

# Form 1 - Vendor's statement

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

## Contents

Preliminary

Part A - Parties and land

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

Part C - Statement with respect to required particulars

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

Schedule



## Preliminary

### To the purchaser:

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

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

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

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

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

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

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

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

*\* 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 parentheses below or to the side of the question).*

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

# SA FORM 1

S.A. Form1's Pty Ltd - ABN : 26 168 075 778  
proudly associated with *Critchley & Associates Conveyancers*

1283 North East Road, Tea Tree Gully SA 5091  
Tel: 8397 4000 | admin@saform1.com.au

### Part A—Parties and land

1. Purchaser:

\_\_\_\_\_

Address:

Street 1: \_\_\_\_\_

Suburb: \_\_\_\_\_ State: \_\_\_\_\_ Postcode: \_\_\_\_\_

2. Purchaser's registered agent:

\_\_\_\_\_

Address:

Street 1 \_\_\_\_\_

~~Suburb: \_\_\_\_\_ State: \_\_\_\_\_ Postcode: \_\_\_\_\_~~

3. Vendor:

INABUNTO BENIGNE KALIKELA  
\_\_\_\_\_

Address:

Street 1: 5 DAVIS CIRCUIT

Suburb: WOLLERT State: VIC Postcode: 3750

4. Vendor's registered agent:

FOX REAL ESTATE (SA) PTY LTD ACN: 113 976 024

Address:

Street 1: UNIT 5 / 29 ALBERT STREET

Suburb: POORAKA State: SA Postcode: 5095

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)

LOT 903 IN PRIMARY COMMUNITY PLAN 42453  
\_\_\_\_\_

Street 1: UNIT 5 / 29 ALBERT STREET

Suburb: POORAKA State: SA Postcode: 5095

being the \*whole / ~~portion~~ of the land comprised in Certificate of Title

VOLUME 6254 FOLIO 349  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## 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:  
5 DAVIS CIRCUIT, WOLLERT, VIC 3750  
\_\_\_\_\_  
(being the vendor's last known address); or
- (c) transmitted by fax or email to the following fax number or email address:  
Fax: 08 8267 4998 / Email: fox@foxrealestate.com.au; jake@foxrealestate.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:  
232 MELBOURNE STREET, NORTH ADELAIDE SA 5006  
\_\_\_\_\_  
(being \*the agent's address for service under the *Land Agents Act 1994* / ~~an address nominated by the agent to you for the purpose of service of the notice~~).

##### Note:

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

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

##### 5. Effect of service

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

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

**Proceeding with the purchase**

If you wish to proceed with the purchase:

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

**Part C—Statement with respect to required particulars**

**(section 7(1))**

**To the purchaser:**

\*I/We, INABUNTO BENIGNE KALIKELA

of 5 DAVIS CIRCUIT, WOLLERT, VIC 3750

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

Date: 11/02/2026

Signed:



Date:

Signed:



Date:

Signed:



Date:

Signed:



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



**(section 9)**

**To the purchaser:**

I, CLAYTON BARBER OF S.A. FORM 1's PTY LTD

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

Exceptions: NIL

Date: 11/02/2026

Signed:



\*Vendor's / Purchaser's agent

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

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

### **Note:**

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

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

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

# Table of particulars

Column 1

Column 2

Column 3

(If an item is applicable, ensure that the box for the item is ticked and complete the item.)

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

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

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

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

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

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

## 1. General

1.1 Mortgage of land

**(Note: Do not omit this item. 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

**Are there attachments?**

YES

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

CERTIFICATE OF TITLE

Number of mortgage: (if registered)

14448211

Name of mortgagee:

NATIONAL AUSTRALIA BANK LTD. (ACN: 004 044 937)

**1.2 Easement**

(whether over the land or annexed to the land)

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

**(Note: Do not omit this item. This item and its heading must be included in the statement even if not applicable.)**

**Is this item applicable?**

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

NO

**Are there attachments?**

YES

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

PROPERTY INTEREST REPORT

Description of land subject to easement:

THE WHOLE OF THE LAND COMPRISED IN  
CERTIFICATE OF TITLE - VOLUME 6254 FOLIO 349

Nature of easement:

THERE MAY EXIST STATUTORY EASEMENT(S) THAT ARE NOT REGISTERED OR DEFINED ON THE TITLE FOR THE LAND, FOR PURPOSES SUCH AS (WITHOUT) LIMITATION) ELECTRICITY INFRASTRUCTURE, GAS SUPPLY, WATER SUPPLY, SEWERAGE AND TELECOMMUNICATIONS TO, FROM AND THROUGH THE LAND

Are you aware of any encroachment on the easement?

NO

If YES, give details:

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

If YES, give details:

**1.3 Restrictive covenant**

**(Note: Do not omit this item. This item and its heading must be included in the statement even if not applicable.)**

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~Nature of restrictive covenant:~~

~~Name of person in whose favour restrictive covenant operates:~~

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

~~If NO, give details:~~

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

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

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

**(Note: Do not omit this item. This item and its heading must be included in the statement even if not applicable.)**

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~Name of parties:~~

~~Period of lease, agreement for lease etc.~~

~~From \_\_\_\_\_ to \_\_\_\_\_~~

~~Amount of rent or licence fee:~~

~~\$ \_\_\_\_\_ per \_\_\_\_\_ (period)~~

~~Is the lease, agreement for lease etc in writing?~~

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

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

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

## 5. Development Act 1993 (repealed)

---

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

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

**Is this item applicable?**



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

NO

**Are there attachments?**

YES

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

CITY OF SALISBURY COUNCIL SEARCH

---

Condition(s) of authorisation:

REFER TO CITY OF SALISBURY COUNCIL SEARCH

---

## 6. Repealed Act conditions

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

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

~~**Is this item applicable?**~~

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

~~**Are there attachments?**~~

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

~~Nature of condition(s):~~

## 7. Emergency Services Funding Act 1998

**7.1** section 16 - Notice to pay levy

**Is this item applicable?**

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

**Are there attachments?** YES

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

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

Date of notice:  
02 FEBRUARY 2026

Amount of levy payable:  
Refer to Certificate of ESL Payable

## 29. Planning, Development and Infrastructure Act 2016

29.1 Part 5 - Planning and Design Code

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

**Is this item applicable?**



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

NO

**Are there attachments?**

YES

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

PROPERTY INTEREST REPORT,  
CITY OF SALISBURY COUNCIL SEARCH

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

ZONES:

GENERAL NEIGHBOURHOOD (GN)

SUBZONES:

NO

ZONING OVERLAYS:

AIRPORT BUILDING HEIGHTS (REGULATED) (ALL STRUCTURES OVER 15 METRES)

AFFORDABLE HOUSING

BUILDING NEAR AIRFIELDS

DEFENCE AVIATION AREA (ALL STRUCTURES OVER 90 METRES)

PRESCRIBED WELLS AREA

REGULATED AND SIGNIFICANT TREE

STORMWATER MANAGEMENT

SIGNIF RETIREMENT FACILITY SUPPORTED ACCOM SITES

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?

UNKNOWN

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

YES

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

**29.2** section 127 - Condition (that continues to apply) of a development authorisation

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

**Is this item applicable?**

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

NO

**Are there attachments?**

YES

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

CITY OF SALISBURY COUNCIL SEARCH

Date of authorisation:

REFER TO CITY OF SALISBURY COUNCIL SEARCH

Name of relevant authority that granted authorisation:

REFER TO CITY OF SALISBURY COUNCIL SEARCH

Condition(s) of authorisation:

REFER TO CITY OF SALISBURY COUNCIL SEARCH

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

~~**Is this item applicable?**~~

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

~~**Are there attachments?**~~

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

~~Date of notice:~~

~~Name of person giving notice of proposed work:~~

~~Building work proposed: (as stated in the notice)~~

~~Other building work as required pursuant to the Act:~~

**29.4** section 140 - Notice requesting access

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

Date of notice:

Name of person requesting access:

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

Activity of work to be carried out:

**29.5** section 141 - Order to remove or perform work

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

Date of order:

Terms of order:

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

Amount payable: (if any)

**29.6** section 142 - Notice to complete development

~~**Is this item applicable?**~~

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

~~**Are there attachments?**~~

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

~~\_\_\_\_\_~~

~~Date of notice:~~

~~\_\_\_\_\_~~

~~Requirements of notice:~~

~~\_\_\_\_\_~~

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

~~\_\_\_\_\_~~

~~Amount payable: (if any)~~

~~\_\_\_\_\_~~

**29.7** section 155 - Emergency order

~~**Is this item applicable?**~~

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

~~**Are there attachments?**~~

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

~~\_\_\_\_\_~~

~~Date of order:~~

~~\_\_\_\_\_~~

~~Name of authorised officer who made order:~~

~~\_\_\_\_\_~~

~~Name of authority that appointed the authorised officer:~~

~~\_\_\_\_\_~~

~~Nature of order:~~

~~\_\_\_\_\_~~

~~Amount payable: (if any)~~

~~\_\_\_\_\_~~

**29.8** section 157 - Fire safety notice

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

Date of notice:

Name of authority giving notice:

Requirements of notice:

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

Amount payable: (if any)

**29.9** section 192 or 193 - Land management agreement

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

Date of agreement:

Names of parties:

Terms of agreement:

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

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~\_\_\_\_\_~~

~~Date requirement given:~~

~~\_\_\_\_\_~~

~~Name of body giving requirement:~~

~~\_\_\_\_\_~~

~~Nature of requirement:~~

~~\_\_\_\_\_~~

~~Contribution payable: (if any)~~

~~\_\_\_\_\_~~

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

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~\_\_\_\_\_~~

~~Date of agreement:~~

~~\_\_\_\_\_~~

~~Names of parties:~~

~~\_\_\_\_\_~~

~~Terms of agreement:~~

~~\_\_\_\_\_~~

~~Contribution payable: (if any)~~

~~\_\_\_\_\_~~

29.12 Part 16 Division 1 - Proceedings

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

Date of commencement of proceedings:

Date of determination or order: (if any)

Terms of determination or order: (if any)

29.13 section 213 - Enforcement notice

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

Date notice given:

Name of designated authority giving notice:

Nature of directions contained in notice:

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

Amount payable: (if any)

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

~~**Is this item applicable?**~~

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

~~**Are there attachments?**~~

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

Date order made:

Name of court that made order:

Action number:

Names of parties:

Terms of order:

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

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



1. Name of community corporation: COMMUNITY CORPORATION 42453 INC  
Address of community corporation: 29 ALBERT STREET, POORAKA, SA 5095
  
2. Application must be made in writing to the community corporation for the particulars and documents referred to in 3 and 4. Application must also be made in writing to the community corporation for the documents referred to in 6 unless those documents are obtained from the Lands Titles Registration Office.
  
3. Particulars supplied by the community corporation or known to the vendor:
  - (a) particulars of contributions payable in relation to the lot:  
(including details of arrears of contributions related to the lot)  
REFER TO THE PARTICULARS SUPPLIED BY THE COMMUNITY CORPORATION  
(STATEMENT PURSUANT TO SECTION 139) AND ENCLOSURES
  
  - (b) particulars of assets and liabilities of the community corporation:  
REFER TO THE PARTICULARS SUPPLIED BY THE COMMUNITY CORPORATION  
(STATEMENT PURSUANT TO SECTION 139) AND ENCLOSURES
  
  - (c) particulars of expenditure that the community corporation has incurred, or has resolved to incur, and to which the owner of the lot must contribute, or is likely to be required to contribute:  
REFER TO THE PARTICULARS SUPPLIED BY THE COMMUNITY CORPORATION  
(STATEMENT PURSUANT TO SECTION 139) AND ENCLOSURES
  
  - (d) if the lot is a development lot, particulars of the scheme description relating to the development lot and particulars of the obligations of the owner of the development lot under the development contract:  
REFER TO THE PARTICULARS SUPPLIED BY THE COMMUNITY CORPORATION  
(STATEMENT PURSUANT TO SECTION 139) AND ENCLOSURES
  
  - (e) if the lot is a community lot, particulars of the lot entitlement of the lot:  
THE LOT ENTITLEMENT VALUE IS 1,950 OF A TOTAL OF 10,000

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

4. Documents supplied by the community corporation that are enclosed:
  - (a) a copy of the minutes of the general meetings of the community corporation and management committee \*for the 2 years preceding this statement / ~~since the deposit of the community plan;~~  
(\*Strike out or omit whichever is the greater period)  
YES
  - (b) a copy of the statement of accounts of the community corporation last prepared;  
YES
  - (c) a copy of current policies of insurance taken out by the community corporation.  
YES

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

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

NOT APPLICABLE

6. The following documents are enclosed:

- (a) a copy of the scheme description (if any) and the development contract (if any);  
 (b) a copy of the by-laws of the community scheme.



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



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

Name: ACE BODY CORPORATE MANAGEMENT

Address: PO BOX 671, MODBURY, SA 5092  
 TEL: 8342 1544

**Note-**

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



## Particulars of building indemnity insurance

### Note-

Building indemnity insurance is not required for-

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

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

1. Name(s) of person(s) insured:  
Sebastian Matthews, Sterling Homes
2. Name of insurer:  
BE Insurance (Australia) Ltd
3. Limitations on the liability of the insurer:  
Statutory Cover
4. Name of builder:  
Sterling Homes
5. Builder's licence number:  
Building Work ID: 23177
6. Date of issue of insurance:  
09/12/2020
7. Description of insured building work:  
Internal Alteration & Extension to Living

### Exemption from holding insurance:

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

NO

If YES, give details:

- (a) Date of the exemption:  
\_\_\_\_\_
- (b) Name of builder granted the exemption:  
\_\_\_\_\_
- (c) Licence number of builder granted the exemption:  
\_\_\_\_\_
- (d) Details of building work to which the exemption applies:  
\_\_\_\_\_
- (e) Details of conditions (if any) to which the exemption is subject:  
\_\_\_\_\_



## Schedule-Division 3-Community lots and strata units

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

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

#### Governance

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

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

#### Use of your property

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

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

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

#### Are you buying a debt?

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

#### Expenses

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

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

#### Guarantee

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

#### Contracts

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

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

#### Buying off the plan

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

## Buying off the plan

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

## Mixed use developments—voting rights

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

## Further information

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

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

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

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

You can also seek advice from a legal practitioner.

**ANNEXURES**

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

\* The following documents are annexed hereto -

- FORM R3- BUYERS INFORMATION NOTICE
- COPY OF CERTIFICATE(S) OF TITLE TO THE LAND
- COMMUNITY PLAN
- THE PARTICULARS SUPPLIED BY THE COMMUNITY CORPORATION  
(STATEMENT PURSUANT TO SECTION 139) AND ENCLOSURES
- COPY OF THE BY-LAWS OF THE COMMUNITY SCHEME
- COPY OF THE SCHEME DESCRIPTION OF THE COMMUNITY SCHEME
- COPY OF THE DEVELOPMENT CONTRACT OF THE COMMUNITY SCHEME
- PROPERTY INTEREST REPORT
- CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE
- CERTIFICATE OF LAND TAX PAYABLE
- SA WATER CERTIFICATE OF CHARGES
- CITY OF SALISBURY COUNCIL SEARCH
- PLANS - REGULATED AND SIGNIFICANT TREE REFORMS

**ACKNOWLEDGEMENT OF RECEIPT**

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

Dated this \_\_\_\_\_ Day of \_\_\_\_\_ 20 \_\_\_\_\_

**Signature of purchaser(s)**

Signature

Date

Signature

Date

Signature

Date

Signature

Date

(\*Strike out whichever is not applicable)



S.A. Form1's Pty Ltd - ABN : 26 168 075 778  
proudly associated with *Critchley & Associates Conveyancers*

1283 North East Road, Tea Tree Gully SA 5091  
Tel: 8397 4000 | admin@saform1.com.au

## **FORM R3 – BUYERS INFORMATION NOTICE**

---

Annexure to Form 1 – Vendor's Statement

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

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

## Buyers information notice

### Prescribed notice to be given to purchaser

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

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

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

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

#### Safety

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

## Enjoyment

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

## Value

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

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

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



S.A. Form1's Pty Ltd - ABN : 26 168 075 778  
proudly associated with *Critchley & Associates Conveyancers*

1283 North East Road, Tea Tree Gully SA 5091  
Tel: 8397 4000 | admin@saform1.com.au

## COPY OF CERTIFICATE(S) OF TITLE TO THE LAND

Annexure to Form 1 – Vendor's Statement



REAL PROPERTY ACT, 1886



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



## Certificate of Title - Volume 6254 Folio 349

Parent Title(s) CT 6253/523  
Creating Dealing(s) ACT 13523319  
Title Issued 13/05/2021 Edition 3 Edition Issued 24/01/2025

### Estate Type

FEE SIMPLE

### Registered Proprietor

INABUNTO BENIGNE KALIKELA  
OF UNIT 5 29 ALBERT STREET POORAKA SA 5095

### Description of Land

LOT 903 PRIMARY COMMUNITY PLAN 42453  
IN THE AREA NAMED POORAKA  
HUNDRED OF YATALA

### Easements

NIL

### Schedule of Dealings

Dealing Number	Description
14448211	MORTGAGE TO NATIONAL AUSTRALIA BANK LTD. (ACN: 004 044 937)

### Notations

Dealings Affecting Title NIL

Priority Notices NIL

#### Notations on Plan

Lodgement Date	Dealing Number	Description	Status
12/05/2021	13523320	SCHEME DESCRIPTION	FILED
12/05/2021	13523321	DEVELOPMENT CONTRACT	FILED
12/05/2021	13523322	BY-LAWS	FILED

Registrar-General's Notes NIL

Administrative Interests NIL




S.A. Form1's Pty Ltd - ABN : 26 168 075 778  
proudly associated with *Critchley & Associates Conveyancers*

1283 North East Road, Tea Tree Gully SA 5091  
Tel: 8397 4000 | admin@saform1.com.au

## COMMUNITY PLAN

---

Annexure to Form 1 – Vendor's Statement

<b>PURPOSE:</b> PRIMARY COMMUNITY  <b>MAP REF:</b> 6628/32/J  <b>LAST PLAN:</b> D126622	<b>AREA NAME:</b> POORAKA  <b>COUNCIL:</b> CITY OF SALISBURY  <b>DEVELOPMENT NO:</b> 361/C076/20/001/62234	<b>APPROVED:</b> 12/05/2021  <b>DEPOSITED:</b> 13/05/2021	  <h1 style="margin: 0;">C42453</h1>  SHEET 1 OF 2  107337_text_01_v04_Version_4
---	--	---	---

<b>AGENT DETAILS:</b> BARTLETT DRAFTING & DEVELOPMENT PO BOX 297 WELLAND SA 5007 PH: (08) 82415511 FAX: (08) 82415050  <b>AGENT CODE:</b> BATRP <b>REFERENCE:</b> GB2824PL9657	<b>SURVEYORS CERTIFICATION:</b> I Kane Benjamin Ryan , a licensed surveyor under the Survey Act 1992, certify that (a) I am uncertain about the location of that part of the service infrastructure shown between the points marked > and < on the plan; and (b) This community plan has been correctly prepared in accordance with the Community Titles Act 1996 12th day of May 2021 Kane Ryan Licensed Surveyor
---	---

**SUBJECT TITLE DETAILS:**

PREFIX	VOLUME	FOLIO	OTHER	PARCEL	NUMBER	PLAN	NUMBER HUNDRED / IA / DIVISION	TOWN	REFERENCE NUMBER
CT	6253	523		ALLOTMENT(S)	803	D	126622 YATALA		

**OTHER TITLES AFFECTED:**

**EASEMENT DETAILS:**

STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER	PURPOSE	IN FAVOUR OF	CREATION
EXISTING	COMMON PROPERTY	SHORT	EASEMENT(S)	A	FOR EAVES AND GUTTERS		RTC 13508342
EXISTING	COMMON PROPERTY	SHORT	EASEMENT(S)	B	FOR EAVES AND GUTTERS		RTC 13508342

**ANNOTATIONS:** THE SERVICE INFRASTRUCTURE COULD NOT BE FOUND DUE TO THE AGE AND NATURE OF THE SCHEME AND THE UNAVAILABILITY OF RECORDS  
 THE COMMON PROPERTY IS DESIGNATED (C1) FOR LAND INFORMATION PURPOSES ONLY AND DOES NOT PROVIDE A LEGAL IDENTIFIER FOR THE COMMON PROPERTY

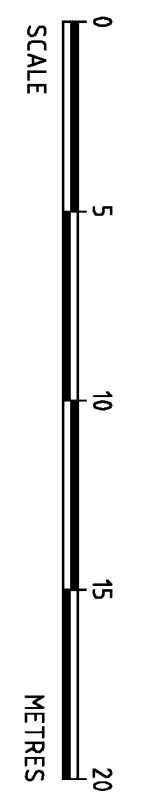
# C42453

SHEET 2 OF 2

107337\_pland\_1\_V01\_Version\_4

BEARING DATUM: ① - ② 119°46'30"  
 DERIVATION: D126622 ADOPTED

TOTAL AREA 1364m<sup>2</sup>

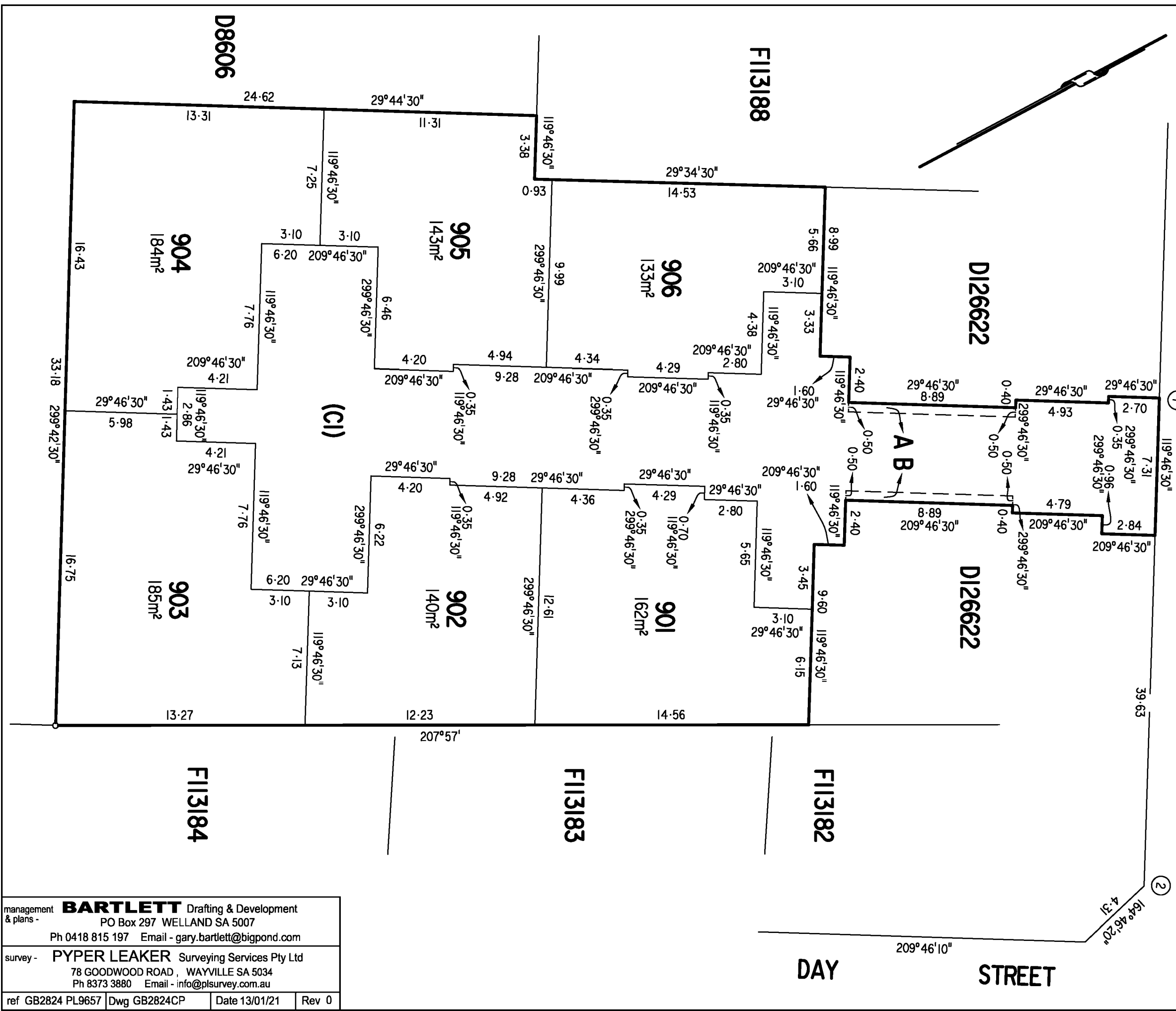


## LOCATION PLAN

ALBERT STREET

STREET

DAY STREET



management & plans -	<b>BARTLETT</b> Drafting & Development PO Box 297 WELLAND SA 5007 Ph 0418 815 197 Email - gary.bartlett@bigpond.com
survey -	<b>PYPER LEAKER</b> Surveying Services Pty Ltd 78 GOODWOOD ROAD, WAYVILLE SA 5034 Ph 8373 3880 Email - info@pilsurvey.com.au
ref GB2824 PL9657	Dwg GB2824CP
Date 13/01/21	Rev 0

# LOT ENTITLEMENT SHEET

COMMUNITY PLAN NUMBER

42453

SHEET 1 OF 1

ACCEPTED

*Mark Mitchell 13/5/2021*

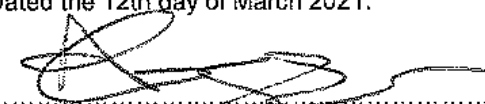
PRO REGISTRAR-GENERAL

DEV. NO 361/C076/20

SCHEDULE OF LOT ENTITLEMENTS		
LOT	LOT ENTITLEMENT	SUBDIVIDED
901	1700	
902	1500	
903	1950	
904	1950	
905	1500	
906	1400	
<b>AGGREGATE</b>	<b>10,000</b>	

**CERTIFICATE OF LAND VALUER**

I, ANGELO CAIAZZA being a land valuer within the meaning of the Land Valuers Act 1994 certify that this schedule is correct for the purposes of the Community Titles Act 1996.  
Dated the 12th day of March 2021.



