOODVILLE WEST SA 5011

## Description of Land

UNIT 1 STRATA PLAN 12979  
IN THE AREA NAMED SOMERTON PARK  
HUNDRED OF NOARLUNGA

## Last Sale Details

**Dealing Reference** TRANSFER (T) 11128800  
**Dealing Date** 26/02/2009  
**Sale Price** \$310,000  
**Sale Type** TRANSFER FOR FULL MONETARY CONSIDERATION

## Constraints

### Encumbrances

Dealing Type	Dealing Number	Beneficiary
MORTGAGE	12885635	BANK AUSTRALIA LTD. (ACN: 087 651 607)

### Stoppers

NIL

## Valuation Numbers

Valuation Number	Status	Property Location Address
1221128002	CURRENT	Unit 1, 2A ETON ROAD, SOMERTON PARK, SA 5044

## Notations

### Dealings Affecting Title



NIL

**Notations on Plan**

NIL

**Registrar-General's Notes**

NIL

**Administrative Interests**

NIL

**Valuation Record**

**Valuation Number** 1221128002

**Type** Site & Capital Value

**Date of Valuation** 01/01/2025

**Status** CURRENT

**Operative From** 01/07/1973

**Property Location** Unit 1, 2A ETON ROAD, SOMERTON PARK, SA 5044

**Local Government** HOLDFAST BAY

**Owner Names** KATE MCLEAY

**Owner Number** 16386913

**Address for Notices** 7 GORDON RD BLACK FOREST, SA 5035

**Zone / Subzone** HDN - Housing Diversity Neighbourhood

**Water Available** Yes

**Sewer Available** Yes

**Land Use** 1310 - Ground Floor Home Unit Only

**Description** 4H/UNIT G

**Local Government Description** Residential

**Parcels**

Plan/Parcel	Title Reference(s)
S12979 UNIT 1	CT 5200/293

**Values**

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$325,000	\$510,000			
Previous	\$280,000	\$445,000			

**Building Details**

---

<b>Valuation Number</b>	1221128002
<b>Building Style</b>	Colonial
<b>Year Built</b>	1966
<b>Building Condition</b>	Good
<b>Wall Construction</b>	Brick
<b>Roof Construction</b>	Tiled (Terra Cotta or Cement)
<b>Equivalent Main Area</b>	70 sqm
<b>Number of Main Rooms</b>	3

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

DRAFT

# Property Interest Report

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

Title Reference	CT 5200/293	Reference No. 2731349
Registered Proprietors	K*MCLEAY	Prepared 17/11/2025 14:00
Address of Property	Unit 1, 2A ETON ROAD, SOMERTON PARK, SA 5044	
Local Govt. Authority	CITY OF HOLDFAST BAY	
Local Govt. Address	PO BOX 19 BRIGHTON SA 5048	

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

## Table of Particulars

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

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

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

### 1. General

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

### 2. Aboriginal Heritage Act 1988

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

an area surrounding a site

2.3 Part 3 Division 6 - Aboriginal heritage agreement

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

also

Refer to the Certificate of Title

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

3.1 section 8 - Human remains interred on land

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

also

contact the vendor for these details

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

4.1 section 5 - Notice requiring payment

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

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

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

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

5.4 section 55 - Order to remove or perform work

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

also

Contact the Local Government Authority for other details that might apply

5.5 section 56 - Notice to complete development

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

also

Contact the Local Government Authority for other details that might apply

5.6 section 57 - Land management agreement

Refer to the Certificate of Title

5.7 section 60 - Notice of intention by building owner

Contact the vendor for these details

5.8 section 69 - Emergency order

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

also

Contact the Local Government Authority for other details that might apply

5.9 section 71 - Fire safety notice

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

5.10	section 84 - Enforcement notice	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title  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)  <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title  also  Contact the Local Government Authority for other details that might apply
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## 7. Emergency Services Funding Act 1998

7.1	section 16 - Notice to pay levy	<b>An Emergency Services Levy Certificate will be forwarded.</b> <b>If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750.</b>  <b>Clients who have misplaced or not received their certificates and are RevenueSA Online users should log into RevenueSA Online and reprint their certificates</b> <b><a href="http://www.revenuesaonline.sa.gov.au">www.revenuesaonline.sa.gov.au</a></b>
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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
<b>9.</b>	<b><i>Fences Act 1975</i></b>	
9.1	section 5 - Notice of intention to perform fencing work	Contact the vendor for these details
<b>10.</b>	<b><i>Fire and Emergency Services Act 2005</i></b>	
10.1	section 105F - (or section 56 or 83 (repealed)) - Notice to take action to prevent outbreak or spread of fire	Contact the Local Government Authority for other details that might apply Where the land is outside a council area, contact the vendor
<b>11.</b>	<b><i>Food Act 2001</i></b>	
11.1	section 44 - Improvement notice	Public Health in DHW has no record of any notice or direction affecting this title also Contact the Local Government Authority for other details that might apply
11.2	section 46 - Prohibition order	Public Health in DHW has no record of any notice or direction affecting this title also Contact the Local Government Authority for other details that might apply
<b>12.</b>	<b><i>Ground Water (Qualco-Sunlands) Control Act 2000</i></b>	
12.1	Part 6 - risk management allocation	Qualco Sunlands Ground Water Control Trust has no record of any allocation affecting this title
12.2	section 56 - Notice to pay share of Trust costs, or for unauthorised use of water, in respect of irrigated property	DEW Water Licensing has no record of any notice affecting this title
<b>13.</b>	<b><i>Heritage Places Act 1993</i></b>	
13.1	section 14(2)(b) - Registration of an object of heritage significance	Heritage Branch in DEW has no record of any registration affecting this title
13.2	section 17 or 18 - Provisional registration or registration	Heritage Branch in DEW has no record of any registration affecting this title
13.3	section 30 - Stop order	Heritage Branch in DEW has no record of any stop order affecting this title
13.4	Part 6 - Heritage agreement	Heritage Branch in DEW has no record of any agreement affecting this title also Refer to the Certificate of Title
13.5	section 38 - "No development" order	Heritage Branch in DEW has no record of any "No development" order affecting this title
<b>14.</b>	<b><i>Highways Act 1926</i></b>	
14.1	Part 2A - Establishment of control of access from any road abutting the land	Transport Assessment Section within DIT has no record of any registration affecting this title
<b>15.</b>	<b><i>Housing Improvement Act 1940 (repealed)</i></b>	
15.1	section 23 - Declaration that house is undesirable or unfit for human habitation	Contact the Local Government Authority for other details that might apply
15.2	Part 7 (rent control for substandard houses) - notice or declaration	Housing Safety Authority has no record of any notice or declaration affecting this title
<b>16.</b>	<b><i>Housing Improvement Act 2016</i></b>	

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

## 17. *Land Acquisition Act 1969*

17.1	section 10 - Notice of intention to acquire	Refer to the Certificate of Title for any notice of intention to acquire also 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 | <b>A Land Tax Certificate will be forwarded.</b><br><b>If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750.</b><br><br><b>Clients who have misplaced or not received their certificates and are RevenueSA Online users should log into RevenueSA Online and reprint their certificates</b><br><b><a href="http://www.revenuesaonline.sa.gov.au">www.revenuesaonline.sa.gov.au</a></b> |
|------|-------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

has no record of any order or notice affecting this title

also

Contact the Local Government Authority for other details that might apply

29.8 section 157 - Fire safety notice

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

also

Contact the Local Government Authority for other details that might apply

29.9 section 192 or 193 - Land management agreement

Refer to the Certificate of Title

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

29.12 Part 16 Division 1 - Proceedings

Contact the Local Government Authority for details relevant to this item

also

Contact the vendor for other details that might apply

29.13 section 213 - Enforcement notice

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

also

Contact the Local Government Authority for other details that might apply

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

Contact the Local Government Authority for details relevant to this item

also

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

### 30. *Plant Health Act 2009*

30.1 section 8 or 9 - Notice or order concerning pests

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

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

31.1 Part 3 - Notice

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

- |      |                                                                                                                                 |                                                                                                                                                                       |
|------|---------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 32.1 | section 66 - Direction or requirement to avert spread of disease                                                                | Public Health in DHW has no record of any direction or requirement affecting this title                                                                               |
| 32.2 | section 92 - Notice                                                                                                             | Public Health in DHW has no record of any notice affecting this title<br><br>also<br><br>Contact the Local Government Authority for other details that might apply    |
| 32.3 | <i>South Australian Public Health (Wastewater) Regulations 2013</i> Part 4 - Condition (that continues to apply) of an approval | Public Health in DHW has no record of any condition affecting this title<br><br>also<br><br>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 | <b>An SA Water Certificate will be forwarded.<br/>If you do not receive the certificate please contact the SA Water Customer Contact Centre on 1300 650 950</b><br><br>also<br><br>The Office of the Technical Regulator in DEM has no record of any notice or order affecting this title<br><br>also<br><br>Lightsview Re-Water Supply Co Pty Ltd has no record of any notice or order affecting this title.<br><br>also<br><br>Robusto Investments Pty. Ltd. trading as Compass Springs has no current record of any notice or order affecting this title.<br><br>also<br><br>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<br><br>also<br><br>Contact the vendor for these details<br><br>also<br><br>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<br>also<br>Contact the Local Government Authority                                                                                                                                              |
| 5. Particulars relating to asbestos at workplaces                                  | Contact the vendor for these details                                                                                                                                                                                                |
| 6. Particulars relating to aluminium composite panels                              | Please note that the audit is limited to classes of buildings, and that this note does not confirm the presence or absence of Aluminium Composite Panelling. Contact the vendor for relevant details.                               |
| 7. Particulars relating to court or tribunal process                               | Contact the vendor for these details                                                                                                                                                                                                |
| 8. Particulars relating to land irrigated or drained under Irrigation Acts         | SA Water will arrange for a response to this item where applicable                                                                                                                                                                  |
| 9. Particulars relating to environment protection                                  | Contact the vendor for details of item 2<br>also<br>EPA (SA) has no record of any particulars relating to items 3, 4 or 5 affecting this title<br>also<br>Contact the Local Government Authority for information relating to item 6 |
| 10. Particulars relating to <i>Livestock Act, 1997</i>                             | Animal Health in PIRSA has no record of any notice or order affecting this title                                                                                                                                                    |

