

Form 1—Vendor's statement

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

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Preliminary

To the purchaser:

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

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

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

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

Instructions to the vendor for completing this statement:

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

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

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

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

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

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

Part A—Parties and land

- 1 Purchaser:
-
- Address:
-
2. Purchaser's registered agent:
-
- Address:
-
- 3 Vendor:
- Michael Francis O'Neil and Fiona O'Neill
- Address
- 14 Devereux Road, Linden Park SA 5065
- 4 Vendor's Registered Agent:
- Magain Real Estate – Matt Scarce
- Address
- 457 Greenhill Road, Linden Park SA 5065
- 5 Date of contract (if made before this statement is served):
-
- 6 Description of the land
[Identify the land including any certificate of title reference]
- The whole of the land contained in Volume 5058 Folio 272 being improved land situated at Unit 1, 11 Hawthorn Crescent, Hazelwood Park SA 5066

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:

14 Devereux Road, Linden Park SA 5065

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

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

matt@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:

457 Greenhill Road, Linden Park SA 5065

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

Note—

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

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

5—Effect of service

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

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

Proceeding with the purchase

If you wish to proceed with the purchase—

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

Part C—Statement with respect to required particulars

(section 7(1))

To the purchaser:

We, Michael Francis O'Neil and Fiona O'Neill

Of 14 Devereux Road, Linden Park SA 5065

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

Date:

20 / 10 / 25

Signed:



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

(section 9)

To the purchaser:

I, Joshua Taylor, Solicitor, certify that the responses to the inquiries made pursuant to section 9 of the *Land and Business (Sale and Conveyancing) Act 1994* confirm the completeness and accuracy of the particulars set out in the Schedule.


Exceptions

None Known

Date:

20/10/2025

Signed:



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

Schedule—Division 1

Particulars of mortgages, charges and prescribed encumbrances affecting the land

(section 7(1)(b))

Note—

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

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

- (a) there is an attachment to this statement and—
 - (i) all the required particulars are contained in that attachment; and
 - (ii) the attachment is identified in column 2; and
 - (iii) if the attachment consists of more than 2 sheets of paper, those parts of the attachment that contain the required particulars are identified in column 2; or
- (b) the mortgage, charge or prescribed encumbrance—
 - (i) is one of the following items in the table:
 - (A) under the heading 1. General—
 - 1.1 Mortgage of land
 - 1.2 Lease, agreement for lease, tenancy agreement or licence
 - 1.3 Caveat
 - 1.4 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. The 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?

[YES/NO]

Are there attachments?

[YES/NO]

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

Number of mortgage (if registered):

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. The 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?

[YES/NO]

Are there attachments?

[YES/NO]

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

Description of land subject to easement:

Nature of easement

1.3 Restrictive covenant

Note-

Do not omit this item. The 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?

[YES/NO]

Are there attachments?

[YES/NO]

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 the restrictive covenant operates:

1.4 Lease, agreement for lease, tenancy agreement or licence (The information does not include information about any sublease or subtenancy. That information may be sought by the purchaser from the lessee or tenant or sublessee or subtenant.)

Note-

Do not omit this item. The item and its heading must be included in the statement even if not

Is this item applicable?

☐

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

[YES/NO]

Are there attachments?

[YES/NO]

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

Names of parties:

Period of lease, agreement for lease etc:

From _____ to _____

Amount of rent or licence fee

\$ _____ per FORTNIGHT

applicable.

Is the lease, agreement for lease etc in writing?

[YES/NO]

5. Development Act 1993 (repealed)

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

Is this item applicable?

☐

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

[YES/NO]

Are there attachments?

[YES/NO]

Note-

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

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

Conditions of authorisation

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 1966 (repealed)

Is this item applicable?

☐

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

[YES/NO]

Are there attachments?

[YES/NO]

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

Nature of condition(s)

Note-

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

7. Emergency Services Funding Act 1998

- 7.1 section 16—Notice to pay levy

Is this item applicable?

☒

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

YES

Are there attachments?

YES

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

ANNEXURE A – Rates Notices

Date of Notice: 14/10/2015

Amount of levy payable: \$107.95 p.a. paid to 30/06/2026

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):

ANNEXURE B – Council Search incl. PlanSA Section 7 Report

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

Zone: Suburban Neighbourhood (SN)

Subzones: (SN)

Overlays: (Refer PlanSA Section 7 Report for further explanations)

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

Prescribed Wells Area

Regulated and Significant Tree

Stormwater Management

Traffic Generating Development

Urban Tree Canopy

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 the State Planning Commission on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?

Refer page 8 of 13 in Annexure C – Property Interest Report

Note:-

For further information about the Planning and Design Code visit
www.code.plan.sa.gov

YES

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.]

Is this item applicable?

☐

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

[YES/NO]

Are there attachments?

[YES/NO]

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

Date of authorisation: _____

Name of relevant authority that granted authorisation:

Condition(s) of authorisation:

Particulars relating to a strata unit

- 1 Name of strata corporation:

Strata Corporation 1980

Address of strata corporation:

11 Hawthorn Crescent, Linden Park SA 5065

- 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 documents referred to in 6 unless the articles are obtained from the Lands Titles Registration Office:

Strata Data
647 Portrush Road, Glen Osmond SA 5064
reception@stratadata.com.au

- 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):

Administration Levy: \$440.00 p.q. paid to 31/12/2025
Sinking Fund Levy: \$50.00 p.q. paid to 31/12/2025

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

Administration Fund: \$9,898.44
Sinking Fund: \$72,685.33

- (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:

Refer Annexure D – Section 41 Statement

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

10/100

[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 | 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:

N/A

- 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:

N/A

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

Name:

Lauren Dean
Body Corporate Manager
Strata Data

Address:

647 Portrush Road, Glen Osmond SA 5064

Note:-

- 1 A strata corporation must (on application by or on behalf of a current or 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 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 from the Lands Titles Registration Office.
 3. All owners of a strata unit are bound by the articles of a strata corporation.. 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.

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 at www.lsc.sa.gov.au.

You can also seek advice from a legal practitioner.

ANNEXURES & ATTACHMENTS

The following documents are annexed hereto -

Certificate of Title

Form R3

Form R7

Annexure A – Rates Notice

Annexure B – Council Search incl. PlanSA Report

Annexure C - Property Interest Report

Annexure D – Section 41 Strata Statement

Acknowledgement of Receipt

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

Dated this day of 2025

Signed: _____

Purchaser(s)

(*Strike out whichever is not applicable)

Certificate of Title - Volume 5058 Folio 272

Parent Title(s)	CT 4040/718			
Creating Dealing(s)	CONVERTED TITLE			
Title Issued	17/12/1991	Edition 8	Edition Issued	28/10/2016

Estate Type

FEE SIMPLE (UNIT)

Registered Proprietor

MICHAEL FRANCIS O'NEILL
FIONA O'NEILL
OF 14 DEVEREUX ROAD HAZELWOOD PARK SA 5066
AS JOINT TENANTS

Description of Land

UNIT 1 STRATA PLAN 1980
IN THE AREA NAMED HAZELWOOD PARK
HUNDRED OF ADELAIDE

Easements

NIL

Schedule of Dealings

NIL

Notations

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

Form R3

Buyers information notice

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

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

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

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

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

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

Safety

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

Enjoyment

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

Value

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

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

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

Form R7

Warning Notice

Financial and Investment Advice

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

Land and Business Sale and Conveyancing) Regulations 2010 regulation 21

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

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.

An agent must also tell you about any other benefit that any other person (including the agent) will receive in connection with the sale or purchase, unless it is*:

- a benefit that has been disclosed in a sales agency agreement
- a benefit that you provide the agent
- a benefit received by the vendor or purchaser
- a benefit related to a service for which you have not or will not be charged
- a benefit of which the agent remains unaware.

**Refer to section 24C of the Land and Business Sale and Conveyancing) Act 1994*

ANNEXURE A



ABN 19 040 349 885
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: 2719966

TAYLOR WRIGHT LAWYERS PTY LTD
UNIT 3
59 DEVEREUX ROAD
LINDEN PARK SA 5065

DATE OF ISSUE

14/10/2025

ENQUIRIES:

Tel: (08) 8372 7534

Email: contactus@revenuesa.sa.gov.au

OWNERSHIP NUMBER		OWNERSHIP NAME		
0976711*		M F & F ONEILL		
PROPERTY DESCRIPTION				
1 / 11 HAWTHORN CRES / HAZELWOOD PARK SA 5066 / UNIT 1				
ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR
			R4	RE
1847062009	CT 5058/272	\$430,000.00	1.000	0.400
LEVY DETAILS:		FIXED CHARGE	\$	50.00
		+ VARIABLE CHARGE	\$	145.50
FINANCIAL YEAR		- REMISSION	\$	87.55
2025-2026		- CONCESSION	\$	0.00
		+ ARREARS / - PAYMENTS	\$	-107.95
		= AMOUNT PAYABLE	\$	0.00

Please Note:

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

EXPIRY DATE

12/01/2026



Government of
South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



Emergency Services Funding Act 1998

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

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: 2719966

TAYLOR WRIGHT LAWYERS PTY LTD
UNIT 3
59 DEVEREUX ROAD
LINDEN PARK SA 5065

14/10/2025

ENQUIRIES:

Tel: (08) 8372 7534

Email: contactus@revenuesa.sa.gov.au

OWNERSHIP NAME

M F & F ONEILL

FINANCIAL YEAR

2025-2026

PROPERTY DESCRIPTION

1 / 11 HAWTHORN CRES / HAZELWOOD PARK SA 5066 / UNIT 1

ASSESSMENT NUMBER

1847062009

TITLE REF.

(A "+" indicates multiple titles)

CT 5058/272

TAXABLE SITE VALUE

\$375,000.00

AREA

0.0000 HA

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

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

Please Note:

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

ON OR BEFORE

12/01/2026



**Government of
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT

No payment is required on this Certificate

Account Number 18 47062 00 9	L.T.O Reference CT5058272	Date of issue 14/10/2025	Agent No. 9235	Receipt No. 2719966
--	------------------------------	-----------------------------	-------------------	------------------------

TAYLOR WRIGHT LAWYERS PTY LTD
59 DEVEREUX ROAD
LINDEN PARK SA 5065
josh@rwc.net.au

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: M F & F ONEILL
Location: U1 11 HAWTHORN CRES HAZELWOOD PARK UNIT 1
Description: 4H/UNIT CP **Capital Value:** \$ 430 000
Rating: Residential

Periodic charges

Raised in current years to 31/12/2025

			\$
	Arrears as at: 30/6/2025	:	0.00
Water main available: 1/7/1975	Water rates	:	164.60
Sewer main available: 1/7/1975	Sewer rates	:	188.00
	Water use	:	0.00
	SA Govt concession	:	0.00
	Recycled Water Use	:	0.00
	Service Rent	:	0.00
	Recycled Service Rent	:	0.00
	Other charges	:	0.00
	Goods and Services Tax	:	0.00
	Amount paid	:	176.30CR
	Balance outstanding	:	176.30

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

Next quarterly charges: Water supply: 82.30 Sewer: 94.00 Bill: 14/1/2026

This account has no meter of its own but is supplied from account no 18 47061 99 7.

The Water Use apportionment option is Nil.

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

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

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



Government of
South Australia

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

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

South Australian Water Corporation

Name:
M F & F ONEILL

Water & Sewer Account
Acct. No.: 18 47062 00 9

Amount: _____

Address:
UT 11 HAWTHORN CRES HAZELWOOD
PARK UNIT 1

Payment Options

EFT

EFT Payment

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	1847062009



Bill code: 8888
Ref: 1847062009

Telephone and Internet Banking — BPAY®

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



Paying online

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



Paying by phone

Call 1300 650 870 and pay by phone using your Visa/Mastercard 24/7.
SA Water account number: 1847062009



**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

LOCAL GOVERNMENT SEARCH

Cert1465125

13/10/2025

Joshua Robyn White Lawyers And Conveyancers
59 Devereux Road
LINDEN PARK SA 5065

Billing number: 589367 Valuer General No: 1847062009
Owner: Michael F O'Neill & Fiona O'Neill
Property Address: 1/11 Hawthorn Crescent HAZELWOOD PARK SA 5066
Legal Description: UNIT 1 Sec 298 SP 1980 Vol 5058 Fol 272

Pursuant to Section 187 of the Local Government Act 1999 (as amended), I certify that the following amounts are due and payable and are a charge against the above property:

Rates and Arrears - prior 30/06/2025	0.00
Legal Fees	0.00
Rates for current financial year, which fall due on 01/07/2025 and payable as four instalments on or before 01/12/2025, 02/03/2026, 01/06/2026	1,153.35
Fines and interest for current financial year (2% fine for each late instalment, and .75% interest rate per month on all other outstanding amounts). Fines and interest are incurred on day 1 of each month	0.00
Less Rate Capping Rebate	0.00
Less amount paid for current financial year	(288.45)
Balance of rates and other monies due and payable	\$864.90
Instalment/s Due:	
Due 01/12/2025	\$288.30
Due 02/03/2026	\$288.30
Due 01/06/2026	\$288.30

ON BEHALF OF THE CITY OF BURNSIDE



Civic Centre: 401 Greenhill Road, Tasmore SA 5065
Postal Address: PO Box 9, Glenside SA 5065
ABN: 66 452 640 504
Telephone: (08) 8366 4200
Fax: (08) 8366 4299

**Land and Business (Sale and Conveyancing) Act
 Property Interest Report**

Request No.:	Cert1465\25	Date of Issue:	14/10/2025
Applicant:	Joshua Robyn White Lawyers And Conveyancers 59 Devereux Road LINDEN PARK SA 5065	CT No.:	UNIT 1 Sec 298 SP 1980 Vol 5058 Fol 272
Property:	1/11 Hawthorn Crescent HAZELWOOD PARK SA 5066		

Pursuant to the provisions of the regulations under the Land and Business (Sale and Conveyancing) Act, 1994, Council hereby provides particulars and documentary material in response to your enquiry.

