

# 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.

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:

Sophia Catherine Guy

Address:

13/4 Annells Court

Grange SA 5022

4 Vendor's registered agent:

Steve Krause

Address:

74 Brighton Road

Glenelg East SA 5045

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

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

Certificate of title - Volume: 5034 Folio: 951

Unit 13/4 Annells Court, Grange SA 5022

Unit 6 Strata Plan 3572

In the Area named Grange

Hundred of Yatala

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

To the purchaser:

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

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

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

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

#### 2 - Time for service

The cooling-off notice must be served -

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

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

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

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

#### 4 - Methods of service

The cooling-off notice must be -

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

74 Brighton Road, Glenelg East SA 5045

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

steve@magain.com.au

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

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

74 Brighton Road Glenelg East SA 5045

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

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

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

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

#### 5 - Effect of service

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

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

If you wish to proceed with the purchase -

- ### Part C - Statement with respect to required particulars

**To the purchaser:**

of Unit 13/4 Annells Court  
Grange SA 5022

Date: \_\_\_\_\_

Signed \_\_\_\_\_

Date: \_\_\_\_\_  
Signed \_\_\_\_\_

Date: \_\_\_\_\_

Signed \_\_\_\_\_

Date: \_\_\_\_\_  
Signed: \_\_\_\_\_

(section 9)

I, Steve Krause

Exceptions:

Date: \_\_\_\_\_

Signed: \_\_\_\_\_

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**Schedule - Division 1 - Particulars of mortgages charges and prescribed encumbrances affecting the land**  
(section 7(1)(b))

**Note -**

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

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

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

## Table of particulars

### Column 1

### Column 2

### Column 3

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

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

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

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

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

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

(d) the heading "29. Planning, Development and Infrastructure Act 2016" and items 29.1 and 29.2, which must be retained as part of this statement whether applicable or not.]

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

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

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

## 1. General

### 1.1 Mortgage of land

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

**Is this item applicable?**

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

**Are there attachments?**

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

Certificate of Title Volume: 5034 Folio: 951

**Number of mortgage (if registered):**

13012403

**Name of mortgagee:**

ING Bank (Australia) Ltd. (ACN: 000 893 292)



Yes

Yes

## 1.2 Easement

(whether over the land or annexed to the land)

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

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

**Is this item applicable?**

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

**Are there attachments?**

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

Property Interest Report

Description of land subject to easement:

Portion of the land in Certificate of title - Volume: 5034 Folio: 951  
Unit 13/4 Annells Court, Grange SA 5022

Nature of easement:

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

Are you aware of any encroachment on the easement?

No

If YES, give details:

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

If YES, give details:



No

Yes

## 1.3 Restrictive covenant

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

**Is this item applicable?**

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

**Are there attachments?**

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

Nature of restrictive covenant:

Name of person in whose favour restrictive covenant operates:

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

If NO, give details:

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



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

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

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

**Is this item applicable?**

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

**Are there attachments?**

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

Name of parties:

Period of lease, agreement for lease etc:

From

to

Amount of rent or licence fee:

\$  per  (period)

Is the lease, agreement for lease etc in writing?

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

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

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




5. Development Act 1993 (repealed)

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

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

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

Are there attachments?

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

Condition(s) of authorisation:

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

*Is this item applicable?*

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

*Are there attachments?*

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

Date of notice:

Requirements of notice:

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

Amount payable (if any):

~~5.6~~ section 57 - Land management agreement

*Is this item applicable?*

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

*Are there attachments?*

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

Date of agreement:

Names of parties:

Terms of agreement:

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

*Is this item applicable?*

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

*Are there attachments?*

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

Date of notice:

Building work proposed (as stated in the notice):

Other building work as required pursuant to the Act:

**5.8** section 69 - Emergency order

*Is this item applicable?*

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

*Are there attachments?*

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

Date of order:

Name of authorised officer who made order:

Name of authority that appointed the authorised officer:

Nature of order:

Amount payable (if any):

**5.9** section 71 - Fire safety notice

*Is this item applicable?*

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

*Are there attachments?*

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

Date of notice:

Name of authority giving notice:

Requirements of notice:

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

Amount payable (if any):

**5.10** section 84 - Enforcement notice

*Is this item applicable?*

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

*Are there attachments?*

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

Date of notice given:

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

Name of relevant authority giving notice:

Nature of directions contained in notice:

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

Amount payable (if any):

\$

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

*Is this item applicable?*

☐

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

☐

*Are there attachments?*

☐

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

Date order made:

Name of court that made order:

Action number:

Names of parties:

Terms of order:

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

**5.12** Part 11 Division 2 - Proceedings

*Is this item applicable?*

☐

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

☐

*Are there attachments?*

☐

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

Date of commencement of proceedings:

Date of determination or order (if any):

Terms of determination or order (if any):

## 6. Repealed Act conditions

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

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

**Is this item applicable?**

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

**Are there attachments?**

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

Council Search and Development Approval: 240/00095/75

Nature of condition(s):

Development Approval: 240/00095/75

Development Description: Erecting 14 Single Storey Home Units

Date of Decision: 23/10/1975



No

Yes

## 7. Emergency Services Funding Act 1998

- 7.1 section 16 - Notice to pay levy

**Is this item applicable?**

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

**Are there attachments?**

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

Certificate of Emergency Services Levy Payable

Date of notice:

10-11-2025

Amount of levy payable:

\$0.00



Yes

Yes

19. Land Tax Act 1936

19.1 Notice, order or demand for payment of land tax

Is this item applicable?

☒

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

Are there attachments?

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

Certificate of Land Tax Payable

Date of notice, order or demand:

10/11/2025

Amount payable (as stated in the notice):

\$0.00

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21. Local Government Act 1999

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

Is this item applicable?

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

Are there attachments?

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

Local Government Search - rates page

Date of notice, order etc:

07/11/2025

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

City of Charles Sturt

Land subject thereto:

Certificate of title - Volume: 5034 Folio: 951  
Unit 13/4 Annells Court, Grange SA 5022

Nature of requirements contained in notice, order etc:

General rates 2025/2026 Financial Year

Time for carrying out requirements:

Refer to Local Government rates search

Amount payable (if any):

\$1,039.60

☒

Yes

Yes



## 29. Planning, Development and Infrastructure Act 2016

29.1 Part 5 - Planning and Design Code

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

**Is this item applicable?**



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

No

**Are there attachments?**

Yes

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

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

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

Zones: Waterfront Neighbourhood (WN)

Subzones: No

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

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

No

Is the land designated as a local heritage place?

No

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

No

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

Yes

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

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

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

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

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

<b>29.6</b>	section 142 - Notice to complete development	<b>Is this item applicable?</b> <b>Will this be discharged or satisfied prior to or at settlement?</b> <b>Are there attachments?</b> If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):  Date of notice:  Requirements of notice:  Building work (if any) required to be carried out:  Amount payable (if any):	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
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<b>29.7</b>	section 155 - Emergency order	<b>Is this item applicable?</b> <b>Will this be discharged or satisfied prior to or at settlement?</b> <b>Are there attachments?</b> If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):  Date of order:  Name of authorised officer who made order:  Name of authority that appointed the authorised officer:  Nature of order:  Amount payable (if any):	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
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<del>29.8</del>	<del>section 157 – Fire safety notice</del>	<del>Is this item applicable?</del>	<input type="checkbox"/>
		<del>Will this be discharged or satisfied prior to or at settlement?</del>	<input type="checkbox"/>
		<del>Are there attachments?</del>	<input type="checkbox"/>
		<del>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</del>	<input type="checkbox"/>
		<div></div>	
		Date of notice:	
		<div></div>	
		Name of authority giving notice:	
		<div></div>	
		Requirements of notice:	
		<div></div>	
		Building work (if any) required to be carried out:	
		<div></div>	
		Amount payable (if any):	
		<div></div>	

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

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

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

*Is this item applicable?*

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

*Are there attachments?*

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

Date of commencement of proceedings:

Date of determination or order (if any):

Terms of determination or order (if any):

*Is this item applicable?*

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

*Are there attachments?*

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

Date notice given:

Name of designated authority giving notice:

Nature of directions contained in notice:

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

Amount payable (if any):

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



34. Water Industry Act 2012

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

Is this item applicable?

