

# 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:

Street 1

Street 2

Suburb State Postcode

2 Purchaser's registered agent:

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

Address:

~~Street 1~~

~~Street 2~~

~~Suburb State Postcode~~

3 Vendor:

Rosanna Cecchin

Address:

Street 1 24 Kernick Way

Street 2

Suburb Brompton State SA Postcode 5007

4 Vendor's registered agent:

LMC Property Sales Pty Ltd T/A Jump Property

Address:

Street 1 75 Henley Beach Road

Street 2

Suburb Mile End State SA Postcode 5031

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

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

Lot 53 primary community plan 24725 in the area named Brompton hundred of Yatala in the city of Charles Sturt

Street 1 24 Kernick Way

Street 2

Suburb Brompton State SA Postcode 5007

being the \*whole / ~~portion~~ of the land comprised in Certificate of Title  
Volume 6039 Folio 847

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

### To the purchaser:

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

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

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

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

##### 2 - Time for service

The cooling-off notice must be served -

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

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

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

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

##### 4 - Methods of service

The cooling-off notice must be -

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

24 Kernick Way Brompton SA 5007

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

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

info@jumpproperty.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:

75 Henley Beach Road Mile End SA 5031

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

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

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

##### 5 - Effect of service

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

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

**Proceeding with the purchase**

If you wish to proceed with the purchase -

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

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

**(section 7(1))**

**To the purchaser:**

~~\*I/We,~~ Rosanna Cecchin

of 24 Kernick Way Brompton SA 5007

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: 19/12/2024  
 Signed: Signed by:  
 Rosanna Cecchin  
 9AB1015555C248F...

Date:  
 Signed:

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

**(section 9)**



**To the purchaser:**

I, Karen Sue Bowers T/A First Paige Form 1

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: None known

Date: 18/12/2024  
 Signed: Signed by:  
 Karen Bowers  
 949B80BF9171411...

~~\*Vendor's / Purchaser's agent~~

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

## Schedule - Division 1

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

#### Note -

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

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

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

## Table of particulars

Column 1

Column 2

Column 3

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

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

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

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

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

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

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

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

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

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

### 1. General

1.1 Mortgage of land

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

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

Number of mortgage (if registered):

Name of mortgagee:

1.2 Easement

(whether over the land or annexed to the land)

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

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

Is this item applicable?

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

Are there attachments?

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

Refer to page 13 of the Property Interest Report attached

Description of land subject to easement:

Refer to Part 6. Description of the land

Nature of easement:

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

Are you aware of any encroachment on the easement?

NO

If YES, give details:

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

If YES, give details:

Checkboxes for YES/NO and a checked checkbox.

1.3 Restrictive covenant

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

Is this item applicable?

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

Are there attachments?

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

Nature of restrictive covenant:

Name of person in whose favour restrictive covenant operates:

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

If NO, give details:

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

Checkboxes for YES/NO.

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

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

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

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~[Empty box for attachments]~~

~~Name of parties:~~

~~[Empty box for 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

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

**Is this item applicable?**

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

**Are there attachments?**

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

Refer to pages 2 to 8 of the council search attached

Condition(s) of authorisation:

Application ID: 252/2592/08 - community title  
Application ID: 252/2680/07 - five two storey row dwellings and garages.  
Application ID: 252/2811/07 - community title  
Application ID: 252/2811/07.01 - community title  
Application ID: 252/DL/00512/03 - land division to subdivide 30 existing allotments to create residential allotments, public reserve areas and associated road reserves and remove significant trees.

## 6. Repealed Act conditions

6.1 Condition (that continues to apply) of an approval or authorisation granted under the *Building Act 1971* (repealed), the *City of Adelaide Development Control Act 1976* (repealed), the *Planning Act 1982* (repealed) or the *Planning and Development Act 1966* (repealed)

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~Nature of condition(s):~~

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

## 7. Emergency Services Funding Act 1998

7.1 section 16 - Notice to pay levy

Is this item applicable?

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

Are there attachments?

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

Emergency Services Levy Certificate

Date of notice:

17/12/2024

Amount of levy payable:

\$122.40 pa - \$0.00 outstanding

YES  
YES

## 29. Planning, Development and Infrastructure Act 2016

**29.1** Part 5 - Planning and Design Code

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

**Is this item applicable?**

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

 NO

**Are there attachments?**

 YES

*If YES, identify the attachment(s)*

*(and, if applicable, the part(s) containing the particulars):*

Council 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):

Zones: Housing Diversity Neighbourhood (HDN)

Subzones: No

Zoning overlays: refer to pages 14 and 15 of the council search attached

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

 NO

Is the land designated as a local heritage place?

 NO

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

 NO

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

 YES

**Note** - For further information about the Planning and Design Code visit [www.code.plan.sa.gov.au](http://www.code.plan.sa.gov.au).

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

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

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

Date of authorisation:

Name of relevant authority that granted authorisation:

Condition(s) of authorisation:

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

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

Date of notice:

Name of person giving notice of proposed work:

Building work proposed (as stated in the notice):

Other building work as required pursuant to the Act:

29.4 section 140 - Notice requesting access

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~Date of notice:~~

~~Name of person requesting access:~~

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

~~Activity of work to be carried out:~~


29.5 section 141 - Order to remove or perform work

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~Date of order:~~

~~Terms of order:~~

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

~~Amount payable (if any):~~

29.6 section 142 - Notice to complete development

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~Date of notice:~~

~~Requirements of notice:~~

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

~~Amount payable (if any):~~


29.7 section 155 - Emergency order

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~Date of order:~~

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

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

~~Nature of order:~~

~~Amount payable (if any):~~

29.8 section 157 - Fire safety notice

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~Date of notice:~~

~~Name of authority giving notice:~~

~~Requirements of notice:~~

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

~~Amount payable (if any):~~


29.9 section 192 or 193 - Land management agreement

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~Date of agreement:~~

~~Names of parties:~~

~~Terms of agreement:~~

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

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~Date requirement given:~~

~~Name of body giving requirement:~~

~~Nature of requirement:~~

~~Contribution payable (if any):~~


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

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~Date of agreement:~~

~~Names of parties:~~

~~Terms of agreement:~~

~~Contribution payable (if any):~~



29.12 Part 16 Division 1 - Proceedings

~~Is this item applicable?~~

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

~~Are there attachments?~~

~~If YES, identify the attachment(s)~~

~~(and, if applicable, the part(s) containing the particulars):~~

Date of commencement of proceedings:

Date of determination or order (if any):

Terms of determination or order (if any):

29.13 section 213 - Enforcement notice

~~Is this item applicable?~~

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

~~Are there attachments?~~

~~If YES, identify the attachment(s)~~

~~(and, if applicable, the part(s) containing the particulars):~~

Date notice given:

Name of designated authority giving notice:

Nature of directions contained in notice:

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

Amount payable (if any):

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

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~[Empty text box]~~

~~Date order made:~~

~~[Empty text box]~~

~~Name of court that made order:~~

~~[Empty text box]~~

~~Action number:~~

~~[Empty text box]~~

~~Names of parties:~~

~~[Empty text box]~~

~~Terms of order:~~

~~[Empty text box]~~

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

~~[Empty text box]~~

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



1 Name of community corporation:   
 Address of community corporation:

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

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

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

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

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

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

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

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

4 Documents supplied by the community corporation that are enclosed:

(a) a copy of the minutes of the general meetings of the community corporation and management committee  
 \*for the 2 years preceding this statement / ~~since the deposit of the community plan;~~  
 (\*Strike out or omit whichever is the greater period)

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

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

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

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

N/A

6 The following documents are enclosed:

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

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

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

Name:

Address:

**Note-**

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

**Particulars relating to environment protection**



**1-Interpretation**

(1) In this and the following items (items 1 to 7 inclusive)-

**domestic activity** has the same meaning as in the *Environment Protection Act 1993*;

**environmental assessment**, in relation to land, means an assessment of the existence or nature or extent of-

- (a) site contamination (within the meaning of the *Environment Protection Act 1993*) at the land; or
- (b) any other contamination of the land by chemical substances,

and includes such an assessment in relation to water on or below the surface of the land;

**EPA** means the Environment Protection Authority established under the *Environment Protection Act 1993*;

**pre-1 July 2009 site audit**, in relation to land, means a review (carried out by a person recognised by the EPA as an environmental auditor) that examines environmental assessments or remediation of the land for the purposes of determining-

- (a) the nature and extent of contamination of the land by chemical substances present or remaining on or below the surface of the land; and
- (b) the suitability of the land for a particular use; and
- (c) what remediation is or remains necessary for a particular use,

but does not include a site contamination audit (as defined below) completed on or after 1 July 2009;

**pre-1 July 2009 site audit report** means a detailed written report that sets out the findings of a pre-1 July 2009 site audit;

**prescribed commercial or industrial activity**-see item 1(2);

**prescribed fee** means the fee prescribed under the *Environment Protection Act 1993* for inspection of, or obtaining copies of information on, the public register;

**public register** means the public register kept by the EPA under section 109 of the *Environment Protection Act 1993*;

**site contamination audit** has the same meaning as in the *Environment Protection Act 1993*;

**site contamination audit report** has the same meaning as in the *Environment Protection Act 1993*.

(2) For the purposes of this and the following items (items 1 to 7 inclusive), each of the following activities (as defined in Schedule 3 clause 2 of the *Environment Protection Regulations 2009*) is a prescribed commercial or industrial activity:

**EPA Prescribed Commercial or Industrial Activity**

abrasive blasting	acid sulphate soil generation	agricultural activities
airports, aerodromes or aerospace industry	animal burial	animal dips or spray race facilities
animal feedlots	animal saleyards	asbestos disposal
asphalt or bitumen works	battery manufacture, recycling or disposal	breweries
brickworks	bulk shipping facilities	cement works
ceramic works	charcoal manufacture	coal handling or storage
coke works	compost or mulch production or storage	concrete batching works
curing or drying works	defence works	desalination plants
dredge spoil disposal or storage	drum reconditioning or recycling works	dry cleaning
electrical or electronics component manufacture	electrical substations	electrical transformer or capacitor works
electricity generation or power plants	explosives or pyrotechnics facilities	fertiliser manufacture
fibreglass manufacture	fill or soil importation	fire extinguisher or retardant manufacture
fire stations	fire training areas	foundry
fuel burning facilities	furniture restoration	gasworks
glass works	glazing	hat manufacture or felt processing
incineration	iron or steel works	laboratories
landfill sites	lime burner	metal coating, finishing or spray painting
metal forging	metal processing, smelting, refining or metallurgical works	mineral processing, metallurgical laboratories or mining or extractive industries
mirror manufacture	motor vehicle manufacture	motor vehicle racing or testing venues
motor vehicle repair or maintenance	motor vehicle wrecking yards	mushroom farming
oil recycling works	oil refineries	paint manufacture
pest control works	plastics manufacture works	printing works
pulp or paper works	railway operations	rubber manufacture or processing
scrap metal recovery	service stations	ship breaking
spray painting	tannery, fellmongery or hide curing	textile operations
transport depots or loading sites	tyre manufacture or retreading	vermiculture
vessel construction, repair or maintenance	waste depots	wastewater treatment, storage or disposal
water discharge to underground aquifer	wetlands or detention basins	wineries or distilleries
wood preservation works	woolscouring or wool carbonising works	works depots (operated by councils or utilities)

**2-Pollution and site contamination on the land-questions for vendor**

- (1) Is the vendor aware of any of the following activities ever having taken place at the land:
- (a) storage, handling or disposal of waste or fuel or other chemicals (other than in the ordinary course of domestic activities)?
  - (b) importation of soil or other fill from a site at which-
    - (i) an activity of a kind listed in paragraph (a) has taken place; or
    - (ii) a prescribed commercial or industrial activity (see item 1(2) above) has taken place?

NO

If YES, give details of all activities that the vendor is aware of and whether they have taken place before or after the vendor acquired an interest in the land:

- (2) Is the vendor aware of any prescribed commercial or industrial activities (see item 1(2) above) ever having taken place at the land?

NO

If YES, give details of all activities that the vendor is aware of and whether they have taken place before or after the vendor acquired an interest in the land:

- (3) Is the vendor aware of any dangerous substances ever having been kept at the land pursuant to a licence under the *Dangerous Substances Act 1979*?

NO

If YES, give details of all dangerous substances that the vendor is aware of and whether they were kept at the land before or after the vendor acquired an interest in the land:

- (4) Is the vendor aware of the sale or transfer of the land or part of the land ever having occurred subject to an agreement for the exclusion or limitation of liability for site contamination to which section 103E of the *Environment Protection Act 1993* applies?

NO

If YES, give details of each sale or transfer and agreement that the vendor is aware of:

- (5) Is the vendor aware of an environmental assessment of the land or part of the land ever having been carried out or commenced (whether or not completed)?

NO

If YES, give details of all environmental assessments that the vendor is aware of and whether they were carried out or commenced before or after the vendor acquired an interest in the land:

**Note-**

These questions relate to details about the land that may be known by the vendor. A "YES" answer to the questions at items 2(1) or 2(2) 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.

A "YES" answer to any of the questions in this item may indicate the need for the purchaser to seek further information regarding the activities, for example, from the council or the EPA.

### 3-Licences and exemptions recorded by EPA in public register

Does the EPA hold any of the following details in the public register:

- (a) details of a current licence issued under Part 6 of the *Environment Protection Act 1993* to conduct any prescribed activity of environmental significance under Schedule 1 of that Act at the land?

- (b) details of a licence no longer in force issued under Part 6 of the *Environment Protection Act 1993* to conduct any prescribed activity of environmental significance under Schedule 1 of that Act at the land?

- (c) details of a current exemption issued under Part 6 of the *Environment Protection Act 1993* from the application of a specified provision of that Act in relation to an activity carried on at the land?