PRESCRIBED ENCUMBRANCES AND PARTICULARS REQUIRED	
Part 3 – Development Plan, Development Act 1993	
• Title or other brief description of zone or policy area in which the land is situated (per the Development Plan):	N/A
• Is the land situated in a designated state heritage area?	N/A
• Is the land designated as a place of local heritage value?	N/A
• Is there a Development Plan Amendment released for public consultation by the Council on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	No
• If Yes, state the name of the Council:	N/A
• Is there a Development Plan Amendment released for public consultation by the Minister on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	No
Section 42 – condition (that continues to apply) of a development authorisation (refer attached for details if applicable):	No
Part 5 – PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016	
• Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code)	Z5707 (SN) Suburban Neighborhood Refer to PlanSA Section 7 Report for further information.
• Is the land situated in a designated state heritage area?	No
• Is the land designated as a place of local heritage value?	Refer to PlanSA Section 7 Report for further information.
• Is there a tree declared to be a significant tree or a stand of trees declared to be significant on the land?	Refer to PlanSA Section 7 Report for further information.
• Is there a Planning and Design Code amendment released for public consultation by the State Planning Commission on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	Yes

REPEALED ACT CONDITIONS	
Condition (that continues to apply) of an approval or authorisation granted under the following Acts (refer attached for details if applicable): <ul style="list-style-type: none"> ○ Building Act 1971 ○ City of Adelaide Development Control Act 1976 ○ Planning and Development Act 1966 ○ Planning Act 1982 	No
DEVELOPMENT ACT 1993	
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 the Crown to be held as open space	No
Section 55 – order to remove work or perform work	No
Section 56 – notice to complete development	No
Section 57 – land management agreement	No
Section 48 or 58 – for the destruction or control of animal or plants	No
Section 69 – emergency order	No
Section 71 – fire safety notice	No
Section 84 – enforcement notice	No
Section 85(6), 85(10) or 106 – enforcement order	No
Part 11 Division 11 – proceedings	No
FIRE AND EMERGENCY SERVICES ACT 2005	
Section 105F – fire prevention or notice to prevent fires on private land	No
HEALTH – FOOD ACT 2001	
Section 44 – improvement notice	No
Section 46 – prohibition order	No
LOCAL NUISANCE AND LITTER CONTROL ACT 2016	
Section 30 – Nuisance or Litter abatement notice	No
SOUTH AUSTRALIAN PUBLIC HEALTH ACT 2011	
Section 92 Notice	No
LAND ACQUISITION ACT 1969	
Section 10 – Notices of intention to acquire	No
HOUSING IMPROVEMENT ACT 1940	
Section 23 – declaration that house is undesirable or unfit for human habitation	No
LOCAL GOVERNMENT ACT 1984	
Notice, order, declaration, charge, claim or demand given/made under the Act	No
LOCAL GOVERNMENT ACT 1999	
Notice, order, declaration, charge, claim or demand given/made under the Act	No
PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016	
Section 141 – order to remove work or perform work	No
Section 142 – notice to complete development	No
Section 155 – emergency order	No
Section 157 – fire safety notice	No
Section 198(1) – requirement to vest land in a Council or the Crown to be held as open space	No
Section 198(2) – agreement to vest land in a Council or the Crown to be held as open space	No
Part 16 Division 1 – proceedings	No
Section 213, 214(6), 214(10), 222 – enforcement notice	No

PUBLIC AND ENVIRONMENTAL HEALTH ACT 1987				
Notice or declaration of insanitary conditions				No
BUILDING INDemnITY INSURANCE				
Approval No.	Insurer	Policy Issued	Contract Date	Builder
Nil				
ENVIRONMENT PROTECTION				
• Does the council hold details of any development approvals relating to (a) commercial or industrial activity at the land; or (b) change in the use of the land or part of the land (per the Development Act 1993)?				No No

Swimming Pools (if applicable)

On or before any settlement takes place with respect to any transfer of title to the land, the vendor is required to install, replace or upgrade any prescribed designated swimming pool safety features that are required in relation to any swimming pool (including any spa pool) that is located on the land. After settlement, the purchaser (new owner) will then be required to ensure that those safety features have been so installed, replaced or upgraded as necessary on the land (and if they have not been installed, replaced or upgraded, the new owner will be required to install, replace or upgrade those designated safety features in accordance with the relevant prescribed requirements) and thereafter the new owner must ensure that those designated safety features are maintained in accordance with the relevant prescribed requirements.

APPROVAL NOTICES WITHOUT ON-GOING CONDITIONS

No

EU

Authorised Officer
City of Burnside

Note:

- The information provided is as required by the Land and Business (Sale and Conveyancing) Act 1994. The information should not be taken as a representation as to whether or not any other charges or encumbrances affect the subject land.
- The Property Interest Report discloses prescribed information that Council has a statutory obligation to disclose.
- Refer to attached Decision Notification Forms for details of development authorisation(s) granted.

OFFICIAL

Data Extract for Section 7 search purposes

Valuation ID 1847062009

Data Extract Date: 14/10/2025

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: S1980 UN1

Certificate Title: CT5058/272

Property Address: UNIT 1 11 HAWTHORN CR HAZELWOOD PARK SA 5066

Zones

Suburban Neighbourhood (SN)

Subzones

No

Zoning overlays

Overlays

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

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

Prescribed Wells Area

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

Regulated and Significant Tree

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

Stormwater Management

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

Traffic Generating Development

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

OFFICIAL

Urban Tree Canopy

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

Is the land situated in a State Heritage Place/Area

No

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

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

Is the land designated as a Local Heritage Place

No

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

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

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

No

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

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

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

Associated Development Authorisation Information

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

No

Land Management Agreement (LMA)

No

Street Numbering

Please note Council's official street number for this property is **1/11 Hawthorn Crescent HAZELWOOD PARK SA 5066.**

Regulated and Significant Trees

Your attention is drawn to the requirement to obtain Development Approval before undertaking a Tree-damaging activity to a Regulated or Significant tree as defined by the Development Act 1993. Council has established the Regulated and Significant Tree Assistance Scheme which provides partial reimbursement of funds to approved works undertaken to maintain and provide for the ongoing health of Regulated and Significant Trees. Conditions apply. For more information please contact City Development and Safety on 8366 4244.

Waste Collection Service

On the 10 December 2012 the City of Burnside moved to a new 3 Bin and Food Waste Recycling system.

Each rateable property is eligible to receive a standard set of 3 bins: general waste (140L red lid), recycling (240L yellow lid) and organics (240L green lid), as well as a food waste kitchen basket and a new Waste Education Brochure and Calendar. Bins are also available in 140L and 360L (recycle) and 140L (green organics). For further information on the new system and all fees and charges, please refer to Council's web site.

All bins will be supplied by Council and remain the property of Council.

Additional bins for recycling and organic waste may be acquired through a lease agreement with Council. A pro rata charge for the collection of additional recycling and organic bins applies.

Refer to the Kerbside Waste Management Policy for further details.

Payment of Rates at Settlement

It is encouraged that payment of the full year's rates is made when a property is sold.

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

If you have any queries regarding this, please do not hesitate to contact the Rates Department on 8366 4200.

To pay these rates via PEXA

Bpay Biller Code: 8722

Reference Number: 589367

ANNEXURE C

Property Interest Report

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

Title Reference	CT 5058/272	Reference No. 2719966
Registered Proprietors	M F & F*ONEILL	Prepared 13/10/2025 14:31
Address of Property	Unit 1, 11 HAWTHORN CRESCENT, HAZELWOOD PARK, SA 5066	
Local Govt. Authority	CITY OF BURNSIDE	
Local Govt. Address	PO BOX 9 GLENSIDE SA 5065	

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

Table of Particulars

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

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

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

1. General

- | | | |
|-----|--|--|
| 1.1 | Mortgage of land

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

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

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

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

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

also

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

2. Aboriginal Heritage Act 1988

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

an area surrounding a site

- 2.3 Part 3 Division 6 - Aboriginal heritage agreement

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

also

Refer to the Certificate of Title

3. **Burial and Cremation Act 2013**

- 3.1 section 8 - Human remains interred on land

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

also

contact the vendor for these details

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

- 4.1 section 5 - Notice requiring payment

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

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

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

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

- 5.4 section 55 - Order to remove or perform work

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

also

Contact the Local Government Authority for other details that might apply

- 5.5 section 56 - Notice to complete development

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

also

Contact the Local Government Authority for other details that might apply

- 5.6 section 57 - Land management agreement

Refer to the Certificate of Title

- 5.7 section 60 - Notice of intention by building owner

Contact the vendor for these details

- 5.8 section 69 - Emergency order

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

also

Contact the Local Government Authority for other details that might apply

- 5.9 section 71 - Fire safety notice

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

5.10 section 84 - Enforcement notice

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

5.12 Part 11 Division 2 - Proceedings

Contact the Local Government Authority for other details that might apply

also

Contact the vendor for these details

6. Repealed Act conditions

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

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

also

Contact the Local Government Authority for other details that might apply

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

7. Emergency Services Funding Act 1998

- 7.1 section 16 - Notice to pay levy

An Emergency Services Levy Certificate will be forwarded. If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750.

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

8. Environment Protection Act 1993

- 8.1 section 59 - Environment performance agreement that is registered in relation to the land

EPA (SA) does not have any current Performance Agreements registered on this title

- 8.2 section 93 - Environment protection order that is registered in relation to the land

EPA (SA) does not have any current Environment Protection Orders registered on this title

- 8.3 section 93A - Environment protection order relating to cessation of activity that is registered in relation to the land

EPA (SA) does not have any current Orders registered on this title

- 8.4 section 99 - Clean-up order that is registered in relation to the land

EPA (SA) does not have any current Clean-up orders registered on this title

- 8.5 section 100 - Clean-up authorisation that is registered in relation to the land

EPA (SA) does not have any current Clean-up authorisations registered on this title

- 8.6 section 103H - Site contamination assessment order that is registered in relation to the land

EPA (SA) does not have any current Orders registered on this title

- 8.7 section 103J - Site remediation order that is registered in relation to the land

EPA (SA) does not have any current Orders registered on this title

- 8.8 section 103N - Notice of declaration of special management area in relation to the land (due to possible existence of site contamination)

EPA (SA) does not have any current Orders registered on this title

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

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

17. *Land Acquisition Act 1969*

17.1	section 10 - Notice of intention to acquire	Refer to the Certificate of Title for any notice of intention to acquire also Contact the Local Government Authority for other details that might apply
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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	<p>A Land Tax Certificate will be forwarded. If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750.</p> <p>Clients who have misplaced or not received their certificates and are RevenueSA Online users should log into RevenueSA Online and reprint their certificates www.revenuesaonline.sa.gov.au</p>
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
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.	<i>Plant Health Act 2009</i>	
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.	<i>Public and Environmental Health Act 1987 (repealed)</i>	
31.1	Part 3 - Notice	Public Health in DHW has no record of any notice or direction affecting this title
		also
		Contact the Local Government Authority for other details that might apply
31.2	<i>Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) (revoked) Part 2 - Condition (that continues to apply) of an approval</i>	Public Health in DHW has no record of any condition affecting this title
		also
		Contact the Local Government Authority for other details that might apply
31.3	<i>Public and Environmental Health (Waste Control) Regulations 2010 (revoked) regulation 19 - Maintenance order (that has not been complied with)</i>	Public Health in DHW has no record of any order affecting this title
		also
		Contact the Local Government Authority for other details that might apply

32. *South Australian Public Health Act 2011*

- | | | |
|------|---|---|
| 32.1 | section 66 - Direction or requirement to avert spread of disease | Public Health in DHW has no record of any direction or requirement affecting this title |
| 32.2 | section 92 - Notice | Public Health in DHW has no record of any notice affecting this title

also

Contact the Local Government Authority for other details that might apply |
| 32.3 | <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

also

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

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

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

34. *Water Industry Act 2012*

- | | | |
|------|---|---|
| 34.1 | Notice or order under the Act requiring payment of charges or other amounts or making other requirement | An SA Water Certificate will be forwarded.
If you do not receive the certificate please contact the SA Water Customer Contact Centre on 1300 650 950

also

The Office of the Technical Regulator in DEM has no record of any notice or order affecting this title

also

Lightsvue Re-Water Supply Co Pty Ltd has no record of any notice or order affecting this title.

also

Robusto Investments Pty. Ltd. trading as Compass Springs has no current record of any notice or order affecting this title.

also

Alano Utilities Pty. Ltd. has no record of any notice or order affecting this title. |
|------|---|---|

35. *Water Resources Act 1997 (repealed)*

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

36. *Other charges*

- | | | |
|------|--|--|
| 36.1 | Charge of any kind affecting the land (not included in another item) | Refer to the Certificate of Title

also

Contact the vendor for these details

also

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

Other Particulars

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

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

Additional Information

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

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

Notices

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

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

Building restrictions

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

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

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

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

Statutory easements

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

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

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

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

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

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

Land Tax Act 1936 and Regulations thereunder

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

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

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

Information should be obtained from:

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

Landscape South Australia 2019

Water Resources Management - Taking of underground water

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

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

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

Certificate of Title

Title Reference: CT 5058/272
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

Certificate of Title

Title Reference: CT 5058/272
Status: CURRENT
Parent Title(s): CT 4040/718
Dealing(s) Creating Title: CONVERTED TITLE
Title Issued: 17/12/1991
Edition: 8