ANGELO CAIAZZA, AAPI  
JLL Mortgage Services Pty Ltd



S.A. Form1's Pty Ltd - ABN : 26 168 075 778  
proudly associated with *Critchley & Associates Conveyancers*

1283 North East Road, Tea Tree Gully SA 5091  
Tel: 8397 4000 | admin@saform1.com.au

# THE PARTICULARS SUPPLIED BY THE COMMUNITY CORPORATION (STATEMENT PURSUANT TO SECTION 139) AND ENCLOSURES

---

Annexure to Form 1 – Vendor's Statement



## COMMUNITY TITLES ACT 1996

### SECTION 139

**Request from:**

Searchlight Technology,  
searches@searchlighttechnology.com.au.

9 February 2026

Information is furnished with regard to:

**Owner: Ms Inabunto Benigne Kalikela**  
**Unit 5 Plan No. 42453 at 29 Albert Street, POORAKA SA 5095**

In response to your recent request for certain information as provided by Sect. 139 of the Community Titles Act 1996, we furnish - Particulars of any contribution payable in relation to the unit

- (1) **Levy Contributions** for Lot 903 / Unit 5 are \$230.59 per quarterly.
- (2) **Total Arrears for the lot** (Admin Fund, Sinking Fund, special levies, interest and fees) as at 9 February 2026 is **\$00.00**
- (3) **Administrative fund – contributions payable by regular periodic instalments or lump sum.**  
Agreed Admin Fund levy contributions and due dates.

Amount	Period	Date due
\$201.34	01 Aug 2025 to 31 Oct 2025	15 Sep 2025
\$201.34	01 Nov 2025 to 31 Jan 2026	01 Nov 2025
\$201.34	01 Feb 2026 to 30 Apr 2026	01 Feb 2026
\$201.34	01 May 2026 to 31 Jul 2026	01 May 2026

Amounts NOT PAID by DUE DATE (Current Arrears)	\$0.00
Prepaid levies (Paid Prior to Due Date).	\$8.22
Interest due on unpaid levies	\$0.00

- (4) **Sinking fund – contributions payable by regular periodic instalments or lump sum**

Agreed Sinking Fund levy contributions and due dates (additional to Admin Levy)

Amount	Period	Date due
\$29.25	01 Aug 2025 to 31 Oct 2025	15 Sep 2025
\$29.25	01 Nov 2025 to 31 Jan 2026	01 Nov 2025
\$29.25	01 Feb 2026 to 30 Apr 2026	01 Feb 2026
\$29.25	01 May 2026 to 31 Jul 2026	01 May 2026

Amounts NOT PAID by DUE DATE (Current Arrears)	\$0.00
Prepaid levies (Paid Prior to Due Date).	\$1.19
Interest due on unpaid levies	\$0.00

- (5) **Special contributions**

**NOTE: This search is current as of the notice date, we advise you call our office prior to settlement to get any updates, please request the purchaser to contacts our office immediately so that levy arrears/legal cost for unpaid levies are avoided.**



# BODY CORPORATE MANAGEMENT

**(6) The body corporate presently has the following insurance cover:**

Policy No. TBA Strata Community Insurance Agencies Pty Ltd  
Type: Common Property Broker: Resolute Property Protect Pty Ltd  
Level 5, 90 Collins Street, MELBOURNE SA 3000  
Premium: \$1,196.04 Paid on: 12/05/2025 Policy start date: 10/05/2025 Next due:  
10/05/2026

Cover	Sum insured	Excess	Notes
Comm Property	\$220,000.00	\$500.00	Policy - Sec 1 Part A
Legal Liability	\$20,000,000.00	\$0.00	Policy - Sec 2 Part A
Voluntary Workers	200,000/2,000	\$0.00	Policy - Sec 2 Part B
Fidelity Guarantee	\$100,000.00	\$0.00	Policy - Sec 1 Part C
Government Audit Costs	\$25,000.00	\$0.00	Policy - Sec 2 Part D
Appeal Expenses - Common Property Health & Safety	\$100,000.00	\$0.00	Policy - Sec 2 Part E
Legal Defence Expenses	\$50,000.00	\$0.00	Policy - Sec 2 Part F
POLICY EXCESS	Flood Cover Included	\$0.00	Flood excess
Office Bearers Legal Liability	\$500,000.00	\$0.00	Policy - Sec 2 Part C

**(7) Particulars of Assets and Liabilities of the Corporation**

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

**(8) Particulars of any Expenditure**

(a) Incurred by the Corporation

- *Please refer to financial report.*

(b) Resolved to be incurred to which the unit holder must, or is likely to be required to, contribute

- *Please refer to the past minutes and financial report or refer to current owner for specific queries.*

(c) Particulars in relation to any prescribed matter:

**Please refer to attached minutes**

(d) Particulars relating to the Water Bill

Please check with SA Water and/or Strata Water Solutions on  
8172 0816 for final water reading.

**(9) Provide copies of—**

- (i) The minutes of general meetings of the corporation and meetings of its management committee for such period, not exceeding two years, specified in the application;
- (ii) The statement of accounts of the corporation last prepared by the corporation;
- (iii) The articles for the time being in force;
- (iv) Current policies of insurance taken out by the corporation;

**(10) Make available for inspection—**

- (i) a copy of the accounting records of the corporation;
- (ii) the minute books of the corporation;
- (iii) any other prescribed documentary material i.e.

PO Box 672, PROSPECT EAST SA 5082 Tel: 8342 1544

Email: [accounts.sa@acebodycorp.com.au](mailto:accounts.sa@acebodycorp.com.au)

[www.acebodycorp.com.au](http://www.acebodycorp.com.au)



# BODY CORPORATE MANAGEMENT

- (a) the duplicate certificate of title for the common property;
- (b) a copy of all plans, drawings, specifications and reports in his or her possession relating to the design and construction of buildings and building improvements on the site.
- (c) a copy of any other notice, order or document in his or her possession relating to the strata scheme of which the strata corporation will need to know in order to carry out its statutory functions.

**(11)** An application under this section must be accompanied by the prescribed fee.

**(12)Note:** A statement of a strata corporation provided for the purposes of subsection (1)(a) is, in favour of the person to whom it is provided and as against the corporation, conclusive evidence (as at the date of the statement) of the matters contained in the statement. The corporation invites the purchaser to make their own enquiries in to matters of the corporation.



# BODY CORPORATE MANAGEMENT



**Tax Invoice / Receipt**  
ABN: 85 102 494 717

463 Regency Road  
Prospect SA 5082

**RECIEVED FROM**

Searchlight Technology,  
searches@searchlighttechnology.com.au.

**RECEIPT DATE**

9 February 2026

**PAYMENT METHOD**

EFT

**SUMMARY**

**Section 139**

Community Corporation No. 42453 Inc.  
Owner: Ms Inabunto Benigne Kalikela  
Address: Unit 5, 29 Albert Street, POORAKA SA 5095

**\$66.00 (Inclusive of GST)**

Signed by

Tyson D'Sylva  
ACE Body Corporate Management  
For Community Corporation No. 42453 Inc.

**SPECIAL NOTE: To clarify what is being bought and sold the agent should ensure that the dimensions, boundaries and designated areas of the unit correspond with the strata plan.**



# BODY CORPORATE MANAGEMENT

## OWNER INFORMATION SHEET

**Unit 5 in Plan No. 42453 at 29 Albert Street, POORAKA SA 5095**

**Settlement Date** \_\_\_\_\_

In order to bring our records up to date, for any EMERGENCIES that may arise and particularly if you have not recently provided this information, would you please complete and return this form promptly.

Title: Dr/ Mr/ Mrs/ Ms/ Miss/ Other (Please circle)

Full name of owner/s: \_\_\_\_\_

Owner Address: \_\_\_\_\_

Address for service of account circulars etc: \_\_\_\_\_

I wish for my corporation to have web access for financial data. YES  NO

Phone: \_\_\_\_\_

Work : \_\_\_\_\_

Mobile \_\_\_\_\_

**Email Address:** if you want to have your levies emailed \_\_\_\_\_

Do you have an Agent? YES  NO  ( if Yes, please complete below)

Send all correspondence to Agent YES  NO  (If NO will be sent to above owner address)

Send Levies to Agent YES  NO

Name & Address of Agent: \_\_\_\_\_

Agent Phone: \_\_\_\_\_

Agent Email: \_\_\_\_\_

Conveyancer Acting On Behalf Of Vendor: \_\_\_\_\_

Contact Details: \_\_\_\_\_

Conveyancer Acting On Behalf Of Purchaser \_\_\_\_\_

Contact Details: \_\_\_\_\_



## MINUTES OF THE ANNUAL GENERAL MEETING COMMUNITY CORPORATION Plan No. 42453 29 ALBERT STREET POORAKA

DATE, PLACE & TIME OF MEETING: Monday, 18 August 2025  
02:00 PM.  
Teleconference, Vote Online using StrataVote, or attend in person at Ace Office.

LOTS REPRESENTED:

Lot 901	Mr. Bailey Clift	Proxy to ABCM
Lot 904	Ms. Rachael Middleton-Loo	Owner present
Lot 905	Ms. Katarzyna Szulczewski	Proxy to ABCM
Lot 906	Mrs. June & Mr. Roger Degaris	Proxy to ABCM

IN ATTENDANCE: Wesley Schache of Ace Body Corporate Management

### 1. Appointment of Chairperson

Owners represented were in majority favour of Wesley Schache of ABCM to assist the corporation with conducting the meeting and recording the minutes.

**Motion CARRIED.**

### 2. Quorum, In Attendance, Recording of Proxies

A quorum was declared with 4 of the 6 financial members in attendance as per section 94(2) of the Community Titles Act.

### 3. Disclosure Pecuniary Interest

It is an offence to not disclose any direct or indirect pecuniary interest in a matter in relation to the corporation. Under the Community Titles Act 1996 (S85[1]), a delegate of the community corporation who has direct or indirect pecuniary interest in a matter in relation to which he or she proposes to perform delegated functions or powers must disclose the nature of the interest, in writing, to the corporation before performing functions or powers.

### 4. Confirmation of Previous Meeting Minutes

The minutes of the Annual General Meeting held on 22nd of August 2024 were accepted as a true and accurate record of the proceedings.

**Motion CARRIED.**

### 5. Business Arising from Previous Meeting

Nil business arising from the previous minutes

## 6. Confirmation of Financial Statements

The financial statements for the twelve-month period ending 31st of July 2025 were accepted as an accurate record of the corporation's financial position by the members of the corporation. All records were accessible throughout the meeting.

**Motion CARRIED.**

## 7. APPOINTMENTS

### 7.1 Election of Office Bearers

In accordance with Community Titles Act 1996 Part 9 Division 1, Section 76, the members of Body Corporate elected the following members for the current 12 months.

Presiding Officer:	Rachael Middleton-Loo
Treasurer:	Inabunto Kalikela
Secretary:	Rachael Middleton-Loo

An officer can be appointed for up to a year, with all positions becoming vacant no later than the next annual general meeting of the corporation. If a vacancy arises in any of the positions, the position can either be filled at a general meeting ( fees may apply) , or, if the corporation has a management committee, the committee may, by ordinary resolution, appoint a lot owner to fill the vacancy.

**Motion CARRIED.**

### 7.2 Election of Management Committee

Per Division 3 Section 90.3, members of a committee must be natural persons and must include the presiding officer, the treasurer and the secretary of the corporation. The members of the corporation agree the office bearers would constitute the corporation's management committee.

ABCM is authorised to share contact details of all committee members between committee members. All committee members must use the owners portal for ease of communication. The committee is aware that all committee minutes will be filed and accessible by all owners.

The management committee to be authorised to proceed for each occurrence of unplanned maintenance work that may occur throughout the year and raise special levies if required. The management committee does not have the power to authorise anything for which a special or unanimous resolution of the corporation is required by the legislation or the articles of the corporation in accordance with Community Title Act 1996 Part 9, Division 3, Section 92.

The corporation as per section 9.4 of the management agreement acknowledges the Presiding Officer is appointed to communicate all approved instructions to ABCM, unless the Management Committee elects another committee member to provide approved instructions to ABCM. In any event, instructions shall only be communicated to ABCM by one committee spokesperson to create clear and effective channels of communication.

**Motion CARRIED.**

### 7.3 Appointment of Management

Ace Body Corporate Management (ABCM) are appointed as manager for the corporation's current financial year and provide routine services in accordance with the Community Titles Act Section 76(9) to assist the appointed officer bearers in accordance with Section 2.1 and the General Conditions of the management agreement. Pro-rata management fees will be charged from the end of the corporation's financial year up until the next Annual General Meeting of the corporation.

All funds of the corporation are to be deposited in the Macquarie Bank account in the name of the corporation, which shall be audited and operated in accordance with the legislation. The Presiding Officer or an appointed office bearer is authorised by the Body Corporate to sign the management agreement. If a signed copy has not been received by ABCM within 21 days, the agreement is deemed to have been accepted by the Body Corporate.

ABCM advised additional services in sections 2.2, 2.3, and Special Conditions as stated in the management agreement are provided, they will be charged to the corporation where applicable. The Corporation agrees that extended administration for an individual(s) may be levied to the lot owner and recoverable. These charges may include but not limited to, extended administration, non routine functions, government charges, registering as public officer, disbursements, audit charges and tax preparation if necessary. These charges will be debited to the corporation or the individual as applicable.

**Motion CARRIED.**

29 ALBERT STREET, POORAKA

Monday, 18 August 2025

**8. INSURANCE****8.1 Current Insurance No Valuation on File**

ABCM advised that the corporation is required to keep the common property / all buildings and building improvements insured to their full replacement value per the Community Titles Act 1996, Part 10 Division 2 - Section 103 & 104 (2)b -The insurance must be for the full cost of replacing the buildings or improvements with new materials; Section 106 (2) - A person who is required by subsection (1) to insure a building must provide to the community corporation such evidence as is required by the regulations of his or her compliance with that requirement.

There is no record of previous Insurance Valuation on file.

Policy Number	Underwriter	Current To	Risk Type	Coverage Amount
TBA	Strata Community Insurance Agencies Pty Ltd	10 May 2026	Common Property	\$220,000.00
			Legal Liability	\$20,000,000.00
			Voluntary Workers	\$200,000.00 / \$2,000.00
			Fidelity Guarantee	\$100,000.00
			Government Audit Costs	\$25,000.00
			Appeal Expenses - Common Property Health & Safety	\$100,000.00
			Legal Defence Expenses	\$50,000.00
			POLICY EXCESS	Flood Cover Included
			POLICY EXCESS	\$500.00 Policy One
			Office Bearers Legal Liability	\$500,000.00
<b>TOTAL PREMIUM: \$1,196.04</b>				

**8.2 Renewal Instructions**

Members of the corporation authorise ABCM to arrange, place and provide general advice regarding the insurance on behalf of the corporation.

The Corporation provides informed consent for Resolute Property Protect Pty Ltd as the insurance broker, to obtain quotations from insurers including commission in relation to the placement, renewal, and variation of the strata insurance policy. A portion of this commission may be shared with ABCM, as an Authorised Representative of (broker) as per the terms of your management agreement. The exact amount or percentage of commission payable will be disclosed in the Insurance Report provided with each renewal or quotation. The Corporation further authorises the ABCM to retain records of this consent on behalf of the scheme for compliance with ASIC regulatory requirements.

The corporation authorises the committee to review insurance documentation and provide renewal instructions and the Presiding Officer to sign required documentation on behalf of the corporation.

**Motion CARRIED.**

## 8.2 Alternatives for Renewal Instructions

### Option A

#### Obtain Quotes for the existing cover at Renewal

Members request ABCM to obtain insurance quotes for the existing cover for the next renewal and authorise the management committee to select the most appropriate policy. ABCM will send a renewal report containing quotes to the management committee and provide 7 days for a response. If no instructions are provided by the committee, the corporation authorises ABCM to renew cover per Broker recommendation.

**'OPTION A' has been selected with the highest votes.**

## 9. Repair & Maintenance

### 9.1 ORDINARY RESOLUTION: Sewer Maintenance

The Corporation approved Ken Hall Plumbers to undertake non-routine sewer maintenance, the management committee to provide scope of works when sewer maintenance is required. Costs to be covered by sinking Funds.

**Motion CARRIED.**

### 9.2 ORDINARY RESOLUTION: Storm Water Drain Maintenance

The Corporation approved Ken Hall Plumbers to undertake non-routine storm water drain maintenance, the management committee to provide scope of works when stormwater drain maintenance is required. Costs to be covered by sinking Funds.

**Motion CARRIED.**

### 9.3 Common Area Garden Maintenance

The management committee undertake maintenance for common area garden for the Corporation and will provide instructions to ABCM for any assistance required.

### 9.4 Termite inspections / Treatment

ABCM encourages all owners to undertake routine termite inspections on a regular basis. Should termite activity be found it is strongly encouraged owners undertake immediate treatment to prevent further damage. Owners are requested to advise ABCM of any activity so neighbours / body corporate can be notified. Owners are reminded termite damage is generally not covered by Insurance.

## 10. BUDGET

### 10.1 Administration Fund - Unit Entitlement

In accordance with the Community Titles Act 1996, Part 11 Division 1, Section 114, the members of the corporation agreed to fix the following proposed administration budget of \$4,130.00 for the following twelve months and to ensure it will meet the corporations financial responsibility. Owners are reminded to adequately budget for unexpected occurrences otherwise the corporation will incur additional administrative expenses. Contributions are divided by unit entitlement, payable Quarterly due on the following dates: 1 August; 1 November; 1 February; 1 May and to continue until changed at an AGM.

Corporation members acknowledged and agree should the budget need to be increased to meet obligations, owners present at the meeting are entitled to make this decision on behalf of the corporation.

**Motion CARRIED.**

## 10.2 Sinking Fund by Unit Entitlement

The members of the corporation agreed with the proposed Sinking Fund of \$600.00 per annum. The Sinking Fund's purpose is not to be used for the day to day expense of the corporation unless instructed so by the management committee and is additional to the Administrative Budget. Contributions are divided by unit entitlement and payable Quarterly with Administration Levies.

Corporation members acknowledged and agree should the budget need to be increased to meet obligations, owners present at the meeting are entitled to make this decision on behalf of the corporation.

**Motion CARRIED.**

## 11. AUTHORISED DIRECTIVES

### 11.1 Special Levies

The corporation is encouraged to budget adequate surplus funds at the AGM. If a shortfall of funds occurs for any reason throughout the year, a special levy will be required and ABCM authorised to liaise with the corporation to raise funds required to meet such a shortfall. ABCM made owners aware that extended administration fees will be charged to facilitate the additional financial administration.

### 11.2 Unpaid Contributions/ Levy Debt Collection

Community Titles Act 1996 Section 114(7&8) - "(7) Payment of a contribution, instalment or interest is enforceable jointly and severally against the owner or owners of the lot and the subsequent owner or owners of the lot. (8) A contribution, instalment or interest may be recovered as a debt."

Members of the corporation are reminded that if contact details like postal addresses and email address change, failure to notify ABCM may result in overdue levies and initiate arrears process.

Any and all costs and fees related and associated with any action taken by the corporation against a unit (including, but not limited to, the recovery of outstanding contributions and breaches of the bylaws), shall be levied against the relevant unit as a debt. Such costs and fees may include, but are not limited to, legal costs, collections costs, third party costs, late fees and administrative fees. The Corporation authorises ABCM to take all necessary action, without the need for further authority, including instructing a debt recovery company to initiate legal proceedings against owners on behalf of the Corporation, in particular:

- Each owner will be issued an account 30 days before the due date.
- If account remains unpaid, reminder arrears notices will be sent at 7 days and 38 days after the due date.
- If account remains unpaid at 60 days, ABCM will initiate contact with the owner on behalf of the corporation and discuss payment arrangements.
- If no arrears payment arrangements are finalised with owner at 66 days, a Letter of Demand will be issued, and formal debt collection process may commence.

*\*Please note all debt collection costs, court & search / lodgement fees and interest are recoverable from the Lot/Unit owner.*

### 11.3 Invoice approval process

The corporation authorises ABCM to pay received invoices for works approved at the AGM. Approved works arranged outside the AGM, the corporation requires one office bearer to provide approval in writing to ABCM for payment.

## 11.4 Maintenance Policy

The corporation acknowledges and approves adopting a maintenance policy to expedite jobs. The following is the directive.

- 1) Repairs outside of resolutions at the AGM and equal to or less than \$600.00 inc GST or vital in nature, one Officer Bearer to approve.
- 2) Repairs outside of resolutions at the AGM and greater than \$600.00 inc GST to be referred to the committee to provide instructions.
- 3) Repairs under \$2000.00 ABCM will obtain 1 quote, to be referred to the committee to provide instructions.
- 4) Repairs greater than \$2000.00 ABCM will obtain 2 quotes, a 3<sup>rd</sup> quote upon instructions from the committee will only be obtained if there is a significant disparity between quotes. Quotes to be referred to the committee to provide instructions.
- 5) Repairs of emergency nature will be attended ASAP and the committee to be informed.
- 6) The corporations committee is authorised to provide scope of works to ABCM and encourages owners to submit independent quotes within the agreed time frame when work is required.

## 12. BYLAWS - General Information

Owners are to ensure Bylaws are passed to occupants. Agents are encouraged to make them part of the tenancy agreement. Owners are made aware that any breach of the bylaws a penalty fine may be issued, payable and collected as a debt from the owner. Corporations committees are to review the bylaws regularly and update as required.

## 13. Communication Protocols

### General Information / Documents.

First try our online portal <https://my.smata.com/>

Information available: Insurance Policy Details, Levy Notices, AGM minutes, Plans, invoices Status of open jobs.

### Property Emergency or Vital Corporation Matters Phone.

Office Hours: 8342-1544

After Hours Property Emergency: Ken Hall direct on 83645855

Other Important Numbers:

Police for Behaviour/Noise/etc. 131 444

State Emergency Service (SES) 132 500

### Communication from ACE office will include.

- @smata.com emails regarding job status & invoice approvals
- @dropbox.com emails for electronic signing
- @acebodycorp.com.au emails directly from our staff
- Telephone calls or emails direct to committee members for instruction clarification.
- Routine enquiries, **email** our NEST TEAM on [eggs@acebodycorp.com.au](mailto:eggs@acebodycorp.com.au)

### Committee Specific Communication / Requirements.

- All committee members require **an active email address** due to time sensitive nature of matters.
- **Quote approvals** will be forwarded via SMATA for approval – click the link on the email
- Required **Invoice Approvals** will be forwarded via SMATA for action
- All job requests outside of the AGM (refer to maintenance policy)
- **Presiding Officer to send approved instructions** from committee to ensure Ace office does not receive conflicting instructions.
- **Presiding Officer is the authorised signatory** for the corporation, unless otherwise authorised at a general meeting.
- Best Practice is to **respond within 14 days** of request.

**CLOSURE: There being no further business, the chairperson declared the meeting closed at 02:35 PM.**



## MINUTES OF THE ANNUAL GENERAL MEETING COMMUNITY CORPORATION Plan No. 42453 29 ALBERT STREET POORAKA

DATE, PLACE & TIME OF MEETING:	Thursday, 22 August 2024 02:00 PM. Teleconference, Vote Online using StrataVote, or attend in person at Ace Office.		
LOTS REPRESENTED:	Lot 903	Ms. Inabunto Kalikela	Owner present
	Lot 904	Ms. Rachael Middleton-Loo	Owner present
	Lot 905	Ms. Katarzyna Szulczewski	Proxy to ABCM
	Lot 906	Mrs. June & Mr Roger Degaris	Proxy to Ms. Rachael Middleton-Loo
IN ATTENDANCE:	Wesley Schache of Ace Body Corporate Management		

### 1. Appointment of Chairperson

Owners represented were in majority favour of Wesley Schache of ABCM to assist the corporation with conducting the meeting and recording the minutes.

**Motion CARRIED.**

### 2. Quorum, In Attendance, Recording of Proxies

A quorum was declared with 4 of the 6 financial members in attendance as per section 94(2) of the Community Titles Act.

### 3. Disclosure Pecuniary Interest

It is an offence to not disclose any direct or indirect pecuniary interest in a matter in relation to the corporation. Under the Community Titles Act 1996 (S85[1]), a delegate of the community corporation who has direct or indirect pecuniary interest in a matter in relation to which he or she proposes to perform delegated functions or powers must disclose the nature of the interest, in writing, to the corporation before performing functions or powers.

### 4. Confirmation of Previous Meeting Minutes

The minutes of the Annual General Meeting held on 21st of August 2023 be accepted as a true and accurate record of the proceedings.

**Motion CARRIED.**

29 ALBERT STREET, POORAKA

Thursday, 22 August 2024

## 5. Business Arising from Previous Meeting

The following items are outstanding and require input at this AGM...

- Water Meter Protective Barrier- The meeting to discuss installation of a protective barrier for the Corporation water meters.

2023 AGM Minutes: Ms. R Middle-Loo informed the meeting the water meters had been damaged and were replaced by SA water. She noted due to the location of the water meters a barrier should be installed to protect the water meters. After further discussion it was agreed to review this at the 2024 AGM. *Agreed by all represented.*

Discussion: The owners present discussed the installation of a protective barrier for the corporation water meters and agreed the barrier would not be required.  
*Agreed by all represented.*

## 6. Confirmation of Financial Statements

The financial statements for the twelve month period ending 31st of July 2024 are proposed to be accepted as an accurate record of the corporation's financial position by the members of the corporation. All records were accessible throughout the meeting.

