

MAGAIN

Denham Property Sales Pty Ltd T/A Magain Real Estate
Shop 2, 515 Brighton Road, Brighton 5048
Tel: 08 8398 1494 Agent No: 299713

FORM 1 - Vendor's Statement

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

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Preliminary

To the purchaser:

The purpose of a statement under section 7 of the *Land and Business (Sale and Conveyancing) Act 1994* is to put you on notice of certain particulars concerning the land to be acquired. If you intend to carry out building work on the land, change the use of the land or divide the land, you should make further inquiries to determine whether this will be permitted. For example, building work may not be permitted on land not connected to a sewerage system or common drainage scheme if the land is near a watercourse, dam, bore or the River Murray and Lakes.

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

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

Instructions to the vendor for completing this statement:

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

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

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

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

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

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

PART A – PARTIES AND LAND

1 Purchaser:

Address:

2 Purchaser's registered agent:

Address:

3 Vendor:

ANDREW HUTSBY and NICHOLA TIFFANY HUTSBY

Address:

10 Turnberry Lane, Morphett Vale SA 5162

4 Vendor's registered agent:

Denham Property Sales Pty Ltd T/A Magain Real Estate

Address:

Shop 2, 515 Brighton Road, Brighton 5048

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]

The land situated at 3 Education Court, Sheidow Park SA 5158 and being whole of the land in Certificate of Title Volume 6164 Folio 355 and being whole of Lot 10 on Primary Community Plan 40206 in the Area named Sheidow Park in the 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:

10 Turnberry Lane, Morphett Vale SA 5162

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

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

travis@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:

Shop 2, 515 Brighton Road, Brighton 5048

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

Note–

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

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

5 – Effect of service

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

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

Proceeding with the purchase

If you wish to proceed with the purchase—

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

**PART C – STATEMENT WITH RESPECT TO REQUIRED PARTICULARS
(section 7(1))**

To the purchaser:

* / We,

ANDREW HUTSBY and NICHOLA TIFFANY HUTSBY

of

10 Turnberry Lane, Morphett Vale SA 5162

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

Date: _____ Signed: _____

Date: _____ Signed: _____

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



To the purchaser:

I,

Travis Denham

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

Exceptions:

NIL

Date: _____ Signed: _____

*Vendor's agent / Purchaser's agent

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

SCHEDULE – DIVISION 1

PARTICULARS OF MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES AFFECTING THE LAND

(section 7(1)(b))

Note –

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

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

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

TABLE OF PARTICULARS

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

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

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

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

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

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

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

Column 1	Column 2	Column 3
1. General		
<p>1.1 Mortgage of land</p> <p><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>Refer to Certificate of Title</p> <p>Number of mortgage (if registered): 12548886</p> <p>Name of mortgagee: COMMONWEALTH BANK OF AUSTRALIA (ACN: 123 123 124)</p>	<p><input checked="" type="checkbox"/></p> <p>YES</p> <p>YES</p>
<p>1.2 Easement (whether over the land or annexed to the land)</p> <p>Note - "Easement" includes rights of way and party wall rights.</p> <p><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>Refer to Property Interest Report</p> <p>Description of land subject to easement: Refer to Property Interest Report</p> <p>Nature of easement: Electricity and Telecommunications Infrastructure - Building Restrictions and Statutory Easements (including those related to gas, water and sewage)</p> <p>Are you aware of any encroachment on the easement? NO (If YES, give details):</p> <p>If there is an encroachment, has approval for the encroachment been given? (If YES, give details):</p>	<p><input checked="" type="checkbox"/></p> <p>NO</p> <p>YES</p>
<p>1.3 Restrictive covenant</p> <p><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>Nature of restrictive covenant:</p> <p>Name of person in whose favour restrictive covenant operates:</p> <p>Does the restrictive covenant affect the whole of the land being acquired? (If NO, give details):</p> <p>Does the restrictive covenant affect land other than that being acquired?</p>	<p><input type="checkbox"/></p> <p>YES/NO</p> <p>YES/NO</p>

Column 1	Column 2	Column 3
<p>1.4 Lease, agreement for lease, tenancy agreement or licence</p> <p>(The information does not include information about any sublease or subtenancy. That information may be sought by the purchaser from the lessee or tenant or sublessee or subtenant.)</p> <p><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i> If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</p> <p>Names of parties:</p> <p>Period of lease, agreement for lease etc: From: To: Amount of rent or licence fee: per (period)</p> <p>Is the lease, agreement for lease etc in writing?</p> <p>If the lease or licence was granted under an Act relating to the disposal of Crown lands, specify- (a) the Act under which the lease or licence was granted: (b) the outstanding amounts due (including any interest or penalty):</p>	<p><input type="checkbox"/></p> <p>YES/NO</p> <p>YES/NO</p>
<p>5. Development Act 1993 (repealed)</p>		
<p>5.1 section 42 - Condition (that continues to apply) of a development authorisation</p> <p><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i> If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</p> <p>Refer to City of Marion Council searches</p> <p>Condition(s) of authorisation: Refer to City of Marion Council searches</p>	<p><input checked="" type="checkbox"/></p> <p>NO</p> <p>YES</p>
<p>6. Repealed Act conditions</p>		
<p>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 1966 (repealed)</p> <p><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i> If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</p> <p>Nature of condition(s):</p>	<p><input type="checkbox"/></p> <p>YES/NO</p> <p>YES/NO</p>
<p>7. Emergency Services Funding Act 1998</p>		
<p>7.1 section 16 - Notice to pay levy</p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i> If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</p> <p>Refer to Certificate of Emergency Services Levy Payable</p> <p>Date of notice: 03.09.2025</p> <p>Amount of levy payable: \$124.10</p>	<p><input checked="" type="checkbox"/></p> <p>YES</p> <p>YES</p>

Column 1	Column 2	Column 3
19. Land Tax Act 1936		
19.1 Notice, order or demand for payment of land tax	<p>Is this item applicable?</p> <p>Will this be discharged or satisfied prior to or at settlement?</p> <p>Are there attachments?</p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>Refer to Certificate of Land Tax Payable</p> <p>Date of notice, order or demand: 03/09/2025</p> <p>Amount payable (as stated in the notice): \$156.52</p>	<p><input checked="" type="checkbox"/></p> <p>YES</p> <p>YES</p>
29. Planning, Development and Infrastructure Act 2016		
29.1 Part 5 - Planning and Design Code	<p>Is this item applicable?</p> <p>Will this be discharged or satisfied prior to or at settlement?</p> <p>Are there attachments?</p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>Refer to City of Marion Council searches & Plan SA section 7 Report</p> <p>Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code):</p> <p>Refer to City of Marion Council searches & Plan SA section 7 Report</p> <p>Is there a State heritage place on the land or is the land situated in a State heritage area?</p> <p>NO</p> <p>Is the land designated as a local heritage place?</p> <p>NO</p> <p>Is there a tree or stand of trees declared in Part 10 of the Planning and Design Code to be a significant tree or trees on the land?</p> <p>NO</p> <p>Is there a current amendment to the Planning and Design Code released for public consultation by a designated entity on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?</p> <p>NO</p> <p>Note-</p> <p>For further information about the Planning and Design Code visit www.code.plan.sa.gov.au</p>	<p><input checked="" type="checkbox"/></p> <p>NO</p> <p>YES</p>
<p><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p>		
29.2 section 127 - Condition (that continues to apply) of a development authorisation	<p>Is this item applicable?</p> <p>Will this be discharged or satisfied prior to or at settlement?</p> <p>Are there attachments?</p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>Date of authorisation:</p> <p>Name of relevant authority that granted authorisation:</p> <p>Condition(s) of authorisation:</p>	<p><input type="checkbox"/></p> <p>YES/NO</p> <p>YES/NO</p>
<p><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p> <p>N/A</p>		

Column 1	Column 2	Column 3
34. Water Industry Act 2012		
34.1 Notice or order under the Act requiring payment of charges or other amounts or making other requirement	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> Refer to Certificate of Water and Sewer Charges & Encumbrance Information</p> <p>Date of notice or order: 3.09.2025</p> <p>Name of person or body who served notice or order: SA Water</p> <p>Amount payable (if any) as specified in the notice or order: \$0.00</p> <p>Nature of other requirement made (if any) as specified in the notice or order: Refer to Certificate of Water and Sewer Charges & Encumbrance Information</p>	<input checked="" type="checkbox"/> YES YES

SCHEDULE – DIVISION 2

OTHER PARTICULARS

(section 7(1)(b))

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



1 Name of community corporation:

Community Corporation No. 40206 Inc

Address of community corporation:

1-11 Education Court Sheidow Park SA 5159

2 Application must be made in writing to the community corporation for the particulars and documents referred to in 3 and 4.

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

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

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

Refer to the Particulars supplied (Pursuant to Section 139 – Community Titles Act 1996)

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

Refer to the Particulars supplied (Pursuant to Section 139 – Community Titles Act 1996)

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

Refer to the Particulars supplied (Pursuant to Section 139 – Community Titles Act 1996)

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

Refer to the Particulars supplied (Pursuant to Section 139 – Community Titles Act 1996)

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

Refer to the Particulars supplied (Pursuant to Section 139 – Community Titles Act 1996)

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

4 Documents supplied by the community corporation that are enclosed:

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

~~*for the 2 years preceding this statement/since the deposit of the community plan;~~

(*Strike out or omit whichever is the greater period)

YES

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

YES

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

YES

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

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

6 The following documents are enclosed:

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

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

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

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

Name:

Strata Management SA

Address:

225 Fullarton Road Eastwood SA 5063

Note—

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

Particulars of building indemnity insurance



Note—

Building indemnity insurance is not required for—

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

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

- 1 Name(s) of person(s) insured:
Refer to City of Marion Council Searches & Building indemnity insurance
- 2 Name of insurer:
Refer to City of Marion Council Searches & Building indemnity insurance
- 3 Limitations on the liability of the insurer:
Refer to City of Marion Council Searches & Building indemnity insurance
- 4 Name of builder:
Refer to City of Marion Council Searches & Building indemnity insurance
- 5 Builder's licence number:
Refer to City of Marion Council Searches & Building indemnity insurance
- 6 Date of issue of insurance:
Refer to City of Marion Council Searches & Building indemnity insurance
- 7 Description of insured building work:
Refer to City of Marion Council Searches & Building indemnity insurance

Exemption from holding insurance:

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

NO

If **YES**, give details:

(a) Date of the exemption:

(b) Name of builder granted the exemption:

(c) Licence number of builder granted the exemption:

(d) Details of building work to which the exemption applies:

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

**SCHEDULE - DIVISION 3****COMMUNITY LOTS AND STRATA UNITS****Matters to be considered in purchasing a community lot or strata unit**

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

Governance

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

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

Use of your property

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

Depending on the rules, you might not be permitted to make changes to the exterior of your unit, such as installing a television aerial or an air-conditioner, building a pergola, attaching external blinds etc without the permission of the body corporate. A meeting may be needed before permission can be granted. Permission may be refused. Note that the articles or by-laws **could change** between now and when you become the owner: the body corporate might vote to change them. Also, if you are buying before the community plan is registered, then any by-laws you have been shown are just a draft.

Are you buying a debt?

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

Expenses

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

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

Guarantee

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

Contracts

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

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

Buying off the plan

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

Mixed use developments - voting rights

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

Further information

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

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

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

You can also seek advice from a legal practitioner.

Form R3

Buyers information notice

Land and Business (Sale and Conveyancing) Act 1994 section 13A
Land and Business (Sale and Conveyancing) Regulations 2010 regulation 17

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 recommend that you check the website: www.cbs.sa.gov.au

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

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

Safety

- Is there **asbestos** in any of the buildings or elsewhere on the property eg sheds and fences?
- Does the property have any significant **defects** eg **cracking** or **salt damp**? Have the wet areas been waterproofed?
- Is the property in a **bushfire** prone area?
- Are the **electrical wiring, gas installation, plumbing and appliances** in good working order and in good condition? Is a **safety switch** (RCD) installed? Is it working?
- Are there any prohibited **gas appliances** in bedrooms or bathrooms?
- Are **smoke alarms** installed in the house? If so, are they hardwired? Are they in good working order and in good condition? Are they compliant?
- Is there a **swimming pool and/or spa pool** installed on the property? Are there any safety barriers or fences in place? Do they conform to current standards?
- Does the property have any **termite** or other pest infestations? Is there a current preventive termite treatment program in place? Was the property treated at some stage with persistent organochlorins (now banned) or other **toxic** 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** (eg electricity, gas) are available?
- Is the property connected to SA Water operated and maintained **mains water**? Is a mains water connection available? Does the property have a **recycled water** connection? What sort of water meter is located on the property (a **direct or indirect meter** – an indirect meter can be located some distance from the property)? Is the property connected to a water meter that is also serving another property?
- Are there water taps outside the building? Is there a watering system installed? Are they in good working order and in good condition?
- Does the property have **alternative sources** of water other than mains water supply (including **bore or rainwater**)? If so, are there any special maintenance requirements?

For more information on these matters visit: www.cbs.sa.gov.au

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

REAL PROPERTY ACT, 1886



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



Certificate of Title - Volume 6164 Folio 355

Parent Title(s) CT 5155/767
Creating Dealing(s) ACT 12409643
Title Issued 21/10/2015 Edition 2 Edition Issued 08/07/2016

Estate Type

FEE SIMPLE

Registered Proprietor

ANDREW HUTSBY
OF 45 NYRANG CIRCUIT WOODCROFT SA 5162
75 / 100 SHARE

NICHOLA TIFFANY HUTSBY
OF 45 NYRANG CIRCUIT WOODCROFT SA 5162
25 / 100 SHARE

Description of Land

LOT 10 PRIMARY COMMUNITY PLAN 40206
IN THE AREA NAMED SHEIDOW PARK
HUNDRED OF NOARLUNGA

Easements

NIL

Schedule of Dealings

Dealing Number	Description
12548886	MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA (ACN: 123 123 124)

Notations

Dealings Affecting Title NIL

Priority Notices NIL

Notations on Plan

Lodgement Date	Dealing Number	Description	Status
08/10/2015	12409644	SCHEME DESCRIPTION	FILED
08/10/2015	12409645	BY-LAWS	FILED

Registrar-General's Notes NIL

Administrative Interests NIL

PURPOSE:	PRIMARY COMMUNITY	AREA NAME:	SHEIDOW PARK
MAP REF:	6627/10/K	COUNCIL:	THE CORPORATION OF THE CITY OF MARION
LAST PLAN:	F58160	DEVELOPMENT NO:	100/C154/12/001/42835

AGENT DETAILS:	FYFE PTY LTD LEVEL 3, 80 FLINDERS STREET ADELAIDE SA 5000 PH: 82019600 FAX: 82019650	SURVEYORS CERTIFICATION:	I CHRISTOPHER JOHN MILLETT , a licensed surveyor under the Survey Act 1996 the service infrastructure shown between the points marked > and < in accordance with the Community Titles Act 1996 17th day of September 2015 Christopher Millett Licensed Surveyor
AGENT CODE:	ALRF		
REFERENCE:	16099/2/12SC1-R4		

SUBJECT TITLE DETAILS:

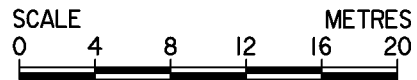
PREFIX	VOLUME	FOLIO	OTHER	PARCEL	NUMBER	PLAN	NUMBER	HUNDRED / IA / DIVISION
CT	5155	767		ALLOTMENT(S)	630	D	35249	NOARLUNGA

OTHER TITLES AFFECTED: CT 5344/968

EASEMENT DETAILS:

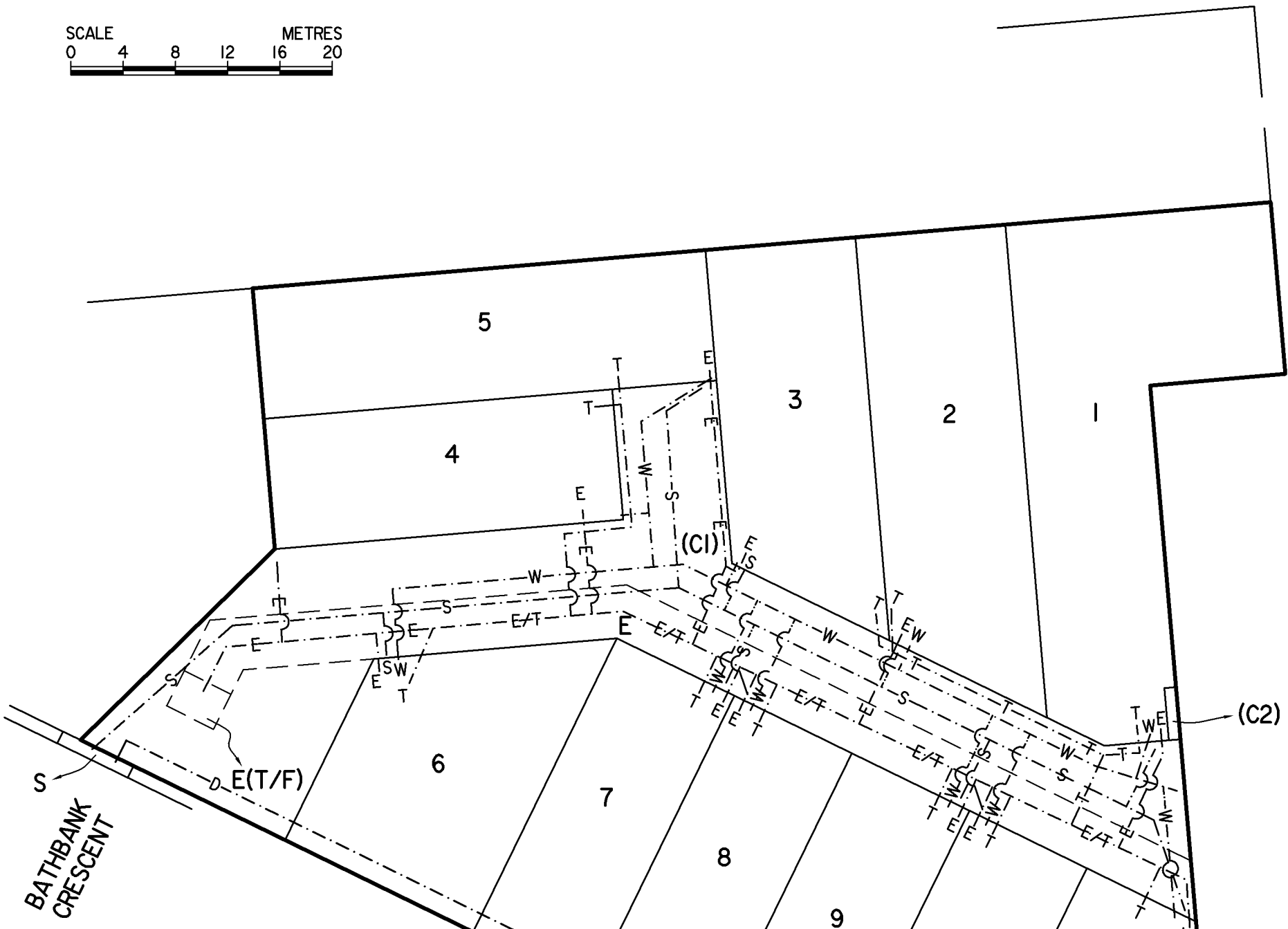
STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER	PURPOSE	IN FAVOUR OF
NEW	624(RESERVE) IN D32689	SERVICE	EASEMENT(S)	S	FOR SEWERAGE PURPOSES	SOUTH AUSTRALIA
NEW	COMMON PROPERTY	SERVICE	EASEMENT(S)	E	FOR ELECTRICITY SUPPLY PURPOSES	DISTRIBUTION TO LEASE 889

SERVICE INFRASTRUCTURE PLAN



EDWARD BECK DRIVE

YOUNG



BATHBANK
CRESCENT

(C2)

LOT ENTITLEMENT SHEET

C

SHEET

ACCEP

M
PRO R

DEV N

SCHEDULE OF LOT ENTITLEMENTS		
LOT	LOT ENTITLEMENT	SUBDIVIDED
1	1210	
2	990	
3	890	
4	850	
5	930	
6	900	
7	830	
8	830	
9	830	
10	830	
11	910	
AGGREGATE	10000	

Property Interest Report

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

Title Reference	CT 6164/355	Reference No. 2708222
Registered Proprietors	A & N T*HUTSBY	Prepared 03/09/2025 10:22
Address of Property	3 EDUCATION COURT, SHEIDOW PARK, SA 5158	
Local Govt. Authority	THE CORPORATION OF THE CITY OF MARION	
Local Govt. Address	PO BOX 21 OAKLANDS PARK SA 5046	

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

Table of Particulars

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

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

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

1. General

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

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

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

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

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

also

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

2. Aboriginal Heritage Act 1988

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

an area surrounding a site

- 2.3 Part 3 Division 6 - Aboriginal heritage agreement

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

also

Refer to the Certificate of Title

3. **Burial and Cremation Act 2013**

- 3.1 section 8 - Human remains interred on land

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

also

contact the vendor for these details

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

- 4.1 section 5 - Notice requiring payment

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

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

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

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

- 5.4 section 55 - Order to remove or perform work

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

also

Contact the Local Government Authority for other details that might apply

- 5.5 section 56 - Notice to complete development

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

also

Contact the Local Government Authority for other details that might apply

- 5.6 section 57 - Land management agreement

Refer to the Certificate of Title

- 5.7 section 60 - Notice of intention by building owner

Contact the vendor for these details

- 5.8 section 69 - Emergency order

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

also

Contact the Local Government Authority for other details that might apply

- 5.9 section 71 - Fire safety notice

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

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

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

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

also
Contact the vendor for these details

6. Repealed Act conditions

- 6.1 Condition (that continues to apply) of an approval or authorisation granted under the *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)
State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title

also
Contact the Local Government Authority for other details that might apply

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

7. Emergency Services Funding Act 1998

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

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

8. Environment Protection Act 1993

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

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

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

17. Land Acquisition Act 1969

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

18. Landscape South Australia Act 2019

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

Act

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

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

- | | | |
|------|---|---|
| 19.1 | Notice, order or demand for payment of land tax | A Land Tax Certificate will be forwarded.
If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750.

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

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

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

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

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

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

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

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

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

24. ***Mining Act 1971***

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

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

25. *Native Vegetation Act 1991*

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

has no record of any order or notice affecting this title

also

Contact the Local Government Authority for other details that might apply

29.8 section 157 - Fire safety notice

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

also

Contact the Local Government Authority for other details that might apply

29.9 section 192 or 193 - Land management agreement

Refer to the Certificate of Title

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

29.12 Part 16 Division 1 - Proceedings

Contact the Local Government Authority for details relevant to this item

also

Contact the vendor for other details that might apply

29.13 section 213 - Enforcement notice

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

also

Contact the Local Government Authority for other details that might apply

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

Contact the Local Government Authority for details relevant to this item

also

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

30. *Plant Health Act 2009*

30.1 section 8 or 9 - Notice or order concerning pests

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

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

31.1 Part 3 - Notice

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

32. *South Australian Public Health Act 2011*

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

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

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

34. *Water Industry Act 2012*

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

35. *Water Resources Act 1997 (repealed)*

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

36. **Other charges**

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

Other Particulars

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

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

Additional Information

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

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

Notices

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

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

Building restrictions

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

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

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

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

Statutory easements

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

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

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

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

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

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

Land Tax Act 1936 and Regulations thereunder

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

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

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

Information should be obtained from:

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

Landscape South Australia 2019

Water Resources Management - Taking of underground water

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

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

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

Certificate of Title

Title Reference CT 6164/355
Status CURRENT
Easement NO
Owner Number 14431995
Address for Notices 10 TURNBERRY LANE MORPHETT VALE, SA 5162
Area 250m² (CALCULATED)

Estate Type

Fee Simple

Registered Proprietor

ANDREW HUTSBY
OF 45 NYRANG CIRCUIT WOODCROFT SA 5162
75 / 100 SHARE

NICHOLA TIFFANY HUTSBY
OF 45 NYRANG CIRCUIT WOODCROFT SA 5162
25 / 100 SHARE

Description of Land

LOT 10 PRIMARY COMMUNITY PLAN 40206
IN THE AREA NAMED SHEIDOW PARK
HUNDRED OF NOARLUNGA

Last Sale Details

Dealing Reference TRANSFER (T) 12548885
Dealing Date 16/06/2016
Sale Price \$150,000
Sale Type FULL VALUE / CONSIDERATION AND WHOLE OF LAND

Constraints

Encumbrances

Dealing Type	Dealing Number	Beneficiary
MORTGAGE	12548886	COMMONWEALTH BANK OF AUSTRALIA (ACN: 123 123 124)

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
1053102507	CURRENT	3 EDUCATION COURT, SHEIDOW PARK, SA 5158

Notations

Dealings Affecting Title

NIL

Notations on Plan

Lodgement Date	Dealing Number	Descriptions	Status
08/10/2015 11:37	12409644	SCHEME DESCRIPTION	FILED
08/10/2015 11:37	12409645	BY-LAWS	FILED

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number	1053102507
Type	Site & Capital Value
Date of Valuation	01/01/2025
Status	CURRENT
Operative From	01/07/2016
Property Location	3 EDUCATION COURT, SHEIDOW PARK, SA 5158
Local Government	MARION
Owner Names	NICHOLA TIFFANY HUTSBY ANDREW HUTSBY
Owner Number	14431995
Address for Notices	10 TURNBERRY LANE MORPHETT VALE, SA 5162
Zone / Subzone	HN - Hills Neighbourhood
Water Available	Yes
Sewer Available	Yes
Land Use	1310 - Ground Floor Home Unit Only
Description	4HG
Local Government Description	Residential

Parcels

Plan/Parcel	Title Reference(s)
C40206 LOT 10	CT 6164/355

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$275,000	\$550,000			
Previous	\$240,000	\$470,000			

Building Details

Valuation Number	1053102507
Building Style	Conventional
Year Built	2016
Building Condition	Very Good
Wall Construction	Brick
Roof Construction	Tiled (Terra Cotta or Cement)
Equivalent Main Area	115 sqm
Number of Main Rooms	4

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

Certificate of Title

Title Reference: CT 6164/355
Status: CURRENT
Edition: 2

Dealings

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

Priority Notices

NIL

Notations on Plan

Lodgement Date	Completion Date	Dealing Number	Description	Status	Plan
08/10/2015	21/10/2015	12409644	SCHEME DESCRIPTION	FILED	C40206
08/10/2015	21/10/2015	12409645	BY-LAWS	FILED	C40206

Registrar-General's Notes

No Registrar-General's Notes exist for this title

Certificate of Title

Title Reference: CT 6164/355
Status: CURRENT
Parent Title(s): CT 5155/767
Dealing(s) Creating Title: ACT 12409643
Title Issued: 21/10/2015
Edition: 2

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
17/06/2016	08/07/2016	12548886	MORTGAGE	REGISTERED	COMMONWEALTH BANK OF AUSTRALIA (ACN: 123 123 124)
17/06/2016	08/07/2016	12548885	TRANSFER	REGISTERED	ANDREW HUTSBY, NICHOLA TIFFANY HUTSBY

LOCAL GOVERNMENT INQUIRY CERTIFICATE

Section 7 of Land and Business (Sale and Conveyancing) Regulations



Certificate No: **107532**
Receipt No:
Reference No:

Date: **Thursday, 04 September 2025**
Fax No:

PO Box 21, Oaklands Park
South Australia 5046

245 Sturt Road, Sturt
South Australia 5047

T (08) 8375 6600

F (08) 8375 6699

E council@marion.sa.gov.au

Oakridge Conveyancers
PO Box 115
OLD REYNELLA SA 5161

CERTIFICATE

Section 187 of the Local Government Act

Assessment Number: **551671**
Valuer General No.: **1053102507**
Property Description: **Lot: 10 CP: 40206 CT: 6164/355**
Property Address: **3 Education Court SHEIDOW PARK 5158**
Owner: **A & N T Hutsby**

Additional Information:

I certify in terms of Section 187 of the Local Government Act the following rates and charges are outstanding as at the date of this certificate:

Rates/Natural Resources Levy:	Total
Rates for the current year (includes Regional Landscape Levy)	\$ 1,296.63
Overdue/Arrears	\$ 0.00
Interest	\$ 0.00
Adjustments	\$ 0.00
Legal Fees	\$ 0.00
Less Payments Received	-\$ 324.63
Less Capping Rebate (if applicable)	\$ 0.00
Less Council Rebate	\$ 0.00
Debtor: Monies outstanding (which are a charge on the land) in addition to Rates due	\$ 0.00
Total Outstanding	\$ 972.00

Please be advised: The first instalment is due **1st September 2025** with four quarterly instalments falling due on 01/09/2025, 01/12/2025, 02/03/2026 and 01/06/2026. Fines will be added to any current amount not paid by the due date (at the rate prescribed in the Local Government Act 1999).

Please phone the Rates Dept on 8375 6600 prior to settlement to ascertain the exact balance of rates payable including fines if applicable.

BPAY Details for Council Rates:

Bill Code: 9613

Reference Number: Assessment Number as above

CERTIFICATE

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

Oakridge Conveyancers

PO Box 115

OLD REYNELLA SA 5161

Assessment No: **551671**

Certificate of Title: **Lot: 10 CP: 40206 CT: 6164/355**

Property Address: **3 Education Court SHEIDOW PARK 5158**

Owner: **A & N T Hutsby**

Prescribed information statement in accordance with Section 7 of the Land and Business (Sale and Conveyancing) Act 1994:

<i>Development Act 1993 (repealed)</i>	
section 42—Condition (that continues to apply) of a development authorisation?	100/2016/847
section 50(1)—Requirement to vest land in a council or the Crown to be held as open space	Nil
section 50(2)—Agreement to vest land in a council or the Crown to be held as open space	Nil
section 55—Order to remove or perform work	Nil
section 56—Notice to complete development	Nil
section 57—Land management agreement	Nil
section 69—Emergency order	Nil
section 71—Fire safety notice	Nil
section 84—Enforcement notice	Nil
section 85(6), 85(10) or 106—Enforcement order	Nil
Part 11 Division 2—Proceedings	Nil

Planning, Development and Infrastructure Act 2016		
Part 5 – Planning and Design Code	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?	Click the link to check if a Code Amendment applies: Code amendment map viewer PlanSA
	Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code)	See attached PlanSA Data Extract
	Is there a State heritage place on the land or is the land situated in a State heritage area?	
	Is the land designated as a local heritage place?	
	Is there a tree or stand of trees declared in Part 10 of the Planning and Design Code to be a significant tree or trees on the land?	
section 127—Condition (that continues to apply) of a development authorisation		
section 192 or 193—Land management agreement		
section 141—Order to remove or perform work		Nil
section 142—Notice to complete development		Nil
section 155—Emergency order		Nil
section 157—Fire safety notice		Nil
section 198(1)—Requirement to vest land in a council or the Crown to be held as open space		Nil

section 198(2)—Agreement to vest land in a council or the Crown to be held as open space	Nil
Part 16 Division 1—Proceedings	Nil
section 213—Enforcement notice	Nil
section 214(6), 214(10) or 222—Enforcement order	Nil
<i>Repealed Act conditions</i>	
Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1966</i> (repealed)	Nil
<i>Fire and Emergency Services Act 2005</i>	
section 105F (or section 56 or 83 (repealed)—Notice to take action to prevent outbreak or spread of fire	Nil
<i>Food Act 2001</i>	
section 44—Improvement notice	Nil
section 46—Prohibition order	Nil
<i>Housing Improvement Act 1940 (repealed)</i>	
section 23—Declaration that house is undesirable or unfit for human habitation	Nil
<i>Local Government Act 1934 (repealed)</i>	
Notice, order, declaration, charge, claim or demand given or made under the Act	Nil
<i>Local Government Act 1999</i>	
Notice, order, declaration, charge, claim or demand given or made under the Act	Nil
<i>Local Nuisance and Litter Control Act 2016</i>	
section 30—Nuisance or litter abatement notice	Nil
<i>Land Acquisition Act 1969</i>	

section 10—Notice of intention to acquire	Nil
<i>Public and Environmental Health Act 1987 (repealed)</i>	
Part 3—Notice	Nil
<i>Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) (revoked) Part 2—Condition (that continues to apply) of an approval</i>	Nil
<i>Public and Environmental Health (Waste Control) Regulations 2010 (revoked) regulation 19—Maintenance order (that has not been complied with)</i>	Nil
<i>South Australian Public Health Act 2011</i>	
section 92—Notice	Nil
<i>South Australian Public Health (Wastewater) Regulations 2013 Part 4—Condition (that continues to apply) of an approval</i>	Nil
Particulars of building indemnity insurance	See attached

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

NO

Description of the nature of the development(s) approved:

Note—

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

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

It should be noted that—

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

The information herein is provided pursuant to the Council's obligations under Section 7 of the Land Business (Sales Conveyancing) Act 1994.