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

Are there attachments?

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

SA Water Certificate

Date of notice or order:

10/11/2025

Name or person or body who served notice or order:

South Australian Water Corporation

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

\$204.24

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

Payment of SA Water rates and charges

☒

## Particulars relating to a strata unit

1	Name of strata corporation:	Strata Corporation 3572 Incorporated.
	Address of strata corporation:	4 Annells Court Grange SA 5022

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

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

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

See attached Applications/Statement Pursuant to Strata Titles Act/Community Titles Act, 1988

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

See attached Applications/Statement Pursuant to Strata Titles Act/Community Titles Act, 1988

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

See attached Applications/Statement Pursuant to Strata Titles Act/Community Titles Act, 1988

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

See attached Strata Plan 3572 (Entitlement: 140/1000)

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

4 Documents supplied by the strata corporation that are enclosed:

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

☒ for the 2 years preceding this statement or

☐ since the deposit of the strata plan;

Yes

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

Yes

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

Yes

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

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

Not Applicable

- 6 A copy of the articles of the strata corporation is enclosed.

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

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

Name: Dot Matthews

Address: 10/4 Annells Court

Grange SA 5022

**Note-**

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



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

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

#### Governance

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

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

#### Use of your property

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

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

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

#### Are you buying a debt?

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

#### Expenses

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

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

#### Guarantee

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

#### Contracts

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

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

#### Buying off the plan

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

#### Mixed use developments—voting rights

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

#### Further information

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

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

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

You can also seek advice from a legal practitioner.

## ANNEXURES

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

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

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

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

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

Signed:

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

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

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

## Buyers information notice

### Prescribed notice to be given to purchaser

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

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

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

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

#### Safety

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

## Enjoyment

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

## Value

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

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

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

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

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

## Warning notice

Financial and investment advice

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

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

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

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



REAL PROPERTY ACT, 1886



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



## Certificate of Title - Volume 5034 Folio 951

**Parent Title(s)** CT 4108/201  
**Creating Dealing(s)** CONVERTED TITLE  
**Title Issued** 25/07/1991      **Edition** 8      **Edition Issued** 09/11/2018

### Estate Type

FEE SIMPLE (UNIT)

### Registered Proprietor

SOPHIA CATHERINE GUY  
OF UNIT 13 4 ANNELLS COURT GRANGE SA 5022

### Description of Land

UNIT 6 STRATA PLAN 3572  
IN THE AREA NAMED GRANGE  
HUNDRED OF YATALA

### Easements

NIL

### Schedule of Dealings

Dealing Number	Description
13012403	MORTGAGE TO ING BANK (AUSTRALIA) LTD. (ACN: 000 893 292)

### Notations

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

## Certificate of Title

**Title Reference:** CT 5034/951  
**Status:** CURRENT  
**Edition:** 8

## Dealings

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

## Priority Notices

NIL

## Registrar-General's Notes

No Registrar-General's Notes exist for this title

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## Certificate of Title

**Title Reference:** CT 5034/951

**Status:** CURRENT

**Parent Title(s):** CT 4108/201

**Dealing(s) Creating Title:** CONVERTED TITLE

**Title Issued:** 25/07/1991

**Edition:** 8

## Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
30/10/2018	09/11/2018	13012403	MORTGAGE	REGISTERED	ING BANK (AUSTRALIA) LTD. (ACN: 000 893 292)
30/10/2018	09/11/2018	13012402	TRANSFER	REGISTERED	SOPHIA CATHERINE GUY
30/10/2018	09/11/2018	13012401	DISCHARGE OF MORTGAGE	REGISTERED	11470624
19/10/2012	22/10/2012	11836236	VESTING (GLOBAL UPDATE)	REGISTERED	COMMONWEALTH BANK OF AUSTRALIA 11470624
01/10/2010	20/10/2010	11470624	MORTGAGE	REGISTERED	BANK OF WESTERN AUSTRALIA LTD.
01/10/2010	20/10/2010	11470623	TRANSFER	REGISTERED	DARRYL PETER BUCKLEY, BERNADETTE GAYLYNN PETTINAU
01/10/2010	20/10/2010	11470622	DISCHARGE OF MORTGAGE	REGISTERED	11087556
16/12/2008	10/01/2009	11087556	MORTGAGE	REGISTERED	NATIONAL AUSTRALIA BANK LTD.
16/12/2008	10/01/2009	11087555	DISCHARGE OF MORTGAGE	REGISTERED	10337831
03/01/2006	09/01/2006	10373641	AMENDMENT TO PROPRIETORS HIP DETAILS	REGISTERED	NICHOLAS ROUGGOS, MICHELLE RITA DE PATER
07/11/2005	21/11/2005	10337831	MORTGAGE	REGISTERED	ING BANK (AUSTRALIA) LTD.
07/11/2005	21/11/2005	10337830	TRANSFER	REGISTERED	NICHOLAS ROUGGOS, MICHELLE RITA DE PATER
07/12/1994	23/05/1995	7919579	DISCHARGE OF ENCUMBRANCE	REGISTERED	3456993

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
20/05/1992	01/07/1992	7299244	APPLICATION TO NOTE DEATH	REGISTERED	GERARD VAN RIET (DECD), WILHELMINA CLASINA VAN RIET
14/05/1973	21/05/1973	3456993	ENCUMBRANCE	REGISTERED	

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## Certificate of Title

**Title Reference** CT 5034/951  
**Status** CURRENT  
**Easement** NO  
**Owner Number** 17913973  
**Address for Notices** UNIT 13, 4 ANNELLS CT GRANGE, SA 5022  
**Area** NOT AVAILABLE

## Estate Type

Fee Simple (Unit)

## Registered Proprietor

SOPHIA CATHERINE GUY  
OF UNIT 13 4 ANNELLS COURT GRANGE SA 5022

## Description of Land

UNIT 6 STRATA PLAN 3572  
IN THE AREA NAMED GRANGE  
HUNDRED OF YATALA

## Last Sale Details

**Dealing Reference** TRANSFER (T) 13012402  
**Dealing Date** 11/10/2018  
**Sale Price** \$412,000  
**Sale Type** FULL VALUE / CONSIDERATION AND WHOLE OF LAND

## Constraints

### Encumbrances

Dealing Type	Dealing Number	Beneficiary
MORTGAGE	13012403	ING BANK (AUSTRALIA) LTD. (ACN: 000 893 292)

### Stoppers

NIL

## Valuation Numbers

Valuation Number	Status	Property Location Address
2555050000	CURRENT	Unit 13, 4 ANNELLS COURT, GRANGE, SA 5022

## Notations

### Dealings Affecting Title

NIL

**Notations on Plan**

NIL

**Registrar-General's Notes**

NIL

**Administrative Interests**

NIL

**Valuation Record**

**Valuation Number** 2555050000

**Type** Site & Capital Value

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

**Status** CURRENT

**Operative From** 01/07/1978

**Property Location** Unit 13, 4 ANNELLS COURT, GRANGE, SA 5022

**Local Government** CHARLES STURT

**Owner Names** SOPHIA CATHERINE GUY

**Owner Number** 17913973

**Address for Notices** UNIT 13, 4 ANNELLS CT GRANGE, SA 5022

**Zone / Subzone** WN - Waterfront Neighbourhood

**Water Available** Yes

**Sewer Available** Yes

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

**Description** 4H/UNIT CP

**Local Government Description** Residential

**Parcels**

Plan/Parcel	Title Reference(s)
S3572 UNIT 6	CT 5034/951

**Values**

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$290,000	\$590,000			
Previous	\$235,000	\$510,000			

**Building Details**

---

<b>Valuation Number</b>	2555050000
<b>Building Style</b>	Contemporary
<b>Year Built</b>	1978
<b>Building Condition</b>	Very Good
<b>Wall Construction</b>	Brick
<b>Roof Construction</b>	Tiled (Terra Cotta or Cement)
<b>Equivalent Main Area</b>	89 sqm
<b>Number of Main Rooms</b>	4