**Motion CARRIED.**

## 7. APPOINTMENTS

### 7.1 Election of Office Bearers

In accordance with Community Titles Act 1996 Part 9 Division 1, Section 76, the members of Body Corporate elected the following members for the current 12 months.

Presiding Officer:	Rachael Middleton-Loo
Treasurer:	Inabunto Kalikela
Secretary:	Rachael Middleton-Loo

An officer can be appointed for up to a year, with all positions becoming vacant no later than the next annual general meeting of the corporation. If a vacancy arises in any of the positions, the position can either be filled at a general meeting ( fees may apply) , or, if the corporation has a management committee, the committee may, by ordinary resolution, appoint a lot owner to fill the vacancy.

**Motion CARRIED.**

**29 ALBERT STREET, POORAKA****Thursday, 22 August 2024**

## **7.2 Election of Management Committee**

Per Division 3 Section 90.3, members of a committee must be natural persons and must include the presiding officer, the treasurer and the secretary of the corporation. The members of the corporation agree the office bearers would constitute the corporation's management committee.

ABCM is authorised to share contact details of all committee members between committee members.

All committee members must use the owners portal for ease of communication.

The committee is aware that all committee minutes will be filed and accessible by all owners.

The management committee to be authorised to proceed for each occurrence of unplanned maintenance work that may occur throughout the year and raise special levies if required. The management committee does not have the power to authorise anything for which a special or unanimous resolution of the corporation is required by the legislation or the articles of the corporation in accordance with Community Title Act 1996 Part 9, Division 3, Section 92.

The corporation as per section 9.4 of the management agreement acknowledges the Presiding Officer is appointed to communicate all approved instructions to ABCM, unless the Management Committee elects another committee member to provide approved instructions to ABCM. In any event, instructions shall only be communicated to ABCM by one committee spokesperson to create clear and effective channels of communication.

**Motion CARRIED.**

## **7.3 Appointment of Management**

Ace Body Corporate Management (ABCM) were appointed as manager for the corporation's current financial year, and provide routine services in accordance with the Community Titles Act Section 76(9) to assist the appointed officer bearers in accordance with Section 2.1 and the General Conditions of the management agreement. Pro-rata management fees will be charged from the end of the corporation's financial year up until the next Annual General Meeting of the corporation.

All funds of the corporation are to be deposited in the Macquarie Bank account in the name of the corporation, which shall be audited and operated in accordance with the legislation. The Presiding Officer or an appointed office bearer is authorised by the Body Corporate to sign the management agreement. If a signed copy has not been received by ABCM within 21 days, the agreement is deemed to have been accepted by the Body Corporate.

ABCM advised additional services in sections 2.2, 2.3, and Special Conditions as stated in the management agreement are provided, they will be charged to the corporation where applicable. These charges may include but not limited to, extended administration, non routine functions, government charges, registering as public officer, disbursements, audit charges and tax preparation if necessary. These charges will be debited to the corporation.

**Motion CARRIED.**

29 ALBERT STREET, POORAKA

Thursday, 22 August 2024

**8. INSURANCE****8.1 Current Insurance No Valuation on File**

ABCM advised that the corporation is required to keep the common property / all buildings and building improvements insured to their full replacement value per the Community Titles Act 1996, Part 10 Division 2 - Section 103 & 104 (2)b -The insurance must be for the full cost of replacing the buildings or improvements with new materials; Section 106 (2) - A person who is required by subsection (1) to insure a building must provide to the community corporation such evidence as is required by the regulations of his or her compliance with that requirement.

There is no record of previous Insurance Valuation on file.

Policy Number	Underwriter	Current To	Risk Type	Coverage Amount
CA0006083588	CHU Underwriting Agency Pty Ltd	10 May 2025	Common Property	\$220,000.00
			Common Area Contents	\$33,000.00
			Public Liability	\$20,000,000.00
			Voluntary Workers	\$300,000.00 / \$3,000.00
			Fidelity Guarantee	\$250,000.00
			Govt Audit Cost	\$25,000.00
			Appeal Expenses - Common Property Health & Safety	\$100,000.00
			Legal Defence Expenses	\$50,000.00
			POLICY EXCESS	Flood Cover Included
			Machinery Breakdown	\$10,000.00
			Office Bearers Legal Liability	\$500.00
			POLICY EXCESS	\$300.00 Policy One
POLICY EXCESS	\$300.00 Policy Seven			
<b>TOTAL PREMIUM: \$1,413.08</b>				

**8.2 Renewal Instructions**

Members of the corporation authorise ABCM to arrange and place the insurance on behalf of the corporation.

**Motion CARRIED.**

**29 ALBERT STREET, POORAKA****Thursday, 22 August 2024**

## 8.2 Alternatives for Renewal Instructions

### Option C

#### Obtain Quotes Prior to Renewal

Members request ABCM obtain an additional quote at time of renewal and authorised the management committee to select the most appropriate policy. ABCM will send quotes to the management committee and provide 7 days for a response. If no direction is given, the members authorise ABCM to renew as per Broker recommendation.

**'OPTION C' has been selected with the highest votes.**

## 9. Repair & Maintenance

### 9.1 ORDINARY RESOLUTION: Sewer Maintenance

The Corporation approved Ken Hall Plumbers to undertake non-routine sewer maintenance, the management committee to provide scope of works when sewer maintenance is required. Costs to be covered by sinking Funds.

**Motion CARRIED.**

### 9.2 PROPOSED ORDINARY RESOLUTION: Storm Water Drain Maintenance

The Corporation approved Ken Hall Plumbers to undertake non-routine storm water drain maintenance in the management committee to provide scope of works when stormwater drain maintenance is required. Costs to be covered by sinking Funds.

**Motion CARRIED.**

### 9.3 Termite inspections / Treatment

ABCM encourages all owners to undertake routine termite inspections on a regular basis. Should termite activity be found it is strongly encouraged owners undertake immediate treatment to prevent further damage. Owners are requested to advise ABCM of any activity so neighbours / body corporate can be notified. Owners are reminded termite damage is generally not covered by Insurance.

## 10. GENERAL BUSINESS

### 10.1 Common Area Lighting

ABCM informed the owners present an enquiry had been received regarding installing lighting in the common area at the front entrance of the Corporation. After further discussion by the owners present it was noted for lighting to be installed, the corporation would incur costs for installation and ongoing electricity costs and agreed lighting was not required.

*Agreed by all represented.*

## 11. BUDGET

### 11.1 Administration Fund - Unit Entitlement

In accordance with the Community Titles Act 1996, Part 11 Division 1, Section 114, the members of the corporation agreed to reduce the following proposed administration budget of \$4,450.00 to \$4,130.00 for the following twelve months and to ensure it will meet the corporations financial responsibility. Owners are reminded to adequately budget for unexpected occurrences otherwise the corporation will incur additional administrative expenses. Contributions are divided by unit entitlement, payable Quarterly due on the following dates: 1 August; 1 November; 1 February; 1 May and to continue until changed at an AGM.

Corporation members acknowledged and agree should the budget need to be increased to meet obligations, owners present at the meeting are entitled to make this decision on behalf of the corporation.

**Motion CARRIED.**

### 11.2 Sinking Fund by Unit Entitlement

The members of the corporation agreed with the proposed Sinking Fund of \$600.00 per annum. The Sinking Fund's purpose is not to be used for the day to day expense of the corporation unless instructed so by the management committee and is additional to the Administrative Budget. Contributions are divided by unit entitlement and payable Quarterly with Administration Levies.

Corporation members acknowledged and agree should the budget need to be increased to meet obligations, owners present at the meeting are entitled to make this decision on behalf of the corporation.

**Motion CARRIED.**

## 12. AUTHORISED DIRECTIVES

### 12.1 Special Levies

The corporation is encouraged to budget adequate surplus funds at the AGM. If a shortfall of funds occurs for any reason throughout the year, a special levy will be required and ABCM authorised to liaise with the corporation to raise funds required to meet such a shortfall. ABCM made owners aware that extended administration fees will be charged to facilitate the additional financial administration.

### 12.2 Unpaid Contributions/ Levy Debt Collection

Community Titles Act 1996 Section 114(7&8) - "(7) Payment of a contribution, instalment or interest is enforceable jointly and severally against the owner or owners of the lot and the subsequent owner or owners of the lot. (8) A contribution, instalment or interest may be recovered as a debt."

Members of the corporation are reminded that if contact details like postal addresses and email address change, failure to notify ABCM may result in overdue levies and initiate arrears process.

Any and all costs and fees related and associated with any action taken by the corporation against a unit (including, but not limited to, the recovery of outstanding contributions and breaches of the bylaws), shall be levied against the relevant unit as a debt. Such costs and fees may include, but are not limited to, legal costs, collections costs, third party costs, late fees and administrative fees. The Corporation authorises ABCM to take all necessary action, without the need for further authority, including instructing a debt recovery company to initiate legal proceedings against owners on behalf of the Corporation, in particular:

- Each owner will be issued an account 30 days before the due date.
- If account remains unpaid, reminder arrears notices will be sent at 7 days and 38 days after the due date.
- If account remains unpaid at 60 days, ABCM will initiate contact with the owner on behalf of the corporation and discuss payment arrangements.
- If no arrears payment arrangements are finalised with owner at 66 days, a Letter of Demand will be issued, and formal debt collection process may commence.

*\*Please note all debt collection costs, court & search / lodgement fees and interest are recoverable from the Lot/Unit owner.*

### 12.3 Invoice approval process

The corporation authorises ABCM to pay received invoices for works approved at the AGM. Approved works arranged outside the AGM, the corporation requires one office bearer to provide approval in writing to ABCM for payment.

### 12.4 Maintenance Policy

The corporation acknowledges and approves adopting a maintenance policy to expedite jobs. The following is the directive.

- 1) Repairs outside of resolutions at the AGM and equal to or less than \$600.00 inc GST or vital in nature, one Officer Bearer to approve.
- 2) Repairs outside of resolutions at the AGM and greater than \$600.00 inc GST to be referred to the committee to provide instructions.
- 3) Repairs under \$2000.00 ABCM will obtain 1 quote, to be referred to the committee to provide instructions.
- 4) Repairs greater than \$2000.00 ABCM will obtain 2 quotes, a 3<sup>rd</sup> quote upon instructions from the committee will only be obtained if there is a significant disparity between quotes. Quotes to be referred to the committee to provide instructions.
- 5) Repairs of emergency nature will be attended ASAP and the committee to be informed.
- 6) The corporations committee is authorised to provide scope of works to ABCM and encourages owners to submit independent quotes within the agreed time frame when work is required.

## 13. BYLAWS - General Information

Owners are to ensure Bylaws are passed to occupants. Agents are encouraged to make them part of the tenancy agreement. Owners are made aware that any breach of the bylaws a penalty fine may be issued, payable and collected as a debt from the owner. Corporations committees are to review the bylaws regularly and update as required.

## 14. Communication Protocols

### General Information and Documents.

First try our online portal <https://my.smata.com/>

Information available: Insurance Policy Details, Levy Notices, AGM minutes, Plans, Invoices Status of open jobs.

### Property Emergency or Vital Corporation Matters Phone.

Office Hours: 8342-1544

After Hours Property Emergency: Ken Hall Plumbers direct on 83645855

### Other Important Numbers:

Police for Behaviour/Noise/etc. 131 444

State Emergency Service (SES) 132 500

### Communication from our office will include.

- @smata.com emails regarding job status & invoice approvals
- @dropbox emails for electronic signing
- @acebodycorp.com.au emails directly from our staff
- Telephone calls or emails direct to committee members for instruction clarification.
- Routine enquiries, **email** our NEST TEAM on [eggs@acebodycorp.com.au](mailto:eggs@acebodycorp.com.au)

**CLOSURE: There being no further business, the chairperson declared the meeting closed at 03:00 PM.**



## Balance Sheet

### As at 09/02/2026

Community Corporation No. 42453 Inc.

29 Albert Street, POORAKA SA 5095

	Current period
<b>Owners' funds</b>	
<b>Administrative Fund</b>	
Operating Surplus/Deficit--Admin	1,439.92
Owners Equity--Admin	1,968.17
	3,408.09
<b>Sinking Fund</b>	
Operating Surplus/Deficit--Sinking	450.00
Owners Equity--Sinking	2,400.00
	2,850.00
<b>Net owners' funds</b>	<b>\$6,258.09</b>
<b>Represented by:</b>	
<b>Assets</b>	
<b>Administrative Fund</b>	
Cash at Bank--Admin	3,342.24
Receivable--Levies--Admin	154.88
	3,497.12
<b>Sinking Fund</b>	
Cash at Bank--Sinking	2,840.44
Receivable--Levies--Sinking	22.50
	2,862.94
<b>Unallocated Money</b>	0.00
<i>Total assets</i>	6,360.06
<b>Less liabilities</b>	
<b>Administrative Fund</b>	
Prepaid Levies--Admin	89.03
	89.03
<b>Sinking Fund</b>	
Prepaid Levies--Sinking	12.94
	12.94
<b>Unallocated Money</b>	0.00
<i>Total liabilities</i>	101.97
<b>Net assets</b>	<b>\$6,258.09</b>



## Balance Sheet As at 31/07/2023

Ace Body Corporate Management  
ABN: 85 102 494 717  
PO Box 671, Modbury SA  
Ph: 08 8342 1544  
E: [accounts.sa@acebodycorp.com.au](mailto:accounts.sa@acebodycorp.com.au)

Community Corporation No. 42453 Inc.

29 Albert Street, POORAKA SA 5095

	Current period
<b>Owners' funds</b>	
<b>Administrative Fund</b>	
Operating Surplus/Deficit--Admin	967.76
Owners Equity--Admin	1,156.89
	<u>2,124.65</u>
<b>Sinking Fund</b>	
Operating Surplus/Deficit--Sinking	600.00
Owners Equity--Sinking	600.00
	<u>1,200.00</u>
<b>Net owners' funds</b>	<b><u><u>\$3,324.65</u></u></b>
<b>Represented by:</b>	
<b>Assets</b>	
<b>Administrative Fund</b>	
Cash at Bank--Admin	2,135.90
Receivable--Owners--Admin	7.75
	<u>2,143.65</u>
<b>Sinking Fund</b>	
Cash at Bank--Sinking	1,200.00
	<u>1,200.00</u>
<b>Unallocated Money</b>	<u>0.00</u>
<i>Total assets</i>	<u>3,343.65</u>
<b>Less liabilities</b>	
<b>Administrative Fund</b>	
Creditors--Other--Admin	19.00
	<u>19.00</u>
<b>Sinking Fund</b>	<u>0.00</u>
<b>Unallocated Money</b>	<u>0.00</u>
<i>Total liabilities</i>	<u>19.00</u>
<b>Net assets</b>	<b><u><u>\$3,324.65</u></u></b>



# Income & Expenditure Statement for the financial year to 31/07/2023

Ace Body Corporate Management  
ABN: 85 102 494 717  
PO Box 671, Modbury SA  
Ph: 08 8342 1544  
E: [accounts.sa@acebodycorp.com.au](mailto:accounts.sa@acebodycorp.com.au)

Community Corporation No. 42453 Inc.

29 Albert Street, POORAKA SA 5095

## Administrative Fund

### Current period

01/08/2022-31/07/2023

### Revenue

Levies --Admin 3,296.00

*Total revenue* 3,296.00

### Less expenses

ATO / Public Officer 99.00

Audit Services 176.00

Comms/Data/Technology - Fixed Fee 342.00

Insurance--Premiums 823.32

Management Fees--Standard 799.92

Meeting Fee 88.00

*Total expenses* 2,328.24

### Surplus/Deficit

967.76

Opening balance 1,156.89

### Closing balance

**\$2,124.65**

**Sinking Fund**

**Current period**

01/08/2022-31/07/2023

**Revenue**

Levies --Sinking 600.00

*Total revenue* 600.00

**Less expenses**

*Total expenses* 0.00

**Surplus/Deficit**

Opening balance 600.00

**Closing balance**

**\$1,200.00**



# STRATA COMMUNITY INSURANCE

## CERTIFICATE OF CURRENCY

### THE POLICY AND INSURED

POLICY NUMBER	SOAI25000116
PDS AND POLICY WORDING	Community Association PDS and Policy Wording SCI034-Policy-CA-02/2021
THE INSURED	Community Corporation No. 42453 Inc.
SITUATION	29 Albert Street Pooraka SA 5095
PERIOD OF INSURANCE	Commencement Date: 4.00pm on 10/05/25 Expiry Date: 4.00pm on 10/05/26
INTERMEDIARY	Resolute Property Protect
ADDRESS	Level 5, 90 Collins Street Melbourne VIC 3000
DATE OF ISSUE	19 May 2025

### POLICY LIMITS / SUMS INSURED

SECTION 1 - COMMUNITY PROPERTY AND INCOME	PART A Community Property	1. Buildings	\$220,000
		3. Terrorism Cover under Section 1 Part A2	Included
	OPTIONAL COVERS	1) Flood	Included
	PART C	Fidelity Guarantee	\$100,000
SECTION 2 - CASUALTY COVERS	PART A	Legal Liability	\$20,000,000
	PART B	Voluntary Workers	Included
	PART C	Office Bearers Liability	\$500,000
	PART D	Government Audit Costs	\$25,000
	PART E	Appeal Expenses – Health and Safety Breaches	\$100,000
	PART F	Legal Defence Expenses	\$50,000

This Certificate of Currency has been issued by Strata Community Insurance Agencies Pty Ltd, ABN 72 165 914 009, AFSL 457787 on behalf of the insurer Allianz Australia Insurance Limited, ABN 15 000 122 850, AFSL 234708 and confirms that on the Date of Issue a Policy existed for the Period of Insurance and sums insured shown herein. Certain words used in this document are defined in the PDS and Policy wording. This Certificate of Currency is provided as a summary only of the cover provided and is current only at the Date of Issue. The Policy may be subsequently altered or cancelled in accordance with its terms after the Date of Issue of this notice without further notice to the holder of this notice. This Certificate of Currency is issued as a matter of information only and does not confer any rights on the holder or any noted interested parties. This Certificate of Currency does not amend, extend, replace, negate or override the benefits, terms, conditions, limitations and exclusions as described in the Schedule documents together with the Product Disclosure Statement and Policy wording.



S.A. Form1's Pty Ltd - ABN : 26 168 075 778  
proudly associated with *Critchley & Associates Conveyancers*

1283 North East Road, Tea Tree Gully SA 5091  
Tel: 8397 4000 | admin@saform1.com.au

## COPY OF THE BY-LAWS OF THE COMMUNITY SCHEME

Annexure to Form 1 – Vendor's Statement

FORM LF1 (Version 2)  
GUIDANCE NOTES  
Orig. **LF 13523322**



13:57 12-May-2021  
4 of 4

LANDS TITLES REGISTRATION OFFICE  
SOUTH AUSTRALIA  
**LODGEMENT FOR FILING UNDER THE  
COMMUNITY TITLES ACT 1996**  
FORM APPROVED BY THE REGISTRAR-GENERAL

SERIES NO	PREFIX
<i>H</i>	LF

AGENT CODE

LODGED BY: Psarros & Allen

PSAL

CORRECTION TO: Psarros & Allen

PSAL67

SUPPORTING DOCUMENTATION LODGED WITH INSTRUMENT  
(COPIES ONLY)


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

PICK-UP NO.	
CP	

CORRECTION	PASSED <i>MM</i>
------------	---------------------

FILED 13/5/2021

*Mark McPhee*



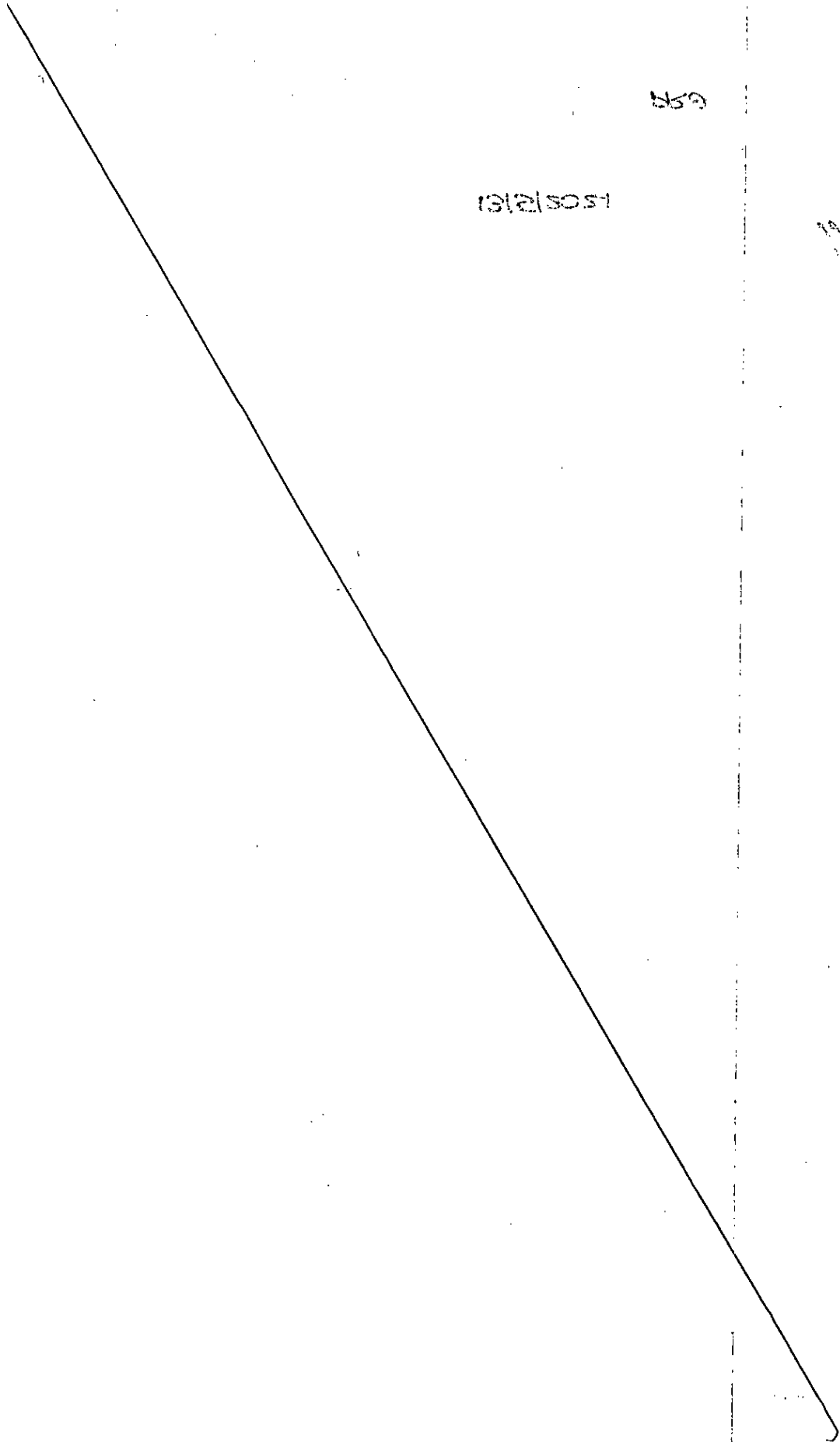
REGISTRAR-GENERAL

**PRIVACY COLLECTION STATEMENT:** The information in this form is collected under statutory authority and is used for maintaining publicly searchable registers and indexes. It may also be used for authorised purposes in accordance with Government legislation and policy requirements.



69

15/05/21



The terms of this instrument have not been checked by the Lands Titles Registration Office

By-Laws  
Development No. 361/C076/20  
PAGE 12 OF 12

### Alteration of roadway

- A* 21.  
22. (1) The roadway on the common property which provides access to lots in the community parcel shall not be altered in any way unless the alteration is specifically authorised by a unanimous resolution of the corporation.
- (2) The corporation may make rules or impose conditions relating to the use of the roadway.
- (3) Notwithstanding clauses (1) and (2) of this by-law, no alteration may be made to the roadway and no rule may be made or condition imposed that would prevent access to a lot by the owner or occupier of the lot or by other persons.

### PART 5 – GENERAL

#### Further division of lots

- A* 22.  
23. A community lot must not be divided by a secondary plan of community division.

#### Prevention of Contravention of by-laws

- A* 23.  
24. (1) Owners and occupiers of lots must not authorise or suffer permit any person to contravene, or fail to comply with, any provision of these by-laws.
- (2) Owners and occupiers of lots must take all reasonable steps to ensure that their visitors do not contravene, or fail to comply with, any provision of these by-laws.

#### Offences

- A* 24.  
25. A person who contravenes, or fails to comply with, any provision of these by-laws is guilty of an offence.

**Maximum penalty: \$500.00**

The terms of this instrument have not been checked by the Lands Titles Registration Office

By-Laws  
Development No. 361/C076/20  
PAGE 11 OF 12

- (b) any change in the occupancy of the lot.

**Insurance on lots**

- 19. (a) The buildings on the community lots are not insured by the community corporation.
- (c) The owners of lots who share a party wall must insure the buildings on their lots against risks that a normally prudent person would insure against for the full cost of replacing the buildings with new materials and must insure against incidental costs such as demolition, site clearance and architect's fees. Evidence of the insurance must be delivered to the community corporation. (Section 106).
- (c) The owner of a lot must at all times keep current building insurance for all buildings on the lot for replacement and/or reinstatement and should a claim against such insurance be made all moneys received must be used for replacement and or reinstatement of the buildings on the lot substantially the same dimensions design and exterior colour scheme as the original buildings on the lot unless consented to by the corporation.
- (d) The owners of lots should insure the buildings on their lot for their own protection.
- (e) The community corporation must take out the insurance for the common property as specified in sections 103 and 104 of the Community Titles Act 1996.
- (f) The developer must insure and maintain that insurance for 6 months after the plan is deposited. (Section 107)

**PART 4 – THE CORPORATION**

**Votes of members**

- a* ~~19.20~~ One vote may be cast in respect of each community lot on any matter arising for decision at a general meeting of the corporation.