Only that information which is required to be provided has been given and that information should not be taken as a representation as to whether or not any other charges or encumbrances affect the subject land.

I, Jasmine Emery, Administration Officer of the City of Marion certify that the information provided in these responses is correct.

Sign:



Date: Thursday, 04 September 2025



**DECISION NOTIFICATION FORM
 DEVELOPMENT ACT 1993**

TO:	Construction Services Australia 25 North Terrace HACKNEY SA 5069
------------	--

DEVELOPMENT APPLICATION NUMBER: 100/847/2016
DATED: 12/05/2016
REGISTERED ON: 02/06/2016

LOCATION OF PROPOSED DEVELOPMENT
3 Education Court SHEIDOW PARK 5158 Lot: 10 CP: 40206 CT: 6164/355

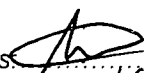
DESCRIPTION OF PROPOSED DEVELOPMENT
Single storey detached dwelling

In respect of this proposed development you are informed that:

NATURE OF DECISION	DECISION	DATE OF DECISION	NUMBER OF CONDITIONS
Development Plan Consent	Granted	19/05/2016	6
Building Rules Consent	Granted (by Private Certifier)	31/05/2016	0
DEVELOPMENT APPROVAL	Granted	02/06/2016	6

The building classification under the Building Code is Class 1A & 10A

Conditions imposed on this consent and the reasons for imposing those conditions are set out in the attached sheet(s). Important information that may affect this consent can also be found under 'NOTES' and on the back of this page.

Initials 
 Date 2-6-16

DEVELOPMENT APPLICATION NUMBER: 100/847/2016
APPLICANT: Construction Services Australia
LOCATION: 3 Education Court SHEIDOW PARK 5158
Lot: 10 CP: 40206 CT: 6164/355
DESCRIPTION OF DEVELOPMENT: Single storey detached dwelling
DECISION: Development Approval Granted
DATE OF DECISION: 02/06/2016

DEVELOPMENT PLAN CONSENT

GRANTED

Reasons For Decision:

Consent is granted as the proposed development is considered to accord sufficiently with the provisions of the Development Plan.

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

Conditions of Consent:

- (1) The development shall be constructed and maintained in accordance with the plans and details submitted with and forming part of Development Application No.100/847/2016 except when varied by the following conditions of consent.
- (2) All car parking areas, driveways and vehicle manoeuvring areas must be constructed, sealed and drained in accordance with recognised engineering practices prior to the occupation of the premises or the use of the development herein approved.
- (3) Where the driveway crosses the front boundary, the finished ground level shall be between 50mm and 150mm above the top of kerb.
- (4) All stormwater from buildings and paved areas shall be disposed of in accordance with the approved plans and details prior to the occupation of the premises to the reasonable satisfaction of the Council.
- (5) The stormwater collection and disposal system shall be connected to the street watertable (inclusive of any system that connects to the street watertable via detention or rainwater tanks) immediately following roof completion and gutter and downpipe installation.

- (6) Stormwater must be disposed of in such a manner that does not flow or discharge onto land of adjoining owners, lie against any building or create insanitary conditions.

BUILDING RULES CONSENT

GRANTED

Conditions of Consent:

Please refer to the attached copy of your Private Certifier's Building Rules Consent for Conditions of Consent (if applicable).

NOTES:

General:

- (1) Noise from devices and/or activities on the subject site should not impair or impinge on the amenity of neighbours at any time. The Environment Protection Authority has restrictions relating to the control of noise in the urban environment. Further information is available by phoning the Environment Protection Authority on 8204 2000.
- (2) Before commencing any site works, a temporary vehicular access to the property for machinery, delivery of building materials and general vehicles should be provided. In the case where no driveway invert exists, the kerb can be saw cut and removed at the intended location for the new driveway invert to provide the necessary temporary access. In addition, if a paved Council footpath exists, this should also be removed in alignment with the removed section of kerb. The applicant should also take note of other information provided regarding use of, damage to and construction on Council owned land.
- (3) Dust emissions from the site during construction shall be controlled by a dust suppressant or by watering regularly to the reasonable satisfaction of the Council.
- (4) All runoff and stormwater from the subject site during the construction phase must be either contained on site or directed through a temporary sediment trap or silt fence, prior to discharge to the stormwater system, to the reasonable satisfaction of the Council. (Acceptable ways of controlling silt and runoff during construction can be found in the Stormwater Pollution Prevention Code of Practice issued by the Environment Protection Authority).

- (5) Measures to prevent silt and mud from vehicle tyres and machinery being transported onto the road shall be installed and maintained at all times during the construction phase of the development, to the reasonable satisfaction of the Council. (A suggested measure is to install a gravelled construction exit with wash down facilities).
- (6) Any existing driveway crossovers that become redundant as a result of a development must be reinstated to match the existing kerb profile along the road frontage of the property.
- (7) Any portion of Council's infrastructure damaged as a result of work undertaken on the allotment or associated with the allotment must be repaired/reinstated to Council's satisfaction at the developer's expense.
- (8) Council requires at least one business days notice of the following stages of building work:-
 - a) prior to the placement of any concrete for footings or other structural purposes (Note - Where an engineer carries out an inspection, Council will also require a copy of the inspection certificate);
 - b) at the completion of wall and roof frames prior to the fixing of any internal linings; and
 - c) any other stage of work noted on the Mandatory Notification form attached herein.
- (9) On completion of building work, the Development Act requires that a signed Statement of Compliance from the licensed builder be provided to the relevant authority declaring that the building work carried out is in accordance with the relevant approvals (pursuant to Regulation 83AB of the Development Regulations 2008).

Mandatory Notifications

Regulation 74 of the Development Regulations 2008 requires the licensed building work contractor or the owner builder responsible for the work to notify Council prior to the commencement or completion of mandatory stages of construction (a notice specifying the mandatory notification stages is attached herein). Further to the requirement to notify, the licensed building work contractor or the owner builder must, no later than 1 business day after the completion of the roof framing, provide the completed Minister's Roof Framing Checklist to Council*. The Minister's Roof Framing Checklist must be completed and signed by a registered building work supervisor who has received specialised training. Failure to comply with the requirements to notify and/or provide the Minister's Roof Framing Checklist could result in a fine of \$500.00 or prosecution.


**(a copy of the Minister's Roof Framing Checklist can be found on the City of Marion website www.marion.sa.gov.au).*

Appeal Rights:

- (1) If you are not satisfied with this decision, there may be a right of appeal to you. Applicants have the right to appeal against a refusal or the imposition of any conditions or requirements on any consent issued, unless the application was for a non-complying kind of development. An appeal by an applicant must be lodged within two (2) months of receiving notice of the decision. Where Category Three public notification was involved, persons who lodged written representations during the formal consultation period, have the right to appeal against any decision made on that application. An appeal by a third party must be lodged within fifteen (15) business days of the date of the decision. All appeals are lodged with the Environment, Resources and Development Court, Sir Samuel Way Building, Victoria Square, Adelaide, telephone: 8204 0300.

Approval Timeframes:

- (1) The proposed development must:
- be substantially commenced within twelve (12) months from the date full Development Approval is granted; and
 - be completed within three (3) years of full Development Approval being granted, noting that the operative date of any consent or approval is subject to any appeal (where applicable) being finally determined.

Signed:	 Alex Wright Delegate
Date:	21.6.2016

Cc:

Andrew Hutsby
45 Nyrang Circuit
WOODCROFT SA 5162

STATEMENT OF COMPLIANCE

Pursuant to Regulation 83AB of the Development Act, this form needs to be completed and returned to Council following the completion of all building work (with the exception of Class 10 buildings)

This statement relates to building work located at 3 Education Court SHEIDOW PARK 5158 – Lot: 10 CP: 40206 CT: 6164/355. Namely, Single storey detached dwelling (Building Classification – 1A, 10A), approved by Council on 02/06/2016, as part of Development Application No. 100/847/2016.

PART A – BUILDER'S STATEMENT

This part of the statement must be signed by the building work contractor responsible for carrying out the relevant building work, or, if there is no such person, by a registered building work supervisor or a private certifier.

I certify the following:

1. The building work described above (disregarding any variation of a minor nature that has no adverse effect on the structural soundness or safety of the building, or on the health of the occupants of the building, or any variation undertaken with the consent of the relevant authority) has been performed in accordance with the documents referred to in Part B.
2. All service connections have been made in accordance with the requirements of the relevant supply authority.
**Strike out if not relevant*
3. All requirements under regulation 76(3) of the Development Regulations 2008 relating to essential safety provisions have been satisfied. **Strike out if not relevant*
4. All notifications required under section 59 of the Development Act 1993 have been given in accordance with that Act and the requirements of the Development Regulations 1993. **Strike out if not relevant*

Signed:..... Date:.....

Name (in BLOCK letters):.....

Relationship to the development:.....
(i.e. licensed Building Work Contractor, Private Certifier, Registered Building Work Supervisor)

Licence Number (if applicable):.....

Address:.....

Contact Phone Numbers:.....

PART B – OWNER'S STATEMENT

This part of the statement must be signed by the owner of the relevant land, or by someone acting on his or her behalf.

I certify the following:

1. The documents (including all contract documents, attachments, instructions, annotations, variations and clarifying correspondence) issued for the purposes of the building work described above (disregarding any variation of a minor nature that has no adverse effect on the structural soundness or safety of the building, or on the health of the occupants of the building, or any variation undertaken with the written consent of the relevant authority) are consistent with the relevant development approval issued on 02/06/2016.
2. Any conditions of approval relating to the building work have been satisfied.

Signed:..... Date:.....

Name (in BLOCK letters):.....

Address:.....

Contact Phone Numbers:.....

NOTE: Pursuant to section 45(1) of the Development Act 1993, a person must not perform building work or cause it to be performed, except in accordance with technical details, particulars, plans, drawings and specifications approved under the Act.

THIS STATEMENT MUST BE ACCOMPANIED BY ANY CERTIFICATES, REPORTS OR OTHER DOCUMENTS SPECIFIED BY THE RELEVANT AUTHORITY FOR THE PURPOSES OF REGULATION 83AB OF THE DEVELOPMENT REGULATIONS 2008

Development Approval –
MANDATORY Notifications to Council



****This mandatory notice must be submitted to Council at each stage****

Development Application Number: 2016/847
Description of Proposed Development: Single storey detached dwelling
Location of Proposed Development: 3 Education Court SHEIDOW PARK
5158

Section 59 of the Development Act, 1993 requires the following mandatory notifications to be submitted to Council 24 hours prior to the commencement of each stage.

Builders Name _____
(Licenced supervisor)

Licence No. _____ Phone: _____

1. The following notifications are required for your Approval of a Class 1 - 9 Building:
Subject to timber framing notifications (please tick the relevant notification)

- Commencement of building works on site: Date / /
- Commencement of pouring of footings: Date / /
- Completion of wall & roof frames: Date / /
- Completion of supervisors checklist: (please attach) Date / /
- Completion of building work: Date / /

To lodge mandatory notifications you can:

FAX this notification form to: (08) 8375 6899

EMAIL: mandatorynotifications@marion.sa.gov.au

or

LODGE ONLINE: www.marion.sa.gov.au

DECISION NOTIFICATION FORM

For Development Application

Development Number 100/847/2016

Registered 25 May 2016

KBS Job Number 20151274

To: **Construction Services Australia**
25 North Terrace
HACKNEY SA 5069

Location of Proposed Development

Lot 10 Education Court, Sheidow Park

Nature of Proposed Development

Single storey detached dwelling

In respect of this proposed development you are informed that:

Nature of Decision	Consent Granted	No. of Conditions
Development Plan Consent	—	—
Building Rules Consent	31 May 2016	Nil
DEVELOPMENT APPROVAL	—	See Notes

Details of the building classification and the approved number of occupants under the Building Code are attached, if applicable.

If there were third party representatives, any consent/ approval or consent/ approval with conditions does not operate until the periods specified in the Act have expired. Reasons for this decision, any conditions imposed, and the reasons for imposing those conditions are set out on the attached sheet.

No work can commence on this development unless a Development Approval has been obtained. If one or more consents have been granted on this Notification Form, you must not start any site works or building work or change the use of the land until you have also received notification of a Development Approval.

Date of Decision: 31 May 2016

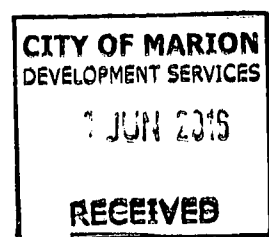
Sheets Attached

Signed:



Alan Taylor PC020

Private Certifier



BUILDING RULES CONSENT CONDITIONS AND NOTES

Proposed Building Work Single storey detached dwelling
Site Address Lot 10 Education Court, Sheidow Park
Applicant Construction Services Australia
Classification 1A Dwelling & 10A Garage, Porch, Alfresco

Conditions NIL

Notes

- If an excavation penetrates a plane inclined downwards at a slope of 1 vertical to 2 horizontal from a point 600mm below the surface at the boundary the owner must notify the adjoining owner in accordance with Section 60 of the Development Act.
- If fill exceeds 200mm within 600mm of the boundary the owner must notify the adjoining owner in accordance with Section 60 of the Development Act.
- Brush fences are not permitted within 3 metres of a Class 1 (dwelling) building unless there is an appropriate level of protection (1 hour fire rating – 60/60/60 FRL) in accordance with the Minister's Specification SA76C.
- All stormwater must be disposed of in such a manner that it does not flow or discharge onto land of adjoining owners or lie against any building or create insanitary conditions. It is recommended where possible to drain stormwater from the building and paved areas to the street watertable.
- The Building Rules requires the installation of a smoke alarm. Where there more than one smoke alarm they shall be interconnected. Appropriate maintenance is important. You should test for audible alarm 3 monthly and replace the battery when necessary.
- During the period that the development is being undertaken care should be taken to ensure all paper, plastic, rubbish and other waste material associated with the building work is secured and contained within the subject land.
- A copy of the completed **Statement of Compliance, Parts A & B** for the building work must be provided to KBS Consultants within 10 business days after a notice of completion with respect to the building work is given.
- This assessment is for compliance with the requirements of the Building Rules as defined in the Development Act (and Regulations), and does not imply compliance with any other Act or Regulation. Building work cannot commence until the development is approved under the Act.



Alan Taylor PC020
Registered Private Certifier
Date of Decision: 31 May 2016



**Residential Builders' Warranty
Insurance
Certificate of Insurance**

QBE Insurance (Australia) Ltd
628 BOURKE STREET
MELBOURNE VIC 3000
Phone: (03) 9246 2666
Fax: (03) 9246 2611
ABN: 78 003 191 035
AFS License No: 239545



Policy Number 620066499BWI-126

ANDREW & NICHOLA HUTSBY
C/- S SAMS HICKINBOTHAM
PO BOX 63 STEPNEY 5069

Name of Intermediary
ARTHUR J. GALLAGHER & CO (AUS)
P O BOX 10016
ADELAIDE B C S A 5000

Account Number
62BWOAMPS
Date Issued
04/05/2016

Policy Schedule Details

Certificate in Respect of Insurance

Domestic Building Contract

A contract of insurance complying with the Building Work Contractors Act 1995 and regulations has been issued by QBE Insurance (Australia) Limited ABN 78 003 191 035, in respect of the Domestic Building Work as described in the Schedule herein.

In Respect of	NEW SINGLE DWELLING CONSTRUCTION CONTRACT
At	LOT 10, EDUCATION COURT SHEIDOW PARK SA 5158
Carried Out By	BUILDER CONSTRUCTION SERVICES AUST PL ABN: 99 007 641 787
Declared Contract Price	\$151,264.00
Contract Date	06/04/2016
Builders Registration No.	U BLD8969
Building Owner / Beneficiary	ANDREW & NICHOLA HUTSBY

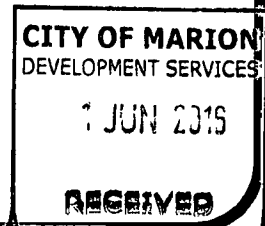
Subject to the Building Work Contractors Act 1995 and regulations and the conditions of the insurance contract, cover will be provided to the Building Owner named in the domestic building contract and to the successors in title to the Building Owner.