## Additional Information

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

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

## Notices

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

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

#### Building restrictions

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

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

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

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

#### Statutory easements

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

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

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

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

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

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

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

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

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

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

Information should be obtained from:

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

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

Water Resources Management - Taking of underground water

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

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

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

DRAFT





[holdfast.sa.gov.au](http://holdfast.sa.gov.au)

Brighton Civic Centre 24 Jetty Road, Brighton SA 5048

PO Box 19 Brighton SA 5048

P 08 8229 9999 F 08 8298 4561

Glenelg Customer Service Centre and Library

2 Colley Terrace, Glenelg SA 5045

18 November 2025

Searchlight Technology  
PO Box 232  
ADELAIDE SA 5000

## CERTIFICATE – COUNCIL CHARGES

VALUER GEN NO: 1221128002

SECTION/ALLOT:

HUNDRED:

PROPERTY ADDRESS:

CERTIFICATE OF TITLE:

OWNER:

BILLING NO: 9786

Unit 1 Sec 234 SP 12979 Vol 5200 Fol 293

Noarlunga

1/2A Eton Road SOMERTON PARK SA 5044

CT 5200/293

Kate McLeay

PURSUANT TO SECTION 187 OF THE LOCAL GOVERNMENT ACT, 1999 I CERTIFY THAT THE FOLLOWING AMOUNTS ARE DUE AND PAYABLE IN RESPECT OF AND ARE A CHARGE AGAINST THE ABOVE PROPERTY:

Rates and Arrears - prior to 30/06/2025	0.00
-----------------------------------------	------

Legal Fees	0.00
------------	------

Rates for current financial year	1,328.10
----------------------------------	----------

Postponed Rates for current financial year	0.00
--------------------------------------------	------

Postponed Interest for current financial year	0.00
-----------------------------------------------	------

Fines and interest for current financial year	0.00
-----------------------------------------------	------

Less Rate Capping	0.00
-------------------	------

Less Rebate	0.00
-------------	------

Less Adjustments / Payments Received	(332.10)
--------------------------------------	----------

Balance of rates and other monies due and payable	\$996.00
---------------------------------------------------	----------

Instalment/s Due:

Due 01/12/2025	\$332.00
----------------	----------

Due 02/03/2026	\$332.00
----------------	----------

Due 01/06/2026	\$332.00
----------------	----------



### Street Numbering

Please note Council's official street number for this property is **1/2A Eton Road SOMERTON PARK SA 5044.\***

### Payment of Rates at Settlement

Payment of the the full year's rate is required when a property sold, unless otherwise advised in writing that new owner(s) are responsible for the balance of the rates.

### **Payment of rates can be made via B-Pay – Biller Code 10132 and Reference Number 9786**

Section 178 (3) (c) of the Local Government Act 1999, states that rates may be recovered as a debt from any other person who was at the ***time of the declaration of the rates an owner or occupier of the land.***

### **Update of Rates Searches**

Free update within three (3) months of the original search issue date.

Please be aware that all searches expire at the end of the financial year. For the new financial year rates, you will need to order and pay the appropriate fee for a Section 187 in the next financial year period.

If you have any queries regarding this, please do not hesitate to contact the Rates Section on 8229 9999.

*M Woolford*

**AUTHORISED OFFICER**

Searchlight Technology  
PO Box 232  
ADELAIDE SA 5000

Dear Sir/Madam

**RE: REQUEST FOR INFORMATION**

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

Yours faithfully



**Pamela Jackson**  
Chief Executive Officer

## **PRESCRIBED INFORMATION DEVELOPMENT SECTION**

**CONDITION (THAT CONTINUES TO APPLY) OF AN APPROVAL OR AUTHORISATION GRANTED UNDER ANY OF THE FOLLOWING REPEALED ACTS:**

**BUILDING ACT 1971**

**CITY OF ADELAIDE DEVELOPMENT CONTROL ACT 1976**

**PLANNING AND DEVELOPMENT ACT 1966**

**PLANNING ACT 1982**

No

### **DEVELOPMENT PLAN UNDER THE DEVELOPMENT ACT 1993**

**Title or other brief description of zone or policy area in which the land is situated (as shown in the Development Plan):**

N/A (Refer attached Section 7 Report)

**Is the land situated in a designated State Heritage Area?**

No

**Is the land designated as a place of Local Heritage value?**

No

**Is there a current Development Plan Amendment released for public consultation by a council on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?**

No

**Is there a current Development Plan Amendment released for public consultation by the Minister on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?**

No

**CONDITION (THAT CONTINUES TO APPLY) OF A DEVELOPMENT AUTHORISATION GRANTED UNDER THE DEVELOPMENT ACT 1993.**

No

**ENFORCEMENT NOTICE UNDER SECTION 84, OR ENFORCEMENT ORDER UNDER SECTION 85(6), 85(10) OR 106 OF THE DEVELOPMENT ACT 1993 OR ENFORCEMENT NOTICE UNDER SECTION 213 OR ENFORCEMENT ORDER 214(6), 214 (10) OR 222 OF THE PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016.**

No

**LAND MANAGEMENT AGREEMENT UNDER SECTION 57 OF THE DEVELOPMENT ACT 1993 OR LAND MANAGEMENT AGREEMENT UNDER SECTION 192 OR 193 OF THE PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016.**

Refer Certificate of Title for any details.

REQUIREMENTS UNDER SECTION 50(1) OR AGREEMENT UNDER SECTION 50(2) OR THE DEVELOPMENT ACT 1993 TO VEST LAND IN A COUNCIL OR THE CROWN TO BE HELD AS OPEN SPACE OR TO VEST LAND IN A COUNCIL OR THE CROWN TO BE HELD AS OPEN SPACE 198 (1) AND 198(2) OF THE PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016.

No

EMERGENCY ORDER UNDER SECTION 69 OF THE DEVELOPMENT ACT 1993 OR EMERGENCY ORDER NOTICE UNDER SECTION 155 OF THE PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016.

No

FIRE SAFETY NOTICE UNDER SECTION 71 OF THE DEVELOPMENT ACT 1993 OR FIRE SAFETY NOTICE UNDER SECTION 157 OF THE PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016.

No

ORDER UNDER SECTION 55 OF THE DEVELOPMENT ACT 1993 TO REMOVE WORK OR NOTICE OR ORDER UNDER 56 OF THAT ACT TO COMPLETE DEVELOPMENT OR ORDER TO REMOVE OR PERFORM WORK UNDER SECTION 141 AND NOTICE TO COMPLETE UNDER SECTION 142 OF THE PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016.

No

PROCEEDINGS UNDER DIVISION 2 OF PART 11 OF THE DEVELOPMENT ACT 1993 OR PROCEEDINGS UNDER PART 16 DIVISION 1.

No

Date of commencement of proceedings

N/A

Date of determination or order (if any).

N/A

Terms of determination or order (if any)

N/A

**Note: Building Indemnity insurance is not required for –**

- (a) Domestic building work for which approval under the *Building Act 1971* or a development authorisation under the *Development Act 1993* 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 1996*; 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 by the Minister under section 45 of that Act.

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*)?

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 is should be noted that –

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

CERTIFIED DEVELOPMENT SECTION



DATE 18/11/2025

# Data Extract for Section 7 search purposes

Valuation ID 1221128002

**Data Extract Date:** 18/11/2025

## 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:** S12979 UN1

**Certificate Title:** CT5200/293

**Property Address:** UNIT 1 2A ETON RD SOMERTON PARK SA 5044

## Zones

Housing Diversity Neighbourhood (HDN)

## 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.

#### **Building Near Airfields**

The Building Near Airfields Overlay seeks to ensure development does not pose a hazard to the operational and safety requirements of commercial and military airfields.