**Borrowing powers**

- a* ~~20.~~   
 *21.* The management committee of the corporation must not –
    - (a) borrow money or obtain any other form of financial accommodation; or
    - (b) give any security for the payment of money or the performance of any other obligation;
- unless the borrowing, obtaining or giving thereof has been specifically authorised by a unanimous resolution of the corporation.

The terms of this instrument have not been checked by the Lands Titles Registration Office

By-Laws  
Development No. 361/C076/20  
PAGE 10 OF 12

- (ii) no order in relation to the dog has been made under section 50 of the Dog and Cat Management Act 1995.
- (3) Nothing in this by-law shall prevent –
  - (a) an occupier of
  - (b) a lot, who suffers from a disability –
    - (i) from keeping a dog on the lot, if the dog is trained to assist the occupier in respect of that disability; or
    - (iii) from using the dog for that purpose; or
  - (c) a visitor to the community parcel who suffers from a disability from using a dog trained to assist the visitor in respect of that disability; or

### **Obligations of owners and occupiers**

15. The owner or occupier of a lot must not –
- (a) interfere, or permit interference, with the support or shelter provided by the lot for another lot or the common property,
  - (b) interfere, or permit interference, whether within or outside the lot, with the service infrastructure or any service provided by means of the service of the use or enjoyment of another lot or the common property by another person who is lawfully on the other lot or the common property, or
  - (c) use, or permit the use of, the lot or the common property in a way that –
    - (i) causes a nuisance, or
    - (ii) interferes unreasonably with the use or enjoyment of another lot or the common property by any person who is lawfully on the other lot or the common property.

### **Disturbances**

16. A person must not engage in conduct that unreasonably disturbs the occupier of a lot or his or her visitors on the lot or the common property.

### **Noise**

17. A person must not make or cause, suffer or permit any noise to be made on any lot, or any other part of the community parcel, that unreasonably interferes with the use and enjoyment of any other lot or part of the common property by any person who is lawfully on the other lot or the common property.

### **Notification of change of ownership or occupation**

18. The owner of a lot must notify the corporation immediately of:-
- (a) any change in the ownership of the lot, or in the address of the owner: and

The terms of this instrument have not been checked by the Lands Titles Registration Office

By-Laws  
Development No. 361/C076/20  
PAGE 9 OF 12

### Painting

10. (1) A person must not, without the prior consent in writing of the corporation paint or decorate the façade, verandah or any other external part of any building on a lot with colours different to the existing colours thereof.
- (2) Subject to clause (1) of this by-law, a person may paint or redecorate the exterior of any building on a lot at any time.

### Gardens

11. The owner and the occupier of each lot must establish, cultivate, and keep the garden and grounds of the lot and all lawns, plants, trees and shrubs on the lot in good order and condition and properly tended and cultivated and must replace any plants, trees or shrubs which may perish.

### Offensive objects and rubbish

12. A person must not –
  - (a) bring on to the community parcel any object or material of a kind that is likely to cause justified offence to the owner or occupier of any lot or his or her visitors; or
  - (b) allow refuse to accumulate on the community parcel so as to cause justified offence to the owner or occupier of any lot or his or her visitors.

### Garbage

13. The owner and the occupier of a lot –
  - (a) must maintain on the lot a receptacle for garbage properly covered; and
  - (b) must comply with all by-laws relating to the disposal of garbage.

### Animals and reptiles

14. (1) Subject to clauses (2) and (3) of this By-Law a person must not keep any animal or reptile on the community parcel without the prior consent in writing of the corporation.
- (2) the owners or occupiers of a lot may keep one cat and one dog on the lot provided they do not cause a nuisance to other lot owners or occupiers and, in the case of a dog, that
  - (i) the weight of the dog does not exceed 10 kilograms,
  - (ii) the dog is not of a prescribed breed under the Dog and Cat Management Act 1995, and

The terms of this instrument have not been checked by the Lands Titles Registration Office

By-Laws  
Development No. 361/C076/20  
PAGE 8 OF 12

---

### **PART 3 – COMMUNITY LOTS**

#### **Use of lots**

7. (1) Lots may be used for residential purposes and for purposes that are normally incidental or ancillary to the use of land for residential purposes but must not be used for any other purpose.
- (2) A person must not use, or suffer or permit a lot to be used, for any unlawful purpose.

#### **Building work on lots**

8. The owner or occupier of a lot must not, without the corporation's approval:-
  - (1) Erect any further buildings or structural improvements on a lot which may be visible from a portion of the common property which comprises the driveway, or
  - (2) alter the external appearance of their lot in such a manner as to be visible from the driveway, or
  - (3) effect any penetration whatsoever of any acoustic or fire rated party wall.

#### **Repair**

9. (1) The owner of a lot must –
  - (a) maintain and keep the lot and any buildings on the lot in good order and condition, and
  - (b) carry out any work ordered by a council or public authority in respect of the lot.
- (2) Without limiting the effect of clause (1) of this by-law, if any building on a lot is destroyed or damaged by any cause whatsoever, within three months after the damage or destruction, the owner of the lot must –
  - (a) repair the building and restore it to its state and condition before the damage or destruction occurred, or
  - (b) replace the building with a new building of similar construction and appearance to the building that was damaged or destroyed.
- (3) The occupier of a lot must keep the lot and any buildings on the lot in a clean and tidy condition at all times.

The terms of this instrument have not been checked by the Lands Titles Registration Office

By-Laws  
Development No. 361/C076/20  
PAGE 7 OF 12

---

#### **Offences on common property**

4. A person must not without the prior consent in writing of the corporation –
- (a) enter upon the common property or use the common property in any manner or for any purpose provided that this clause does not apply to the owners and occupiers of lots or their visitors,
  - (b) obstruct, or unreasonably interfere with, the lawful use of the common property by the owner or occupier of any lot or his or her visitors,
  - (c) damage or interfere with any building, tree, plant or garden on the common property, or
  - (d) deposit any rubbish, waste or other material (whether of a similar nature or not) on the common property.

#### **Traffic and Parking**

5. (1) A person must not drive a motor vehicle on the common property except on a roadway provided by the corporation for use by motor vehicles.
- (2) A person must not obstruct vehicular or pedestrian traffic on the common property.
- (3) Subject to clause (4) of this by-law, a person must not park, service or repair a motor vehicle on the common property.
- (4) Owners and occupiers of lots and their visitors may park motor vehicles in any area provided by the corporation for the parking of motor vehicles by owners and occupiers and their visitors subject to compliance with these by-laws and any rules made, or conditions imposed, by the corporation from time to time.
- (5) A person must not ride a skate board, roller skates, roller blades, or any other similar device on the common property.

#### **Notice of defects in common property**

6. Owners and occupiers of lots must give the corporation notice of any damage to, or defect in, the common property immediately they become aware of the damage or defect.

The terms of this instrument have not been checked by the Lands Titles Registration Office

By-Laws  
Development No. 361/C076/20  
PAGE 6 OF 12

- 
- not use or interfere with any fire hydrant or any other fire fighting or fire safety equipment except in the case of an emergency;
- 3.4 use any portion of the common property for their exclusive use as a garden or parking area or otherwise;
  - 3.5 restrict or prevent any representative or contractor of the corporation from gaining access to, along and across any part of the common property;
  - 3.6 dispose of any rubbish on common property other than in bins or receptacles intended and set aside for the purpose;
  - 3.7 fail to comply with any reasonable direction or request from the corporation in relation to use of the common property;
  - 3.8 rollerblade, roller skate or ride a skateboard on any part of the common Property;
  - 3.9 play any game on common property so as to interfere with safety or comfort of any other person on common property;
  - 3.10 sing, busk or play a musical instrument on common property;
  - 3.11 use on the common property any device which emits music or noise at more than 80Db in volume;
  - 3.12 repair, wash, paint, panel-beat or otherwise work an any motor vehicle except in an area specifically set aside for that purpose (if any) provided that this clause will not extend to emergency repairs in the case of vehicle breakdown;
  - 3.13 preach to or harangue other people;
  - 3.14 obstruct any footpath, road or walkway;
  - 3.15 use or occupy any caravan, trailer or other vehicle on the Common Property for sleeping or otherwise as a place of habitation;
  - 3.16 ride any bicycle, or drive any motorized vehicle (other than a wheelchair or vehicle used by handicapped persons) except in areas specifically specified for the purpose;
  - 3.17 be inadequately clothed when on common property;
  - 3.18 use any language or behave in a manner likely to cause offence or a nuisance to others;
  - 3.19 fail to comply with any speed limits posted by the corporation; or
  - 3.20 fail to comply with any rules reasonably issued by the corporation concerning use of the common property.
- (4) The corporation may withdraw any consent given under this by-law at any time unless the consent specifies a period of notice that must be given before the consent with withdrawn.

The terms of this instrument have not been checked by the Lands Titles Registration Office

By-Laws  
Development No. 361/C076/20  
PAGE 5 OF 12

- (2) Any term defined in the Act and used in these by-laws has the meaning stated in the Act unless the contrary intention appears.
- (3) Notes to provisions of these by-laws or attached to these by-laws do not form part of these by-laws.

## PART 2 – COMMON PROPERTY

### Administration of common property

2. The corporation shall administer, manage and control the common property.
  - (a) The corporation shall maintain repair and replace all of the improvements and service infrastructure in or forming part of the common property,
  - (b) without limiting the effect of By-Law 2 (a) the community corporation shall regularly service and clean all storm water silt traps situated in any roadway or driveway forming part of the common property,
  - (c) the corporation shall ensure that all public lighting within the common property is in good working order and the corporation shall maintain repair and replace the public lighting as and when required,
  - (d) the corporation shall irrigate and properly maintain all lawns gardens and trees situated on the common property,
  - (e) The community corporation must take out the insurance for the common property as specified in sections 103 and 104 of the Community Titles Act 1996.

### Use of common property

3. (1) Subject to the Act, these by-laws and any rights that may be granted by the corporation, the owners and occupiers of lots in the community parcel and their visitors may, jointly with the owners and occupiers of the other lots in community parcel and their visitors, use and enjoy the common property for the purposes for which it is provided.
- (2) Owners and occupiers of lots must comply with these by-laws and any rules made, or conditions imposed, by the corporation from time to time relating to the use or enjoyment of the common property.
- (3) Lot Owners, occupiers, and Invitees must not:
  - 3.1 damage or interfere with any structure, building services, shrub, plant, tree or garden, or deposit rubbish or waste material on or in the common Property, or in any way obstruct the lawful use of the common Property;
  - 3.2 without the prior approval in writing of the corporation, subject to Clause 8 & 10 below, mark, paint, erect or construct any permanent structure or service infrastructure on the common Property;
  - 3.3 damage or deface any existing structure, facilities or service infrastructure that forms part of the common Property;

The terms of this instrument have not been checked by the Lands Titles Registration Office

By-Laws  
Development No. 361/C076/20  
PAGE 4 OF 12

---

**COMMUNITY SCHEME PLAN NO. 42453**

**BY-LAWS** of the community scheme in relation to the land divided by the plan of community division deposited in the Lands Titles Registration Office and numbered 42453 made pursuant to section 34 of the Community Titles Act 1996.

**PART 1 – PRELIMINARY**

**Interpretation**

1. (1) In these by-laws, unless the contrary intention appears –
  - “the Act” means the Community Titles Act 1996;
  - “the corporation” means the community corporation established upon the deposit of the plan;
  - “the plan” means the plan of community division deposited in the Lands Titles Registration Office and numbered 42453;
  - “building” means building or other improvement;
  - “the common property” means the common property created by the plan and includes the service infrastructure (except any part of the service infrastructure that provides a service to only one lot or that is vested in a Minister of the Crown or other authority or person) and any other common property described in section 28 (1) of the Act;
  - “the community parcel” means the land divided by the plan except any street, road, thoroughfare, reserve or other similar open space that is vested in a council or a prescribed authority or that reverts to the Crown under section 26 of the Act;
  - “lots” means a lot created by the division of the land divided by the plan and includes any building on the lot;
  - “lot owners and owner” means the registered proprietor specified in the relevant Certificate of Title at any one time and from time to time;
  - “occupier” in relation to a lot means the occupier of the lot and, if the lot is not occupied, means the owner of the lot;
  - “service infrastructure” means any cables, wires, pipes, sewers, drains, ducts, plant or equipment by which lots or common property are provided with water, gas or electricity supply or reticulation, telephone services, sewer systems or drainage or other systems or services designed to improve the amenity, or enhance the enjoyment, of lots or common property;
  - “visitor” means any person who is on the community parcel at the invitation, by the licence, or with the permission, of the owner or occupier of a lot.

The terms of this instrument have not been  
checked by the Lands Titles Registration  
Office

By-Laws  
Development No. 361/C076/20  
PAGE 3 OF 12

---

**COMMUNITY TITLES ACT 1996**

**COMMUNITY PLAN NO. 42453**

**INDEX to BY-LAWS**

**PART 1 – PRELIMINARY**

1. Interpretation

**PART 2 – COMMON PROPERTY**

- 2 Administration of common property
- 3 Use of common property
- 4 Offences on common property
- 5 Traffic and Parking
- 6 Notice of defects in common property

**PART 3 – COMMUNITY PROPERTY**

- 7 Use of lots
- 8 Building work on lots
- 9 Repair
- 10 Painting
- 11 Gardens
- 12 Offensive objects and rubbish
- 13 Garbage
- 14 Animals and reptiles
- 15 Obligations of owners and occupiers
- 16 Disturbances
- 17 Noise
- 18 Notice of change of ownership or occupation
- 19 Insurance

**PART 4 – THE CORPORATION**

- 20 Votes of members
- 21 Borrowing powers
- 22 Alteration of roadway

**PART 5 – GENERAL**

- 23 Further division of lots
- 24 Prevention of Contravention of by-laws
- 25 Offences

The terms of this instrument have not been checked by the Lands Titles Registration Office

By-Laws  
Development No. 361/C076/20  
PAGE 2 OF 12

---

**COMMUNITY TITLES ACT 1996.  
COMMUNITY SCHEME PLAN NO. 42453**

- Note: 1. These notes **DO NOT** form part of the annexed by-laws.  
2. These notes **ARE NOT** a summary of the Community Titles Act 1996. Prospective purchasers and owners of lots should read a copy of the Act.

**Persons bound by these by-laws**

1. These by-laws bind –
  - (a) the owners and occupiers of the community lots in the scheme,
  - (b) the community corporation, and
  - (c) persons entering the community parcel. (See section 43).

**Variation of by-laws**

2. These by-laws may be varied by a special resolution of the community corporation. (Section 39).

**Membership of community corporation**

3. The owners of the lots are members of the community corporation and are responsible for its debts. The affairs of the community corporation must be managed and conducted in accordance with the Community Titles Act 1996.

**Fences**

4. The owners of lots are responsible for the maintenance and repair of the fencing of their lots. The Fences Act 1975 applies as between adjoining owners.

The terms of this instrument have not been checked by the Lands Titles Registration Office

By-Laws  
Development No. 361/C076/20  
PAGE 1 OF 12

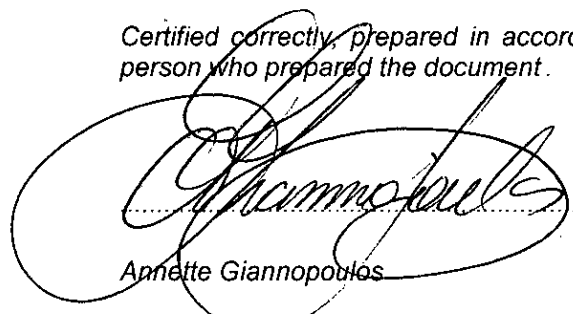
**COMMUNITY TITLES ACT 1996**

**BY – LAWS**

**COMMUNITY CORPORATION NO. 42453 INC.**

**ADDRESS: 29 Albert Street Pooraka**

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



Annette Giannopoulos

130 Franklin Street, Adelaide SA 5000



S.A. Form1's Pty Ltd - ABN : 26 168 075 778  
proudly associated with *Critchley & Associates Conveyancers*

1283 North East Road, Tea Tree Gully SA 5091  
Tel: 8397 4000 | admin@saform1.com.au

## COPY OF THE SCHEME DESCRIPTION OF THE COMMUNITY SCHEME

---

Annexure to Form 1 – Vendor's Statement

FORM LFI 2021  
ORIGINAL NOTES APPROVED

Orig. **LF 13523320**



13:57 12-May-2021  
2 of 4

LANDS TITLES REGISTRATION OFFICE  
SOUTH AUSTRALIA  
**LODGEMENT FOR FILING UNDER THE  
COMMUNITY TITLES ACT 1996**  
FORM APPROVED BY THE REGISTRAR-GENERAL

SERIES NO	PREFIX
2	LF


AGENT CODE

LODGED BY: Psarros & Allen      PSAL67

CORRECTION TO: Psarros & Allen      PSAL67

SUPPORTING DOCUMENTATION LODGED WITH INSTRUMENT  
(COPIES ONLY)

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

PICK-UP NO.	
CP	
CORRECTION	PASSED <i>MA</i>
FILED 13/5/2021 <i>Mark McNeil</i> PRO	 REGISTRAR-GENERAL

**PRIVACY COLLECTION STATEMENT:** The information in this form is collected under statutory authority and is used for maintaining publicly searchable registers and indexes. It may also be used for authorised purposes in accordance with Government legislation and policy requirements.



## IMPORTANT INFORMATION

---

### IF YOU AGREE WITH COUNCIL'S DECISION

If **consent** has been granted and you, as the applicant, agree with the conditions attached:

A Building Rules Consent and Development Approval must be obtained within 12 months from the date of this Notification, unless this period has been extended by the Council. Work cannot commence until a Development Approval is obtained.

If you are unable to satisfy these requirements, you will require a fresh consent before commencing or continuing the development.

For clarification on any of the above matters, please do not hesitate to contact Council's Planning Department on 8406 8358.

### IF YOU DISAGREE WITH COUNCIL'S DECISION

If you as the applicant disagree with any of the conditions of consent attached to the approval or Council's decision to refuse the application, you may have a right of appeal.

An appeal must be lodged with the Environment Resources and Development Court **within 2 months** after receiving notice of this decision, unless you are granted an extension of time by the Court.

Please contact the Environment Resources and Development Court which is located in the Sir Samuel Way Building, Victoria Square, Adelaide or phone the Court on 8204 0300 if you wish to pursue an appeal.

11/11

13/2/2020

699



## DECISION NOTIFICATION

---

### PLANNING DEVELOPMENT AND INFRASTRUCTURE ACT 2016

The State Planning system is currently in the process of significant planning reforms. As of 1 July 2020 all Metropolitan Council's will be transferred to the Planning and Design Code under the Planning, Development and Infrastructure Act 2016. The Planning and Design Code will replace all current Development Plans. Therefore, some areas may see shifts in the principles governing development in their area.

Further details in relation to the Planning Reforms can be found at [https://www.saplanningportal.sa.gov.au/planning\\_reforms](https://www.saplanningportal.sa.gov.au/planning_reforms)

Your Consent is valid for a period of 12 months from the date of this Consent and you must have obtained a Building Rules Consent and Development Approval within this period. Should Development Approval not be achieved within this timeframe, your consent will lapse and a new development application must be lodged, unless an extension is obtained. Should a request for extension be made after 1<sup>st</sup> July 2020, your request will be subject to the transitional provisions of the Planning, Development and Infrastructure Act 2016.



## DECISION NOTIFICATION

---

### ADVICES

**Development No:** 361/1014/2019/1A

Council considers the following advices may be relevant to the development now granted approval:

#### Verge Development

The applicant is advised that the development of the verge needs to be approved by Council prior to undertaking any works. The Verge Development application form can be obtained from Council's website at:

[http://www.salisbury.sa.gov.au/Build/Footpaths\\_Roads\\_Verges\\_and\\_Public\\_Lighting/Footpaths\\_and\\_Verges/Verge\\_Development\\_by\\_Residents](http://www.salisbury.sa.gov.au/Build/Footpaths_Roads_Verges_and_Public_Lighting/Footpaths_and_Verges/Verge_Development_by_Residents)

If you are a developer, you are responsible for providing telecommunications infrastructure in your developments. You can choose any carrier you want to service your development, if you don't wish to choose another carrier, nbn is the infrastructure provider of last resort (IPOLR) in those areas of its fixed line footprint where nbn has established its network, or where it has publicly identified an area as a fixed line rollout region. nbn is also the IPOLR for developments with 100 lots or more. Telstra is the IPOLR in developments with fewer than 100 lots where nbn co has not established its network. Carriers, including nbn and Telstra, can charge for providing infrastructure in new developments. More information can be found at <https://www.communications.gov.au/policy/policy-listing/telecommunications-new-developments>

If you choose nbn to service your development, you will need to enter into a development agreement with nbn. The first step is to register the development via <http://www.nbnco.com.au/buildwithnbn> once registered nbn will be in contact to discuss the specific requirements for the development. nbn requires you to apply at least 3 months before any civil works commence.

All telecommunications infrastructure should be built to nbn guidelines found at <http://www.nbnco.com.au/develop-or-plan-with-the-nbn/new-developments/design-build-install.html>



## DECISION NOTIFICATION

### SCHEDULE OF CONDITIONS

Development No: 361/1014/2019/1A

#### DEVELOPMENT PLAN CONDITIONS CONTINUED:

2. Except where otherwise approved, the external finishes shall:
- (a) Be finished in new non-reflective materials; and
  - (b) Be finished in natural tones, in accordance with the approved plans; and
  - (c) Be maintained in good condition at all times.

*Reason: To achieve a high standard of external appearance.*

3. The designated landscaping areas shall be planted with shade trees, shrubs and ground covers in accordance with the Approved plans. All landscaping shall be maintained (including the replacement of diseased or dying plants and the removal of weeds and pest plants) to the reasonable satisfaction of Council. All landscaping shall be completed prior to the occupation of the dwellings.

*Reason: To ensure the subject land is landscaped so as to enhance the visual and environmental amenity of the locality.*

4. All driveways and manoeuvring areas and hardstand areas as shown on the Approved plans, shall be constructed with brick paving, concrete or bitumen to a standard appropriate for the intended traffic volumes and vehicle types. Driveways and car parking areas shall be established prior to occupation of any dwelling and shall be maintained at all times to the satisfaction of Council.

*Reason: To ensure access and car parking is provided on the site in a manner that maintains and enhances the amenity of the locality.*

5. A new invert, crossover and driveway shall be constructed, prior to occupation of the new dwellings, in accordance with the Approved Site Plan, and Council's Vehicle Crossover Standard Detail, Drawing SD-12 and 13.

*Reason: To ensure the new dwellings are served by an accessible driveway and crossover.*

#### BUILDING RULES CONDITIONS:

Still Required

Delegated Officer: Katherine Thrussell

Decision Date: 07-Feb-2020



## DECISION NOTIFICATION

### SCHEDULE OF CONDITIONS

Development No: 361/1014/2019/1A

Council considers the conditions are necessary to ensure that the use of land and activities associated with that use do not injuriously or detrimentally affect the amenity of the locality or the zone.

### RESERVED MATTERS

The following matter/s shall be submitted for further assessment and approval by the Council, as Reserved Matters under Section 33(3) of the Development Act 1993:

1. Detailed designs and specifications for all civil works which shall include (but not limited to) details of stormwater disposal, drainage, finished floor levels, details of cut, fill, retaining walls and confirmation that landscape beds immediately adjacent dwelling external walls and footings is acceptable.
2. A detailed landscaping plan including details of species, irrigation systems and maintenance plans.

### DEVELOPMENT PLAN CONDITIONS:

1. The proposal shall be developed in accordance with the details submitted with the application and the following Council stamped approved plans and documents, except where varied by the conditions herein:

Dwg No.	Plan Type	Date	Prepared By
OPA 01/03	Site Plan – Revision F	09/01/2020	Spectra
PA 02/03	Floor Plan – Revision F	09/01/2020	Spectra
PA 03/03	Elevations – Revision F	09/01/2020	Spectra
	Traffic and Parking Assessment	25/10/2019	Frank Siow & Associates
	Traffic and Parking Response	09/12/2019	Frank Siow & Associates

- \* All documents referred to under Reserved Matters 1 & 2 constitute approved documents and form part of this Consent.
- \* The approved documents referred to above are subject to change permitted by minor variations through the Building Rules Consent process as per Regulation 47A of the *Development Regulations 2008*.
- \* Except where otherwise stated, the development shall be completed prior to occupation/commencement of use.

*Reason:* To ensure the proposal is established in accordance with the submitted plans.



## DECISION NOTIFICATION

### FOR DEVELOPMENT APPLICATION

Development Number: 361/1014/2019/1A  
Application Date: 6 May 2019  
Registered on: 17 June 2019

**APPLICANT** Vito Group  
C/- Lj Hooker - West Lakes  
139 Tapleys Hill Rd  
SEATON SA 5023

### LOCATION OF PROPOSED DEVELOPMENT:

**Subject Site:** 29 Albert Street , Pooraka SA 5095  
**Parcel:** Lot 80 F 113189 Sec S694  
**Certificate of Title:** CT-6135/62

### Nature of Proposed Development:

**DEMOLITION OF EXISTING DWELLING AND ASSOCIATED BUILDINGS AND  
CONSTRUCTION OF TWO SINGLE STOREY DWELLINGS AND SIX SINGLE STOREY GROUP  
DWELLINGS WITH ASSOCIATED CARPARKING AND LANDSCAPING**

In respect of this proposed development you are informed that:

Nature of Decision	Consent Granted	No. of Conditions
Development Plan Consent	GRANTED	TWO RESERVED MATTERS FIVE CONDITIONS
Building Rules Consent	STILL REQUIRED	-
Other	-	-
DEVELOPMENT APPROVAL	STILL REQUIRED	-

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

Delegated Officer: Katherine Thrussell

Decision Date: 07-Feb-2020



City of Salisbury  
ABN 82 615 416 895

34 Church Street  
PO Box 8  
Salisbury SA 5108  
Australia

Telephone 08 8406 8222  
Facsimile 08 8281 5466  
city@salisbury.sa.gov.au

www.salisbury.sa.gov.au

7 February 2020

Vito Group  
C/- Lj Hooker - West Lakes  
139 Tapleys Hill Road  
SEATON SA 5023

Dear Sir/Madam

**Application Number:** 361/1014/2019/1A  
**Applicant:** Vito Group  
**Application Description:** Demolition Of Existing Dwelling And Associated Buildings And Construction Of Two Single Storey Dwellings And Six Single Storey Group Dwellings With Associated Carparking And Landscaping  
**Location of Development:** 29 Albert Street, Pooraka SA 5095

Please find attached the Development Plan Consent Decision Notification for your abovementioned application. Should you have any questions in regard to your application or the enclosed Decision Notification, please do not hesitate to contact me.