- (d) details of an exemption no longer in force issued under Part 6 of the *Environment Protection Act 1993* from the application of a specified provision of that Act in relation to an activity carried on at the land?

- (e) details of a licence issued under the repealed *South Australian Waste Management Commission Act 1979* to operate a waste depot at the land?

- (f) details of a licence issued under the repealed *Waste Management Act 1987* to operate a waste depot at the land?

- (g) details of a licence issued under the repealed *South Australian Waste Management Commission Act 1979* to produce waste of a prescribed kind (within the meaning of that Act) at the land?

- (h) details of a licence issued under the repealed *Waste Management Act 1987* to produce prescribed waste (within the meaning of that Act) at the land?

#### Note-

These questions relate to details about licences and exemptions required to be recorded by the EPA in the public register. If the EPA answers "YES" to any of the questions-

- in the case of a licence or exemption under the *Environment Protection Act 1993*-
  - the purchaser may obtain a copy of the licence or exemption from the public register on payment of the prescribed fee; and
  - the purchaser should note that transfer of a licence or exemption is subject to the conditions of the licence or exemption and the approval of the EPA (see section 49 of the *Environment Protection Act 1993*); and
- in the case of a licence under a repealed Act-the purchaser may obtain details about the licence from the public register on payment of the prescribed fee.

A "YES" answer to any of these questions 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.

The EPA will not provide details about licences to conduct the following prescribed activities of environmental significance (within the meaning of Schedule 1 Part A of the *Environment Protection Act 1993*): waste transport business (category A), waste transport business (category B), dredging, earthworks drainage, any other activities referred to in Schedule 1 Part A undertaken by means of mobile works, helicopter landing facilities, marinas and boating facilities or discharges to marine or inland waters.

The EPA will not provide details about exemptions relating to-

- the conduct of any of the licensed activities in the immediately preceding paragraph in this note; or
- noise.

**4-Pollution and site contamination on the land-details recorded by EPA in public register**

Does the EPA hold any of the following details in the public register in relation to the land or part of the land:

- (a) details of serious or material environmental harm caused or threatened in the course of an activity (whether or not notified under section 83 of the *Environment Protection Act 1993*)?

- (b) details of site contamination notified to the EPA under section 83A of the *Environment Protection Act 1993* ?

- (c) a copy of a report of an environmental assessment (whether prepared by the EPA or some other person or body and whether or not required under legislation) that forms part of the information required to be recorded in the public register?

- (d) a copy of a site contamination audit report?

- (e) details of an agreement for the exclusion or limitation of liability for site contamination to which section 103E of the *Environment Protection Act 1993* applies?

- (f) details of an agreement entered into with the EPA relating to an approved voluntary site contamination assessment proposal under section 103I of the *Environment Protection Act 1993*?

- (g) details of an agreement entered into with the EPA relating to an approved voluntary site remediation proposal under section 103K of the *Environment Protection Act 1993*?

- (h) details of a notification under section 103Z(1) of the *Environment Protection Act 1993* relating to the commencement of a site contamination audit?

- (i) details of a notification under section 103Z(2) of the *Environment Protection Act 1993* relating to the termination before completion of a site contamination audit?

- (j) details of records, held by the former South Australian Waste Management Commission under the repealed *Waste Management Act 1987*, of waste (within the meaning of that Act) having been deposited on the land between 1 January 1983 and 30 April 1995?

**Note-**

These questions relate to details required to be recorded by the EPA in the public register. If the EPA answers "YES" to any of the questions, the purchaser may obtain those details from the public register on payment of the prescribed fee.

**5-Pollution and site contamination on the land-other details held by EPA**

Does the EPA hold any of the following details in relation to the land or part of the land:

- (a) a copy of a report known as a "Health Commission Report" prepared by or on behalf of the South Australian Health Commission (under the repealed *South Australian Health Commission Act 1976*)?

- (b) details (which may include a report of an environmental assessment) relevant to an agreement entered into with the EPA relating to an approved voluntary site contamination assessment proposal under section 103I of the *Environment Protection Act 1993* ?

- (c) details (which may include a report of an environmental assessment) relevant to an agreement entered into with the EPA relating to an approved voluntary site remediation proposal under section 103K of the *Environment Protection Act 1993* ?



(d) a copy of a pre-1 July 2009 site audit report?

(e) details relating to the termination before completion of a pre-1 July 2009 site audit?

**Note-**

These questions relate to details that the EPA may hold. If the EPA answers "YES" to any of the questions, the purchaser may obtain those details from the EPA (on payment of any fee fixed by the EPA).

**6-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*)?

**Note-**

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

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

It should be noted that-

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

**7-Further information for purchasers**

**Note-**

The purchaser is advised that other matters under the *Environment Protection Act 1993* (that is, matters other than those referred to in this Statement) that may be relevant to the purchaser's further enquiries may also be recorded in the public register. These include:

- details relating to environmental authorisations such as applications, applicants, locations of activities, conditions, suspension, cancellation or surrender of authorisations, disqualifications, testing requirements and test results;
- details relating to activities undertaken on the land under licences or other environmental authorisations no longer in force;
- written warnings relating to alleged contraventions of the *Environment Protection Act 1993*;
- details of prosecutions and other enforcement action;
- details of civil proceedings;
- other details prescribed under the *Environment Protection Act 1993* (see section 109(3)(1)).

Details of these matters may be obtained from the public register on payment to the EPA of the prescribed fee. If-

- an environment performance agreement, environment protection order, clean-up order, clean-up authorisation, site contamination assessment order or site remediation order has been registered on the certificate of title for the land; or
- a notice of declaration of special management area in relation to the land has been gazetted; or
- a notation has been made on the certificate of title for the land that a site contamination audit report has been prepared in respect of the land; or
- a notice of prohibition or restriction on taking water affected by site contamination in relation to the land has been gazetted,

it will be noted in the items under the heading *Environment Protection Act 1993* under the Table of Particulars in this Statement. Details of any registered documents may be obtained from the Lands Titles Registration Office.

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



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

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

#### Governance

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

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

#### Use of your property

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

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

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

#### Are you buying a debt?

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

#### Expenses

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

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

#### Guarantee

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

#### Contracts

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

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

#### Buying off the plan

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

#### Mixed use developments—voting rights

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

#### Further information

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

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

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

You can also seek advice from a legal practitioner.

**ANNEXURES**

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

\* The following documents are annexed hereto -

- Property Interest Report
- Council Search
- Emergency Services Levy Certificate
- Land Tax Certificate
- Water Certificate
- Environment Protection Authority Report
- Community Search

**ACKNOWLEDGEMENT OF RECEIPT**

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

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

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

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

(\*Strike out whichever is not applicable)

# Form R3

## Buyers information notice

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*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](http://www.cbs.sa.gov.au)

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

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

### **Safety**

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

## Enjoyment

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

## Value

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

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

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



Product  
Date/Time  
Customer Reference  
Order ID

Register Search (CT 6039/847)  
16/12/2024 12:43PM  
F4248  
20241216005129

REAL PROPERTY ACT, 1886



South Australia

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 6039 Folio 847

Parent Title(s) CT 6014/542, CT 6014/543  
 Creating Dealing(s) AP 11154246  
 Title Issued 11/08/2009 Edition 5 Edition Issued 22/01/2021

### Estate Type

FEE SIMPLE

### Registered Proprietor

ROSANNA CECCHIN  
OF 24 KERNICK WAY BROMPTON SA 5007

### Description of Land

LOT 53 PRIMARY COMMUNITY PLAN 24725  
IN THE AREA NAMED BROMPTON  
HUNDRED OF YATALA

### Easements

NIL

### Schedule of Dealings

NIL

### Notations

Dealings Affecting Title NIL  
Priority Notices NIL

#### Notations on Plan

Lodgement Date	Dealing Number	Description	Status
27/06/2008	10987814	BY-LAWS	FILED

#### Registrar-General's Notes

AREA NAME UPDATED VIDE GOVERNMENT GAZETTE DATED 22/08/2002

Administrative Interests NIL

# Property Interest Report

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

<b>Title Reference</b>	CT 6039/847	<b>Reference No.</b> 2633893
<b>Registered Proprietors</b>	R*CECCHIN	<b>Prepared</b> 16/12/2024 12:43
<b>Address of Property</b>	24 KERNICK WAY, BROMPTON, SA 5007	
<b>Local Govt. Authority</b>	CITY OF CHARLES STURT	
<b>Local Govt. Address</b>	PO BOX 1 WOODVILLE SA 5011	

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

## Table of Particulars

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

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

<u>Prescribed encumbrance</u>	<u>Particulars</u> (Particulars in bold indicates further information will be provided)
-------------------------------	---

### 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>Refer to the Certificate of Title</p>  |
| <p>1.2 Easement<br/>(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>Refer to the Certificate of Title</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>Refer to the Certificate of Title for details of any restrictive covenants as an encumbrance</p> |
| <p>1.4 Lease, agreement for lease, tenancy agreement or licence<br/>(The information does not include information about any sublease or subtenancy. That information may be sought by the purchaser from the lessee or tenant or sublessee or subtenant.)</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>Refer to the Certificate of Title</p> <p>also</p> <p>Contact the vendor for these details</p>    |
| <p>1.5 Caveat</p>  | <p>Refer to the Certificate of Title</p>  |
| <p>1.6 Lien or notice of a lien</p>  | <p>Refer to the Certificate of Title</p>  |

### 2. Aboriginal Heritage Act 1988

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

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 1966* (repealed)  
  
State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title  
  
also  
  
Contact the Local Government Authority for other details that might apply  
  
*[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*

## 7. Emergency Services Funding Act 1998

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

## 8. Environment Protection Act 1993

- 8.1 section 59 - Environment performance agreement that is registered in relation to the land  
EPA (SA) will respond with details relevant to this item
- 8.2 section 93 - Environment protection order that is registered in relation to the land  
EPA (SA) will respond with details relevant to this item
- 8.3 section 93A - Environment protection order relating to cessation of activity that is registered in relation to the land  
EPA (SA) will respond with details relevant to this item
- 8.4 section 99 - Clean-up order that is registered in relation to the land  
EPA (SA) will respond with details relevant to this item
- 8.5 section 100 - Clean-up authorisation that is registered in relation to the land  
EPA (SA) will respond with details relevant to this item
- 8.6 section 103H - Site contamination assessment order that is registered in relation to the land  
EPA (SA) will respond with details relevant to this item
- 8.7 section 103J - Site remediation order that is registered in relation to the land  
EPA (SA) will respond with details relevant to this item
- 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) will respond with details relevant to this item

- 8.9 section 103P - Notation of site contamination audit report in relation to the land **EPA (SA) will respond with details relevant to this item**
- 8.10 section 103S - Notice of prohibition or restriction on taking water affected by site contamination in relation to the land **EPA (SA) will respond with details relevant to this item**

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

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

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

**21. Local Government Act 1999**

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

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

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

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

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

**24. Mining Act 1971**

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

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

**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

**Code Amendment**

**Ancillary Accommodation and Student Accommodation Definitions Review Code Amendment -** The Chief Executive of the Department for Trade and Investment has initiated the Ancillary Accommodation and Student Accommodation Definitions Review Code Amendment to review the definitions for 'ancillary accommodation' and 'student accommodation'. For more information and to view the DPA online, visit the amendment webpage on the SA Planning Portal [https://plan.sa.gov.au/have\\_your\\_say/general\\_consultations](https://plan.sa.gov.au/have_your_say/general_consultations) or phone PlanSA on 1800752664.

**Code Amendment**

**Brompton Gasworks (Minor Amendments) –** MAB Corporation is developing the Brompton Gasworks site into a medium density, mixed use urban village. Minor Code Amendments have been proposed, to provide greater certainty that the site will developed in accordance with the agreed Master Plan, particularly in relation to providing more open space and integrating heritage buildings. For more information, visit the Code Amendments webpage on the SA Planning Portal [https://plan.sa.gov.au/have\\_your\\_say/general\\_consultations](https://plan.sa.gov.au/have_your_say/general_consultations) or phone PlanSA on 1800752664.