For and behalf of

QBE Insurance (Australia) Limited.

IMPORTANT NOTICE:

This Certificate must be read in conjunction with the Policy Wording and kept in a safe place. These documents are very important and must be retained by you and any successive owners of the property for the duration of the statutory period of cover.



**Residential Builders' Warranty
Insurance
Certificate of Insurance**

QBE Insurance (Australia) Ltd
628 BOURKE STREET
MELBOURNE VIC 3000
Phone: (03) 9246 2666
Fax: (03) 9246 2611
ABN: 78 003 191 035
AFS License No: 239545



Policy Number 620066499BWI-126

ARTHUR J. GALLAGHER & CO (AUS)
P O BOX 10016
ADELAIDE B C S A 5000

Account Number
62BWOAMPS
Date Issued
04/05/2016

Builder CONSTRUCTION SERVICES AUST PL
ABN/ACN 99 007 641 787
Business Address 25 NORTH TERRACE
HACKNEY 5069
Type of Insurance RESIDENTIAL BUILDERS' WARRANTY INSURANCE
Construction Works NEW SINGLE DWELLING CONSTRUCTION CONTRACT
At LOT 10, EDUCATION COURT
SHEIDOW PARK SA 5158
State SA

Declared Construction Value	Contract Date	Estimated Construction Completion Date
\$151,264.00	06/04/2016	03/05/2017

Building Owner / Beneficiary ANDREW & NICHOLA HUTSBY

For and behalf of

QBE Insurance (Australia) Limited.

This notice will become a "Tax Invoice" when the amount payable is paid in full. Should changes be made, then the new schedule issued will become your Tax Invoice.

Total Premium and Charges

Premium	\$295.00
Levies	\$0.00
GST	\$29.50
Stamp Duty	\$35.69
Total Premium	\$360.19

The amount of stamp duty paid is calculated under the relevant States/Territory Duties Act, based on where the risks, properties, contingencies or events are located.

Data Extract for Section 7 search purposes

Valuation ID 1053102507

Data Extract Date: 04/09/2025

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: C40206 FL10

Certificate Title: CT6164/355

Property Address: 3 EDUCATION CT SHEIDOW PARK SA 5158

Zones

Hills Neighbourhood (HN)

Subzones

No

Zoning overlays

Overlays

Airport Building Heights (Regulated) (All structures over 30 metres)

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

Affordable Housing

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

Hazards (Flooding - Evidence Required)

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

Prescribed Wells Area

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

Regulated and Significant Tree

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

Stormwater Management

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

Urban Tree Canopy

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

Is the land situated in a 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



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: 2708222

DATE OF ISSUE

03/09/2025

THE TRUSTEE FOR THE SPRULES FAMILY TRUS
OAKRIDGE CONVEYANCERS
POST OFFICE BOX 115
OLD REYNELLA SA 5161

ENQUIRIES:

Tel: (08) 8372 7534

Email: contactus@revenuesa.sa.gov.au

OWNERSHIP NAME

A & N T HUTSBY

FINANCIAL YEAR

2025-2026

PROPERTY DESCRIPTION

3 EDUCATION CT / SHEIDOW PARK SA 5158

ASSESSMENT NUMBER

1053102507

TITLE REF.

(A "+" indicates multiple titles)

CT 6164/355

TAXABLE SITE VALUE

\$275,000.00

AREA

0.0250 HA

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

CURRENT TAX	\$	156.52	SINGLE HOLDING	\$	0.00
- DEDUCTIONS	\$	0.00			
+ ARREARS	\$	0.00			
- PAYMENTS	\$	0.00			
= AMOUNT PAYABLE	\$	156.52			

Please Note:

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

ON OR BEFORE

02/12/2025



Government of South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



RevenueSA

DEPARTMENT OF TREASURY AND FINANCE

Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE

PAYMENT REMITTANCE ADVICE

OWNERSHIP NUMBER

14431995

OWNERSHIP NAME

A & N T HUTSBY

ASSESSMENT NUMBER

1053102507

AMOUNT PAYABLE

\$156.52

AGENT NUMBER

100038656

AGENT NAME

THE TRUSTEE FOR THE SPRULES FAMILY TRUST OAKRIDG

PAYABLE ON OR BEFORE

02/12/2025

+70074875280012>

+000927+

<0550432884>

<0000015652>

+444+

OFFICIAL: Sensitive

Please Note:

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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




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

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

For more information:

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

PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

 <p>Billers Code: 456293 Ref: 7007487528</p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au © Registered to BPAY Pty Ltd ABN 69 079 137 518</p>	 <p>To pay via the internet go to: www.revenuesaonline.sa.gov.au</p>	 <p>Send your cheque or money order, made payable to the Commissioner of State Taxation, along with this Payment Remittance Advice to: Please refer below. Revenue SA Locked Bag 555 ADELAIDE SA 5001</p>
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ACTION REQUIRED: In line with the Commonwealth Government's cheque phase-out, RevenueSA will stop accepting cheque payments after 30 June 2027. To ensure a smooth transition, we encourage you to switch to one of the other payment options listed above.



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: 2708222

THE TRUSTEE FOR THE SPRULES FAMILY TRUS
OAKRIDGE CONVEYANCERS
POST OFFICE BOX 115
OLD REYNELLA SA 5161

DATE OF ISSUE

03/09/2025

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

OWNERSHIP NUMBER	OWNERSHIP NAME			
14431995	A & N T HUTSBY			
PROPERTY DESCRIPTION				
3 EDUCATION CT / SHEIDOW PARK SA 5158				
ASSESSMENT NUMBER	TITLE REF.	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR
	(A "+" indicates multiple titles)			
1053102507	CT 6164/355	\$550,000.00	R4 1.000	RE 0.400
LEVY DETAILS:		FIXED CHARGE	\$	50.00
		+ VARIABLE CHARGE	\$	186.10
FINANCIAL YEAR		- REMISSION	\$	112.00
2025-2026		- CONCESSION	\$	0.00
		+ ARREARS / - PAYMENTS	\$	0.00
		= <u>AMOUNT PAYABLE</u>	\$	124.10

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

EXPIRY DATE 02/12/2025



Government of South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

PAYMENT REMITTANCE ADVICE

OWNERSHIP NUMBER
14431995

OWNERSHIP NAME
A & N T HUTSBY

ASSESSMENT NUMBER
1053102507

AMOUNT PAYABLE
\$124.10

AGENT NUMBER
100038656

AGENT NAME
THE TRUSTEE FOR THE SPRULES FAMILY TRUST OAKRIDG

EXPIRY DATE
02/12/2025

+70074876190022> +001571+ <0550432884> <0000012410> +444+

OFFICIAL: Sensitive

Please Note:

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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




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

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

For more information:

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

PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

 <p>Billers Code: 456285 Ref: 7007487619</p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au © Registered to BPAY Pty Ltd ABN 69 079 137 518</p>	 <p>To pay via the internet go to: www.revenuesaonline.sa.gov.au</p>	 <p>Send your cheque or money order, made payable to the Community Emergency Services Fund, along with this Payment Remittance Advice to:</p> <p>Please refer below. Revenue SA Locked Bag 555 ADELAIDE SA 5001</p>
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ACTION REQUIRED: In line with the Commonwealth Government's cheque phase-out, RevenueSA will stop accepting cheque payments after 30 June 2027. To ensure a smooth transition, we encourage you to switch to one of the other payment options listed above.

Account Number	L.T.O Reference	Date of issue	Agent No.	Receipt No.
10 53102 50 7	CT6164355	3/9/2025	793	2708222

OAKRIDGE CONVEYANCERS
 PO BOX 115
 OLD REYNELLA SA 5161
 info@oakridgeconveyancers.com.au

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: A & N T HUTSBY
 Location: 3 EDUCATION CT SHEIDOW PARK LT10 C40206
 Description: 4HG Capital Value: \$ 550 000
 Rating: Residential

Periodic charges

Raised in current years to 30/9/2025

		\$
	Arrears as at: 30/6/2025	0.00
Water main available: 1/7/2016	Water rates	82.30
Sewer main available: 1/7/2016	Sewer rates	94.00
	Water use	43.06
	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	219.36CR
	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: 29/10/2025

This Account is billed four times yearly for water use charges.

The last Water Use Year ended on 02/05/2025.

Please note: If you have also ordered a Special Meter Reading for this property and it comes back as estimated, please ensure you provide a photo of the meter including serial number to have the certificate reissued.

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

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

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

South Australian Water Corporation

Name: **Water & Sewer Account**
A & N T HUTSBY Acct. No.: 10 53102 50 7 Amount: _____

Address:
3 EDUCATION CT SHEIDOW PARK LT10
C40206

Payment Options

EFT

EFT Payment

Bank account name: SA Water Collection Account
BSB number: 065000
Bank account number: 10622859
Payment reference: 1053102507



Bill code: 8888
Ref: 1053102507

Telephone and Internet Banking — BPAY®

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



Paying online

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



Paying by phone

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

SA Water account number: 1053102507



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

This statement is issued on: **4 September 2025** for the following:

Community Corporation No. 40206 Inc.
Lot 10, 1-11 Education Court, Sheidow Park SA 5158

This statement has been issued for:

Name: Oakridge Conveyancers
at Address: admin@oakridgeconveyancers.com.au

The Community Corporation certifies the following with respect to the Unit being the subject of this Statement:

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

Total amount last determined with respect to the lot

Amount	Period	
\$514.60	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
\$128.65	01 Oct 2025 to 31 Dec 2025	01 Oct 2025
\$128.65	01 Jan 2026 to 31 Mar 2026	01 Jan 2026
\$128.65	01 Apr 2026 to 30 Jun 2026	01 Apr 2026
\$128.65	01 Jul 2026 to 30 Sep 2026	01 Jul 2026

Amount owing	\$0.00
Interest due on unpaid levies	\$0.00
Amount in credit for prepaid levies	\$0.00

2. Sinking fund – contributions payable by regular periodic instalments or lump sum

Total amount last determined with respect to the lot

Amount	Period	
\$182.60	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
\$45.65	01 Oct 2025 to 31 Dec 2025	01 Oct 2025
\$45.65	01 Jan 2026 to 31 Mar 2026	01 Jan 2026
\$45.65	01 Apr 2026 to 30 Jun 2026	01 Apr 2026
\$45.65	01 Jul 2026 to 30 Sep 2026	01 Jul 2026

Amount owing	\$0.00
Interest due on unpaid levies	\$0.00
Amount in credit for prepaid levies	\$0.00

3. Special contributions

None

4. Particulars of Assets and Liabilities of the Corporation

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

5. Particulars of any Expenditure

(a) Incurred by the Corporation – please refer to minutes of meetings

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

6. Insurance policies

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

Policy No.	CAH0002297	CHU Insurance			
Type:	Community	Broker:	Coverforce International Towers Sydney, Level 26 Tower One, Barangaroo NSW 2000		
Premium:	\$1,411.97	Paid on:	26/09/2024	Policy start date:	15/10/2024
				Next due:	15/10/2025
<i>Cover</i>		<i>Sum insured</i>		<i>Excess</i>	
Common Property		\$230,000.00		\$300.00	
Public Liability		\$20,000,000.00		\$0.00	
Office Bearers Liability		\$250,000.00		\$0.00	
Fidelity Guarantee		\$100,000.00		\$0.00	
Legal Defence		\$50,000.00		\$1,000.00	
Govt. Audit Costs		\$25,000.00		\$0.00	

7. Documents Supplied

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

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

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

This Statement was prepared on behalf of Community Corporation No. 40206 Inc. by

Signed: 
Tracey Davy
Strata Management SA

225 Fullarton Road
Eastwood SA 5063

Conveyancers – please note that water usage invoices on this property are paid by owners direct to SA Water.
Please also advise of changes in ownership immediately upon settlement to Strata Management SA at contact@stratamanagementsa.com.au.



Notice of Levies Due in October 2025

Strata Management SA
ABN 49 600 360 629
225 Fullarton Road
Eastwood SA 5063
(08) 7081 0375

Issued 04/09/2025 on behalf of:

Community Corporation No. 40206 Inc.
ABN 80996340976
1-11 Education Court
Sheidow Park SA 5158

A & N Hutsby
10 Turnberry Lane
Morphett Vale SA 5162

for Lot 10 Unit 3
Andy & Nick Hutsby

Due date	Details	Amounts due (\$)		Total
		Admin Fund	Sinking Fund	
01/10/2025	Quarterly Admin/Sinking Levy 01/10/2025 - 31/12/2025	128.65	45.65	174.30
	Total levies due in month	128.65	45.65	174.30

Total of this levy notice	174.30
Levies in arrears	0.00
Interest on levies in arrears	0.00
Outstanding owner invoices	0.00
Subtotal of amount due	174.30
Prepaid	0.00
Total amount due	\$174.30

Late Payment: If payment is not made by the due date, interest may be charged at an annual rate of 10%.
Cheques should be made payable to 'Community Corporation No. 40206 Inc.'

Levy Payment due 01/10/2025



DEFT
PAYMENT SYSTEMS

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



Billers code 96503



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



Credit card payments can be made over the internet. Log onto 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

Strata Management SA

DEFT Reference Number

22044258661486

Amount Due

\$174.30

Due Date

01/10/2025

Amount Paid

\$

A & N Hutsby

Community Corporation 40206

Lot 10 Unit 3



*496 220442586 61486



Balance Sheet As at 04/09/2025

Community Corporation No. 40206 Inc.

1-11 Education Court, Sheidow Park SA 5158

Current period

Owners' funds

Administrative Fund

Operating Surplus/Deficit--Admin	955.95
Owners Equity--Admin	1,772.16
	<u>2,728.11</u>

Sinking Fund

Operating Surplus/Deficit--Sinking	200.08
Owners Equity--Sinking	2,751.76
	<u>2,951.84</u>

Net owners' funds

\$5,679.95

Represented by:

Assets

Administrative Fund

Cash at Bank--Admin	2,728.86
Receivable--Levies--Admin	0.03
	<u>2,728.89</u>

Sinking Fund

Cash at Bank--Sinking	2,952.12
	<u>2,952.12</u>

Total assets

5,681.01

Less liabilities

Administrative Fund

Prepaid Levies--Admin	0.78
	<u>0.78</u>

Sinking Fund

Prepaid Levies--Sinking	0.28
	<u>0.28</u>

Total liabilities

1.06

Net assets

\$5,679.95

MINUTES OF THE ANNUAL GENERAL MEETING

COMMUNITY CORPORATION NO. 40206 INC.
1-11 Education Court, Sheidow Park SA 5158

The Annual General Meeting of the Corporation took place on:

DATE: 1/05/2025
TIME: 05:30 PM
VENUE: 7 Education Court, Sheidow Park

PRESENT:

Lot #	Unit #	Attendance	Owner Name Representative
1	2	Yes	M Smith
2	4	Yes	J & L Sheargold by proxy to P Guerin
3	6	Yes	K Wallace
4	8	Yes	M Tumbare
5	10	Yes	I Scuderi & P Rosina by proxy to Strata Management SA
6	11	Yes	M Harrison
7	9	Yes	C Hill
8	7	Yes	P & J Guerin
9	5	Yes	S Dempsey
10	3	Yes	A & N Hutsby by proxy to P Guerin
11	1	Yes	A & N Hutsby by proxy to P Guerin T Davy of Strata Management SA

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

Minutes of the meeting:

1 QUORUM

The body corporate manager advised that a quorum was present and the meeting commenced at 5:32 PM.

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

2 MINUTES

Resolved that the minutes of the last general meeting of the owners corporation on 9/05/2024 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 31/03/2025 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.CAH0002297 with CHU Insurance

Type: Community | Broker: Coverforce | Next due: 15/10/2025

Cover	Sum Insured	Excess
Common Property	\$230,000.00	\$300.00
Public Liability	\$20,000,000.00	
Office Bearers Liability	\$250,000.00	
Fidelity Guarantee	\$100,000.00	
Legal Defence	\$50,000.00	\$1,000.00
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 common property sum insured remain the same for the year ahead.