#### **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

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**PRESCRIBED INFORMATION  
HEALTH SECTION**

**PRESCRIBED ENCUMBRANCES**

**PARTICULARS REQUIRED**  
(Strike out the responses not required)

Notice, order, declaration, charge, claim or demand given or made under the Local Government Act 1999. <b>(Health Section only – refer to General Section also)</b>	Nil
Order under 254 of the Local Government Act 1999. <b>(Health Section only – refer to General Section also)</b>	Nil
Notice or declaration under the Housing Improvement Act 1940.	Not applicable
South Australian Public Health Act 2011.  Notice under the Supported Residential Facilities Act 1992.	Nil
Improvement Notice under section 44 of the Food Act 2001 Prohibition Order under section 46 of the Food Act 2001	Nil

**CERTIFIED HEALTH SECTION**

*Phill*

**DATE 18/11/2025**

**PRESCRIBED INFORMATION  
GENERAL SECTION**

PRESCRIBED ENCUMBRANCES	PARTICULARS REQUIRED (Strike out the responses not required)
Notice, order, declaration, charge, claim or demand given or made under the Local Government Act 1999. (General Section only – refer to Health Section also)	Nil
Order under 254 of the Local Government Act 1999. (General Section only – refer to Health Section also)	Nil
Notice under section 105F(or section 56 or 83 (repealed)) – Notice to take action to prevent outbreak or spread of fire of the Fire and Emergency Services Act 2005.	Nil
Notice under section 48 or 58 of the Animal and Plant Control (Agricultural Protection and Other Purposes) Act 1986 for the destruction or control of animal or plants.	Not applicable
Notice under section 60 of the Animal and Plant Control (Agricultural Protection and Other Purposes) Act 1986 for the destruction or control of plants on road reserve.	Not applicable
Notice or order under the section 30 of the Local Nuisance and Litter Control Act 2016	Nil

CERTIFIED GENERAL SECTION

DATE 18/11/2025

**City of Holdfast Bay**

PO Box 19  
BRIGHTON SA 5048

# Tax Invoice Official Receipt

ABN: 62 551 270 492

17/11/2025      Receipt No:      2527585

To:      Searchlight Technology  
PO Box 232  
ADELAIDE SA 5000

Serving Our Community

Applic	Reference	Amount
--------	-----------	--------

Certs

CERT0803/25		\$85.50
To 1/2A Eton Road SOMERTON PARK SA 5044		

**Transaction Total:**      **\$85.50**

**Includes GST of:**      **\$0.00**

**Amounts Tendered**

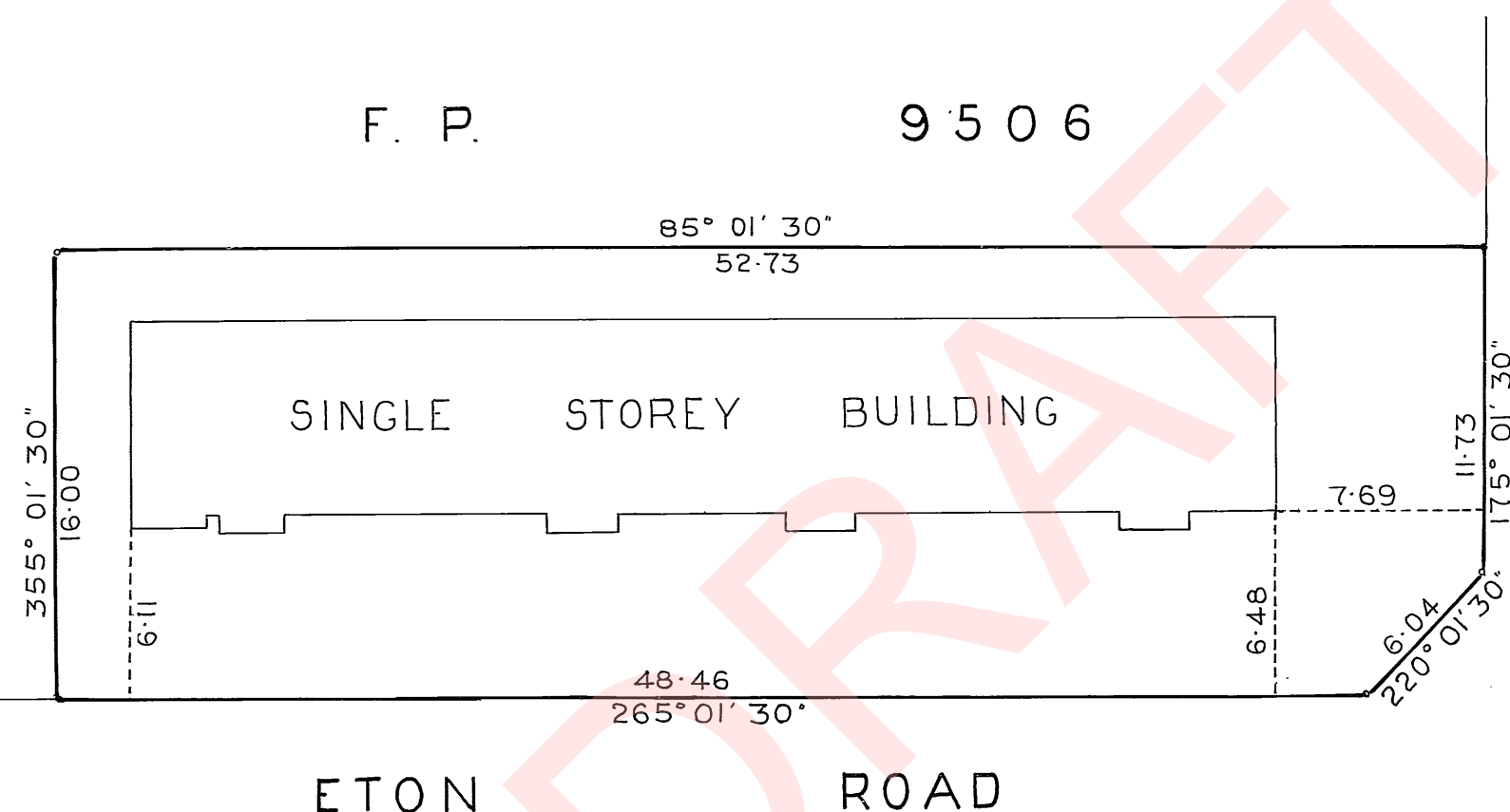
Credit Card	\$85.50
Total	\$85.50
Rounding	\$0.00
Change	\$0.00
<b>Nett</b>	<b>\$85.50</b>

Thank you for your Payment

Printed 17/11/2025 2:34:01 PM



F. P. 9506



F. P. 9506

SINGLE STOREY BUILDING

ETON ROAD

BRIGHTON ROAD

STRATA PLAN NUMBER	
SP	12979
THIS IS SHEET 1 OF 3 SHEETS	
DEPOSITED 7 / 7 / 1994	<i>[Signature]</i> PRO REGISTRAR-GENERAL
MAP REFERENCE 6627-1a	
TITLE REFERENCE C.S.T. 5112/427, 440, 471, 594	
O.B./LAST PLAN REF. F.P. 34295	TOTAL AREA 834m <sup>2</sup>
HUNDRED NOARLUNGA	
TOWNSHIP/AREA SOMERTON PARK	
COUNCIL City of Brighton	
LOT 353 in F. P. 9506 PT SEC. 234	
SCALE 0 5 10 15 20 METRES	

ANNOTATIONS

SITE PLAN

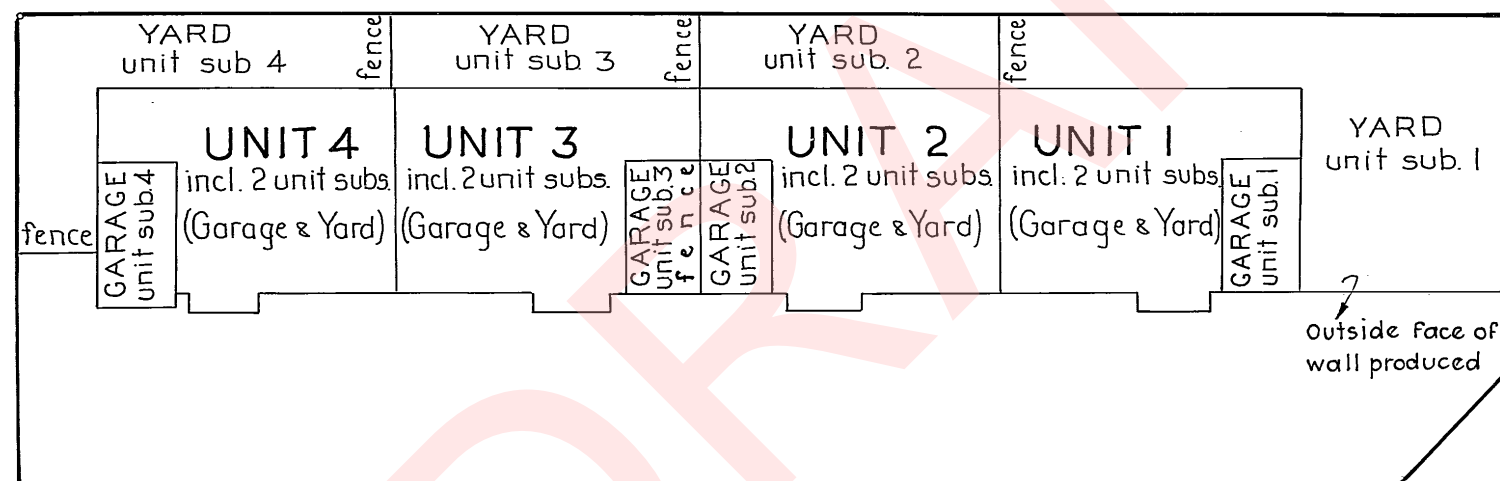
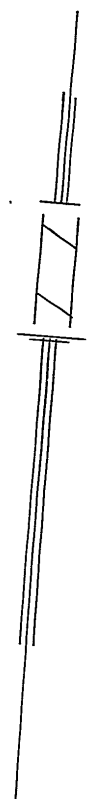
I, Jeffrey Charles FUDGE, licensed surveyor under the Surveyors Act, 1975, certify:-	
(a) that this plan correctly delineates the boundaries of the land comprised in the plan and all units, unit subsidiaries, common property and other buildings shown on the plan;	
(b) that this plan is correct for the purposes of the Strata Titles Act, 1988, and regulations.	
Dated this 27th day of July, 1993	
<i>[Signature]</i> Licensed Surveyor	
SMITH AND HIGGINS LICENSED SURVEYORS 408 King William Street Adelaide S.A. 5000 Phone: (08) 212 4457 Fax: (08) 212 5736	
Date: 27.7.93 Reference: 930266	