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
30/09/2016	28/10/2016	12609614	TRANSFER	REGISTERED	MICHAEL FRANCIS O'NEILL, FIONA O'NEILL
30/09/2016	28/10/2016	12609613	DISCHARGE OF MORTGAGE	REGISTERED	11490104
20/07/2016	24/08/2016	12569293	TRANSMISSION APPLICATION	REGISTERED	ROBERT GEORGE EDMONDS (DECD), SANDRA ANN EDMONDS (ADMN)
11/11/2010	19/11/2010	11490104	MORTGAGE	REGISTERED	AUSTRALIAN CENTRAL CREDIT UNION LTD.
22/01/2007	07/02/2007	10627558	TRANSFER	REGISTERED	ROBERT GEORGE EDMONDS
22/01/2007	07/02/2007	10627557	DISCHARGE OF MORTGAGE	REGISTERED	10167324
16/02/2005	22/02/2005	10167324	MORTGAGE	REGISTERED	COMMONWEALTH BANK OF AUSTRALIA
16/02/2005	22/02/2005	10167323	DISCHARGE OF MORTGAGE	REGISTERED	9772267
23/01/2004	13/02/2004	9772267	MORTGAGE	REGISTERED	ST. GEORGE BANK LTD. (ACN: 055 513 070)
23/01/2004	13/02/2004	9772266	TRANSFER	REGISTERED	FRED IMGRABEN, SUSAN JEAN IMGRABEN
23/01/2004	13/02/2004	9772265	DISCHARGE OF MORTGAGE	REGISTERED	7886062
10/03/1995	02/05/1995	7886062	MORTGAGE	REGISTERED	ADELAIDE BANK LTD. (ACN: 061 461 550)
10/03/1995	02/05/1995	7886061	APPLICATION TO NOTE DEATH	REGISTERED	ELEANOR ANNE DARBY (DECD), PETER GRAHAM BELL
10/03/1995	02/05/1995	7886059	DISCHARGE OF	REGISTERED	6904262

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
			MORTGAGE		
23/04/1990	16/07/1990	6904262	MORTGAGE	REGISTERE D	

Certificate of Title

Title Reference CT 5058/272
Status CURRENT
Easement NO
Owner Number 0976711*
Address for Notices 14 DEVEREUX RD HAZELWOOD PARK, SA 5066
Area NOT AVAILABLE

Estate Type

Fee Simple (Unit)

Registered Proprietor

MICHAEL FRANCIS O'NEILL
FIONA O'NEILL
OF 14 DEVEREUX ROAD HAZELWOOD PARK SA 5066
AS JOINT TENANTS

Description of Land

UNIT 1 STRATA PLAN 1980
IN THE AREA NAMED HAZELWOOD PARK
HUNDRED OF ADELAIDE

Last Sale Details

Dealing Reference TRANSFER (T) 12609614
Dealing Date 29/09/2016
Sale Price \$250,000
Sale Type FULL VALUE / CONSIDERATION AND WHOLE OF LAND

Constraints

Encumbrances

NIL

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
1847062009	CURRENT	Unit 1, 11 HAWTHORN CRESCENT, HAZELWOOD PARK, SA 5066

Notations

Dealings Affecting Title

NIL

Notations on Plan

NIL

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number	1847062009
Type	Site & Capital Value
Date of Valuation	01/01/2025
Status	CURRENT
Operative From	01/07/1975
Property Location	Unit 1, 11 HAWTHORN CRESCENT, HAZELWOOD PARK, SA 5066
Local Government	BURNSIDE
Owner Names	FIONA O'NEILL MICHAEL FRANCIS O'NEILL
Owner Number	0976711*
Address for Notices	14 DEVEREUX RD HAZELWOOD PARK, SA 5066
Zone / Subzone	SN - Suburban Neighbourhood
Water Available	Yes
Sewer Available	Yes
Land Use	1320 - Ground Floor Home Unit In A Multi-Storey Block
Description	4H/UNIT CP
Local Government Description	Residential

Parcels

Plan/Parcel	Title Reference(s)
S1980 UNIT 1	CT 5058/272

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$375,000	\$430,000			
Previous	\$340,000	\$375,000			

Building Details

Valuation Number	1847062009
Building Style	Conventional
Year Built	1961
Building Condition	Basic
Wall Construction	Brick
Roof Construction	Tiled (Terra Cotta or Cement)
Equivalent Main Area	65 sqm
Number of Main Rooms	4

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

ANNEXURE D

STATEMENT PURSUANT TO SECTION 41 (Strata Titles Act 1988 (as amended))

REQUESTED BY: Name: Robyn White
Address: josh@rwc.net.au

REGARDING: Corporation: Strata Corporation 1980 Inc.
Unit No. & Address: Unit 1 11 Hawthorn Cres HAZELWOOD PARK
Owners: Michael O'Neill
Fiona O'Neill

PART 1 : FINANCIAL DETAILS

1.1 Lot Entitlement

Lot Entitlement = 10

Total of all Entitlements = 100

1.2 Maintenance Contributions

Last Levy Paid	Amount	Paid To
Admin Fund Levy	\$550.00	31/12/2025
Sinking Fund Levy	\$50.00	31/12/2025
Current Levy	Amount	Frequency
Admin Fund Levy	\$550.00	Quarterly
Sinking Fund Levy	\$50.00	Quarterly

1.3 Arrears

Levies	Due as at 13/10/2025	Charged but due after 13/10/2025
Amount Due	\$0.00	\$0.00
** (NB: Interest accrues daily at 10 % per annum)		
Advance Payments	\$600.00	



Billor Code: 96503
Ref: 23201195700000197819

1.4 Lot Expenditure by the Strata Corporation

- (a) Incurred by the Corporation to which the unit holder must or is likely to be required to contribute :
Refer minutes of meetings
- (b) Resolved by the Corporation to incur, to which the unit holder must or is likely to be required to contribute :
Refer minutes of meetings

1.5 Assets and Liabilities of the Corporation

- (a) Fund Name : STRATA DATA CLIENTS TRUST ACCOUNT
- (b) Held at : Macquarie Trust Account (BCSA)
- (c) Sum standing to the credit of fund: \$82,583.77 comprising Admin: \$9,898.44 and Sinking: \$72,685.33
- (d) Amount committed to expenses : Refer to minutes of meetings is incurred for : Refer to minutes of meetings
- (e) Amount earmarked for future expenses : Refer to minutes of meetings for the purpose of : Refer to minutes of meetings

- (f) Particulars of other assets. All those defined as common property upon the land :

Refer to minutes of meetings

- (g) Amount held in external account : \$0.00

- (h) Liabilities (excluding those above as described in 1.2 herein)

Refer to minutes of meetings

Water Payment Method:

PART 2 : INSURANCE

Insurer : CHU

Type of Cover	Sum Insured	Policy Number	Expiry Date
Building	\$3,191,293.00	HU0006147599	15/05/2026
Government Audit Costs	\$25,000.00	HU0006147599	15/05/2026
Office Bearers	\$1,000,000.00	HU0006147599	15/05/2026
Lot Owners fixtures and improvements	\$250,000.00	HU0006147599	15/05/2026
Fidelity Guarantee	\$100,000.00	HU0006147599	15/05/2026
Public Liability	\$30,000,000.00	HU0006147599	15/05/2026
Voluntary workers	\$200,000.00	HU0006147599	15/05/2026
Catastrophe Cover	\$957,387.00	HU0006147599	15/05/2026
Common contents	\$31,913.00	HU0006147599	15/05/2026

Notes

PART 3 : DOCUMENTS SUPPLIED

- (a) Minutes of General & Committee Meetings of the Corporation for the last two years
- (b) Details of any special or unanimous resolutions affecting the unit or common property passed in the last five (5) years (excluding those contained in (a) above)
- (c) Statement of Accounts of the Corporation last prepared
- (d) The Articles now in force
- (e) All current policies of insurance taken out by the Corporation

PART 4 : DOCUMENT INSPECTION

The Corporation's records are available for inspection at STRATA DATA, 647 PORTRUSH ROAD GLEN OSMOND SA 5064 on any working day between 10:00am and 4:00pm. Phone 8372 2777 to make an appointment.

Statement Dated 13/10/2025

Signed for and on behalf of Strata Corporation 1980 Inc.



Lauren Dean

Body Corporate Manager

Please Note : Conveyancer's attention is drawn to the following :

The Strata Titles Act requires that :

- 1.1 (schedule 3 pt 12) "A unit holder must immediately notify the Strata Corporation of :
(a) any change in the ownership of the unit, or change in the address of the owner
(b) any change in the occupancy of the unit" (eg. Tenants)
i.e. Let us know ASAP the new owners name and address on the attached form.
- 1.2 (section 27(5)) "The Corporation may recover an unpaid contribution (and any interest on any such contribution) such as debt from the unit holder of the unit in respect of which the contribution is payable (whether or not that person was the unit holder when the liability arose)" i.e. : The new owner will have to pay any outstandings if you do not adjust them at settlement.
- 1.3 This statement is issued on the basis that any payment by the unit holder by cheque or other instrument will be honoured at the first presentation. i.e. : if the cheque bounces, the owner's financial details in 1.2/1.3 on page 1 will be wrong.

The information provided in this certificate confirms any levies raised on our system at the time of issue. Please check with Strata Data to see if any recent meetings have taken place and/or special levies have been agreed to but not yet raised/generated on our system.

ABN 20 080 960 112

647 PORTRUSH ROAD
GLEN OSMOND SA 5064
Phone: 8372 2777
Email: reception@stratadata.com.au

UNIT OWNER UPDATE

(to be filled in only for new owners)

Strata Corporation 1980 Inc.
Unit 1 11 Hawthorn Cres HAZELWOOD PARK

SETTLEMENT DATE / / 20

UNIT OWNERS NAME

UNIT OWNERS ADDRESS

DATE & PLACE OF BIRTH

(COMPANY TITLES ONLY)

CONTACT DETAILS

[HOME](#)

WORK

MOBILE

EMAIL

CORRESPONDENCE TO OWNER / AGENT

ACCOUNTS TO OWNER / AGENT (please circle)

Will this unit be rented Yes / No , if Yes then please complete the details below

RENTAL MANAGER/AGENTS

(if applicable)

ADDRESS

CONTACT PERSON

CONTACT DETAILS

[HOME](#)

WORK

MOBILE

EMAIL

TENANT NAMES

CONTACT DETAILS

[HOME](#)

WORK

MOBILE

EMAIL

CONVEYANCER ACTING ON BEHALF OF VENDOR

CONVEYANCER ACTING ON BEHALF OF PURCHASER

Should the need arise for us to make contact with the new owner, it is important for us to have a complete set of accurate and up to date contact details. Please ensure that we are provided with the new owners contact details including a contact phone number, on the form provided.

Thank you for your assistance in keeping our records up-to-date.

Minutes of the Annual General Meeting

Corporation *Strata Corporation 1980 Inc.*
Address *11 HAWTHORN CRESCENT HAZELWOOD PARK*
Meeting Date **10th of July, 2024 commencing at 4:00 PM**
Location **Via Teleconference**

Present in Person

Unit: 1 Mr Michael O'Neill via Teleconference
Unit: 2 Stephanie A Lord via Teleconference
Unit: 5 Stephen Mark Craven via Teleconference
Unit: 10 Mr Iain Smith via Teleconference

Apologies

Nil

Present by Proxy

Nil

In attendance

Lauren Dean representing Strata Data

Quorum

The Body Corporate Manager declared that a quorum was not in attendance and the meeting was adjourned at 4:30 pm. General discussion took place until 5:38 pm.

Minutes of the Adjourned Annual General Meeting

Corporation *Strata Corporation 1980 Inc.*
Address *11 HAWTHORN CRESCENT HAZELWOOD PARK*
Meeting Date **18th of July, 2024 commencing at 10:00 AM**
Location **Via Teleconference**

Present in Person

Unit: 1 Mr Michael O'Neill via Teleconference

Apologies

Nil

Present by Proxy

Unit: 2 Stephanie A Lord by Proxy to Strata Data
Unit: 5 Stephen Mark Craven, Moira Jane Craven by Proxy to Strata Data
Unit: 7 Mrs & Mr Liliana Rose & Richard Mark Hughes by Proxy to Strata Data

In attendance

Lauren Dean representing Strata Data

Quorum

The Body Corporate Manager declared that a quorum was in attendance and the meeting opened at 10:00 am.

Chairperson

It was resolved "that Lauren Dean of Strata Data assist the Presiding Officer by chairing the meeting".
Carried Unanimously

Confirmation of Minutes

It was resolved "that the minutes of the previous General Meeting(s), held on 12th of July 2023 be accepted as a true and correct record of that meeting." *Carried Unanimously*"

Financial Report

It was resolved "that the statement of income and expenditure for the period Monday 19 June 2023 to Tuesday 18 June 2024 was reviewed, received and accepted as an accurate record of the corporation's current financial standing." *Carried Unanimously*

Public Officer

What are the responsibilities of the public officer? A public officer is the Company's representative to the Australian Tax Office and is responsible for the Company's obligations under the Income Tax Assessment Act 1936. They must be able to establish their identity and be available when contacted by the ATO regarding the company's tax obligations.

It was further resolved that Mr Paul Smith of the Strata Data Group be empowered to act as the Public Officer as defined under the Income Tax Assessment Act 1936 on behalf of the corporation.