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

DRAFT

# Property Interest Report

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

Title Reference	CT 5034/951	Reference No. 2728421
Registered Proprietors	S C*GUY	Prepared 07/11/2025 12:22
Address of Property	Unit 13, 4 ANNELLS COURT, GRANGE, SA 5022	
Local Govt. Authority	CITY OF CHARLES STURT	
Local Govt. Address	PO BOX 1 WOODVILLE SA 5011	

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

## Table of Particulars

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

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

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

### 1. General

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

### 2. Aboriginal Heritage Act 1988

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



an area surrounding a site

2.3 Part 3 Division 6 - Aboriginal heritage agreement

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

also

Refer to the Certificate of Title

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

3.1 section 8 - Human remains interred on land

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

also

contact the vendor for these details

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

4.1 section 5 - Notice requiring payment

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

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

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

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

5.4 section 55 - Order to remove or perform work

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

also

Contact the Local Government Authority for other details that might apply

5.5 section 56 - Notice to complete development

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

also

Contact the Local Government Authority for other details that might apply

5.6 section 57 - Land management agreement

Refer to the Certificate of Title

5.7 section 60 - Notice of intention by building owner

Contact the vendor for these details

5.8 section 69 - Emergency order

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

also

Contact the Local Government Authority for other details that might apply

5.9 section 71 - Fire safety notice

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

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

## 6. Repealed Act conditions

6.1	Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act, 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1967</i> (repealed)  <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title  also  Contact the Local Government Authority for other details that might apply
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## 7. Emergency Services Funding Act 1998

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

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

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

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

## 17. *Land Acquisition Act 1969*

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

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

Act

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

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

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

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

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

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

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

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

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

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

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

## **24. Mining Act 1971**

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

24.9	Proclamation with respect to a private mine	Mineral Tenements in the Department of Energy and Mining has no record of any proclamation affecting this title
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## 25. *Native Vegetation Act 1991*

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

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

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

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

27.1	section 21 - Notice of levy or contribution payable	Outback Communities Authority has no record affecting this title
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## 28. ***Phylloxera and Grape Industry Act 1995***

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

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

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

has no record of any order or notice affecting this title

also

Contact the Local Government Authority for other details that might apply

29.8 section 157 - Fire safety notice

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

also

Contact the Local Government Authority for other details that might apply

29.9 section 192 or 193 - Land management agreement

Refer to the Certificate of Title

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

29.12 Part 16 Division 1 - Proceedings

Contact the Local Government Authority for details relevant to this item

also

Contact the vendor for other details that might apply

29.13 section 213 - Enforcement notice

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

also

Contact the Local Government Authority for other details that might apply

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

Contact the Local Government Authority for details relevant to this item

also

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

### 30. *Plant Health Act 2009*

30.1 section 8 or 9 - Notice or order concerning pests

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

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

31.1 Part 3 - Notice

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply



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

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

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

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

### 34. ***Water Industry Act 2012***

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

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

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

### 36. ***Other charges***

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

## Other Particulars

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

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

## Additional Information

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

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

## Notices

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

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

#### Building restrictions

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

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

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

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

#### Statutory easements

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

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

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

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

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

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

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

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

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

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

Information should be obtained from:

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

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

Water Resources Management - Taking of underground water

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

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

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

DRAFT

72 Woodville Road, Woodville, South Australia 5011  
PO Box 1, Woodville SA 5011  
T: 08 8408 1111 F: 08 8408 1122 [charlessturt.sa.gov.au](http://charlessturt.sa.gov.au)



## Local Government Search (Form 1)

Certificate Number:	CERT4059/25
Date:	07 November 2025



Billor Code: 10330  
Ref No: 1427350

Searchlight Technology  
PO Box 232  
RUNDLE MALL SA 5000

Property No: 142735  
Assessment No: 2555050000

Owner: Ms S C Guy  
Property: 13/4 Annells Court GRANGE SA 5022

Lot/Section/Title Reference: Lot 6 SP 3572 Vol 5034 Fol 951

Ward: Grange

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

Rates for Financial Year 01/07/25 to 30/06/26	\$1,350.00
Levies for Financial Year 01/07/25 to 30/06/26	
Regional Landscape Levy	\$36.60
Payments/Adjustments for Current Financial Year	(\$347.00)
Amount Due & Payable	\$1,039.60

**Please note:** City of Charles Sturt uses a **differential rating system** with a minimum amount. This is where a different rate in the dollar is used to determine the rates levied based on whether the land is used for residential, commercial, industrial, primary production, vacant or other purposes. Should the land use change within the financial year there may be an adjustment to the differential rate charged for the future financial year and rates levied.

Outstanding rates balance is correct as at the above date. If you are seeking updated rating information more than 30 days from the above date or in a new financial year, a new Section 187 request is required to be lodged.

Chief Executive Officer

Per Authorised Officer:

**Property No:** 142735  
**Property Address:** 13/4 Annells Court GRANGE SA 5022

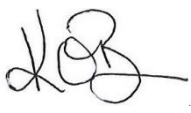

Prescribed enquiries under section 7 of the Land and Business (Sale and Conveyancing) Act and Regulations.

Prescribed Encumbrances	Other Particulars Required
<b><i>Development Act 1993 (repealed)</i></b>	
Section 42 – Condition (that continues to apply) of a development authorisation	No
<b>Building Indemnity Insurance - No</b>	
Further information held by Councils Does the Council hold details of any development approvals relating to – (a) Commercial or industrial activity at the land; or (b) A change in the use of the land or part of the land – within the meaning of the Development Act 1993 (repealed) or the PDI Act 2016?	No
Section 50(1) – Requirement to vest land in a council or the Crown to be held as open space	No
Section 50(2) – Agreement to vest land in a council or Crown to be held as open space	No
Section 55 – Order to remove or perform work	No
Section 56 – Notice to complete development	No
Section 57 – Land management agreement	Refer to the PlanSA Data Extract for Section 7 search purposes below.
Section 69 – Emergency order	No
Section 71 – Fire safety notice	No
Section 84 – Enforcement notice	No

Prescribed Encumbrances	Other Particulars Required
Section 85(6), 85(10) – Enforcement order	No
Section 106 – Enforcement order	No
Part 11 Division 2 – Proceedings	No
Repealed Act Conditions	
Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1967</i> (repealed)	Yes
<p><b>Application No. 240/00095/75</b>  <b>Description Erecting 14 Single Storey Home Units</b>  <b>Issue Date 23/10/1975</b></p> <ol style="list-style-type: none"> <li>The approval is subject only to the applicant, Labrador Homes P/L.</li> <li>That a landscaping plan be lodged with council showing all lawns, shrubs, trees and grass crete parking as shown on the plan.</li> <li>Fences to be constructed as set out in approved plan.</li> <li>Disposal of stormwater to councils approval.</li> <li>That a minimum of 28 carparking areas be provided.</li> </ol>	

<b>Planning, Development and Infrastructure Act 2016</b>	
<p><b>Part 5 – Planning and Design Code</b></p> <ul style="list-style-type: none"> <li>• Zones/Subzones/Zoning Overlays</li> <li>• State or Local Heritage Place/Area</li> <li>• Declared Trees</li> <li>• Associated Development Authorisation Information</li> <li>• Building Indemnity Insurance</li> <li>• Land Management Agreement</li> <li>• Current Amendment to the Planning and Design Code</li> </ul> <p>For further information about the Planning and Design Code visit <a href="https://code.plan.sa.gov.au">https://code.plan.sa.gov.au</a></p>	<p><b>Refer to the PlanSA Data Extract for Section 7 search purposes below.</b></p>
<p>Section 127 – Condition (that continues to apply) of a development authorisation</p> <p>Copies of Decision Notification Forms can be downloaded from the PlanSA website – <a href="#">Development application register   PlanSA</a></p>	<p><b>Refer to the PlanSA Data Extract for Section 7 search purposes below.</b></p>
Section 141 – Order to remove or perform work	<b>No</b>
Section 142 – Notice to complete development	<b>No</b>
Section 155 – Emergency order	<b>No</b>
Section 157 – Fire safety notice	<b>No</b>
Section 198(1) – Requirement to vest land in a council or the Crown to be held as open space	<b>No</b>
Section 198(2) – Agreement to vest land in a council or the Crown to be held as open space	<b>No</b>
Part 16 – Division 1 – Proceedings	<b>No</b>
Section 213 – Enforcement notice	<b>No</b>



