

The Form 1 Company™

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FORM 1 - VENDOR'S STATEMENT

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

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Preliminary

To the purchaser:

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

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

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

Instructions to the vendor for completing this statement:

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

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

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

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

PART A – PARTIES AND LAND

1. **Purchaser:** _____
 Address: _____
2. **Purchaser's registered agent:** _____
 Address: _____
3. **Vendor:** DONNA SHEREE HODGSON AND PAUL NATHAN HODGSON
 Address: 19 JUBILEE CRESCENT MOUNT BARKER SA 5251
4. **Vendor's registered agent:** FOX REAL ESTATE (SA) PTY LTD ACN 113 976 024
 Address: 192 MELBOURNE STREET NORTH ADELAIDE SA 5006
5. **Date of Contract** (if made before this statement is served): _____
6. **Description of Land** [Identify the land including any certificate of title reference]
11/35 SUSSEX STREET NORTH ADELAIDE SA 5006 BEING UNIT 11 IN STRATA PLAN 3907 BEING THE WHOLE OF THE LAND IN CERTIFICATE OF TITLE VOLUME 5068 FOLIO 473

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 – Forms 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:
19 JUBILEE CRESCENT MOUNT BARKER SA 5251
(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 OR Email: fox@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:
192 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; or
- (b) if you intend to serve the notice by fax or email, you obtain a record of the transmission of the fax or email.

5 – Effect of service

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

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

PROCEEDING WITH THE PURCHASE

If you wish to proceed with the purchase –

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

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

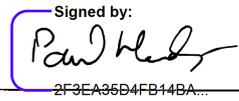
To the purchaser:

I/We, **DONNA SHEREE HODGSON AND PAUL NATHAN HODGSON**

of **19 JUBILEE CRESCENT MOUNT BARKER SA 5251**

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: 24-09-2025 Signed:  Signed by: Donna Sheree Hodgson
FOA5894AB5724C0...

Date: 24-09-2025 Signed:  Signed by: Paul Nathan Hodgson
2F3EA35B4FB14BA...

Date: _____ Signed: _____

PART D – CERTIFICATE WITH RESPECT TO PRESCRIBED INQUIRIES BY REGISTERED AGENT



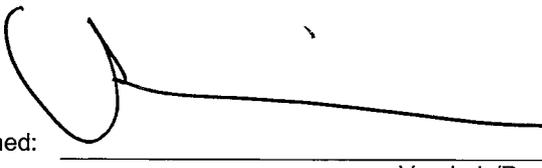
(section 9)

To the purchaser:

I, **CHRISTOPHER GILL FOR AND ON BEHALF OF THE FORM 1 COMPANY 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: 16/9/2025 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
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[If an item is applicable, ensure that the box for the item is ticked and complete the item.]

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

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

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

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

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

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

Column 1	Column 2	Column 3
1. General		
<p>1.1 Mortgage of land</p> <p><i>[Note – Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p>	<p>Is this item applicable?</p> <p>Will this be discharged or satisfied prior to or at settlement?</p> <p>Are there attachments?</p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>Number of mortgage (if registered):</p> <p>Name of mortgagee:</p>	<p><input type="checkbox"/></p> <p>YES / NO</p> <p>YES / NO</p>
<p>1.2 Easement (whether over the land or annexed to the land)</p> <p>Note – "Easement" includes rights of way and party wall rights.</p> <p><i>[Note – Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p>	<p>Is this item applicable?</p> <p>Will this be discharged or satisfied prior to or at settlement?</p> <p>Are there attachments?</p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>PROPERTY INTEREST REPORT</p> <p>Description of land subject to easement: PORTION OF THE LAND IN THE SAID CERTIFICATE OF TITLE</p> <p>Nature of easement: REFER PAGE 12 IN THE PROPERTY INTEREST REPORT FOR DETAILS OF STATUTORY EASEMENTS</p> <p>Are you aware of any encroachment on the easement? NO (If YES, give details):</p> <p>If there is an encroachment, has approval for the encroachment been given? (If YES, give details):</p>	<p><input checked="" type="checkbox"/></p> <p>NO</p> <p>YES</p>
<p>1.3 Restrictive covenant</p> <p><i>[Note – Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p>	<p>Is this item applicable?</p> <p>Will this be discharged or satisfied prior to or at settlement?</p> <p>Are there attachments?</p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>Nature of restrictive covenant:</p> <p>Name of person in whose favour restrictive covenant operates:</p> <p>Does the restrictive covenant affect the whole of the land being acquired? (If NO, give details):</p> <p>Does the restrictive covenant affect land other than that being acquired?</p>	<p><input type="checkbox"/></p> <p>YES / NO</p> <p>YES / NO</p>
<p>1.4 Lease, agreement for lease, tenancy agreement or licence</p> <p>(The information does not include information about any sublease or subtenancy. That information may</p>	<p>Is this item applicable?</p> <p>Will this be discharged or satisfied prior to or at settlement?</p> <p>Are there attachments?</p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p>	<p><input type="checkbox"/></p> <p>YES / NO</p> <p>YES / NO</p>

Column 1	Column 2	Column 3
be sought by the purchaser from the lessee or tenant or sublessee or subtenant.) <i>[Note – Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	Names 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 <i>[Note – Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	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): Condition(s) of authorisation:	<input type="checkbox"/> YES / NO YES / NO
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6. Repealed Act conditions

6.1 Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1967</i> (repealed) <i>[Note – Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	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):	<input type="checkbox"/> YES / NO YES / NO
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29. Planning, Development and Infrastructure Act 2016

29.1 Part 5 – Planning and Design Code <i>[Note – Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	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): CITY OF ADELAIDE SEARCH AND PROPERTY INTEREST REPORT Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code): 35 SUSSEX ST NORTH ADELAIDE SA 5006 UNIT 11 ZONES	<input checked="" type="checkbox"/> NO YES
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Column 1	Column 2	Column 3
	CITY LIVING - CL	
	<p>SUBZONES NORTH ADELAIDE LOW INTENSITY - NALI</p>	
	<p>OVERLAYS AIRPORT BUILDING HEIGHTS (REGULATED) - ALL STRUCTURES OVER 153.5 METRES AHD 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.</p>	
	<p>DESIGN THE DESIGN OVERLAY SEEKS TO ENSURE SIGNIFICANT DEVELOPMENT POSITIVELY CONTRIBUTES TO THE LIVEABILITY, DURABILITY AND SUSTAINABILITY OF THE BUILT ENVIRONMENT THROUGH HIGH-QUALITY DESIGN.</p>	
	<p>HISTORIC AREA - ADEL12 THE HISTORIC AREA OVERLAY AIMS TO REINFORCE HISTORIC THEMES AND CHARACTERISTICS THROUGH CONSERVATION, CONTEXTUALLY RESPONSIVE DEVELOPMENT, DESIGN AND ADAPTIVE REUSE THAT RESPONDS TO THE ATTRIBUTES EXPRESSED IN THE HISTORIC AREA STATEMENT. THE DEMOLITION OF WHOLE OR PART OF A BUILDING WITHIN THE HISTORIC AREAS OVERLAY REQUIRES A DEVELOPMENT APPLICATION TO BE SUBMITTED FOR ASSESSMENT AND CAN ONLY PROCEED IF APPROVED.</p>	
	<p>HAZARDS (FLOODING - EVIDENCE REQUIRED) THE HAZARDS (FLOODING - EVIDENCE REQUIRED) OVERLAY ADOPTS A PRECAUTIONARY APPROACH TO MITIGATE POTENTIAL IMPACTS OF POTENTIAL FLOOD RISK THROUGH APPROPRIATE SITING AND DESIGN OF DEVELOPMENT.</p>	
	<p>PRESCRIBED WELLS AREA THE PRESCRIBED WELLS AREA OVERLAY SEEKS TO ENSURE SUSTAINABLE WATER USE IN PRESCRIBED WELLS AREAS.</p>	
	<p>REGULATED AND SIGNIFICANT TREE THE REGULATED AND SIGNIFICANT TREE OVERLAY SEEKS TO MITIGATE THE LOSS OF REGULATED TREES THROUGH APPROPRIATE DEVELOPMENT AND REDEVELOPMENT.</p>	
	<p>STORMWATER MANAGEMENT THE STORMWATER MANAGEMENT OVERLAY SEEKS TO ENSURE NEW DEVELOPMENT INCORPORATES WATER SENSITIVE URBAN DESIGN TECHNIQUES TO CAPTURE AND RE-USE STORMWATER.</p>	
	<p>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.</p>	
	<p>Is there a State heritage place on the land or is the land situated in a State heritage area? NO</p>	
	<p>Is the land designated as a local heritage place? NO</p>	

Column 1	Column 2	Column 3
	<p>Is there a tree or stand of trees declared in Part 10 of the Planning and Design Code to be a significant tree or trees on the land? NO</p> <p>Is there a current amendment to the Planning and Design Code released for public consultation by a designated entity on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation? YES</p> <p>Note – For further information about the Planning and Design Code visit https://code.plan.sa.gov.au.</p>	
<p>29.2 section 127 – Condition (that continues to apply) of a development authorisation</p> <p><i>[Note – Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>Date of authorisation:</p> <p>Name of relevant authority that granted authorisation:</p> <p>Condition(s) of authorisation:</p>	<p><input type="checkbox"/></p> <p>YES / NO</p> <p>YES / NO</p>

**SCHEDULE – DIVISION 2 – OTHER PARTICULARS
(section 7(1)(b))****Particulars relating to strata unit**

1 Name of strata corporation:

STRATA CORPORATION 3907 INC

Address of strata corporation:

35 SUSSEX STREET NORTH ADELAIDE SA 5006

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

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

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

REFER STRATA CORPORATION SEARCH ANNEXED HERETO

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

REFER STRATA CORPORATION SEARCH ANNEXED HERETO

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

REFER STRATA CORPORATION SEARCH ANNEXED HERETO

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

UNIT 11 : 7 OF 130*[If any of the above particulars have not been supplied by the strata corporation by the date of this statement and are not known to the vendor, state "not known" for those particulars.]*

4 Documents supplied by the strata corporation that are enclosed:

(a) a copy of the minutes of the general meetings of the strata corporation and management committee for the 2 years preceding this statement/~~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 strata corporation last prepared;

YES

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

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

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

AN APPLICATION WAS SENT TO THE STRATA SECRETARY ON 04 SEPTEMBER 2025

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

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



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

CHRISTOPHER NURTON

Address:

26 SPRINKLER DRIVE WALKER FLAT SA 5238

Note –

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

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

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

**Governance**

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

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

Use of your property

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

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

Are you buying a debt?

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

Expenses

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

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

Guarantee

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

Contracts

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

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

Buying off the plan

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

Mixed use developments - voting rights

You may be buying into a group that is run by several different community corporations. This is common in mixed use developments, for example, where a group of apartments is combined with a hotel or a group of shops. If there is more than 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.