Review of Sums Insured

General Advice Warning

Terandi Pty Ltd (ABN 20 080 960 112) acts as an Authorised Representative (AR Number: 1285659) of Honan Insurance Group (ABN 67 005 372 396, AFSL 246749). Any financial product advice that

we give to you (including about a particular insurance policy) is factual and/or general advice only. This document does not take into account your objectives, needs or financial situation. You should consider whether our advice is appropriate for you and review any relevant PDS and policy wordings, Honan Important Notices and Terandi Pty Ltd's Financial Services Guide before you make any decision about an insurance product.

For a copy of the FSG, policy wordings and Honan important notices you can refer to our website: <https://www.stratadata.com.au/insurance/product-disclosure-statements/>

Strata Data cannot provide advice as to the appropriate level of building insurance. It is suggested that the Corporation arrange for an insurance valuation of the common buildings and areas to avoid a claim not being fully met due to the building being underinsured. Owners must notify Strata Data immediately of any possible claims that may be made against the policy.

The Body Corporate declined to have an insurance valuation at this stage but resolved to accept the insurer's proposal to increase the building sum insured of \$2,288,790.00 by 10% with immediate effect.

It was agreed to obtain an insurance valuation before the 15/05/2025 insurance renewal, once received it is to be forwarded to the Office Bearers for instruction.

It was resolved "that the sums insured be:

Building Insurance	\$2,517,669.00 (Increased by 10%)
Common Area Contents Insurance	\$22,888.00
Public Liability Insurance	\$30,000,000.00
Office Bearers Liability	\$1,000,000.00
Catastrophe Insurance	\$686,637.00
Fidelity Guarantee	\$100,000.00
Machinery Breakdown	Not Selected
Excess	Refer to current Certificate of Currency
Renewal Date for these sums is	15/05/2025
Last Valuation Date	06/08/2020
Last Valuation Sum	\$2,076,000.00

Flood Cover

The policy currently includes flood cover.

Strata Data was appointed to place this insurance with SCI through Honan Insurance Group on behalf of the Corporation." *Carried Unanimously*

Post Meeting Note:

It was noted to attach the 2024-2025 Insurance Certificate of Currency with the minutes.

Contents and Landlords Insurance

The corporation's insurance policy does not cover an owner's contents (such as carpets, curtains and light fittings) or legal liability within their unit. Owners must take out their own insurance to cover these risks.

If you are in a Strata or Community Strata property and require a contents or landlord insurance policy you can obtain a quote or take cover with CHU by visiting our website <https://www.stratadata.com.au/insurance/> or call the Strata Data insurance team on (08) 8372 2777 for guidance.

Use of Contractors

The Body Corporate has complete choice over which contractors they engage to perform maintenance to the common property. The options that the Body Corporate have include:

Preferred Contractors

A Preferred Contractor is a contractor that has been proven to carry up to date & relevant insurance policies, business registration & licensing and their track record of work with Strata Data has shown that they operate at a high level of quality and competence.

Non-Preferred Contractors (Approved)

A Non-Preferred (Approved) contractor is one that has passed the vetting process relating to Licensing, Insurance and up to date business registrations. Whilst these contractors may carry the correct credentials that legally allow them to conduct business, their quality of work is unknown to Strata Data.

Non Approved Contractors

A Non Approved Contractor is one that is unable to provide appropriate licences and/or insurances. Should the Body Corporate choose to engage these contractors there are many risks involved. Strata Data does not become involved in any aspect of dealing with these contractors, however, upon written instruction from an Office Bearer, Strata Data will make payment of an invoice.

Maintenance Requirements

Scheduled Cleaning of Gutters and Down Pipes

Strata Data was requested to arrange for cleaning of gutters (**under gutter guard**) and downpipes, twice a year in May and November. The contractor is to provide before and after photos upon completion. It was agreed that Strata Data will obtain a quote from Maintenance Matters and Adelaide General Property Maintenance, once received it is to be forwarded to the Office Bearers for approval.

Post Meeting Note:

Owners raised concerns that the gutters weren't cleaned from under the gutter guard in May, if this is the case, it was requested they are to attend to this at the earliest.

Grounds Maintenance – Review of Current Schedule

The members present agreed to continue to contract Mr Nicks Property Maintenance to attend to grounds maintenance.

Stormwater Preventative Maintenance (Hydrojet Clean)

It was agreed to arrange a Stormwater clean at the time of the gutter clean in November 2024.

Sewer Preventative Maintenance (Hydrojet Clean)

It was agreed that a Sewer clean is not required this year.

White Ant Inspection

It was agreed that a White Ant inspection is not required this year.

Roof Works- TMK Structural Roof Assessment Report & AGPM Quote 4:57 michael

Discussion took place regarding the structural roof assessment conducted by TMK Engineers (awaiting further report from TMK) regarding the sagging eaves/gutters. It was agreed that once the report has been received a quote will be obtained for repairs and submitted for all owners to be approved/further instructions. Owners were made aware that there may be a special levy incurred to cover the cost of the repairs.

Unit 10 Flooding Balcony

The owner of unit 10 advised that there has been flooding on the balcony which has affected the wall of the unit. It was agreed that the owner will send through some photos and Strata Data will arrange a contractor to attend and quote on repairs/remediation.

Unit 2 Exterior Wall Dampness

The owner of unit 2 advised that there appears to be dampness on the exterior wall which could be caused by the gutters not being cleared out properly. Strata Data was requested to send a contractor out to investigate and quote on repairs.

Laundry area

Strata Data was requested to follow up with Mr Richard Hughes on the money collected from the communal washing machine. Further to this some owners advised that they have their own washing machines installed in their unit and queries were raised whether installation of individual machines require approval from the corporation.

Post Meeting Note:

If owners/residents that require to install a washing machine within their unit they have the right to do so without seeking approval from the corporation as it is considered day to day use in general living home.

Security lights

It was noted that none of the security lights work under cover in the common area, Strata Data was requested to send out a contractor to attend and quote on repairs/replacement.

Damaged Letterbox Doors

It was noted that 2 letterbox doors have been jammed and are not closing properly, which is a breach of resident privacy. Mr Iain Smith will send some photos to Strata Data to send a contractor to repair.

Other Relevant Business

Sinking Fund Analysis

Section 33A of the Strata Title Act places an obligation on the Body Corporate to provide a statement to its members outlining the estimated expenditure (other than recurrent expenditure) for a period of up to 5 years. Strata Data recommended that a sinking fund analysis be obtained and tabled at the next Annual General Meeting for review.

It was resolved "that the Body Corporate declined to obtain a Sinking Fund Analysis at this time and resolved to discuss obtaining the report at the next Annual General Meeting". *Carried Unanimously*

Maintenance Condition and Safety Report

The Body Corporate has a duty of care to ensure that the Common Property is free from hazards. The Strata Titles Act places an obligation upon the Body Corporate to maintain the Common Property, in doing so many hazards can be identified and reduced.

Strata Data recommends that the Body Corporate obtain a Maintenance Condition and Safety Report to assist in identifying all areas requiring repair and maintenance, as well as any areas that may pose a risk to any person's health and safety.

It was resolved "that completion of a Maintenance Condition and Safety Report is not required at this time." *Carried Unanimously*

Strata Data aims to have maintenance works completed quickly and within reasonable costs. When owners/agents send maintenance requests to Strata Data, we ask that wherever possible photos,

location, and a description of the works be provided. This is to ensure that when an appropriate contractor is sent to site works can be completed quickly, resulting in lower costs to the Corporation.

Level of Maintenance Fund Contributions

- a) Administration Fund – Recurrent Expenditure
Strata Data advised that owners must make provision for day-to-day, re-current expenses through an Administration Fund and presented an estimate of budget requirements for the coming year.
- b) Sinking Fund – Non-Recurrent Expenditure

Strata Data advised that owners must make provision for long term, non-recurrent maintenance expenditure through a sinking fund and presented an estimate of budget requirements for the coming year while recommending that the corporation look at obtaining a Sinking Fund Analysis.

The Body Corporate Manager tabled a budget with a total annual contribution of \$24,000. This Budget was approved:

After discussion it was resolved "that the Annual Contributions be as follows:

Administration Fund	\$22,000.00
Sinking Fund	\$2,000.00
Total Contribution	\$24,000.00

This contribution is payable quarterly and divided equal on 1st of October 2024.

Any major works unable to be paid from accumulated funds or any fund shortages are to be paid by way of a special levy." *Carried Unanimously*

All owners are reminded that levies are due 1st January, 1st April, 1st July & 1st October.

Election of Officers

It was resolved "that Mr Richard Hughes be appointed to the positions of Presiding Officer and Secretary and be the main contact point between Strata Data and the corporation, and that Ms Moira Craven be appointed to the position of Treasurer for the forthcoming year. A Committee of the Office Bearers is appointed." *Carried Unanimously*

Appointment of Body Corporate Manager

It was resolved "That Strata Data be re-appointed as body corporate manager at the fee specified in the budget. That the Presiding Officer be authorised to sign the agreement on behalf of the Body Corporate. As it is mandatory under the Act to have a signed agreement, if the agreement has not been returned to Strata Data within 14 days, that the Body Corporate Manager sign the agreement on behalf of the Body Corporate. At the completion of the term, the appointment continues (with a 28 day notice period), unless decided otherwise at a general meeting of the Corporation." *Carried Unanimously*

The Management Agreement will be available via the Client Portal following signing of the agreement.

The agreed management fee for the coming year is \$2,953.00 including GST.

Next Annual General Meeting

The next Annual General Meeting will be held on 10th of July 2025 at 4:00 pm via Zoom.

Closure

There being no further business, owners and visitors were thanked for their attendance and the meeting closed at 10:30 am.



STRATA DATA PORTAL | ACCESS YOUR INFORMATION 24/7

For access to your Corporations information 24/7 visit the Client Portal where you can:

- Download meeting minutes;
- Access financial statements and live account balances;
- Update your contact details;
- View insurance information, both past and present;
- And much more....

How can I access the Portal?

- If you have already registered for portal access, please visit portal.stratadata.com.au.
- If you have not received an invite, please email portals@stratadata.com.au to request an invitation.

Minutes of the Annual General Meeting

Corporation *Strata Corporation 1980 Inc.*
Address *11 HAWTHORN CRESCENT HAZELWOOD PARK*
Meeting Date **10th of July, 2025 commencing at 4:00 PM**
Location **Via Zoom**

Present in Person

Unit: 1 Mr Michael O'Neill
Unit: 4 Mr Ian Roberts
Unit: 5 Moira Jane Craven
Unit: 7 Mr Richard Hughes
Unit: 10 Mr Iain Smith, Ms R Maloney

Apologies

Nil

Present by Proxy

Unit: 2 Stephanie A Lord by Proxy to Strata Data

In attendance

Lauren Dean representing Strata Data

Quorum

The Body Corporate Manager declared that a quorum was in attendance and the meeting opened at 4:00 pm.

Chairperson

It was resolved "that Lauren Dean of Strata Data assist the Presiding Officer by chairing the meeting".
Carried Unanimously

Confirmation of Minutes

It was resolved "that the minutes of the previous General Meeting(s), held on **18th of July, 2024** be accepted as a true and correct record of that meeting." *Carried Unanimously*

Financial Report

It was resolved "that the statement of income and expenditure for the period Wednesday 19 June 2024 to Wednesday 18 June 2025 was reviewed, received and accepted as an accurate record of the corporation's current financial standing." *Motion Failed*

Mrs Moira noted a few questions that required further information, as per below:

It was noted that there appears to be an extra gutter cleaning on the financials, after investigation this shows an attendance within the previous financial year that has been charged with this year's financials as well as 2 works fee of \$50.00 (2024-2025). Also appearing on one of the gutter cleaning invoices was the Stormwater Clean, moving forward as agreed only 2 gutter cleans will reflect on the financial reports and the Stormwater clean to be issued on a separate invoice to the gutter clean.

A query relating to the Building Repairs & Maintenance and what the charges of \$1877.10 equated to. After investigation this shows a charge for \$1,675.41 for the use of an EWP and carpenter to attend with TMK Engineering to remove roof tiles to conduct remedial works as approved by the Management Committee (which Lead Construct have been issued a proceed with) & a charge of \$201.69 to

investigate and repair the cause of unit 2's exterior wall dampness.

After investigation it was noted that an adjustment levy (from the EOFY to the AGM) was created for the management fee and disbursement however, this was duplicated to an unknown reason which is why the financials were showing higher than previously budgeted. Since, IT has been looking into the matter and all adjustment and duplicates has been reimbursed to the corporation.

The Insurance commission that was paid to Strata Data was approximately 8% equating to \$586.85 (included in the base premium) which was reflected on the insurance quotes presented to the Management Committee for renewal as well as a noted in the Management Agreement under "Disclosure of Agreements".

It was requested to pass on to the IT department if a filter button can be applied to the owner's portal in the future.

(Any further queries can be directed to the Body Corporate Manager for further information).

Review of Sums Insured

General Advice Warning

Terandi Pty Ltd (ABN 20 080 960 112) acts as an Authorised Representative (AR Number: 1285659) of Honan Insurance Group (ABN 67 005 372 396, AFSL 246749). Any financial product advice that we give to you (including about a particular insurance policy) is factual and/or general advice only. This document does not take into account your objectives, needs or financial situation. You should consider whether our advice is appropriate for you and review any relevant PDS and policy wordings, Honan Important Notices and Terandi Pty Ltd's Financial Services Guide before you make any decision about an insurance product.

For a copy of the FSG, policy wordings and Honan important notices you can refer to our website:
<https://www.stratadata.com.au/insurance/product-disclosure-statements/>

Strata Data cannot provide advice as to the appropriate level of building insurance. It is suggested that the Corporation arrange for an insurance valuation of the common buildings and areas to avoid a claim not being fully met due to the building being underinsured. Owners must notify Strata Data immediately of any possible claims that may be made against the policy.