12979

E 12979

*[Signature]*  
PRO REGISTRAR-GENERAL

20



ETON ROAD

BRIGHTON ROAD

GROUND FLOOR PLAN

STRATA PLAN NUMBER

SP

12979

THIS IS SHEET 2 OF 3 SHEETS

DEPOSITED 7 / 7 / 1994

*J. Moore*  
PRO REGISTRAR GENERAL

MAP REFERENCE 6627-1a

COUNCIL City of Brighton

SCALE 0 5 10 15 20 METRES

ANNOTATIONS

The lower and upper boundaries of the unit subsidiaries shown as yards hereon are existing ground level and 3.00 metres above same respectively except where limited to the underside of any over-hanging structures.

**SMITH AND HIGGINS**

LICENSED SURVEYORS

408 King William Street  
Adelaide S.A. 5000

Phone: (08) 212 4457 Fax: (08) 212 5736

Date: 27.7.93 Reference: 930266 AS5

Application No. 7719742	STRATA PLAN NUMBER SP 12979
	DEPOSITED 07/07/1994 <i>[Signature]</i> PRO REGISTRAR-GENERAL
	THIS IS SHEET 3 OF 3 SHEETS

SCHEDULE OF UNIT ENTITLEMENTS

UNIT NO.	UNIT ENTITLEMENT	UNIT NO.	UNIT ENTITLEMENT	UNIT NO.	UNIT ENTITLEMENT
1	2600				
2	2450				
3	2450				
4	2500				
				AGGREGATE	
				ROAD OR RESERVE ALLOTMENTS	
AGGREGATE	10000	AGGREGATE			

STATEMENT PURSUANT TO SECTION 41 OF THE STRATA TITLES ACT 1988

This statement is issued on: **19 November 2025** for the following:

**Strata Corporation No. 12979 Inc.**  
**Unit 1, 2a Eton Road, Somerton Park SA 5044**

This statement has been issued for:

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

The Strata 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	
\$2,080.00	01 Oct 2025 to 30 Sep 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
\$520.00	01 Oct 2025 to 31 Dec 2025	01 Oct 2025
\$520.00	01 Jan 2026 to 31 Mar 2026	01 Jan 2026
\$520.00	01 Apr 2026 to 30 Jun 2026	01 Apr 2026
\$520.00	01 Jul 2026 to 30 Sep 2026	01 Jul 2026

Amount owing	<b>\$0.85</b>
Interest due on unpaid levies	\$0.01
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	
\$0.00	01 Oct 2025 to 30 Sep 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
\$0.00	01 Oct 2025 to 31 Dec 2025	01 Oct 2025
\$0.00	01 Jan 2026 to 31 Mar 2026	01 Jan 2026
\$0.00	01 Apr 2026 to 30 Jun 2026	01 Apr 2026
\$0.00	01 Jul 2026 to 30 Sep 2026	01 Jul 2026

Amount owing	<b>\$0.00</b>
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 taken out by the strata corporation.

Policy No. POL11151675 Allianz Australia Insurance Limited

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

Premium: \$3,482.06 Paid on: 21/10/2025 Policy start date: 01/11/2025 Next due: 01/11/2026

Cover	Sum insured	Excess
Building	\$1,225,000.00	\$1,000.00
Public Liability	\$30,000,000.00	\$0.00
Office Bearers Liability	\$250,000.00	\$0.00
Loss of Rent/Temp Accom	\$183,750.00	\$0.00
Fidelity Guarantee	\$100,000.00	\$0.00
Lot Owners' Fixtures & Improvements	\$300,000.00	\$0.00
Legal Defence	\$50,000.00	\$1,000.00
Catastrophe	\$367,500.00	\$0.00
Voluntary Workers	\$20,000.00	\$0.00
Govt. Audit Costs	\$25,000.00	\$0.00
Flood Cover	Included.	\$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 Articles for the time being in force
- (iv) The current policies of insurance taken out by the corporation
- (v) Balance Sheet for the body corporate at the date of this statement



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

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 Strata Corporation No. 12979 Inc. by

  
signed.....  
Rajesh Shah  
Strata Management SA

225 Fullarton Road  
Eastwood SA 5063

Conveyancers – please note that water usage invoices on this property are paid for by owners direct to SA Water.

Please also advise of changes in ownership immediately upon settlement to Strata Management SA at [contact@stratamanagementsa.com.au](mailto:contact@stratamanagementsa.com.au).

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## Balance Sheet As at 20/11/2025

Strata Corporation No. 12979 Inc.

2a Eton Road, Somerton Park SA 5044

### Current period

#### Owners' funds

##### Administrative Fund

Operating Surplus/Deficit--Admin	(2,033.38)
Owners Equity--Admin	4,308.85
	<u>2,275.47</u>

##### Sinking Fund

Operating Surplus/Deficit--Sinking	3,535.05
Owners Equity--Sinking	0.10
	<u>3,535.15</u>

##### Net owners' funds

\$5,810.62

#### Represented by:

##### Assets

##### Administrative Fund

Cash at Bank--Admin	1,529.47
Receivable--Levies--Admin	53.50
Receivable--Owners--Admin	692.50
	<u>2,275.47</u>

##### Sinking Fund

Cash at Bank--Sinking	3,535.15
	<u>3,535.15</u>

##### Unallocated Money

0.00

##### Total assets

5,810.62

#### Less liabilities

##### Administrative Fund

0.00

##### Sinking Fund

0.00

##### Unallocated Money

0.00

##### Total liabilities

0.00

#### Net assets

\$5,810.62



# Notice of Levies Due in January 2026

Strata Management SA  
ABN 49 600 360 629  
225 Fullarton Road  
Eastwood SA 5063  
(08) 7081 0376

Issued 21/11/2025 on behalf of:

Strata Corporation No. 12979 Inc.  
ABN 36482991712  
2a Eton Road  
Somerton Park SA 5044

Ms K McLeay  
1/2a Eton Road  
Somerton Park SA 5044

for Lot 1 Unit 1  
Ms Kate McLeay

Due date	Details	Amounts due (\$)		Total
		Admin Fund	Sinking Fund	
01/01/2026	Quarterly Admin Levy 01/01/2026 - 31/03/2026	520.00	0.00	520.00
	Total levies due in month	520.00	0.00	520.00

Total of this levy notice 520.00  
Levies in arrears 0.85  
Interest on levies in arrears 0.00  
Outstanding owner invoices 0.00  
Subtotal of amount due 520.85  
Prepaid 0.00  
Total amount due \$520.85  
Arrears & Interest due immediately  
Levy Payment due 01/01/2026

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 'Strata Corporation No. 12979 Inc.'



**DEFT**  
PAYMENT SYSTEMS

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

Ms K McLeay

Strata Corporation 12979

Lot 1

Unit 1



Bill code 96503



Pay over the Internet from your Bank account. Register at [www.deft.com.au](http://www.deft.com.au)



Credit card payments can be made over the internet. Log onto [www.deft.com.au](http://www.deft.com.au) and follow the instructions. A surcharge will be applicable if you use this option



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

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](http://www.bpay.com.au)

Strata Management SA

DEFT Reference Number

20725939140681

Amount Due

\$520.85

Due Date

01/01/2026

Amount Paid

\$



\*496 207259391 40681

+207259391 40681

<

000052085<3+

# MINUTES OF THE ANNUAL GENERAL MEETING

STRATA CORPORATION NO. 12979 INC.  
2a Eton Road, Somerton Park SA 5044

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

DATE: 1/04/2025  
TIME: 06:00 PM  
LOCATION: Zoom

## PRESENT:

Lot #	Unit#	Attendance	Representative
1	1	Yes	Kate McLeay
2	2	Apology	Matthew & Sarah Beaumont
3	3	Yes	Georgie Mittiga
			Francesca Nuzzo of Strata Management SA

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

Minutes of the meeting:

## 1 QUORUM

The body corporate manager advised that a quorum was present and the meeting commenced at 6.02pm.

## 2 MINUTES

Resolved that the minutes of the last general meeting of the corporation held on 16/04/2024 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 28/02/2025 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.HRS11112628 with Hutch Underwriting Pty Ltd Type: Strata through Broker: Coverforce Next due: 1/11/2025

Cover	Sum Insured	Excess
Building	\$1,225,000.00	\$1,000.00
Public Liability	\$30,000,000.00	
Office Bearers Liability	\$250,000.00	
Loss of Rent/Temp Accom	\$183,750.00	
Fidelity Guarantee	\$100,000.00	
Lot Owners' Fixtures & Improvements	\$300,000.00	
Legal Defence	\$50,000.00	\$1,000.00
Catastrophe	\$367,500.00	
Voluntary Workers	\$20,000.00	
Govt. Audit Costs	\$25,000.00	

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.