You are reminded that Section 86(1)(a) of the Development Act, 1993 provides for a right of appeal to the Environment, Resources and Development Court against this decision, or the imposition of conditions attaching to the authorisation, **within two months** after receipt of this notice (Section 86(4) of the Act).

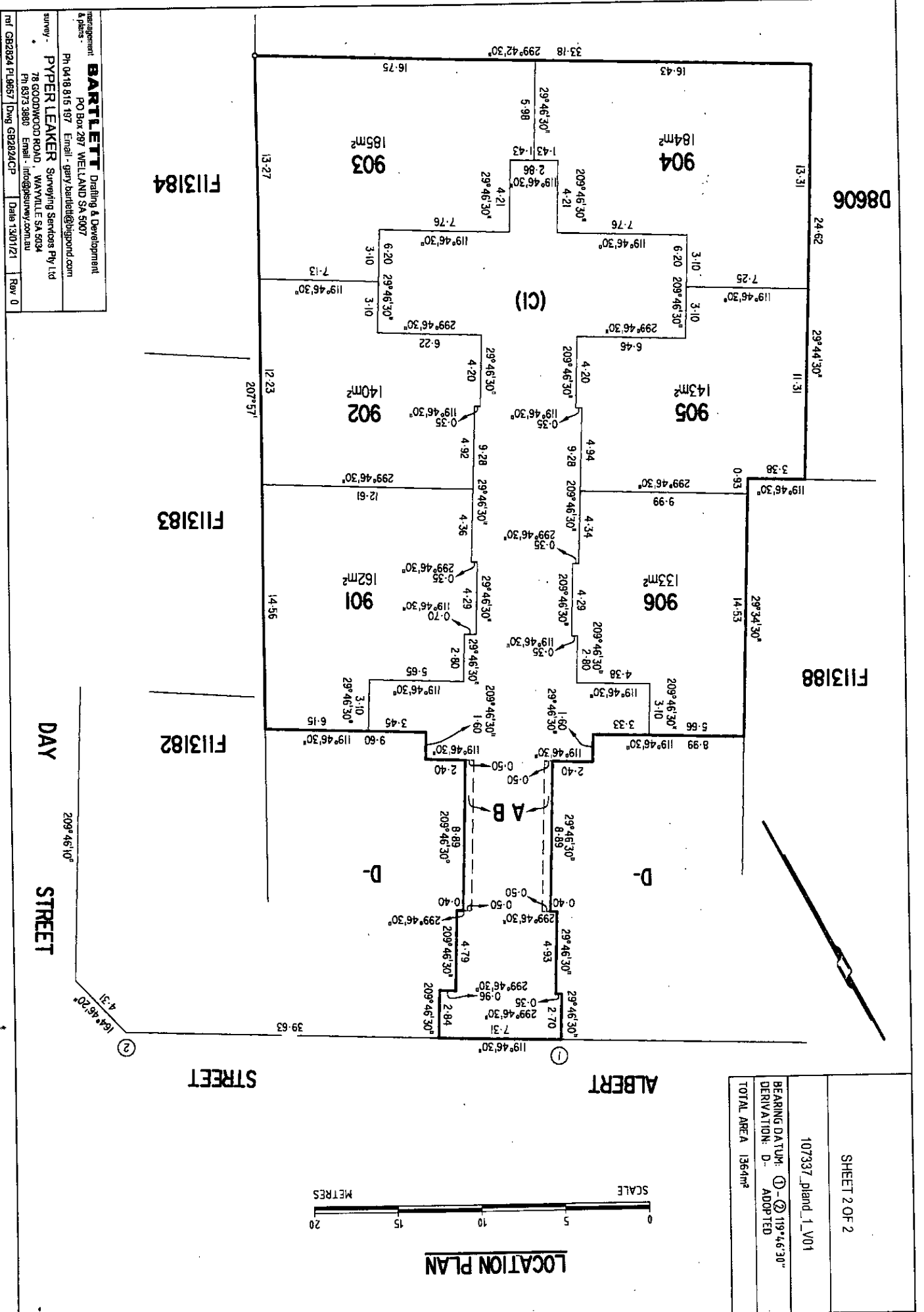
Please note that any appeal has to be lodged with the Court and **not** with the Council.

Council will not act as a representative for other parties before the Court and Council Officers can provide preliminary advice only regarding the Court's procedures. If you wish to pursue an appeal, you are strongly urged to take professional advice on the matter.

For assistance in lodging an appeal, it is suggested that you contact the Court which is located in the Sir Samuel Way Building, Victoria Square, Adelaide or phone the Court on (08) 8204 0300.

***Please note that no work can commence on the land as a result of this decision - this consent is for provisional development plan consent only and relates solely to the assessment of the provisions of the development plan.***

**Katherine Thrussell**  
DEVELOPMENT OFFICER

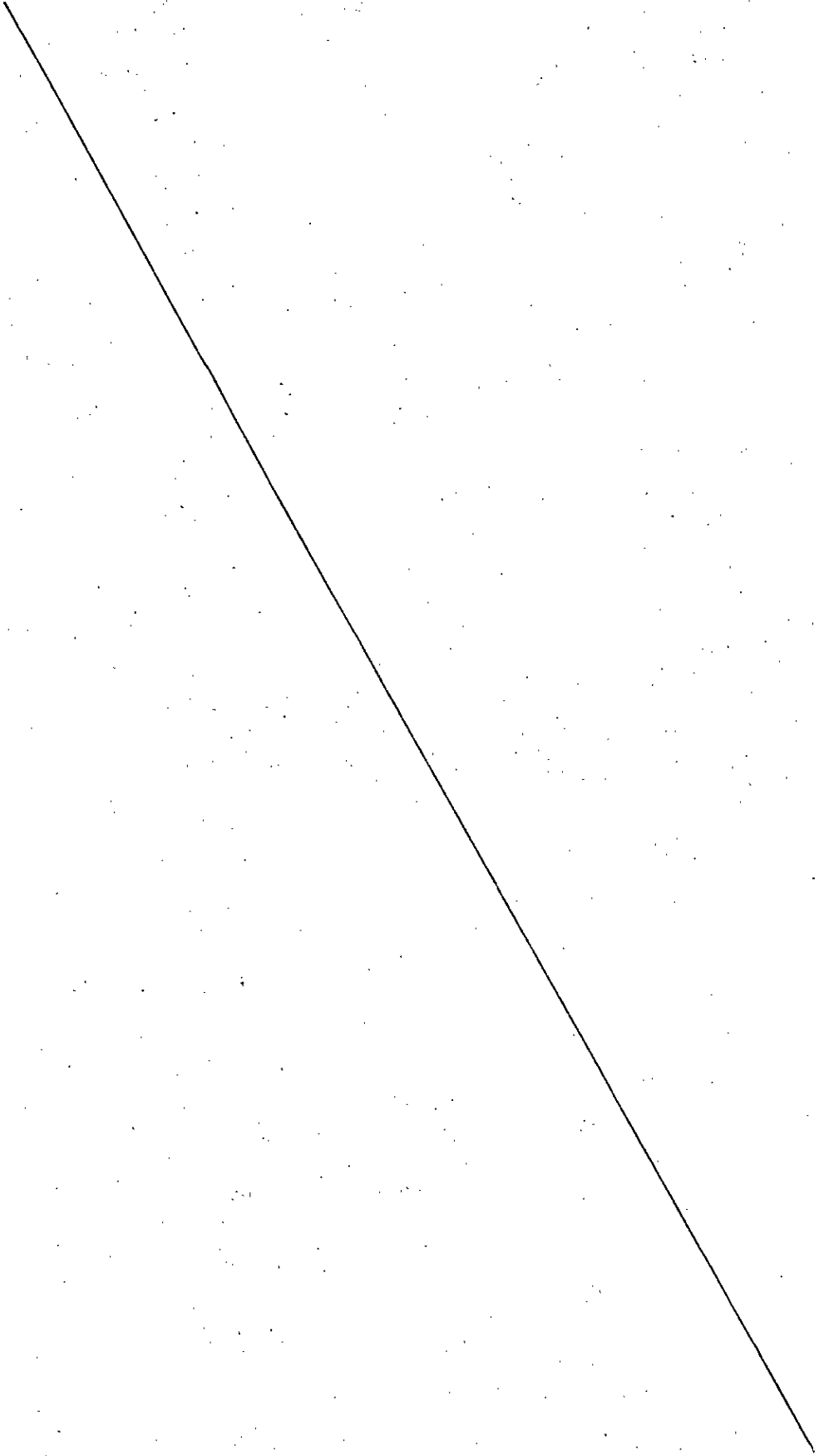


**BARTLETT** Drafting & Development  
 & plans  
 PO Box 287 WIELAND SA 5007  
 Ph 0418 815 197 Email: gary.bartlett@digpond.com

**PYPER LEAKER** Surveying Services Pty Ltd  
 78 GOODWOOD ROAD, WAIVILLE SA 5034  
 Ph 8373 3880 Email: info@pysurvey.com.au

ref: GB2824 PL9857 DWG: GB2824CP Date: 13/01/21 Rev: 0

<b>PURPOSE:</b>  <b>MAP REF:</b> 6628/32/J  <b>LAST PLAN:</b> D...	<b>AREA NAME:</b> POORAKA  <b>COUNCIL:</b> CITY OF SALISBURY  <b>DEVELOPMENT NO:</b> 361/C076/20/001	<b>APPROVED:</b>  <b>DEPOSITED/FILED:</b>	SHEET 1 OF 2 107337_lexl_01_v01								
<b>AGENT DETAILS:</b> BARTLETT DRAFTING & DEVELOPMENT PO BOX 297 WELLAND SA 5007 PH: (08) 82415511 FAX: (08) 82415050  <b>AGENT CODE:</b> BATRP <b>REFERENCE:</b> GB2824PL9657											
<b>SURVEYORS CERTIFICATION:</b>											
<b>SUBJECT TITLE DETAILS:</b>											
PREFIX	VOLUME	FOLIO	OTHER	PARCEL	NUMBER	PLAN	NUMBER	HUNDRED / IA / DIVISION	TOWN	REFERENCE NUMBER	
PT CT	6135	62		ALLOTMENT(S)	803	D	...	YATALA			
<b>OTHER TITLES AFFECTED:</b>											
<b>EASEMENT DETAILS:</b>											
STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER	PURPOSE	IN FAVOUR OF					CREATION
EXISTING	COMMON PROPERTY	SHORT	EASEMENT(S)	A	FOR EAVES AND GUTTERS						
EXISTING	COMMON PROPERTY	SHORT	EASEMENT(S)	B	FOR EAVES AND GUTTERS						
<b>ANNOTATIONS:</b> THE SERVICE INFRASTRUCTURE COULD NOT BE FOUND DUE TO THE AGE AND NATURE OF THE SCHEME AND THE UNAVAILABILITY OF RECORDS THE COMMON PROPERTY IS DESIGNATED (C1) FOR LAND INFORMATION PURPOSES ONLY AND DOES NOT PROVIDE A LEGAL IDENTIFIER FOR THE COMMON PROPERTY											



The terms of this instrument have not been checked by the Lands Titles Registration Office

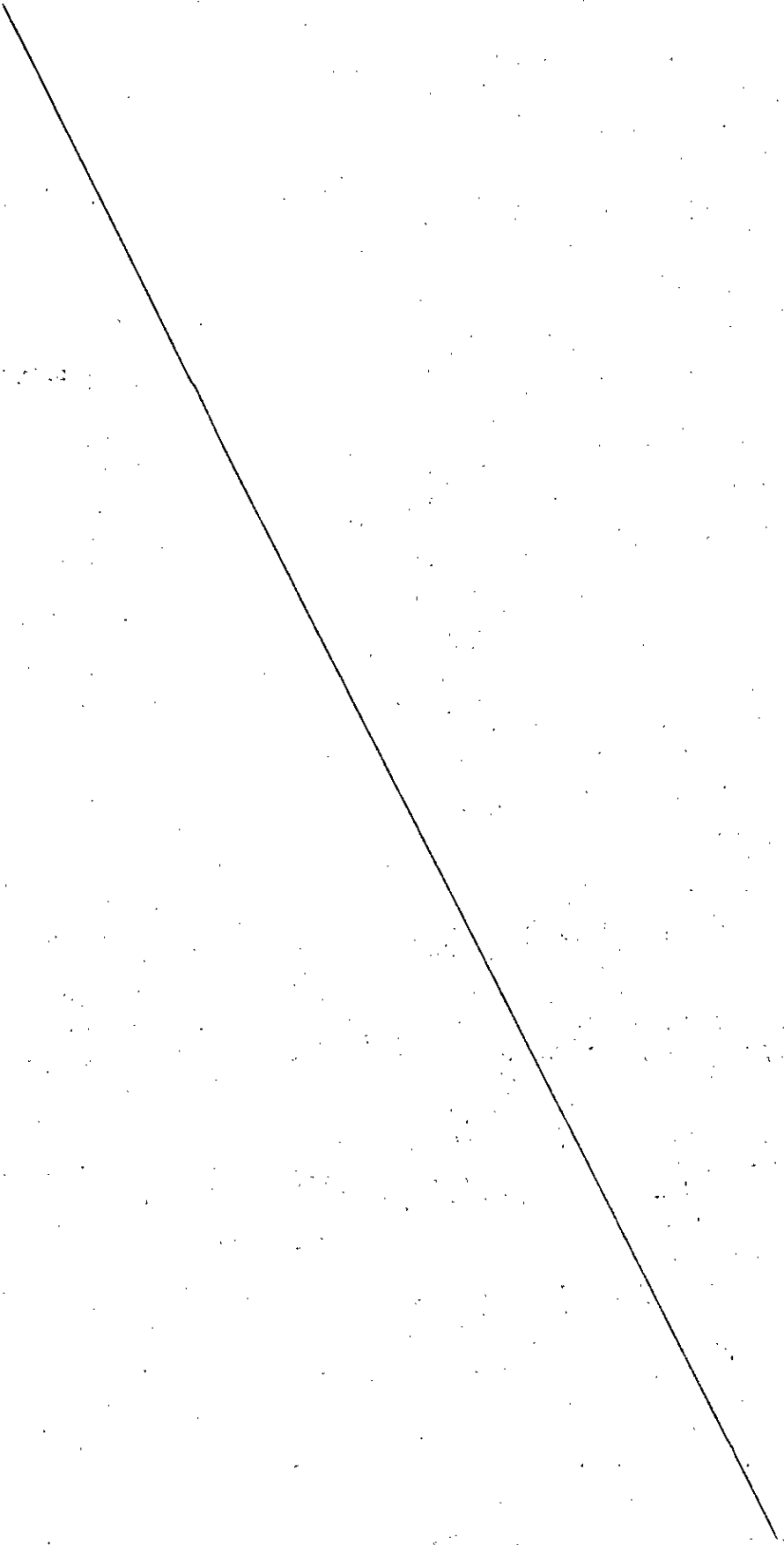
Scheme Description  
Development No. 361/C076/20  
PAGE 6 OF 6

---

**ATTACHMENT A**

**DECISION NOTIFICATION FORMS**

1. Copy of Community Plan
2. Decision Notification Forms



The terms of this instrument have not been checked by the Lands Titles Registration Office

Scheme Description  
Development No. 361/C076/20  
PAGE 5 OF 6

---

**ENDORSEMENT BY THE RELEVANT AUTHORITY PURSUANT TO REGULATION 45A OF THE DEVELOPMENT REGULATIONS 1993**

All the consents or approvals required under the Development Act 1993 in relation to the division of the land (and a change in the use of the land (if any) in accordance with this scheme description and the relevant plan of community division under the Community Titles Act 1996 have been granted.

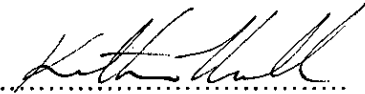
This endorsement does not limit a relevant authority's right to refuse, or to place conditions on, development authorization under the Development Act 1993 in relation to any other development envisaged by this scheme description.

The City of Salisbury as the relevant authority endorses the within scheme description.

**THE City of Salisbury**

Per:

Signature of Authorized Officer :



Name of Authorized Officer

KATHERINE THRUSSELL  
Development Officer Planning

Date of Consent

07/05/2021

The terms of this instrument have not been checked by the Lands Titles Registration Office

Scheme Description  
Development No. 361/C076/20  
PAGE 4 OF 6

---

**5. Developers obligations to improve or develop the common property.**

- 5.1 The Developer will undertake the following works in respect of the common property in stages as follows:
    - 5.1.1 All civil works and construction of internal road ways;
    - 5.1.2 installation of service infrastructuretogether called ("the Infrastructure" – Stage 1)
  
  - 5.1.3 landscaping;
  - 5.1.4 letter boxes and
- together called ("the Infrastructure" – Stage 2)
- 
- 5.2 The standard of the work to be performed and the materials to be used on the common property will be a fair average or such higher standard as the Developer in its absolute description may determine.
- 
- 5.3 The Developer intends to complete the construction of the Infrastructure Stage 1 on the common property in accordance with the Development Approval by the 30<sup>th</sup> of April 2021.
- 
- 5.4 The Developer intends to complete the construction of the Infrastructure Stage 2 on the common property in accordance with the Development Approval within sixty (60) days of practical completion of the last dwelling to be constructed in the Development.

**6. Estimated date for completion of the scheme**

The time for completion of each of the dwellings is dependent upon the date upon which the owners become the registered proprietors of their prospective lots. Owners must use their best endeavors to ensure that the dwelling on their lot is completed before the expiration of the Development Approval.

**7. Conditions of Development Imposed Pursuant to the Development Act, 1993**

- 7.1 The division of the community parcel and erection of a dwelling on each community lot is subject to conditions imposed by the City of Salisbury.
  
- 7.2 A copy of each of the Decision Notification Forms with the conditions set out in full are attached (see Attachment A).

**8. Other Important Features of the Scheme**

- 8.1 There shall be no division of a community lot by a secondary plan.
  
- 8.2 The scheme is not a staged development.

The terms of this instrument have not been checked by the Lands Titles Registration Office

Scheme Description  
Development No. 361/C076/20  
PAGE 3 OF 6

---

**1. Identification of the Community Parcel, Lots and Common Property.**

- 1.1 The community parcel and the lots and common property into which the parcel is to be divided are identified on the plan attached hereto (see attachment A).
- 1.2 The community plan is a primary plan being the division of an allotment into Six (6) community lots and common property.
- 1.3 The community plan comprises residential land and building development with associated carparking, driveway and landscaping.

**2. Purposes for which the Lots and Common Property may used.**

- 2.1 The community lots may be used for residential purposes.
- 2.2 Not more than one dwelling may be erected on a community lot.
- 2.3 The common property shall be used as a driveway to the community lots, for carparking, vehicle manoeuvring and for the accommodation of service infrastructure.

**3. Obligation to develop community lots.**

All community lots must be developed in accordance with the Development Approval granted by the City of Salisbury being Development Approval No. 361/1014/2019/1A ("the Development Approval").

**4. Standard of Buildings and Other Improvements**

- 4.1 The standard of the work to be performed and the materials to be used on the community lots and common property will be a fair average standard or such higher standard as the owners may determine.
- 4.2 The development of the community lot is to take place in accordance with the statutory and other approvals obtained under the Development Act 1993 for the undertaking of the development in a proper and workmanlike manner.
- 4.3 Any additional buildings or improvements, or alterations or additions to existing buildings or improvements, or replacement of existing buildings or improvements whether on lots or common property shall be located, designed and constructed in a manner and to a standard consistent with the buildings and improvements undertaken in accordance with clause 3 of this Scheme Description.

The terms of this instrument have not been checked by the Lands Titles Registration Office

Scheme Description  
Development No. 361/C076/20  
PAGE 2 OF 6

---

## **COMMUNITY SCHEME DESCRIPTION COMMUNITY PLAN NO. 42453**

### **INDEX**

1. Identification of the community parcel, lots and common property.
2. Purposes for which the lots and common property may be used.
3. Obligation to develop community lots.
4. Standard of buildings and other improvements.
5. Developer's obligations to improve or develop the common property.
6. Estimated date for completion of the scheme.
7. Conditions of development imposed pursuant to the Development Act, 1993.
8. Other Important features of the scheme.

Attachment "A"

The terms of this instrument have not been checked by the Lands Titles Registration Office

Scheme Description  
Development No. 361/C076/20.  
PAGE 1 OF 6

---

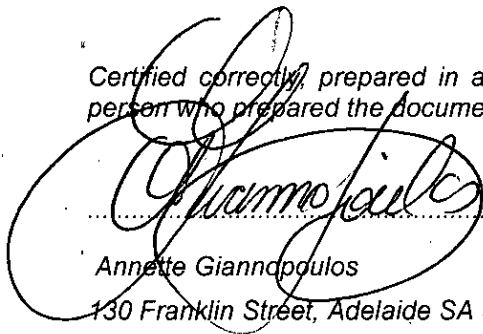
## COMMUNITY TITLES ACT 1996

### SCHEME DESCRIPTION

**COMMUNITY CORPORATION NO. 42453 INC.**

**ADDRESS: 29 Albert Street Pooraka 5095**

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



.....

Annette Giannopoulos

130 Franklin Street, Adelaide SA 5000



S.A. Form1's Pty Ltd - ABN : 26 168 075 778  
proudly associated with *Critchley & Associates Conveyancers*


1283 North East Road, Tea Tree Gully SA 5091  
Tel: 8397 4000 | admin@saform1.com.au

# **COPY OF THE DEVELOPMENT CONTRACT OF THE COMMUNITY SCHEME**

---

Annexure to Form 1 – Vendor's Statement

FORM LF1 (Version 2)  
GUIDANCE NOTE: Orig. **LF 13523321**



13:57 12-May-2021  
3 of 4

LANDS TITLES REGISTRATION OFFICE  
SOUTH AUSTRALIA  
LODGEMENT FOR FILING UNDER THE  
COMMUNITY TITLES ACT 1996  
FORM APPROVED BY THE REGISTRAR-GENERAL

SERIES NO	PREFIX
3	LF

LODGED BY: Psarros & Allen

CORRECTION TO: Psarros & Allen

} }

AGENT CODE

PSAL67

PSAL67

SUPPORTING DOCUMENTATION LODGED WITH INSTRUMENT  
(COPIES ONLY)


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

PICK-UP NO.	
CP	

CORRECTION	PASSED <i>JY</i>
------------	---------------------

FILED 13/5/2021

*Mark McPhee* PRO



REGISTRAR-GENERAL

**PRIVACY COLLECTION STATEMENT:** The information in this form is collected under statutory authority and is used for maintaining publicly searchable registers and indexes. It may also be used for authorised purposes in accordance with Government legislation and policy requirements.