The Body Corporate declined to have an insurance valuation and resolved to maintain the current level of insurance cover as detailed below.

It was resolved "that the sums insured be:

Building Insurance	\$3,191,293.00
Common Area Contents Insurance	\$31,913.00
Public Liability Insurance	\$30,000,000.00
Office Bearers Liability	\$1,000,000.00
Catastrophe Insurance	\$957,387.00
Fidelity Guarantee	\$100,000.00
Machinery Breakdown	Not Selected
Excess	\$1,000.00
Renewal Date for these sums is	15/05/2026

Last Valuation Date 22/04/2025
Last Valuation Sum \$3,191,293.00

Excess may be subject to change at next renewal.

Flood Cover

The policy currently includes flood cover.

Strata Data was requested to arrange quotations for the insurance, at renewal and is appointed to place this with a company as advised by the Presiding Officer on behalf of the corporation. Where instruction is not provided prior to expiry of the existing policy, the policy will be renewed with the current insurer”
Carried Unanimously

Contents and Landlords Insurance

The corporation's insurance policy does not cover an owner's contents (such as carpets, curtains and light fittings) or legal liability within their unit. Owners must take out their own insurance to cover these risks.

If you are in a Strata or Community Strata property and require a contents or landlord insurance policy you can obtain a quote or take cover with CHU by visiting our website <https://www.stratadata.com.au/insurance/> or call the Strata Data insurance team on (08) 8372 2777 for guidance.

Use of Contractors

The Body Corporate has complete choice over which contractors they engage to perform maintenance to the common property. The options that the Body Corporate have include:

Preferred Contractors

A Preferred Contractor is a contractor that has been proven to carry up to date & relevant insurance policies, business registration & licensing and their track record of work with Strata Data has shown that they operate at a high level of quality and competence.

Non-Preferred Contractors (Approved)

A Non-Preferred (Approved) contractor is one that has passed the vetting process relating to Licencing, Insurance and up to date business registrations. Whilst these contractors may carry the correct credentials that legally allow them to conduct business, their quality of work is unknown to Strata Data.

Non Approved Contractors

A Non Approved Contractor is one that is unable to provide appropriate licences and/or insurances. Should the Body Corporate choose to engage these contractors there are many risks involved. Strata Data does not become involved in any aspect of dealing with these contractors, however, upon written instruction from an Office Bearer, Strata Data will make payment of an invoice.

Works Fee

The repair and maintenance of the common property is one of the most important functions of the Body Corporate. As Managers we take this aspect very seriously and take great pride in working with owners and committees to achieve their goals of not only having safe common spaces, but also creating a place that people love and that maximises the value of the property.

The Works fee covers our cost of arranging a quotation (where the works are significant), issuing the work order, paying the invoice and assisting if there is an issue with the completed works.

The Works Fee, is a flat fee of \$50 on invoices above \$1,000 or a reduced fee of 5% on invoices below \$1,000 (e.g. \$150 invoice is \$7.50 fee).

Meeting Note:

It was noted that Mrs Moira Craven was displeased in the works fee present by Strata Data.

Maintenance Requirements

Scheduled Cleaning of Gutters and Down Pipes

Strata Data was requested to arrange for cleaning of gutters (also to include under gutter guard) and downpipes, twice a year in May and November. The contractor is to provide before and after photos upon completion.

Grounds Maintenance – Review of Current Schedule

The members present agreed to continue to contract Mr Nicks Property Maintenance to attend to grounds maintenance.

It was further agreed to have the grounds contractor cut back the ivy that is growing on the back shed where the vehicles are being parked, potentially creeping from the neighbouring side. To note, the contractor is only to use the green bins on site to avoid the cost of green waste disposal at all visits.

Unfortunately, as circumstances have changed all residents are responsible to take out and bring back in their bins. Strata Data was requested to send a notice to all residents.

Driveway Concrete Repair

Discussion took place regarding the lifting concrete at the corporation entrance (facing the corporation, this is located on the right hand side of the letterbox) as it requires repairs. Strata Data was requested to obtain a quote for repair and once received, it is to be sent to the Management Committee for approval/further instructions.

Stormwater Preventative Maintenance (Hydrojet Clean)

It was agreed to arrange a Stormwater clean at the time of the gutter clean in November 2025.

Sewer Preventative Maintenance (Hydrojet Clean)

It was agreed that a Sewer clean is not required this year, unless it becomes necessary.

White Ant Inspection

It was agreed that a White Ant inspection is not required this year.

Storage Units (Within Shed)

Discussion took place regarding the storage units that are within the shed as all units have a designated section allocated to their unit, which is only a limited space. It was noted that Mr Richard will arrange 3 key's and provide them to owners that require access into the storage shed.

Roof Works

It was noted that Strata Data will request further information from Lead Construct regarding when the works will commence, with parts of the roof being exposed will the internal unit be protected in the interim and will parking and access into the corporation be compromised due to scaffolding. It was further agreed that works are to commence at the earliest they can be booked in and a deposit be paid to secure materials.

Meeting Note:

After discussing with Diako (Lead Construct) he has advised that he will be facilitating a site meeting with his trades and the scaffolding contractor at the earliest to put in place a plan. Once completed this will be sent on to Strata Data to forward all relevant information on to owners/residents.

Unit 8 External Paint Peeling

It was reported that the external wall of unit 8 is peeling and requires further attention as there is possibly a wider issue behind the wall eg failed waterproofing or internal water pipe leak, which can be contributing to bubbling/paint peeling. Strata Data was requested to arrange a contractor attend to investigate and discuss with the owner of unit 8.

Common Area Cleaning (Windows)

Strata Data was requested to ask the cleaning contractors (Adelaide Cleaning Contractor) if cleaning of the common window/cobwebs at the top of the staircase is at an additional charge and if this can be completed at the next visit

Common Laundry

It was noted that the dryer is the only equipment that is currently working, Mr Richard will attend to empty the coins in the machine and discuss throughout the year what the corporation would like to do with the laundry room as replacing the washing machine is not an option currently.

Stairwell Railing – Painting

Strata Data was requested to obtain a quote to repaint the internal foyer stairwell railings, once received it is to be forwarded to the Management Committee for approval/further instructions.

Other Relevant Business**Sinking Fund Analysis**

Section 33A of the Strata Title Act places an obligation on the Body Corporate to provide a statement to its members outlining the estimated expenditure (other than recurrent expenditure) for a period of up to 5 years. Strata Data recommended that a sinking fund analysis be obtained and tabled at the next Annual General Meeting for review.

It was resolved "that the Body Corporate declined to obtain a Sinking Fund Analysis at this time and resolved to discuss obtaining the report at the next Annual General Meeting". *Carried Unanimously*

Maintenance Condition and Safety Report

The Body Corporate has a duty of care to ensure that the Common Property is free from hazards. The Strata Titles Act places an obligation upon the Body Corporate to maintain the Common Property, in doing so many hazards can be identified and reduced.

Strata Data recommends that the Body Corporate obtain a Maintenance Condition and Safety Report to assist in identifying all areas requiring repair and maintenance, as well as any areas that may pose a risk to any person's health and safety.

It was resolved "that completion of a Maintenance Condition and Safety Report is not required at this time." *Carried Unanimously*

Strata Data aims to have maintenance works completed quickly and within reasonable costs. When owners/agents send maintenance requests to Strata Data, we ask that wherever possible photos, location, and a description of the works be provided. This is to ensure that when an appropriate contractor is sent to site works can be completed quickly, resulting in lower costs to the Corporation.

Level of Maintenance Fund Contributions**a) Administration Fund – Recurrent Expenditure**

Strata Data advised that owners must make provision for day-to-day, re-current expenses through an Administration Fund and presented an estimate of budget requirements for the coming year.

b) Sinking Fund – Non-Recurrent Expenditure

Strata Data advised that owners must make provision for long term, non-recurrent maintenance expenditure through a sinking fund and presented an estimate of budget requirements for the coming year while recommending that the corporation look at obtaining a Sinking Fund Analysis.

The Body Corporate Manager tabled a budget with a total annual contribution of \$26,213. This Budget was not approved:

After discussion it was resolved "that the Annual Contributions be as follows:

Administration Fund	\$22,000.00
Sinking Fund	\$2,000.00
Total Contribution	\$24,00.00

This contribution is payable quarterly and divided equal on 1st of October 2025.

All owners are reminded that levies are due 1st January, 1st April, 1st July & 1st October.

Election of Officers

It was resolved "that Mr Richard Hughes be appointed to the positions of Presiding Officer and Secretary and be the main contact point between Strata Data and the corporation, and that Mr Stephen Craven be appointed to the position of Treasurer for the forthcoming year. A Committee of the Office Bearers is appointed." *Carried Unanimously*

Appointment of Body Corporate Manager

It was resolved "That Strata Data be re-appointed as body corporate manager at the fee specified in the budget. That the Presiding Officer be authorised to sign the agreement on behalf of the Body Corporate. As it is mandatory under the Act to have a signed agreement, if the agreement has not been returned to Strata Data within 14 days, that the Body Corporate Manager sign the agreement on behalf of the Body Corporate. At the completion of the term, the appointment continues (with a 28 day notice period), unless decided otherwise at a general meeting of the Corporation." *Carried Unanimously*

The Management Agreement will be available via the Client Portal following signing of the agreement.


The agreed management fee for the coming year is \$3,101 including GST.

Next Annual General Meeting

The next Annual General Meeting will be held on 13 of July 2026 at 4:00 via Zoom.

Closure

There being no further business, owners and visitors were thanked for their attendance and the meeting closed at 6:32 pm.



STRATA DATA PORTAL

ACCESS YOUR INFORMATION 24/7

For access to your Corporations information 24/7 visit the Client Portal where you can:

- Download meeting minutes;
- Access financial statements and live account balances;
- Update your contact details;
- View insurance information, both past and present;
- And much more....

How can I access the Portal?

➤ If you have already registered for portal access, please visit portal.stratadata.com.au.

➤ If you have not received an invite, please email portale@stratadata.com.au to request an invitation.



STRATA DATA

Summary Financial Statement

Strata Corporation 1980 Inc.
Address: 11 HAWTHORN CRESCENT HAZELWOOD PARK, South Australia 5066
ABN: 95742955164

Version: 03.10.01
Date Printed 24/06/2024

Page 1

INCOME & EXPENDITURE STATEMENT BETWEEN 19/06/2023 AND 18/06/2024

	ADMIN	SINKING	TOTAL
INCOME			
Admin Fund Levy	\$23,100.00	-	\$23,100.00
Insurance Claim Recovery	\$5,192.73	-	\$5,192.73
Interest on Overdue Levies	\$56.04	-	\$56.04
Interest Received	\$636.24	-	\$636.24
Sinking Fund Levy	-	\$4,100.00	\$4,100.00
TOTAL INCOME	\$28,985.01	\$4,100.00	\$33,085.01
OUTGOINGS			
Audit	\$172.00	-	\$172.00
Body Corporate Management	\$2,773.77	-	\$2,773.77
Building / Engineer Reports	\$2,695.00	-	\$2,695.00
Building Repairs & Maintenance	\$1,150.25	-	\$1,150.25
Cleaning Common Areas	\$313.39	-	\$313.39
Disbursements	\$665.00	-	\$665.00
Electrical Works	\$503.17	-	\$503.17
Electricity	\$571.66	-	\$571.66
Fencing Repairs & Maintenance	\$748.00	-	\$748.00
Gas	\$350.89	-	\$350.89
Grounds Maintenance	\$1,783.25	-	\$1,783.25
Gutter Cleaning	\$2,047.00	-	\$2,047.00
Insurance Claim	\$5,095.00	-	\$5,095.00
Insurance Premium	\$5,409.70	-	\$5,409.70
Meeting Fees	\$168.75	-	\$168.75
Plumbing Repairs & Maintenance	\$2,297.63	-	\$2,297.63
Public Officer	\$125.00	-	\$125.00
Roof Repairs & Maintenance	\$711.01	-	\$711.01
Tax Return	\$206.00	-	\$206.00
Transfer Between Funds	(\$1,000.00)	\$1,000.00	-
Water Charges	\$1,829.31	-	\$1,829.31



Summary Financial Statement

Version: 03.10.01

Date Printed 24/06/2024

Strata Corporation 1980 Inc.