Section 214(6), 214(10) – Applications to Court	No
Section 222 – Enforcement order to rectify breach	No
Confirmed – Planning and Development: 	
<b>Fire and Emergency Services Act 2005</b>	
Section 105F (or Section 56 or 83 (repealed)) – Notice of action required concerning flammable materials on land	No
<b>Local Nuisance and Litter Control Act 2016</b>	
Section 30 – Nuisance or litter abatement notice	No
<b>Local Government Act 1934 (repealed) and/or Local Government Act 1999</b>	
Section 217 – Notice, order, declaration, charge, claim or demand given or made under the Act	No
Section 254 – Notice, order, declaration, charge, claim or demand given or made under the Act	No
Confirmed – Community Safety: 	
<b>Food Act 2001</b>	
Section 44 – Improvement notice	No
Section 46 – Prohibition order	No
<b>Public and Environmental Health Act 1987 (repealed)</b>	
Part 3 – Notice	No

Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) (revoked) Part 2 – Condition (that continues to apply) of an approval	No
Public and Environmental Health (Waste Control) Regulations 2010 (revoked) Regulation 19 – Maintenance order (that has not been complied with)	No
<b>South Australian Public Health Act 2011</b>	
Section 66 – Direction or requirement to avert spread of disease	No
Section 92 – Notice	No
South Australian Public Health (Wastewater) Regulations 2013 Part 4 – Condition (that continues to apply) of an approval	No
Confirmed – Environmental Health: <i>G. Miller</i>	
<b>Water Industry Act 2012</b>	
Notice or order under the Act requiring payment of charges or other amounts or making other requirement	No
Confirmed – Alternative Water: <i>AB</i>	
<b>Land Acquisitions Act 1969</b>	
Section 10 Notice of intention to acquire	No
Confirmed – Property Management, Planning and Strategy: <i>SA Miller</i>	

The information herein is provided pursuant to Council's obligations under Section 7 of the Land and Business (Sales and Conveyancing) Act and Regulations. Only 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 charges or encumbrances affect the Subject Land.

#### **NOTICES**

Aluminium Composite Panel Cladding (ACP) is defined as flat or profiled aluminium sheet material in composite with any type of material. ACP is an external building cladding material which can create a fire risk if used or installed incorrectly.

Both Vendors and Purchasers should take reasonable steps to determine if ACP has been identified on any buildings on the land, and also the status of any required remediation works related to the presence of ACP on such building.

#### **ADDITIONAL INFORMATION**

This information is provided as additional information, it is not information that Council is statutorily obliged to provide.

Parts of the City are subject to flooding. This situation may be subject to change over time. Flood plain mapping data is available on Council's website.

# Data Extract for Section 7 search purposes

Valuation ID 2555050000

**Data Extract Date:** 07/11/2025

## Important Information

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

**Parcel ID:** S3572 UN6

**Certificate Title:** CT5034/951

**Property Address:** UNIT 13 4 ANNELLS CT GRANGE SA 5022

## Zones

Waterfront Neighbourhood (WN)

## Subzones

No

## Zoning overlays

### Overlays

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

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

#### **Building Near Airfields**

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

#### **Hazards (Flooding - General)**

The Hazards (Flooding - General) Overlay seeks to minimise impacts of general 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.

## Water Resources

The Water Resources Overlay seeks to protect the quality of surface waters in South Australia.

## 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

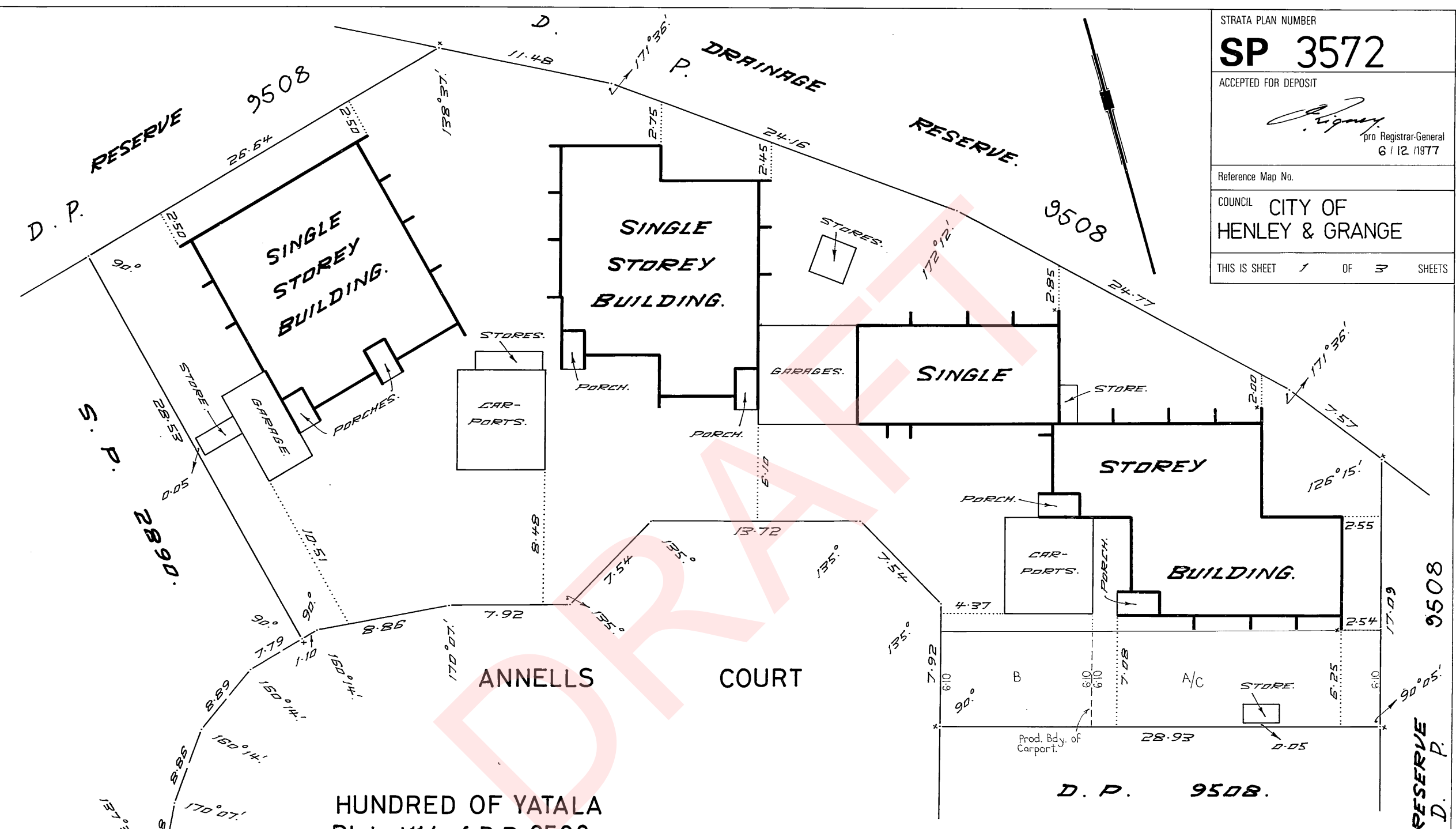
*A Development Application cannot be enacted unless the Development Authorisation for Development Approval has been granted.*

No

Land Management Agreement (LMA)

No

DRAFT



STRATA PLAN NUMBER	
<b>SP 3572</b>	
ACCEPTED FOR DEPOSIT	
<i>[Signature]</i> pro Registrar-General 6 / 12 / 1977	
Reference Map No.	
COUNCIL CITY OF HENLEY & GRANGE	
THIS IS SHEET 1 OF 3 SHEETS	

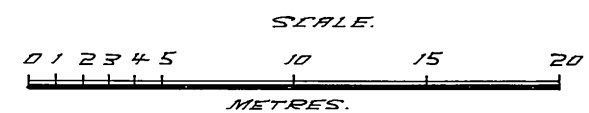
**HUNDRED OF YATALA**  
**Pt Lot 14 of D.P. 9508**  
**PT SEC.1006**  
**In the area named**  
**GRANGE**

ALEXANDER  
AVE.  
**ALEXANDER & SYMONDS PTY. LTD.**  
SURVEYING CONSULTANTS  
259 HUTT STREET, ADELAIDE  
PHONE: 223 3566  
REF. 2264 / GRANGE  
W.L. d/n 5573

Portion of the Yard Unit Sub 7 marked A hereon and portions of the Common Property marked B & C hereon are subject to an easement to the City of Henley & Grange vide Ts 4143777 & 4143778 respectively.