5 MAINTENANCE

Grounds Maintenance

It was resolved to continue with the existing arrangements with Peter Guerin maintaining the common areas. It was also resolved that Peter would plant a new garden at the end of the driveway.

Damage to Road

The meeting discussed the damage to the road caused by plumbers. Peter has received legal advice in regards to both the damage caused and the insurance claim originally being rejected. New information was presented to the meeting regarding how the damage occurred and how the insurance claim has now been reopened.

The owners were reminded that they need to inform the body corporate manager and have approval from the management committee before any major works can be undertaken.

6 GENERAL BUSINESS

Council Trucks

The meeting discussed the council trucks that occasionally come onto the property. The body corporate manager was instructed to write a letter to the council asking the trucks to not drive down the road and inform the council of the damage caused.

OVERDUE LEVIES

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

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

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

7 BUDGET

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

It was resolved to increase the sinking fund budget to \$2,200.

8 CONTRIBUTIONS

It was resolved

(a) That contributions to the administrative fund are estimated in accordance with Section 114 (1) of the Community Titles Act 1996 and determined in accordance with Section 114 (2) of the Community Titles Act 1996 at \$6,200.00; and

(b) That contributions to the sinking fund are estimated in accordance with Section 116 (1) of the Community Titles Act 1996 and determined in accordance with Section 114 (2) of the Community Titles Act 1996 at \$2,200.00; 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 the first days of 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	Claire Hill (Unit 9)
Secretary	Kate Wallace (Unit 6)
Treasurer	Mel Harrison (Unit 11)

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

10 APPOINTMENT OF BODY CORPORATE MANAGEMENT

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

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

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

11 NEXT MEETING

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

CLOSURE: There being no further business, the chairperson declared the meeting closed at 06:24 PM.



Approved Budget to apply from 01/04/2025

Community Corporation No. 40206 Inc.

1-11 Education Court, Sheidow Park SA 5158

Administrative Fund

	Approved budget
Revenue	
Levies Due--Admin	6,200.00
<i>Total revenue</i>	<u>6,200.00</u>
Less expenses	
Admin--Agent Disbursements	462.00
Admin--Auditors--Audit Services	169.40
Admin--Auditors--Taxation Services	165.00
Admin--Bank Charges--Bpay	24.00
Admin--Management Fees--Standard	2,040.00
Admin--Meeting Fees	220.00
Admin--Storage & Archive Fees	66.00
Insurance--Premiums	1,650.00
Maint Grounds--Common Property	1,000.00
Utility--Electricity	400.00
<i>Total expenses</i>	<u>6,196.40</u>
Surplus/Deficit	<u>3.60</u>
Opening balance	1,772.16
Closing balance	<u><u>\$1,775.76</u></u>
Total units of entitlement	10000
Levy contribution per unit entitlement	\$0.62

Sinking Fund

	Approved budget
Revenue	
Levies Due--Sinking	2,200.00
<i>Total revenue</i>	<u>2,200.00</u>
Surplus/Deficit	<u>2,200.00</u>
Opening balance	2,751.76
Closing balance	<u><u>\$4,951.76</u></u>
Total units of entitlement	10000
Levy contribution per unit entitlement	\$0.22



Strata Management SA
ABN 49 526 960 629
225 Fullerton Road
Eastwood SA 5063
(08) 7081 0375

ANNUAL REPORTS

for the financial year to 31/03/2025

Community Corporation 40206

1-11 Education Court, Sheidow Park SA 5158

Manager: Tracey Davy

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Budget commencing 01/04/2025	4
Levy Schedule commencing 01/04/2025 General	6



Strata Management SA
ABN 45 620 360 629
225 Fullarton Road
Eastwood SA 5063
(08) 7081 0375

Balance Sheet As at 31/03/2025

Community Corporation No. 40206 Inc. 1-11 Education Court, Sheidow Park SA 5158

	Current period
Owners' funds	
Administrative Fund	
Operating Surplus/Deficit--Admin	(344.49)
Owners Equity--Admin	2,116.65
	<u>1,772.16</u>
Sinking Fund	
Operating Surplus/Deficit--Sinking	400.43
Owners Equity--Sinking	2,351.33
	<u>2,751.76</u>
Net owners' funds	<u><u>\$4,523.92</u></u>
Represented by:	
Assets	
Administrative Fund	
Cash at Bank--Admin	2,946.54
	<u>2,946.54</u>
Sinking Fund	
Cash at Bank--Sinking	2,837.93
	<u>2,837.93</u>
<i>Total assets</i>	<u>5,784.47</u>
Less liabilities	
Administrative Fund	
Prepaid Levies--Admin	1,174.38
	<u>1,174.38</u>
Sinking Fund	
Prepaid Levies--Sinking	86.17
	<u>86.17</u>
<i>Total liabilities</i>	<u>1,260.55</u>
Net assets	<u><u>\$4,523.92</u></u>



Strata Management SA
ABN 49 530 360 829
225 Fellsilton Road
Gatherwood SA 5063
08 7081 0375

Statement of Financial Performance for the financial year to 31/03/2025

Community Corporation No. 40206 Inc.

1-11 Education Court, Sheidow Park SA 5158

Administrative Fund

Current period

01/04/2024-31/03/2025

Revenue

Interest on Arrears--Admin	5.89
Levies Due--Admin	5,251.00
<i>Total revenue</i>	<u>5,256.89</u>

Less expenses

Admin--Agent Disbursements	455.40
Admin--Auditors--Audit Services	169.40
Admin--Auditors--Taxation Services	165.00
Admin--Bank Charges--Bpay	24.00
Admin--Management Fees--Standard	1,872.96
Admin--Meeting Fees	220.00
Admin--Storage & Archive Fees	66.00
Admin--Trade Compliance Checking	27.50
Insurance--Premiums	1,411.97
Maint Grounds--Common Property	756.00
Maint Grounds--Lawns & Gardening	114.56
Utility--Electricity	318.59
<i>Total expenses</i>	<u>5,601.38</u>

Surplus/Deficit

(344.49)

Opening balance 2,116.65

Closing balance

\$1,772.16

Sinking Fund

Current period

01/04/2024-31/03/2025

Revenue

Interest on Arrears--Sinking	0.43
Levies Due--Sinking	400.00
<i>Total revenue</i>	<u>400.43</u>

Less expenses

<i>Total expenses</i>	<u>0.00</u>
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Surplus/Deficit

	<u>400.43</u>
--	---------------

Opening balance	2,351.33
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Closing balance

\$2,751.76



Strata Management SA
ABN 45 600 365 829
225 Fullerton Road
Eastwood SA 5062
(08) 7081 0375

Proposed Budget to apply from 01/04/2025

Community Corporation No. 40206 Inc.

1-11 Education Court, Sheidow Park SA 5158

Administrative Fund

Proposed
budget

Revenue

Levies Due--Admin	6,200.00
<i>Total revenue</i>	<u>6,200.00</u>

Less expenses

Admin--Agent Disbursements	462.00
Admin--Auditors--Audit Services	169.40
Admin--Auditors--Taxation Services	165.00
Admin--Bank Charges--Bpay	24.00
Admin--Management Fees--Standard	2,040.00
Admin--Meeting Fees	220.00
Admin--Storage & Archive Fees	66.00
Insurance--Premiums	1,650.00
Maint Grounds--Common Property	1,000.00
Utility--Electricity	400.00
<i>Total expenses</i>	<u>6,196.40</u>

Surplus/Deficit

3.60

Opening balance

1,772.16

Closing balance

\$1,775.76

Total units of entitlement

10000

Levy contribution per unit entitlement

\$0.62

Sinking Fund

**Proposed
budget**

Revenue

Levies Due--Sinking	400.00
<i>Total revenue</i>	<u>400.00</u>

Surplus/Deficit

Opening balance	2,751.76
	<u>400.00</u>

Closing balance

	<u>\$3,151.76</u>
Total units of entitlement	10000
Levy contribution per unit entitlement	\$0.04



Strata Management SA
ABN 45 620 360 629
225 Fullarton Road
Eastwood SA 5063
(08) 7081 0375

Proposed Levy Schedule to apply from 01/04/2025

Community Corporation No. 40206 Inc.

1-11 Education Court, Sheidow Park SA 5158

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	2	1210.00	187.55	12.10	199.65
2	4	990.00	153.45	9.90	163.35
3	6	890.00	137.95	8.90	146.85
4	8	850.00	131.75	8.50	140.25
5	10	930.00	144.15	9.30	153.45
6	11	900.00	139.50	9.00	148.50
7	9	830.00	128.65	8.30	136.95
8	7	830.00	128.65	8.30	136.95
9	5	830.00	128.65	8.30	136.95
10	3	830.00	128.65	8.30	136.95
11	1	910.00	141.05	9.10	150.15
		10,000.00	\$1,550.00	\$100.00	\$1,650.00

MINUTES OF THE ANNUAL GENERAL MEETING

COMMUNITY CORPORATION NO. 40206 INC.
1-11 Education Court, Sheidow Park SA 5158

The Annual General Meeting of the Corporation took place on:

DATE: 9/05/2024
TIME: 05:30 PM
VENUE: 7 Education Court Sheidow Park

PRESENT:

Lot #	Unit #	Attendance	Owner Name/ Representative
1	2	Yes	M Smith
2	4	Yes	J & L Sheargold
3	6	Yes	K Wallace
4	8	Yes	M Tumbare
6	11	Yes	M Harrison
8	7	Yes	P & J Guerin
9	5	Yes	S Dempsey
10	3	Yes	A & N Hutsby proxy to Strata Management SA
11	1	Yes	A & N Hutsby proxy to Strata Management SA
7	9	Yes	C Hill by Proxy to Melanie Harrison Rosemary Padmanabhan on behalf of Strata Management SA Milli Smart-Greaves on behalf of Strata Management SA

CHAIRPERSON (acting): The meeting requested that Milli Smart-Greaves 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 05:31pm.

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

2 MINUTES

Resolved that the minutes of the last general meeting of the owners corporation on 25/07/2023 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 31/03/2024 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.CAH0002297 with QBE Insurance Australia Ltd Type: Community through Broker: Coverforce Next due: 15/10/2024

Cover	Sum Insured	Excess
Common Property	\$230,000.00	\$300.00
Public Liability	\$20,000,000.00	
Office Bearers Liability	\$250,000.00	
Fidelity Guarantee	\$100,000.00	
Legal Defence	\$50,000.00	\$1,000.00
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 common property sum insured remain the same for the year ahead.

5 MAINTENANCE

That the following maintenance items be considered

Grounds Maintenance

It was resolved to continue with the existing arrangement with Peter carrying out the grounds maintenance. Peter will be laying mulch in the garden areas.

Current Maintenance

Current maintenance required on the property now or over the next year.

Bitumen:

It was discussed that Strata Management SA would arrange a quote to be sent through to the committee to fix the lifted and stained bitumen.

Fence:

It was discussed that Petter would discuss with the Kindergarten regarding the recent fence work that has been done.

Bark chips:

It was discussed that Peter was to arrange bark chip to be place around the board of the community area.

Projected maintenance

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

6

GENERAL BUSINESS

That the general business of the corporation be considered

It was discussed that an additional carpark could be added to the community area using white stones with the extra addition of a bollard not ensure no one hits the light pole. This was not in favor of the committee and to be left on the agenda to discuss in the next AGM.

It was discussed that Peter is to discuss with Unit 9 regarding the parking of a van in the visitor for over 12 hours at a time. further to this, it will be trailed for 6 months and if no change to the behavior has not changed revisit the carpark additional idea.

OVERDUE LEVIES

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

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

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

7

BUDGET

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

8

CONTRIBUTIONS

It was resolved

(a) That contributions to the administrative fund are estimated in accordance with Section 114 (1) of the Community Titles Act 1996 and determined in accordance with Section 114 (2) of the Community Titles Act 1996 at \$5,450.00; and

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

Peter Guerin
Peter Guerin
Kate Wallace

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

10 APPOINTMENT OF BODY CORPORATE MANAGEMENT

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

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

11 NEXT MEETING

The next Annual General Meeting is to be tentatively scheduled for May 2025 at 5.30pm in unit 11.

CLOSURE: There being no further business, the chairperson declared the meeting closed at 06:07 PM.



Approved Budget to apply from 01/04/2024

Community Corporation No. 40206 Inc.

1-11 Education Court, Sheidow Park SA 5158

Administrative Fund

	Approved budget
Revenue	
Levies Due--Admin	5,450.00
<i>Total revenue</i>	<u>5,450.00</u>
Less expenses	
Admin--Agent Disbursements	462.00
Admin--Auditors--Audit Services	165.00
Admin--Auditors--Taxation Services	132.00
Admin--Bank Charges--Bpay	24.00
Admin--Management Fees--Standard	1,873.00
Admin--Meeting Fees	220.00
Admin--Storage & Archive Fees	66.00
Insurance--Premiums	1,618.00
Maint Grounds--Lawns & Gardening	200.00
Utility--Electricity	650.00
<i>Total expenses</i>	<u>5,410.00</u>
Surplus/Deficit	40.00
Opening balance	2,116.65
Closing balance	<u><u>\$2,156.65</u></u>
Total units of entitlement	10000
Levy contribution per unit entitlement	\$0.55

Sinking Fund

**Approved
budget**

Revenue

Levies Due--Sinking	400.00
<i>Total revenue</i>	<u>400.00</u>

Surplus/Deficit

Opening balance	2,351.33
-----------------	----------

Closing balance

\$2,751.33

Total units of entitlement	10000
Levy contribution per unit entitlement	\$0.04



Stata Management SA
ABN 45 600 360 629
225 Fullerton Road
Eastwood SA 5063
(08) 7081 0375

ANNUAL REPORTS

for the financial year to 31/03/2024

Community Corporation 40206

1-11 Education Court, Sheidow Park SA 5158

Manager: Paul Stephenson

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Budget commencing 01/04/2024	4
Levy Schedule commencing 01/04/2024 General	6



Strata Management SA
ABN 49 500 365 629
255 Fullarton Road
Eastwood SA 5063
(08) 7081 0375

Balance Sheet As at 31/03/2024

Community Corporation No. 40206 Inc.

1-11 Education Court, Sheidow Park SA 5158

Current period

Owners' funds

Administrative Fund

Operating Surplus/Deficit--Admin	(71.23)
Owners Equity--Admin	2,187.88
	<u>2,116.65</u>

Sinking Fund

Operating Surplus/Deficit--Sinking	400.21
Owners Equity--Sinking	1,951.12
	<u>2,351.33</u>

Net owners' funds

\$4,467.98

Represented by:

Assets

Administrative Fund

Cash at Bank--Admin	3,236.70
	<u>3,236.70</u>

Sinking Fund

Cash at Bank--Sinking	2,440.03
	<u>2,440.03</u>

Total assets

5,676.73

Less liabilities

Administrative Fund

Prepaid Levies--Admin	1,120.05
	<u>1,120.05</u>

Sinking Fund

Prepaid Levies--Sinking	88.70
	<u>88.70</u>

Total liabilities

1,208.75

Net assets

\$4,467.98



Strata Management SA
ABN 49 530 369 629
225 Fullarton Road
Castwood SA 5063
(08) 7081 0375

Statement of Financial Performance for the financial year to 31/03/2024

Community Corporation No. 40206 Inc.

1-11 Education Court, Sheidow Park SA 5158

Administrative Fund

Current period

01/04/2023-31/03/2024

Revenue

Interest on Arrears--Admin	2.56
Levies Due--Admin	4,825.50
<i>Total revenue</i>	<u>4,828.06</u>

Less expenses

Admin-- Committee Expenses	61.98
Admin--Agent Disbursements	435.60
Admin--Auditors--Audit Services	163.65
Admin--Auditors--Taxation Services	132.00
Admin--Bank Charges--Bpay	24.00
Admin--Legal & Debt Collection Fees	99.00
Admin--Management Fees--Standard	1,750.00
Admin--Meeting Fees	198.00
Admin--Storage & Archive Fees	57.75
Insurance--Premiums	1,348.65
Maint Bldg--Electrical	221.00
Utility--Electricity	407.66
<i>Total expenses</i>	<u>4,899.29</u>

Surplus/Deficit

(71.23)

Opening balance 2,187.88

Closing balance

\$2,116.65

Sinking Fund

Current period

01/04/2023-31/03/2024

Revenue

Interest on Arrears--Sinking	0.21
Levies Due--Sinking	400.00
<i>Total revenue</i>	<u>400.21</u>

Less expenses

<i>Total expenses</i>	<u>0.00</u>
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Surplus/Deficit

400.21

Opening balance	1,951.12
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Closing balance

\$2,351.33



Strata Management SA
ABN 49 520 380 820
225 Follistoun Road
Eastwood SA 5063
(08) 7081 0376

Proposed Budget to apply from 01/04/2024

Community Corporation No. 40206 Inc.