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.

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

You can also seek advice from a legal practitioner.

ACKNOWLEDGEMENT OF RECEIPT OF FORM 1

The Purchaser hereby acknowledges receipt of the following:

FORM 1 – STATEMENT UNDER SECTION 7 (*Land and Business (Sale and Conveyancing) Act 1994*)

the above being identified by page numbered 1 to 11 inclusive, together with the following annexures and supporting documents (if any):

**CERTIFICATE OF TITLE VOLUME 5068 FOLIO 473
PROPERTY INTEREST REPORT
SA WATER, EMERGENCY SERVICES LEVY AND LAND TAX CERTIFICATES
CITY OF ADELAIDE SEARCH
STRATA PLAN 3907
STRATA CORPORATION SEARCH**

SIGNED BY THE PURCHASER:

THIS _____ DAY OF _____

(Signature)

(Signature)

(Signature)

(Signature)

The Purchaser acknowledges and consents to the Vendor and Agent or their authorised representatives signing the Form 1 by electronic and/or digital signatures under the Electronic Transactions Act (Cth) and (SA).

Form R3

Buyers information notice

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

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

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

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

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

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

Safety

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

January 2014

Enjoyment

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

Value

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

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



Product Register Search (CT 5068/473)
 Date/Time 03/09/2025 03:35PM
 Customer Reference
 Order ID 20250903010160

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 5068 Folio 473

Parent Title(s) CT 4132/473
 Creating Dealing(s) CONVERTED TITLE
 Title Issued 13/04/1992 Edition 6 Edition Issued 23/02/2022

Estate Type

FEE SIMPLE (UNIT)

Registered Proprietor

DONNA SHEREE HODGSON
 PAUL NATHAN HODGSON
 OF UNIT 11 FL 1 35 SUSSEX STREET NORTH ADELAIDE SA 5006
 AS JOINT TENANTS

Description of Land

UNIT 11 STRATA PLAN 3907
 IN THE AREA NAMED NORTH ADELAIDE
 HUNDRED OF ADELAIDE

Easements

NIL

Schedule of Dealings

NIL

Notations

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

Property Interest Report

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

Title Reference	CT 5068/473	Reference No. 2708413
Registered Proprietors	P N & D S*HODGSON	Prepared 03/09/2025 15:35
Address of Property	Unit 11 FL 1, 35 SUSSEX STREET, NORTH ADELAIDE, SA 5006	
Local Govt. Authority	THE CORPORATION OF THE CITY OF ADELAIDE	
Local Govt. Address	GPO BOX 2252 ADELAIDE SA 5001	

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

Table of Particulars

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

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

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

1. General

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

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

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

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

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

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

also

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

2. Aboriginal Heritage Act 1988

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

an area surrounding a site

- 2.3 Part 3 Division 6 - Aboriginal heritage agreement

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

also

Refer to the Certificate of Title

3. Burial and Cremation Act 2013

- 3.1 section 8 - Human remains interred on land

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

also

contact the vendor for these details

4. Crown Rates and Taxes Recovery Act 1945

- 4.1 section 5 - Notice requiring payment

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

5. Development Act 1993 (repealed)

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

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

- 5.4 section 55 - Order to remove or perform work

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

also

Contact the Local Government Authority for other details that might apply

- 5.5 section 56 - Notice to complete development

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

also

Contact the Local Government Authority for other details that might apply

- 5.6 section 57 - Land management agreement

Refer to the Certificate of Title

- 5.7 section 60 - Notice of intention by building owner

Contact the vendor for these details

- 5.8 section 69 - Emergency order

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

also

Contact the Local Government Authority for other details that might apply

- 5.9 section 71 - Fire safety notice

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

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

also

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

also

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

also

Contact the vendor for these details

6. Repealed Act conditions

- 6.1 Condition (that continues to apply) of an approval or authorisation granted under the *Building Act 1971* (repealed), the *City of Adelaide Development Control Act, 1976* (repealed), the *Planning Act 1982* (repealed) or the *Planning and Development Act 1967* (repealed)
State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title

also

Contact the Local Government Authority for other details that might apply

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

7. Emergency Services Funding Act 1998

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

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

8. Environment Protection Act 1993

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

- 8.9 section 103P - Notation of site contamination audit report in relation to the land EPA (SA) does not have any current Orders registered on this title
- 8.10 section 103S - Notice of prohibition or restriction on taking water affected by site contamination in relation to the land EPA (SA) does not have any current Orders registered on this title
- 9. *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
also
Contact the Local Government Authority for other details that might apply |
|------|---|---|

18. Landscape South Australia Act 2019

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

Act

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

19. Land Tax Act 1936

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

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

20. Local Government Act 1934 (repealed)

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

21. Local Government Act 1999

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

22. Local Nuisance and Litter Control Act 2016

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

23. Metropolitan Adelaide Road Widening Plan Act 1972

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

24. Mining Act 1971

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

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

25. Native Vegetation Act 1991

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

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

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

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

26. Natural Resources Management Act 2004 (repealed)

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

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

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

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

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

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

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

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

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

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

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

27. Outback Communities (Administration and Management) Act 2009

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

28. *Phylloxera and Grape Industry Act 1995*

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

29. *Planning, Development and Infrastructure Act 2016*

29.1 Part 5 - Planning and Design Code
[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]

Contact the Local Government Authority for the title or other brief description of the zone or subzone in which the land is situated.

also

Heritage Branch in DEW has no record of a State Heritage Area created prior to 15 January 1994 under the former South Australian Heritage Act 1978 affecting this title

also

For details of this item, including State Heritage Areas which have been authorised or put under interim effect since 15 January 1994, contact the Local Government Authority

also

Contact the Local Government Authority for other details that might apply to a place of local heritage value

also

For details of declared significant trees affecting this title, contact the Local Government Authority

also

The Planning and Design Code (the Code) is a statutory instrument under the *Planning, Development and Infrastructure Act 2016* for the purposes of development assessment and related matters within South Australia. The Code contains the planning rules and policies that guide what can be developed in South Australia. Planning authorities use these planning rules to assess development applications. To search and view details of proposed statewide code amendments or code amendments within a local government area, please search the code amendment register on the SA Planning Portal: https://plan.sa.gov.au/have_your_say/code-amendments/code_amendment_register or phone PlanSA on 1800 752 664.

29.2 section 127 - Condition (that continues to apply) of a development authorisation
[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]

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

also

Contact the Local Government Authority for other details that might apply

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

Contact the vendor for these details

29.4 section 140 - Notice requesting access

Contact the vendor for these details

29.5 section 141 - Order to remove or perform work

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

also

Contact the Local Government Authority for other details that might apply

29.6 section 142 - Notice to complete development

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

also

Contact the Local Government Authority for other details that might apply

29.7 section 155 - Emergency order

State Planning Commission in the Department for Housing and Urban Development

- has no record of any order or notice affecting this title

also

Contact the Local Government Authority for other details that might apply
- 29.8 section 157 - Fire safety notice

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

also

Contact the Local Government Authority for other details that might apply
- 29.9 section 192 or 193 - Land management agreement

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

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

also

Contact the Local Government Authority for other details that might apply
- 29.11 section 198(2) - Agreement to vest land in a council or the Crown to be held as open space

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

also

Contact the Local Government Authority for other details that might apply
- 29.12 Part 16 Division 1 - Proceedings

Contact the Local Government Authority for details relevant to this item

also

Contact the vendor for other details that might apply
- 29.13 section 213 - Enforcement notice

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

also

Contact the Local Government Authority for other details that might apply
- 29.14 section 214(6), 214(10) or 222 - Enforcement order

Contact the Local Government Authority for details relevant to this item

also

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

30. Plant Health Act 2009

- 30.1 section 8 or 9 - Notice or order concerning pests

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

31. Public and Environmental Health Act 1987 (repealed)

- 31.1 Part 3 - Notice

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

also

Contact the Local Government Authority for other details that might apply
- 31.2 *Public and Environmental Health (Waste Control) Regulations 2010 (or 1995)* (revoked) Part 2 - Condition (that continues to apply) of an approval

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

also

Contact the Local Government Authority for other details that might apply
- 31.3 *Public and Environmental Health (Waste Control) Regulations 2010* (revoked) regulation 19 - Maintenance order (that has not been complied with)

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

also

Contact the Local Government Authority for other details that might apply

32. South Australian Public Health Act 2011

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

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

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

34. Water Industry Act 2012

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

35. Water Resources Act 1997 (repealed)

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

36. Other charges

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

Other Particulars

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

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

Additional Information

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

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

Notices

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

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

Building restrictions

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

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

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

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

Statutory easements

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

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

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

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

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

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

Land Tax Act 1936 and Regulations thereunder

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

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

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

Information should be obtained from:

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

Landscape South Australia 2019

Water Resources Management - Taking of underground water

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

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

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



Product
Date/Time
Customer Reference
Order ID

Title and Valuation Package
03/09/2025 03:35PM
20250903010160

Certificate of Title

Title Reference CT 5068/473
Status CURRENT
Easement NO
Owner Number 09820996
Address for Notices 19 JUBILEE CR MOUNT BARKER, SA 5251
Area NOT AVAILABLE

Estate Type

Fee Simple (Unit)

Registered Proprietor

DONNA SHEREE HODGSON
PAUL NATHAN HODGSON
OF UNIT 11 FL 1 35 SUSSEX STREET NORTH ADELAIDE SA 5006
AS JOINT TENANTS

Description of Land

UNIT 11 STRATA PLAN 3907
IN THE AREA NAMED NORTH ADELAIDE
HUNDRED OF ADELAIDE

Last Sale Details

Dealing Reference TRANSFER (T) 13726594
Dealing Date 18/02/2022
Sale Price \$236,000
Sale Type FULL VALUE / CONSIDERATION AND WHOLE OF LAND

Constraints

Encumbrances

NIL

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
0223154832	CURRENT	Unit 11 FL 1, 35 SUSSEX STREET, NORTH ADELAIDE, SA 5006

Notations

Dealings Affecting Title

NIL



Product Title and Valuation Package
 Date/Time 03/09/2025 03:35PM
 Customer Reference
 Order ID 20250903010160

Notations on Plan

NIL

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number 0223154832
Type Site & Capital Value
Date of Valuation 01/01/2025
Status CURRENT
Operative From 01/07/1979
Property Location Unit 11 FL 1, 35 SUSSEX STREET, NORTH ADELAIDE, SA 5006
Local Government ADELAIDE
Owner Names DONNA SHEREE HODGSON
 PAUL NATHAN HODGSON
Owner Number 09820996
Address for Notices 19 JUBILEE CR MOUNT BARKER, SA 5251
Zone / Subzone CL - City Living \ NALI - North Adelaide Low Intensity
Water Available Yes
Sewer Available Yes
Land Use 1321 - First Floor Home Unit
Description 2H/UNIT
Local Government Description Residential