Address: 11 HAWTHORN CRESCENT HAZELWOOD PARK, South Australia 5066

ABN: 95742955164

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STRATA DATA

WHS Compliance	\$129.00	-	\$129.00
TOTAL OUTGOINGS	\$28,744.78	\$1,000.00	\$29,744.78

SUMMARY

OPENING BALANCE AS AT 19/06/2023	\$1,097.85	\$10,872.61	\$11,970.46
TOTAL INCOME	\$28,985.01	\$4,100.00	\$33,085.01
TOTAL OUTGOINGS	\$28,744.78	\$1,000.00	\$29,744.78
CLOSING BALANCE AS AT 18/06/2024	\$1,338.08	\$13,972.61	\$15,310.69
NET SURPLUS	\$240.23	\$3,100.00	\$3,340.23



STRATA DATA

Summary Financial Statement

Strata Corporation 1980 Inc.
Address: 11 HAWTHORN CRESCENT HAZELWOOD PARK, South Australia 5066
ABN: 95742955164

Version: 03.10.01
Date Printed 19/06/2025

Page 1

INCOME & EXPENDITURE STATEMENT BETWEEN 19/06/2024 AND 18/06/2025

Description	ADMIN	SINKING	TOTAL
INCOME			
Admin Fund Levy	\$22,010.06	-	\$22,010.06
Interest on Overdue Levies	\$22.28	-	\$22.28
Interest Received	\$519.31	-	\$519.31
Sinking Fund Levy	-	\$2,000.00	\$2,000.00
Special Levy (Admin Fund)	\$55,320.31	-	\$55,320.31
TOTAL INCOME	\$77,871.96	\$2,000.00	\$79,871.96
OUTGOINGS			
Audit	\$179.00	-	\$179.00
Body Corporate Management	\$3,809.12	-	\$3,809.12
Building Repairs & Maintenance	\$1,877.10	-	\$1,877.10
Cleaning Common Areas	\$313.39	-	\$313.39
Consultancy Fees	\$792.00	-	\$792.00
Disbursements	\$1,004.40	-	\$1,004.40
Electrical Works	\$369.07	\$1,129.85	\$1,498.92
Electricity	\$486.63	-	\$486.63
Gas	\$393.64	-	\$393.64
Grounds Maintenance	\$1,389.30	-	\$1,389.30
Gutter Cleaning	\$5,014.36	\$1,155.00	\$6,169.36
Gutter Repairs & Maintenance	\$209.81	-	\$209.81
Insurance Premium	\$7,330.45	-	\$7,330.45
Insurance Valuation	\$396.00	-	\$396.00
Meeting Fees	\$282.00	-	\$282.00
Plumbing Repairs & Maintenance	\$1,034.04	-	\$1,034.04
Public Officer	\$130.00	-	\$130.00
Sewerage Repairs & Maintenance	\$725.10	-	\$725.10
Tax Return	\$215.00	-	\$215.00
Water Charges	\$2,653.77	-	\$2,653.77



Summary Financial Statement

Version: 03.10.01

Date Printed 19/06/2025

Strata Corporation 1980 Inc.

Address: 11 HAWTHORN CRESCENT HAZELWOOD PARK, South Australia 5066

ABN: 95742955164

Page 2

STRATA DATA

WHS Compliance	\$135.00	-	\$135.00
TOTAL OUTGOINGS	\$28,739.18	\$2,284.85	\$31,024.03

SUMMARY

OPENING BALANCE AS AT 19/06/2024	\$1,338.08	\$13,972.61	\$15,310.69
TOTAL INCOME	\$77,871.96	\$2,000.00	\$79,871.96
TOTAL OUTGOINGS	\$28,739.18	\$2,284.85	\$31,024.03
CLOSING BALANCE AS AT 18/06/2025	\$50,470.86	\$13,687.76	\$64,158.62
NET SURPLUS	\$49,132.78	(\$284.85)	\$48,847.93



Summary Financial Statement

Strata Corporation 1980 Inc.
Address: 11 HAWTHORN CRESCENT HAZELWOOD PARK, South Australia 5066
ABN: 95742955164

Version: 03.10.01

Date Printed 19/06/2025

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STRATA DATA

STATEMENT OF POSITION AS AT 18/06/2025

ASSETS

CASH AT BANK

Fund	Amount
Admin	\$50,470.86
Sinking	\$13,687.76
Funds Held in Credit	\$0.00
TOTAL CASH AT BANK	\$64,158.62

LEVIES IN ARREARS

Lot No.	Owner	Amount
2	S A Lord	\$2,940.00
3	Ms H F Billett	\$4,200.00
10	Mr I Smith & Ms R Maloney	\$6,939.69
TOTAL LEVIES IN ARREARS		\$14,079.69

TOTAL ASSETS **\$78,238.31**

LIABILITIES

LEVIES PAID IN ADVANCE

Lot No.	Owner	Amount
1	Mr M & Mrs F O'Neill	\$600.00
7	Mrs L & Mr R Hughes	\$0.06
8	Roydn John & Louise Anne Bailey	\$600.00
9	Lisa Roxanne Penney	\$10.00
TOTAL LEVIES PAID IN ADVANCE		\$1,210.06

FUNDS HELD IN CREDIT

Lot No.	Owner	Amount
		\$0.00
TOTAL FUNDS HELD IN CREDIT		

UNPAID BILLS

Creditor	Amount
	\$0.00
TOTAL UNPAID BILLS	

TOTAL LIABILITIES **\$1,210.06**

NET CASH POSITION **\$77,028.25**

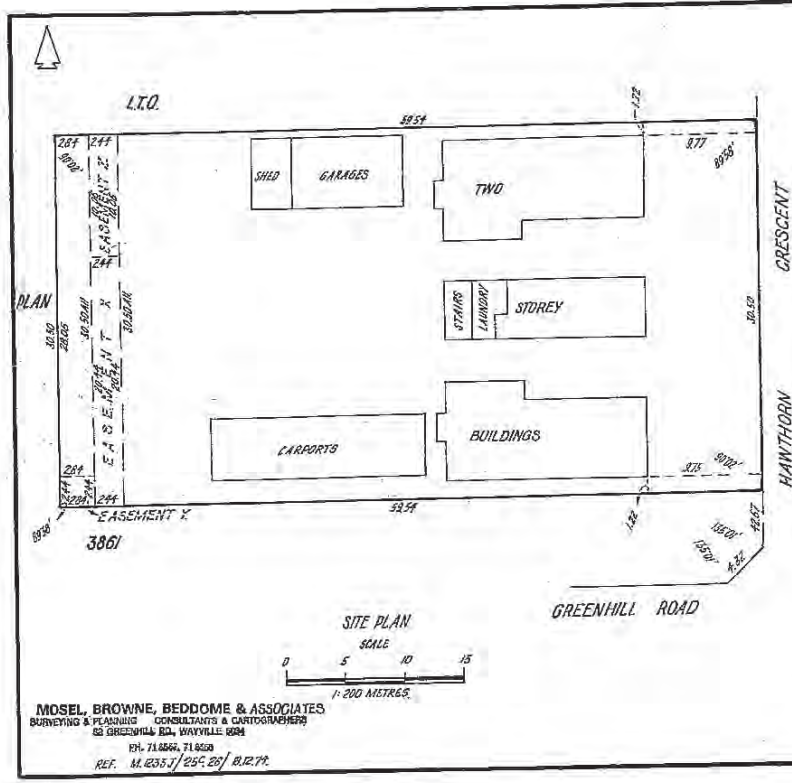
1980

STRATA PLAN 1980 1ST OF 3 SHEETS

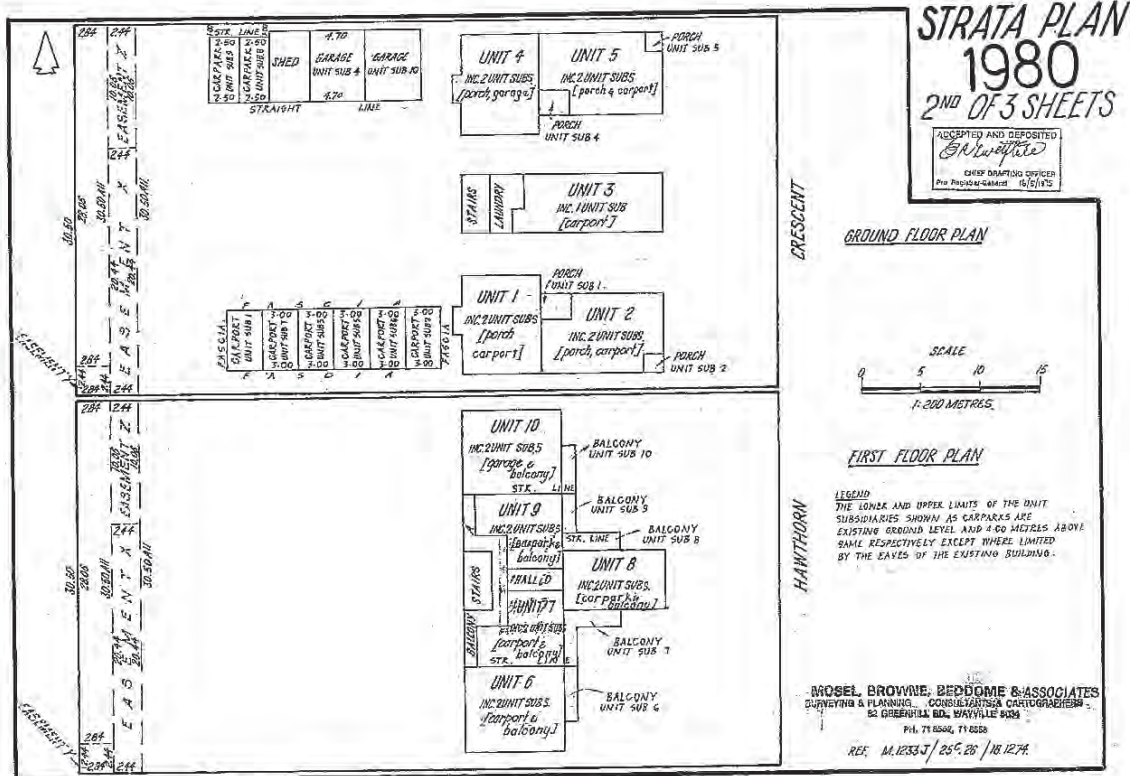
ACCEPTED AND DEPOSITED
ER Kew
CHIEF SURVEYOR GENERAL
Pro Registrar-General 16/10/80

HUNDRED OF ADELAIDE
LOT 70, PT LOTS 71, 81, 82 L.T.O. PLAN 3861
PT. SEC. 298
in the area named
HAZELWOOD PARK

Reference: Vol. 3749 Fol. 156



MALCOLM JOHN BEDDOME
a Licensed Surveyor within the meaning of the Surveyors Act 1912-1913, do hereby certify:
1. That all the area and sub-divisions and all buildings and other structures depicted herein are wholly contained within the boundaries of the parcel delineated on this strata plan.
2. That this strata plan represents an accurate delineation of the area and sub-divisions (if any) as surveyed or held out to the public.
Witness my hand and seal this 29th day of JANUARY 1980 at WYVILLIE.
Malcolm John Beddome
Licensed Surveyor



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	10						
2	10						
3	10						
4	10						
5	10						
6	10						
7	10						
8	10						
9	10						
10	10						
AGGREGATE		100		AGGREGATE			
				COMMON PROPERTY			

Authenticated vide Application No 57533
S. G. Greenwell
 Registrar-General



STRATA PLAN
1980
 3rd of 3 sheets

ACCEPTED and ENDORSED
S. G. Greenwell
 CHIEF DRAFTING OFFICER
 Pro Registrar-General
 16/5/79/75

Schedule 3—Articles of strata corporation

- 1 (1) A unit holder must—
 - (a) maintain the unit in good repair;
 - (b) carry out any work ordered by a council or other public authority in respect of the unit.
- (2) The occupier of a unit must keep it in a clean and tidy condition.
- 2 A person bound by these articles—
 - (a) must not obstruct the lawful use of the common property by any person; and
 - (b) must not use the common property in a manner that unreasonably interferes with the use and enjoyment of the common property by the other members of the strata community, their customers, clients or visitors; and
 - (c) must not make, or allow his or her customers, clients or visitors to make, undue noise in or about any unit or the common property; and
 - (d) must not interfere, or allow his or her customers, clients or visitors to interfere, with others in the enjoyment of their rights in relation to units or common property.
- 3 A person bound by these articles must not use the unit, or permit the unit to be used, for any unlawful purpose.
- 4 Subject to the *Strata Titles Act 1988*, a person bound by these articles must not, without the strata corporation's consent, keep any animal in, or in the vicinity of, a unit.
- 5 A person bound by these articles—
 - (a) must not park a motor vehicle in a parking space allocated for others or on a part of the common property on which parking is not authorised by the strata corporation; and
 - (b) must take reasonable steps to ensure that his or her customers, clients or visitors do not park in parking spaces allocated for others or on parts of the common property on which parking is not authorised by the strata corporation.
- 6 A person bound by these articles must not, without the consent of the strata corporation—
 - (a) damage or interfere with any lawn, garden, tree, shrub, plant or flower on the common property; or
 - (b) use any portion of the common property for his or her own purposes as a garden.
- 7 A person bound by these articles must not—
 - (a) bring objects or materials onto the site of a kind that are likely to cause justified offence to the other members of the strata community; or
 - (b) allow refuse to accumulate so as to cause justified offence to others.
- 8 A person bound by these articles must not, without the consent of the strata corporation, display any sign, advertisement, placard, banner or any other conspicuous material of a similar nature—
 - (a) on part of his or her unit so as to be visible from outside the building; or
 - (b) on any part of the common property.

- 9 The occupier of a unit may, without the consent of the strata corporation, paint, cover or in any other way decorate the inside of any building forming part of the unit and may, provided that unreasonable damage is not caused to any common property, fix locks, catches, screens, hooks and other similar items to that building.
- 10 The occupier of a unit used for residential purposes must not, without the consent of the strata corporation, use or store on the unit or on the common property any explosive or other dangerous substance.
- 11 A person bound by these articles—
- (a) must maintain within the unit, or on a part of the common property set apart for the purpose by the strata corporation, a receptacle for garbage adequately covered; and
 - (b) must comply with all council by-laws relating to the disposal of garbage.
- 12 A unit holder must immediately notify the strata corporation of—
- (a) any change in the ownership of the unit, or any change in the address of an owner;
 - (b) any change in the occupancy of the unit.

RESOLUTIONS AFFECTING STRATA CORPORATION 1980 INC

DISCLAIMER - Strata Data will not be held liable for any missing, incomplete or incorrect information provided prior to the commencement of our management: 14/06/2018

THE RELEVANT MINUTES should be consulted for the precise wording of resolutions.