14.2.1978  
Pro. P.D.O.

**SITE PLAN.**



**CERTIFICATE OF TITLE:**  
**VOLUME 4077 FOLIO 259**  
**AREA OF TITLE: 2222 m2.**

**HENRY DONALD MORRISON.**  
a Licensed Surveyor within the meaning of the Surveyors Act, 1975, do hereby certify:  
1. that all the units and unit subsidiaries and all buildings and other structures depicted hereon are wholly comprised within the boundaries of the parcel delineated on this strata plan;  
2. that this strata plan represents an accurate delineation of the units and unit subsidiaries as constructed or laid out on the parcel;  
3. that this strata plan complies with the requirements of regulation 19 of the Real Property Act (Strata Titles) Regulations, 1968.  
Dated this 29<sup>th</sup> day of SEPT. 1977  
*H.D. Morrison*  
Licensed Surveyor

STRATA PLAN NUMBER

**SP 3572**

ACCEPTED FOR DEPOSIT

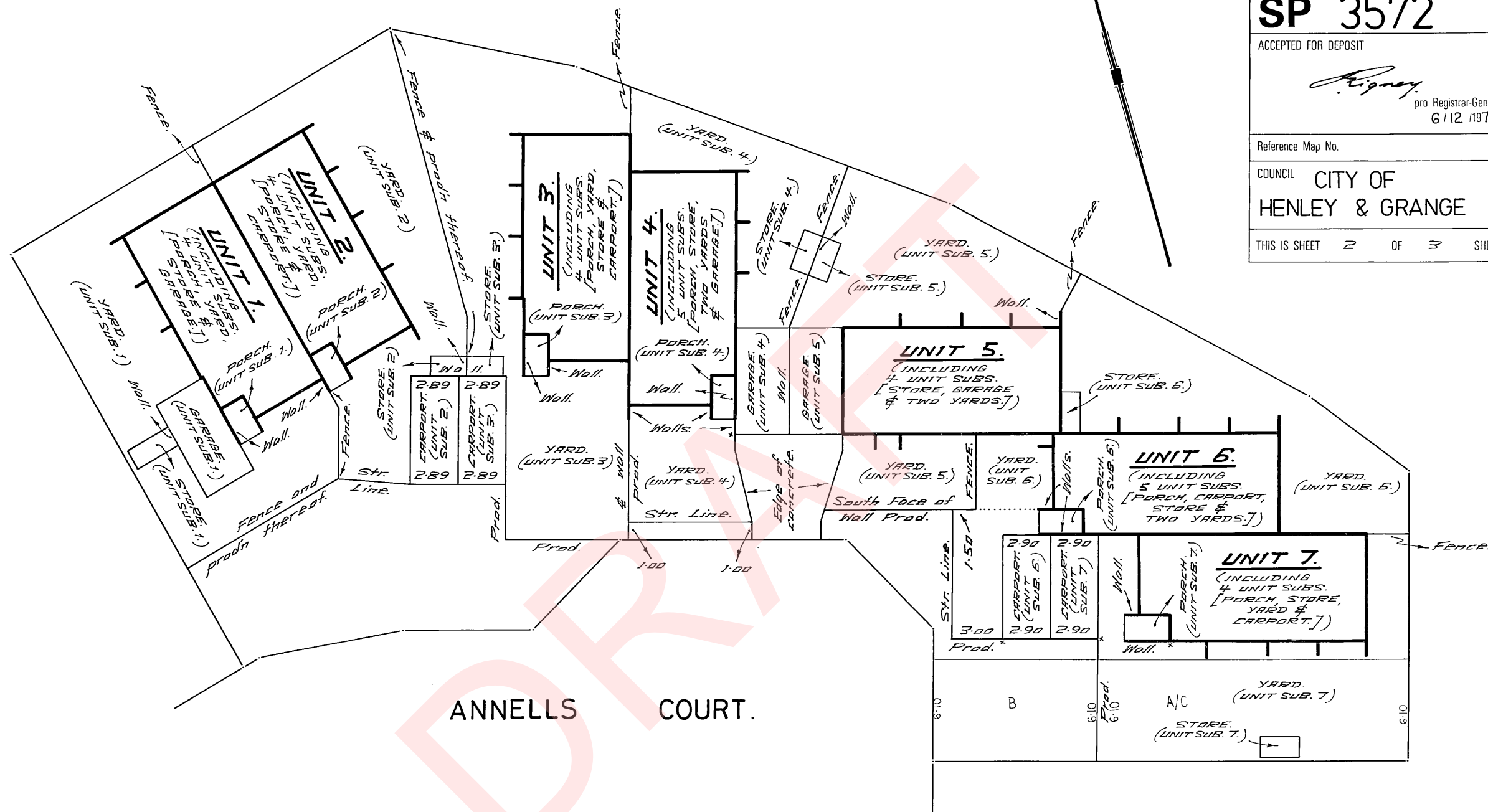
*[Signature]*

pro Registrar-General  
6/12/1977

Reference Map No.

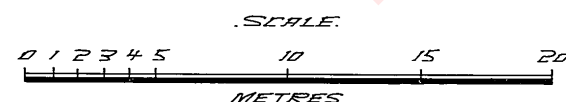
COUNCIL **CITY OF  
HENLEY & GRANGE**

THIS IS SHEET **2** OF **3** SHEETS



**ANNELLS COURT.**

**GROUND FLOOR PLAN.**



Portion of the Yard Unit Sub 7 marked A hereon and Portions of the Common Property marked B & C hereon are subject to an easement to the City of Henley & Grange vide T5 4143777 & 4143778 respectively.

14.2.1978  
Pro. P.D.O.

**ALEXANDER & SYMONDS PTY. LTD.**  
SURVEYING CONSULTANTS  
259 HUTT STREET, ADELAIDE  
PHONE: 223 3566

REF. 2264/GRANGE  
W.L. d/n 5573

**LEGEND.**

1. THE LOWER AND UPPER BOUNDARIES OF THE UNIT SUBSIDIARIES SHOWN AS YARDS ARE EXISTING GROUND LEVEL AND 0.15 METRES BELOW THE EAVES RESPECTIVELY.
2. THE BOUNDARY OF A UNIT SUBSIDIARY WHERE IT ABUTS A UNIT IS A LINE PARALLEL TO AND 0.02 METRES DISTANT FROM THE OUTER SURFACE OF THE WALL OF THE UNIT.
3. UNLESS DEFINED OTHERWISE, THE BOUNDARIES OF THE UNIT SUBSIDIARIES SHOWN AS PORCHES ARE DEFINED BY EDGE OF CONCRETE AND ARE LIMITED IN HEIGHT TO 0.15 METRES BELOW THE EAVES.
4. THE LOWER AND UPPER BOUNDARIES OF THE STORE (UNIT SUB. 7) HEREON ARE EXISTING GROUND LEVEL AND TOP SIDE OF ROOF RESPECTIVELY.