Parcels

Plan/Parcel	Title Reference(s)
S3907 UNIT 11	CT 5068/473

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$168,000	\$275,000			
Previous	\$168,000	\$240,000			

Building Details



Product
Date/Time
Customer Reference
Order ID

Title and Valuation Package
03/09/2025 03:35PM
20250903010160

Valuation Number	0223154832
Building Style	Contemporary
Year Built	1968
Building Condition	Good
Wall Construction	Brick
Roof Construction	Galvanised Iron
Equivalent Main Area	26 sqm
Number of Main Rooms	2

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



Product	Check Search
Date/Time	03/09/2025 03:35PM
Customer Reference	
Order ID	20250903010160

Certificate of Title

Title Reference: CT 5068/473

Status: CURRENT

Edition: 6

Dealings

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

Priority Notices

NIL

Registrar-General's Notes

No Registrar-General's Notes exist for this title



Account Number 02 23154 83 2	L.T.O Reference CT5068473	Date of issue 4/9/2025	Agent No. 7734	Receipt No. 2708413
--	------------------------------	---------------------------	-------------------	------------------------

THE FORM 1 COMPANY
LEVEL 8 / 420 KING WILLIAM ST
ADELAIDE SA 5000
form1@form1.net.au

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: P N & D S HODGSON
Location: U11 35 SUSSEX ST NORTH ADELAIDE UNIT11 S3907
Description: HU **Capital Value:** \$ 275 000
Rating: Residential

Periodic charges

Raised in current years to 30/9/2025

	Arrears as at: 30/6/2025	:	\$ 0.00
Water main available:	1/7/1979	Water rates	: 82.30
Sewer main available:	1/7/1979	Sewer rates	: 94.00
		Water use	: 34.13
		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	: 210.43CR
		Balance outstanding	: 0.00

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

Next quarterly charges: Water supply: 82.30 Sewer: 94.00 Bill: 1/10/2025

This account has no meter of its own but is supplied from account no 02 23154 52 5.

The Water Use apportionment option is Even.

The apportionment percentage for this account is 8.33%.

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/>.



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

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



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



**Government of
South Australia**

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

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



South Australian Water Corporation

Name:

P N & D S HODGSON

Water & Sewer Account

Acct. No.: **02 23154 83 2**

Amount: _____

Address:

U11 35 SUSSEX ST NORTH ADELAIDE
UNIT11 S3907

Payment Options

EFT

EFT Payment

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	0223154832



Biller code: 8888
Ref: 0223154832

Telephone and Internet Banking — BPAY®

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



Paying online

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



Paying by phone

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

SA Water account number: 0223154832



**Government of
South Australia**

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

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



CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

ABN 19 040 349 865
Emergency Services Funding Act 1998

The Emergency Services Levy working for all South Australians

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

PIR Reference No: 2708413

THE FORM 1 COMPANY
GPO BOX 1651
ADELAIDE SA 5001

DATE OF ISSUE
04/09/2025

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

OWNERSHIP NUMBER	OWNERSHIP NAME			
09820996	P N & D S HODGSON			
PROPERTY DESCRIPTION				
U11 F1 35 SUSSEX ST / NORTH ADELAIDE SA 5006 / UNIT 11				
ASSESSMENT NUMBER	TITLE REF. <small>(A "+" indicates multiple titles)</small>	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR
0223154832	CT 5068/473	\$275,000.00	R4 1.000	RE 0.400
LEVY DETAILS:				
FINANCIAL YEAR	FIXED CHARGE	\$	50.00	
2025-2026	+ VARIABLE CHARGE	\$	93.05	
	- REMISSION	\$	56.00	
	- CONCESSION	\$	0.00	
	+ ARREARS / - PAYMENTS	\$	0.00	
	= AMOUNT PAYABLE	\$	87.05	

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 03/12/2025



Government of South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

PAYMENT REMITTANCE ADVICE

OWNERSHIP NUMBER
09820996

OWNERSHIP NAME
P N & D S HODGSON

ASSESSMENT NUMBER
0223154832

AMOUNT PAYABLE
\$87.05

AGENT NUMBER
100019452

AGENT NAME
THE FORM 1 COMPANY

EXPIRY DATE
03/12/2025

+70075242130022> +001571+ <0550212049> <0000008705> +444+

OFFICIAL: Sensitive

Please Note:

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

For more information:

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

PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

 <p>Biller Code: 456285 Ref: 7007524213</p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au © Registered to BPAY Pty Ltd ABN 69 079 137 518</p>	 <p>To pay via the Internet go to: www.revenuesaonline.sa.gov.au</p>	 <p>Send your cheque or money order, made payable to the Community Emergency Services Fund, along with this Payment Remittance Advice to:</p> <p>Please refer below. Revenue SA Locked Bag 555 ADELAIDE SA 5001</p>
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ACTION REQUIRED: In line with the Commonwealth Government's cheque phase-out, RevenueSA will stop accepting cheque payments after 30 June 2027. To ensure a smooth transition, we encourage you to switch to one of the other payment options listed above.



RevenueSA

DEPARTMENT OF TREASURY AND FINANCE

ABN 19 040 349 865
Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE

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

PIR Reference No: 2708413

THE FORM 1 COMPANY
GPO BOX 1651
ADELAIDE SA 5001

DATE OF ISSUE
04/09/2025

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

OWNERSHIP NAME		FINANCIAL YEAR	
P N & D S HODGSON		2025-2026	
PROPERTY DESCRIPTION			
U11 F1 35 SUSSEX ST / NORTH ADELAIDE SA 5006 / UNIT 11			
ASSESSMENT NUMBER	TITLE REF. <small>(A "+" indicates multiple titles)</small>	TAXABLE SITE VALUE	AREA
0223154832	CT 5068/473	\$168,000.00	0.0000 HA
DETAILS OF THE LAND TAX PAYABLE FOR THE ABOVE PARCEL OF LAND:			
CURRENT TAX	\$ 0.00	SINGLE HOLDING	\$ 0.00
- DEDUCTIONS	\$ 0.00		
+ ARREARS	\$ 0.00		
- PAYMENTS	\$ 0.00		
= AMOUNT PAYABLE	\$ 0.00		

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

ON OR BEFORE 03/12/2025

See overleaf for further information



Government of South Australia

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



RevenueSA

DEPARTMENT OF TREASURY AND FINANCE

Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

OFFICIAL: Sensitive

Please Note:

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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

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

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

For more information:

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

PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

 <p>Billers Code: 456293 Ref: 7007524122</p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au © Registered to BPAY Pty Ltd ABN 69 079 137 518</p>	 <p>To pay via the Internet go to: www.revenuesaonline.sa.gov.au</p>	 <p>Send your cheque or money order, made payable to the Commissioner of State Taxation, along with this Payment Remittance Advice to: Please refer below. Revenue SA Locked Bag 555 ADELAIDE SA 5001</p>
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ACTION REQUIRED: In line with the Commonwealth Government's cheque phase-out, RevenueSA will stop accepting cheque payments after 30 June 2027. To ensure a smooth transition, we encourage you to switch to one of the other payment options listed above.

Date: 9 September 2025

Email: city@cityofadelaide.com.au



25 Pirie Street, Adelaide
GPO Box 2252 Adelaide
South Australia 5001

T (08) 8203 7203
F (08) 8203 7575
W cityofadelaide.com.au

ABN 20 903 762 572

Dear Sir/Madam,

Land and Business (Sale and Conveyancing) Act – Section 7 enquiries.

I have received your letter requesting information on encumbrances for the property as detailed below:

Title Reference CT-5068/473
Owner Name Mr P N Hodgson and Ms D S Hodgson
Address of Property Floor 1 11/35 Sussex Street, NORTH ADELAIDE SA 5006

You are advised:

- If there are any encumbrances on this property, they are attached hereto.

In addition:

Please be advised that any rebates which apply to this property may not still be applicable with a change in ownership.

Yours faithfully,



pp
Michael Sedgman
Chief Executive Officer



**THE CORPORATION OF THE CITY OF ADELAIDE
LOCAL GOVERNMENT RATES SEARCH**

Rates & Property Enquiries: 8203 7203

Email: city@cityofadelaide.com.au

THE FORM 1 COMPANY
GPO Box 1651, ADELAIDE SA 5001

Dear Sir/Madam

Certificate in accordance with Section 187 of the Local Government Act.

I have received your request for information on the Premises below.

Date Received	3 September 2025
Receipt Number	6979167
Document Issue Date	8 September 2025
Property Address	Floor 1 11/35 Sussex Street, NORTH ADELAIDE SA 5006
Property Description	Unit 11 SP 3907
Property Titles	CT-5068/473
Owner of Property	Mr P N Hodgson and Ms D S Hodgson

Local Government Act 1999 [Act]

Liability for rates if land is not rateable for the whole of the financial year

Section 179

(1) If land is rateable for portion, but not for the whole, of a financial year, the land will be subject to rates imposed for the financial year but there will be a proportionate reduction in the amount of rates.

(2) A council may, for the purposes of the operation of subsection (1) in respect of land that becomes rateable after the adoption of valuations by the council for the relevant year, specifically adopt a valuation of the land

Fines for Late Payment:

If an instalment is not received on, or before, the due date (2nd September; 2nd December; 3rd March; 2nd June), a fine of 2% will be applied to the instalment amount in arrears at that time. A further interest levy of 0.76% will also be added to the amount in arrears (including the amount of any previous unpaid fine but excluding interest from any previous month) outstanding at the end of each month thereafter.