Strata Management SA were instructed to arrange a valuation prior to the insurance renewal in November 2025 to take place for the rebuilding costs which is to be used as the basis for the insurance of the property once received.

## 5 MAINTENANCE

That the following maintenance items be considered

### Grounds Maintenance

It was resolved to continue with the existing arrangement with MowMan attending however the frequency is now to be once a month however during spring to be every 2/3 weeks. The Body Corporate Manager was instructed to remind the gardener to clean his blades prior to attending site and request when he is in attendance to notify owners. Prior to spring 2025 a quote will be obtained by the gardener to put some top dressing on the lawn. Once the quote has been received it will be sent to the



Management Committee for further instructions.

#### **Gutter Cleaning**

It was resolved to continue with the existing arrangements with David from unit 4 to check and clean the gutters as required.

#### **Current Maintenance**

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

#### **Palm tree removal**

It was resolved to accept the quote from tree tech for the removal of the palm tree. A special levy of \$3535.00 will be raised by unit entitlements. Kate from unit 1 has lodged an application to council for approval to remove the tree and is not seeking reimbursement back from the Corporation. Once the council have come back with a response the work order will be raised to remove the palm tree (if approved). If the council do not approve the removal of the palm tree then a heavy prune will be required and a quote will be obtained.

#### **Fence repairs**

If the council approve the palm tree removal and when the tree is removed a quote will then be obtained for the required repairs to the fence (that will be removed for the tree removal) and painting of this fence. Once the quote has been obtained it will be sent to the Management Committee for further instructions and a special levy will be raised for these works to proceed.

#### **Drain clean**

It was resolved to change the drain clean from annually to 6 monthly with the next clean to be carried out end of May 2025.

#### **Projected maintenance**

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

### **6 GENERAL BUSINESS**

nil

#### **OVERDUE LEVY POLICY**

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

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

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

### **7 BUDGET**

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

### **8 CONTRIBUTIONS**

It was resolved

(a) That contributions to the administrative fund are estimated in accordance with Section 27 (1) of the Strata Titles Act 1988 and determined in accordance with Section 27 (3) of the Strata Titles Act 1988 at \$8,000.00; and

(b) That contributions to the sinking fund are estimated in accordance with Section 27 (1) of the Strata Titles Act 1988 and determined in accordance with Section 27 (3) of the Strata Titles Act 1988 at \$0.00; and

(c) That both contributions be paid in equal quarterly instalments, the first such instalment being due on 1/10/2025 and subsequent instalments being due on 1/01/2026, 1/04/2026, 1/07/2026.

### **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	David Thomson (Unit 4)
Secretary	David Thomson (Unit 4)
Treasurer	David Thomson (Unit 4)
Committee member	Kate McLeay (Unit 1)
	Sarah Beaumont (Unit 2)
	Georgie Mittiga (Unit 3)

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

### **10 APPOINTMENT OF BODY CORPORATE MANAGER**

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

The meeting 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 in line with the Strata Titles Act. At the completion of the management term, the appointment continues with a 28 day notice period, unless determined otherwise at a General Meeting of the Corporation.

**11 NEXT MEETING**

The next Annual General Meeting is to be tentatively scheduled for April 2026 at 6pm via zoom.

**CLOSURE:** There being no further business, the chairperson declared the meeting closed at 6.35pm.

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## Approved Budget to apply from 01/03/2025

Strata Corporation No. 12979 Inc.

2a Eton Road, Somerton Park SA 5044

### Administrative Fund

#### Approved budget

#### Revenue

Levies Due--Admin	8,000.00
<i>Total revenue</i>	<u>8,000.00</u>

#### Less expenses

Admin--Agent Disbursements	168.00
Admin--Auditors--Audit Services	154.00
Admin--Auditors--Taxation Services	165.00
Admin--Bank Charges--Bpay	24.00
Admin--Management Fees--Standard	900.00
Admin--Meeting Fees	220.00
Admin--Storage & Archive Fees	66.00
Admin--Trade Compliance Checking	66.00
Insurance--Premiums	4,200.00
Maint Bldg--Plumbing	2,000.00
<i>Total expenses</i>	<u>7,963.00</u>

#### Surplus/Deficit

Opening balance	4,308.85
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#### Closing balance

\$4,345.85

Total units of entitlement	10000
Levy contribution per unit entitlement	\$0.80



# ANNUAL REPORTS

for the financial year to 28/02/2025

Strata Corporation 12979

2a Eton Road, Somerton Park SA 5044

Manager: Francesca Nuzzo

	Page
Balance Sheet	1
Statement of Financial Performance	2
Budget commencing 01/03/2025	4
Levy Schedule commencing 01/03/2025 General	5

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## Balance Sheet

### As at 28/02/2025

Strata Corporation No. 12979 Inc.

2a Eton Road, Somerton Park SA 5044

#### Current period

#### Owners' funds

##### Administrative Fund

Operating Surplus/Deficit--Admin	1,968.92
Owners Equity--Admin	2,339.93
	<u>4,308.85</u>

##### Sinking Fund

Operating Surplus/Deficit--Sinking	(456.90)
Owners Equity--Sinking	457.00
	<u>0.10</u>

##### Net owners' funds

\$4,308.95

#### Represented by:

##### Assets

##### Administrative Fund

Cash at Bank--Admin	3,620.25
Receivable--Owners--Admin	692.50
	<u>4,312.75</u>

##### Sinking Fund

Cash at Bank--Sinking	0.10
	<u>0.10</u>

##### Unallocated Money

0.00

##### Total assets

4,312.85

##### Less liabilities

##### Administrative Fund

Prepaid Levies--Admin	3.90
	<u>3.90</u>

##### Sinking Fund

0.00

##### Unallocated Money

0.00

##### Total liabilities

3.90

##### Net assets

\$4,308.95



## Statement of Financial Performance for the financial year to 28/02/2025

Strata Corporation No. 12979 Inc.

2a Eton Road, Somerton Park SA 5044

### Administrative Fund

#### Current period

01/03/2024-28/02/2025

#### Revenue

Interest on Arrears--Admin	6.99
Levies Due (Special)--Admin	3,535.05
Levies Due--Admin	6,820.20
<b>Total revenue</b>	<b>10,362.24</b>

#### Less expenses

Admin--Agent Disbursements	164.80
Admin--Auditors--Audit Services	154.00
Admin--Auditors--Taxation Services	165.00
Admin--Bank Charges--Bpay	24.00
Admin--Management Fees--Standard	770.00
Admin--Meeting Fees	220.00
Admin--Storage & Archive Fees	66.00
Admin--Trade Compliance Checking	22.00
Admin--Transfer to Sinking Fund	1,232.39
Insurance--Premiums	3,535.93
Maint Bldg--Plumbing	1,819.20
Maint Grounds--Lawns & Gardening	220.00
<b>Total expenses</b>	<b>8,393.32</b>

#### Surplus/Deficit

	1,968.92
Opening balance	2,339.93

#### Closing balance

**\$4,308.85**

Sinking Fund

Current period

01/03/2024-28/02/2025

Revenue

Interest on Arrears--Sinking	20.61
Levies Due (Special)--Sinking	11,116.10
Transfer from Admin Fund	1,232.39
<i>Total revenue</i>	<u>12,369.10</u>

Less expenses

Maint Bldg--Plumbing & Drainage	550.00
Maint Bldg--Roof	12,276.00
<i>Total expenses</i>	<u>12,826.00</u>

Surplus/Deficit

	<u>(456.90)</u>
Opening balance	457.00

Closing balance

<u><u>\$0.10</u></u>
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## Proposed Budget to apply from 01/03/2025

Strata Corporation No. 12979 Inc.

2a Eton Road, Somerton Park SA 5044

### Administrative Fund Proposed budget

#### Revenue

Levies Due--Admin	8,000.00
<i>Total revenue</i>	<u>8,000.00</u>

#### Less expenses

Admin--Agent Disbursements	168.00
Admin--Auditors--Audit Services	154.00
Admin--Auditors--Taxation Services	165.00
Admin--Bank Charges--Bpay	24.00
Admin--Management Fees--Standard	900.00
Admin--Meeting Fees	220.00
Admin--Storage & Archive Fees	66.00
Admin--Trade Compliance Checking	66.00
Insurance--Premiums	4,200.00
Maint Bldg--Plumbing	2,000.00
<i>Total expenses</i>	<u>7,963.00</u>

#### Surplus/Deficit

	37.00
Opening balance	4,308.85

#### Closing balance

	<u>\$4,345.85</u>
Total units of entitlement	10000
Levy contribution per unit entitlement	\$0.80



## Proposed Levy Schedule to apply from 01/03/2025

Strata Corporation No. 12979 Inc.