SCHEDULE OF UNIT ENTITLEMENT							
UNIT NO.	UNIT ENTITLEMENT	CURRENT C's of T.		UNIT NO.	UNIT ENTITLEMENT	CURRENT C's of T.	
		VOLUME	FOLIO			VOLUME	FOLIO
1	145						
2	140						
3	140						
4	145						
5	150						
6	140						
7	140						
				AGGREGATE			
				COMMON PROPERTY			
				ROAD or RESERVE ALLOTMENTS			
AGGREGATE	1000						

STRATA PLAN NUMBER

SP 3572

Authenticated vide

Application No. 4124224

and Accepted for Deposit



PRINCIPAL DRAFTING OFFICER

pro Registrar-General

6/12/1977

THIS IS SHEET 3 OF 3 SHEETS

12<sup>th</sup> November 2025

Dear Michelle,

Please find enclosed the documents you requested.

We have recently had the guttering replaced on all 7 units and we will now be getting quotes to have all the common areas of the units painted.

Also there are some parts of the exterior fences that will need to be replaced. We will be getting quotes for that as well.

So there will be upcoming extra levies for this work.

The account details are BSB 633000 ACCOUNT 148658560.

Please contact me if you need anything further.

Regards

Dot Matthews

Assistant Secretary/Treasurer

[dotwah@bigpond.com](mailto:dotwah@bigpond.com)

0411 312565

APPLICATION/STATEMENT PURSUANT TO STRATA TITLES  
ACT/COMMUNITY TITLES ACT, 1988

Re: Unit No. 13  
Strata Plan/Community Plan No. 3572 Incorporated  
Address of Property 4 ANNELLS CT GRANGE  
Owner SOPHIE GUY

To: The Secretary  
Strata/Community Corporation No. 3572 Incorporated  
J. Cottle  
j.cottle@bigpond.com

\$105.60

Please complete the following particulars in relation to the abovementioned unit.

Unit entitlement 140 Total of all Unit Entitlements 1000

FINANCIAL DETAILS

Maintenance contributions \$ 500 payable per qtr paid to 31/12/2025

Levies payable

Description N/A Amount \$ Due date \$ \$

Arrears

Contributions \$ NIL Levies \$ Interest \$

As at Total Arrears \$ Interest accrues

At % per annum

EXPENDITURE BY STRATA/COMMUNITY CORPORATION

Incurred by Corporation to which unit holder must or is likely to be required to contribute

Upcoming levy - see attached form \$ \$ \$

Resolved by Corporation to incur to which unit holder must or is likely to be required to contribute

N/A \$ \$ \$

ASSETS AND LIABILITIES OF CORPORATION

Name of fund STRATA PLAN 3572 BENDIGO BANK

Where held WEST LAKES

Sum standing to credit of fund \$ 14,175.78 as at 31/10/25

Amount committed for expenses \$ N/A incurred for N/A

Amount earmarked for future expenses \$ N/A purpose N/A

Particulars of other assets - all those improvements defined as common property upon the land N/A

Liabilities (excluding any described above) N/A

DETAILS OF INSURANCE

Insurer AAMI - last premium \$4818.68  
 Property \$ 1,971,100 expiry date 14/2/26 Policy No. HSA135815008  
 Public Liability \$ 20 MILLION expiry date 14/2/26 Policy No. HSA135815008  
 Other N/A \$ ..... expiry date ..... Policy No. ....

PLEASE SUPPLY A COPY OF THE FOLLOWING

1. Minutes of general meetings of the Corporation for the last two years
2. Minutes of management committee meetings of the Corporation for the last two years
3. Details of any "special resolution" or "unanimous resolution" affecting the unit or common property passed during the last five years (excluding those contained in 1. above). Attach relevant minutes
4. Statement of accounts of the Corporation last prepared
5. The Articles now in force

The Corporation's records are available for inspection at

Unit 14/4 Annells Court Grange  
 On any working day between the hours of 1000 am and 3 pm. by appointment.  
 Contact phone number 0417 835 557

Date of Application .....

Applicant .....

Address .....

Email .....

On behalf of .....

owner/prospective purchaser

Signed .....

Date of Statement 12/11/25

Completed by Dot Matthews

Address 10/4 Annells Court

Grange

Position

Assistant Sec/Treasurer

On behalf of Strata/Community Corporation No. 3572 Incorporated.

Signed

Dot Matthews

**FINANCIAL STATEMENT**  
**STRATA PLAN 3572 INCORPORATED**  
**1<sup>ST</sup> JULY 2024-30<sup>TH</sup> JUNE 2025**

Opening Balance	\$16959.71	
Maintenance Fees	\$13600.00	
Levies (Guttering)	\$10500.00	
Insurance AMMI		\$4818.68
Property Maintenance SA (Fascias Units 8-15)		\$5615.50
Craig Nicholson Plumbing (Hydroblaster Stormwater Drains Unit 10)		\$297.00
Old Port Roofing (Quote Fee)		\$418.00
Theo Ellenbroek (Reimburse for replacement glass in front door panel)		\$360.00
BankTransaction Fees		\$2.40
Closing Balance @ 30 <sup>th</sup> June 2025		\$29548.13

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\$41059.71

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\$41059.71

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## MINUTES

4 Annells Court, Grange

Strata Plan 3572

Extraordinary  
Annual General Meeting

Tuesday 15<sup>th</sup> April 2025

At 7pm

At Unit 8

Present: Ms.A. Forth, Unit 8  
Mr. P. Burton, Unit 9  
Ms. D. Matthews, Unit 10  
Mrs.V. Miller, Unit 11  
Mr.T. Ellenbroek, Unit 12  
Ms. S. Guy, Unit 13  
Ms. J. Cottle, Unit 14

1. Election of Chairperson  
Jan elected.
2. Apologies  
None.
3. Business arising:
  - a) Discussion about possible change of colour for the upcoming gutter replacement
    - Sophie gave summary of matter and this was followed by discussion regarding colour shade, opportunities for contrasting with lighter colour (Paperbark) and time frame for deciding final colours.
    - There was general agreement of changing colour to grey and different shades were discussed.



- There was also discussion and general agreement that Paperbark would remain second option to create contrast in colour scheme of the units. This will be further discussed and decided after guttering completed. Decision tonight is regarding colour of guttering and down pipes.
- It was decided on vote 5-2 in favour of Monument over Woodland Grey. Dot moved that we agreed to colour Monument for all guttering and downpipes. Theo seconded this motion. All in agreement.
- Dot will notify Curtis (tradesman) of colour changing as courtesy. Measure is happening May 26 and materials will not be ordered before this date.

b) Discussion of the need to pay a levy for the upcoming gutter replacement.

- Discussed levy proposal made by Dot. Jan reported on proposed level for guttering, proposed by Dot:

Total guttering cost is \$21,272.35

Current account balance is \$18,000

Each unit contribute levy of \$1600

Amount remaining to be paid is \$10,072.35

Funds remaining is \$7975.78

- Peter proposed levy amount to be less; \$1500. Theo moved levy amount be \$1500. Dot seconded. All in agreement.
- Date to pay levy, money to be in account by latest Friday, 23rd May. Dot moved. Sophie seconded. All in agreement.

Meeting closed at 7:45pm.

