

REAL PROPERTY ACT, 1886



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



## Certificate of Title - Volume 5064 Folio 770

**Parent Title(s)** CT 4371/385  
**Creating Dealing(s)** SA 7228170  
**Title Issued** 04/03/1992      **Edition** 9      **Edition Issued** 11/07/2022

## Estate Type

FEE SIMPLE (UNIT)

## Registered Proprietor

KIRSTIE-JANE PATRICIA CLIFTON  
OF UNIT 4 221 BRODIE ROAD MORPHETT VALE SA 5162

## Description of Land

UNIT 4 STRATA PLAN 11729  
IN THE AREA NAMED MORPHETT VALE  
HUNDRED OF NOARLUNGA

## Easements

NIL

## Schedule of Dealings

Dealing Number	Description
13828095	MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD. (ACN: 005 357 522)

## Notations

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

# Property Interest Report

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

Title Reference	CT 5064/770	Reference No. 2510675
Registered Proprietors	K P*CLIFTON	Prepared 16/10/2023 16:17
Address of Property	Unit 4, 221 BRODIE ROAD, MORPHETT VALE, SA 5162	
Local Govt. Authority	CITY OF ONKAPARINGA	
Local Govt. Address	PO BOX 1 NOARLUNGA CENTRE SA 5168	

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

## Table of Particulars

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

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

Prescribed encumbrance	Particulars (Particulars in bold indicates further information will be provided)
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### 1. General

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

### 2. Aboriginal Heritage Act 1988

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

an area surrounding a site

- 2.3 Part 3 Division 6 - Aboriginal heritage agreement

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

also

Refer to the Certificate of Title

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

- 3.1 section 8 - Human remains interred on land

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

also

contact the vendor for these details

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

- 4.1 section 5 - Notice requiring payment

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

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

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

State Planning Commission in the Department for Trade and Investment 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 Trade and Investment 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 Trade and Investment 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 Trade and Investment 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 Trade and Investment 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 Trade and Investment 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 Trade and Investment has no record of any notice affecting this title

5.10	section 84 - Enforcement notice	State Planning Commission in the Department for Trade and Investment 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 Trade and Investment has no record of any conditions that continue to apply, affecting this title  also  Contact the Local Government Authority for other details that might apply
5.12	Part 11 Division 2 - Proceedings	Contact the Local Government Authority for other details that might apply  also  Contact the vendor for these details

## 6. Repealed Act conditions

6.1	Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act, 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1966</i> (repealed)  <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title  also  Contact the Local Government Authority for other details that might apply
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## 7. Emergency Services Funding Act 1998

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

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

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

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

## **17. *Land Acquisition Act 1969***

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

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

Act

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

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

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

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

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

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

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

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

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

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

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

## **24. *Mining Act 1971***

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

24.9	Proclamation with respect to a private mine	Mineral Tenements in the Department of Energy and Mining has no record of any proclamation affecting this title
<b>25. <i>Native Vegetation Act 1991</i></b>		
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
<b>26. <i>Natural Resources Management Act 2004 (repealed)</i></b>		
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
<b>27. <i>Outback Communities (Administration and Management) Act 2009</i></b>		
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**
- O'Sullivan Beach - proposed amendment seeks to rezone two vacant allotments of approximately 6 hectares, from Strategic Employment Zone to General Neighbourhood Zone, to allow for low to medium density residential development. For more information please refer to the 'Code Amendments' page on the PlanSA portal: or contact the City of Onkaparinga Council.
- Code Amendment**
- Flooding Hazards Mapping Update - seeks to update the extent of the Hazard (Flooding – Evidence Required) Overlay in the Planning and Design Code in 13 local government areas and several Outback Areas of the State, based on more recent flood hazard mapping. For more information, refer to the 'Code Amendments' page on the PlanSA portal: [https://plan.sa.gov.au/have\\_your\\_say/](https://plan.sa.gov.au/have_your_say/) or phone PlanSA on 1800752664.
- Code Amendment**
- Residential Driveway Crossovers –draft design standard aiming to improve public safety and enhance streetscapes across SA. Minor changes to the Planning and Design Code have also been drafted to complement the design standard and support its delivery and are open for consultation as part of this process. For more information, refer to the 'Code Amendments' page on the PlanSA portal: [https://plan.sa.gov.au/have\\_your\\_say/](https://plan.sa.gov.au/have_your_say/) or phone PlanSA on 1800752664.
- 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 Trade and Investment has no record of any conditions that continue to apply, affecting this title
- also
- Contact the Local Government Authority for other details that might apply
- 29.3 section 139 - Notice of proposed work and notice may require access
- Contact the vendor for these details
- 29.4 section 140 - Notice requesting access
- Contact the vendor for these details
- 29.5 section 141 - Order to remove or perform
- State Planning Commission in the Department for Trade and Investment has no