**Code Amendment**

**Accommodation Diversity -** The State Planning Commission is proposing refinements to policy to provide more flexibility in housing design to encourage housing choices to meet the needs of South Australians. For more information and to view the DPA online, visit the amendment webpage on the SA Planning Portal: [https://plan.sa.gov.au/have\\_your\\_say/general\\_consultations](https://plan.sa.gov.au/have_your_say/general_consultations) 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 Contact the vendor for these details

notice may require access

- 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

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

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

## Additional Information

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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> )                                      | The Dog Fence Board has no current interest in Dog Fence rates relating to this title.                                      |
| 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

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

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

#### Building restrictions

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

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

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

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

#### Statutory easements

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

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

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

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

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

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

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

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

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

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

Information should be obtained from:

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

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

Water Resources Management - Taking of underground water

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

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

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



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

Title and Valuation Package  
16/12/2024 12:43PM  
F4248  
20241216005129

## Certificate of Title

**Title Reference** CT 6039/847  
**Status** CURRENT  
**Easement** NO  
**Owner Number** 18698750  
**Address for Notices** 24 KERNICK WAY BROMPTON, SA 5007  
**Area** 137m<sup>2</sup> (CALCULATED)

## Estate Type

Fee Simple

## Registered Proprietor

ROSANNA CECCHIN  
OF 24 KERNICK WAY BROMPTON SA 5007

## Description of Land

LOT 53 PRIMARY COMMUNITY PLAN 24725  
IN THE AREA NAMED BROMPTON  
HUNDRED OF YATALA

## Last Sale Details

**Dealing Reference** TRANSFER (T) 13094118  
**Dealing Date** 09/04/2019  
**Sale Price** \$0  
**Sale Type** FULL VALUE / CONSIDERATION AND WHOLE OF LAND

## Constraints

### Encumbrances

NIL

### Stoppers

NIL

## Valuation Numbers

Valuation Number	Status	Property Location Address
2550057051	CURRENT	24 KERNICK WAY, BROMPTON, SA 5007

## Notations

### Dealings Affecting Title

NIL

### Notations on Plan



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

Title and Valuation Package  
 16/12/2024 12:43PM  
 F4248  
 20241216005129

Lodgement Date	Dealing Number	Descriptions	Status
27/06/2008 12:02	10987814	BY-LAWS	FILED

## Registrar-General's Notes

AREA NAME UPDATED VIDE GOVERNMENT GAZETTE DATED 22/08/2002

## Administrative Interests

NIL

## Valuation Record

<b>Valuation Number</b>	2550057051
<b>Type</b>	Site & Capital Value
<b>Date of Valuation</b>	01/01/2024
<b>Status</b>	CURRENT
<b>Operative From</b>	01/07/2009
<b>Property Location</b>	24 KERNICK WAY, BROMPTON, SA 5007
<b>Local Government</b>	CHARLES STURT
<b>Owner Names</b>	ROSANNA CECCHIN
<b>Owner Number</b>	18698750
<b>Address for Notices</b>	24 KERNICK WAY BROMPTON, SA 5007
<b>Zone / Subzone</b>	HDN - Housing Diversity Neighbourhood
<b>Water Available</b>	Yes
<b>Sewer Available</b>	Yes
<b>Land Use</b>	1330 - Townhouse - Defined As Home Unit With Both Ground And First Floor Areas
<b>Description</b>	6H DG
<b>Local Government Description</b>	Residential

## Parcels

Plan/Parcel	Title Reference(s)
C24725 LOT 53	CT 6039/847

## Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$305,000	\$500,000			
Previous	\$285,000	\$440,000			

## Building Details



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

Title and Valuation Package  
16/12/2024 12:43PM  
F4248  
20241216005129

---

<b>Valuation Number</b>	2550057051
<b>Building Style</b>	High Quality Conventional
<b>Year Built</b>	2009
<b>Building Condition</b>	Very Good
<b>Wall Construction</b>	Rendered
<b>Roof Construction</b>	Galvanised Iron
<b>Equivalent Main Area</b>	145 sqm
<b>Number of Main Rooms</b>	6

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



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

Check Search  
16/12/2024 12:43PM  
F4248  
20241216005129

## Certificate of Title

**Title Reference:** CT 6039/847  
**Status:** CURRENT  
**Edition:** 5

## Dealings

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

## Priority Notices

NIL

## Notations on Plan

Lodgement Date	Completion Date	Dealing Number	Description	Status	Plan
27/06/2008	01/08/2008	10987814	BY-LAWS	FILED	C24725

## Registrar-General's Notes

AREA NAME UPDATED VIDE GOVERNMENT GAZETTE DATED 22/08/2002



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



# Local Government Search

(Form 1)

<b>Certificate Number:</b>	CERT4545/24
<b>Date:</b>	16 December 2024



Billor Code: 10330  
 Ref No: 1644541

**First Paige Form 1**  
**PO Box 2209**  
**SOUTH PLYMPTON SA 5038**

**Property No:** 164454  
**Assessment No:** 2550057051

**Owner:** Mrs R Cecchin  
**Property:** 24 Kernick Way BROMPTON SA 5007

**Lot/Section/Title Reference:** Lot 53 CP 24725 Vol 6039 Fol 847

**Ward:** Hindmarsh

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

Rates for Financial Year 01/07/24 to 30/06/25	\$1,285.00
Levies for Financial Year 01/07/24 to 30/06/25	
Regional Landscape Levy	\$35.45
Payments/Adjustments for Current Financial Year	(\$660.00)
<b>Amount Due &amp; Payable</b>	<b>\$660.45</b>

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

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

**Chief Executive Officer**

**Per Authorised Officer:**

**Property No:** 164454  
**Property Address:** 24 Kernick Way BROMPTON SA 5007

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

Prescribed Encumbrances	Other Particulars Required
<b><i>Development Act 1993 (Repealed)</i></b>	
Part 3 – Development Plan  Title or other brief description of zone or policy area in which the land is situated (as shown in the Development Plan):  <b>For updated zoning information, refer to the PlanSA Section 7 Report below.</b>  Is the land situated in a designated State Heritage area?  Is the land designated as a place of Local Heritage value?	          <b>No</b>          <b>No</b>
<b><i>Development Act 1993 (Repealed)</i></b>	
Section 42 – Condition (that continues to apply) of a development authorisation	<b>Yes</b>

**Application No. 252/2592/08**  
**Description Community Title**  
**Decision: #APPROVED**  
**Issue Date 31/10/2008**

**1. Develop in accordance with the approved plans**

That the proposal shall be developed in accordance with the details and approved plans stamped by Council except where varied by the conditions herein and shall be completed prior to occupation of the proposed development.

**Reason:** To ensure the development proceeds in an orderly manner.

**Conditions required by the Development Assessment Commission:**

1. The financial, easement and internal drain requirements for water and sewerage services of the SA Water Corporation, if any, being met.
2. Payment of \$0 into the Planning and Development fund ( 0 allotment/s @ \$0 per allotment). Cheques to be made payable and marked "Not Negotiable" to the Development Assessment Commission and payment made at Level 5, 136 North Terrace, Adelaide, or sent to GPO Box 1815, Adelaide, 5001, or via the internet at [www.planning.sa.gov.au](http://www.planning.sa.gov.au)
3. A certified survey plan being lodged with the Development Assessment Commission for Certificate purposes.

**Application No. 252/2680/07****Description Five two storey row dwellings & garages.****Decision: #APPROVED****Issue Date 7/04/2008****1. Develop in accordance with the approved plans**

That the proposal shall be developed in accordance with the details and approved plans stamped by Council except where varied by the conditions herein and shall be completed prior to occupation of the proposed development.

**Reason:** To ensure the development proceeds in an orderly manner.

**2. Stormwater be directed away from neighbouring properties**

All stormwater runoff shall be directed away from neighbouring properties.

**Reason:** To ensure stormwater is disposed of in a controlled manner.

**3. Stormwater Condition**

All stormwater from buildings and paved areas shall be disposed of in such a manner that it does not result in the entry of water into a building or affect the stability of a building.

**Reason:** To ensure the development proceeds in an orderly manner.

**Application No. 252/2811/07****Description Community Title****Decision: #APPROVED****Issue Date 1/05/2008****1. Develop in accordance with the approved plans**

That the proposal shall be developed in accordance with the details and approved plans stamped by Council except where varied by the conditions herein and shall be completed prior to occupation of the proposed development.

**Reason:** To ensure the development proceeds in an orderly manner.

**Application No. 252/2811/07.01****Description Community Title****Decision: #APPROVED****Issue Date 1/05/2008****Conditions required by the Development Assessment Commission:**

1. The financial, easement and internal drain requirements for water and sewerage services of the SA Water Corporation, if any, being met.
2. Payment of \$16 500 into the Planning and Development fund (4 allotment/s @ \$4125 per allotment). Cheques to be made payable and marked "Not Negotiable" to the Development Assessment Commission and payment made at Level 5, 136 North Terrace, Adelaide, or sent to GPO Box 1815, Adelaide, 5001, or via the internet at [www.planning.sa.gov.au](http://www.planning.sa.gov.au)
3. A certified survey plan being lodged with the Development Assessment Commission for Certificate purposes.

**Application No. 252/DL/00512/03****Description Land division to subdivide 30 existing allotments to create residential allotments, public reserve areas and associated road reserves and remove significant trees.****Decision: #APPROVED****Issue Date 17/06/2005****Development Assessment Commission Conditions:****Development Conditions - 252/D512/03 V4**

1. That except where minor amendments may be required by other relevant Acts, or by conditions imposed by this application, the development shall be established in strict accordance with the amended details and plans (dated 3 November 2009) submitted in Development Application number 252/D512/03 V4.
2. That all stormwater design and construction shall be in accordance with Australian Standards and recognised engineering best practices to ensure that stormwater does not adversely affect any adjoining property or public road.
3. That the lane width to the rear of Allotment 64 shall be a minimum of 6m in width, and land shown as Allotment 519 shall be designated as part of the Second Street Road reserve.
4. That the following site audit conditions shall be complied with at all times:  
*(Note: Refer to "Figure A" - attached to this decision - which delineates Site 9 and Site 10. Figure A is contained within the following report: "Site 9, Brompton Redevelopment, South Australia, Site Contamination Audit Report, Kinsmen Developments Pty Ltd, February 2010, dated March 2010"):*

Site 10 - Pickering Street, Brompton (comprising proposed "Residential" Allotments 85-97 inclusive and associated road reserves)

- (a) That for each allotment to be used for residential purposes, land excavation that may be required for structures and buildings or services shall not extend below a depth of 2m unless such excavations are carried out in accordance with the relevant Site Management Plan as identified in the following report: "Site 10, Brompton. South Australia, Site Audit Report, Kinsmen Developments Pty Ltd, dated February 2009"
- (b) That if groundwater is proposed to be extracted from the land, it should be tested prior to use to ensure that it is suitable for the intended use and appropriate treatment should be carried out if found necessary.

**Note:** *In all other respects, Site 10 is suitable for medium density residential use.*

Site 9 - Pickering Street, Brompton (comprising proposed "Public Space" on Allotment 1000)

- (a) That the capping system shall be managed in accordance with the Site Management Plan as identified in the following report: "Site 9, Brompton Redevelopment, South Australia, Site Contamination Audit Report, Kinsmen Developments Pty Ltd, February 2010, dated March 2010";
- (b) That groundwater shall be monitored in accordance with the Groundwater Management Plan that forms part of the Site Management Plan;
- (c) That soil vapour shall be monitored in accordance with the Vapour Management Plan that forms part of the Site Management Plan;
- (d) Groundwater at the site shall not be used. If groundwater is proposed to be used, it should be tested prior to use to ensure that it is suitable for the proposed use and appropriate treatment should be carried out if found necessary (*Note: The Environment Protection Authority must be consulted*);
- (e) That the future use of the site shall be controlled and the use of the land recorded and made available to future owners of portions of Site 9 should there be a change of ownership.

**Note:** *If at any time the proposed "Public Space Lot" identified as Allotment 1000 in this plan of division (the area occupied by the pug hole and designated "Site 9") is to be redeveloped for a different use, other than public open space, then the site audit prepared for the subject land will no longer be valid and a new Site Contamination Audit report will need to be prepared. The site audit report also concluded that the adjoining proposed allotment (A102) also within "Site 9" - is suitable for unrestricted medium density residential use.*

5. That prior to the issue of Certificates of Title for each allotment in each stage of the proposed development, a Site Audit Report by the Auditor for each stage of the development shall be submitted which certifies that the land in that particular stage is suitable for residential development, roadways, reserves (as applicable) and which specifies:
  - a) Conditions for ongoing management of allotments;
  - b) Conditions for ongoing management of reserves and roadways, including prevention of erosion of the refilled land surface;
  - c) Conditions for monitoring and management of groundwater to ensure that the groundwater under the remediated land is not contaminated by the material under the two metre clean fill.
6. That a minimum of 20% of the proposed open space reserves shall be remediated to accommodate future significant trees, unless otherwise agreed by the Commission (in consultation with the Council) in development of landscaping and engineering plans for the reserves.