DATE	RESOLUTION
-------------	-------------------

14/07/2021	<u>Related costs for recovery of outstanding money – Unanimous</u>
<u>Resolution</u>	

It was resolved "That the Body Corporate seek to recover overdue levies which remain unpaid after a period of four weeks from the due date, having first notified the owner of proposed action. Related costs associated with the recovery of outstanding money shall be levied as a debt against the unit."
Carried Unanimously

28/09/2021	<u>Cat Approval Unit 9</u>
-------------------	-----------------------------------

That unit 9 be permitted to maintain a cat within the unit subsidiary of unit 9, provided that the cat does not prove to cause nuisance to other residents within the Strata Corporation, in which case the approval may be rescinded and that the approval stand, only for the natural life of the pet.



STRATA DATA

13th October 2025

IMPORTANT NOTICE TO NEW OWNER | LANDLORD & CONTENTS INSURANCE

The property you are considering purchasing is part of a Strata / Community group managed by Strata Data. As such the common/shared areas are already covered by the mandatory Body Corporates insurance policy.

However, your personal property & public liability within your own unit is not covered by your Body Corporates insurance, so resident owners and investor owners must take out their own insurance to cover these risks. If you are a resident owner you need separate contents insurance, and if you are an investor owner you need separate landlords insurance.

Please find in the following pages further information on both of these insurance products.

To access great rates on these insurances please go to www.stratadata.com.au/insurance

Best,

MARC STEEN

Chief Operating Officer

DISCLAIMER: Please note this is not financial advice and does not take into account your individual circumstances. It is your responsibility to determine what insurance products are right for you.

BETTER TOGETHER stratadata.com.au

ADELAIDE | 647 Portrush Rd, Glen Osmond SA 5064 PO Box 219 Glen Osmond SA 5064 T 08 9372 2777 F 08 9379 0703
MELBOURNE | 39/574 Plummer St, Port Melbourne VIC 3207 PO Box 715 Port Melbourne VIC 3207 T 03 9676 9555 F 03 9676 9455 ABN 20 080 960 112



Level 13, 431 King William Street
Adelaide SA 5000

Certificate of Currency

CHU Residential Strata Insurance Plan

Policy No	HU0006147599
Policy Wording	CHU RESIDENTIAL STRATA INSURANCE PLAN
Period of Insurance	15/05/2025 to 15/05/2026 at 4:00pm
The Insured	STRATA CORPORATION NO. 1980 INC.
Situation	11 HAWTHORN CRESCENT HAZELWOOD PARK SA 5066

Policies Selected

Policy 1 – Insured Property

Building: \$3,191,293

Common Area Contents: \$31,913

Loss of Rent & Temporary Accommodation (total payable): \$478,693

Policy 2 – Liability to Others

Sum Insured: \$30,000,000

Policy 3 – Voluntary Workers

Death: \$200,000

Total Disablement: \$2,000 per week

Policy 4 – Fidelity Guarantee

Sum Insured: \$100,000

Policy 5 – Office Bearers' Legal Liability

Sum Insured: \$1,000,000

Policy 6 – Machinery Breakdown

Not Selected

Policy 7 – Catastrophe Insurance

Sum Insured: \$957,387

Extended Cover - Loss of Rent & Temporary Accommodation: \$143,608

Escalation in Cost of Temporary Accommodation: \$47,869

Cost of Removal, Storage and Evacuation: \$47,869

Policy 8 – Government Audit Costs and Legal Expenses

Government Audit Costs: \$25,000

Appeal expenses – common property health & safety breaches: \$100,000

Legal Defence Expenses: \$50,000

Policy 9 – Lot owners' fixtures and improvements (per lot)



Sum Insured: \$250,000

Flood Cover is included.

Date Printed

06/05/2025

This certificate confirms this policy is in force for the Period of Insurance shown, subject to the policy terms, conditions and exclusions. It is a summary of cover only (for full details refer to the current policy wording QM562-1023 and schedule). It does not alter, amend or extend the policy. This information is current only at the date of printing.

CONTENTS INSURANCE FOR STRATA



STRATA DATA



CHU



ARE YOU
PROTECTING
YOUR PERSONAL
POSSESSIONS?

**Do you live in an
apartment, unit,
villa or townhouse?**

It is important that you have Contents Insurance as Residential Strata Insurance only protects the building, not your personal possessions. To protect your personal belongings such as clothing, phones, jewellery, furniture, TV, laptops, internal carpets, blinds and electrical appliances you need Contents Insurance.

What's included in your policy

Automatic inclusions

Contents – Covers your personal possessions from accidental and malicious damage, theft, water, fire and storm damage with new for old replacement.

Portable Contents – Protecting your smartphone, jewellery and other prized possessions when they are away from your property, in transit, storage or when you are moving into or out of your home.

Jewellery, Watches

Entertainment equipment

Portable entertainment equipment

CDs, DVDs, electronic games media and digital media files

Portable musical instruments

Tools of trade

Works of art, pictures, tapestries, rugs, antiques, collections of any kind, computer equipment

Photographic equipment

Curios, gold or silver articles (but not bullion)

Documents

Bicycles

Unspecified High Risk Items; cash, bullion or negotiable securities

Basic Cover

Up to \$200,000

Protection across: Motel, hotel or club • Nursing home, hospice or hospital, • Another person's home you're living in² • Australian bank safe • Temporarily in transit

\$1,500 per item, maximum of \$7,500

10% of the total sum insured for all items

\$1,500 per item, maximum of \$5,000

\$3,000 in total

\$1,500 in total

\$1,500 in total

\$5,000 per item

\$1,500 in total

\$1000 per item, maximum of \$5,000

\$500 per item, maximum of \$1,500

\$1,500 per bicycle, maximum of \$2,500

Up to 1% of your sum insured, max \$500

Premier Cover

From \$50,000 - \$200,000
+ Accidental Damage and Loss

Everything in basic plus: Across Australia and New Zealand • Anywhere in the world³

\$5,000 per item, maximum of \$25,000

10% of the total sum insured for all items

\$5,000 per item, maximum of \$25,000

\$5,000 per item, maximum of \$25,000

\$25,000 in total

\$2,500 in total

\$10,000 per item up to maximum of \$40,000

\$5,000 per item, maximum of \$25,000

\$5,000 per item, maximum of \$25,000

\$2,000 per item up to maximum of \$5,000

\$5,000 per bicycle, maximum of \$25,000

Up to 1% of your sum insured, max \$1,500

Standard Benefits Across Both Covers

- **Legal liability:** \$30m to protect you from death or injury to other people who are on your property and loss or damage to someone else's property
- **Essential temporary repairs:** Up to \$500 to repair insured items
- **Motor burnout:** Up to \$2,000 to repair or replace the motor of household equipment and appliances less than 10 years old

- **Reinstate landscaping:** Up to \$1,000 to fix up your garden
- **External door locks replacement:** Up to \$500 to re-key or replace external locks in your home unit if keys are stolen
- **Accommodation costs:** Up to 12 months accommodation from the time of damage to your home

Please read the Product Disclosure Statement and Policy Wording for full details, scope of coverage, sub-limits, exclusions and conditions. Please refer to Your Schedule and Invoice for the Period of Insurance.

Disclaimer: Insurance issued by QBE Insurance (Australia) Limited ABN 78 003 191 035 and distributed by CHU Underwriting Agencies Pty Ltd ABN 18 001 580 070. AFSL No. 243261. This information does not take into account the objectives, financial situation or needs of any person. Please read and consider the relevant Product Disclosure Statement (PDS) before you make any decisions about this product. A copy the PDS is available at www.chu.com.au 1. Standard excess is \$500. The value of your claim must exceed the amount of your excess. 2. Excluding high risk items 3. Up to 90 consecutive days. Up to the high risk item limit for high risk items and up to the sum insured listed for specified high risk items

PLUS your policy comes with:



21 day cooling off period should you change your mind



New for old replacement



24/7 claims service and support with emergency assistance

AND MORE

As CHU is one of Australia's largest and most awarded strata insurance specialists, if your strata building insurance is managed by CHU you receive these additional benefits:

✓ Save on your excess payment:

If CHU insures your building and you and the strata building owner make a valid claim for the same incident. Standard excess is minimum \$500. The value of your claim must exceed the amount of your excess.¹

✓ Simpler repairs:

If your personal property and building is damaged in the same incident, your property will be repaired or replaced jointly with the building repairs making it simpler for you.

Common insured events



MALICIOUS DAMAGE



THEFT



WATER DAMAGE

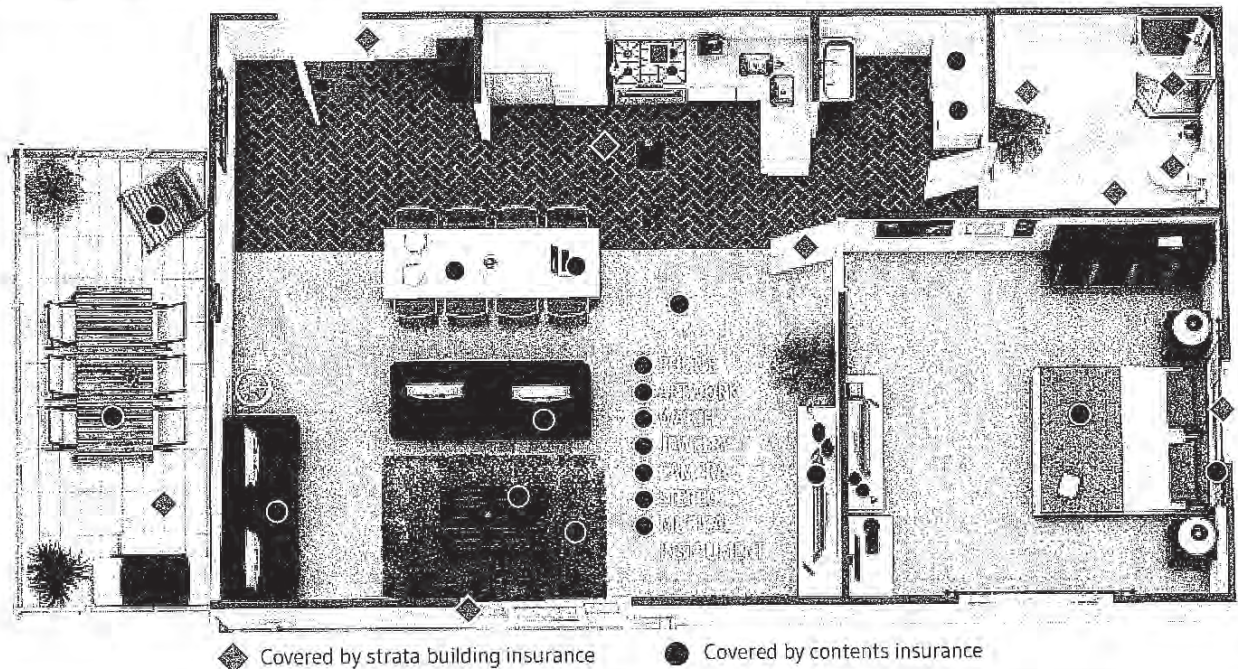


STORM



FIRE

What is covered by Contents Insurance vs Strata Building Insurance?



Why Choose CHU?



Multi Award Winning

Awards include Insurance Business Gold Award winner 2016-2019 and Brokers Pick Best Product 2016-2020.



Almost 1 million properties protected

We are strata specialists, organising the insurance for almost 1 million apartments, unit and townhouses across Australia.



24/7 Claims Process and Emergency Hotline

When you need help the most, CHU's claim process strives to be quick and accessible. Over 40% of claims are processed in under 24 hours.



A Long and Progressive History

CHU arranged the first residential strata plan insurance in Australia over 40 years ago and now offers a wide range of insurance.

www.stratadata.com.au/insurance

LANDLORDS INSURANCE FOR STRATA



STRATA DATA



IS YOUR
INVESTMENT
PROPERTY
PROTECTED?

**Is your property an
apartment, unit,
villa or townhouse?**

It is important that you have Landlords Insurance as Residential Strata Insurance only protects the building. CHU Landlords Insurance for Strata is a tax deductible insurance that protects you against loss or damage to your investment property. Plus it ensures you can continue to receive rent if your tenant suddenly departs or damages your property where it is unfit to be occupied.

What's included in your policy

☒ Loss of Rent due to:

Loss or damage	Up to 52 weeks
Departure of tenant	Up to 6 weeks
Default by tenant	Up to 15 weeks

☒ Contents

Against accidental loss or damage	Up to the contents sum insured
Loss or damage to your contents while in the open air	Up to \$3,000
Removal of damaged contents	Up to 10% of the contents sum insured
Burning out of an electric motor (Fusion)	Up to \$2,000
Replacement of locks and keys	Up to \$250

☒ Building Damage

Against loss or damage caused by vandalism, malicious acts or theft by your tenants or their guests to the building	Up to the contents sum insured
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☒ Legal Expenses

In connection with defending a claim	Up to \$5,000
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☒ Liability to others

	Up to \$30 million
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☒ Government audit costs

Professional costs in connection with an audit from the ATO or other statutory body	\$5,000
Professional fees in connection with a record keeping audit	\$1,000

Please read the Product Disclosure Statement and Policy Wording for full details, scope of coverage, sub-limits, exclusions and conditions. Please refer to Your Schedule and Invoice for the Period of Insurance.

Disclaimer: Insurance issued by QBE Insurance (Australia) Limited ABN 78 003 191 035 and distributed by CHU Underwriting Agencies Pty Ltd ABN 18 001 580 070. AFSL No. 243261. This information does not take into account the objectives, financial situation or needs of any person. Please read and consider the relevant Product Disclosure Statement (PDS) and Supplementary Product Disclosure Statement (SPDS) before you make any decisions about this product. A copy the PDS and SPDS is available at www.chu.com.au. 1. Standard excess is \$500. The value of your claim must exceed the amount of your excess.