1-11 Education Court, Sheidow Park SA 5158

Administrative Fund Proposed budget

Revenue

Levies Due--Admin	5,450.00
<i>Total revenue</i>	<u>5,450.00</u>

Less expenses

Admin--Agent Disbursements	462.00
Admin--Auditors--Audit Services	165.00
Admin--Auditors--Taxation Services	132.00
Admin--Bank Charges--Bpay	24.00
Admin--Management Fees--Standard	1,873.00
Admin--Meeting Fees	220.00
Admin--Storage & Archive Fees	66.00
Insurance--Premiums	1,618.00
Maint Grounds--Lawns & Gardening	200.00
Utility--Electricity	650.00
<i>Total expenses</i>	<u>5,410.00</u>

Surplus/Deficit

	<u>40.00</u>
Opening balance	2,116.65

Closing balance

\$2,156.65

Total units of entitlement	10000
Levy contribution per unit entitlement	\$0.55

Sinking Fund

**Proposed
budget**

Revenue

Levies Due--Sinking

400.00

Total revenue

400.00

Surplus/Deficit

400.00

Opening balance

2,351.33

Closing balance

\$2,751.33

Total units of entitlement

10000

Levy contribution per unit entitlement

\$0.04



Strata Management SA
ABN 49 620 360 829
226 Fullerton Road
Eastwood SA 5063
(08) 7081 0375

Proposed Levy Schedule to apply from 01/04/2024

Community Corporation No. 40206 Inc.

1-11 Education Court, Sheidow Park SA 5158

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	2	1210.00	164.90	12.10	177.00
2	4	990.00	134.90	9.90	144.80
3	6	890.00	121.30	8.90	130.20
4	8	850.00	115.85	8.50	124.35
5	10	930.00	126.75	9.30	136.05
6	11	900.00	122.65	9.00	131.65
7	9	830.00	113.10	8.30	121.40
8	7	830.00	113.10	8.30	121.40
9	5	830.00	113.10	8.30	121.40
10	3	830.00	113.10	8.30	121.40
11	1	910.00	124.00	9.10	133.10
		10,000.00	\$1,362.75	\$100.00	\$1,462.75

Orig. **LF 12409644**



11:37 08-Oct-2015
2 of 3

LANDS TITLES REGISTRATION
OFFICE
SOUTH AUSTRALIA

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

FORM APPROVED BY THE REGISTRAR-GENERAL

**BELOW THIS LINE FOR OFFICE &
STAMP DUTY PURPOSES ONLY**

Prefix
LF
Series No.
2

62

BELOW THIS LINE FOR AGENT USE ONLY

AGENT CODE

Lodged by: }
Correction to: } *Optima Conveyancing OPTA62*


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

1.
2.
3.
4.

PICK-UP NO.	
CP	

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

ITEM(S)	AGENT CODE

<i>MARK MC. C 40206</i> CORRECTION <i>14/10/15</i>		PASSED <i>[Signature]</i>
FILED <i>21/10/2015</i> <i>Mark McPhee</i>		 REGISTRAR-GENERAL

19 October 2015

Lands Titles Office
Registrar General
101 Grenfell Street
ADELAIDE SA 5000

PO Box 21, Oaklands Park
South Australia 5046

245 Sturt Road, Sturt
South Australia 5047

T (08) 8375 6600

F (08) 8375 6699

E council@marion.sa.gov.au

Dear Sir/Madam

**RE: Scheme Description no. LF 12409644 and dated 12 June 2015
Community Corporation No. 40206 Inc
Allotment 630 Young Street Sheidow Park SA 5158
Development Application No. 100/1829/2012**

We confirm that as a part of the Council providing section 51 clearance, the developer's obligations under the development approval have been completed.

If you have any queries, please do not hesitate to contact me.

Yours sincerely



Rob Tokley

Team Leader - Planning

P: 8375 6667

E: robert.tokley@marion.sa.gov.au

The City of Marion acknowledges it is part of Kaurna land and recognises the Kaurna people
as the traditional and continuing custodians of the land.



[facebook.com/CityofMarion](https://www.facebook.com/CityofMarion)



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marion.sa.gov.au

COMMUNITY TITLES ACT 1996

SCHEME DESCRIPTION

**Allotment 630 Young Street
Sheidow Park 5158**

COMMUNITY CORPORATION NO. 40206 INC

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

Signature of person certifying.....


Print Full Name: Jon Lovejoy

Print Address: 70 Pirie Street, Adelaide SA 5000

SCHEME DESCRIPTION

1. PRELIMINARY

1.1 Definitions

In this Scheme Description unless otherwise appears:

1.1.1 **"Act"** means the Community Titles Act 1996;

1.1.2 **"authority"** means:

- (a) the Commonwealth of Australia, the State of South Australia and the Council and any department of any of those governments; and
- (b) any other entity or person exercising any power or authority conferred directly or indirectly by any statute, regulation, by-law or other statutory instrument;

1.1.3 **"building envelope plan"** means the plan where a residence must be built on a community lot

1.1.4 **"commercial purposes"** means:

- (a) the performance or pursuit of trade or commerce (including a hotel, motel or hostel and any other form of temporary residential accommodation for valuable consideration);
- (b) any business or craft;
- (c) any agricultural, horticultural, industrial or other activity pursued for fee or reward,

but does not include residential purposes;

1.1.5 **"common property"** means the common property within the Plan and includes the service infrastructure (except for any part of the service infrastructure that provides a service to only one community lot) and any other property that comprises the common property pursuant to the Act;

1.1.6 **"community lot"** means a community lot within the Plan and, where appropriate, includes any building or other improvement on the community lot;

1.1.7 **"community parcel"** means the land divided by the Plan but does not include a street, road, thoroughfare, reserve or other similar open space upon vesting in the Council or prescribed authority or reverting to the Crown;

1.1.8 **"Corporation"** means this Community Corporation;

1.1.22 **"residential purposes"** means for the purposes of and incidental to the use of a community lot as a residence for the occupiers and shall include the use of a portion of the residence on the community lot as a home-office (provided the consent of all relevant planning authorities has been obtained for such use if relevant) but shall not include the use of a community lot for commercial purposes;

1.1.23 **"service infrastructure"** means the cables, wires, pipes, sewers, sewerage treatment system, drains, ducts, conduits, spaces, receptors, reflectors, machinery, plant and equipment constructed or installed at any time and from time to time by which the lots or the common property are provided with any system or service specified in the Act or designed to improve the amenity or enhance the enjoyment of the lots or the common property;

1.1.24 **"structure"** includes:

(a) any structure, improvement, fixture, fitting, plant, equipment, lift, machinery, wall, fence, partitioning, ramp, stairs, pontoon, boardwalk, walkway, path, paving, landscaping and other fixture constructed, installed or situated on or in the community lot or the common property (as the case may be), and

(b) any chattel and other property that comprises part of the common property, and

any alterations, additions, modifications and replacements made thereto from time to time.

1.2 Interpretation

In this Scheme Description unless otherwise appears:

1.2.1 All words not defined in this Scheme Description shall have the meaning (if any) ascribed by the Act and the Regulations;

1.2.2 A reference to any Act, Regulation, document or plan must be construed as a reference to that Act, Regulation, document or plan as amended, varied or replaced;

1.2.3 A reference to a person includes a reference to that person's executors, administrators, successors, substitutes (including persons taking by notation) and assigns;

1.2.4 Words in other forms will have the same meaning as defined in this Scheme Description;

1.2.5 A reference to a community lot by a number is a reference to that community lot as numbered in the Plan;

1.2.6 Headings are inserted for convenience only and shall not affect the interpretation of this Scheme Description;

- 3.1.2 Only one residence may be erected on a community lot used for residential purposes and must be built within the Building Envelope Plan in attachment B

3.2 Use of the Common Property

The common property shall be used:

- 3.2.1 For the accommodation and provision of vehicular and pedestrian access via a driveway and walkway to the community lots.
- 3.2.2 As accommodation for community facilities (including visitor car parking) and
- 3.2.3 For the accommodation and provision of the service infrastructure.

4. STANDARD OF DEVELOPMENT

4.1 Initial Building and Other Works

The standard of building and other improvements to be performed or made pursuant to this Scheme Description on the community lots and the common property and the materials to be used shall be of fair average standard or such higher standard as the developer, in its absolute discretion, may determine.

4.2 Subsequent Building and Other Works

Any additional buildings or improvements, or alterations or additions to existing buildings or improvements, or replacement of existing buildings or improvements, whether on community lots or the common property, shall be located, designed and constructed in a manner consistent with and to a standard of work and materials not less than the buildings and improvements undertaken pursuant to the preceding clause.

5. STAGES AND TIMING OF DEVELOPMENT

All development work required by the developer for Council approval has been completed

8. **CONDITIONS IMPOSED UNDER THE DEVELOPMENT ACT**

The Development Approval imposes conditions on the division of the community parcel and associated development on the community lots and the common property. A copy of the Decision Notification Form (with the conditions set out in full) is included in Attachment A, and the Building Envelope Plan in Attachment B.

9. **OTHER FEATURES AND INFORMATION**

9.1 **Other Important Features of the Scheme**

9.1.1 There are no other important features of the scheme.

9.2 **Other Information required by the Regulations**

No other information is required by the Regulations.

10. **ATTACHMENTS**


Attachment A: The Decision Notification Form with the conditions.

Attachment B: Building Envelope Plan

Endorsement by Council

1. All the consents and or approvals required under the *Development Act 1993* in relation to the division of the land (and a change in the use of the land (if any)) in accordance with this Scheme Description and the relevant Plan of Community Division under the *Community Titles Act 1996* have been granted by the Corporation of the City of Marion.
2. This endorsement does not limit a relevant authority's right to refuse, or to place conditions on development authorizations under the *Development Act 1993* in relation to any other development envisaged by this Scheme Description including the construction of individual dwellings on each of the community lots

This Scheme Description is endorsed by the City of Marion

Signed.....

Name.....**ROB TOKLEY**.....

Position.....**TEAM LEADER - PLANNING**.....

Date.....**12 JUNE 2015**.....



**DECISION NOTIFICATION FORM
 DEVELOPMENT ACT 1993**

TO:	Fyfe Pty Ltd GPO Box 2450 ADELAIDE SA 5001	<div style="border: 2px solid black; padding: 5px; width: fit-content; margin: 0 auto;"> RECEIVED 5 JAN 2015 FYFEPTYLTD </div>
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DEVELOPMENT APPLICATION NUMBER: 100/1829/2012
 (DAC Reference: 100/C154/2012)
DATED: 11/12/2014
REGISTERED ON: 23/12/2014

LOCATION OF PROPOSED DEVELOPMENT
630L Lemon Road SHEIDOW PARK 5158 LOT: 630 DP: 35249 CT: 5155/767

DESCRIPTION OF PROPOSED DEVELOPMENT
Community Title land division (1 into 11 allotments), with associated common driveway, earthworks and retaining walls on the northern and southern boundaries, together with fencing and streetscape treatments

In respect of this proposed development you are informed that:

NATURE OF DECISION	DECISION	DATE OF DECISION	NUMBER OF CONDITIONS
Development Plan Consent	Granted	28/11/2014	3
Land Division Consent	Granted	28/11/2014	2
Building Rules Consent	Granted	11/12/2014	0
DEVELOPMENT APPROVAL	Granted	23/12/2014	5

Conditions imposed on this approval and the reasons for imposing those conditions are set out in the attached sheet(s). Important information that may affect this consent can also be found under 'NOTES' and on the last page of this Decision Notice.

DEVELOPMENT APPLICATION NUMBER: 100/1829/2012
APPLICANT: Fyfe Pty Ltd
LOCATION: 630L Lemon Road SHEIDOW PARK 5158
LOT: 630 DP: 35249 CT: 5155/767
DESCRIPTION OF DEVELOPMENT: Community Title land division (1 into 11 allotments), with associated common driveway, earthworks and retaining walls on the northern and southern boundaries, together with fencing and streetscape treatments
DECISION: Development Approval Granted
DATE OF DECISION: 23/12/2014

DEVELOPMENT PLAN CONSENT

GRANTED

Reasons For Decision:

Consent is granted as the proposed development is considered to accord sufficiently with the provisions of the Development Plan.

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

Conditions of Consent:

- (1) The development shall be constructed and maintained in accordance with the plans and details submitted with and forming part of Development Application No.100/C154/2012, being;
 - File No 1209-101 (Rev E), Sheets P1 and P2, drafted by Herriot Consulting;
 - Scheme Description and associated Building Envelope Plan dated as received by Council on 21 November 2014;
 - Drawing No PLA-2014-13-01 (Rev B), drafted by Palmer Landscape Architecture;
 - Correspondence dated 24 April 2014 and attached landscape and fencing details authored by Mr Phil Brunning;

except when varied by the following conditions of consent.

- (2) The following shall be undertaken prior to Council advising the Development Assessment Commission that Section 51 clearance can be issued;
- Construction of retaining walls and grading of the land;
 - Construction of fencing abutting the eastern (Young Street) frontage of the land in accordance with the correspondence from Phil Brunning dated 24 April 2014;
 - Installation of landscape plantings in accordance with the correspondence from Phil Brunning dated 24 April 2014 and Palmer Landscape Architecture plan (PLA-2014-13-01 (Rev B)); and
 - Sealing of the common driveway in accordance with the Herriot Consulting plan (File No 1209-101 – Sheet P1 (Rev E)).
- (3) The final survey plan shall be available to the Council, prior to the Council advising the Development Assessment Commission that it has no objection to the issue of a certificate pursuant to Section 51 of the Development Act.

LAND DIVISION CONSENT

GRANTED

Conditions of Consent

- (1) The financial requirements of the SA Water Corporation shall be met for the provision of water supply and sewerage services. (SA Water H0000219).
- (2) A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the Development Assessment Commission for Land Division Certificate purposes.

Note: The SA Water Corporation will, in due course, correspond directly with the applicant/agent regarding the details of the above condition No 1.

BUILDING RULES CONSENT

Conditions of Consent

GRANTED

NOTES:

General:

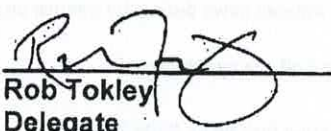
- (1) Before commencing any site works, a temporary vehicular access to the property for machinery, delivery of building materials and general vehicles should be provided. In the case where no driveway invert exists, the kerb can be saw cut and removed at the intended location for the new driveway invert to provide the necessary temporary access. In addition, if a paved Council footpath exists, this should also be removed in alignment with the removed section of kerb. The applicant should also take note of other information provided regarding use of, damage to and construction on Council owned land.
- (2) In assessing your application it has been determined that it is likely that you will be undertaking work that may affect the stability of adjoining land. Section 60 of the Development Act 1993 and Regulation 75 of the Development Regulations 2008, prescribe that your neighbour has a right to be notified by you 28 days prior to you undertaking that work. This is to enable your neighbour to obtain a report for which you are obliged to pay, that specifies any work that is required to be undertaken to ensure the stability of your neighbour's property is maintained during and following the undertaking of the work you propose. You should make yourself aware of these requirements before proceeding.

Appeal Rights:

- (1) If you are not satisfied with this decision, there may be a right of appeal to you. Applicants have the right to appeal against a refusal or the imposition of any conditions or requirements on any consent issued, unless the application was for a non-complying kind of development. An appeal by an applicant must be lodged within two (2) months of receiving notice of the decision. Where Category Three public notification was involved, persons who lodged written representations during the formal consultation period, have the right to appeal against any decision made on that application. An appeal by a third party must be lodged within fifteen (15) business days of the date of the decision. All appeals are lodged with the Environment, Resources and Development Court, Sir Samuel Way Building, Victoria Square, Adelaide, telephone: 8204 0300.