Yours faithfully,



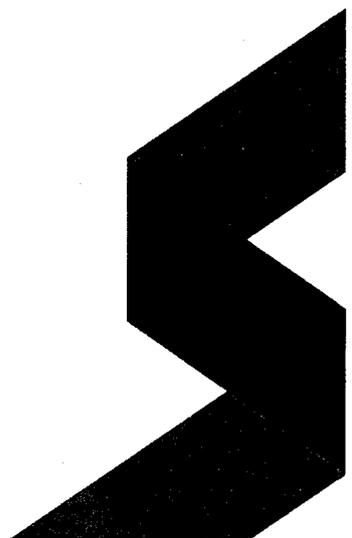
pp
Michael Sedgman
Chief Executive Officer



25 Pirie Street, Adelaide
GPO Box 2252 Adelaide
South Australia 5001

T (08) 8203 7203
F (08) 8203 7575
W cityofadelaide.com.au

ABN 20 903 762 572





Assessment No: 15174 6

25 Pirie Street, Adelaide
GPO Box 2252 Adelaide
South Australia 5001

T (08) 8203 7203
F (08) 8203 7575
W cityofadelaide.com.au

ABN 20 903 762 572

Property Location	Floor 1 11/35 Sussex Street, NORTH
Rateable Valuation	\$10,400
Arrears	\$0.00
Arrears Legal Fees	\$0.00
Gross Rates	\$1,485.15
(includes Regional Landscape Levy)	
Interest, Current	\$0.00
Interest, Arrears	\$0.00
Rebates	\$0.00
Legal Charges, Current	\$0.00
Deferred Debts	\$0.00
	\$0.00
Paid	\$-371.40
Overpayments	\$0.00
Refunds	\$0.00
Outstanding Balance	\$1,113.75



PRESCRIBED INFORMATION

Address: Floor 1 11/35 Sussex Street, NORTH ADELAIDE SA 5006

Reference: 1999/02883-2

Certificate of Title: CT-5068/473

Dated: 8 September 2025

Prescribed encumbrance	Other particulars required
Part 1—Items that must be included in statement	
<i>{If an item is not applicable strike it out or write "NOT APPLICABLE" or "N/A" in column 1.}</i>	
<i>Development Act 1993 (repealed)</i>	
Section 42— Condition (that continues to apply) of a development authorisation	Date of Authorisation: Name of relevant authority that granted authorisation: Condition(s) of authorisation:
<i>Repealed Act conditions</i>	
Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1966</i> (repealed)	Nature of Condition(s):

PRESCRIBED INFORMATION

Planning, Development and Infrastructure Act 2016	
<p>Part 5 – Planning and Design Code</p>	<p>Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code): Refer to attached PlanSA Section 7 Report</p> <p>Is there a State heritage place on the land or is the land situated in a State heritage area? *YES/NO</p> <p>Is the land designated as a local heritage place? *YES/NO</p> <p>Is there a tree or stand of trees declared in Part 10 of the Planning and Design Code to be a significant tree or trees on the land? *YES/NO</p> <p>Is there a current amendment to the Planning and Design Code released for public consultation by a designated entity on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation? *YES/NO</p>
<p>Section 127 - Condition (that continues to apply) of a development authorisation</p>	<p>Date of authorisation:</p> <p>Name of relevant authority that granted authorisation:</p> <p>Condition(s) of authorisation:</p> <p>Refer to attached PlanSA Section 7 Report</p>

PRESCRIBED INFORMATION

Part 2—Items to be included if land affected

[If an item is not applicable, strike it out or write "NOT APPLICABLE" or "N/A" in column 1, or else omit the items and headings that are not applicable.]

Development Act 1993

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

Date requirement given:
 Name of body giving requirement:
 Nature of requirement:
 Contribution payable (if any):

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

Date of agreement:
 Names of parties:
 Terms of agreement:
 Contribution payable (if any):

section 55—Order to remove or perform work

Date of order:
 Terms of order:
 Building work (if any) required to be carried out:
 Amount payable (if any):

section 56—Notice to complete development

Date of notice:
 Requirements of notice:
 Building work (if any) required to be carried out:
 Amount payable (if any):

Section 57—Land management agreement

Date of agreement:
 Names of parties:
 Terms of agreement:

Section 69—Emergency Order

Date of order:
 Name of authorised officer who made order:
 Name of authority that appointed authorised officer:
 Nature of order:
 Amount payable (if any):

Section 71—Fire safety notice

Date of notice:
 Name of authorised officer giving notice:

PRESCRIBED INFORMATION

	Requirements of notice: Building work (if any) required to be carried out: Amount payable (if any):
Section 84— Enforcement notice	Date notice given: Name of relevant authority giving notice: Nature of directions contained in notice: Building work (if any) required to be carried out: Amount payable (if any):
section 85(6), 85(10) or 106— Enforcement order	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:
Part 11 Division 2— Proceedings	Date of commencement of proceedings: Date of determination or order (if any): Terms of determination or order (if any):
Confirmed – Planning/Development Section	
Fire and Emergency Services Act 2005	
section 105F (or section 56 or 83 (repealed))— Notice of action required concerning flammable materials on land	Date of notice: Person or body who issued notice: Requirements of notice (as stated therein): Amount payable (if any):
Confirmed – Enforcement/Compliance section:	
Food Act 2001	
section 44— Improvement notice	Date of notice: Name of authorised officer who served notice: Name of authority that appointed officer: Requirements of notice:
section 46— Prohibition order	Date of order:

PRESCRIBED INFORMATION

	Name of authority or person who served order: Requirements of order:
Confirmed – Environmental Health section:	
<i>Housing Improvement Act 1940</i>	
section 23— declaration that house is undesirable or unfit for human habitation	Date of declaration: Those particulars required to be provided by a council under section 23:
Part 7 (rent control for substandard houses)— Notice or declaration	Date of notice or declaration Those particulars required to be provided by the housing authority under section 60:
Confirmed – Building/Development section:	
<i>Land Acquisition Act 1969</i>	
Section 10— Notice of intention to acquire	Date of notice: Name of Authority who served notice: Description of land intended to be acquired (as described in the notice):

PRESCRIBED INFORMATION

Local Government Act 1934 (repealed)	
Notice, order, declaration, charge, claim or demand given or made under the Act	Date of notice, order etc: Name of council by which, or person by whom, notice, order etc is given or made: Land subject thereto: Nature of requirements contained in notice, order etc: Time for carrying out requirements: Amount payable (if any):
Local Government Act 1999	
Notice, order, declaration, charge, claim or demand given or made under the Act	Date of notice, order etc: Name of council by which, or person by whom, notice, order etc is given or made: Land subject thereto: Nature of requirements contained in notice, order etc: Time for carrying out requirements: Amount payable (if any):
Confirmed – General section:	
Local Nuisance and Litter Control Act 2016	
Section 30 – Nuisance or litter abatement notice	Date of notice: Notice issued by: Nature of requirements contained in notice: Time for carrying out requirements:
Planning, Development and Infrastructure Act 2016	
section 141 – Order to remove or perform work	Date of order: Terms of order: Building work (if any) required to be carried out:

PRESCRIBED INFORMATION

Planning, Development and Infrastructure Act 2016	
	Amount payable (if any):
section 142 – Notice to complete development	Date of notice: Requirements of notice: Building work (if any) required to be carried out: Amount payable (if any):
section 155 – Emergency order	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):
section 157 – Fire safety notice	Date of notice: Name of authority giving notice: Requirements of notice: Building work (if any) required to be carried out: Amount payable (if any):
section 192 or 193 – Land management agreement	Date of agreement: Names of parties: Terms of agreement:
section 198(1) – Requirement to vest land in a council or the Crown to be held as open space	Date requirement given: Name of body giving requirement: Nature of requirement: Contribution payable (if any):
section 198(2) – Agreement to vest land in a council or the Crown to be held as open space	Date of agreement: Names of parties: Terms of agreement: Contribution payable (if any):

PRESCRIBED INFORMATION

Planning, Development and Infrastructure Act 2016	
Part 16 Division 1 – Proceedings	Date of commencement of proceedings: Date of determination or order (if any): Terms of determination or order (if any):
section 213 – Enforcement notice	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):
Section 214(6), 214(10) or 222 – Enforcement order	Date order made: Name of court that made order: Action number: Name of parties: Terms of order: Building work (if any) required to be carried out:
Confirmed – Building/development section:	

PRESCRIBED INFORMATION

Public and Environmental Health Act 1987 (repealed)	
Part 3—Notice	Date of notice: Name of council or other authority giving notice: Requirements of notice:
Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) (revoked) Part 2—Condition (that continues to apply) of an approval	Date of approval: Name of relevant authority that granted the approval: Condition(s) of approval:
Public and Environmental Health (Waste Control) Regulations 2010 (revoked) regulation 19—Maintenance order (that has not been complied with)	Date of order: Name of authority giving order: Requirements of order:
Confirmed – Environmental Health section:	
South Australian Public Health Act 2011	
section 92—Notice	Date of notice: Name of Council or other relevant authority giving notice: Requirements of notice
South Australian Public Health (Wastewater) Regulations 2013 Part 4—Condition (that continues to apply) of an approval	Date of approval: Name of person or body that granted the approval: Condition (s) of approval:
Confirmed – Health section:	

PRESCRIBED INFORMATION

Other charges

Charge of any kind affecting the land (not included in another item)

Person or body in whose favour charge exists:

Nature of charge:

Amount of charge (if known):

PRESCRIBED INFORMATION

Particulars of Building Indemnity Insurance

Note—Building indemnity insurance is not required for—

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

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

Building Indemnity Insurance is required...**Yes / No / Council holds no record** (refer above note):

- 1 Name(s) of person(s) insured:
- 2 Name of insurer:.....
- 3 Limitations on the liability of the insurer:.....
- 4 Name of builder:.....
- 5 Builder's licence number:
- 6 Date of issue of insurance:.....
- 7 Description of insured building work:.....
.....
.....

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?

*** Yes / No / Council holds no record**

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:.....
.....
.....

Certified – Development Section..... Date.....

PRESCRIBED INFORMATION

Particulars relating to Environment Protection

Further information held by councils

Does the council hold details of any development approvals relating to—

- (a) commercial or industrial activity at the land; or
- (b) a change in the use of the land or part of the land (within the meaning of the *Development Act 1993*) or the *Planning, Development and Infrastructure Act 2016*?

*YES/NO

Note—

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

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

It should be noted that—

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

Data Extract for Section 7 search purposes

Valuation ID 0223154832

Data Extract Date: 08/09/2025

Important Information

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

Parcel ID: S3907 UN11

Certificate Title: CT5068/473

Property Address: UNIT 11 FL 35 SUSSEX ST NORTH ADELAIDE SA 5006

Zones

City Living (CL)

Subzones

North Adelaide Low Intensity (NALI)

Zoning overlays

Overlays

Airport Building Heights (Regulated) (All structures over 153.5 metres AHD)

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.

Design

The Design Overlay seeks to ensure significant development positively contributes to the liveability, durability and sustainability of the built environment through high-quality design.

Historic Area (Adel12)

The Historic Area Overlay aims to reinforce historic themes and characteristics through conservation, contextually responsive development, design and adaptive reuse that responds to the attributes expressed in the Historic Area Statement.