2a Eton Road, Somerton Park SA 5044

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

Lot	Unit	Unit Entitlement	Admin Fund	Sinking Fund	Quarterly Total
1	1	2600.00	520.00	0.00	520.00
2	2	2450.00	490.00	0.00	490.00
3	3	2450.00	490.00	0.00	490.00
4	4	2500.00	500.00	0.00	500.00
		10,000.00	\$2,000.00	\$0.00	\$2,000.00



# MINUTES OF THE ANNUAL GENERAL MEETING

STRATA CORPORATION NO. 12979 INC.  
2a Eton Road, Somerton Park SA 5044

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

DATE: 16/04/2024  
TIME: 06:00 PM  
LOCATION: Zoom

## PRESENT:

Lot #	Unit #	Attendance	Representative
2	2	Yes	Sarah Beaumont
3	3	Yes	Georgie Mittiga
4	4	Yes	David Thomson
			Francesca Nuzzo of Strata Management SA

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

Minutes of the meeting:

## 1 QUORUM

The body corporate manager advised that a quorum was present and the meeting commenced at 6.01pm.

## 2 MINUTES

Resolved that the minutes of the last general meeting of the corporation held on 4/07/2023 be confirmed as a true record of the proceedings of that meeting.

## 3 FINANCIAL STATEMENTS

Resolved that the statement of income and expenditure for the period ended 29/02/2024 be accepted as a true and accurate statement of the Corporation's financial position.

*The Body Corporate Manager is to confirm the charge for The Patridge House for the 2023 Annual General Meeting.*

## 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. SRSC21007689 with Allianz Australia Insurance Limited Type: Strata through Broker: Coverforce Next due: 1/11/2024

Cover	Sum Insured	Excess
Building	\$1,225,000.00	\$1,000.00
Public Liability	\$30,000,000.00	
Office Bearers Liability	\$250,000.00	
Loss of Rent/Temp Accom	\$183,750.00	
Fidelity Guarantee	\$100,000.00	
Lot Owners' Fixtures & Improvements	\$300,000.00	
Legal Defence	\$50,000.00	\$1,000.00
Catastrophe	\$367,500.00	
Voluntary Workers	\$20,000.00	
Govt. Audit Costs	\$25,000.00	

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

After discussion it was resolved that the building sum insured remain unchanged. A valuation will be carried out after the 2025 Annual General Meeting.

## 5 MAINTENANCE

That the following maintenance items be considered

### Grounds Maintenance

It was resolved to continue with the existing arrangements with MowMan attending once a month.

#### **Gutter Cleaning**

It was resolved that as the Corporation have gutter guard in place no gutter clean is required. David from unit 4 will attend and check the gutters and clean them out as required.

#### **Annual Drain Clean**

It was resolved to continue with the annual drain clean in 2025.

#### **Termite inspection**

As no evidence of termites was seen when Owners have recently carried out work it was resolved to not arrange a termite inspection to all units.

#### **Current Maintenance**

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

#### **Front fence maintenance and repairs**

Kate from unit 1 is to send through further information regarding this maintenance issue which will be sent to the Committee for further instructions.

#### **Roof restoration**

It was resolved that the Corporation accept the quote presented at the meeting from Rexo Roofing with \$1,160.00 to be used from the current admin funds and the balance to be raised in a special levy to be due payable in 2 months. The color is to be the same as the original color or closest available. The Body Corporate Manager will request a color chart which will be sent to the Committee to decide on the color. Once all funds have been received a work order will be issued to Rexo Roofing to proceed with quoted works.

#### **Projected maintenance**

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

#### **Pipe repairs/replacing**

### **6 GENERAL BUSINESS**

#### **OVERDUE LEVY POLICY**

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

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

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

### **7 BUDGET**

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

The Body Corporate Manager proposed to raise the admin fund to \$8,000.00 for the year however after discussion it was resolved to raise \$7,140.00 in the admin fund for the year.

### **8 CONTRIBUTIONS**

It was resolved

(a) That contributions to the administrative fund are estimated in accordance with Section 27 (1) of the Strata Titles Act 1988 and determined in accordance with Section 27 (3) of the Strata Titles Act 1988 at \$7,140.00; and

(b) That contributions to the sinking fund are estimated in accordance with Section 27 (1) of the Strata Titles Act 1988 and determined in accordance with Section 27 (3) of the Strata Titles Act 1988 at \$0.00; and

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

### **9 OFFICE BEARERS**

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

Presiding Officer	David Thomson (Unit 4)
Secretary	David Thomson (Unit 4)
Treasurer	David Thomson (Unit 4)
Committee Member	Kate McLeay (Unit 1)

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

**10 APPOINTMENT OF BODY CORPORATE MANAGER**

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

The meeting 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 in line with the Strata Titles Act. At the completion of the management term, the appointment continues with a 28 day notice period, unless determined otherwise at a General Meeting of the Corporation.

**11 NEXT MEETING**

The next Annual General Meeting is to be tentatively scheduled for April 2025 at 6pm via zoom.

**CLOSURE:** There being no further business, the chairperson declared the meeting closed at 6.55pm.

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## Approved Budget to apply from 01/03/2024

Strata Corporation No. 12979 Inc.

2a Eton Road, Somerton Park SA 5044

### Administrative Fund

#### Approved budget

#### Revenue

Levies Due--Admin	7,140.00
<i>Total revenue</i>	<u>7,140.00</u>

#### Less expenses

Admin--Agent Disbursements	158.40
Admin--Auditors--Audit Services	132.00
Admin--Auditors--Taxation Services	132.00
Admin--Bank Charges--Bpay	24.00
Admin--Management Fees--Standard	785.00
Admin--Meeting Fees	220.00
Admin--Storage & Archive Fees	66.00
Insurance--Premiums	5,154.00
Maint Bldg--Plumbing	1,000.00
<i>Total expenses</i>	<u>7,671.40</u>

#### Surplus/Deficit

(531.40)

Opening balance

2,339.93

#### Closing balance

\$1,808.53

Total units of entitlement 10000

Levy contribution per unit entitlement \$0.71



Strata Management SA  
ABN 49 600 390 629  
225 Fullarton Road  
Eastwood SA 5063  
(08) 7081 0375

# ANNUAL REPORTS

for the financial year to 29/02/2024

Strata Corporation 12979

2a Eton Road, Somerton Park SA 5044

Manager: Francesca Nuzzo

Balance Sheet

Statement of Financial Performance

Budget commencing 01/03/2024

Levy Schedule commencing 01/03/2024 General

Page

1

2

4

5

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## Balance Sheet As at 29/02/2024

Strata Corporation No. 12979 Inc.

2a Eton Road, Somerton Park SA 5044

### Current period

#### Owners' funds

##### Administrative Fund

Operating Surplus/Deficit--Admin	(228.77)
Owners Equity--Admin	2,568.70
	<u>2,339.93</u>

##### Sinking Fund

Operating Surplus/Deficit--Sinking	457.00
	<u>457.00</u>

#### Net owners' funds

\$2,796.93

#### Represented by:

##### Assets

##### Administrative Fund

Cash at Bank--Admin	1,896.78
Receivable--Levies--Admin	173.15
Receivable--Owners--Admin	692.50
	<u>2,762.43</u>

##### Sinking Fund

Cash at Bank--Sinking	(369.85)
Receivable--Levies (Special)--Sinking	826.85
	<u>457.00</u>

##### Unallocated Money

0.00

##### Total assets

3,219.43

#### Less liabilities

##### Administrative Fund

Prepaid Levies--Admin	422.50
	<u>422.50</u>

##### Sinking Fund

0.00

##### Unallocated Money

0.00

##### Total liabilities

422.50

#### Net assets

\$2,796.93



# Statement of Financial Performance for the financial year to 29/02/2024

Strata Management SA  
ABN 49 600 350 629  
225 Fullarton Road  
Eastwood SA 5063  
(08) 7081 0375

Strata Corporation No. 12979 Inc.

2a Eton Road, Somerton Park SA 5044

## Administrative Fund

### Current period

01/03/2023-29/02/2024

#### Revenue

Levies Due--Admin	6,500.20
<i>Total revenue</i>	<u>6,500.20</u>

#### Less expenses

Admin--Agent Disbursements	158.40
Admin--Auditors--Audit Services	148.50
Admin--Auditors--Taxation Services	132.00
Admin--Bank Charges--Bpay	24.00
Admin--Management Fees--Standard	696.00
Admin--Meeting Fees	198.00
Admin--Meeting Room Expenses	180.00
Admin--Storage & Archive Fees	55.00
Insurance--Premiums	3,965.02
Maint Bldg--Plumbing	1,172.05
<i>Total expenses</i>	<u>6,728.97</u>

#### Surplus/Deficit

	<u>(228.77)</u>
Opening balance	2,568.70

#### Closing balance

\$2,339.93

Sinking Fund

Current period

01/03/2023-29/02/2024

Revenue

Levies Due (Special)--Sinking	5,000.00
Total revenue	<u>5,000.00</u>

Less expenses

Maint Bldg--Painting & Surface Finishes	4,543.00
Total expenses	<u>4,543.00</u>

Surplus/Deficit

	<u>457.00</u>
Opening balance	0.00

Closing balance

<u><u>\$457.00</u></u>
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## Proposed Budget to apply from 01/03/2024

Strata Management SA  
ABN 49 600 350 629  
225 Fullarton Road  
Eastwood SA 5063  
(08) 7081 0375

Strata Corporation No. 12979 Inc.