## MINUTES

4 Annells Court, Grange

Strata Plan 3572

Annual General Meeting

Tuesday 26<sup>th</sup> November 2024

At 7pm

At Unit 11

Present: Ms. A. Forth, Unit 8  
Mr. P. Burton, Unit 9  
Ms. D. Matthews, Unit 10  
Mrs. V. Miller, Unit 11  
Mr. T. Ellenbroek, Unit 12  
Ms. S. Guy, Unit 13  
Ms. J. Cottle, Unit 14

1. Election of Chairperson  
Jan elected.
2. Apologies  
None.
3. Minutes of previous meeting
  - one correction f) Secretary/Treasurer & Assistant Secretary reimbursement for expenses -Jan \$300 waived; Dot \$200 waived for Jan; this incorrect - they had equal amount waived, \$200 and \$200
4. Business arising:
  - a) Smoke alarms – reminder for each unit to check alarms annually.
    - reminder noted



**FINANCIAL STATEMENT**  
**STRATA PLAN 3572 INCORPORATED**  
**1<sup>ST</sup> JULY 2023-30<sup>TH</sup> JUNE 2024**

	INCOME	EXPENSES
Opening Balance	\$19329.18	
Maintenance Fees	\$ 8454.32*	
Insurance AMMI		\$3884.99
Rick Fantus Bathrooms (Replace Beams Units 8&9)		\$6630.00
Mr Tap (Camera Stormwater Drains Unit 10)		\$ 308.00
Transaction Fees		\$ 0.80
Closing Balance @ 30 <sup>th</sup> June 2024		\$16959.71
	\$27783.50	\$27783.50

\*Unit 8 paid for window fix so \$145.68, credited off Strata fees for 01<sup>st</sup> October to 31<sup>st</sup> December 2024 period

## MINUTES

4 Annells Court, Grange

Strata Plan 3572

Extraordinary Meeting

Wednesday 09<sup>th</sup> October 2024

At 7pm

At Unit 8

Present: Ms. A. Forth, Unit 8  
Mr. P. Burton, Unit 9  
Ms. D. Matthews, Unit 10  
Mrs. V. Miller, Unit 11  
Mr. T. Ellenbroek, Unit 12  
Ms. S. Guy, Unit 13  
Ms. J. Cottle, Unit 14

1. Election of Chairperson

- Jan

2. Apologies

- none

3. Minutes of previous meeting

- amendments
  - note Val as present
  - 2nd page, amend to read '\$30,000 is needed by Feb next year'
  - Dot made correction to hard copy on file
- minutes accepted

#### 4. Business arising –

##### a. Discuss second quote for Gutter work received from Old Port Roofing.

- no. 8:
  - quote picked up rotten timber on western side of garage; should have been completed as part of last job with Property Maintenance
- no. 9:
  - job quote noted as accurate
- no. 10:
  - job quote noted as accurate
- no. 11:
  - Val's son, Patrick, has checked gutters and says backyard 9.6m gutter replacement not needed; just front incl. fascia
  - Dot will follow-up and request quote to be amended
- no. 12:
  - Theo noted job is very expensive
  - looked at own gutters and thinks they're fine; would like to look at everyone's gutters and check for himself
  - this was discussed and proposal turned down
- no. 13:
  - query re western facing section (across living room), no guttering noted as required in quote
  - otherwise quoted job is accurate
- no. 14
  - back end fascia corner is not marked but needs doing
- question raised and discussion followed whether need to replace downpipes
- Dot was told by tradesman that won't replace gutters without replacing down pipes
- Jan put forward motion to accept quote and go ahead with job replacing gutters and downpipes
  - Dot seconded
  - 6 to 1 for; motion passed
- Dot will go back to Old Port Roofing and request work to go ahead

##### 5. Other business

- Adrienne put forward suggestion of keeping paint colour same to save cost
- Jan noted green colour outdated and recommended changing

- discussion re having variation in colour across units; 4 parties open to this however agreed would add complication and potentially cost to having guttering work done so decided to stay with having uniform colour
- discussion re colour and having units painted paperbark to match colour of gutter
- Jan will go to paint shop and get samples - paperbark and woodland grey
- Theo made offer to clean gutters for fee; agreed to leave this discussion to a later day

Meeting closed at 8.10pm.

DRAFT

# Minutes

## Strata Plan 3572

## Extraordinary Meeting

### 4 Annells Court, Grange

Monday 19th August 2024

At 7pm

At Unit 10

Present:	Ms A Forth	Unit 8
	Mr P Burton	Unit 9
	Mr T Ellenbroek	Unit 12
	Ms S Guy	Unit 13
	Ms J Cottle	Unit 14
	Ms D Matthews	Unit 10
	V. Miller	Unit 11

Ms J Cottle was elected Chairperson

EXTRAORDINARY STRATA MEETING 19 AUG 2024

Downpipes and gutters

Chair: Jan

Present: Dot, Jan, Adrienne, Sophie, Theo, Val, Peter

No apologies.

Business arising

- Dot gave report on guttering quotes
- places asking for money to quote
- Darren from Down Right Roofing - \$200, small business, would come off cost of job
- Old Port Roofing - told Jan \$450-500 to do quote:

- told Jan would have to come back with ladder, 1-2 hours can't tell underneath whether rusting
- Dot rang today to clarify, girl explained amount is for roof report, checks all units individually, if some don't need repair/replace, won't do
- amount does not come off cost of job
- quote from Jason, Ultimate Roofing and Guttering, replacing gutters and downpipes, fixing No. 14 incl. fixing extra down pipe

2 options:

- go with Ultimate Roofing G
- get Old Port Roofing to conduct inspection and provide quote

Need to check what is meant by not including Unit 12

Discussion re cost:

- idea of levy been raised for number of years
- insurance - anticipate increase - set aside \$5000 in account for this
- 30,000 by feb next year
- Current balance \$13,446 (+ \$2800 Oct 1)
- bare minimum \$1500, prefer \$2000 - \$3000
- \$42,000 approx. for painting

Discussed

Theo moved that we get second quote from Old Port Roofing

Jan proposed: increase strata maintenance fee to \$500 from October 1, 2024. This was agreed upon.

Meeting closed at 7:51pm.

# MINUTES

## Extraordinary Meeting

### Strata Plan 3572

#### 4 Annells Court, Grange

Friday 5<sup>th</sup> July 2024

At 7pm

At Unit 10

Present:

Ms A Forth	Unit 8
Mr P Burton	Unit 9
Mr T Ellenbroek	Unit 12
Ms S Guy	Unit 13
Ms J Cottle	Unit 14
Ms D Matthews	Unit 10

Ms J Cottle was elected Chairperson

Apologies:

Ms V Miller Unit 11



## **Business Arising:**

### **Update on work done by Property Maintenance SA.**

Ms Matthews advised that we have received final invoice for this work, however there is still a small amount of work to be completed at Unit 8 and some wood to be removed from Units 8 and 10. Greg has been advised and Michael will return to complete the work.

There was also an adjustment to the final cost due to 2x full facias being replaced and no work done on Unit 14 as more work is required than was quoted for.

The final invoice is for \$5615.50, which is \$357.50 less than the original quote of \$5973.00. This will be paid once all the work is completed.

### **Gutters to be checked and repaired/replaced before painting.**

Ms Matthews advised that she has contacted several businesses to get quotes for this work with no success. Some have said they don't have the staff to do the work, others have not returned calls or just not turned up. She will keep trying.

### **Blocked stormwater pipes/drains Unit 10 and possibly Units 9 and 8.**

Miss Matthews Unit10 advised she has a blocked stormwater drain at the front of her unit. She has had a plumber, Mr Tap Fix, come and put a camera down the drains. He has advised that there are several breaks and there are tree roots in the pipes. He has quoted \$1738.00 which would involve excavating and replacing the broken section of the storm water pipe. Mr Burton Unit 9 and Ms Forth Unit 8 have since advised that there may be a problem with their drains as well.

Ms Cottle and Ms Matthews have spoken to another plumber, Craig Nicholson and he has suggested that we could look at using a Hydro Jet to clean out the drains as it would not involve any excavating on the properties.

Mr Ellonbroek moved that we get quotes for this, seconded by Mr Burton.



## **Painting and fences.**

Ms Cottle advised that once the gutters are done we will be then looking to get the painting under way, and to give everyone a heads up that it will be expensive and we will have to pay some sort of levy.

The 7 units next to us have just had all units painted and the cost was \$42,000.

There was some discussion around the painting, colours etc and Ms Cottle moved that we go with Nomad Beige as the main colour , seconded by Ms Guy.

We also discussed the possibility of having a different colour as a trim, for example on the window sills.

There was discussion regarding the fences and it was agreed this would be the priority after the painting. This would also most likely require a levy.

## **New Business:**

Ms Cottle asked that all residents report any issues which are strata related, to her or Ms Matthews asap.

Meeting closed at 7.50pm.