SITE PLAN  
 ESTIMATED TO BE IN ACCORDANCE WITH THE CITY OF PORTLAND PLANNING DEPARTMENT'S STANDARD SPECIFICATIONS FOR SITE PLANS  
 PREPARED BY: [Firm Name]



ALBERT STREET

AMENDMENTS

Item	Description	Date
A	Revised Site Plan	08/01/22
B	Revised Site Plan	11/17/21
C	Revised Site Plan	01/03/21
D	Revised Site Plan	08/02/19
E	Revised Site Plan	05/02/18
F	Revised Site Plan	11/02/17
G	Revised Site Plan	08/02/17
H	Revised Site Plan	05/02/17
I	Revised Site Plan	02/02/17

PROPOSED RESIDENTIAL DEVELOPMENT  
 29 ALBERT ST  
 PORTLAND, OR 97201  
 CLIENT: VITO GROUP  
 ARCHITECT: POORAYA  
 DATE: MAY 2019  
 SCALE: CIVIL  
 PROJECT NO: 11-100-042  
 SHEET NO: PA 0103



DWL 8

AREAS	AREA (SQ.M)
TOTAL	127.59
PORTICO	0.82
CARPORIT	19.83
LM. LIVING	106.90

DWL 7

AREAS	AREA (SQ.M)
TOTAL	127.10
PORTICO	0.82
CARPORIT	19.88
LM. LIVING	106.90

DWL 6

AREAS	AREA (SQ.M)
TOTAL	105.24
PORTICO	1.13
CARPORIT	19.21
LM. LIVING	84.80

DWL 5

AREAS	AREA (SQ.M)
TOTAL	107.29
PORTICO	1.13
CARPORIT	20.05
LM. LIVING	86.11

DWL 4

AREAS	AREA (SQ.M)
TOTAL	113.24
PORTICO	0.82
CARPORIT	20.76
LM. LIVING	91.76

DWL 3

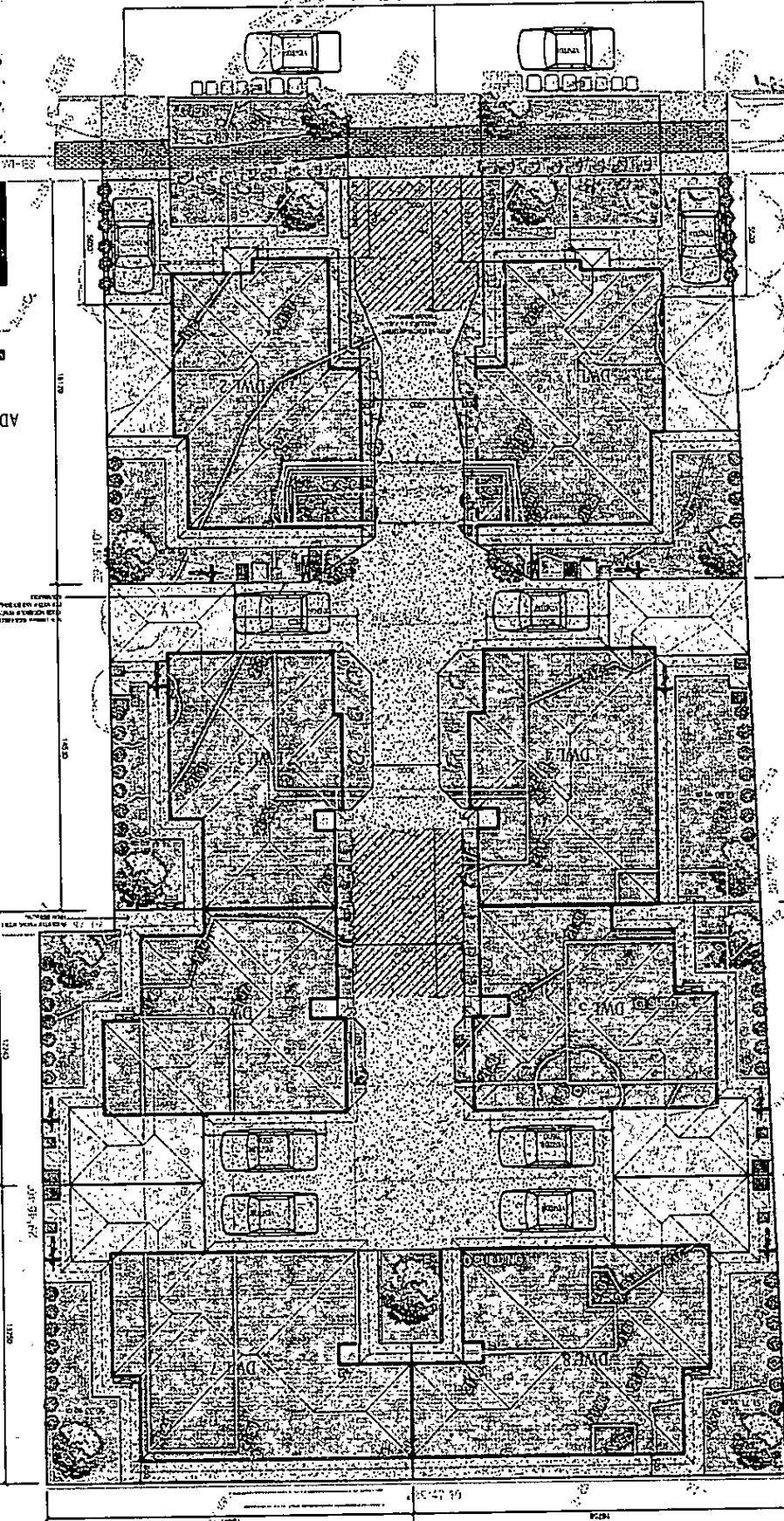
AREAS	AREA (SQ.M)
TOTAL	112.78
PORTICO	1.61
CARPORIT	18.97
LM. LIVING	92.20

DWL 2

AREAS	AREA (SQ.M)
TOTAL	114.80
PORTICO	1.61
CARPORIT	20.99
LM. LIVING	92.20

DWL 1

AREAS	AREA (SQ.M)
TOTAL	114.80
PORTICO	1.61
CARPORIT	20.99
LM. LIVING	92.20



ADJOINING DWELLING

F713182

CONSTRUCTION MATERIALS:

CONSTRUCTION MATERIALS: [Detailed list of materials and specifications]

F713183

LANDSCAPING:



LANDSCAPING:

*The terms of this instrument have not been  
checked by the Lands Titles Registration  
Office*

*Development Contract  
Development No. 361/C076/20  
PAGE 9 OF 9*

---

**"B"**

**LANDSCAPING & PICTORIAL PLAN**

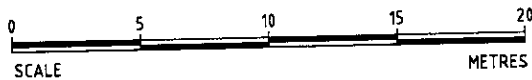
SHEET 2 OF 2

107337\_pland\_1\_V01

BEARING DATUM: ① - ② 119°46'30"  
 DERIVATION: D- ADOPTED

TOTAL AREA 1364m<sup>2</sup>

**LOCATION PLAN**

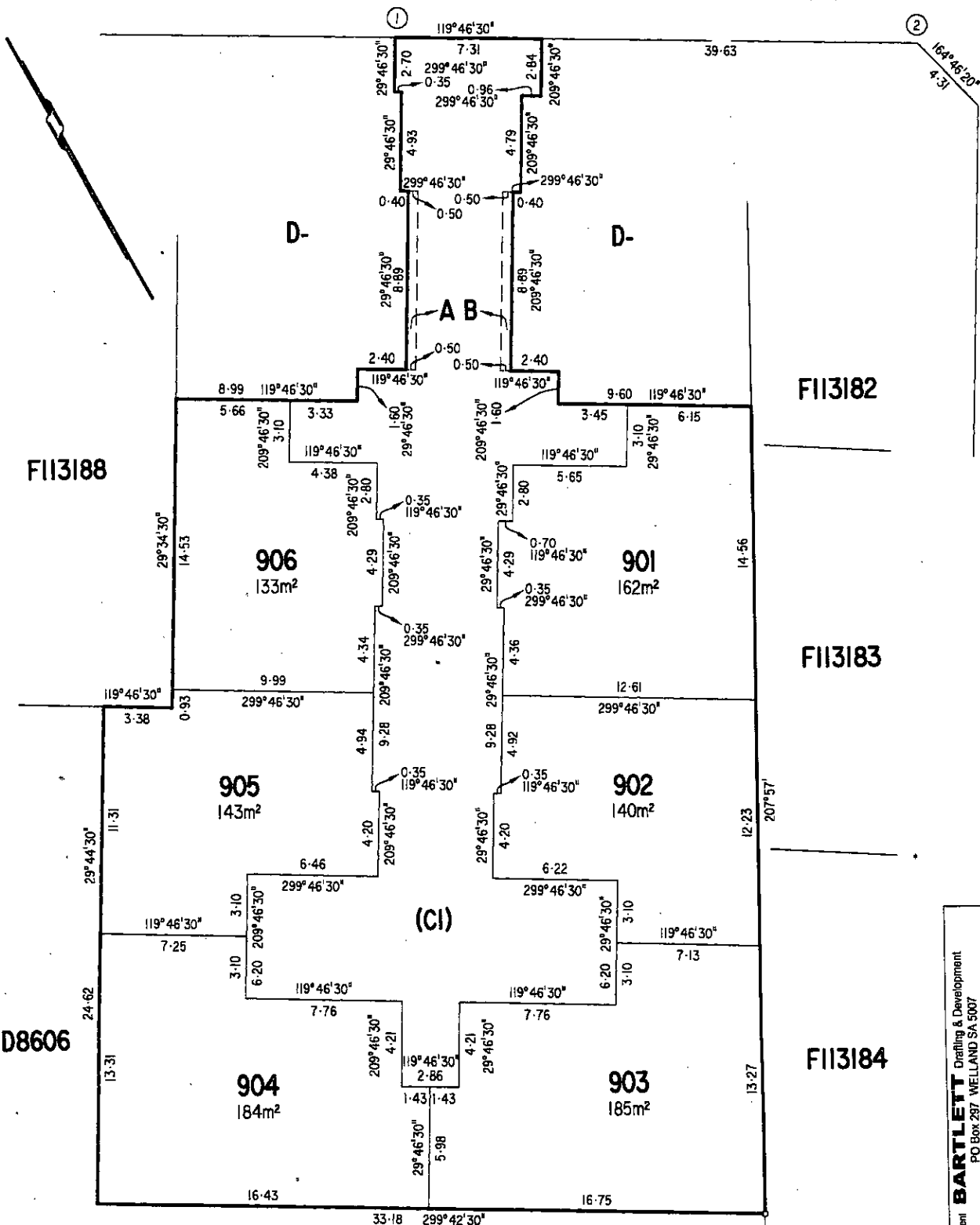


ALBERT STREET

STREET

DAY STREET

DAY STREET



FII3182

FII3188

FII3183

FII3184

management & plans -	<b>BARTLETT</b> Drafting & Development		ref: GB2824 PL0657   DWG: GB2824CP   Date: 13/01/21   Rev: 0
	PO Box 297 WELAND SA 5007 Ph: 0418 815 197 Email: gary.bartlett@bigpond.com		
survey -	PYPER LEAKER Surveying Services Pty Ltd 76 GOODWOOD ROAD, WAYVILLE SA 5034 Ph: 8373 3880 Email: info@pysurvey.com.au		



*The terms of this instrument have not been  
checked by the Lands Titles Registration  
Office*

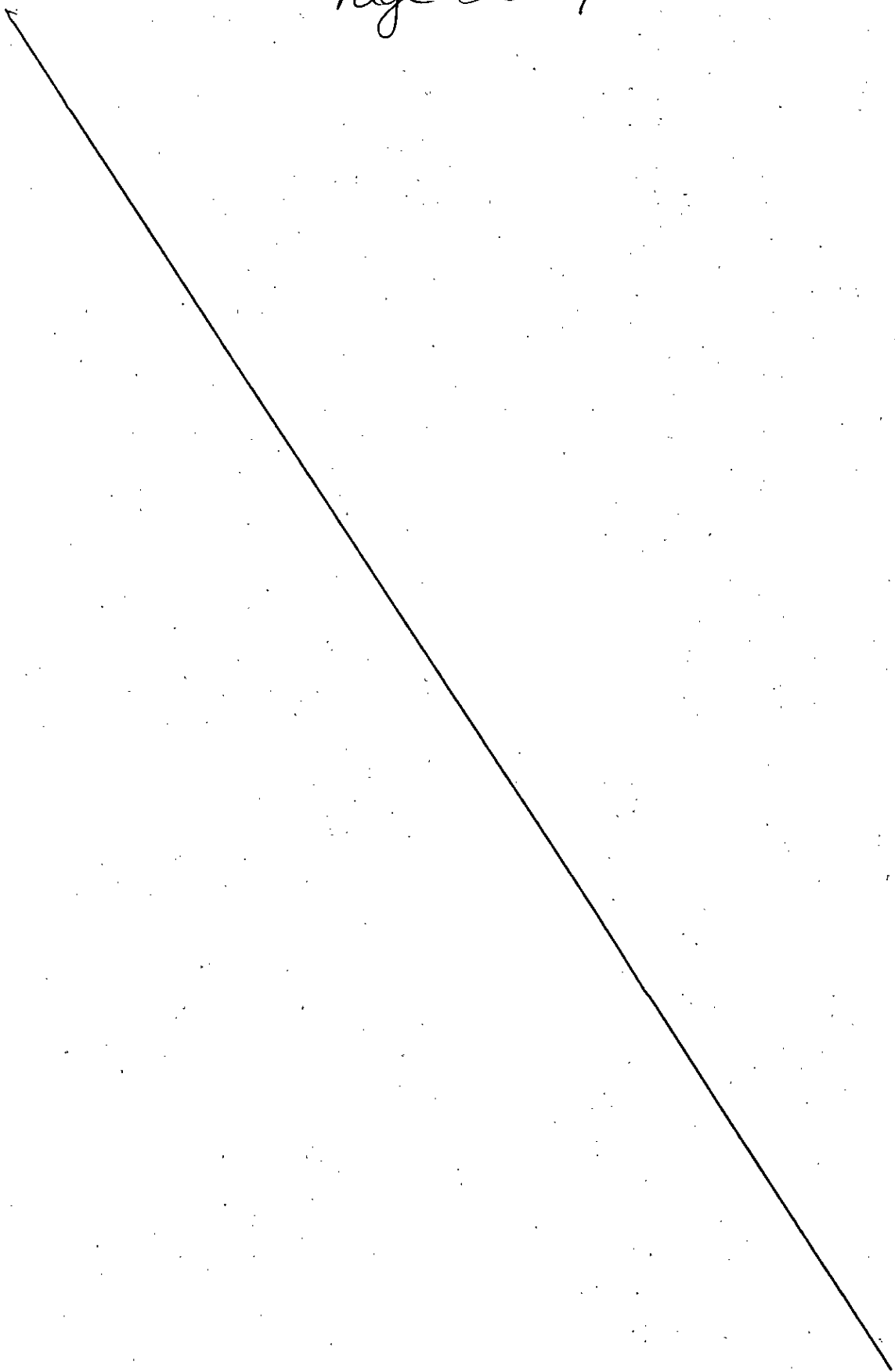
*Development Contract  
Development No. 361/C076/20  
PAGE 9 OF 9*

---

**"A"**

**PLAN OF COMMUNITY DIVISION**

Page 8 of 9



The terms of this instrument have not been checked by the Lands Titles Registration Office

Development Contract  
Development No. 361/C076/20  
PAGE 7 OF 9

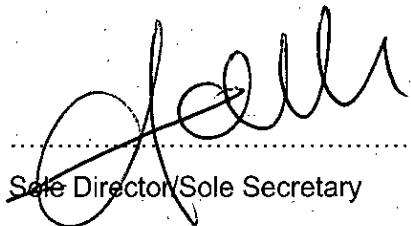
---

- 10.1 Electricity-wiring and water services are to be provided and installed by the Developer so that each community lot can be sewer, water supply and electricity.
- 10.2 The electricity wiring are to be constructed underground within the common property.

DATED the 11 day of MAY 2021

**EXECUTED AS AN AGREEMENT**

Executed by POTENTIAL  
PROPERTY PTY LTD  
in accordance with the  
Corporations Act  
in the presence of:-

  
.....  
Sole Director/Sole Secretary

*The terms of this instrument have not been checked by the Lands Titles Registration Office*

*Development Contract  
Development No. 361/C076/20  
PAGE 6 OF 9*

---

## **7. Timing of Development Work**

Construction of the driveway and landscaping works may be carried out between Monday to Friday of each week between the hours of 8.00 am and 5.30 pm and on Saturday between the hours of 9.00 am and 4.00 pm. In accordance with the Scheme Description the Developer estimated that the time for completion date of the Development will be as follows:

7.1.1 All civil works, construction of internal road ways and installation of service infrastructure, together called ("the Infrastructure" – Stage 1).

The Developer intends to complete the construction of the Infrastructure Stage 1 on the common property in accordance with the Development Approval by the 30<sup>th</sup> of April 2021.

7.1.2 Landscaping and letter boxes, together called ("the Infrastructure" – Stage 2)

The Developer intends to complete the construction of the Infrastructure Stage 2 on the common property in accordance with the Development Approval within sixty (60) days of practical completion of the last dwelling to be constructed in the Development.

## **8. Access**

In performing the obligations of this Contract, the Developer or owner of each community lot (personally and by their agents, employees or contractors) may take access by any means over the common property and may occupy and have access to any part of the community parcel which is reasonably necessary to perform any obligations under this Contract.

## **9. Theme and Architectural Design and Standard**

The standard of work to be performed and the materials to be used for the improvements is to be fair average standard or such higher standard as the Developer in his absolute discretion may determine.

## **10. Services**

*The terms of this instrument have not been checked by the Lands Titles Registration Office*

*Development Contract  
Development No. 361/C076/20  
PAGE 5 OF 9*

---

**3. Description of Development**

The community parcel is to be divided into Six (6) separate community lots and common property as delineated on the Plan of Community Division.

**4. Common Property**

The Developer will construct or cause to be constructed a driveway, visitors car park, landscaping and letter boxes on the common property, for use by the owners and occupiers of lots 1 to 6 as depicted on the Plan of Community Division and the Landscaping Plan.

**5. Developer's Authorizations**

Development authorization under the Development Act 1993 has been obtained to enable the proposed development to be undertaken by the Developer. The obligations of the Developer under this Development Contract are expressly subject to such planning authorization.

**6. Developer's Undertakings**

6.1. The Developer undertakes to the owners and occupiers from time to time of the community lots and to the Corporation that in carrying out the proposed development it will interfere as little as is reasonably practicable with the use and enjoyment by the owners and occupiers of lots 1 to 6 and the Common Property.

6.2 The Developer undertakes to the owners and occupiers from time to time of the community lots and the Corporation that it will pay the costs of repairing any damage caused by the Developer to lots 1 to 6 or to the Common Property or to any building or other property on any community lot or the Common Property.

*The terms of this instrument have not been checked by the Lands Titles Registration Office*

*Development Contract  
Development No. 361/C076/20  
PAGE 4 OF 9*

---

- 1.11 "Landscaping Plan" means the plan attached hereto showing the areas to be landscaped and the nature of the landscaping and marked "B".
- 1.12 "Lots 1 to 6 " means the Six ( 6 ) community lots to be created when the Plan of Community Division is deposited by the Registrar General in the Lands Titles Registration Office.
- 1.13 "Pictorial Representation" means the representation of the Development and the Common Property depicted on the plan attached hereto and marked "B".

## **2. Important Notice**

- 2.1 This Development Contract contains details of a community scheme which is proposed to be developed on the Community Parcel. Interested parties are advised that the obligations contained in this Development Contract may only be varied or terminated in accordance with the provisions of Sections 50, 69 (8) or 70 (8) of the Act.
- 2.2 This Development Contract should not be considered alone, but in conjunction with the results of searches and enquiries made in respect of the community scheme concerned. Attention is drawn in particular to the By-Laws which set out the management rules governing this community scheme and which provide details of the rights and obligations of lot owners under this community scheme and the manner in which the community scheme will be developed by the Developer.
- 2.3 Further particulars about details of the scheme are available at:
- 2.3.1. the Council; and
  - 2.3.2. the Development Assessment Commission.
- 2.4 The terms of this Development Contract are binding on the Developer who undertakes to develop the Community Parcel in accordance with Development Consent.

*The terms of this instrument have not been checked by the Lands Titles Registration Office*

*Development Contract  
Development No. 361/C076/20  
PAGE 3 OF 9*

---

## **1. Interpretation**

### **In this Development Contract:**

- 1.1 "Act" means the Community Titles Act 1996;
- 1.2 "By-Laws" means the By-Laws filed with this Development Contract;
- 1.3 "Plan of Community Division" means the plan attached hereto and marked "A";
- 1.4 "Common Property" means the Common Property defined in the Plan of Community Division;
- 1.5 "Community Parcel" means the land situated in the State of South Australia being the whole of the land in Certificate of Title Volume 6253 Folio 523 ;
- 1.6 "Corporation" means the Community Corporation established when the Plan of Community Division is deposited by the Registrar General in the Lands Titles Registration Office;
- 1.7 "Council" means the City of Salisbury;
- 1.8 "Developer" means Potential Property One Pty Ltd being the registered proprietor of the Community Parcel prior to deposit of the Plan of Community Division;
- 1.9 "Development Consent" means the development authorization under the Development Act 1993 approved by the Council as amended or modified from time to time in Development No 361/1014/2019/1A;
- 1.10 "the Development" means the development referred to in clause 3 of this Development Contract;

*The terms of this instrument have not been checked by the Lands Titles Registration Office*

*Development Contract  
Development No. 361/C076/20  
PAGE 2 OF 9*

---

## **COMMUNITY PLAN NO. 42453**

### **INDEX**

1. Interpretation
2. Important Notice
3. Description of Development
4. Common Property
5. Developer's Authorisation
6. Developer's Undertakings
7. Timing of Development Work
8. Access
9. Theme and Architectural Design and Standard
10. Services

The terms of this instrument have not been checked by the Lands Titles Registration Office

Development Contract  
Development No. 361/C076/20  
PAGE 1 OF 9

---

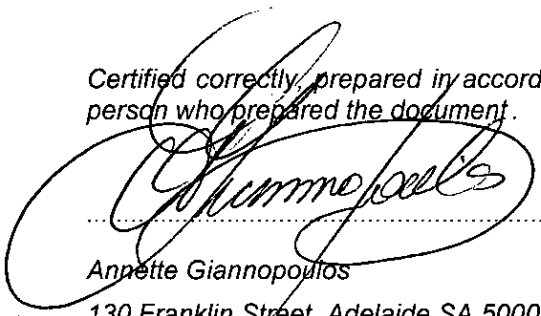
**COMMUNITY TITLES ACT 1996**

**DEVELOPMENT CONTRACT**

**COMMUNITY CORPORATION NO. 42453 INC.**

**ADDRESS: 29 Albert Street Pooraka 5095**

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



.....  
Annette Giannopoulos  
130 Franklin Street, Adelaide SA 5000



S.A. Form1's Pty Ltd - ABN : 26 168 075 778  
proudly associated with *Critchley & Associates Conveyancers*

1283 North East Road, Tea Tree Gully SA 5091  
Tel: 8397 4000 | admin@saform1.com.au

## PROPERTY INTEREST REPORT

---

Annexure to Form 1 – Vendor's Statement



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](http://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. Fences Act 1975**
- 9.1 section 5 - Notice of intention to perform fencing work Contact the vendor for these details
- 10. Fire and Emergency Services Act 2005**
- 10.1 section 105F - (or section 56 or 83 (repealed)) - Notice to take action to prevent outbreak or spread of fire Contact the Local Government Authority for other details that might apply  
Where the land is outside a council area, contact the vendor
- 11. Food Act 2001**
- 11.1 section 44 - Improvement notice Public Health in DHW has no record of any notice or direction affecting this title  
also  
Contact the Local Government Authority for other details that might apply
- 11.2 section 46 - Prohibition order Public Health in DHW has no record of any notice or direction affecting this title  
also  
Contact the Local Government Authority for other details that might apply
- 12. Ground Water (Qualco-Sunlands) Control Act 2000**
- 12.1 Part 6 - risk management allocation Qualco Sunlands Ground Water Control Trust has no record of any allocation affecting this title
- 12.2 section 56 - Notice to pay share of Trust costs, or for unauthorised use of water, in respect of irrigated property DEW Water Licensing has no record of any notice affecting this title
- 13. Heritage Places Act 1993**
- 13.1 section 14(2)(b) - Registration of an object of heritage significance Heritage Branch in DEW has no record of any registration affecting this title
- 13.2 section 17 or 18 - Provisional registration or registration Heritage Branch in DEW has no record of any registration affecting this title
- 13.3 section 30 - Stop order Heritage Branch in DEW has no record of any stop order affecting this title
- 13.4 Part 6 - Heritage agreement Heritage Branch in DEW has no record of any agreement affecting this title  
also  
Refer to the Certificate of Title
- 13.5 section 38 - "No development" order Heritage Branch in DEW has no record of any "No development" order affecting this title
- 14. Highways Act 1926**
- 14.1 Part 2A - Establishment of control of access from any road abutting the land Transport Assessment Section within DIT has no record of any registration affecting this title
- 15. Housing Improvement Act 1940 (repealed)**
- 15.1 section 23 - Declaration that house is undesirable or unfit for human habitation Contact the Local Government Authority for other details that might apply
- 15.2 Part 7 (rent control for substandard houses) - notice or declaration Housing Safety Authority has no record of any notice or declaration affecting this title
- 16. Housing Improvement Act 2016**

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

## 17. *Land Acquisition Act 1969*

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

## 18. *Landscape South Australia Act 2019*

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

Act

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

**19. Land Tax Act 1936**

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

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

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

**21. Local Government Act 1999**

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

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

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

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

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

**24. Mining Act 1971**

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

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

## 25. *Native Vegetation Act 1991*

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

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

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

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

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

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

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

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

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

has no record of any order or notice affecting this title

also

Contact the Local Government Authority for other details that might apply

29.8 section 157 - Fire safety notice

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

also

Contact the Local Government Authority for other details that might apply

29.9 section 192 or 193 - Land management agreement

Refer to the Certificate of Title

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

29.12 Part 16 Division 1 - Proceedings

Contact the Local Government Authority for details relevant to this item

also

Contact the vendor for other details that might apply

29.13 section 213 - Enforcement notice

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

also

Contact the Local Government Authority for other details that might apply

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

Contact the Local Government Authority for details relevant to this item

also

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

### 30. *Plant Health Act 2009*

30.1 section 8 or 9 - Notice or order concerning pests

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

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

31.1 Part 3 - Notice

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

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

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

### 34. *Water Industry Act 2012*

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

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

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

### 36. *Other charges*

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

## Other Particulars

---

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

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

## Additional Information

---

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

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

## Notices

---

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

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

#### Building restrictions

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

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

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

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

#### Statutory easements

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

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

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

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

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

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

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

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

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

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

Information should be obtained from:

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

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

Water Resources Management - Taking of underground water

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

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

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



**Product**  
**Date/Time**  
**Customer Reference**  
**Order ID**

Check Search  
02/02/2026 10:22AM  
27147  
20260202002153

## Certificate of Title

**Title Reference:** CT 6254/349  
**Status:** CURRENT  
**Edition:** 3

## Dealings

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

## Priority Notices

NIL

## Notations on Plan

Lodgement Date	Completion Date	Dealing Number	Description	Status	Plan
12/05/2021	13/05/2021	13523320	SCHEME DESCRIPTION	FILED	C42453
12/05/2021	13/05/2021	13523321	DEVELOPMENT CONTRACT	FILED	C42453
12/05/2021	13/05/2021	13523322	BY-LAWS	FILED	C42453