Hazards (Flooding - Evidence Required)

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

Prescribed Wells Area

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

Regulated and Significant Tree

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

Stormwater Management

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

Urban Tree Canopy

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

Is the land situated in a State Heritage Place/Area

No

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

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

Is the land designated as a Local Heritage Place

No

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

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

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

No

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

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

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

Associated Development Authorisation Information

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

No

Land Management Agreement (LMA)

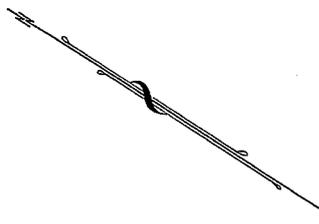
No

STRATA PLAN NUMBER
SP 3907

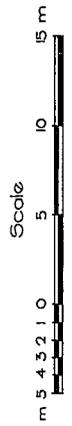
ACCEPTED FOR DEPOSIT 22-11-1978
[Signature]
 Pro Registrar-General

Reference Map No.
 COUNCIL
CITY OF ADELAIDE

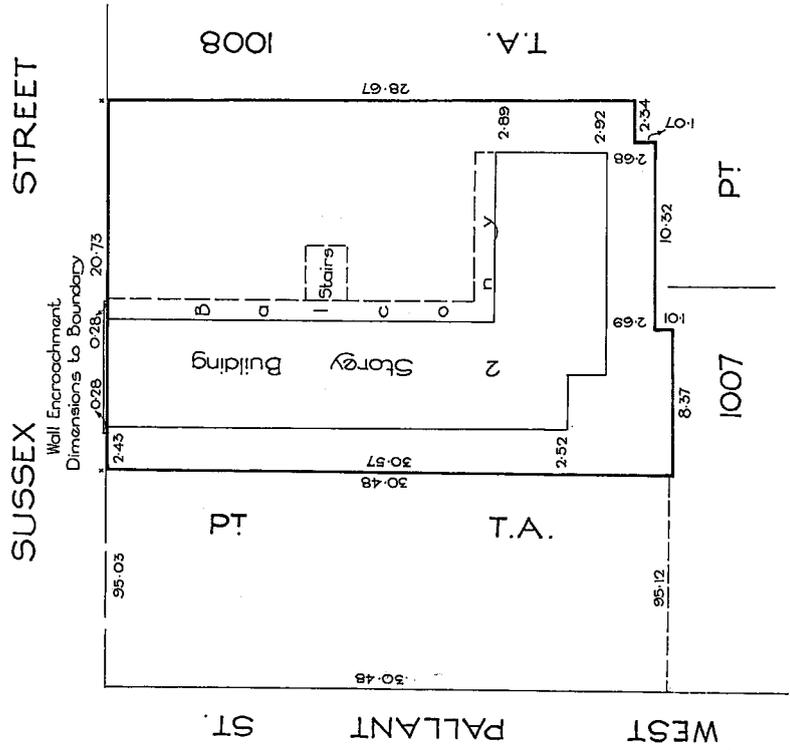
SHEET 1 OF 3 SHEETS



HD. of YATALA
CITY of ADELAIDE
 PT TOWN ACRES 1007 & 1008
 In the area named
NORTH ADELAIDE



C.T. Vol. 3561 Folio 15B
 624 m²



SITE PLAN

I, DONALD MORRISON GRANT, a Licensed Surveyor within the meaning of the Surveyors Act 1975, do hereby certify:

- 1.) that all the units and unit subsidiaries and all buildings and other structures depicted hereon are wholly comprised within the boundaries of the parcel delineated on this strata plan except portion encroaching onto Sussex St.
- 2.) that this strata plan represents an accurate delineation of the units and unit subsidiaries as constructed or laid out on the parcel.

Dated this... 19th day of... June... 1977

Note: Data from X18495 F.P. 2699

[Signature]
 Licensed Surveyor

STRATA PLAN NUMBER
SP 3907

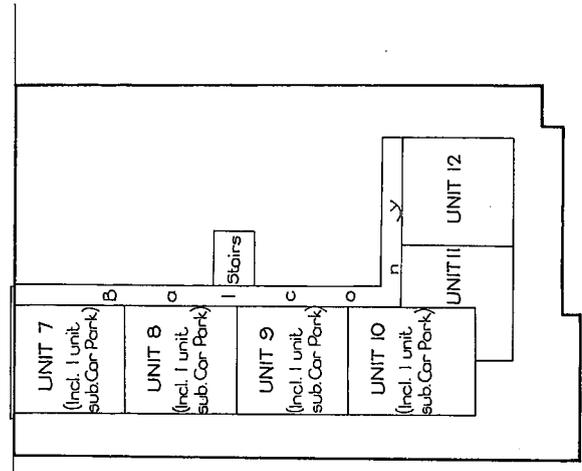
ACCEPTED FOR DEPOSIT 22-11-1978

Reference Map No.
 Plan D-1918-Genesil

COUNCIL
CITY OF ADELAIDE

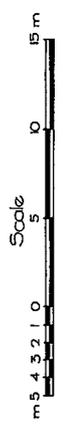
SHEET 2 OF 3 SHEETS

SUSSEX STREET

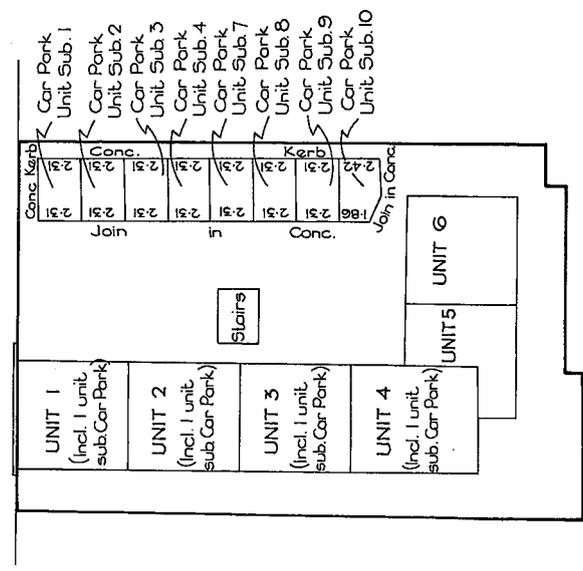


FIRST FLOOR PLAN

Legend
 The lower and upper boundaries for the unit subsidiaries shown as Car Park are existing ground level and 3.00 metres above respectively.



SUSSEX STREET



GROUND FLOOR PLAN

STRATA PLAN NUMBER
SP 3907
 Authenticated vide
 Application No. **4259035**
 and Accepted for Deposit

[Signature]
 PRINCIPAL DRAFTING OFFICER
 pro Registro-General
 22/11/1978

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

SCHEDULE OF UNIT ENTITLEMENT							
UNIT Nº	UNIT ENTITLEMENT	CURRENT Cs of T.		UNIT Nº	UNIT ENTITLEMENT	CURRENT Cs of T.	
		VOLUME	FOLIO			VOLUME	FOLIO
1	12						
2	12						
3	12						
4	12						
5	7						
6	10						
7	12						
8	12						
9	12						
10	12						
11	7						
12	10						
AGGREGATE	130						
				AGGREGATE			
				COMMON PROPERTY			
				ROAD or RESERVE ALLOTMENTS			

Schedule 3—Articles of strata corporation

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

APPLICATION/STATEMENT
STRATA TITLES ACT 1988 (SECTION 41)

To: The Secretary Corporation No. **3907** Incorporated
 From: The Form 1 Company
 on behalf of the Unit owner in regard to:
 Unit **11** in the above Corporation which is situated at:
35 Sussex Street North Adelaide
 And owned by **D S & P N Hodgson**

We request that you provide the following information:

PART 1 FINANCIAL DETAILS

- 1.1 Unit Entitlement**0.7**..... Total of all Unit Entitlements**13**.....
- 1.2 (a) Maintenance Contributions
 Amount Payable \$**296.15**... per**6 months**... Paid to **30/06 /2025**
- (b) Levies Payable (Description, Amount, Due Date)
 (1) **\$296.15 on 30 Sep 2025 for the period 1 Jul 2025 to 31 Dec 2025**.....
 (2)
- (c) Arrears
 Contributions \$..... Levies \$..... Interest \$
 As at ... / ... / Total Arrears \$**Nil**
 NB Interest accrues daily at % per annum
- (d) Water use charges to be paid by ***Corporation / ~~Owner~~**
- 1.3 Liabilities of the Corporation
 (a) Current liabilities incurred by the Corporation to which the unit holder must or is likely to be required to contribute: (excluding 1.2)
 (1) **Nil**.....
 (2)
- (b) Future liabilities resolved to be incurred by the Corporation to which the unit holder must or is likely to be required to contribute: (excluding 1.2)
 (1) **Nil**.....
 (2)
- 1.4 Assets of the Corporation
 Name of Fund: **Strata Corp 3907 INC**.....
 Where held: **CBA**.....
- (a) Sum standing to credit of fund \$ **15,205.97**.....
 (b) Amount budgeted for known expenses \$
 (c) Amount in Sinking Fund \$**14,090** Purpose ..Any future major building works

- (d) Particulars of other assets: (common property improvements that do not appear on the strata plans)
Nil.....

PART 2 INSURANCE DETAILS

Insurer ...**See attached certificate**.....

Property Cover \$ Expiry Date ... / ... / Policy No.

Public Liability \$ Expiry Date ... / ... / Policy No.

Other Covers (eg Voluntary Workers, Fidelity Guarantee, Machinery Breakdown, Flood)

(1) \$ Expiry Date ... / ... / Policy No.

(2) \$ Expiry Date ... / ... / Policy No.

(3) \$ Expiry Date ... / ... / Policy No.

PART 3 Please supply a copy of each of the following: (Applicant to delete if not required)

- 3.1 (a) Minutes of general meetings of the Corporation for the last two (2) years.
- (b) Minutes of management committee meetings of the Corporation for the last two (2) years
- (c) Detail of any "special resolution" or "unanimous resolution" affecting the unit or common property passed during the last five (5) years (excluding those contained in (a) above.
- Refer relevant minutes attached ...**See EGM Minutes Attached**...
- 3.2 Statement of Accounts of the Corporation last prepared
- 3.3 The Articles of the Strata Corporation .. **IAW Strata Titles Act 1988 Schedule 3 and EGM Minutes**
- 3.4 Certificate of Currency of Insurance
- 3.5 Insurance Policy(ies) currently in force by the Corporation

PART 4 Please complete the following:

The Corporation's records are available for inspection at ..**By appointment with the Secretary**...

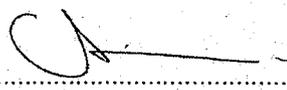
On any working day between the hours of am and pm.

Contact phone ...**0407606783**.....

(A fee of \$5.00 will be charged)

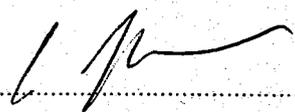
PART 5 Date of Application 10 September 2025

Signed for and on behalf of the Applicant



Date of Statement 10.19.25

Signed for/on behalf of the Corporation



Applicant please note:

1. This statement does not take into account any decisions or transactions of the Corporation at or subsequent to the issue thereof.
2. Applicants are invited to check the current status prior to settlement.
3. Please advise the Corporation the name and address of the new owner when settlement has been effected.

form1

From: csnurton1@bigpond.com
Sent: Wednesday, 10 September 2025 3:30 PM
To: form1
Subject: RE: Strata Search Request - 11/35 Sussex Street North Adelaide

Hi Christopher

Sorry but I made a small error at Part 1, 1.2 c. I should have included a \$26.96 in arrears due to a retrospective fee increase. No interest is applicable.

Regards
Chris

From: form1 <form1@form1.net.au>
Sent: Thursday, 4 September 2025 9:49 AM
To: csnurton1@bigpond.com
Subject: Strata Search Request - 11/35 Sussex Street North Adelaide

Good morning Chris,

We are preparing the Form 1 for the sale of 11/35 Sussex Street North Adelaide.