Approval Timeframes:

- (1) The proposed development must:
- receive full Development Approval within twelve (12) months of receiving Development Plan Consent; and
 - be substantially commenced within twelve (12) months from the date full Development Approval is granted; and
 - be completed within three (3) years of full Development Approval being granted, noting that the operative date of any consent or approval is subject to any appeal (where applicable) being finally determined.

Signed:	 Rob Tokley Delegate
Date:	24/12/14

IMPORTANT INFORMATION (Last updated 2/6/05)

The following matters may influence any consent or approval that has been granted:

• **Other Approvals may be required**

The granting of this consent or approval does not remove the need for the applicant to obtain all other consents that may be required by any other legislation or regulation, encumbrance, land management agreement or similar. It also does not imply that the building will comply with the provisions of the Disability Discrimination Act 1993. The Applicant's attention is particularly drawn to the need to consult electricity suppliers in relation to high voltage power lines and required clearance distances to buildings.

• **Public and Environmental Health**

The Public and Environmental Health Act requires that:

- proper sanitary facilities must be existing and available or be provided to all building sites (i.e. a water flush chemical toilet or toilet connected to sewer or a septic tank);
- an appropriate waste receptacle/enclosure be provided to contain all builders' waste; and
- the site is maintained in a clean condition, free of litter, at all times.

The applicant is advised (and should in turn advise the property owner, builders and all contractors) of their responsibility under the Environment Protection Act 1993 to not harm the environment. Specifically:

- paint, plaster, concrete and brick wastes, and wash waters should not be discharged to the stormwater system or onto land where it is reasonably likely to enter any waters;
- litter should be appropriately stored on site pending removal;

- excavation and site disturbance should be limited, and in particular dust generation should be minimised;
- entry/exit points to the site should be managed to prevent soil being carried off site by vehicles;
- sediment barriers should be used (particularly on sloping sites).

On the spot fines apply for breaches. Further information is available by contacting the EPA on 8204 2000.

• **Works on Council owned land, including footpaths**

The applicant is advised that any works undertaken on Council owned land (including, but not limited to, works relating to crossovers, driveways, footpaths, street trees and stormwater connections) will require the approval of the Council's Infrastructure Department, prior to any works being undertaken. Driveway Access Permit Forms, in particular, must be completed and approved prior to driveway construction occurring. Further information may be obtained by phoning 8375 6600.

Council has requirements for all works that occur in the verge area. In particular, Council requires all redundant driveways to be closed and all new driveways to grade toward the road between the kerb and the front boundary of the property with the level at the front property boundary being between 50mm and 150mm above the top of the kerb, or, as approved by Council.

If damage to kerbs, watertables, footpaths etc is present prior to construction commencing, it is advisable to supply Council with dated photos and measurements of defects; otherwise it will be assumed that all damage was caused during construction. Any damage during construction will be the responsibility of the builder/site owner to remedy. Failure to do so will result in such repairs being carried out by the Council and charged to the builder.

All works on Council owned land required as part of this development are likely to be at the applicant's cost.

Material stockpiles and temporary toilet facilities should all be placed on site and not on the footpath or public roads or reserves. Failure to keep the road reserve clean and suitable for pedestrian and vehicular traffic may result in Council or other agencies taking action under the Local Government Act, the Public and Environmental Health Act, and/or the Environment Protection Act.

• **Other**

Property owners are responsible for notifying Council of any **change in ownership** and/or any **change of property owner's mailing address**. This notification must be received in writing or by facsimile by Council's Rates Department (fax no: 8375 6888). Failure to do so may result in rates notices not being received and fines being imposed.

Existing vegetation to be retained and/or **planting** to occur **in the vicinity of building works** may alter soil conditions and/or affect buildings. The applicant is therefore urged to seek expert advice from suitably qualified persons before designing footings, undertaking construction, and/or planting any vegetation in the vicinity of any building.

The Council has not surveyed the subject land and has, for the purpose of its assessment, assumed that all dimensions and other details provided by the applicant are accurate. It is recommended that the applicant **employ a licensed surveyor** to carry out an identification survey and peg the true boundaries prior to construction commencing. **Any discrepancies identified between the dimensions on the approved drawings and the true survey must be reported to the Council for advice on implications on the proposed development.** Where a solid wall is proposed on a boundary, it is necessary for any relevant sections of fencing to be removed. It is advisable to gain permission from the adjoining owner(s) before moving or altering any fencing or before using a neighbour's property for access. Owners/applicants should also be aware of their obligations under the Fences Act to notify neighbours before carrying out fencing work on boundaries.

The EPA Information Brochure "Construction Noise" outlines recommended hours of operation outside which noisy activities should not occur. Further information is available by phoning the Environment Protection Authority on 8204 2000.

KBS

Consultants

Building Certifiers
Building Surveyors
59 Hughes Street
Unley, South Australia 5061
T (08) 8274 1500
F (08) 8271 5071
E admin@kbsconsultants.com.au
kbsconsultants.com.au
ABN 62 128 779 924

DECISION NOTIFICATION FORM

For Development Application

Development Number 100/1829/2012

Registered 02 Dec 2014

KBS Job Number 20140918

To: **Hickinbotham Group**
25 North Terrace
HACKNEY SA 5069

Location of Proposed Development

Lot 1 (No 630L) Lemon Rd, Sheidow Park

Nature of Proposed Development

Community Title land division (1 into 11 allotments), with associated comon driveway, earthworks & retaining walls on the northern & southern boundaries, together with fencing & streetscape treatments

In respect of this proposed development you are informed that:

Nature of Decision	Consent Granted	No. of Conditions
Development Plan Consent	—	—
Building Rules Consent	11 Dec 2014	Nil
DEVELOPMENT APPROVAL	—	See Notes

Details of the building classification and the approved number of occupants under the Building Code are attached, if applicable.

If there were third party representatives, any consent/ approval or consent/ approval with conditions does not operate until the periods specified in the Act have expired. Reasons for this decision, any conditions imposed, and the reasons for imposing those conditions are set out on the attached sheet.

No work can commence on this development unless a Development Approval has been obtained. If one or more consents have been granted on this Notification Form, you must not start any site works or building work or change the use of the land until you have also received notification of a Development Approval.

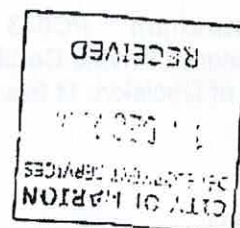
Date of Decision: 11 Dec 2014

Sheets Attached

Signed:


Neil Kirkham PC043

Private Certifier



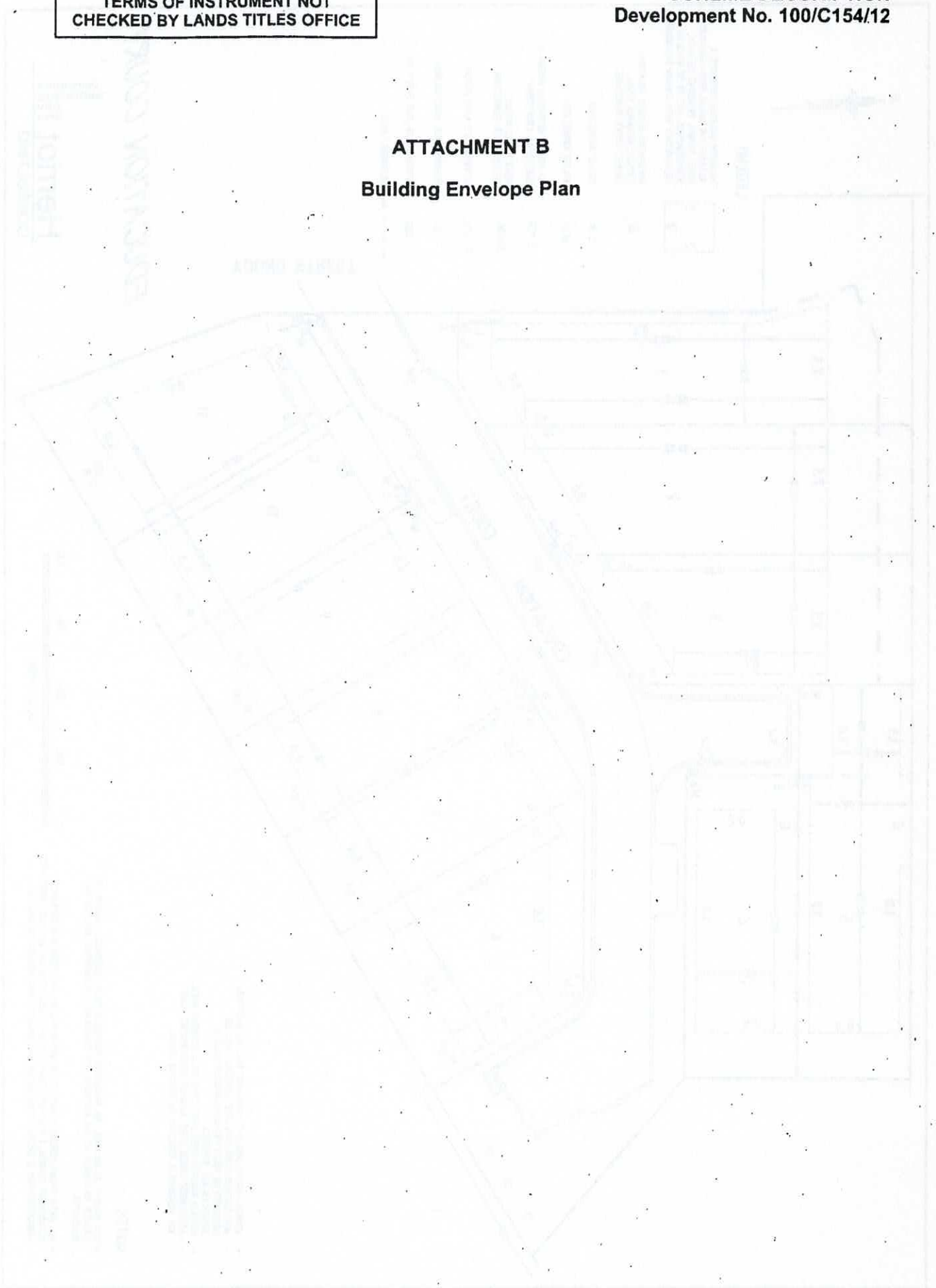
20140918



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

SCHEME DESCRIPTION
Development No. 100/C154/12

ATTACHMENT B
Building Envelope Plan



Orig. **LF 12409645**



11:37 08-Oct-2015
3 of 3

LANDS TITLES REGISTRATION
OFFICE
SOUTH AUSTRALIA

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

FORM APPROVED BY THE REGISTRAR-GENERAL

**BELOW THIS LINE FOR OFFICE &
STAMP DUTY PURPOSES ONLY**

Prefix
LF
Series No.
3

62

BELOW THIS LINE FOR AGENT USE ONLY

AGENT CODE

Lodged by: } *Optima conveyancing* **OPTA62**
Correction to:

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


1.
2.
3.
4.

PICK-UP NO.	
CP	

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

ITEM(S)	AGENT CODE

MARK MC. C 40206

CORRECTION <i>14/10/15</i>	PASSED <i>MH</i>
FILED <i>21/10/2015</i>	
 REGISTRAR-GENERAL <i>Mark McNeil</i>	

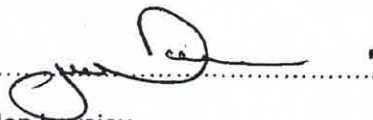
BY-LAWS
COMMUNITY CORPORATION NO. 40206 INC

"EDUCATION COURT"

**Allotment 630 Young Street
Sheidow Park SA 5158**

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

Signature of person certifying.....



Print Full Name:

Jon Lovejoy

Print Address:

70 Pirie Street, Adelaide SA 5000

COMMUNITY CORPORATION NO. 40206 INCORPORATED

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PART 1 – PRELIMINARY

1. BY-LAW 1 – DEFINITIONS

In these by-laws unless otherwise appears:

- 1.1 "**Act**" means the Community Titles Act 1996;
- 1.2 "**administrative fund**" means a fund established by the Community Corporation for the payment of recurrent expenditure;
- 1.3 "**animal**" includes a bird and a reptile;
- 1.4 "**commercial purposes**" means any purpose involving the sale or supply of goods, the manufacture of goods for sale or supply, or the provision of services but does not include the use of a portion of a residence as a home-office;
- 1.5 "**common property**" means the common property within the Plan and includes the service infrastructure (except for any part of the service infrastructure that provides a service to only on community lot) and any other property that comprises the common property pursuant to the Act;
- 1.6 "**community lot**" means a community lot within the Plan and includes any building or other improvement on the community lot;
- 1.7 "**community parcel**" means the land divided by the Plan but does not include a street, road, thoroughfare, reserve or other similar open space upon vesting in a council or prescribed authority or reverting to the Crown;
- 1.8 "**Corporation**" means this Community Corporation;
- 1.9 "**Council**" means the Corporation of the City of Marion and any subsequent municipal or district council for the area in which the community parcel is located and any other statutory authority performing or responsible for the role, decisions and activities of a municipal or district council for that area;
- 1.10 "**dangerous substance**" does not include any solid liquid or gas that is:
 - 1.10.1 supplied to or kept in the minimum reasonable quantity on the community lot solely for domestic use by occupiers of the community lot; or
 - 1.10.2 prescribed as a medication to an occupier of the community lot,provided the substance is maintained or stored in an appropriate sealed container and all reasonable precautions have been taken to prevent any damage to any person, community lot or the common property and its escape or access by unauthorised users;
- 1.11 "**develop**" includes:
 - 1.11.1 significantly alter the external appearance of, or
 - 1.11.2 to construct, alter, demolish or remove,any building, structure, wall, ceiling, floor, fence, site works, service infrastructure, paving or other improvement on the community parcel;

- 1.12 "**development approvals**" means the development approval granted by The Corporation of the City of Marion on the 23rd day of December 2014 and numbered 100/1829/2012 (as may be varied from time to time) and any planning, building or development authorisation for building and other works on a community parcel;
- 1.13 "**external appearance**" means the appearance when viewed from any point on any other community lot or the common property or on land adjacent to the community parcel;
- 1.14 "**filed**" means filed with the Lands Titles Registration Office;
- 1.15 "**home-office**" means an office that does not involve the regular attendance of persons other than the occupiers of the community lot and which is operated from a community lot used primarily by the occupiers for residential purposes;
- 1.16 "**non-recurrent expenditure**" means expenditure for a particular purpose that is normally made less frequently than once a year;
- 1.17 "**occupier**" of a community lot includes, if the community lot is unoccupied, the owner of the community lot;
- 1.18 "**Plan**" means the plan of community division filed with these by-laws and any amendment of that plan;
- 1.19 "**prescribed financial institution**" means a bank, building society, credit union or other financial institution prescribed by the Regulations;
- 1.20 "**recurrent expenditure**" means expenditure for a particular purpose that is normally made every year or more frequently;
- 1.21 "**Regulations**" means the Community Titles Regulations 1996;
- 1.22 "**residential purposes**" shall include the use of a portion of the residence on the community lot as 'home-office' (provided the consent of all relevant planning authorities has been obtained for such use) but does not include the use of a community lot for:
- 1.22.1 the purposes of a hotel, motel or hostel or to provide any other form of temporary residential accommodation for valuable consideration; or
- 1.22.2 commercial purposes;
- 1.23 "**Scheme Description**" means the Scheme Description for this Community Scheme (if any); and
- 1.24 "**service infrastructure**" means the cables, wires, pipes, sewers, sewerage treatment system, drains, ducts, conduits, spaces, receptors, reflectors, machinery, plant and equipment constructed or installed at any time and from time to time by which the community lots or the common property are provided with any system or service specified in the Act or designed to improve the amenity or enhance the enjoyment of the community lots or the common property;
- 1.25 "**sinking fund**" means a fund established by the Community Corporation for the payment of non-recurrent expenditure;

- 7.2.3 All outbuildings shall have roofs of colorbond decking, tiles, slates or shingles. Note: galvanised iron (unless coloured) and corrugated fibre sheeting will not be permitted for either wall or roof cladding.
- 7.3 Fencing:
- 7.3.1 Boundary fencing between adjoining allotments must be 1.8m high capped colorbond in type, color to be Beige Riversand (colorbond colour) or equivalent. Fencing is not permitted between the house and street boundaries, however special approval may be granted adjacent to public walkways and reserve areas; and
- 7.3.2 Uniform boundary fencing will be constructed by Hickinbotham Homes Pty Ltd ("HHPL") to Estate boundaries. Where uniform fencing is provided by HHPL it may not be removed, altered, marked, damaged or allowed to fall into a state of disrepair by the lot owner.
- 7.4 to a standard of work and materials not less than:
- 7.4.1 where there is no building on the community lot – a fair average standard; and
- 7.4.2 where there is an existing building on the community lot – at such higher standard as the buildings or structures originally constructed on the community lot.