## Registrar-General's Notes

No Registrar-General's Notes exist for this title



## Certificate of Title

**Title Reference** CT 6254/349  
**Status** CURRENT  
**Easement** NO  
**Owner Number** 18863859  
**Address for Notices** 5 DAVIS CCT WOLLERT, VIC 3750  
**Area** 185m<sup>2</sup> (CALCULATED)

## Estate Type

Fee Simple

## Registered Proprietor

INABUNTO BENIGNE KALIKELA  
OF UNIT 5 29 ALBERT STREET POORAKA SA 5095

## Description of Land

LOT 903 PRIMARY COMMUNITY PLAN 42453  
IN THE AREA NAMED POORAKA  
HUNDRED OF YATALA

## Last Sale Details

**Dealing Reference** TRANSFER (T) 13541111  
**Dealing Date** 04/06/2021  
**Sale Price** \$135,000  
**Sale Type** FULL VALUE / CONSIDERATION AND WHOLE OF LAND

## Constraints

### Encumbrances

Dealing Type	Dealing Number	Beneficiary
MORTGAGE	14448211	NATIONAL AUSTRALIA BANK LTD. (ACN: 004 044 937)

### Stoppers

NIL

## Valuation Numbers

Valuation Number	Status	Property Location Address
4418220420	CURRENT	Unit 5, 29 ALBERT STREET, POORAKA, SA 5095

## Notations

### Dealings Affecting Title



**Product**  
**Date/Time**  
**Customer Reference**  
**Order ID**

Title and Valuation Package  
02/02/2026 10:22AM  
27147  
20260202002153

NIL

### Notations on Plan

Lodgement Date	Dealing Number	Descriptions	Status
12/05/2021 13:57	13523320	SCHEME DESCRIPTION	FILED
12/05/2021 13:57	13523321	DEVELOPMENT CONTRACT	FILED
12/05/2021 13:57	13523322	BY-LAWS	FILED

### Registrar-General's Notes

NIL

### Administrative Interests

NIL

## Valuation Record

**Valuation Number** 4418220420  
**Type** Site & Capital Value  
**Date of Valuation** 01/01/2025  
**Status** CURRENT  
**Operative From** 01/07/2021  
**Property Location** Unit 5, 29 ALBERT STREET, POORAKA, SA 5095  
**Local Government** SALISBURY  
**Owner Names** INABUNTO BENIGNE KALIKELA  
**Owner Number** 18863859  
**Address for Notices** 5 DAVIS CCT WOLLERT, VIC 3750  
**Zone / Subzone** GN - General Neighbourhood  
**Water Available** Yes  
**Sewer Available** Yes  
**Land Use** 1315 - Detached Single Storey Home Unit  
**Description** 4HGALF V  
**Local Government Description** Residential

## Parcels

Plan/Parcel	Title Reference(s)
C42453 LOT 903	CT 6254/349

## Values



Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$189,000	\$570,000			
Previous	\$169,000	\$500,000			

## Building Details

<b>Valuation Number</b>	4418220420
<b>Building Style</b>	Conventional
<b>Year Built</b>	2022
<b>Building Condition</b>	Very Good
<b>Wall Construction</b>	Brick
<b>Roof Construction</b>	Colourbond
<b>Equivalent Main Area</b>	128 sqm
<b>Number of Main Rooms</b>	4

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



## Certificate of Title

**Title Reference:** CT 6254/349  
**Status:** CURRENT  
**Parent Title(s):** CT 6253/523  
**Dealing(s) Creating Title:** ACT 13523319  
**Title Issued:** 13/05/2021  
**Edition:** 3

## Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
21/01/2025	24/01/2025	14448211	MORTGAGE	REGISTERED	NATIONAL AUSTRALIA BANK LTD. (ACN: 004 044 937)
21/01/2025	24/01/2025	14448210	DISCHARGE OF MORTGAGE	REGISTERED	13541112
04/06/2021	09/06/2021	13541112	MORTGAGE	REGISTERED	COMMONWEALTH BANK OF AUSTRALIA (ACN: 123 123 124)
04/06/2021	09/06/2021	13541111	TRANSFER	REGISTERED	INABUNTO BENIGNE KALIKELA
04/06/2021	09/06/2021	13541110	DISCHARGE OF MORTGAGE	REGISTERED	13106042
06/05/2019	16/05/2019	13106042	MORTGAGE	REGISTERED	WESTPAC BANKING CORPORATION (ACN: 007 457 141)



S.A. Form1's Pty Ltd - ABN : 26 168 075 778  
proudly associated with *Critchley & Associates Conveyancers*

1283 North East Road, Tea Tree Gully SA 5091  
Tel: 8397 4000 | admin@saform1.com.au

# CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

---

Annexure to Form 1 – Vendor's Statement



# CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

ABN 19 040 349 865  
Emergency Services Funding Act 1998

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

PIR Reference No: 2751210

CRITCHLEY & ASSOCIATES CONVEYANCERS  
M H CRITCHLEY  
POST OFFICE BOX 221  
ST AGNES SA 5097

**DATE OF ISSUE**  
02/02/2026

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

<b>OWNERSHIP NUMBER</b>		<b>OWNERSHIP NAME</b>		
18863859		I B KALIKELA		
<b>PROPERTY DESCRIPTION</b>				
U5 29 ALBERT ST / POORAKA SA 5095				
<b>ASSESSMENT NUMBER</b>	<b>TITLE REF.</b> <small>(A "+" indicates multiple titles)</small>	<b>CAPITAL VALUE</b>	<b>AREA / FACTOR</b>	<b>LAND USE / FACTOR</b>
4418220420	CT 6254/349	\$570,000.00	R4 1.000	RE 0.400
<b>LEVY DETAILS:</b>		<b>FIXED CHARGE</b>	\$	50.00
		<b>+ VARIABLE CHARGE</b>	\$	192.85
<b>FINANCIAL YEAR</b>		<b>- REMISSION</b>	\$	116.05
2025-2026		<b>- CONCESSION</b>	\$	0.00
		<b>+ ARREARS / - PAYMENTS</b>	\$	-126.80
		<b>= AMOUNT PAYABLE</b>	\$	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** 03/05/2026



**Government of South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



## CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

Emergency Services Funding Act 1998

**PAYMENT REMITTANCE ADVICE**

**No payment is required on this Certificate**

**OFFICIAL: Sensitive**

**Please Note:**

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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




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

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

For more information:

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

**PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW**

 <p><b>Billers Code: 456285</b> <b>Ref: 7014063817</b></p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: <a href="http://www.bpay.com.au">www.bpay.com.au</a> © Registered to BPAY Pty Ltd ABN 69 079 137 518</p>	 <p><b>To pay via the internet go to:</b> <a href="http://www.revenuesaonline.sa.gov.au">www.revenuesaonline.sa.gov.au</a></p>	 <p>Send your cheque or money order, made payable to the <b>Community Emergency Services Fund</b>, along with this <b>Payment Remittance Advice</b> to: <b>Please refer below.</b> <b>Revenue SA</b> <b>Locked Bag 555</b> <b>ADELAIDE SA 5001</b></p>
--	---	---

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



S.A. Form1's Pty Ltd - ABN : 26 168 075 778  
proudly associated with *Critchley & Associates Conveyancers*

1283 North East Road, Tea Tree Gully SA 5091  
Tel: 8397 4000 | admin@saform1.com.au

## **CERTIFICATE OF LAND TAX PAYABLE**

---

Annexure to Form 1 – Vendor's Statement



# CERTIFICATE OF LAND TAX PAYABLE

ABN 19 040 349 865  
Land Tax Act 1936

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: 2751210

CRITCHLEY & ASSOCIATES CONVEYANCERS  
M H CRITCHLEY  
POST OFFICE BOX 221  
ST AGNES SA 5097

**DATE OF ISSUE**  
02/02/2026

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

<b>OWNERSHIP NAME</b> I B KALIKELA		<b>FINANCIAL YEAR</b> 2025-2026	
<b>PROPERTY DESCRIPTION</b> U5 29 ALBERT ST / POORAKA SA 5095			
<b>ASSESSMENT NUMBER</b> 4418220420	<b>TITLE REF.</b> (A "+" indicates multiple titles) CT 6254/349	<b>TAXABLE SITE VALUE</b> \$189,000.00	<b>AREA</b> 0.0185 HA
<b>DETAILS OF THE LAND TAX PAYABLE FOR THE ABOVE PARCEL OF LAND:</b>			
<b>CURRENT TAX</b>	\$ 0.00	<b>SINGLE HOLDING</b>	\$ 0.00
<b>- DEDUCTIONS</b>	\$ 0.00		
<b>+ ARREARS</b>	\$ 0.00		
<b>- PAYMENTS</b>	\$ 0.00		
<b>= AMOUNT PAYABLE</b>	\$ 0.00		

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

**ON OR BEFORE** **03/05/2026**



**Government of South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



# CERTIFICATE OF LAND TAX PAYABLE

Land Tax Act 1936

**PAYMENT REMITTANCE ADVICE**

**No payment is required on this Certificate**

**OFFICIAL: Sensitive**

**Please Note:**

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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




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

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

For more information:

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

**PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW**

 <p><b>Billers Code: 456293</b> <b>Ref: 7014063726</b></p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: <a href="http://www.bpay.com.au">www.bpay.com.au</a> © Registered to BPAY Pty Ltd ABN 69 079 137 518</p>	 <p><b>To pay via the internet go to:</b> <a href="http://www.revenuesaonline.sa.gov.au">www.revenuesaonline.sa.gov.au</a></p>	 <p>Send your cheque or money order, made payable to the <b>Commissioner of State Taxation</b>, along with this <b>Payment Remittance Advice to:</b> <b>Please refer below.</b> <b>Revenue SA</b> <b>Locked Bag 555</b> <b>ADELAIDE SA 5001</b></p>
--	---	--

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



S.A. Form1's Pty Ltd - ABN : 26 168 075 778  
proudly associated with *Critchley & Associates Conveyancers*

1283 North East Road, Tea Tree Gully SA 5091  
Tel: 8397 4000 | admin@saform1.com.au

## **SA WATER CERTIFICATE OF CHARGES**

Annexure to Form 1 – Vendor's Statement



Account Number 44 18220 42 0 LTO Reference CT6254349 Date of issue 2/2/2026 Agent No. 167 Receipt No. 2751210

CRITCHLEY & ASSOCIATES  
PO BOX 221  
STAGNESSA 5097  
admin@mhcritchley.com.au

Section 7/Elec

## Certificate of Water and Sewer Charges & Encumbrance Information

### Property details:

Customer: IB KAIKELA  
Location: U5 29 ALBERT ST POORAKA LT903 C42453  
Description: 4HGALFV Capital Value: \$ 570 000  
Rating: Residential

### Periodic charges

Raised in current years to 31/12/2025

				\$
		Arrears as at: 30/6/2025	:	137.71CR
Water main available:	1/7/2021	Water rates	:	164.60
Sewer main available:	1/7/2021	Sewer rates	:	188.00
		Water use	:	171.52
		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	:	615.00CR
		Balance outstanding	:	228.59CR

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

Next quarterly charges: Water supply: 82.30 Sewer: 94.00 Bill: 4/3/2026

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

The last Water Use Year ended on 14/05/2025.

The property owner is currently using SA Water Corporation's direct debit system to pay water and sewer charges. Please advise the customer to make arrangements to cease the current direct debit payment method prior to property settlement.



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

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

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

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



## South Australian Water Corporation

Name: **Water & Sewer Account**  
**IB KALIKELA** Acct. No.: 44 18220 42 0 Amount: \_\_\_\_\_

Address:  
U5 29 ALBERT ST POORAKA LT903  
C42453

### Payment Options

**EFT** EFT Payment

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	4418220420



Bill code: 8888  
Ref: 4418220420

Telephone and Internet Banking — BPAY®

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



#### Paying online

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



#### Paying by phone

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

SA Water account number: 4418220420



S.A. Form1's Pty Ltd - ABN : 26 168 075 778  
proudly associated with *Critchley & Associates Conveyancers*

1283 North East Road, Tea Tree Gully SA 5091  
Tel: 8397 4000 | admin@saform1.com.au

## CITY OF SALISBURY COUNCIL SEARCH

---

Annexure to Form 1 – Vendor's Statement

**City of Salisbury**  
ABN 82 615 416 895  
34 Church Street  
PO Box 8  
Salisbury SA 5108

(08) 8406 8222  
city@salisbury.sa.gov.au  
salisbury.sa.gov.au



2 February 2026

Searchlight Technology  
PO Box 232  
RUNDLE MALL SA 5000

**Location:** Unit 5 / 29 Albert Street , Pooraka SA 5095  
**Title Details:** Lot 903 C 42453  
CT-6254/349  
**Owner:** I B Kalikela  
**Assessment No:** 773694

I CERTIFY IN TERMS OF SECTION 187 (1) OF THE LOCAL GOVERNMENT ACT as follows: -

- (a) That the rates and other monies which are due and payable to the Council in respect of the above property at the date of the giving of this certificate are as listed below.
- (b) That the rates become due and payable on the 1<sup>st</sup> July each year.
- (c) That the rates, fines, arrears, and property debts are a charge upon the said property.

Details of the AMOUNT OF RATES DECLARED for the current financial year: -

<b>Rates:</b>	<b>1,599.65</b>
Rebates:	0.00
<b>Total:</b>	<b>1,599.65</b>

Details of the AMOUNTS OUTSTANDING at the time of giving this certificate: -

Arrears:	0.00
Interest on Arrears:	0.00
Fines on Current:	0.00
<i>Less</i> Paid This Year:	-1,363.60
Arrears Legal Fees:	0.00
Current Legal Fees:	0.00
Overpayment:	0.00
Refunds:	0.00
-----	
Current Rates Balance:	236.05
Property Debt:	0.00
Building Upgrade Debt:	0.00
Current reWater Balance:	0.00
<b>Total Balance:</b>	<b>\$236.05</b>

**Important Information:**

Rates Certificates are valid for 90 days from the date of the certificate.

**Please phone Council's Customer Centre on 8406 8222 within two weeks before settlement to confirm settlement date and final payment amounts, as rates liability may have changed.**

Certificates will not be reissued due to a new financial year without an additional payment.

Refer to Council's Customer Centre for further details or updates on 8406 8222.

Per



**Heidi Crossley**

Delegate

Telephone: (08) 8406 8222

Email: [hcrossley@salisbury.sa.gov.au](mailto:hcrossley@salisbury.sa.gov.au)

BPAY Payments can be made using the following details:

**\* Please ensure that settlement amount is confirmed via phone before making payments via Bpay**

Billercode: 8649

Reference: 773694

City of Salisbury  
ABN 82 615 416 895

34 Church Street  
PO Box 8  
Salisbury SA 5108

(08) 8406 8222  
city@salisbury.sa.gov.au

salisbury.sa.gov.au



2 February 2026

Searchlight Technology  
PO Box 232  
RUNDLE MALL SA 5000

Dear Sir / Madam

**Request for Information**

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

Yours faithfully

Per

A handwritten signature in black ink, appearing to read "Heidi Crossley".

**Heidi Crossley**

Delegate

Telephone: (08) 8406 8222

Email: development@salisbury.sa.gov.au

City of Salisbury  
ABN 82 615 416 895  
34 Church Street  
PO Box 8  
Salisbury SA 5108

(08) 8406 8222  
city@salisbury.sa.gov.au  
salisbury.sa.gov.au



**LAND AND BUSINESS (SALE AND CONVEYANCING) ACT  
INFORMATION PURSUANT TO SECTION 7 CERTIFICATE**

<b>APPLICANT</b>	Searchlight Technology	<b>Certificate No:</b> 91758
	PO Box 232 RUNDLE MALL SA 5000	<b>Date of Issue:</b> 2 February 2026

<b>DESCRIPTION OF LAND</b>	Unit 5 / 29 Albert Street , Pooraka SA 5095 CT-6254/349
----------------------------	--

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

**DEVELOPMENT ACT 1993 (repealed)**

**SECTION 42**

**Condition (that continues to apply) of a development authorisation**

Application No: 361/1014/2019/1A  
Description: DEMOLITION OF EXISTING DWELLING AND ASSOCIATED BUILDINGS AND CONSTRUCTION OF TWO SINGLE STOREY DWELLINGS AND SIX SINGLE STOREY GROUP DWELLINGS WITH ASSOCIATED CARPARKING AND LANDSCAPING  
STAGE 1: DEMOLITION OF EXISTING STRUCTURES ONLY  
STAGE 2: CIVIL WORKS ONLY  
Decision Date: 10-Feb-2021  
Decision: Approved  
Conditions: 7

1. The building shall be connected to the public sewer where available; or sewage or sullage discharged from the building shall be connected, treated and disposed of by means of a waste control system which complies with the requirements of the *Public and Environmental Health Act 1987* and which is installed in a manner approved by the council.  
Reg 77
2. Surface stormwater run-off shall be directed away from the building and neighbouring properties and towards the street water table.

BCA-P2.1

3. The proposal shall be developed in accordance with the details submitted with the application and the following Council stamped approved plans and documents, except where varied by the conditions herein:

Dwg No.	Plan Type	Date	Prepared By
PA.01	Site Plan	18/09/2019	Structural Systems Consulting Engineers
PA 01/03	Site Plan – Revision F	09/01/2020	Spectra
PA 02/03	Floor Plan – Revision F	09/01/2020	Spectra
PA 03/03	Elevations – Revision F	09/01/2020	Spectra
	Traffic and Parking Assessment	25/10/2019	Frank Siow & Associates
	Traffic and Parking Response	09/12/2019	Frank Siow & Associates

- \* All documents referred to under Reserved Matters 1 & 2 constitute approved documents and form part of this Consent.
- \* The approved documents referred to above are subject to change permitted by minor variations through the Building Rules Consent process as per Regulation 47A of the *Development Regulations 2008*.
- \* Except where otherwise stated, the development shall be completed prior to occupation/commencement of use.

*Reason: To ensure the proposal is established in accordance with the submitted plans.*

4. Except where otherwise approved, the external finishes shall:

- (a) Be finished in new non-reflective materials; and
- (b) Be finished in natural tones, in accordance with the approved plans; and
- (c) Be maintained in good condition at all times.

*Reason: To achieve a high standard of external appearance.*

5. The designated landscaping areas shall be planted with shade trees, shrubs and ground covers in accordance with the Approved plans. All landscaping shall be maintained (including the replacement of diseased or dying plants and the removal of weeds and pest plants) to the reasonable satisfaction of Council. All landscaping shall be completed prior to the occupation of the dwellings.

*Reason: To ensure the subject land is landscaped so as to enhance the visual and environmental amenity of the locality.*

6. All driveways and manoeuvring areas and hardstand areas as shown on the Approved plans, shall be constructed with brick paving, concrete or bitumen to a standard appropriate for the intended traffic volumes and vehicle types. Driveways and car parking areas shall be established prior to occupation of any dwelling and shall be maintained at all times to the satisfaction of Council.

*Reason: To ensure access and car parking is provided on the site in a manner that maintains and enhances the amenity of the locality.*

7. A new invert, crossover and driveway shall be constructed, prior to occupation of the new dwellings, in accordance with the Approved Site Plan, and Council's Vehicle Crossover Standard Detail, Drawing SD-12 and 13.

*Reason: To ensure the new dwellings are served by an accessible driveway and crossover.*

Application No: 361/928/2020/LD  
 Description: LAND DIVISION (TORRENS TITLE) CREATION OF THREE ALLOTMENTS FROM ONE EXISTING ALLOTMENT  
 Decision Date: 02-Jul-2020  
 Decision: Approved  
 Conditions: 5

1. The proposal shall be developed in accordance with the details and Council stamped approved plans lodged with the application, except where varied by the conditions herein.

Except where otherwise stated, the development shall be completed prior to occupation/commencement of use.

*Reason: To ensure the proposal is established in accordance with the submitted plans.*

2. The financial requirements of the S A Water Corporation shall be met for the provision of water supply and sewerage services. (S A Water H0099305)

On approval of the application, it is the developers/owners responsibility to ensure all internal pipework (water and wastewater) that crosses the allotment boundaries has been severed or redirected at the developers/owners cost to ensure that the pipework relating to each allotment is contained within its boundaries.

SA Water advises on receipt of the developer details and site specifications an investigation will be carried out to determine if the connections to your development will be standard or non-standard fees.

3. Payment of \$15,232.00 into the Planning and Development Fund (2 allotment/s @ \$7,616.00 /allotment). Payment may be made by credit card via the internet at [www.edala.sa.gov.au](http://www.edala.sa.gov.au) or by phone (7109 7018), by cheque payable to the Department of Planning, Transport and Infrastructure marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person, by cheque or credit card, at Level 5, 50 Flinders Street, Adelaide.

4. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the State Commission Assessment Panel for Land Division Certificate purposes.
5. All buildings and structures as well as all deleterious materials are to be removed from the subject site prior to Council issuing its Section 51 release.

Application No: 361/930/2020/CT  
Description: LAND DIVISION (COMMUNITY TITLE) - CREATION OF 6 ALLOTMENTS AND COMMON LAND  
Decision Date: 02-Jul-2020  
Decision: Approved  
Conditions: 8

1. The proposal shall be developed in accordance with the details and Council stamped approved plans lodged with the application, except where varied by the conditions herein.

Except where otherwise stated, the development shall be completed prior to occupation/commencement of use.

*Reason: To ensure the proposal is established in accordance with the submitted plans.*

2. The financial requirements of the S A Water Corporation shall be met for the provision of water supply and sewerage services. (S A Water H0099304)  
SA Water advises on receipt of the developer details and site specifications an investigation will be carried out to determine if the connections to your development will be standard or non-standard fees.

The developer must inform potential purchasers of the community lots in regards to the servicing arrangements and seek written agreement prior to settlement, as future alterations would be at full cost to the owner/applicant.

3. Payment of \$38,080.00 into the Planning and Development Fund (5 allotment/s @ \$7,616.00 /allotment). Payment may be made by credit card via the internet at [www.edala.sa.gov.au](http://www.edala.sa.gov.au) or by phone (7109 7018), by cheque payable to the Department of Planning, Transport and Infrastructure marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person, by cheque or credit card, at Level 5, 50 Flinders Street, Adelaide.
4. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the State Commission Assessment Panel for Land Division Certificate purposes.
5. Detailed designs and specifications for all civil engineering works, including internal road, stormwater drainage, water and sewer pipes, electricity services and letterboxes are to be submitted to Council for Approval;

6. All civil and construction works within the common land shall be carried out in accordance with all detailed designs and specifications Approved by Council under Land Division Consent Condition 1.
7. The Applicant shall submit to Council a Final Landscaping Plan for Approval, prior to commencement of works. The Landscaping Plan shall achieve the following:
  - a. Incorporate the planting of advanced growth trees within the internal roadway, of a species agreed to by Council's Team Leader – Parks and Open Space Assets;
8. All landscaping works within the common land, identified on the Landscaping Plan, Approved by Council under Land Division Consent Condition 3, shall be completed in full.

### **Repealed Act Conditions**

**Condition (that continues to apply) of an approval or authorisation granted under the**

**Building Act 1971 (repealed)**

**City of Adelaide Development Control Act 1976 (repealed)**

**Planning Act 1982 (repealed) or**

**Planning and Development Act 1966 (repealed)**

No

### **PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016**

#### **PART 5 – Planning and Design Code**

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

Refer to PlanSA Section 7 report attached.

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

Refer to PlanSA Section 7 Report attached

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

Refer to PlanSA Section 7 Report attached

**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?**

Refer to PlanSA Section 7 Report attached

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

Flooding Hazards Mapping Update Code Amendment  
Accommodation Diversity Code Amendment

For further information about the Planning and Design Code Amendment visit [Code amendments | PlanSA](#)

Also refer to Property Interest Report

**Section 127 – Condition (that continues to apply) of a development authorisation**

Refer to PlanSA Section 7 Report attached

**DEVELOPMENT ACT 1993 (repealed)**

**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 or perform work**

No

**Section 56—Notice to complete development**

No

**Section 57—Land management agreement**

SEE TITLE FOR DETAILS

**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 2—Proceedings**

No

**FIRE AND EMERGENCY SERVICES ACT 2005**

**Section 105F (or section 56 or 83 (repealed)) – Notice to take action to prevent outbreak or spread of fire.**

No

**FOOD ACT 2001**

**Section 44—Improvement Notice**

No

**Section 46—Prohibition Order**

No

**HOUSING IMPROVEMENT ACT 1940 (repealed)**

**Section 23—declaration that house is undesirable or unfit for human habitation**

No

**Part 7 (rent control for substandard houses) – Notice or declaration**

No

**LAND ACQUISITION ACT 1969**

**Section 10 Notice of Intention to acquire**

No

**LOCAL GOVERNMENT ACT 1934 (repealed)**

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

No

**LOCAL GOVERNMENT ACT 1999**

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

No

For charges refer to the Certificate of Rates Liabilities

**LOCAL NUISANCE AND LITTER CONTROL ACT 2016**

**Section 30 – Nuisance or litter abatement notice**

No

**PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016**

**Section 141 – Order to Remove or Perform Work**

No

**Section 142 – Notice to Complete Development**

No

**Section 155 – Emergency Order**

No

**Section 157 – Fire Safety Notice**

No

**Section 192 or 193 Land Management Agreement**

SEE TITLE FOR DETAILS

**Section 198(1) – Requirements to Vest Land in a Council or the Crown to 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 – Enforcement Notice**

No

**Section 214(6), 214(10) or 222 – Enforcement Order**

No

**PUBLIC AND ENVIRONMENTAL HEALTH ACT 1987 (repealed)**

**Part 3—Notice**

No

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

No

**Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) (revoked) regulation 19—Maintenance order (that has not been complied with)**

No

**SOUTH AUSTRALIAN PUBLIC HEALTH ACT 2011**

**Section 92 – Notice**

No

**South Australian Public Health (Wastewater) Regulations 2013 Part 4 – Condition (that continues to apply) of an approval**

No

**OTHER CHARGES**

**Charge of any kind affecting the land (not included in another item)**

For charges refer to the Certificate of Rates Liabilities

## **BUILDING INDEMNITY INSURANCE**

### **Section 7(1)(c)**

**Any approved building work undertaken on the property the subject of Building Indemnity Insurance.**

**Note—Building indemnity insurance is not required for—**

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

NO

Also refer to PlanSA Section 7 Report attached.