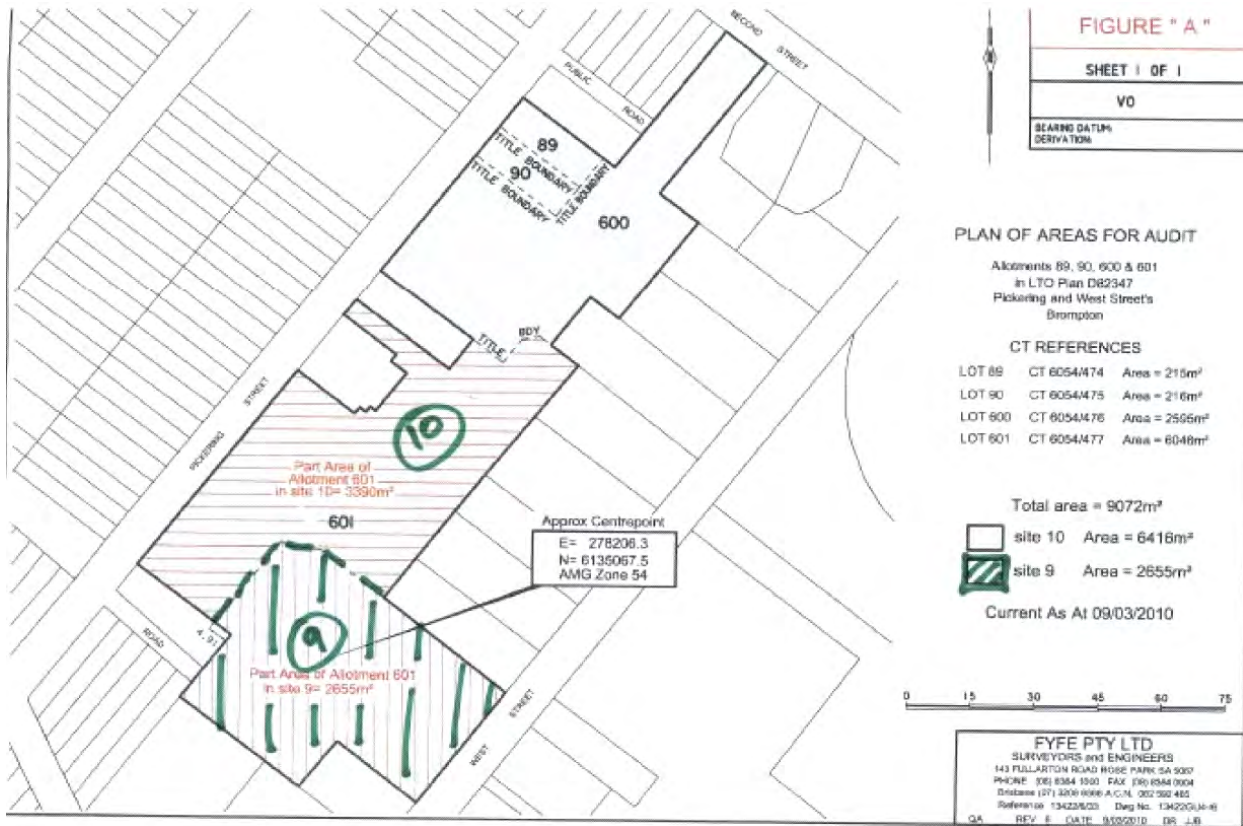
7. That the community garden land shall be remediated to a standard which the Auditor certifies is suitable for residential development.
8. That where necessary, drainage reserves and easements for drainage and electricity supply shall be provided to Council and be to the satisfaction of the Council.
9. That construction plans, cost estimates and specifications depicting street lights, water tables, kerbing, roadway, stormwater management (quality and quantity) and concrete footpaths shall be prepared by a prescribed engineer and be to the satisfaction of Council prior to the commencement of any work. Such plans shall ensure appropriate lighting levels in rear service lanes and provide paving differentiation between roads and rear service lanes to the reasonable satisfaction of Council.
10. That the construction of the street-lights, water table, kerbing, roadway, drains and landscaping shall be completed, or sufficient financial securities be provided to the Council for the un-constructed works prior to the issue of Section 51 clearance.
11. That footpaths shall be constructed from the back of the kerb to the adjoining property boundary with openings of 1.1 m width by 2.1 m length provided to allow for street tree planting.
12. That the applicant shall pay Council the cost of constructing future footpaths prior to the issue of Section 51 Clearance.
13. That the electricity supply shall be underground in accordance with the specifications of ETSA Utilities Public Lighting to code standards and shall be at the applicant's expense.
14. That individual allotments shall be graded to ensure that water runoff from each of the individual allotments does not flow onto adjoining allotments.
15. That should the grading of individual allotments result in a difference in level between the development site and natural ground level of adjoining sites, a concrete plinth or concreted retaining wall shall be constructed. Where such a plinth or retaining wall is needed, timber, plantation brush or pre-colour coated metal double sided "good neighbour" fence to 1800 mm height shall be erected on the plinths or retaining wall. Such works shall be completed, or sufficient financial securities shall be provided, prior to the issue of Section 51 clearance. Should the plinth or retaining wall referred to in this condition be higher than one metre, it shall be subject to a separate Development Application.
16. That the names of roads shall be in accordance with Council specification, not necessarily as specified in the land division application. Council approval of the street names will be required prior to the issue of Section 51 Clearance.
17. That any net increase in peak discharge from the site (post-development to pre-development) for the design storm event (major) shall be managed and/or disposed off on-site via an engineered drainage system (detention, retention, and/or combination of both and/or other engineered means). Stormwater runoff discharge into Council's downstream drainage network from the site shall be restricted to pre-development Q5 flows. This shall be achieved by restricting the flow through detention, retention or other means and/or combination of all such engineered systems. Ideally these systems shall be located in open space areas for ease of maintenance and utilizing both retention and detention. However, if soil conditions or other site restrictions do not permit this then underground sealed tanks and/or pipes could be used within the road reserve or open space areas. The following design parameters shall apply:

- (a) The design event shall be the 1:100 ARI storm event;
  - (b) Flow paths for “major” storm events need to be clearly defined and may be roadways and open space while giving due consideration to public safety and protection of properties.
18. That on-site pollution prevention devices/s (GPT) that efficiently removes solid as well as liquid pollutants from stormwater runoff shall be incorporated into the proposed design prior to discharging any runoff into Council’s drainage network.
19. That advanced trees shall be planted at a rate of one per individual allotment or, for community title lots, one tree per 10 metre of street frontage at the applicant’s expense, or sufficient financial securities be provided, prior to the issue of Section 51 Clearance.
20. That all trees required should be in containers of a minimum size of 75 litres, a tree trunk calliper of no less than 45 mm and a tree height of at least 3.5-4 m approximately. The following planting specifications shall apply:
- a. All trees required should be in containers of a minimum size of 75 litres, a tree trunk calliper of no less than 45 mm and a tree height of at least 3.5-4 m approximately;
  - b. Trees shall be well grown hardened-off specimens of good shape and free of pests and diseases. Trees shall have been grown in their final containers for not less than eight weeks;
  - c. Plants shall be well rooted without serious indication of root curl or any indication of having been restricted or damaged. Root conditions may be determined by removing the tree from their containers and inspecting them;
  - d. Trees shall be well established, having well established healthy top growth of satisfactory proportions to that expected of the species named;
  - e. The developer is to secure approval of the Council’s arborist for all species types designated for planting on Council land;
  - f. The developer is to work with Council to develop an agreed approach to works associated with the planting of trees on Council land, which might involve contracting Council staff or their designated representatives to undertake the works. This will ensure that Council is best placed to manage the trees into the future.

#### **Land Division Requirements**

21. That the financial and augmentation requirements of the SA Water Corporation shall be met for the provision of water supply and sewerage services (SA Water 90027/09 Water/Sewer).
22. That the necessary easements shall be granted to the SA Water Corporation free of cost.

FIGURE A - as referred to in Condition 4






Reference: "Site 9, Brompton Redevelopment, South Australia, Site Contamination Audit Report, Kinsmen Developments Pty Ltd, February 2010, dated March 2010"




<b>Building Indemnity Insurance - No</b>	
Further information held by Councils Does the Council hold details of any development approvals relating to – (a) Commercial or industrial activity at the land; or (b) A change in the use of the land or part of the land – within the meaning of the Development Act 1993 (Repealed)?	<b>Yes – Refer to the development application(s) listed in this document.</b>
<b>Repealed Act conditions</b>	
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)	<b>No</b>
<b>Planning, Development and Infrastructure Act 2016</b>	



Part 5 – Planning and Design Code	Refer to the PlanSA Data Extract for Section 7 Search purposes below.
Section 127 – Condition (that continues to apply) of a development authorisation  Copies of Decision Notification Forms can be downloaded from the PlanSA website – <a href="#">Development application register   PlanSA</a>	Refer to the PlanSA Data Extract for Section 7 Search purposes below.
<b><i>Development Act 1993 (Repealed)</i></b>	
Section 50(1) – Requirement to vest land in a council or the Crown to be held as open space	<b>No</b>
Section 50(2) – Agreement to vest land in a council or Crown to be held as open space	<b>No</b>
Section 55 – Order to remove or perform work	<b>No</b>
Section 56 – Notice to complete development	<b>No</b>
Section 57 – Land management agreement	<b>No</b>
Section 69 – Emergency order	<b>No</b>
Section 71 – Fire safety notice	<b>No</b>
Section 84 – Enforcement notice	<b>No</b>
Section 85(6), 85(10) – Enforcement order	<b>No</b>
Section 106 – Enforcement order	<b>No</b>
Part 11 Division 2 – Proceedings	<b>No</b>

<b>Planning, Development and Infrastructure Act 2016</b>	
Section 141 – Order to remove or perform work	<b>No</b>
Section 142 – Notice to complete development	<b>No</b>
Section 155 – Emergency order	<b>No</b>
Section 157 – Fire safety notice	<b>No</b>
Section 198(1) – Requirement to vest land in a council or the Crown to be held as open space	<b>No</b>
Section 198(2) – Agreement to vest land in a council or the Crown to be held as open space	<b>No</b>
Part 16 – Division 1 – Proceedings	<b>No</b>
Section 213 – Enforcement notice	<b>No</b>
Section 214(6), 214(10) – Applications to Court	<b>No</b>
Section 222 – Enforcement order to rectify breach	<b>No</b>
Confirmed – Planning and Development: 	
<b>Fire and Emergency Services Act 2005</b>	
Section 105F (or Section 56 or 83 (repealed)) – Notice of action required concerning flammable materials on land	<b>No</b>
<b>Local Nuisance and Litter Control Act 2016</b>	

Section 30 – Nuisance or litter abatement notice	No
<b>Local Government Act 1934 and/or Local Government Act 1999</b>	
Notice, order, declaration, charge, claim or demand given or made under the Act	No
Confirmed – Community Safety: 	
<b>Food Act 2001</b>	
Section 44 – Improvement notice	No
Section 46 – Prohibition order	No
<b>Public and Environmental Health Act 1987 (repealed)</b>	
Part 3 – Notice	No
<i>Public and Environmental Health (Waste Control) Regulations 2010 (or 1995)</i> Part 2 – Condition (that continues to apply) of an approval	No
<i>Public and Environmental Health (Waste Control) Regulations 2010 (revoked)</i> Regulation 19 – Maintenance order (that has not been complied with)	No
<b>South Australian Public Health Act 2011</b>	
Section 66 – Direction or requirement to avert spread of disease	No
Section 92 – Notice	No
South Australian Public Health (Wastewater) Regulations 2013 Part 4 – Condition (that continues to apply) of an approval	No
Confirmed – Environmental Health: 	
<b>Local Government Act 1934 (repealed) and/or Local Government Act 1999</b>	

Notice, order, declaration, charge, claim or demand given or made under the Act	<b>No</b>
Confirmed – Community Safety: 	
<b>Water Industry Act 2012</b>	
Notice or order under the Act requiring payment of charges or other amounts or making other requirement	<b>No</b>
Confirmed – Alternative Water: 	
<b>Land Acquisitions Act 1969</b>	
Section 10 Notice of intention to acquire	<b>No</b>
Confirmed – Property Management, Planning and Strategy: 	

The information herein is provided pursuant to Council's obligations under Section 7 of the Land and Business (Sales and Conveyancing) Act and Regulations. Only information, which is required to be provided, has been given and that information should not be taken as a representation as to whether or not any charges or encumbrances affect the Subject Land.

#### **NOTICES**

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

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

#### **INFORMATION NOTE**

##### **CHANGES TO PLANNING POLICY AFFECTING LAND IN COUNCIL'S AREA**

The information provided in this note is additional to, and not in substitution of, any information provided in response to your request for statutory search information. The response to your request, provided with this note, does not reference changes to planning policy affecting all South Australian Councils.

Council takes this opportunity to inform you that pursuant to the Planning Development and Infrastructure Act 2016 (Section 65, Clause 2 of Schedule 6 and Clause 9 (7) of Schedule 8), the Council's Development Plan will be repealed in full and replaced with the Planning and Design Code (Code) at a time on or before 1 July 2020. For further information regarding this change, including the opportunity for comment in relation to the content of the Code, please refer to the SA Planning Portal at <https://www.saplanningportal.sa.gov.au>.

#### **Additional Information**

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

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



## Data Extract for Section 7 search purposes

### Valuation ID 2550057051

**Data Extract Date:** 17/12/2024

**Parcel ID:** C24725 FL53

**Certificate Title:** CT6039/847

**Property Address:** 24 KERNICK WAY BROMPTON SA 5007

#### Zones

Housing Diversity Neighbourhood (HDN)

#### Subzones

No

#### Zoning overlays

##### Overlays

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

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

##### **Building Near Airfields**

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

##### **Heritage Adjacency**

The Heritage Adjacency Overlay seeks to ensure development adjacent to State and Local Heritage Places maintains the heritage and cultural values of those places.

##### **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



ABN 19 040 349 865  
Emergency Services Funding Act 1998

# CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

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

PIR Reference No: 2633893

FIRST PAIGE FORM 1  
80 WATERHOUSE ROAD  
SOUTH PLYMPTON SA 5038

**DATE OF ISSUE**

17/12/2024

**ENQUIRIES:**  
Tel: (08) 8226 3750  
Email: revsaesl@sa.gov.au

<b>OWNERSHIP NUMBER</b>	<b>OWNERSHIP NAME</b>			
18698750	R CECCHIN			
<b>PROPERTY DESCRIPTION</b>				
24 KERNICK WAY / BROMPTON SA 5007 / LT 53 C24725				
<b>ASSESSMENT NUMBER</b>	<b>TITLE REF.</b> <small>(A "+" indicates multiple titles)</small>	<b>CAPITAL VALUE</b>	<b>AREA / FACTOR</b>	<b>LAND USE / FACTOR</b>
2550057051	CT 6039/847	\$500,000.00	R4 1.000	RE 0.400
<b>LEVY DETAILS:</b>				
	<b>FIXED CHARGE</b>	\$	50.00	
	<b>+ VARIABLE CHARGE</b>	\$	188.40	
	<b>- REMISSION</b>	\$	116.00	
	<b>- CONCESSION</b>	\$	0.00	
	<b>+ ARREARS / - PAYMENTS</b>	\$	-122.40	
	<b>= AMOUNT PAYABLE</b>	\$	0.00	
<b>FINANCIAL YEAR</b>				
2024-2025				

**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.**

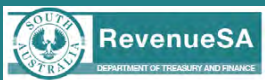
**EXPIRY DATE** 17/03/2025



**Government of South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



Emergency Services Funding Act 1998

## CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

**PAYMENT REMITTANCE ADVICE**

**No payment is required on this Certificate**



**Please Note:**

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

For more information:

Visit: [www.revenuesa.sa.gov.au](http://www.revenuesa.sa.gov.au)  
Email: [revsupport@sa.gov.au](mailto:revsupport@sa.gov.au)  
Phone: (08) 8226 3750