	work	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 Trade and Investment 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 Trade and Investment 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 Trade and Investment 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 Trade and Investment 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 Trade and Investment 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 Trade and Investment 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 Trade and Investment 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
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### **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
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		Contact the Local Government Authority for other details that might apply
31.2	<i>Public and Environmental Health (Waste Control) Regulations 2010 (or 1995)</i> (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	<i>Public and Environmental Health (Waste Control) Regulations 2010</i> (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
<b>32.</b>	<b><i>South Australian Public Health Act 2011</i></b>	
32.1	section 66 - Direction or requirement to avert spread of disease	Public Health in DHW has no record of any direction or requirement affecting this title
32.2	section 92 - Notice	Public Health in DHW has no record of any notice affecting this title also Contact the Local Government Authority for other details that might apply
32.3	<i>South Australian Public Health (Wastewater) Regulations 2013</i> Part 4 - Condition (that continues to apply) of an approval	Public Health in DHW has no record of any condition affecting this title also Contact the Local Government Authority for other details that might apply
<b>33.</b>	<b><i>Upper South East Dryland Salinity and Flood Management Act 2002 (expired)</i></b>	
33.1	section 23 - Notice of contribution payable	DEW has no record of any notice affecting this title
<b>34.</b>	<b><i>Water Industry Act 2012</i></b>	
34.1	Notice or order under the Act requiring payment of charges or other amounts or making other requirement	<b>An SA Water Certificate will be forwarded. If you do not receive the certificate please contact the SA Water Customer Contact Centre on 1300 650 950</b> 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.
<b>35.</b>	<b><i>Water Resources Act 1997 (repealed)</i></b>	
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
<b>36.</b>	<b>Other charges</b>	
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*

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

## Additional Information

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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 [DEWwaterlicensing@sa.gov.au](mailto:DEWwaterlicensing@sa.gov.au).

**IMPORTANT INFORMATION REGARDING SEARCHES**

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Kangarilla Conveyancing  
PO Box 47  
KANGARILLA SA 5157

**Attention Conveyancers**

○ **Section 187 certificate update request free of charge (One Update):**

- Penalties and interest, property charges, payments or dishonoured payments can impact account balances on a daily basis.

To assist with financial adjustments as close as practicable to the date of settlement, your **Section 187 certificate will now be valid for 90 days**. Within this period Council will offer one update request without charge. This update is to be obtained via the online portal.

It is important to note all searches advise when fines/interest will be applied. When receiving your update search, should it be evident that further penalties will be applied prior to settlement, you will need to still consider these additional amounts as part of your settlement statement calculations.

**Please Note: Section 7 certificates remain valid for a 30 day period only.**

○ **BPAY biller code added to searches to enable electronic settlement of funds**

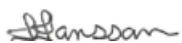
- Our BPAY biller code is now detailed on each search, enabling settlement funds to be disbursed to Council electronically. Please note that this is Council's preferred method payment and we request that you cease the use of cheques to affect settlement.

○ **How to advise Council of change of ownership?**

To also assist with the reduction of duplication of information being received from various agencies i.e. conveyancers and the Lands Titles Office, we are advocating that the **Purchaser's Conveyancer** to advise the change of ownership by following the below:

- If you are using e-conveyancing to affect a sale, please **only issue advice to Council if the mail service address is different to what was lodged via the transfer at the LTO**. Council's new practice is to update ownership details including the mailing address in accordance with the advice provided by the Valuer General. Council has amended this change to align with SA Water practices and to provide an improved customer experience overall.
- If lodging in person at Lands Title Office – Please send the change of ownership advice to Council via [mail@onkaparinga.sa.gov.au](mailto:mail@onkaparinga.sa.gov.au). Electronic settlement of funds is still preferred.