PART 4 – USE AND MAINTENANCE OF COMMUNITY LOTS

8. USE OF COMMUNITY LOTS

- 8.1 A person must only use a community lot for residential purposes. However, a designated portion of a community lot may be used for other purposes with the consent of the Corporation provided that:
- 8.1.1 the other use has been approved by the Corporation;
- 8.1.2 the occupier continues to use the community lot primarily for residential purposes;
- 8.1.3 the consent of all relevant planning authorities has been obtained for such use; and
- 8.1.4 the consent shall automatically lapse when that occupier ceases to occupy the community lot unless the Corporation resolves to the contrary.
- 8.2 A person must not use a community lot for any purpose that is not permitted by the Scheme Description (if any).

9. MAINTENANCE AND REPAIR OF BUILDINGS AND STRUCTURES ON A COMMUNITY LOT

- 9.1 The owner of a community lot must maintain and keep in good repair and condition:
- 9.1.1 all buildings and structural improvements to the community lot; and

- 9.1.2 all structures, paintwork and finishes on the community lot that affect the external appearance of all buildings and structures on the community lot.
- 9.2 All external paintwork and finishes on all buildings and structural improvements to the community lot must conform with the conditions (if any) of the development approvals.
- 9.3 Where the external appearance of a community lot will be significantly affected, the owner or occupier of a community lot must not paint, stain or colour any part of any structure on a community lot in any colours other than the existing colours (as most recently applied to the structure) without the consent of the Corporation.
- 9.4 Where the structural soundness or the external appearance of a community lot is not significantly affected, the owner or occupier of a community lot may:
- 9.4.1 Paint and decorate the internal part of any structure on a community lot at any time and in any colours, manner and fashion; and
- 9.4.2 Affix any fixtures, fittings, pictures, screen, locks, hooks and other items to any part of the building and improvements,

without the consent of the Corporation.

10. GARDENS, TREES AND SHRUBS

- 10.1 The owner of a community lot must ensure that any uncovered area of the community lot is paved, landscaped or laid out as garden and planted with lawn, trees or other plants.
- 10.2 No tree, shrub or plant shall be planted on a community lot:
- 10.2.1 where the height of a mature specimen of that tree, shrub or plant may exceed 6 metres; or
- 10.2.2 unless it is recommended by an appropriate authority for planting within 3 metres of a residence.

11. OCCUPIER'S OBLIGATIONS TO MAINTAIN THE COMMUNITY LOT IN GOOD CONDITION

- 11.1 The Occupier must properly maintain all trees, plants, lawn, gardens and landscaping on the community lot. The duty to maintain a tree, plant, lawn or garden shall extend to its replacement if it should substantially die.
- 11.2 The occupier of a community lot must keep the community lot in a clean, neat and tidy condition and in particular must:
- 11.2.1 store domestic garbage in an appropriate sealed container that prevents the escape of unpleasant odours or attracts pests or vermin;
- 11.2.2 store and dispose of other waste in an appropriate manner to prevent any nuisance to the occupier of any other community lot;
- 11.2.3 comply with any requirements of the Council and the Corporation for the disposal of garbage, garden and other waste;

- 11.2.4 not engage in any activity or practice that attracts or maintains pests or vermin.

12. ANIMALS

- 12.1 Unless expressly exempted by these by-laws, a person must not bring onto or keep any animal on a community lot or the common property without the consent of the Corporation.
- 12.2 The consent of the Corporation shall not be required in relation to a dog that is trained to assist the person in respect of a disability.
- 12.3 An animal shall be exempt in relation to a community lot whilst it satisfies the following criteria:
- 12.3.1 the animal is the only animal kept on the community lot;
 - 12.3.2 the animal is not a prescribed breed under the Dog and Cat Management Act;
 - 12.3.3 the animal is not the subject of any order under the Dog and Cat Management Act;
 - 12.3.4 the animal is fully contained by fences, walls or other structures that prevent it from escaping from the community lot;
 - 12.3.5 the animal stays at all times on the community lot unless it is entering or exiting the community lot, at which times it must be kept on a leash or confined to a cage;
 - 12.3.6 the animal does not cause a nuisance at any time;
 - 12.3.7 the animal does not cause an unreasonable disturbance after 9.00pm and before 8.00am; and
 - 12.3.8 the animal's excreta is promptly cleaned up and appropriately disposed of.
- 12.4 The Corporation may resolve that a specified animal fails to meet the criteria for exemption. In such case, the occupier;
- 12.4.1 must not bring, permit or keep that animal on any part of the community parcel; and
 - 12.4.2 where that animal permanently resides on a community lot, must permanently remove that animal from the community parcel within 14 days of the Corporation's resolution.

13. REPORTING OF PESTS AND VERMIN

- 13.1 The owner and the occupier of a community lot must repair as soon as practicable to the Corporation any apparent or threatened:
- 13.1.1 infestation by pests or vermin;

24. PROHIBITED CONDUCT

24.1 A person must not use a community lot or the common property for an illegal purpose.

24.2 A person must not:

24.2.1 use or store any explosive or dangerous substance;

24.2.2 engage in any dangerous or offensive activity;

24.2.3 erect any satellite dish or other structure that alters the external appearance of the lot; or

24.2.4 display a sign or advertisement (other than a sign or advertisement of a reasonable size and nature associated with the sale of a community lot);

on a community lot or the common property without the consent of the Corporation.

25. MEMBERS MUST DISCLOSE INTERESTS

A member of a committee must not take part in any deliberations or decisions of that committee in relation to any matter in which he or she has a direct or indirect pecuniary interest.

26. OFFENCE

A person who contravenes or fails to comply with a provision of these by-laws is guilty of an offence.

Maximum penalty: \$500.00

27. THE CORPORATION'S RIGHT TO RECOVER MONEY

27.1 Any money due to the Corporation by an owner or occupier of a community lot under the Act, the Regulations or these by-laws shall be:

27.1.1 payable on the date specified in the applicable resolution of the Corporation or management committee (as the case may be) or, where no date is specified, seven days after the sending of the request for payment; and

27.1.2 recoverable as a debt.

27.2 Where an owner or occupier of a community lot commits any breach of the Act, Regulations or these by-laws (including any failure to pay any money due to the Corporation), the owner or occupier shall also pay:

27.2.1 the costs incurred by the Corporation in respect of the breach; and

27.2.2 interest at a rate of 2% per annum above the rate charged by the Corporation's banker on an overdraft of less than \$100,000.00 calculated daily from the day that the money becomes due for payment to the Corporation.

For the purposes of this by-law "costs" means all costs, expenses, taxes (including GST), premiums, charges, duties, impositions, fees (including the fees of any

independent consultant engage in respect of the breach), fines, interest, penalties, administrative costs and any other moneys incurred or expended and including all legal costs determined on an indemnity basis.

28. AMENDMENT OF THESE BY-LAWS

These by-laws (other than by-laws 3, 4 and 5 which are mandatory by-laws under the Act) may be amended, varied or replaced by the Corporation in accordance with the Act and the Scheme Description (if any).

RESOLUTIONS

COMMUNITY CORPORATION 40206 INCORPORATED
at 630 Young Street Sheidow Park SA 5158

The following is a summary of policy decisions, special and unanimous resolutions resolved by the Community Corporation.

The relevant minutes should be consulted for precise wording of the resolutions.

Date of Meeting	Details
26/05/2016	<p data-bbox="366 504 868 563"><u>By-Laws Document</u> The By-Laws Document was tabled and discussed.</p> <p data-bbox="366 598 1287 685">It was noted that by-law 7.3.1 states that fencing at the property must be in the colour of Beige Riversand, however the developer had built the fences in Woodland Grey. It was resolved by special resolution as follows;</p> <p data-bbox="366 716 874 749">That the corporation by-law 7.3.1 be amended from:</p> <p data-bbox="366 779 1281 899">7.3.1 Boundary fencing between adjoining allotments must be 1.8m high capped colorbond in type, color to be Beige Riversand (colorbond colour) or equivalent. Fencing is not permitted between the house and street boundaries, however special approval may be granted to public walkways and reserve areas; and</p> <p data-bbox="366 930 391 956">To</p> <p data-bbox="366 991 1281 1111">7.3.1 Boundary fencing between adjoining allotments must be 1.8m high capped Colorbond in type, colour to be Woodland Grey (colorbond colour) or equivalent. Fencing is not permitted between the house and street boundaries, however special approval may be granted to public walkways and reserve areas; and</p> <p data-bbox="366 1142 632 1174">All in favour, motion carried.</p> <p data-bbox="366 1205 813 1238"><u>Policy - Overdue Contributions Interest & Fees</u></p> <p data-bbox="366 1242 1268 1395">It was resolved that if an account remains overdue for 31 days, the unit owner will be required to pay interest to the corporation at the rate of 10% per annum calculated from the due date until payment and that any expenses, costs or disbursements incurred by the community corporation in recovering any outstanding monies including debt collection agency fees and solicitor's costs shall be recoverable from the unit owner. All agreed.</p> <p data-bbox="366 1426 1275 1546">The manager advised that Best Strata will charge an overdue account fee of \$11 to an owner when their account is 31 days overdue and a reminder account is sent. Best Strata will charge a debt recovery transfer fee of \$33 to an owner in the event of their account being transferred to a debt collection agency.</p> <p data-bbox="366 1576 443 1609"><u>Pergolas</u></p> <p data-bbox="366 1613 1195 1672">All owners were granted approval to install a pergola in their rear yard provided council approval is received prior to construction. All agreed.</p> <p data-bbox="366 1703 463 1736"><u>Foxtel Dish</u></p> <p data-bbox="366 1740 1059 1773">All owners were granted approval to install a Foxtel dish at their property.</p>

	<p><u>Dividing Fence – Lots 1 and 2</u> The owner of lot 1 was granted in principle approval to install a dividing fence between lots 1 and 2 between the house and the driveway. Approval was granted subject to the owner of lot 2 agreeing to the proposal. Approval is also subject to the owner of lot 1 providing details of the installation (e.g. fence style, colour, height and location) to the manager for distribution by email to all owners and no objections being received within a certain timeframe.</p>
25/05/2017	<p><u>Roller Shutters - Lot 5</u> The owner of lot 5 was granted retrospective approval to install roller shutters. All agreed.</p> <p><u>Approval for Dog – Lot 2</u> It was resolved that the owner of lot 2 be granted retrospective approval to house a second dog. All agreed.</p>
24/05/2018	<u>No Resolutions</u>
25/06/2018	<p><u>Dog Approval – Lot 6</u> That the prospective purchaser of Lot 6 was granted approval to keep two small, mature, de-sexed, female dogs on the Lot subject to the conditions as laid down in By Law 23 of the Corporation. All agreed.</p>
30/05/2019	<u>No Resolutions</u>
11/06/2020	<u>No Resolutions</u>
27/05/2021	<u>No Resolutions</u>

PURPOSE: PRIMARY COMMUNITY **AREA NAME:** SHEIDOW PARK

MAP REF: 6627/10K **COUNCIL:** THE CORPORATION OF THE CITY OF MARION

LAST PLAN: F58160 **DEVELOPMENT NO:** 100/C154/12/001/42835



C40206

SHEET 1 OF 3

45825_text_01_v03_Version_3

APPROVED:
CAROLYN STERZL
28/09/2015

DEPOSITED:
MARK MCNEIL
21/10/2015

AGENT DETAILS: FYFE PTY LTD
LEVEL 3, 80 FLINDERS STREET
ADELAIDE SA 5000
PH: 82019600
FAX: 82019650

SURVEYORS CERTIFICATION: I CHRISTOPHER JOHN MILLETT, a licensed surveyor under the Survey Act 1992, certify that (a) I am uncertain about the location of that part of the service infrastructure shown between the points marked > and < on the plan; and (b) This community plan has been correctly prepared in accordance with the Community Titles Act 1996

AGENT CODE: ALRF **17th day of September 2015 Christopher Millett Licensed Surveyor**

REFERENCE: 160899/2/12SC1-R4

SUBJECT TITLE DETAILS:

PREFIX	VOLUME	FOLIO	OTHER	PARCEL ALLOTMENT(S)	NUMBER	PLAN	NUMBER	HUNDRED / IA / DIVISION	TOWN	REFERENCE NUMBER
CT	5155	767			630	D	36249		NOARLUNGA	

OTHER TITLES AFFECTED: CT 5344/068

EASEMENT DETAILS:

STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER	PURPOSE	IN FAVOUR OF	CREATION
NEW	624(RESERVE) IN D32689	SERVICE	EASEMENT(S)	S	FOR SEWERAGE PURPOSES	SOUTH AUSTRALIAN WATER CORPORATION	223LG RPA
NEW	COMMON PROPERTY	SERVICE	EASEMENT(S)	E	FOR ELECTRICITY SUPPLY PURPOSES	DISTRIBUTION LESSOR CORPORATION (SUBJECT TO LEASE 8890000)	223LG RPA
NEW	COMMON PROPERTY	SERVICE	EASEMENT(S)	E(T/F)	FOR ELECTRICITY SUPPLY PURPOSES	DISTRIBUTION LESSOR CORPORATION (SUBJECT TO LEASE 8890000)	223LG RPA

ANNOTATIONS: THE COMMON PROPERTY IS DESIGNATED (C1) AND (C2) FOR LAND INFORMATION PURPOSES ONLY AND DOES NOT PROVIDE A LEGAL IDENTIFIER FOR THE COMMON PROPERTY
THE POSITION OF THE PROPOSED SERVICE INFRASTRUCTURE HAS BEEN PLOTTED FROM ENGINEERING PLANS

LOT ENTITLEMENT SHEET

COMMUNITY PLAN NUMBER

C 40206

SHEET 1 OF 1

ACCEPTED

Mark McNeil 2/10/2015
PRO REGISTRAR-GENERAL

DEV No. 100/C-154/12

SCHEDULE OF LOT ENTITLEMENTS		
LOT	LOT ENTITLEMENT	SUBDIVIDED
1	1210	
2	990	
3	890	
4	850	
5	930	
6	900	
7	830	
8	830	
9	830	
10	830	
11	910	
AGGREGATE	10000	

CERTIFICATE OF LAND VALUER

I,Fred Taormina.....being a Land Valuer within the meaning of the Land Valuers Act 1994 certify that this schedule is correct for the purposes of the Community Titles Act 1996

Dated the16th.....day of.....June, 2015

[Signature]
Signature of Land Valuer



Level 13, 431 King William Street
Adelaide SA 5000

Certificate of Currency

CHU Community Association Insurance Plan

Policy No	CAH0002297
Policy Wording	CHU COMMUNITY ASSOCIATION INSURANCE PLAN
Period of Insurance	15/10/2024 to 15/10/2025 at 4:00pm
The Insured	COMMUNITY CORPORATION NO. 40206 INC.
Situation	4 EDUCATION COURT SHEIDOW PARK SA 5158

Policies Selected

Policy 1 – Community Property

Community property: \$230,000
Community income: \$34,500
Common area contents: \$0

Policy 2 – Liability to Others

Limit of liability: \$20,000,000

Policy 3 – Voluntary Workers

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

Policy 4 – Fidelity Guarantee

Sum Insured: \$100,000

Policy 5 – Office Bearers' Legal Liability

Limit of liability: \$250,000

Policy 6 – Machinery Breakdown

Not Selected

Policy 7 – Catastrophe Insurance

Not Selected

Policy 8 – Government Audit Costs and Legal Expenses

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

Flood Cover is included.



Flood Cover Endorsement

Flood cover is included.

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

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

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

Date Printed

26/09/2024

This certificate confirms this policy is in force for the Period of Insurance shown, subject to the policy terms, conditions and exclusions. It is a summary of cover only (for full details refer to the current policy wording QM563 - 1023 and schedule). It does not alter, amend or extend the policy. This information is current only at the date of printing.