**PAYMENT OF THIS CERTIFICATE CAN ONLY BE MADE**

**Online at:**

**OR**

**By Post to:**

[www.revenuesaonline.sa.gov.au](http://www.revenuesaonline.sa.gov.au)

RevenueSA  
Locked Bag 555  
ADELAIDE SA 5001



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: 2633893

FIRST PAIGE FORM 1  
80 WATERHOUSE ROAD  
SOUTH PLYMPTON SA 5038

**DATE OF ISSUE**

17/12/2024

**ENQUIRIES:**  
Tel: (08) 8226 3750  
Email: landtax@sa.gov.au

<b>OWNERSHIP NAME</b>		<b>FINANCIAL YEAR</b>	
R CECCHIN		2024-2025	
<b>PROPERTY DESCRIPTION</b>			
24 KERNICK WAY / BROMPTON SA 5007 / LT 53 C24725			
<b>ASSESSMENT NUMBER</b>	<b>TITLE REF.</b> <small>(A "+" indicates multiple titles)</small>	<b>TAXABLE SITE VALUE</b>	<b>AREA</b>
2550057051	CT 6039/847	\$305,000.00	0.0135 HA
<b>DETAILS OF THE LAND TAX PAYABLE FOR THE ABOVE PARCEL OF LAND:</b>			
<b>CURRENT TAX</b>	\$ 0.00	<b>SINGLE HOLDING</b>	\$ 0.00
<b>- DEDUCTIONS</b>	\$ 0.00		
<b>+ ARREARS</b>	\$ 0.00		
<b>- PAYMENTS</b>	\$ 0.00		
<b>= <u>AMOUNT PAYABLE</u></b>	<b>\$ 0.00</b>		

**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** 17/03/2025



**Government of South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



Land Tax Act 1936

# CERTIFICATE OF LAND TAX PAYABLE

**PAYMENT REMITTANCE ADVICE**

**No payment is required on this Certificate**

**Please Note:**

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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

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

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

For more information:

Visit: [www.revenuesa.sa.gov.au](http://www.revenuesa.sa.gov.au)  
Email: [revsupport@sa.gov.au](mailto:revsupport@sa.gov.au)  
Phone: (08) 8226 3750

**PAYMENT OF THIS CERTIFICATE CAN ONLY BE MADE**

**Online at:**

**OR**

**By Post to:**

**[www.revenuesaonline.sa.gov.au](http://www.revenuesaonline.sa.gov.au)**

RevenueSA  
Locked Bag 555  
ADELAIDE SA 5001



Account Number 25 50057 05 1	L.T.O Reference CT6039847	Date of issue 17/12/2024	Agent No. 8396	Receipt No. 2633893
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FIRST PAIGE FORM 1  
 PO BOX 2209  
 SOUTH PLYMPTON SA 5038  
 admin@firstpaigeform1.com

Section 7/Elec

## Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: R CECCHIN  
 Location: 24 KERNICK WAY BROMPTON LT 53 C24725  
 Description: 6H DG Capital Value: \$ 500 000  
 Rating: Residential

Periodic charges

Raised in current years to 31/12/2024

			\$
	Arrears as at: 30/6/2024	:	0.00
Water main available: 1/7/2009	Water rates	:	157.20
Sewer main available: 1/7/2009	Sewer rates	:	173.90
	Water use	:	39.49
	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	:	370.59CR
	Balance outstanding	:	0.00

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

Next quarterly charges: Water supply: 78.60 Sewer: 86.95 Bill: 22/1/2025

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

The last Water Use Year ended on 08/07/2024.

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



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



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

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

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



## South Australian Water Corporation

Name: R CECCHIN      Water & Sewer Account      Acct. No.: 25 50057 05 1      Amount: \_\_\_\_\_

Address:  
24 KERNICK WAY BROMPTON LT 53  
C24725

### Payment Options

**EFT** EFT Payment

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	2550057051



Bill code: 8888  
Ref: 2550057051

Telephone and Internet Banking — BPAY®

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



Paying online

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



Paying by phone

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

SA Water account number: 2550057051



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

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

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

This statement is issued on: **17 December 2024** for the following:

**Community Corporation No. 24725 Inc.  
Lot 53, 24 Kernick Way, Brompton SA 5007**

This statement has been issued for:

**Name: First Paige Conveyancing at Address: admin@firstpaigeform1.com**

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

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

Total amount last determined with respect to the lot

Amount	Period	
\$592.50	01 Jun 2025 to 31 May 2026	
Number of instalments payable (if contributions payable by instalments)		1
Amount of each instalment, period to which instalment relates and date due		
Amount	Period	Date due
\$592.50	01 Jun 2025 to 31 May 2026	01 Jun 2025

Amount owing	<b>\$0.00</b>
Interest due on unpaid levies	\$0.00
Amount in credit for prepaid levies	\$0.00

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

Total amount last determined with respect to the lot

Amount	Period	
\$197.50	01 Jun 2025 to 31 May 2026	
Number of instalments payable (if contributions payable by instalments)		1
Amount of each instalment, period to which instalment relates and date due		
Amount	Period	Date due
\$197.50	01 Jun 2025 to 31 May 2026	01 Jun 2025

Amount owing	<b>\$0.00</b>
Interest due on unpaid levies	\$0.00
Amount in credit for prepaid levies	\$0.00

**3. Special contributions**

None

**4. Particulars of Assets and Liabilities of the Corporation**

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

**5. Particulars of any Expenditure**

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



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

**6. Insurance policies**

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

Policy No.	ST501853	CHU Insurance					
Type:	Community	Broker:	Coverforce International Towers Sydney, Level 26 Tower One, Barangaroo NSW 2000				
Premium:	\$999.72	Paid on:	28-06-2023	Policy start date:	30-06-2024	Next due:	30-06-2025
<i>Cover</i>		<i>Sum insured</i>		<i>Excess</i>			
Common Property		\$50,000.00		\$300.00			
Public Liability		\$20,000,000.00		\$0.00			
Office Bearers Liability		Not Selected		\$0.00			
Fidelity Guarantee		\$100,000.00		\$0.00			
Govt. Audit Costs		\$25,000.00		\$0.00			
Legal Defence		\$50,000.00		\$1,000.00			

**7. Documents Supplied**

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

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

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

---

This Statement was prepared on behalf of Community Corporation No. 24725 Inc. by

Signed:   
Tracey Davy  
Strata Management SA

225 Fullarton Road  
Eastwood SA 5063

Conveyancers – please note that water usage invoices on this property are paid by owners direct to SA Water.

**Please also advise of changes in ownership immediately upon settlement**





Strata Management SA  
 ABN 49 602 365 829  
 225 Fullarton Road  
 Eastwood SA 5063  
 (08) 7081 0375

## Balance Sheet As at 17-12-2024

Community Corporation No. 24725 Inc.

18-26 Kernick Way, Brompton SA 5007

	Current period
<b>Owners' funds</b>	
<b>Administrative Fund</b>	
Operating Surplus/Deficit--Admin	(652.50)
Owners Equity--Admin	1,336.95
	684.45
<b>Sinking Fund</b>	
Operating Surplus/Deficit--Sinking	0.00
Owners Equity--Sinking	5,721.52
	5,721.52
<b>Net owners' funds</b>	<b>\$6,405.97</b>
<b>Represented by:</b>	
<b>Assets</b>	
<b>Administrative Fund</b>	
Cash at Bank--Admin	684.45
	684.45
<b>Sinking Fund</b>	
Cash at Bank--Sinking	5,721.52
	5,721.52
<b>Unallocated Money</b>	0.00
<i>Total assets</i>	6,405.97
<b>Less liabilities</b>	
<b>Administrative Fund</b>	
	0.00
<b>Sinking Fund</b>	
	0.00
<b>Unallocated Money</b>	
	0.00
<i>Total liabilities</i>	0.00
<b>Net assets</b>	<b>\$6,405.97</b>



Strata Management SA  
 ABN 49 806 360 628  
 225 Fullerton Road  
 Eastwood SA 5083  
 24725

# Notice of Levies Due in June 2025

Issued 17-12-2024 on behalf of:

Community Corporation No. 24725 Inc.  
 ABN 85730189864  
 18-26 Kernick Way  
 Brompton SA 5007

R Cecchin  
 24 Kernick Way  
 Brompton SA 5007

for Lot 53 Unit 24  
 Rosanna Cecchin

Due date	Details	Amounts due (\$)		Total
		Admin Fund	Sinking Fund	
01-06-2025	Annual Admin/Sinking Levy 01/06/2025 - 31/05/2026	592.50	197.50	790.00
Total levies due in month		592.50	197.50	790.00

Total of this levy notice	790.00
Levies in arrears	0.00
Interest on levies in arrears	0.00
Outstanding owner invoices	0.00
Subtotal of amount due	790.00
Prepaid	0.00
<b>Total amount due</b>	<b>\$790.00</b>

Late Payment: If payment is not made by the due date, interest may be charged at an annual rate of 10%.  
 Cheques should be made payable to 'Community Corporation No. 24725 Inc.'

## Levy Payment due 01-06-2025



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

R Cecchin  
 Community Corporation 24725  
 Lot 53 Unit 24



\*496 251633673 22499



Billers code 96503



Pay over the Internet from your Bank account. Register at [www.deft.com.au](http://www.deft.com.au)



Credit card payments can be made over the internet. Log onto [www.deft.com.au](http://www.deft.com.au) and follow the instructions. A surcharge will be applicable if you use this option



Pay by mailing this payment slip with your cheque to:  
 DEFT Payment Systems  
 GPO Box 2174, Melbourne VIC 3001



Pay in-store at Australia Post by cheque or EFTPOS.

Contact your participating financial institution to make a BPAY payment from your cheque or savings account. Enter the biller code and your DEFT reference number. To use the QR code, use the reader within your mobile banking app. More info: [www.bpay.com.au](http://www.bpay.com.au)

### Strata Management SA

#### DEFT Reference Number

25163367322499

#### Amount Due

\$790.00

#### Due Date

01-06-2025

#### Amount Paid

\$

+251633673 22499 <

000079000<3+



MINUTES OF THE ANNUAL GENERAL MEETING

COMMUNITY CORPORATION NO. 24725 INC.

18-26 Kernick Way, Brompton SA 5007

The Annual General Meeting of the Corporation took place on:

DATE: 1/10/2024  
 TIME: 02:00 PM  
 VENUE: Zoom

**PRESENT:**

Lot #	Unit #	Attendance	Representative
50	18	Yes	Amalthia Pty Ltd by Proxy to Strata Management SA
51	20	Yes	Amalthia Pty Ltd by Proxy to Strata Management SA
52	22	Yes	Paula McKay
54	26	Yes	Meng Toh by Proxy to Strata Management SA Tracey Davy of Strata Management SA

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

Minutes of the meeting:

- 1 **QUORUM**  
Resolved the body corporate manager advised that a quorum was present and the meeting commenced at 2:02 PM.
- 2 **MINUTES**  
That the minutes of the last general meeting of the owners corporation on 10/10/2023 was confirmed as a true record of the proceedings of that meeting.
- 3 **FINANCIAL STATEMENTS**  
That the statement of income and expenditure for the period ended 31/07/2024 was accepted as a true and accurate statement of the Corporation's financial position.
- 4 **INSURANCE**  
The body corporate manager advised that the insurance sums are required to be discussed each year with the property to be insured for the full replacement value and recommended that an independent valuation be obtained by time to time to ensure that the rising costs of rebuilding are taken into account.  
  
It was noted that the current insurances held by the body corporate are: Policy No.ST501853 with CHU Insurance Type : Community Broker : Coverforce Next due : 30/06/2025  
  

Cover	Sum Insured	Excess
Common Property	\$50,000.00	\$300.00
Public Liability	\$20,000,000.00	
Office Bearers Liability	Not Selected	
Fidelity Guarantee	\$100,000.00	
Govt. Audit Costs	\$25,000.00	
Legal Defence	\$50,000.00	\$1,000.00

Strata Management SA was requested to arrange quotations for the insurance prior to renewal with the quotations to be sent to the Presiding Officer for a decision.

After discussion it was resolved that the common property sum insured remain the same for the year ahead.

- 5 **MAINTENANCE**  
NIL
- 6 **GENERAL BUSINESS**  
NIL

**OVERDUE LEVIES**

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

Resolved "that Strata Management SA is authorized on behalf of the corporation to carry out the necessary steps to recover unpaid contributions included the sending of reminder notices, passing the debt to a debt collector and legal action. All

costs associated with the contemplated or actual recovery of outstanding funds are to be charged by the corporation to the individual unit responsible for the unpaid contribution."

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

**7 BUDGET**

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

**8 CONTRIBUTIONS**

It was resolved

- (a) That contributions to the administrative fund are estimated in accordance with Section 114 (1) of the Community Titles Act 1996 and determined in accordance with Section 114 (2) of the Community Titles Act 1996 at \$3,000.00; and
- (b) That contributions to the sinking fund are estimated in accordance with Section 116 (1) of the Community Titles Act 1996 and determined in accordance with Section 114 (2) of the Community Titles Act 1996 at \$1,000.00; and
- (c) That both contributions be paid in one yearly installment, being due on 1/06/2025.

**9 OFFICE BEARERS**

The meeting sought nominations for the officers of the corporation for the forthcoming year. It was resolved that the following members be appointed:

- Presiding Officer - Harry Argyriou (Lot 50)
- Secretary - Harry Argyriou (Lot 50)
- Treasurer - Harry Argyriou (Lot 50)

**10 APPOINTMENT OF BODY CORPORATE MANAGEMENT**

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

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

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

**11 NEXT MEETING**

The next Annual General Meeting is to be tentatively scheduled for October 2025 at 2PM to be held via Zoom.