Yours sincerely



Julie Janssan  
**Team Leader**  
**Customer Relations**



**Property Information And Particulars**

In response to an enquiry pursuant to Section 7 of the

**The Land & Business (Sale & Conveyancing) Act, 1994**

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**TO:** Kangarilla Conveyancing  
PO Box 47  
KANGARILLA SA 5157

**DETAILS OF PROPERTY REFERRED TO:**

ASSESSMENT NO	:	57810-5
VALUER GENERAL NO	:	8639055789
VALUATION	:	\$310,000
OWNER	:	Ms K P Clifton
PROPERTY ADDRESS	:	Unit 4/221 Brodie Road, MORPHETT VALE SA 5162
VOLUME/FOLIO	:	CT-5064/770
LOT/PLAN NUMBER	:	Unit 4 SP 11729
WARD	:	03 Knox Ward

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Listed hereafter are the *MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES* in alphabetical order of *SCHEDULE 2*, Division 1 to which Council must respond according to *TABLE 1* of the *REGULATIONS UNDER THE LAND AND BUSINESS (SALE AND CONVEYANCING) ACT 1994*.

In addition, Building Indemnity Insurance details are given, if applicable, pursuant to *SCHEDULE 2*, Division 2 to which Council must respond according to *TABLE 2* of the *REGULATIONS UNDER THE LAND AND BUSINESS (SALE AND CONVEYANCING) ACT 1994*.

The information provided indicates whether any prescribed encumbrances exist on the land, which has been placed/imposed by, or is for the benefit of Council.

All of the prescribed encumbrances listed herein are answered solely in respect to a statutory function or registered interest of the Council, and do not infer any response to an enquiry on behalf of other persons or authorities.

Where a prescribed encumbrance requires a dual response, as described by *TABLE 1*, of *SCHEDULE 2*, of the *REGULATIONS UNDER THE LAND AND BUSINESS (SALE AND CONVEYANCING) ACT, 1994*, the enquirer should also refer a like enquiry to the Department for Transport Energy and Infrastructure.

Pursuant to the provisions of the *REGULATIONS UNDER THE LAND AND BUSINESS (SALES AND CONVEYANCING) ACT, 1994*, Council hereby provides the following information in response to your enquiries:

## 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.*

## Development Act 1993

### Section 42

Condition (that continues to apply) of a development authorisation YES

Application Number: 145/3986/2006  
Description: Verandah  
Decision: Approved  
Decision Date: 05-Jan-2007

#### Development Plan Consent Conditions

1. All development shall be completed in accordance with the plan(s) and documents submitted with and forming part of the development application except where varied by the following condition(s).
2. The colours and finishes of all external building materials shall match or complement those of the principal building(s).
3. The structure shall not be enclosed nor have the walls clad at any time without the prior approval of Council.
4. That effective measures be implemented during the construction of the development and on-going use of the land in accordance with this consent to:
  - prevent silt run-off from the land to adjoining properties, roads and drains
  - control dust arising from the construction and other activities, so as not to, in the opinion of Council, be a nuisance to residents or occupiers on adjacent or nearby land
  - ensure that soil or mud is not transferred onto the adjacent roadways by vehicles leaving the site
  - ensure that all litter and building waste is contained on the subject site in a suitable bin or enclosure or
  - ensure that no sound is emitted from any device, plant or equipment or from any source or activity to become an unreasonable nuisance, in the opinion of Council, to the occupiers of adjacent land.

Application Number: 145/3986/2006  
Description: Verandah  
Decision: Approved  
Decision Date: 05-Jan-2007

#### Building Rules Consent Conditions

1. Stormwater shall be diverted away from the building and shall not pond against or near the footings and shall not be discharged onto adjoining land. Where drainage is directed to the street water table, this shall be by way of a Council approved storm water drainage system.
2. The structure shall be constructed in accordance with the manufacturer's certified design for the relevant wind speed, and shall be securely braced and tied down to the footings.
3. No part of the structure shall encroach beyond the surveyed boundary.
4. The proposed structure shall not be enclosed at any time without the prior consent of Council.