Exemption from holding insurance:

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

No

**FURTHER INFORMATION HELD BY COUNCIL**

**Does the council hold details of any development approvals relating to –**

- (a) commercial or industrial activity at the land; or**
- (b) a change in the use of the land or part of the land (within the meaning of the Development Act 1993 or the Planning, Development and Infrastructure Act 2016**

*All development approvals on council records relating to this subject land are listed under the heading "Development Act 1993" or are provided in the Plan SA Section 7 Report attached.*

---

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

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

Per



**Authorised Officer:** Heidi Crossley

**Date:** 02/02/2026

## SALES NOTICE

The City of Salisbury has within it two significant airports. Parafield Airport is a general aviation airport that also provides for aviation training facilities which includes repeated landing and take-off flight circuit training, and the RAAF Base Edinburgh which is a significant military airfield that includes jet fighters and long range surveillance aircraft within its operations. Both airports are controlled by Federal legislation and administered by Federal Government Agencies, not Council.

The property for sale may be subject to overflight and aircraft noise from these airports, and there may also be overflights as a result of Adelaide Airport flights. Intending residents or business proprietors are advised that living or working in the vicinity of an airport may result in noise from the airport operations and flights and that individual sensitivity can vary from person to person. Intending purchasers should consider their situation and sensitivities to airplane noise.

The following information links may assist you in coming to an understanding of the suitability of the property for your situation regarding aircraft noise:

<b>Internet Link</b>	<b>Organisation</b>
<a href="https://www.parafieldairport.com.au/operations/master-planning">https://www.parafieldairport.com.au/operations/master-planning</a>	Parafield Airport - Master Plan  Document identifying future anticipated operations which Includes maps of flight paths, noise metrics and explanation of the noise forecast system.
<a href="http://www.defence.gov.au/aircraftnoise/Edinburgh/Default.asp">http://www.defence.gov.au/aircraftnoise/Edinburgh/Default.asp</a>	Department of Defence – RAAF Base Edinburgh  Informs on aircraft, flight paths, noise forecasts, aircraft fleet, and general matters.
<a href="https://infrastructure.gov.au/aviation/environmental/aircraft-noise/index.aspx">https://infrastructure.gov.au/aviation/environmental/aircraft-noise/index.aspx</a>	Australian Government Federal Agency  Aircraft noise and complaints information
<a href="http://aircraftnoise.com.au/">http://aircraftnoise.com.au/</a>	Aircservices Australia and Australian Airports Association initiative.  Information on aircraft noise, its management, and what you can do to reduce its impact.
<a href="http://www.airservicesaustralia.com/aircraftnoise/">http://www.airservicesaustralia.com/aircraftnoise/</a>	Australian Government Aircservices Australia  Information on aircraft noise, its management, upcoming operations at different airports around Australia, links to things to consider on airplane noise when purchasing a house, and Fact Sheets
<a href="http://www.airservicesaustralia.com/aircraftnoise/noise-resources/">http://www.airservicesaustralia.com/aircraftnoise/noise-resources/</a>	Australian Government Aircservices Australia  Links to other relevant information and resources
<a href="http://www.airservicesaustralia.com/aircraftnoise/webtrak/">http://www.airservicesaustralia.com/aircraftnoise/webtrak/</a>	Australian Government Aircservices Australia  Link to Web Trak, a web viewer for civil aircraft movements

<a href="https://www.aviationcomplaints.gov.au/">https://www.aviationcomplaints.gov.au/</a>	Australian Government  Site for aviation complaints, including military flying activities.
<a href="http://www.ano.gov.au/">http://www.ano.gov.au/</a>	Federal Aircraft Noise Ombudsman office  Investigates handling of Airservices Australia and Defence's complaints, community consultation processes and presentation of noise information.

# Data Extract for Section 7 search purposes

Valuation ID 4418220420

**Data Extract Date:** 03/02/2026

## 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:** C42453 FL903

**Certificate Title:** CT6254/349

**Property Address:** UNIT 5 29 ALBERT ST POORAKA SA 5095

## Zones

General Neighbourhood (GN)

## Subzones

No

## Zoning overlays

### Overlays

#### **Airport Building Heights (Regulated) (All structures over 15 metres)**

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

#### **Affordable Housing**

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

#### **Building Near Airfields**

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

#### **Defence Aviation Area (All structures over 90 metres)**

The Defence Aviation Area Overlay seeks to ensure building height does not pose a hazard to the operational and safety requirements of Defence Aviation Areas.

#### **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.

### **Signif Retirement Facility Supported Accom Sites**

The Significant Retirement Facility and Supported Accommodation Sites Overlay seeks to facilitate the development of supported accommodation and/or retirement facilities on significant retirement facility and supported accommodation sites to provide accommodation for the communities' ageing residents.

### **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 declared trees. Refer to Regulated and Significant Tree Overlay.

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.*

### Application ID: 21028631

Development Description: Amendment to planning consent 361/1014/2019/1A - Amendment to dwellings on allotments 801 (internal alterations and extension to kitchen), 802 (internal alterations and alfresco), 901 (internal alteration and extension to living), 902 (kitchen extension), 903 (New Plans) and 904 (alfresco) Stages 1 and 2 for demolition and driveway already completed.

Site Address: LOT 901 ALBERT ST POORAKA SA 5095; UNIT 1 29 ALBERT ST POORAKA SA 5095; UNIT 2 29 ALBERT ST POORAKA SA 5095; UNIT 3 29 ALBERT ST POORAKA SA 5095; UNIT 4 29 ALBERT ST POORAKA SA 5095; UNIT 5 29 ALBERT ST POORAKA SA 5095; UNIT 6 29 ALBERT ST POORAKA SA 5095; UNIT 7 29 ALBERT ST POORAKA SA 5095; UNIT 8 29 ALBERT ST POORAKA SA 5095

### **Development Authorisation:** Planning Consent

**Date of authorisation:** 23 September 2021

**Name of relevant authority that granted authorisation:** Assessment Manager at City of Salisbury

#### Condition 1

The proposal shall be developed in accordance with the details and Council stamped approved plans lodged with the application, except where varied by the conditions herein.

#### Condition 2

The external surfaces of the building shall: be of new non-reflective materials; and be finished in natural tones; and be maintained in good condition at all times.

#### Condition 3

The designated landscaping areas shall be planted with shade trees, shrubs and ground covers in accordance with the Approved plans. All landscaping shall be maintained (including the replacement of diseased or dying plants and the removal of weeds and pest plants) to the reasonable satisfaction of Council. All landscaping shall be completed prior to the occupation of the dwellings.

#### Condition 4

All driveways and manoeuvring areas and hardstand areas as shown on the Approved plans, shall be constructed with brick paving, concrete or bitumen to a standard appropriate for the intended traffic volumes and vehicle types. Driveways and car parking areas shall be established prior to occupation of any dwelling and shall be maintained at all times to the reasonable satisfaction of Council.

#### Condition 5

The invert, crossover and driveway shall be constructed, prior to commencement of use, in accordance with Council's Vehicle Crossover Standard Detail, Drawing SD-12, SD-13 and SD-14.

**Development Authorisation:** Building Consent - Stage 3 - Lot 901 Albert St - Living area increased by 1.9m and rear setback is now 2.5m, The laundry and Bathroom area has also been rearranged.

**Date of authorisation:** 14 October 2021

**Name of relevant authority that granted authorisation:**

Condition 1

This consent is issued on the basis that no building work contract for the building work had been entered into at the time of lodgement of the application for building rules consent. The owner of land on which domestic building work is to be performed must ensure that a copy of a certificate of insurance in relation to that work is lodged with the relevant authority on or before the giving of notice of the intended commencement of the building work under Regulation 36. Domestic building work must not commence unless or until a copy of a certificate of insurance in relation to that work has been lodged.

Condition 2

Surface stormwater run off shall be directed away from the building and neighbouring properties and towards the street water table

#### **Associated Building Indemnity Insurance**

**Building Work:** Internal Alteration & Extension to Living

**Building Work ID:** 23177

**Name(s) of person(s) insured:** Sebastian Matthews, Sterling Homes

**Name of Insurer:** QBE Insurance (Australia) Ltd

**Insurance date of issue:** 09/12/2020

**Name of builder:** Sterling Homes

**Builder's licence number:** not provided

**Development Authorisation:** Staged Development Approval: Planning Consent and Building Consent - Stage 3 - Lot 901 Albert St - Living area increased by 1.9m and rear setback is now 2.5m, The laundry and Bathroom area has also been rearranged.

**Date of authorisation:** 25 October 2021

**Name of relevant authority that granted authorisation:** City of Salisbury

**Development Authorisation:** Building Consent - Stage 4 - Lot 902 Albert St - Kitchen area has increased and is now on the boundary.

**Date of authorisation:** 27 October 2021

**Name of relevant authority that granted authorisation:**

Condition 1

This consent is issued on the basis that no building work contract for the building work had been entered into at the time of lodgement of the application for building rules consent. The owner of land on which domestic building work is to be performed must ensure that a copy of a certificate of insurance in relation to that work is lodged with the relevant authority on or before the giving of notice of the intended commencement of the building work under Regulation 36. Domestic building work must not commence unless or until a copy of a certificate of insurance in relation to that work has been lodged.

#### Condition 2

Surface stormwater run off shall be directed away from the building and neighbouring properties and towards the street water table

#### **Associated Building Indemnity Insurance**

**Building Work:** Lot 902 Albert St

**Building Work ID:** 24789

**Name(s) of person(s) insured:** Sebastian Matthews, Sterling Homes

**Name of Insurer:** QBE Insurance (Australia) Ltd

**Insurance date of issue:** 09/12/2020

**Name of builder:** Sterling Homes

**Builder's licence number:** not provided

**Development Authorisation:** Staged Development Approval: Building Consent - Stage 4 - Lot 902 Albert St - Kitchen area has increased and is now on the boundary.

**Date of authorisation:** 3 November 2021

**Name of relevant authority that granted authorisation:** City of Salisbury

**Development Authorisation:** Building Consent - Stage 1 - Lot 801 Albert St - WIP has been added to rear of Kitchen, The laundry and Bathroom areas have also been rearranged.

**Date of authorisation:** 5 November 2021

**Name of relevant authority that granted authorisation:**

#### Condition 1

This consent is issued on the basis that no building work contract for the building work had been entered into at the time of lodgement of the application for building rules consent. The owner of land on which domestic building work is to be performed must ensure that a copy of a certificate of insurance in relation to that work is lodged with the relevant authority on or before the giving of notice of the intended commencement of the building work under Regulation 36. Domestic building work must not commence unless or until a copy of a certificate of insurance in relation to that work has been lodged.

#### Condition 2

Surface stormwater run off shall be directed away from the building and neighbouring properties and towards the street water table

**Associated Building Indemnity Insurance**

**Building Work:** single storey dwelling

**Building Work ID:** 25823

**Name(s) of person(s) insured:** Sebastian Matthews, Sterling Homes

**Name of Insurer:** QBE Insurance (Australia) Ltd

**Insurance date of issue:** 09/12/2020

**Name of builder:** Sterling Homes

**Builder's licence number:** not provided

**Development Authorisation:** Staged Development Approval: Building Consent - Stage 1 - Lot 801 Albert St - WIP has been added to rear of Kitchen, The laundry and Bathroom areas have also been rearranged.

**Date of authorisation:** 10 November 2021

**Name of relevant authority that granted authorisation:** City of Salisbury

**Development Authorisation:** Building Consent - Stage 2 - Lot 802 Albert St - Internal layout change, Alfresco added to rear of Carport

**Date of authorisation:** 12 November 2021

**Name of relevant authority that granted authorisation:**

Condition 1

This consent is issued on the basis that no building work contract for the building work had been entered into at the time of lodgement of the application for building rules consent. The owner of land on which domestic building work is to be performed must ensure that a copy of a certificate of insurance in relation to that work is lodged with the relevant authority on or before the giving of notice of the intended commencement of the building work under Regulation 36. Domestic building work must not commence unless or until a copy of a certificate of insurance in relation to that work has been lodged.

Condition 2

Surface stormwater run off shall be directed away from the building and neighbouring properties and towards the street water table

**Associated Building Indemnity Insurance****Building Work:** Lot 802 Albert St**Building Work ID:** 26524**Name(s) of person(s) insured:** Sebastian Matthews, Sterling Homes**Name of Insurer:** QBE Insurance (Australia) Ltd**Insurance date of issue:** 09/12/2020**Name of builder:** Sterling Homes**Builder's licence number:** not provided**Development Authorisation:** Staged Development Approval: Building Consent - Stage 2 - Lot 802 Albert St - Internal layout change, Alfresco added to rear of Carport**Date of authorisation:** 17 November 2021**Name of relevant authority that granted authorisation:** City of Salisbury**Development Authorisation:** Building Consent - Stage 5 - Lot 903 Albert St – New plans only**Date of authorisation:** 18 November 2021**Name of relevant authority that granted authorisation:**

Condition 1

This consent is issued on the basis that no building work contract for the building work had been entered into at the time of lodgement of the application for building rules consent. The owner of land on which domestic building work is to be performed must ensure that a copy of a certificate of insurance in relation to that work is lodged with the relevant authority on or before the giving of notice of the intended commencement of the building work under Regulation 36. Domestic building work must not commence unless or until a copy of a certificate of insurance in relation to that work has been lodged.

Condition 2

Surface stormwater run off shall be directed away from the building and neighbouring properties and towards the street water table

**Associated Building Indemnity Insurance****Building Work:** Single storey dwelling**Building Work ID:** 27122**Name(s) of person(s) insured:** Sebastian Matthews, Sterling Homes**Name of Insurer:** QBE Insurance (Australia) Ltd**Insurance date of issue:** 09/12/2020**Name of builder:** Sterling Homes

**Builder's licence number:** not provided

**Development Authorisation:** Staged Development Approval: Building Consent - Stage 5 - Lot 903 Albert St – New plans only

**Date of authorisation:** 24 November 2021

**Name of relevant authority that granted authorisation:** City of Salisbury

**Development Authorisation:** Building Consent - Stage 6 - Lot 904 Albert St - Roof height reduced to 2.4m and an Alfresco has been added to the rear of the family area

**Date of authorisation:** 8 December 2021

**Name of relevant authority that granted authorisation:**

Condition 1

This consent is issued on the basis that no building work contract for the building work had been entered into at the time of lodgement of the application for building rules consent. The owner of land on which domestic building work is to be performed must ensure that a copy of a certificate of insurance in relation to that work is lodged with the relevant authority on or before the giving of notice of the intended commencement of the building work under Regulation 36. Domestic building work must not commence unless or until a copy of a certificate of insurance in relation to that work has been lodged.

Condition 2

Surface stormwater run off shall be directed away from the building and neighbouring properties and towards the street water table

**Development Authorisation:** Staged Development Approval: Building Consent - Stage 6 - Lot 904 Albert St - Roof height reduced to 2.4m and an Alfresco has been added to the rear of the family area

**Date of authorisation:** 16 December 2021

**Name of relevant authority that granted authorisation:** City of Salisbury

**Development Authorisation:** Building Consent - Stage 7 - Lot 905 Albert St - No change to previous approval

**Date of authorisation:** Still required

**Development Authorisation:** Staged Development Approval: Building Consent - Stage 7 - Lot 905 Albert St - No change to previous approval

**Date of authorisation:** Still required

**Development Authorisation:** Building Consent - Stage 8 - Lot 906 Albert St - No change to previous approval

**Date of authorisation:** Still required

**Development Authorisation:** Development Approval: Building Consent - Stage 8 - Lot 906 Albert St - No change to previous approval

**Date of authorisation:** Still required

**Application ID:** 23009166

**Development Description:** Attached Verandah

**Site Address:** UNIT 5 29 ALBERT ST POORAKA SA 5095

**Development Authorisation:** Planning Consent

**Date of authorisation:** 19 April 2023

**Name of relevant authority that granted authorisation:** Assessment Manager at City of Salisbury

Condition 1

The proposal shall be developed in accordance with the details and Council stamped approved plans lodged with the application, except where varied by the conditions herein.

Condition 2

The external surfaces of the building shall: be of new non-reflective materials; and be finished in natural tones; and be maintained in good condition at all times.

Condition 3

Except where otherwise approved, the structure shall not be enclosed with any solid material.

**Development Authorisation:** Building Consent

**Date of authorisation:** 24 April 2023

**Name of relevant authority that granted authorisation:** Thomas Williamson

Condition 1

All steel used in the building, including metal brackets, fixing plates, ties and other associated fixings shall be appropriately protected against corrosion in accordance with NCC Part 3.4.3 & 3.4.4.4

Condition 2

Installation of roof and/or wall cladding shall be strictly in accordance with the manufactures approved plans and specifications for the wind speed appropriate to the particular site.

Condition 3

Termite Management System to be provided in accordance with AS 3660.1.

Condition 4

Prior to the construction of the proposed verandah the builder shall inspect the existing roof frame and ensure that; · the existing roof trusses and associated roof framing are in a structurally sound condition suitable for the support of the proposed attached structure, and· the existing roof framing is adequately tied down to sustain the additional loads to be imposed by the attachment of the proposed structure

**Development Authorisation:** Development Approval: Planning Consent and Building Consent

**Date of authorisation:** 24 April 2023

**Name of relevant authority that granted authorisation:** City of Salisbury

**Land Management Agreement (LMA)**

No



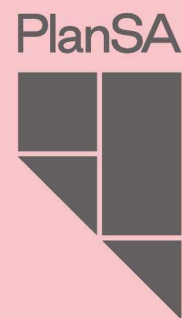
S.A. Form1's Pty Ltd - ABN : 26 168 075 778  
proudly associated with *Critchley & Associates Conveyancers*

1283 North East Road, Tea Tree Gully SA 5091  
Tel: 8397 4000 | admin@saform1.com.au

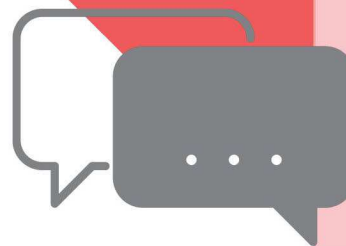
# PLANSA - REGULATED AND SIGNIFICANT TREE REFORMS

---

Annexure to Form 1 – Vendor's Statement



# Frequently Asked Questions



## Regulated and Significant Tree Reforms

### Q – How have the rules changed for regulated and significant trees?

A – The table below summarises the previous rules for regulated and significant trees and what has changed. These changes are effective on and from 16 May 2024:

	What it was	What it is now
<b>Trunk size – (circumference)</b>		
Regulated trees	2.0 metres	1.0 metres
Significant trees	3.0 metres	2.0 metres
<b>Exemption distance (from dwelling or pool)</b>		
Dwelling	10.0 metres	3.0 metres
Swimming pool	10.0 metres	3.0 metres
<b>Canopy pruning</b>		
Regulated trees	<30% (no time limit)	<30% (every 5 years)
Significant trees	<30% (no time limit)	<30% (every 5 years)
<b>Fees for tree removal or offset (as at May 2024)</b>		
Regulated trees	\$326	\$1,000
Significant trees	\$489	\$1,500

**Q – I have an existing development application or development authorisation. Will these changes apply to me?**

**A –** An exemption to the new rules is available for relevant development applications lodged before 16 May 2024 or relevant development authorisations granted before 16 May 2024.

A relevant development application is one that has been formally lodged prior to 16 May 2024, either in the Development Assessment Portal (DAP) System or in person with the relevant authority and uploaded to the DAP system within 5 business days.

A relevant development authorisation (being either planning consent, building consent or land division consent) is one that has been issued by a relevant authority before 16 May 2024. In this case, a Decision Notification Form (DNF) would have been issued, noting the development authorisation(s) has been granted. All required consents and final development approval must still be issued before the approved development may proceed.

The exemption will apply for a period of 12 months, ending 16 May 2025. This means the exemption may expire before your development authorisation expires. The period of the exemption is not linked to or dependant on the operative date of a relevant development authorisation. An application to extend the operative date of your development authorisation will not also extend the exemption to the new tree rules.

---

**Q – I have an existing development application or development authorisation, and I would like to remove a tree that is now regulated or significant. Will these changes apply to me?**

**A –** If the exemption applies to an existing development application or authorisation (see above) and the tree damaging activity is carried out for the purposes of that development, the regulated and significant tree rules in place before 16 May 2024 will apply.

The activity should be reasonably required for the purpose of the relevant development. For example, if newly protected trees are located where building works are proposed to occur, these will be exempt under a development application lodged or development authorisation granted prior to 16 May 2024.

If removal or damage to the tree is not required for the purpose of the relevant development application or authorisation, then further approval will be required under the new tree rules for any tree damaging activity to a regulated or significant tree.

For relevant development applications, the exemption for removing a tree can only be relied on after a development authorisation has been granted for the proposed development. Removal or damage to a tree that would be regulated or significant under the new tree rules should not occur until a development authorisation is granted.

**Q – If I apply to vary my existing development authorisation, will the 12 month exemption still apply?**

**A –** Where a variation to an existing development authorisation can be considered “minor in nature” for the purposes of Regulation 65 of the *Planning, Development and Infrastructure (General) Regulations 2017*, a new application is not required for the variation. In this case, the exemption to the new tree rules will still apply to any further development the subject of the variation.

Where the variation cannot be considered minor (and a new application is required), then the exemption will not apply to any tree-damaging activity required because of the variation. The relevant authority who assesses the variation application will determine whether the variation is “minor in nature” under Regulation 65.

---

**Q – Are certain tree species still exempt from protections?**

**A –** Yes, the list of exempt tree species has been relocated from the *Planning, Development and Infrastructure (General) Regulations 2017* to a [Ministerial Notice](#) published on the PlanSA portal.

---

**Q – How will these changes be enforced?**

**A –** Where tree-damaging activity to a regulated or significant tree occurs without development approval, this is an offence enforceable under the *Planning, Development and Infrastructure Act 2016* (the Act). The same enforcement powers apply under the Act as they did prior to 16 May 2024 regulated and significant tree reforms.

Enforcement will generally be undertaken by local councils, and may include a range of different enforcement actions or powers, including:

- civil enforcement proceedings to remedy any breach of the Act – these proceedings can be brought by any person (meaning use of this enforcement tool is not limited to planning authorities)
  - an enforcement notice directing a person to take or refrain from certain action in order to remedy a breach of the Act
  - a civil penalty applied as an alternative to criminal proceedings against a person who has or is alleged to have committed an offence under the Act
  - a written undertaking by the person who has or is alleged to have committed an offence under the Act.
-

**Q – What other changes are occurring to protect more urban trees?**

**A** – In addition to the changes to regulated and significant trees protections:

- Fees payable under the Urban Tree Canopy Offset Scheme will also increase, consistent with regulated and significant tree replacement fees. These fee increases will be:

	What it is now	What it will be
<b>Fee for removal of regulated or significant tree (section 127(6))</b>		
Regulated trees	\$326	\$1,000
Significant trees	\$489	\$1,500
<b>Urban tree canopy offset fee (section 197)</b>		
Small tree	\$300	\$500
Medium tree	\$600	\$1,000
Large tree	\$1,200	\$1,500

- In addition to these immediate changes, the Minister for Planning has also requested the State Planning Commission to undertake the following further work on urban tree policy:
  - prepare a design standard to provide minimum urban tree planting and maintenance requirements for public areas in greenfield developments
  - amend planning rules to also consider a tree’s urban canopy contribution as part of assessing whether it can be removed
  - strengthen planning rules to support design innovation and flexibility to retain large trees
  - investigate ways to fast-track approvals for tree removal within 3 metres of a dwelling or swimming pool where offset fees are paid
  - extend urban tree canopy protections to greenfield developments in ‘Master Planned Neighbourhood Zones’ and townships
  - extend regulated and significant tree protections to townships, capturing urban areas beyond metropolitan Adelaide.
- Finally, the Government is investigating amendments to the *Local Government Act 1999* to insert new offence provisions for damaging trees in local parks and reserves.

**Q – What is the difference between regulated and significant tree controls and requirements under the Urban Tree Canopy Overlay?**

**A –** The Urban Tree Canopy Overlay in the Planning and Design Code applies across most residential areas in Metropolitan Adelaide and requires planting trees as part of a new dwelling’s approval. The Urban Tree Canopy Offset Scheme then applies in specific zones and areas where tree planting may not be feasible. In these locations only, the Scheme enables contribution into the Urban Tree Canopy Offset Fund instead of tree planting. Money received into the Fund can then be used to plant trees elsewhere.

Further information regarding the Urban Tree Canopy Offset Scheme can be found here:  
[plan.sa.gov.au/our\\_planning\\_system/schemes/urban\\_tree\\_canopy\\_off-set\\_scheme](http://plan.sa.gov.au/our_planning_system/schemes/urban_tree_canopy_off-set_scheme)

In comparison, the regulated and significant tree provisions operate to protect existing large trees. These protections apply where the Regulated and Significant Tree Overlay applies in the Code, which includes most of Metropolitan Adelaide.

Development approval is required before any tree-damaging activity can occur to a regulated or significant tree. If granted, any development approval to remove the tree must be subject to a condition requiring replacement trees to be planted. Alternatively, a relevant authority may allow payment into either a Council Tree Fund or the Planning and Development Fund (if no Council Tree Fund exists) instead of replacement planting.

Further information regarding regulated and significant tree protections can be found here:  
[plan.sa.gov.au/our\\_planning\\_system/programs\\_and\\_initiatives/significant\\_and\\_regulated\\_trees](http://plan.sa.gov.au/our_planning_system/programs_and_initiatives/significant_and_regulated_trees)