**CLOSURE:** There being no further business, the chairperson declared the meeting closed at 02:17 PM.





**Strata Management SA**  
 ABN 49 600 350 629  
 225 Fullarton Road  
 Eastwood SA 5063  
 (08) 7081 0375

## Approved Budget to apply from 01/08/2024

Community Corporation No. 24725 Inc.

18-26 Kernick Way, Brompton SA 5007

### Administrative Fund

	<b>Approved budget</b>
<b>Revenue</b>	
Levies Due--Admin	3,000.00
<i>Total revenue</i>	3,000.00
<b>Less expenses</b>	
Admin--Agent Disbursements	210.00
Admin--Auditors--Audit Services	154.00
Admin--Auditors--Taxation Services	165.00
Admin--Bank Charges--Bpay	24.00
Admin--Management Fees--Standard	954.00
Admin--Meeting Fees	143.00
Admin--Storage & Archive Fees	66.00
Insurance--Premiums	1,200.00
<i>Total expenses</i>	2,916.00
<b>Surplus/Deficit</b>	84.00
Opening balance	1,336.95
<b>Closing balance</b>	\$1,420.95
Total units of entitlement	10000
Levy contribution per unit entitlement	\$0.30

Community Corporation No. 24725 Inc.

18-26 Kernick Way, Brompton SA 5007

**Sinking Fund**

**Approved  
budget**

**Revenue**

Levies Due--Sinking 1,000.00

*Total revenue* 1,000.00

**Surplus/Deficit**

Opening balance 5,721.52

**Closing balance**

\$6,721.52

Total units of entitlement 10000

Levy contribution per unit entitlement \$0.10



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

## Approved Levy Schedule to apply from 01/08/2024

Community Corporation No. 24725 Inc.

18-26 Kernick Way, Brompton SA 5007

Annual levy instalments that apply to each lot from budgets accepted by the general meeting:

Lot	Unit	Unit Entitlement	Admin Fund	Sinking Fund	Annual Total	Annual Total
50	18	2000.00	600.00	200.00	800.00	800.00
51	20	1975.00	592.50	197.50	790.00	790.00
52	22	1975.00	592.50	197.50	790.00	790.00
53	24	1975.00	592.50	197.50	790.00	790.00
54	26	2075.00	622.50	207.50	830.00	830.00
		<b>10,000.00</b>	<b>\$3,000.00</b>	<b>\$1,000.00</b>	<b>\$4,000.00</b>	<b>\$4,000.00</b>



Strata Management SA  
 18-26 Kernick Way  
 Brompton SA 5007  
 (08) 7081 0273

## Statement of Financial Performance for the financial year to 31/07/2024

Community Corporation No. 24725 Inc.

18-26 Kernick Way, Brompton SA 5007

### Administrative Fund

Current period

01/08/2023-31/07/2024

**Revenue**

Levies Due--Admin	2,800.00
<i>Total revenue</i>	2,800.00

**Less expenses**

Admin--Agent Disbursements	138.50
Admin--Auditors--Audit Services	154.00
Admin--Auditors--Taxation Services	165.00
Admin--Bank Charges--Bpay	24.00
Admin--Management Fees--Standard	858.00
Admin--Meeting Fees	220.00
Admin--Storage & Archive Fees	66.00
Insurance--Premiums	999.72
<i>Total expenses</i>	2,625.22

**Surplus/Deficit**

	174.78
Opening balance	1,162.17

**Closing balance**

	\$1,336.95
--	------------



**Sinking Fund**

**Current period**

01/08/2023-31/07/2024

**Revenue**

Levies Due--Sinking	1,000.00
<i>Total revenue</i>	<u>1,000.00</u>

**Less expenses**

<i>Total expenses</i>	<u>0.00</u>
-----------------------	-------------

**Surplus/Deficit**

	<u>1,000.00</u>
--	-----------------

Opening balance	4,721.52
-----------------	----------

**Closing balance**

**\$5,721.52**



Strata Management SA  
 18-26 Kernick Way  
 Brompton SA 5007  
 (08) 7081 0273

## Balance Sheet As at 31/07/2024

Community Corporation No. 24725 Inc.

18-26 Kernick Way, Brompton SA 5007

	Current period
<b>Owners' funds</b>	
<b>Administrative Fund</b>	
Operating Surplus/Deficit--Admin	174.78
Owners Equity--Admin	1,162.17
	1,336.95
<b>Sinking Fund</b>	
Operating Surplus/Deficit--Sinking	1,000.00
Owners Equity--Sinking	4,721.52
	5,721.52
<b>Net owners' funds</b>	<b>\$7,058.47</b>
<b>Represented by:</b>	
<b>Assets</b>	
<b>Administrative Fund</b>	
Cash at Bank--Admin	1,356.45
	1,356.45
<b>Sinking Fund</b>	
Cash at Bank--Sinking	5,721.52
	5,721.52
<b>Unallocated Money</b>	0.00
<i>Total assets</i>	7,077.97
<b>Less liabilities</b>	
<b>Administrative Fund</b>	
Creditors--Other--Admin	19.50
	19.50
<b>Sinking Fund</b>	0.00
<b>Unallocated Money</b>	0.00
<i>Total liabilities</i>	19.50
<b>Net assets</b>	<b>\$7,058.47</b>

MINUTES OF THE ANNUAL GENERAL MEETING

COMMUNITY CORPORATION NO. 24725 INC.

18-26 Kernick Way, Brompton SA 5007

The Annual General Meeting of the Corporation took place on:

DATE: 10/10/2023  
 TIME: 05:00 PM  
 VENUE: By Zoom

**PRESENT:**

Lot#	Unit#	Attendance	Representative
50	18	Yes	Amalthia Pty Ltd By Proxy To Strata Management SA
51	20	Yes	Amalthia Pty Ltd By Proxy To Strata Management SA
52	22	Yes	P McKay By Proxy To Strata Management SA
53	24	Yes	R Cecchin By Proxy To Strata Management SA
54	26	Yes	M Toh & H Yik By Proxy To Strata Management SA Mark Griffiths Of Strata Management SA

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

Minutes of the meeting:

**1 QUORUM**

The body corporate manager advised that a quorum was present and the meeting commenced at 5:00PM

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

**2 MINUTES**

Resolved that the minutes of the last general meeting of the owners corporation on 18/10/2022 be confirmed as a true record of the proceedings of that meeting.

**3 FINANCIAL STATEMENTS**

Resolved that the statement of income and expenditure for the period ended 31/07/2023 be accepted as a true and accurate statement of the Corporation's financial position.

**4 INSURANCE**

The body corporate manager advised that the insurance sums are required to be discussed each year with the property to be insured for the full replacement value and recommended that an independent valuation be obtained by time to time to ensure that the rising costs of rebuilding are taken into account.

It was noted that the current insurances held by the body corporate are:  
 Policy No.ST501853 With CHU Insurance Of Type : Community Through Broker : Coverforce Next due : 30/06/2024

Cover	Sum Insured	Excess
Common Property	\$50,000.00	\$300.00
Public Liability	\$20,000,000.00	
Fidelity Guarantee	\$100,000.00	
Govt. Audit Costs	\$25,000.00	
Legal Defence	\$50,000.00	\$1,000.00

Strata Management SA was requested to arrange quotations for the insurance prior to renewal with the quotations to be sent to the Presiding Officer for a decision.

After discussion it was resolved that the common property sum insured remain the same for the year ahead.

**5 MAINTENANCE**

NIL

**6 GENERAL BUSINESS**

NIL



**OVERDUE LEVIES**

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

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

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

**7 BUDGET**

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

**8 CONTRIBUTIONS**

It was resolved

(a) That contributions to the administrative fund are estimated in accordance with Section 114 (1) of the Community Titles Act 1996 and determined in accordance with Section 114 (2) of the Community Titles Act 1996 at \$2,800.00; and

(b) That contributions to the sinking fund are estimated in accordance with Section 116 (1) of the Community Titles Act 1996 and determined in accordance with Section 114 (2) of the Community Titles Act 1996 at \$1,000.00; and

(c) That both contributions be paid in equal quarterly instalments, the first such instalment being due on 1/06/2024 and subsequent instalments being due on the first days of .

**9 OFFICE BEARERS**

The meeting sought nominations for the officers of the corporation for the forthcoming year. It was resolved that the following members be appointed:

Presiding Officer/Secretary/Treasurer - Harry Argyriou (Lot 50)

**10 APPOINTMENT OF BODY CORPORATE MANAGEMENT**

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

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

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

**11 NEXT MEETING**

The next Annual General Meeting is to be tentatively scheduled for October 2024

**CLOSURE:** There being no further business, the chairperson declared the meeting closed at 5:30 PM



Strata Management SA  
 235 Fullerton Road  
 Eastwood SA 5063  
 (08) 7061 0375

## Approved Budget to apply from 01/08/2023

Community Corporation No. 24725 Inc.

18-26 Kernick Way, Brompton SA 5007

### Administrative Fund

**Approved  
 budget**

**Revenue**

Levies Due--Admin	2,800.00
<i>Total revenue</i>	2,800.00

**Less expenses**

Admin--Agent Disbursements	132.00
Admin--Auditors--Audit Services	148.50
Admin--Auditors--Taxation Services	132.00
Admin--Bank Charges--Bpay	24.00
Admin--Management Fees--Standard	858.00
Admin--Meeting Fees	220.00
Admin--Storage & Archive Fees	66.00
Insurance--Premiums	1,200.00
<i>Total expenses</i>	2,780.50

**Surplus/Deficit**

	19.50
Opening balance	1,162.17

**Closing balance**

\$1,181.67

Total units of entitlement	10000
Levy contribution per unit entitlement	\$0.28



**Sinking Fund**

	<b>Approved budget</b>
<b>Revenue</b>	
Levies Due--Sinking	1,000.00
<i>Total revenue</i>	1,000.00
<b>Surplus/Deficit</b>	1,000.00
Opening balance	4,721.52
<b>Closing balance</b>	\$5,721.52
Total units of entitlement	10000
Levy contribution per unit entitlement	\$0.10



Strata Management SA  
 081 49 900 312 925  
 225 Fullerton Road  
 Eastwood SA 5063  
 (08) 7061 0375

## Statement of Financial Performance for the financial year to 31/07/2023

Community Corporation No. 24725 Inc.

18-26 Kernick Way, Brompton SA 5007

### Administrative Fund

Current period

01/08/2022-31/07/2023

**Revenue**

Levies Due--Admin	2,400.00
<i>Total revenue</i>	2,400.00

**Less expenses**

Admin--Agent Disbursements	132.00
Admin--Auditors--Audit Services	148.50
Admin--Auditors--Taxation Services	132.00
Admin--Bank Charges--Bpay	24.00
Admin--Management Fees--Standard	780.00
Admin--Meeting Fees	198.00
Admin--Storage & Archive Fees	35.75
Insurance--Premiums	990.39
<i>Total expenses</i>	2,440.64

**Surplus/Deficit**

	(40.64)
--	---------

Opening balance	1,202.81
-----------------	----------

**Closing balance**

	\$1,162.17
--	------------

Community Corporation No. 24725 Inc.

18-26 Kernick Way, Brompton SA 5007

**Sinking Fund**

**Current period**

01/08/2022-31/07/2023

**Revenue**

Levies Due--Sinking	1,000.00
<i>Total revenue</i>	<u>1,000.00</u>

**Less expenses**

<i>Total expenses</i>	<u>0.00</u>
-----------------------	-------------

**Surplus/Deficit**

	<u>1,000.00</u>
--	-----------------

Opening balance	3,721.52
-----------------	----------

**Closing balance**

	<u><u><b>\$4,721.52</b></u></u>
--	---------------------------------





Strata Management SA  
 430-45 500 363 022  
 222 Fullarton Road  
 Eastwood SA 5063  
 (08) 7081 0375

## Balance Sheet

### As at 31/07/2023

Community Corporation No. 24725 Inc.

18-26 Kernick Way, Brompton SA 5007

**Current period**

**Owners' funds**

**Administrative Fund**

Operating Surplus/Deficit--Admin	(40.64)
Owners Equity--Admin	1,202.81
	1,162.17

**Sinking Fund**

Operating Surplus/Deficit--Sinking	1,000.00
Owners Equity--Sinking	3,721.52
	4,721.52

**Net owners' funds**

**\$5,883.69**

**Represented by:**

**Assets**

**Administrative Fund**

Cash at Bank--Admin	1,162.17
	1,162.17

**Sinking Fund**

Cash at Bank--Sinking	4,721.52
	4,721.52

**Unallocated Money**

0.00

*Total assets*

5,883.69

**Less liabilities**

**Administrative Fund**

0.00

**Sinking Fund**

0.00

**Unallocated Money**

0.00

*Total liabilities*

0.00

**Net assets**

**\$5,883.69**

Page 1 of 8

TERMS OF INSTRUMENT NOT  
CHECKED BY LAND TITLES OFFICE

BYLAWS  
DEVELOPMENT No 252/C239/07

**BY LAWS**

**COMMUNITY PLAN NUMBER:CP 24725**

**Allotment 5 in DP 75075**

**Lot 5 Kernick Way Brompton SA 5007**

**DEVELOPER**

**Invest in Property Pty Ltd**

A.C.N 100 923 760

**Low Rider Pty Ltd**

A.C.N 062 352 916

PO Box 471 Kent Town SA 5071

**THESE BYLAWS SHOULD BE READ IN CONJUNCTION WITH THE SCHEME  
DESCRIPTION FOR THE DEVELOPMENT (IF APPLICABLE) AND THE  
COMMUNITY TITLES ACT AND REGULATIONS 1996 AS AMENDED.**

TERMS OF INSTRUMENT NOT  
CHECKED BY LAND TITLES OFFICE

BYLAWS  
DEVELOPMENT No 252/C239/07

**COMMUNITY TITLES ACT AND REGULATIONS 1996.**  
**MANAGEMENT BYLAWS**

**WARNING**

The terms of these By Laws are binding upon the Community Corporation, the Owners, Occupiers and Lessees of the Community Lots and all persons entering upon the Community Parcel.