2a Eton Road, Somerton Park SA 5044

### Administrative Fund

#### Proposed budget

#### Revenue

Levies Due--Admin	8,000.00
<i>Total revenue</i>	<u>8,000.00</u>

#### Less expenses

Admin--Agent Disbursements	158.40
Admin--Auditors--Audit Services	132.00
Admin--Auditors--Taxation Services	132.00
Admin--Bank Charges--Bpay	24.00
Admin--Management Fees--Standard	785.00
Admin--Meeting Fees	220.00
Admin--Storage & Archive Fees	66.00
Insurance--Premiums	5,154.00
Maint Bldg--Plumbing	1,000.00
<i>Total expenses</i>	<u>7,671.40</u>

#### Surplus/Deficit

	328.60
Opening balance	2,339.93

#### Closing balance

\$2,668.53

Total units of entitlement	10000
Levy contribution per unit entitlement	\$0.80





## Proposed Levy Schedule to apply from 01/03/2024

Strata Management SA  
ABN 49 600 360 629  
225 Fullarton Road  
Eastwood SA 5062  
(08) 7081 0375

Strata Corporation No. 12979 Inc.

2a Eton Road, Somerton Park SA 5044

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

Lot	Unit	Unit Entitlement	Admin Fund	Sinking Fund	Quarterly Total
1	1	2600.00	520.00	0.00	520.00
2	2	2450.00	490.00	0.00	490.00
3	3	2450.00	490.00	0.00	490.00
4	4	2500.00	500.00	0.00	500.00
		10,000.00	\$2,000.00	\$0.00	\$2,000.00

### Schedule 3—Articles of strata corporation

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



## Resolutions of Community Corporation No. 12979 Inc.

These resolutions have come from motions passed at meetings of the corporations and the original minutes of the meetings should be consulted for clarifications of wording. It is intended that these be used as a guide for owners on what the corporation has approved in addition to the articles of the corporation.

*Disclaimer: Strata Management SA has compiled this list from pertinent resolutions passed by the body corporate but accepts no responsibility for any missing, incomplete or incorrect information provided prior to the commencement of our management on 17<sup>th</sup> May 2019.*

Date	Resolution
<b>13.07.94</b>	<b>Air conditioning</b> Approval to units 3 and 4 to install air conditioning in accordance with the following guidelines: <ul style="list-style-type: none"><li>• Units to be installed in the kitchen window and water runoff to be channelled away from the unit wall etc to a downpipe or similar.</li></ul>
<b>25.10.94</b>	<b>Hot Water Systems</b> Hot water services to be the responsibility of individual unit owners.  <b>Screen Doors</b> Approval granted to all unit owners to install security doors to the front and rear of the units, the colour and style to be similar to existing.  <b>Air conditioning</b> Approval to all units owners to install air conditioning in accordance with the following guidelines:- That all units be mounted into the rear kitchen window, the unit to be a maximum of 2 ½ hp or less. Water runoff to be channelled away from unit wall etc to a downpipe or similar.  <b>Sensor Light</b> Approval to all unit owners to install an infra-scan or similar connected to carport of porch light.  <b>Pergolas</b> Approval to all unit owners to install a pergola in the rear yard. This size is to be governed by the area of the rear yard. Colour to be in accordance with the current colour scheme of the buildings.  <b>TV Aerials</b> Approval to all unit owners to install a TV aerial, providing it is located in the roof space of the unit, no aerial to be placed on the exterior fascia of the building.

### Land Agents Signs

Sign are allowed, provided the following are complied with:-

- Size - dimensions no greater than 6ft x 4ft
- Sign must indicate the number of the unit
- It is to be installed as near as practical to the front boundary of the premises.
- Must be removed no later than 2 days after a contract for the sale of the unit.

### 23.10.95 External Doors and Window Screens

Section 27(6) of the Strata Titles Act 1988 be invoked and all maintenance, with the exception of repainting, be the responsibility of the individual unit owners.

### Method of Water Payment

Option was agreed upon.

### 21.10.96 Security Grilles - Unit 3

Permission was given to unit 3 to install metal security grilles, white in colour to rear windows.

### 22.07.98 Foxtel

Permission was given to unit 4 to install Foxtel so long as the cables were concealed in a cavity and not an eyesight on the outer wall.

### Smoke Alarm Legislation

Under new fire safety legislation which commenced on 1 February 1998, all residences must have in place by 1 January 2000 one or more self-contained smoke alarms which comply with the Australian Standard. We would recommend in any event that all owners have these in place as soon as possible as a general safety measure.

In addition, any transfer of property after 1 February 1998 requires the Purchaser within six months of settlement, to install a hard wired smoke detector powered through a mains source of electricity. Penalty for non-compliance \$750.

Whilst we have obtained clarification on the responsibility for the installation of smoke detectors as being that of an owner, if a Corporation wishes to undertake this work, this is quite acceptable.

### 27.07.01 Skylight Unit 3

It was agreed that Unit 3 is given permission to install a skylight in the kitchen as described at the meeting.

### 17.05.19 Overdue Levies Policies

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

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

charged by the corporation to the individual lot responsible for the unpaid contribution.

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

**28.04.20**

**Fencing Gate Hazard**

The meeting discussed the blocking up of the fencing gate at unit 3 and requested to remind all owners that the blocking up of fencing gates presents a fire safety hazard and that all gates should be kept clear at all times.

12979

STRATA PLAN NUMBER

SP 12979

THIS IS SHEET 1 OF 3 SHEETS

DEPOSITED 7/7/1994  
RWC  
PRO REGISTRAR-GENERAL

MAP REFERENCE 6627-10

TITLE REFERENCE  
C.S.T. 5112/427, 440, 471, 594

O.B./E.A.T. PLAN REF. F.P. 34295 TOTAL AREA 834m<sup>2</sup>

HUNDRED NOARLUNGA  
TOWNSHIP/AREA SOMERTON PARK  
COUNCIL City of Brighton

LOT 353 in F. P. 9506  
PT SEC. 234

SCALE 0 5 10 15 METRES

ANNOTATIONS

SITE PLAN

BRIGHTON ROAD

F. P. 9506

85° 01' 30"

52.73

SINGLE STOREY BUILDING

355° 01' 30"

16.00

6.11

48.46

265° 01' 30"

ETON ROAD

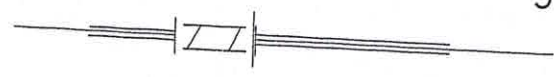
6.48

175° 01' 30"

11.73

220° 01' 30"

6.04



Jeffrey Charles FUDGE, licensed surveyor  
under the Surveyors Act, 1955, certify:-

(a) that this plan correctly delineates the boundaries of the land comprised in the plan and all units, unit subsidiaries, common property and other buildings shown on the plan;

(b) that this plan is correct for the purposes of the Strata Titles Act, 1984, and regulations.

Dated this 27th day of July 1993

*[Signature]*  
Licensed Surveyor


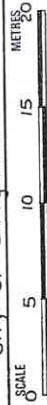
SMITH AND HIGGINS  
LICENSED SURVEYORS  
408 King William Street  
Adelaide S.A. 5000

Phone: (08) 212 4457 Fax: (08) 212 5736

Date: 27.7.93 Reference: 930266

AS 4

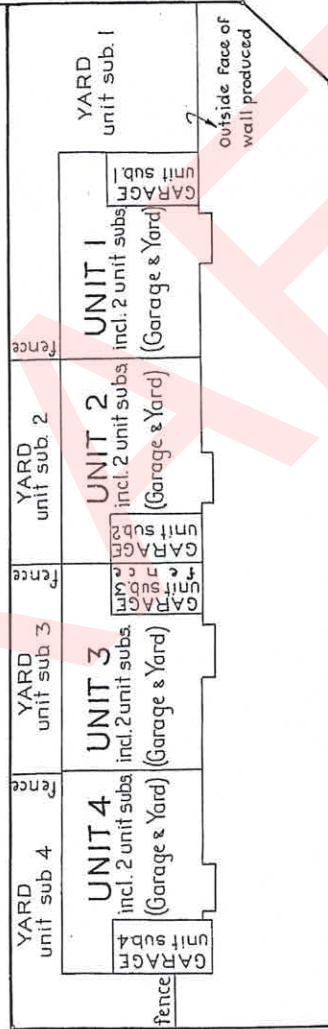


STRATA PLAN NUMBER	
SP	12979
THIS IS SHEET 2 OF 3 SHEETS	
DEPOSITED	7 / 7 / 1994
 THE REGISTRAR GENERAL	
MAP REFERENCE	6627-1a
COUNCIL	City of Brighton
SCALE	5 10 15 METRES
	

ANNOTATIONS

The lower and upper boundaries of the unit subdivisions shown as yards hereon are existing ground level and 3.00 metres above same respectively except where limited to the underside of any over-hanging structures.