PLUS your policy comes with:



21 day cooling off period should you change your mind



New for old replacement



24/7 claims service and support with emergency assistance

AND MORE

As CHU is one of Australia's largest and most awarded strata insurance specialists, if your strata building insurance is managed by CHU you receive these additional benefits:

✓ Save on your excess payment:

If CHU insures your building and you and the strata building owner make a valid claim for the same incident. Standard excess is minimum \$500. The value of your claim must exceed the amount of your excess.¹

✓ Simpler repairs:

If your personal property and building is damaged in the same incident, your property will be repaired or replaced jointly with the building repairs making it simpler for you.

Common insured events



MALICIOUS
DAMAGE



TENANT
DEPARTURE



WATER
DAMAGE

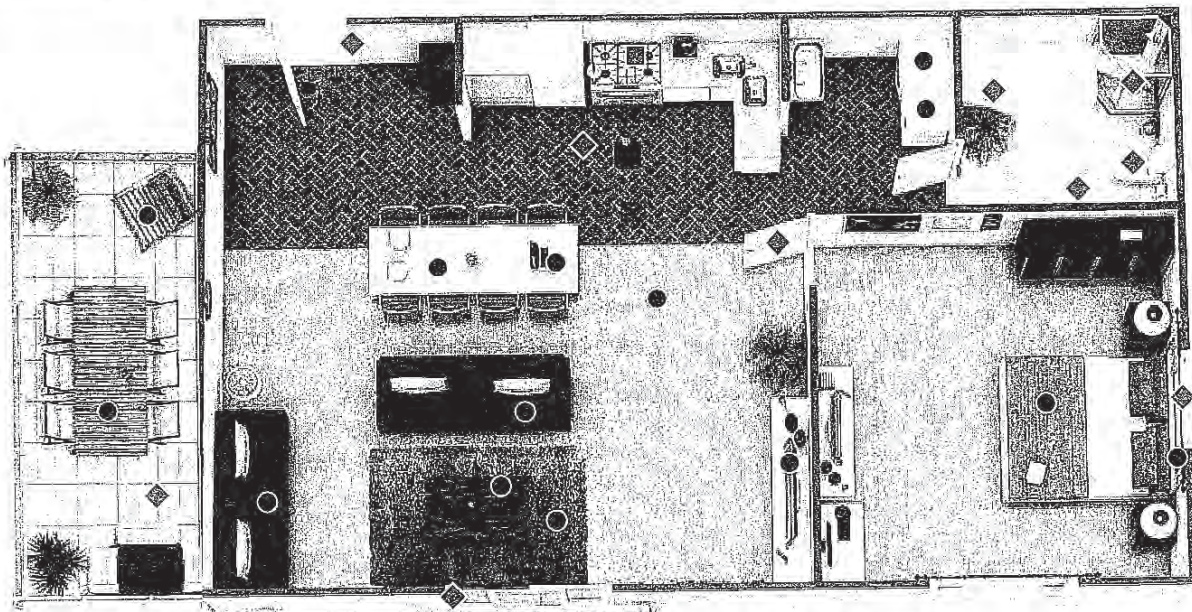


STORM



FIRE

What is covered by Landlords Insurance vs Strata Building Insurance?



◆ Covered by strata building insurance

● Covered by landlords insurance

Why Choose CHU?



Multi Award Winning

Awards include Insurance Business Gold Award winner 2016-2019 and Brokers Pick Best Product 2016-2020.



Almost 1 million properties protected

We are strata specialists, organising the insurance for almost 1 million apartments, unit and townhouses across Australia.



24/7 Claims Process and Emergency Hotline

When you need help the most, CHU's claim process strives to be quick and accessible. Over 40% of claims are processed in under 24 hours.



A Long and Progressive History

CHU arranged the first residential strata plan insurance in Australia over 40 years ago and now offers a wide range of insurance.

www.stratadata.com.au/insurance

STRATA PLAN
1980
OF 3 SHEETS

ACCEPTED AND DEPOSITED
Ch. H. Hoffmann
 CHIEF DRAFTING OFFICER
 P/O Registrar-General 16/5/1975

HUNDRED OF ADELAIDE
LOT 70, PT LOTS 71, 81, 82 L.T.A. PLAN 3867
PT SEC. 298
in the area named
HAZELWOOD PARK

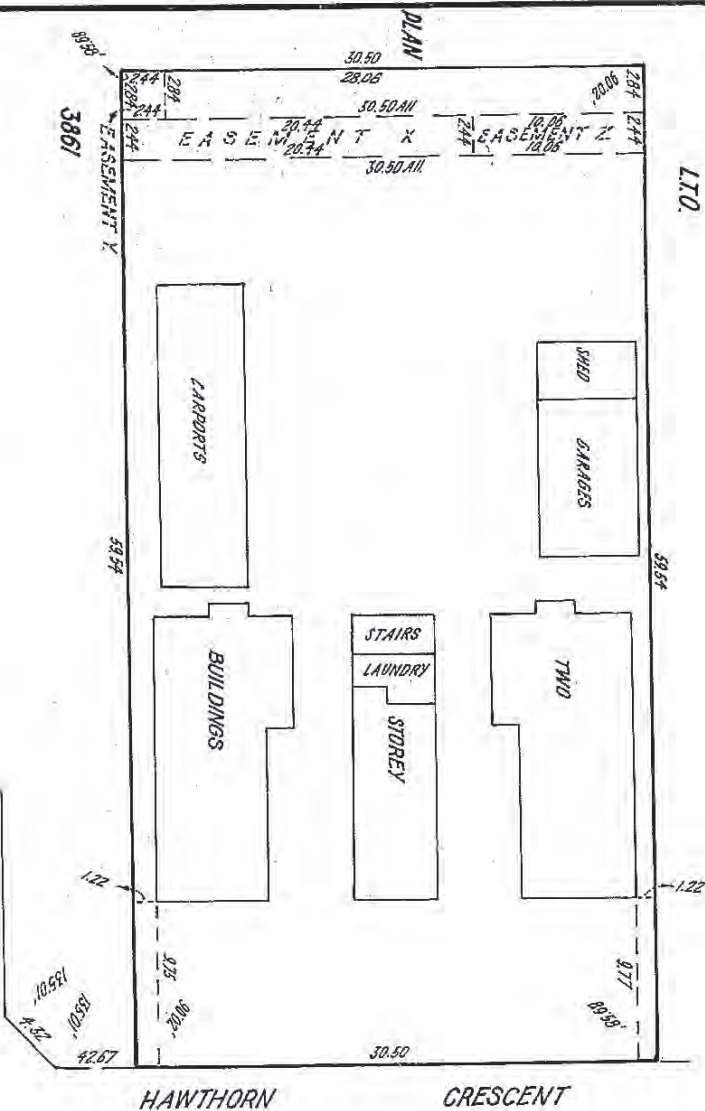
Reference: Vol. 3749 Fol. 156

MALCOLM JOHN BEDDOME

1. Licensed surveyors within the meaning of the Surveyors Act 1953-1961, do hereby certify:
- a. That all the units and substructures and all buildings and other structures depicted herein are wholly comprised within the boundaries of the parcel delineated on this plan;
- b. That this data does represent an accurate delineation of the units and unit substructures (if any) as recorded or laid out on the plan;

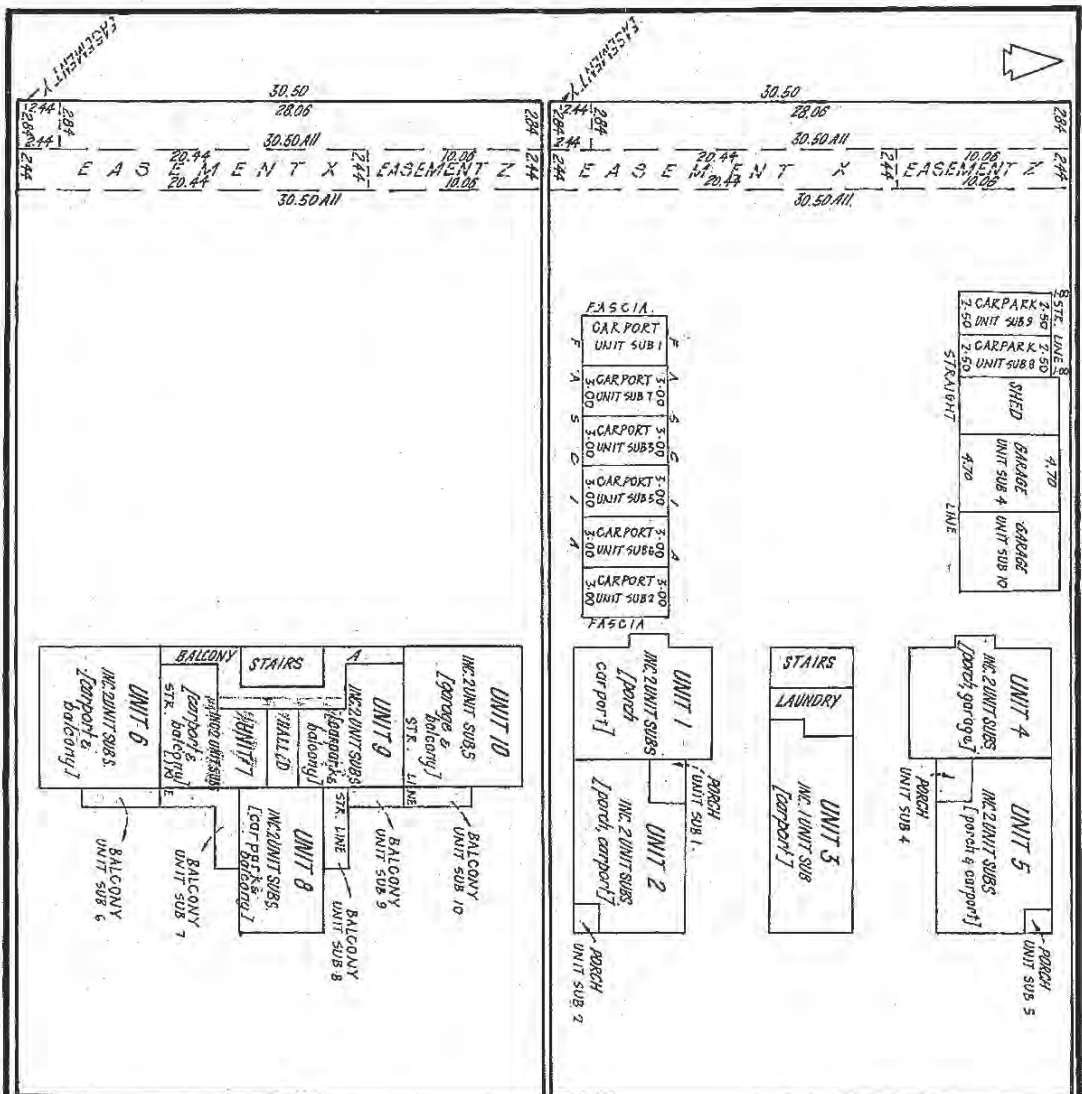
Dated this 18TH day of DECEMBER 1974.

[Signature]
Licensed Surveyor



MOSELEY, BROWNE, BEDDOME & ASSOCIATES
SURVEYING & PLANNING CONSULTANTS & CARTOGRAPHERS
PO BOX 200000, EL PASO, TEXAS 79920-0000

REF. M.1235J/254.26/18.12.79.



HAWTHORN

CRESCENT

GROUND FLOOR PLAN



FIRST FLOOR PLAN


LEGEND
THE LOWER AND UPPER LIMITS OF THE UNIT SUBSIDIES SHOWN AS CARPARKS ARE EXISTING GROUND LEVEL AND 4.00 METRES ABOVE SAME RESPECTIVELY EXCEPT WHERE LIMITED BY THE EAVES OF THE EXISTING BUILDING.


ROSE, BROWNE, BERDOME & ASSOCIATES
ARCHITECTS & PLANNERS
22 GREENWILL BL, WYVILLIE BKA
PH: 71 6562, 71 6563
REF: M12337/25°C 20/12/274

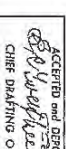
STRATA PLAN
1980
2ND OF 3 SHEETS
ACCEPTED AND DEPOSITED
CHIEF DRAFTING OFFICER
PRO REGISTERED 15/5/1976

Signature: 
Michael O'Neill (Oct 20, 2025 12:21:45 GMT+10.5)
Email: linarservices@gmail.com

SCHEDULE OF UNIT ENTITLEMENT							
UNIT N°	UNIT ENTITLEMENT	CURRENT Cs of T VOLUME	FOLIO	UNIT N°	UNIT ENTITLEMENT	CURRENT Cs of T VOLUME	FOLIO
1	10						
2	10						
3	10						
4	10						
5	10						
6	10						
7	10						
8	10						
9	10						
10	10						
AGGREGATE	100						

Authenticated vide Application N° 319379

Registrar - General



ACCEPTED and DEPOSITED

CHIEF DRAFTING OFFICER
Pro Registrar-General
12/5/1975

STRATA PLAN
1980
3rd of 3 sheets






U1 11 Hawthorn Crescent Hazelwood Park - Form 1

Final Audit Report

2025-10-20

Created:	2025-10-20
By:	Joshua Taylor (josh@taylorwrightlawyers.com.au)
Status:	Signed
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"U1 11 Hawthorn Crescent Hazelwood Park - Form 1" History

-  Document created by Joshua Taylor (josh@taylorwrightlawyers.com.au)
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