These By Laws relate to the control and preservation of the essence or theme of the Community Corporation and as such may only be amended or revoked by unanimous resolution of the Community Corporation in accordance with Section 39 of the Community Titles Act (Regulations).

If the whole or any part of a provision of these By Laws is invalid, unenforceable or of illegal intent, it is severed. The remainder of these By Laws will have full force and effect.

**INDEX**

I/ Definitions

**PART 1**

I/ Permitted Use

**PART 2 – MANDATORY BY LAWS**

- 1/ Common Property
- 2/ Installation of Airconditioning Units
- 3/ Control of Lessees and Licensees
- 4/ Maintenance of the Common Property
- 5/ Operation and Management of the Scheme
- 6/ Internal Fencing
- 7/ Garbage
- 8/ Service Infrastructure
- 9/ Insurance
- 10/ Maintenance of a building on a Lot
- 11/ Maintenance of Landscaping on Lots
- 12/ Keeping of Pets
- 13/ Right of Peaceful Enjoyment
- 14/ Community Corporations Right to Recover Money
- 15/ Community Corporation not Liable for Damage
- 16/ Obligations

TERMS OF INSTRUMENT NOT  
CHECKED BY LAND TITLES OFFICE

BYLAWS  
DEVELOPMENT No 252/C239/07

**DEFINITIONS**

**UNLESS THE CONTRARY INTENTION APPEARS THE FOLLOWING APPLIES:**

- A/ Reference to 'The Act' means the Community Titles Act 1996.
- B/ Reference to the 'Regulations under the Act' means the Community Titles Act Regulations 1996.
- C/ The Corporation means the Community Corporation No 24725 Inc Constituted in accordance with part 9 of the Act.
- D/ Rules means the rules made by the Corporation pursuant to the power contained in these By Laws and the Act.
- E/ Singular includes the plural and vice versa.
- F/ Reference to the masculine includes the feminine and includes a firm, a body Corporate, and Association or an Authority.
- G/ 'Occupier' of a Lot includes, if the Lot is unoccupied, the owner of the Lot.
- H/ Motor Vehicle shall mean and include motor vehicles licensed to carry up to eight (8) persons including passenger cars, vans, four wheel drives, utilities and motorcycles as defined in the Road Traffic Act 1961 to 1982.



TERMS OF INSTRUMENT NOT  
CHECKED BY LAND TITLES OFFICE

BYLAWS  
DEVELOPMENT No 252/C239/07

**PART 1**

**Permitted Use.**

- 1/ The Lots ,and Dwellings constructed on the Lots are exclusively for Residential use and shall not be used for any purpose that may cause justified offence to another Lot owner or occupier or contravene any local Government Land Use Laws or Regulations.
- 2/ There shall be no alterations, additions or amendments to the dwellings unless such changes are in accordance with the design guidelines for the Brompton 'City Edge Development' and subject to Council approval as necessary.

**PART 2**

**Mandatory By Laws**

**By Law 1,Common Property**

- 1/ The Common Property is delineated on page 1 of the Primary Plan of the scheme and comprises land 0.30m wide along the Harkness Court frontage of the Lots and no fence or structure shall be shall be erected around or on the common property.
- 2/ The common property may contain service infrastructure and the Community Corporation is responsible for the administration, control, management, use and maintenance of the Common Property.
- 3/ The Common Property is available to the Proprietors, Occupiers, Lessees and persons authorised by them to pass and re-pass at all times to and from their respective Community Lots.
- 4/ Lot owners or occupiers may park in the Common Property however only on that portion adjacent their own Community Lots and they shall not park in a manner that restricts access to the adjoining community lot.
- 5/ A Proprietor, or Occupier of a lot must give notice to the Community Corporation of any damage or defect in the Common Property immediately they become aware of the damage or defect.
- 6/ The Community Corporation shall not be liable or responsible for any damage or theft to or of any item owned by or there by the authority of a Proprietor or Occupier on the Common Property for whatever reason.

**By Law 2,Installation of Airconditioning**

It shall be permitted that the Proprietors of Lots may install Airconditioning Units subject to the following limitations;

- 1/ **Roof Mounted Units**  
The colour of the Airconditioning Unit must be similar to that of the Roof on which it is installed.
- 2/ **Split System Units**  
Where it is necessary to mount the main Airconditioning Unit on the ground or wall, it shall only be installed in position so as not to be visible from the front of the Lot.
- 3/ **Prohibited Airconditioning Systems**  
An Airconditioning System which protrudes through a wall or window is not permitted unless it is not visible from outside the lot.

TERMS OF INSTRUMENT NOT  
CHECKED BY LAND TITLES OFFICE

BYLAWS  
DEVELOPMENT No 252/C239/07

**By Law 3, Control of Lessees & Licensees**

- 1/ These By Laws shall apply to Lessees and Licensees of Community Lots.
- 2/ A Proprietor whose Lot is the subject of a Lease or Licence agreement must provide the Lessee or Licensee with a copy of these Bylaws.
- 3/ It shall be the responsibility of the Proprietor whose Lot is subject to a Lease or License to take all reasonable steps including without limitation, any action available to him under the Lease or License agreement to ensure that the Lessee or Licensee of the lot and any person on the Community Parcel with the consent (express or implied) of the Lessee or Licensee complies with the By Laws of the scheme.
- 4/ The Proprietor of a Lot must not, without the corporations authorisation lease the lot, or grant a right of occupation in respect of that lot for valuable consideration, for a period of less than two months.

**By Law 4, Operation & Management of the Scheme**

- 1/ The Corporation shall be constituted in accordance with and shall have the powers, duties and obligations contained in part 9 of the Act.
- 2/ The Corporation may appoint a Manager to administer to the extent permitted by Regulations made under the Act, on behalf of the Corporation;
  - 2.1 The functions and obligations of the Corporation under the Act, and,
  - 2.2 The Administration and enforcement of these By Laws and the Rules.
- 3/ Essential Terms of the Management Agreement;  
The following terms must be included in any management agreement
  - 3.1 The Manager is to be appointed on a contract that is of a term not longer than (12) months subject to annual review by the Corporation.
  - 3.2 If on an annual review, or at any other time the Corporation is dissatisfied with the performance of the Manager, the Corporation may terminate the Management contract.
- 4/ A Lot Owner may cast one (1) vote in respect of their Community Lot on any matter arising for decision at a General Meeting of the Corporation.

**By Law 5, Internal Fencing**

- 1/ The Fences Act 1975 (as amended) applies as between Owners of adjoining Community Lots.
- 2/ Notwithstanding By Law 5 (1) above where fencing is in need of replacement, it shall be replaced by fencing of the same type, design, height and colour.

TERMS OF INSTRUMENT NOT  
CHECKED BY LAND TITLES OFFICE

BYLAWS  
DEVELOPMENT No 252/C239/07

**By Law 6, Garbage**

- 1/ The Occupiers of the respective Community Lots must provide a garbage bin for the storage of garbage upon their lots and ensure that arrangements are made for the collection of garbage by the Local Council, or its contractor in accordance with that Councils By Laws and garbage collection arrangements.
- 2/ Garbage bin shall be stored upon the Community Lot in a position such that it is not visible from outside the Lot.
- 3/ Lot Owners shall place garbage bins for collection at the kerbside of the adjacent street in such a position so as not to affect traffic on the street nor access to any driveway.
- 5/ The Proprietor or Occupier of a Lot must not;
  - a/ bring or accept objects or materials onto the Lot or Common Property that are likely to cause justified offence to the other Lot owners or occupiers or;
  - b/ allow refuse to accumulate so as to cause justified offence to others.

**By Law 7, Service Infrastructure**

Pursuant to the Act;

The Community Corporation shall be responsible for the maintenance, repair and replacement of the service infrastructure upon the common property and through a Community Lot, where it services another community lot.

**By Law 8, Insurance**

- 1/ The Community Corporation must review on an annual basis all Insurances affected by it and the need for new Insurances.
- 2/ Notice of an AGM of the Community Corporation must include a form of motion to decide whether Insurances affected by the Community Corporation should be confirmed, varied or extended and
- 3/ The Community Corporation must immediately effect new Insurances or vary or extend existing Insurances if there is an increased risk or a new risk.
- 4/ A Proprietor or Occupier of a Community Lot must not, except with the approval of the Community Corporation, do anything that might;
  - a/ void or prejudice Insurance effected by the Community Corporation; or
  - b/ increase any Insurance Premium payable by the Community Corporation.



TERMS OF INSTRUMENT NOT  
CHECKED BY LAND TITLES OFFICE

BYLAWS  
DEVELOPMENT No 252/C239/07

**By Law 8, Insurance(continued)**

- 5/ Each Proprietor of a Lot shall insure all buildings and other improvements on the Lot. The Insurance must be against risks that a normally prudent person would insure against; and
  - a/ must be for the full cost of replacing the Building or Improvements with new Materials; and
  - b/ must cover incidental costs such as demolition, site clearance, Architects fees and Engineering fees.
- 6/ The Proprietor of each Lot must provide the Community Corporation, as requested by the Community Corporation from time to time, evidence of a current policy of Insurance effected by the Proprietor in terms of this By Law.

**By Law 9, Maintenance of a Building on a Lot**

- 1/ The Proprietor or Occupier of a Lot must maintain the exterior of the building without limitation, clean and tidy and in good repair and condition and so as to maintain the harmonious appearance of the development as a whole.
- 2/ The Proprietor or Occupier of a Lot must carry out all required maintenance on the exterior of the buildings on a Lot in a proper and workmanlike manner, so as not to diminish or impede the other Lot Owners enjoyment of their respective Lots and to the satisfaction of the Community Corporation.

**By Law 10, Maintenance of Landscaping on Lots**

- 1/ The Proprietor or Occupier of a Lot must ensure the landscaping upon that Lot is kept neat and tidy and free of rubbish, and to the satisfaction of the Community Corporation.

**By Law 11, Keeping of Pets**

- 1/ Unless otherwise resolved by ordinary resolution of the corporation a Proprietor of a Community Lot shall be permitted to keep pets, but only at the pleasure of the corporation and,
- 2/ The Proprietor or Occupier of a Lot must ensure the animal is confined to the Lot
- 3/ The Proprietor or Occupier of a Lot who chooses to keep a pet shall be liable to the Proprietors or Occupiers of the other Lot, for any noise which is disturbing to an extent which is unreasonable and for any damage to or loss of Property or injury to any person(s) caused by the animal. and
- 4/ Is responsible for cleaning up after the animal from any part of their Lot or another Lot.
- 5/ By Law 11(1) shall not apply to Occupiers, Proprietors or persons lawfully upon the Common Property or Lots who suffer a disability and require the assistance of a dog specifically trained to aid them in respect of that disability.

**By Law 12, Right of Peaceful Enjoyment**

- 1/ No Proprietor, Occupier or person lawfully upon a Lot shall impede, interfere with or prevent the peaceful enjoyment of another Lot.



TERMS OF INSTRUMENT NOT  
CHECKED BY LAND TITLES OFFICE

BYLAWS  
DEVELOPMENT No 252/C239/07

**By Law 13, Community Corporations Right to Recover Money**

- 1/ The Community Corporation may recover any money owing to it under the By Laws or by application of the Act as a debt.
- 2/ The Proprietor or Occupier of a Lot must pay or reimburse the Community Corporation for costs, damages and expenses incurred in connection with the contemplated or actual enforcement of the By Laws, in relation to that Proprietor or Occupier; upon demand.
- 3/ The costs ,charges and expenses recoverable by the corporation shall include without limitation, those expenses incurred in retaining any independent consultant or other person to evaluate any matter of concern and its administration costs in connection with those events.
- 4/ The corporation may charge interest at a rate of 12% per annum on any overdue monies owed by a Proprietor or Occupier of a lot.

**By Law 14, Community Corporation not Liable for Damage**

The Community Corporation is not liable for damage to or loss of property or injury to any person(s) on or near the Community Parcel due to any cause other than the negligence or a fraud of the Community Corporation or any employee or agent of the Community Corporation.

**By Law 15, Obligations of Proprietors and the Community Corporation**

Notwithstanding obligations defined under the Act;

- 1/ The Proprietors of a Lot must immediately notify the Community Corporation in writing of any changes of ownership, or any change of address of the Proprietors of that Lot or any change of the occupants of that lot.
- 2/ The Community Corporation should keep all appropriate Building Plans, Documents and other such Records which may assist with the Administration of these Bylaws.

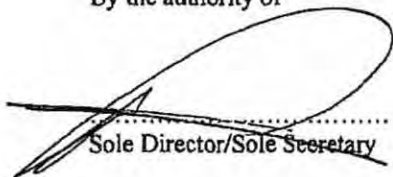
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Dated this 26 Day of JUNE 2008

Executed by

Invest in Property Pty Ltd  
A.C.N 100 923 760

By the authority of

  
.....  
Sole Director/Sole Secretary

Low Rider Pty Ltd  
A.C.N 062 352 916

By the authority of

  
.....  
Sole Director/Sole Secretary

Orig: LF 10987814



12:02 27-Jun-2008

2 of 2

Fees: \$0.00

LANDS TITLES REGISTRATION  
OFFICE  
SOUTH AUSTRALIA

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

FORM APPROVED BY THE REGISTRAR-GENERAL

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

Prefix
LF
Series No.
2

Lands title 15:30 01/07/08 199000  
REGISTRATION FEE \$108.00

**BELOW THIS LINE FOR AGENT USE ONLY**

AGENT CODE

Lodged by: GSPINKSTERBOER PINK

Correction to: GSPINKSTERBOER PINK


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

1. ....
2. ....
3. ....
4. ....