# ~~AGENDA~~

4 Annells Court, Grange

Strata Plan 3572 Incorporated

## Minutes of the Annual General Meeting

# 45 -

Wednesday 29<sup>th</sup> November 2023 at 7pm

Present: Ms. A. Forth, Unit 8  
Mr. P. Burton, Unit 9  
Ms. D. Matthews, Unit 10  
Mrs. V. Miller, Unit 11  
Mr. T. Ellenbroek, Unit 12  
Ms. S. Guy, Unit 13

Apologies: Ms. J. Cottle, Unit 14

1. Election of Chairperson
  - Dot elected
2. Apologies
  - Jan
3. Minutes of previous meeting
  - Theo moved that accurate; Peter seconded
4. Business arising:
  - a) Smoke alarms
    - reminder for each unit to check alarms annually
    - all notified about annual check
  - b) Facias and Scotias deterioration
    - discussion of quotes received from Hire a Hubby and Property Maintenance SA.
    - news that Andy has sadly passed
    - voted to go with quote from Property Maintenance SA
    - Dot will call and book job in
  - c) Timber beams
    - discussion of quote received from Bathroom Innovations to remove and replace the fascia beam on Unit 9, and possibly Unit 8.
    - discussed quote; Bathroom Innovations (Rick) can replace fascia beams without poles; recommended and quotes to do Unit 8 as well
    - other companies wanted to use engineers and much more expensive

- Dot moved that we accept BI quote; all in agreement

d) Salt damp

- reminder for everyone to check

e) Outside garden lights. The lights are off and the account is closed

- noted account finally closed

f) Secretary/Treasurer & Assistant Secretary reimbursement for expenses

- Jan ~~\$300~~ <sup>\$200</sup> waived; Dot \$200 waived for January

g) Solar panels

- agreed it is individual choice and responsibility; Theo keeping eye on batteries and sharing

h) Painting and fences

- enough work already underway; painting next year, will require putting money in; fences shabby but not falling down

5. Financial Statement

- Jan's done it, however, it's currently not audited;
- Theo will look at and audit;
- Dot moved to accept, Peter accepted

6. New Business

- increase quarterly strata fee to \$400 per quarter; Dot moved; Theo seconded; everyone in favour

7. Election of Office Bearers

- Jan willing to continue as Secretary; Dot assistant secretary

Meeting closed 7:50pm.



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: 2728421

KL CONVEYANCING SA PTY LTD  
63 BROADWAY  
GLENELG SOUTH SA 5045

DATE OF ISSUE

10/11/2025

**ENQUIRIES:**

Tel: (08) 8372 7534

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

**OWNERSHIP NUMBER**

17913973

**OWNERSHIP NAME**

S C GUY

**PROPERTY DESCRIPTION**

13 / 4 ANNELLS CT / GRANGE SA 5022 / UNIT 6

**ASSESSMENT NUMBER**

2555050000

**TITLE REF.**

(A "+" indicates multiple titles)

CT 5034/951

**CAPITAL VALUE**

\$590,000.00

**AREA / FACTOR**

R4  
1.000

**LAND USE / FACTOR**

RE  
0.400

**LEVY DETAILS:**

**FINANCIAL YEAR**

2025-2026

**FIXED CHARGE**

**+ VARIABLE CHARGE**

**- REMISSION**

**- CONCESSION**

**+ ARREARS / - PAYMENTS**

**= AMOUNT PAYABLE**

\$	50.00
\$	199.65
\$	120.15
\$	0.00
\$	-129.50
\$	0.00

**Please Note:**

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

**EXPIRY DATE**

08/02/2026

See overleaf for further information



**Government of  
South Australia**

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



Emergency Services Funding Act 1998

## CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

**PAYMENT REMITTANCE ADVICE**

**No payment is required on this Certificate**

**OFFICIAL: Sensitive**

**Please Note:**

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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




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

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

For more information:

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

**PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW**

 <b>Billers Code: 456285</b> <b>Ref: 7010910318</b>  Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: <a href="http://www.bpay.com.au">www.bpay.com.au</a> <small>© Registered to BPAY Pty Ltd ABN 69 079 137 518</small>	 <b>To pay via the internet go to:</b> <a href="http://www.revenuesaonline.sa.gov.au">www.revenuesaonline.sa.gov.au</a>	 Send your cheque or money order, made payable to the <b>Community Emergency Services Fund</b> , along with this <b>Payment Remittance Advice</b> to: <b>Please refer below.</b> <b>Revenue SA</b> <b>Locked Bag 555</b> <b>ADELAIDE SA 5001</b>
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**ACTION REQUIRED:** In line with the Commonwealth Government's cheque phase-out, RevenueSA will stop accepting cheque payments after 30 June 2027. To ensure a smooth transition, we encourage you to switch to one of the other payment options listed above.

**RevenueSA**

DEPARTMENT OF TREASURY AND FINANCE

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

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

PIR Reference No: 2728421

**DATE OF ISSUE**

10/11/2025

KL CONVEYANCING SA PTY LTD  
63 BROADWAY  
GLENELG SOUTH SA 5045

**ENQUIRIES:**

Tel: (08) 8372 7534

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

S C GUY

**FINANCIAL YEAR**

2025-2026

**PROPERTY DESCRIPTION**

13 / 4 ANNELLS CT / GRANGE SA 5022 / UNIT 6

**ASSESSMENT NUMBER**

2555050000

**TITLE REF.**

(A "+" indicates multiple titles)

CT 5034/951

**TAXABLE SITE VALUE**

\$290,000.00

**AREA**

0.0000 HA

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

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

**Please Note:**

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

**ON OR BEFORE****08/02/2026**

See overleaf for further information

**Government of  
South Australia**

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT

**RevenueSA**

DEPARTMENT OF TREASURY AND FINANCE

Land Tax Act 1936

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

**Please Note:**

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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




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

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

For more information:

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

**PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW**

 <b>Biller Code: 456293</b> <b>Ref: 7010910227</b>  Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: <a href="http://www.bpay.com.au">www.bpay.com.au</a> <small>© Registered to BPAY Pty Ltd ABN 69 079 137 518</small>	 <b>To pay via the internet go to:</b> <a href="http://www.revenuesaonline.sa.gov.au">www.revenuesaonline.sa.gov.au</a>	 Send your cheque or money order, made payable to the <b>Commissioner of State Taxation</b> , along with this <b>Payment Remittance Advice</b> to: <b>Please refer below.</b> <b>Revenue SA</b> <b>Locked Bag 555</b> <b>ADELAIDE SA 5001</b>
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**ACTION REQUIRED:** In line with the Commonwealth Government's cheque phase-out, RevenueSA will stop accepting cheque payments after 30 June 2027. To ensure a smooth transition, we encourage you to switch to one of the other payment options listed above.



Account Number	L.T.O Reference	Date of issue	Agent No.	Receipt No.
25 55050 00 0	CT5034951	10/11/2025	9424	2728421

KL CONVEYANCING PTY LTD  
63 BROADWAY  
GLENELG SOUTH SA 5045

Section 7/Post

## Certificate of Water and Sewer Charges & Encumbrance Information

### Property details:

Customer: S C GUY  
Location: U13 4 ANNELLS CT GRANGE UNIT 6  
Description: 4H/UNIT CP      Capital Value: \$ 590 000  
Rating: Residential

### Periodic charges

Raised in current years to 31/12/2025

			\$
Arrears as at: 30/6/2025			0.00
Water main available:	1/7/1978	Water rates	164.60
Sewer main available:	1/7/1978	Sewer rates	188.00
		Water use	69.43
		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	217.79CR
		Balance outstanding	204.24

Degree of concession: 00.00%  
Recovery action taken: ACCOUNT SENT

Next quarterly charges:    Water supply: 82.30      Sewer: 94.00      Bill: 28/1/2026

This account has no meter of its own but is supplied from account no 25 55044 00 6.

The Water Use apportionment option is Even.

The apportionment percentage for this account is 14.28%.

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

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



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

DRAFT

## South Australian Water Corporation

Name:  
S C GUY

Water & Sewer Account  
Acct. No.: 25 55050 00 0

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

Address:  
U13 4 ANNELLS CT GRANGE UNIT 6

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### Payment Options

**EFT**

EFT Payment

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	2555050000



Biller code: 8888  
Ref: 2555050000

Telephone and Internet Banking — BPAY®

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



Paying online

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



Paying by phone

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

SA Water account number: 2555050000



**Government of  
South Australia**

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

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