Please find attached our Strata Search Request. If you can please complete the attached form and return it to our office with a copy of the Community Corporation Insurance.

Should you have any queries please contact our office.

Kind regards

Christopher Gill

The Form 1 Company
Level 8
420 King William Street
Adelaide SA 5000

Ph 08 7221 4908
www.form1.net.au

Telephone: Mobile 0407 606 783
E-mail csnurton1@bigpond.com

Chris Nurton
Strata Secretary

26 Sprinkler Drive,
Walker Flat, SA 5238

STRATA PLAN 3907 INCORPORATED
35 Sussex Street, North Adelaide 5006
EGM Meeting Minutes, May 2025

07 May 2025

Date: *Friday 07 May 2025*

Venue: By Online correspondence

Agenda Items

Motion 1. Document the smoking Exclusion Zones in Common Areas

Sharon Nurton proposes that Smoking (including E cigarettes) not be permitted on any part of the complex or common grounds. This includes any part of the balustrades, paths, carparks and driveway.

Resolution: Carried Unanimously

Motion 2. Document the Exclusion Zones for drying of clothing

Sharon Nurton proposes that clothing being dried, washing or airing of any kind is not permissible in any area within the corporation other than the fixed washing lines provided behind the community building.

Resolution: Carried Unanimously

STRATA PLAN 3907 INCORPORATED

C. Nurton
SECRETARY / MANAGER

Telephone: Mobile 0407 606 783
E-mail csnurton1@bigpond.com

Chris Nurton
Strata Secretary

26 Sprinkler Drive,
Walker Flat, SA 5238

STRATA PLAN 3907 INCORPORATED
35 Sussex Street, North Adelaide 5006
AGM Meeting Agenda 2025

04 April 2025

Date: *Friday 04 Apr 2025 at 5:00pm*

Venue: Apartment 7/35 Sussex Street North Adelaide

Agenda Items

Motion 1. Minutes

That the attached Minutes for the 2024 AGM be accepted.

Resolution: Minutes Accepted. Carried Unanimously

Motion 2. Statement of Accounts

That the attached Statement of Accounts for the Financial Year 2024 be accepted.

Resolution: Accounts Accepted. Carried Unanimously

Motion 3. Election of Committee

General committee nominations for each of the following positions:

Chairperson: Sharon

Treasurer: Chris

Secretary: Chris

Management committee nominations:

Current nominations: David and Chris.

Resolutions: All nominations Carried Unanimously

Motion 4. Unit Ownership Changes

Discussion to advise all members of possible changes of ownership of apartments.

Discussion: Paul advised by Angela that Unit 12 is up for sale and a new owner is expected

Resolution: N/A

Motion 5. Building Insurance

That the current insurance coverage be reviewed and added to/adjusted according to the decision at the meeting. Consideration is to be given to the Mclean Gladston Valuation received in March 2024. Current Policy details can be provided on request.

Discussion: All members agreed that the current level of insurance is adequate

Resolution: Carried Unanimously

Motion 6. Garden Maintenance

Consider if the current garden maintenance by Chris and Sharon with additional maintenance as required by contractor should be continued, or if alternate arrangements are required.

Discussion: All members agreed to leave the current methodology in place.

Resolution: Carried Unanimously

Motion 7. Garden Replanting

That expenditure up to \$1500 for removal of some poor quality plants and the addition of new plants in the new and existing bare spots.

Discussion: All members agreed this is appropriate

Resolution: Carried Unanimously

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Chris Nurton
Strata Secretary

26 Sprinkler Drive,
Walker Flat, SA 5238

STRATA PLAN 3907 INCORPORATED
35 Sussex Street, North Adelaide 5006
AGM Meeting Agenda 2025

Motion 8. Additional Expenditure

Additional expenditure may be approved at the meeting up to a total of \$1000 should all members not be present. This limit will allow members to approve minor improvements that benefit all members as a result of discussions at the meeting without seeking consultation with members not present.

Discussion: Not required as all members present

Resolution: N/A

Motion 9. Compensation for Secretary/Manager

The secretary/manager currently receives a \$500 per year reduction in strata fees for Unit 7 as compensation for all management and secretarial functions. This compensation is to be reviewed and the finding approved at the meeting including any other nominations to perform this role.

Discussion: Chris advised that for the work level required, that this compensation was not adequate. Chris requested a quote from Whittles which came back at \$4,500 per year. It was also noted that 88 Sussex Street is currently paying approximately \$3,500 per year. Paul proposed to increase the fee to \$1000 per year to be paid as an offset to the strata fees for Unit 7 with some additional offset required against another unit.

Resolution: Paul proposed to accept the \$1000 per year compensation. Angela seconded. Carried Unanimously

Motion 10. Administration Fund Budget

That the attached administration fund budget be approved and adopted. Changes may be made to the budget at the meeting provided these changes do not increase the contributions by more than 10% of the proposed budget should not all members be present at the meeting.

Discussion: Chris informed members of a declining administration fund and suggested to increase overall budget to \$11000. After discussing the need to keep the Sinking fund growing steadily for future possible building repairs the increase was considered appropriate.

Resolution: Sharon proposed to approve the increase to \$11,000 total income budget from \$10,000. Seconded by Angela. Carried Unanimously

Motion 11. Sinking Fund Budget

That the attached sinking fund budget be approved and adopted. Changes may be made to the budget at the meeting provided these changes do not increase the contributions by more than 10% of the proposed budget should not all members be present at the meeting.

Discussion: Chris advised of problems at 88 Sussex St and possible roofing issues.

Resolution: Angela proposed to continue the current sinking fund budget of \$1000 annual increment. Seconded by Paul. Carried Unanimously

General discussion

Articles of the Corporation.

Chris advised the following: Schedule 3 of the Strata Titles Act is current for the corporation. No other articles are currently in place. Schedule 3 paragraph 4 notes that:

Subject to the Strata Titles Act 1988, a person bound by these articles must not, without the strata corporation's consent, keep any animal in, or in the vicinity of, a unit.

Discussion: It was agreed that due to the size and proximity of all apartments, that the Strata Corporation will not under any circumstances provide this consent. It was

Telephone: Mobile 0407 606 783
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Chris Nurton
Strata Secretary

26 Sprinkler Drive,
Walker Flat, SA 5238

STRATA PLAN 3907 INCORPORATED
35 Sussex Street, North Adelaide 5006
AGM Meeting Agenda 2025

however noted that the corporation will always abide to the extent of law where a pet is required in the case of disability.

Resolution. Proposed by Chris that the Strata Corporation will not under any circumstances provide consent for animals to be kept in, or in the vicinity of, the apartments. A copy of Schedule 3 is to be included in the minutes. Seconded by Angela. Carried Unanimously

Washing left outside of Apartments:

Discussion: Sharon advised that in order to keep the appearance of the complex and not limit access to common paths etc no washing is to be placed anywhere other than the existing clothes lines.

Resolution: Proposed by Angela, Seconded by Sharon. Carried Unanimously.

Rubbish in Green Bins:

Discussion: Rubbish is still occasionally put in the green bins behind the building. All agreed to put sign near entrance to clothes lines in case the tenant is unaware of the correct location of the common bins.

Angela offered to give a camera to be placed so as to persuade people not to put additional rubbish around the common bin area. Sharon will email signs to Paul to be laminated for placement near the clothes lines and to advise of the camera.

Resolution: Proposed by Sharon, seconded by Paul. Carried Unanimously.

Meeting Closed at 17:51.

STRATA PLAN 3907 INCORPORATED

C. Nurton
SECRETARY / MANAGER

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E-mail csnurton1@bigpond.com

Chris Nurton
Strata Secretary

26 Sprinkler Drive,
Walker Flat, SA 5238

STRATA PLAN 3907 INCORPORATED
35 Sussex Street, North Adelaide 5006
AGM Meeting Minutes 2024

20 Nov 2024

Date: *Wednesday 20 Nov 2024 at 4:00pm*

Venue: Kentish Arms Hotel

Agenda Items

Motion 1. Minutes

That the attached Minutes for the 2023 AGM be accepted.

Resolution: Unanimously Accepted. Noted that the date should be corrected from 2021 to 2023.

Motion 2. Statement of Accounts

That the attached Statement of Accounts for the Financial Year 2023 be accepted.

Resolution: Unanimously Accepted.

Motion 3. Election of Committee

General committee nominations can be provided either prior to or at the meeting for each of the following positions:

Chairperson: Sharon Nurton Nominated and unanimously accepted.

Treasurer: Chris Nurton Nominated and unanimously accepted.

Secretary: Chris Nurton Nominated and unanimously accepted.

Management committee nominations can also be provided either prior to or at the meeting.

Current nominations: David and Chris.

Resolutions: Chris Nurton and David Nurton unanimously accepted.

Motion 4. Compensation for Secretary/Manager

The secretary currently receives a \$350 per year reduction in strata fees for Unit 7 as compensation for all management and secretarial functions. This compensation is to be reviewed and the finding approved at the meeting including any other nominations to perform this role.

Discussion: The level of compensation was discussed and also consideration was given the additional strata functions such as gardening that is undertaken by Manager. It was proposed that the compensation be increased to \$500 per year to be reviewed each year.

Resolution: \$500 per year unanimously accepted.

Motion 5. Building Insurance

That the current insurance coverage be reviewed and added to/adjusted according to the decision at the meeting. Consideration is to be given to the Mclean Gladston Valuation received in March 2024. Current Policy details can be provided on request.

Discussion: All members were in favour of not reducing the level of insurance to that of the valuation.

Resolution: Maintain the current level of insurance. Unanimously Accepted

Motion 6. Administration Fund Budget

That the attached administration fund budget be approved and adopted. Changes may be made to the budget at the meeting provided these changes do not increase the contributions by more than 10% of the proposed budget should not all members be present at the meeting.

Discussion: Chris proposed that the member contributions be increased as the strata funds are starting to decrease with excess commitments such as tree felling and HWS eroding the funds. David and Angela were not in favour of the increase and therefore the increase could not be supported.

Resolution: Original Proposed budget Accepted

Motion 7. Sinking Fund Budget

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Chris Nurton
Strata Secretary

26 Sprinkler Drive,
Walker Flat, SA 5238

STRATA PLAN 3907 INCORPORATED
35 Sussex Street, North Adelaide 5006
AGM Meeting Minutes 2024

That the attached sinking fund budget be approved and adopted. Changes may be made to the budget at the meeting provided these changes do not increase the contributions by more than 10% of the proposed budget should not all members be present at the meeting.

Discussion:

Resolution: Unanimously Accepted

Motion 8. Garden Maintenance

Consider if the current garden maintenance by Chris and Sharon with additional maintenance as required by contractor should be continued, or if alternate arrangements are required.