PICK-UP NO.	
CP	

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

ITEM(S)	AGENT CODE

CORRECTION	PASSED <i>[Signature]</i>
FILED <i>[Signature]</i> pro	1-8-2008  REGISTRAR-GENERAL



COMMUNITY PLAN NUMBER <h1 style="margin:0;">C24725</h1>	
PLAN TYPE PRIMARY	THIS IS SHEET 1 OF 2 SHEETS
DEPOSITED 1 / 8 / 2008 PLAN APPROVED P.M.S. APPROVED PLAN EXAMINED GMW CLOSURE CHECKED GW DATE 4.5.2009	REGISTERED GENERAL
TITLE REFERENCE CT 6014/539 TO 543 INCL CT 5994/493	
LAND DESCRIPTION <h2 style="text-align: center;">ALLOTMENT 5 IN DP 75075</h2>	
IRRIGATION AREA HUNDRED YATALA AREA BROMPTON COUNCIL CITY OF CHARLES STURT	DIVISION
MAP REFERENCE 6628-40-n	O.B. DP 75075 TOTAL AREA 697m <sup>2</sup>
DEV. No. 252-C287:08:001:18969	SCALE 0 5 10 METRES
ANNOTATIONS THE COMMON PROPERTY IS DESIGNATED (C1) FOR LAND INFORMATION PURPOSES ONLY AND DOES NOT PROVIDE A LEGAL IDENTIFIER FOR THE COMMON PROPERTY. THE SERVICE INFRASTRUCTURE WAS NOT AVAILABLE AT TIME OF SURVEY.	
ALL DISTANCES ARE GROUND DISTANCES COMBINED SCALE FACTOR ZONE MGA BEARING DATUM: (1)-(2) 127°44'30" DISTANCE DERIVED FROM DP 75075, ADOPTED	
CERTIFICATE OF LICENSED SURVEYOR I, GARY WILLIAM NICHOLS a Licensed Surveyor under the Survey Act, 1992, certify that (a) I am uncertain about the location of that part of the service infrastructure shown between the points marked 3 and 4 on the plan and (b) this Community Plan has been correctly prepared in accordance with the Community Titles Act, 1996, to a scale prescribed by regulation.	
Dated the 10 day of NOVEMBER 2008 Licensed Surveyor	

**SUBSTITUTE SHEET**



**LEGEND**

FD	NETWORK STATION	FD	PERMANENT SURVEY MARK
FD	PLACED	FD	FOUND
FD	PLACED	FD	GONE
FD	PLACED	FD	OR RM
FD	FOUND	FD	SPK FD
FD	GONE	FD	BT GONE
FD	DRILL HOLE & WING	FD	0
FD	DIRECTION CHANGE	FD	(20.32)
FD	PART DISTANCES	FD	20.85 CALC
FD	CALCULATED DATA	FD	100.85
FD	COPIED DATA	FD	100.85

**LOCATION PLAN**

**JOHN C BESTED & ASSOC PTY LTD**  
 SURVEYING AND PLANNING CONSULTANTS  
 362 MAGILL ROAD KENSINGTON PARK 5088  
 PHONE (08) 8332 7111 FAX (08) 8364 1829  
 DRAWING No. 14166.2 CON | VERSION No. 1

**G.S. PINKSTERBOER & ASSOCIATES**  
 PROPERTY DEVELOPMENT CONSULTANTS  
 17 STEVENSON STREET, SPENCER SA 5051  
 P.O. BOX 471 KEAT TOWN SA 5071  
 FAX 8363 8900

LOT ENTITLEMENT SHEET

**SUBSTITUTE SHEET**

COMMUNITY PLAN NUMBER  
**CP 24725**

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

APPROVED

DEPOSITED

*[Signature]*  
 8.7.09

1/18/2008

*[Signature]*  
 PRO REGISTRAR-GENERAL

APPLICATION 10987813.

AMENDMENT NIDE 11154246

SCHEDULE OF LOT ENTITLEMENTS

LOT	LOT ENTITLEMENT	SUBDIVIDED
50	2,000	
51	1,975	
52	1,975	
53	1,975	
54	2,075	
AGGREGATE	10,000	

CERTIFICATE OF LAND VALUER

I JEFFREY WOOD being a Land valuer within the meaning of the Land Valuers Act 1994 certify that this schedule is correct for the purposes of the Community Titles Act 1996.

Dated the 15TH Day of JUNE 2009

*[Signature]*  
 Signature of Land Valuer





Level 13, 431 King William Street  
Adelaide SA 5000

## Certificate of Currency

### CHU Community Association Insurance Plan

<b>Policy No</b>	ST501853
<b>Policy Wording</b>	CHU COMMUNITY ASSOCIATION INSURANCE PLAN
<b>Period of Insurance</b>	30/06/2024 to 30/06/2025 at 4:00pm
<b>The Insured</b>	COMMUNITY CORPORATION NO 24725 INC
<b>Situation</b>	18 KERNICK WAY BROMPTON SA 5007

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### Policies Selected

#### Policy 1 – Community Property

Community property: \$50,000  
Community income: \$7,500  
Common area contents: \$0

#### Policy 2 – Liability to Others

Limit of liability: \$20,000,000

#### Policy 3 – Voluntary Workers

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

#### Policy 4 – Fidelity Guarantee

Sum Insured: \$100,000

#### Policy 5 – Office Bearers' Legal Liability

Not Selected

#### Policy 6 – Machinery Breakdown

Not Selected

#### Policy 7 – Catastrophe Insurance

Not Selected

#### Policy 8 – Government Audit Costs and Legal Expenses

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



**Flood Cover is included.**

**Flood Cover Endorsement**

Flood cover is included.

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

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

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

Date Printed

28/06/2024

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

# TAX INVOICE

First Paige Form 1

**Invoice Date**  
17 Dec 2024

Strata Management SA

**Invoice Number**  
INV-1251**Reference**  
Sale- 24 Kernick Way,  
Brompton SA 5007

Description	Quantity	Unit Price	GST	Amount AUD
Section 139- C24725, 24 Kernick Way, Brompton SA 5007	1.00	60.00	10%	60.00
Please make payment to: Strata Management SA BSB- 185 300 ACC- 303 466 668 Please use invoice # as the reference, Thank You				
Subtotal				60.00
TOTAL GST 10%				6.00
<b>TOTAL AUD</b>				<b>66.00</b>

**Due Date: 24 Dec 2024**

## PAYMENT ADVICE

To: Strata Management SA

<b>Customer</b>	First Paige Form 1
<b>Invoice Number</b>	INV-1251
<b>Amount Due</b>	<b>66.00</b>
<b>Due Date</b>	24 Dec 2024

**Amount Enclosed**

Enter the amount you are paying above



**Environment Protection Authority**

GPO Box 2607 Adelaide SA 5001  
 211 Victoria Square Adelaide SA 5000  
 T (08) 8204 2004  
 Country areas 1800 623 445

Receipt No : 0002633893  
 Admin No : 42685 (89938)

First Paige Form 1  
 PO Box 2209  
 SOUTH PLYMPTON SA 5038

Contact: Section 7  
 Telephone: (08) 8204 2026  
 Email: epasection7@sa.gov.au

Contact: Public Register  
 Telephone: (08) 8204 9128  
 Email: epa.publicregister@sa.gov.au

17 December, 2024

**EPA STATEMENT TO FORM 1 - CONTRACTS FOR SALE OF LAND OR BUSINESS**

The EPA provides this statement to assist the vendor meet its obligations under section 7(1)(b) of the *Land and Business (Sale and Conveyancing) Act 1994*. A response to the questions prescribed in Schedule 1-Contracts for sale of land or business-forms (Divisions 1 and 2) of the *Land and Business (Sale and Conveyancing) Act 1994* is provided in relation to the land.

I refer to your enquiry concerning the parcel of land comprised in

Title Reference CT Volume 6039 Folio 847  
 Address 24 Kernick Way, BROMPTON SA 5007

**Schedule – Division 1 – *Land and Business (Sale and Conveyancing) Regulations 2010***

**PARTICULARS OF MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES AFFECTING THE LAND**

**8. *Environment Protection Act 1993***

Does the EPA hold any of the following details relating to the *Environment Protection Act 1993*:

8.1	Section 59 - Environment performance agreement that is registered in relation to the land.	NO
8.2	Section 93 - Environment protection order that is registered in relation to the land.	NO
8.3	Section 93A - Environment protection order relating to cessation of activity that is registered in relation to the land.	NO
8.4	Section 99 - Clean-up order that is registered in relation to the land.	NO
8.5	Section 100 - Clean-up authorisation that is registered in relation to the land.	NO
8.6	Section 103H - Site contamination assessment order that is registered in relation to the land.	NO
8.7	Section 103J - Site remediation order that is registered in relation to the land.	NO



- |      |  |    |
|------|--|----|
| 8.8  | Section 103N - Notice of declaration of special management area in relation to the land (due to possible existence of site contamination). | NO |
| 8.9  | Section 103P - Notation of site contamination audit report in relation to the land.  | NO |
| 8.10 | Section 103S - Notice of prohibition or restriction on taking water affected by site contamination in relation to the land.                | NO |

**Schedule – Division 2 – Land and Business (Sale and Conveyancing) Regulations 2010**

**PARTICULARS RELATING TO ENVIRONMENT PROTECTION**

**3-Licences and exemptions recorded by EPA in public register**

Does the EPA hold any of the following details in the public register:

- |    |   |    |
|----|---|----|
| a) | details of a current licence issued under Part 6 of the <i>Environment Protection Act 1993</i> to conduct any prescribed activity of environmental significance under Schedule 1 of that Act at the land?                 | NO |
| b) | details of a licence no longer in force issued under Part 6 of the <i>Environment Protection Act 1993</i> to conduct any prescribed activity of environmental significance under Schedule 1 of that Act at the land?      | NO |
| c) | details of a current exemption issued under Part 6 of the <i>Environment Protection Act 1993</i> from the application of a specified provision of that Act in relation to an activity carried on at the land?             | NO |
| d) | details of an exemption no longer in force issued under Part 6 of the <i>Environment Protection Act 1993</i> from the application of a specified provision of that Act in relation to an activity carried on at the land? | NO |
| e) | details of a licence issued under the repealed <i>South Australian Waste Management Commission Act 1979</i> to operate a waste depot at the land?   | NO |
| f) | details of a licence issued under the repealed <i>Waste Management Act 1987</i> to operate a waste depot at the land?   | NO |
| g) | details of a licence issued under the repealed <i>South Australian Waste Management Commission Act 1979</i> to produce waste of a prescribed kind (within the meaning of that Act) at the land?                           | NO |
| h) | details of a licence issued under the repealed <i>Waste Management Act 1987</i> to produce prescribed waste (within the meaning of that Act) at the land?   | NO |

**4-Pollution and site contamination on the land - details recorded by the EPA in public register**

Does the EPA hold any of the following details in the public register in relation to the land or part of the land:

- |    |  |    |
|----|--|----|
| a) | details of serious or material environmental harm caused or threatened in the course of an activity (whether or not notified under section 83 of the <i>Environment Protection Act 1993</i> )? | NO |
|----|--|----|

- b) details of site contamination notified to the EPA under section 83A of the *Environment Protection Act 1993*? NO
- c) a copy of a report of an environmental assessment (whether prepared by the EPA or some other person or body and whether or not required under legislation) that forms part of the information required to be recorded in the public register? YES
- d) a copy of a site contamination audit report? NO
- e) details of an agreement for the exclusion or limitation of liability for site contamination to which section 103E of the *Environment Protection Act 1993* applies? NO
- f) details of an agreement entered into with the EPA relating to an approved voluntary site contamination assessment proposal under section 103I of the *Environment Protection Act 1993*? NO
- g) details of an agreement entered into with the EPA relating to an approved voluntary site remediation proposal under section 103K of the *Environment Protection Act 1993*? NO
- h) details of a notification under section 103Z(1) of the *Environment Protection Act 1993* relating to the commencement of a site contamination audit? NO
- i) details of a notification under section 103Z(2) of the *Environment Protection Act 1993* relating to the termination before completion of a site contamination audit? NO
- j) details of records, held by the former *South Australian Waste Management Commission* under the repealed *Waste Management Act 1987*, of waste (within the meaning of that Act) having been deposited on the land between 1 January 1983 and 30 April 1995? NO

**5-Pollution and site contamination on the land - other details held by EPA**

Does the EPA hold any of the following details in relation to the land or part of the land:

- a) a copy of a report known as a "Health Commission Report" prepared by or on behalf of the *South Australian Health Commission* (under the repealed *South Australian Health Commission Act 1976*)? YES
- b) details (which may include a report of an environmental assessment) relevant to an agreement entered into with the EPA relating to an approved voluntary site contamination assessment proposal under section 103I of the *Environment Protection Act 1993*? NO
- c) details (which may include a report of an environmental assessment) relevant to an agreement entered into with the EPA relating to an approved voluntary site remediation proposal under section 103K of the *Environment Protection Act 1993*? NO
- d) a copy of a pre-1 July 2009 site audit report? YES
- e) details relating to the termination before completion of a pre-1 July 2009 site audit? YES

Records identified in this EPA Statement to Form 1: **SC10520; SC15395; SC12026**

**The above records have been identified with a YES response in this EPA Statement to Form 1 and can be obtained by contacting the Public Register on (08) 8204 9128 or email [epa.publicregister@sa.gov.au](mailto:epa.publicregister@sa.gov.au)**

All care and diligence has been taken to access the above information from available records. Historical records provided to the EPA concerning matters arising prior to 1 May 1995 are limited and may not be accurate or complete.