BRIGHTON ROAD



ETON ROAD

GROUND FLOOR PLAN

**SMITH AND HIGGINS**  
 LICENSED SURVEYORS  
 408 King William Street  
 Adelaide S.A. 5000  
 Phone: (08) 212 4457 Fax: (08) 212 5736

Application No. 7719742	STRATA PLAN NUMBER SP 12979
	DEPOSITED 07/07/1994 <i>By [Signature]</i> PRO REGISTRAR-GENERAL
	THIS IS SHEET 3 OF 3 SHEETS

SCHEDULE OF UNIT ENTITLEMENTS

UNIT NO.	UNIT ENTITLEMENT	UNIT NO.	UNIT ENTITLEMENT	UNIT NO.	UNIT ENTITLEMENT
1	2600				
2	2450				
3	2450				
4	2500				
				AGGREGATE	
				ROAD OR RESERVE ALLOTMENTS	
AGGREGATE	10000	AGGREGATE			



## CERTIFICATE OF CURRENCY

### THE INSURED

POLICY NUMBER	POL11151675
PDS AND POLICY WORDING	Residential Strata Product Disclosure Statement and Policy Wording <a href="#">SCI034-Policy-RS-PPW-02/2021</a> Supplementary Product Disclosure Statement <a href="#">SCIA-036_SPDS_RSC-10/2021</a>
THE INSURED SITUATION	Strata Corporation No. 12979 2a Eton Road, Somerton Park, SA, 5044
PERIOD OF INSURANCE	Commencement Date: 4:00pm on 01/11/2025 Expiry Date: 4:00pm on 01/11/2026
INTERMEDIARY ADDRESS	Coverforce Insurance Broking Pty Ltd Locked Bag 5273, Sydney, NSW, 2001
DATE OF ISSUE	14/10/2025

### POLICY LIMITS / SUMS INSURED

SECTION 1	PART A	1. Building	\$1,225,000
		Common Area Contents	\$12,250
		2. Terrorism Cover under Section 1 Part A2	Applies
	PART B	Loss of Rent/Temporary Accommodation	\$183,750
	OPTIONAL COVERS	1. Flood	Included
		2. Floating Floors	Included
SECTION 2	Liability		\$30,000,000
SECTION 3	Voluntary Workers		Included
SECTION 5	Fidelity Guarantee		\$100,000
SECTION 6	Office Bearers' Liability		\$250,000
SECTION 7	Machinery Breakdown		Not Included
SECTION 8	Catastrophe		\$367,500
SECTION 9	PART A	Government Audit Costs – Professional Fees	\$25,000
	PART B	Appeal Expenses	\$100,000
	PART C	Legal Defence Expenses	\$50,000
SECTION 10	Lot Owners' Fixtures and Improvements		\$300,000
SECTION 11	Loss of Lot Market Value		Not Included

This certificate of currency has been issued by Strata Community Insurance Agencies Pty Ltd, ABN 72 165 914 009, AFSL 457787 on behalf of the insurer Allianz Australia Insurance Limited, ABN 15 000 122 850, AFSL 234708 and confirms that on the Date of Issue a policy existed for the Period of Insurance and sums insured shown herein. The Policy may be subsequently altered or cancelled in accordance with its terms after the Date of Issue of this notice without further notice to the holder of this notice. It is issued as a matter of information only and does not confer any rights on the holder.

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.

DRAFT





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: 2731349

L PSARROS & M.A PSARROS  
130 FRANKLIN STREET  
ADELAIDE SA 5000

DATE OF ISSUE

18/11/2025

**ENQUIRIES:**

Tel: (08) 8372 7534

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

**OWNERSHIP NUMBER**

16386913

**OWNERSHIP NAME**

K MCLEAY

**PROPERTY DESCRIPTION**

1 / 2A ETON RD / SOMERTON PARK SA 5044 / UNIT 1

**ASSESSMENT NUMBER**

1221128002

**TITLE REF.**

(A "+" indicates multiple titles)

CT 5200/293

**CAPITAL VALUE**

\$510,000.00

**AREA / FACTOR**

R4  
1.000

**LAND USE / FACTOR**

RE  
0.400

**LEVY DETAILS:**

**FINANCIAL YEAR**

2025-2026

**FIXED CHARGE**

\$ 50.00

**+ VARIABLE CHARGE**

\$ 172.55

**- REMISSION**

\$ 103.85

**- CONCESSION**

\$ 0.00

**+ ARREARS / - PAYMENTS**

\$ -118.70

**= AMOUNT PAYABLE**

\$ 0.00

**Please Note:**

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

**EXPIRY DATE**

16/02/2026

See overleaf for further information



**Government of  
South Australia**

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



Emergency Services Funding Act 1998

## CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

**PAYMENT REMITTANCE ADVICE**

**No payment is required on this Certificate**

**OFFICIAL: Sensitive**

**Please Note:**

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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




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

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

For more information:

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

**PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW**

 <b>Billers Code: 456285</b> <b>Ref: 7011350217</b>  Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: <a href="http://www.bpay.com.au">www.bpay.com.au</a> <small>© Registered to BPAY Pty Ltd ABN 69 079 137 518</small>	 <b>To pay via the internet go to:</b> <a href="http://www.revenuesaonline.sa.gov.au">www.revenuesaonline.sa.gov.au</a>	 Send your cheque or money order, made payable to the <b>Community Emergency Services Fund</b> , along with this <b>Payment Remittance Advice</b> to: <b>Please refer below.</b> <b>Revenue SA</b> <b>Locked Bag 555</b> <b>ADELAIDE SA 5001</b>
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**ACTION REQUIRED:** In line with the Commonwealth Government's cheque phase-out, RevenueSA will stop accepting cheque payments after 30 June 2027. To ensure a smooth transition, we encourage you to switch to one of the other payment options listed above.

**RevenueSA**

DEPARTMENT OF TREASURY AND FINANCE

ABN 19 040 349 865  
Land Tax Act 1936**CERTIFICATE OF LAND TAX PAYABLE**

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

PIR Reference No: 2731349

**DATE OF ISSUE**

18/11/2025

L PSARROS & M.A PSARROS  
130 FRANKLIN STREET  
ADELAIDE SA 5000

**ENQUIRIES:**

Tel: (08) 8372 7534

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

K MCLEAY

**FINANCIAL YEAR**

2025-2026

**PROPERTY DESCRIPTION**

1 / 2A ETON RD / SOMERTON PARK SA 5044 / UNIT 1

**ASSESSMENT NUMBER**

1221128002

**TITLE REF.**

(A "+" indicates multiple titles)

CT 5200/293

**TAXABLE SITE VALUE**

\$325,000.00

**AREA**

0.0000 HA

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

<b>CURRENT TAX</b>	\$	0.00	<b>SINGLE HOLDING</b>	\$	0.00
<b>- DEDUCTIONS</b>	\$	0.00			
<b>+ ARREARS</b>	\$	0.00			
<b>- PAYMENTS</b>	\$	0.00			
<b>= AMOUNT PAYABLE</b>	\$	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****16/02/2026**

See overleaf for further information

**Government of  
South Australia**

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT

**RevenueSA**

DEPARTMENT OF TREASURY AND FINANCE

Land Tax Act 1936

**CERTIFICATE OF LAND TAX PAYABLE****PAYMENT REMITTANCE ADVICE****No payment is required on this Certificate**

**Please Note:**

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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




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

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

For more information:

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

**PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW**

 <b>Biller Code: 456293</b> <b>Ref: 7011350126</b>  Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: <a href="http://www.bpay.com.au">www.bpay.com.au</a> <small>© Registered to BPAY Pty Ltd ABN 69 079 137 518</small>	 <b>To pay via the internet go to:</b> <a href="http://www.revenuesaonline.sa.gov.au">www.revenuesaonline.sa.gov.au</a>	  Send your cheque or money order, made payable to the <b>Commissioner of State Taxation</b> , along with this <b>Payment Remittance Advice</b> to: <b>Please refer below.</b> <b>Revenue SA</b> <b>Locked Bag 555</b> <b>ADELAIDE SA 5001</b>
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**ACTION REQUIRED:** In line with the Commonwealth Government's cheque phase-out, RevenueSA will stop accepting cheque payments after 30 June 2027. To ensure a smooth transition, we encourage you to switch to one of the other payment options listed above.

Account Number 12 21128 00 2	L.T.O Reference CT5200293	Date of issue 18/11/2025	Agent No. 676	Receipt No. 2731349
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PSARROS & ALLEN  
130 FRANKLIN STREET  
ADELAIDE SA 5000  
info@psarrosallen.com.au

Section 7/Elec

## Certificate of Water and Sewer Charges & Encumbrance Information

### Property details:

Customer: MS K MCLEAY  
Location: U1 2A ETON RD SOMERTON PARK UNIT 1  
Description: 4H/UNIT G      Capital Value: \$ 510 000  
Rating: Residential

### Periodic charges

Raised in current years to 31/12/2025

			\$
	Arrears as at: 30/6/2025	:	0.00
Water main available:	1/7/1973	Water rates	: 164.60
Sewer main available:	1/7/1973	Sewer rates	: 188.00
		Water use	: 180.49
		SA Govt concession	: 0.00
		Recycled Water Use	: 0.00
		Service Rent	: 0.00
		Recycled Service Rent	: 0.00
		Other charges	: 0.00
		Goods and Services Tax	: 0.00
		Amount paid	: 533.09CR
		Balance outstanding	: 0.00

Degree of concession: 00.00%  
Recovery action taken: FULLY PAID

Next quarterly charges:    Water supply: 82.30      Sewer: 94.00      Bill: 7/1/2026

This account has no meter of its own but is supplied from account no 12 21127 99 0.

The Water Use apportionment option is Even.

The apportionment percentage for this account is 25.00%.

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.

DRAFT

## South Australian Water Corporation

Name:  
MS K MCLEAY

Water & Sewer Account  
Acct. No.: 12 21128 00 2

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

Address:  
U1 2A ETON RD SOMERTON PARK UNIT  
1

### Payment Options

**EFT**

EFT Payment

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	1221128002



Bill code: 8888  
Ref: 1221128002

Telephone and Internet Banking — BPAY®

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



Paying online

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



Paying by phone

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

SA Water account number: 1221128002



**Government of  
South Australia**

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

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