Discussion:

Resolution: Unanimously Accepted

Motion 9. Garden Replanting

That expenditure up to \$1500 for removal of some poor quality plants and the addition of new plants in the new and existing bare spots.

Discussion: Angela has volunteered David to fertilise the plants under the stairs

Resolution: Unanimously Accepted

Motion 10. Additional Expenditure

Additional expenditure may be approved at the meeting up to a total of \$1000 should all members not be present. This limit will allow members to approve minor improvements that benefit all members as a result of discussions at the meeting without seeking consultation with members not present.

Discussion:

Resolution: Unanimously Accepted

General discussion

STRATA PLAN 3907 INCORPORATED

C. Nurton
SECRETARY

Strata Plan 3907

Statement of Income and Expenditure

Year Ended 30 December 2024

Admin Fund Operating Statement

	2024	2023
	\$	\$
Income		
Income Strata Fees	10000	9,999.67
Supplementary Contributions	-	-
Insurance Claim	-	-
Bank Interest	1.99	2.12
	10,001.99	10,001.79
Expenses		
Electricity	415.76	395.23
Insurance	4,990.00	4,669.90
Cleaning	620.00	300.00
BinsCollection	848.00	800.00
Building Maintenance	2,485.00	226.48
Grounds Maintenance	3,309.41	880.00
Building Improvements	-	-
Administration	500.00	350.00
Bank Charges	60.00	60.00
	13,228.17	7,681.61
Excess of Income over Expenditure	(3,226.18)	2,320.18
Balance brought forward	5,165.74	2,845.56
Transfer to Sinking Fund	(1,000.00)	-
Transfer from Sinking Fund	2,280.00	
	3,219.56	5,165.74
Admin Fund Accumulated Balance	3,219.56	5,165.74

Sinking Fund Fund Operating Statement

	2024	2023
	\$	\$
Income		
Transfer from Admin Fund	1,000.00	-
Supplementary Contributions	-	-
	<u>1,000.00</u>	<u>-</u>
Expenses		
Transfer to Admin Fund	2,280.00	-
	<u>2,280.00</u>	<u>-</u>
Excess of Income over Expenditure	(1,280.00)	-
Balance brought forward	20,370.00	20,370.00
Sinking Fund Accumulated Balance	<u>19,090.00</u>	<u>20,370.00</u>

Member Balances

	2024	2023
	\$	\$
C&S Nurton	-	-
D&A Nurton	-	-
P Hodgson	-	-
Total Members' Balance	<u><u>-</u></u>	<u><u>-</u></u>

Strata Corp 3907 Financial Position

	2024	2023
	\$	\$
Admin Fund Accumulated Balance	3,219.56	5,165.74
Sinking Fund Accumulated Bank Balance	19,090.00	20,370.00
Bank Balance	<u>22,309.56</u>	<u>25,535.74</u>
Member Balances	-	-
Total of Strata Corp Funds	22,309.56	25,535.74

Strata Plan 3907

Statement of Income and Expenditure

Year Ended 30 December 2023

Admin Fund Operating Statement

	2023	2022
	\$	\$
Income		
Income Strata Fees	9999.67	10,000.00
Supplementary Contributions	-	-
Insurance Claim	-	-
Bank Interest	2.12	1.79
	10,001.79	10,001.79
 Expenses		
Electricity	395.23	292.56
Insurance	4,669.90	3,990.00
Cleaning	300.00	300.00
BinsCollection	800.00	832.00
Building Maintenance	226.48	103.71
Grounds Maintenance	880.00	330.00
Building Improvements	-	2,827.44
Administration	350.00	300.00
Bank Charges	60.00	60.00
	7,681.61	9,035.71
 Excess of Income over Expenditure		
	2,320.18	966.08
Balance brought forward	2,845.56	1,879.48
Transfer to Sinking Fund	-	-
Transfer from Sinking Fund		
	5,165.74	2,845.56
Admin Fund Accumulated Balance		

Sinking Fund Fund Operating Statement

	2023	2022
	\$	\$
Income		
Transfer from Admin Fund	-	-
Supplementary Contributions	-	-
	-	-
Expenses		
Transfer to Admin Fund	-	-
	-	-
Excess of Income over Expenditure	-	-
Balance brought forward	20,370.00	20,370.00
Sinking Fund Accumulated Balance	20,370.00	20,370.00

Member Balances

	2023	2022
	\$	\$
C&S Nurton	-	-
D&A Nurton	-	-
P Hodgson	-	0.33
Total Members' Balance	-	0.33

Strata Corp 3907 Financial Position

	2023	2022
	\$	\$
Admin Fund Accumulated Balance	5,165.74	2,845.56
Sinking Fund Accumulated Bank Balance	20,370.00	20,370.00
Bank Balance	25,535.74	23,215.56
Member Balances	-	0.33
Total of Strata Corp Funds	25,535.74	23,215.23

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E-mail csnurton1@bigpond.com

Chris Nurton
Strata Secretary

26 Sprinkler Drive,
Walker Flat, SA 5238

STRATA PLAN 3907 INCORPORATED
35 Sussex Street, North Adelaide 5006
Management Committee Meeting Minutes, May 2025

28 April 2025

Date: *Monday 28 April 2025*

Venue: By Online correspondence

Attendees: Chris Nurton and David Nurton

Agenda Items

Approve the replacement of all water heaters

David Nurton proposes that due to the failure of two of the three corporation water heaters within a few months, approval be given to replace the remaining unit due to all water heater units being the same age. This would alleviate the probable requirement to replace the unit in the near future.

Replacement of the water heaters will require the transfer of \$5000 from the Sinking Fund to the Administration Fund with the residual costs to be from existing Administration Fund assets.

Resolution: Carried Unanimously

STRATA PLAN 3907 INCORPORATED

C. Nurton
SECRETARY / MANAGER



MGA Insurance Brokers Pty. Ltd.
176 Fullarton Road
DULWICH
S.A. 5065
Website: www.mga.com
AFS Licence No. 244601
ABN 29 008 096 277

INVOICE
Issued 07.03.2025

Strata 3907
C/O Walker Flat General Store
4809 Angas Valley Rd
Walker Flat SA 5238

Total Payable*

A\$ 4,690.00
includes GST of 388.26

Pay By

22nd March 2025
or within 7 days of invoice receipt

Our Reference

14739501

Policy Number

HRS11056497

Class: Residential Strata - EDI

PROTECTING AUSTRALIANS SINCE 1975

MGA Insurance Brokers is one of the top 10 Insurance Brokerages in Australia with 40 offices and over 200 personnel Australia wide

IMPORTANT INFORMATION

Please review your policy documents carefully and contact us immediately if any details are incorrect, other changes are required or if you have any questions regarding your policy.

Renewal for: 35 Sussex Street, North Adelaide SA 5006

If you should have any queries, please contact:
Micheal Rapisarda on (08) 8177 8384 (micheal.rapisarda@mga.com)

Claims must be notified as soon as reasonably possible. Late notification may result in the insurer refusing to indemnify you or reducing your claim, to the extent the insurer is prejudiced by the delay. Refer to your policy for more details. *The enclosed Tax Invoice provides a detailed breakdown of the above Total Payable amount.

Payment Options:



Billers Code: **36160**
Reference: **047395010096**
From savings or cheque account



Pay in person at any Australia Post outlet or at your local MGA Office.



Post your cheque with this payment slip to:
MGA Insurance Brokers Pty. Ltd.
PO Box 309
KENT TOWN S.A. 5071



Visit our website at: www.mga.com
to pay by Visa, Mastercard or Amex.
A surcharge (Incl. GST) will apply.
Client Reference: MGA AD9 S3064
Invoice Reference: I4739501



Pay in person at any Australia Post outlet using cash, cheque or EFTPOS.



Pay using internet banking by entering the below BSB, account and reference details:
BSB: 085-456
Account: 766750672
Reference: 14739501



*2871 047395010096

Total Payable A\$ 4,690.00

Broker: Micheal Rapisarda
MGA AD9 S3064 1969767/003 14739501



OUR PRIVACY POLICY

We are committed to protecting your privacy in accordance with the Privacy Act 1988 (Cth) (Privacy Act) and the Australian Privacy Principles (APP's). Where required, we will provide you with a Collection Notice which outlines how we collect, disclose and handle your information.

You can also refer to our Privacy Policy available on our website or by contacting us for more information about our privacy practices including how we collect, use or disclose your information, how to access or seek correction to your information or how to complain in relation to a breach of the Australian Privacy Principles and how such a complaint will be handled.

YOUR DUTY OF DISCLOSURE

You have a duty of disclosure under the Insurance Contracts Act 1984.

When applying for insurance and answering any questions, you need to advise anything you know, or that a reasonable person in the circumstances would know, that may affect or be relevant to the insurer's decision to insure you and on what terms.

You must comply with your duty of disclosure until the insurer agrees to insure you (including any renewal, extension, variation or reinstatement as applicable), and if anything that you have disclosed to us changes before that time, you also need to tell us.

The duty applies to you and anyone else that you want to be covered by the contract.

If you are in doubt tell us and we can help.

NON-DISCLOSURE

If you fail to comply, the insurer may reduce its liability under the contract in respect of a claim, cancel the contract or both. If your failure is fraudulent, they may also avoid the contract from its beginning.

AVERAGE OR CO-INSURANCE

Check your sums insured are adequate to cover the full replacement value of your items in the event of a claim. Where the contract of insurance includes an Average or Co-Insurance provision, you will be considered your own Insurer for the difference between the sum insured at the time of loss and the specified percentage of the true value of the property lost or damaged. The effect of the Average or Co-Insurance provision is that you will bear a rateable proportion of any loss in the event of any under-insurance.

THIRD PARTY INTERESTS

You should advise the Insurer of the interest of all third parties (e.g. financiers, lessors, mortgagees) in the subject matter of policy. The interest of such third parties may only be protected if it is noted on the policy.

HOLD BLAMELESS OR PREVENTING THE RIGHT OF RECOVERY

Please be aware that if you are a party to any agreement or understanding that has the effect of excluding or limiting the insurer's rights of recovery from a third party, the insurer may have the right to refuse to indemnify you for such loss if it is shown that Insurer's rights of recovery has been prejudiced by your action.

ASSOCIATIONS WITH RELATED BODIES CORPORATE

We are members of the Austbrokers network of insurance brokers. MGA Insurance Brokers is an equity member within the Austbrokers network. AUB Group Limited (ABN 60 000 000 715) (AUB) is a sole shareholder of Austbrokers Member Services Pty Ltd ACN 123 717 653, a company that provides marketing, distribution and training services to members of Austbrokers.

MGA Insurance Brokers Pty Ltd and MGA EziPay Pty Ltd (ABN 12 119 047 960) are wholly owned subsidiaries of MGA Management Services Pty Ltd (ABN 47 008 210 482).

ASSOCIATION WITH AN UNDERWRITING AGENCY

We have an association with Millennium Underwriting Agencies Pty Ltd (ABN 38 079 194 095). MGA Insurance Brokers Pty Ltd and Millennium Underwriting Agencies Pty Ltd have some common directors and a proportion of the shares of each company have some common beneficial ownership.

IMPORTANT INFORMATION

This document provides only brief details of the insurance. The full terms and conditions are contained in the policy documents and it is essential that you read these carefully. Should you have any questions about the scope of cover provided, please contact your local MGA office for an explanation.

MGA subscribes to the Australian Financial Complaints Authority (AFCA). Should you have any complaint about MGA please contact our office immediately. The latest version of our Financial Services Guide is available on our website www.mga.com

LEGAL LIABILITY OR INDEMNITY INSURANCE

Should the policy state that the cover is written on a "Claims Made" basis or "Claims Made and Notified" basis, it is imperative that the Insurer be notified immediately of any claim, incident or circumstances that may result in a claim during the currency of the policy or any permitted extended disclosure period (if applicable).

NON RETURN OF BROKERAGE

The charges detailed on this invoice include the commission and fee income earned by this office for the placement of the risk insured. Our fees or commission may not be refunded to you if the policy is cancelled prior to expiry.

COOLING OFF PERIOD

Some policies are subject to a cooling off period (the policy will state if this is the case and the applicable notice period). Where a cooling off period applies you can check that the policy meets your needs during the notice period and if not, you may be able to cancel the policy (except in some circumstances, for example, if you have made a claim) and receive a full refund of any premium paid (less certain deductions permitted by law). You may still have rights to cancel the policy after any cooling off period ends.

For more information, please contact our office, refer to your policy documents or visit our website www.mga.com for the Financial Services Guide and Privacy Policy.

MGA Insurance Brokers Pty. Ltd.
 176 Fullarton Road
 DULWICH
 S.A. 5065
 ABN 29 008 096 277
 Australian Financial Services Licence No. 244601

TAX INVOICE
 Issued 07.03.2025

Client : Strata 3907
 C/O Walker Flat General Store
 4809 Angas Valley Rd
 Walker Flat SA 5238

ABN :

Class : Residential Strata - EDI

Insurer : Hutch Underwriting Pty Ltd

Policy Number : HRS11056497

Period : 22.03.2025 to 22.03.2026 at 4pm

Invoice Number : I4739501

MGA Reference : MGA AD9 S3064 1969767/003

Premium	3,462.31
Underwriting Agency Fee	210.00
GST	367.21
Stamp Duty*	418.92
Broker Service Fee	210.51
Fee GST	21.05

Total Payable (incl GST) A\$ 4,690.00

GST Total 388.26

* Not a taxable supply
 This is only a Tax Invoice once payment is received.

MGA Insurance Brokers Pty Ltd

ABN 29 008 096 277
 176 Fullarton Road
 DULWICH
 S.A. 5065

Phone: 08 8291 2300
 PO Box 309
 KENT TOWN S.A. 5071

COVERAGE SUMMARY	Strata 3907 Residential Strata - EDI
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L8, 17 Bridge Street, Sydney, NSW, 2000.
 Enquiries: 1300 256 056

Your Policy Number: HRS11056497
 UMR: B200800000STR2024
 PDS and Policy Wording: Hutch Residential Strata (version HRS7)
 The Insured: Strata Corporation No 3907 Inc
 Situation: 35 Sussex Street, North Adelaide SA 5006
 Period of Insurance: Commencement Date 4.00pm on 22/03/2025
 Expiry Date 4.00pm on 22/03/2026
 Date of Issue: 07/03/2025

POLICY LIMITS / SUMS INSURED

Section 1 Buildings	\$2,339,285
Common Area Contents	\$23,393
Loss of Rent	\$350,893
Flood	Selected
Additional Catastrophe Cover	\$701,786
Unit Owners Fixtures and Fittings	\$233,929
Section 2 Property Owners Legal Liability	\$30,000,000
Section 3 Voluntary Workers Personal	
Accident	\$200,000 /\$2,000 weekly
Section 4 Fidelity Guarantee	\$250,000
Section 5 Office Bearers Liability	\$1,000,000
Section 6 Machinery Breakdown	Not Insured
Section 7 Part A Government Audit Expenses	\$25,000
Part B Health & Safety Legal	
Expenses	\$100,000
Part C Legal Expenses	\$50,000
Section 8 Cyber	\$10,000

EXCESS

You must pay the amount of any Excess as specified below or in accordance with the relevant Section of the Policy wording for each claim. Should multiple Excesses be payable for any claim arising from any single Event, such excesses will not be aggregated and only the highest single Excess will apply.

Section 1 Building and Contents	\$1,000
Water Damage	\$2,500
Earthquake excess	\$500 in addition
Section 2 Property Owners Legal Liability	\$1,000
Section 3 Voluntary Workers Personal Accident	\$1,000
Section 4 Fidelity Guarantee	\$1,000
Section 5 Office Bearers Liability	\$1,000
Section 7 Part A: Government Audit Expenses	\$1,000
Part B: Health & Safety Legal Expenses	\$1,000
Part C: Legal Expenses	\$1,000 Plus 10% contribution in addition
Section 8 CYBER.	\$1,000

MGA Insurance Brokers Pty Ltd

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176 Fullarton Road
DULWICH
S.A. 5065

Phone: 08 8291 2300
PO Box 309
KENT TOWN S.A. 5071

COVERAGE SUMMARY

Strata 3907
Residential Strata - EDI

Endorsements

Important information

This Policy has been issued by Hutch Underwriting Pty Ltd (Hutch) ABN 846 552 56 134, Authorised Representative number 001296345, on behalf of certain underwriters at Lloyds.

Hutch is an authorised representative of CoverRadar Group Pty Ltd ABN 146 412 25 809 AFS Licence number 523647 of L8, 17 Bridge Street, Sydney, NSW, 2000.

It forms part of Your contract of insurance and You should refer to it together with the Product Disclosure Statement and insurance Policy wording (PDS and Policy) to consider whether the benefits, terms, conditions and exclusions of your Policy remain relevant and suitable for Your needs and circumstances.

The PDS and Policy are available from our website www.hutchunderwriting.com.au

Your Duty to take reasonable care not to make a misrepresentation
When answering our questions in the Proposal, making changes to your Policy or at renewal, you have a duty to take reasonable care not to make a misrepresentation to us.

You and other insured person(s) must answer our questions with relevant and complete information and You must not misrepresent any information that You give to us. You have the same duty in relation to anyone else whom You want to be covered by the policy.

If You fail to comply with this duty and we would not have entered into this Policy for the same premium and on the same terms and Conditions expressed in this Policy, we may be entitled to reduce Our liability under the Policy in respect of any claim or we may cancel the Policy.

Cooling Off Period

If this Policy does not meet Your requirements, You can cancel the Policy within twenty-one (21) days from the date the Policy commenced by sending a written notice to us that the Policy is not required. You will receive a full refund of the Premium provided You have not made a claim under the Policy.

Claims made notice

Sections 5 and 7 of the Policy operates on a ?claims made and notified? basis. This means that, subject to the provisions of Sections 5 and 7, where You give notice in writing to Us of any facts that might give rise to a claim against You as soon as reasonably practicable after You become aware of those facts but before the expiry of the Period of Insurance, You may have rights under Section 40(3) of the Insurance Contracts Act 1984 (Cth) to be indemnified in

MGA Insurance Brokers Pty Ltd

ABN 29 008 096 277
 176 Fullarton Road
 DULWICH
 S.A. 5065

Phone: 08 8291 2300
 PO Box 309
 KENT TOWN S.A. 5071

COVERAGE SUMMARY Strata 3907
Residential Strata - EDI

respect of any claim subsequently made against You arising from those facts notwithstanding that the claim is made after the expiry of the Period of Insurance.

Any such rights arise under the legislation only, in that the terms of the Policy and the effect of the Section, subject to the continuous cover special conditions, is that You are not covered for claims made against You after the expiry of the Period of Insurance.

INSURER	POLICY NUMBER	PROPORTION
Hutch Underwriting Pty Ltd A.B.N. 84 655 256 134 L8, 11 York Street SYDNEY NSW 2000 ASFL No: 523647	HRS11056497	100.0000%
* SUPPORTING INSURERS		
- Certain Underwriters at Lloyd's One Lime Street London EC3M 7HA	100.0000%	

MGA Insurance Brokers Pty Ltd

ABN 29 008 096 277

AFS Licence No. 244601

GENERAL ADVICE

This is an important document. You should read it carefully and ensure that you understand it.

Client	:Strata 3907	
Insurer	:Hutch Underwriting Pty Ltd	
Class of Risk	:Residential Strata - EDI	
Policy Number	:HRS11056497	
Period of Cover	:22.03.2025 to 22.03.2026	Our Ref :MGA AD9 S3064 1969767/003/01

OUR ADVICE

In this instance we only provide a "general advice" service. This means that whilst we may generally recommend the products we distribute, we do not consider whether the product is appropriate for your own personal objectives, financial situation and needs in making the recommendation. You need to consider the appropriateness of any information (in particular any policy documentation and relevant Product Disclosure Statement) or general advice we give you, having regard to your personal situation, before acting on our advice or buying any product.

OTHER INFORMATION

We confirm we have reviewed the Insurer's Target Market Determination (TMD) for this product and have assessed that you fall within the target market for this financial product. On the basis of our assessment, we consider that the product has therefore been issued to you consistently with the TMD provided by the Insurer. If you have elected to pay your premium via a Premium Funder, a Target Market Determination is also available. Please ask us if you would like a copy of a TMD.

We receive the following commission for arranging your insurance:

Commission Amount: \$ 692.46 GST: \$ 69.25 Total: \$ 761.71

The commission received is based on a percentage of the base premium paid to us by the Insurer.

For further information about the remuneration that may be received by us, our associates, our representatives and related entities that are not associated with providing advice to you, please refer to the Financial Services Guide provided to you or you can ask us for details.

YOUR DUTY TO TAKE REASONABLE CARE NOT TO MAKE A MISREPRESENTATION

You have a duty under the Insurance Contracts Act 1984 to take reasonable care not to make a misrepresentation to the insurer (your duty). Your duty applies before you enter into the insurance contract, and also before you renew, extend, vary, or reinstate the policy.

You must answer the insurers questions honestly, accurately and to the best of your knowledge. A misrepresentation includes a statement that is false, partially false, or which does not fairly reflect the truth.

The responsibility to take reasonable care not to make a misrepresentation applies to everyone who will be insured under the policy. If you are answering questions on behalf of anyone, the insurer will treat your answers or representations as theirs.

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If you do not meet the above duty, the insurer may reject or not fully pay your claim and/or cancel your policy. If the misrepresentation was deliberate or reckless, this is an act of fraud, and the insurer may treat your policy as if it never existed.