## Planning Act 1982 (repealed)

Condition (that continues to apply) of a development authorisation YES

Application Number: 860/6168/1990  
Description: 8 residential flat buildings containing 16 dwelling and 1 group dwelling.  
Decision: Approved  
Decision Date: 22-Oct-1990

#### Planning Conditions

1. All plants, shrubs, trees and lawns shall be maintained and nurtured at all times. Any diseased or dying plants, shrubs, trees or lawns shall be replaced whenever necessary

2. Stormwater from all roofs, gutters, downpipes and paved areas shall be drained to the street water table by means of an effective underground drainage system
3. The area set aside for the parking of vehicles and so delineated on the approved plan, shall be made available for such use and shall not be used for any other purpose
4. The premises including all buildings and carparking areas shall be maintained and kept in a neat and tidy condition at all times

Application Number: 860/5235/1991  
 Description: Amendment to DA No. 860/6168/90  
 Decision: Approved  
 Decision Date: 20-Feb-1991

#### Planning Conditions

1. All plants, shrubs, trees and lawns shall be maintained and nurtured at all times. Any diseased or dying plants, shrubs, trees or lawns shall be replaced whenever necessary
2. Stormwater from all roofs, gutters, downpipes and paved areas shall be drained to the street water table by means of an effective underground drainage system
3. The area set aside for the parking of vehicles and so delineated on the approved plan, shall be made available for such use and shall not be used for any other purpose
4. The premises including all buildings and carparking areas shall be maintained and kept in a neat and tidy condition at all times

### **Building Act 1971 (repealed)**

Condition (that continues to apply) of an approval or authorisation granted under the repealed authorisation

NO

### **Planning and Development Act 1966 (repealed)**

Condition (that continues to apply) of a development authorisation

NO

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

### *Part 5 – Planning and Design Code*

#### **Zones**

General Neighbourhood (GN)

#### **Subzones**

No

## **Zoning overlays**

### **Overlays**

#### **Affordable Housing**

The Affordable Housing Overlay seeks to ensure the integration of a range of affordable dwelling types into residential and mixed use development.

#### **Major Urban Transport Routes**

The Major Urban Transport Routes Overlay seeks to ensure safe and efficient vehicle movement and access along major urban transport routes.

#### **Native Vegetation**

The Native Vegetation Overlay seeks to protect, retain and restore areas of native vegetation.

#### **Non-stop Corridor**

The Non-Stop Corridor Overlay seeks to ensure safe and efficient operation of non-stop corridors, where free-flowing traffic movement is prioritised.

#### **Prescribed Wells Area**

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

#### **Regulated and Significant Tree**

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

#### **Stormwater Management**

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

### **Traffic Generating Development**

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

### **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 designated State Heritage Place/Area?

NO

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 to be a significant tree or trees on the land?

*Council does not have trees listed in Part 10 - Significant Trees of the Planning and Design Code. However, there may be regulated or significant tree(s) on the site as defined by the Planning and Code that would require approval for maintenance pruning or removal.*

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/>

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?

*The Property Interest Report available through [Land Services SA](#) provides information necessary for Conveyancers to complete the Vendor's Statement.*

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

### *Section 127*

Condition (that continues to apply) of a development authorisation

NO

## **Part 2—Items to be included if land affected**

### **Development Act 1993 (repealed)**

#### *Section 50(1)*

Requirement to vest land in council to be held as open space

NO

#### *Section 50(2)*

Agreement to vest land in council to be held as open space

NO

#### *Section 55*

Order to remove or perform work

NO

#### *Section 56*

Notice to complete development

NO

#### *Section 57*

Land management agreement

NO

<i>Section 69</i> Emergency order	NO
<i>Section 71 (only)</i> Fire safety notice	NO
<i>Section 84</i> Enforcement notice	NO
<i>Section 85(6), 85(10) or 106</i> Enforcement order	NO
<i>Part 11 Division 2</i> Proceedings	NO
<b>Fire and Emergency Services Act 2005</b>	
<i>Section 105F (or section 56 or 83 (repealed))</i> Notice	NO
<i>Section 56 (repealed)</i> Notice issued	NO
<b>Food Act 2001</b>	
<i>Section 44</i> Improvement notice <i>issued against the land</i>	NO
<b>There are no current Section 44</b> Notices of the Food Act 2001 issued under Standard <b>3.2.3</b> Food Premises and Equipment	
Improvement notice <i>issued against the land</i>	NO
<i>Section 46</i> Prohibition order	NO
<b>Housing Improvement Act 1940 (repealed)</b>	
<i>Section 23</i> Declaration that house is undesirable or unfit for human habitation	NO
<b>Land Acquisition Act 1969</b>	
<i>Section 10</i> Notice of intention to acquire	NO
<b>Local Government Act 1934 (repealed)</b>	
<i>Notice, order, declaration, charge, claim or demand given or made under the Act</i>	NO

## **Local Government Act 1999**

*Notice, order, declaration, charge, claim or demand given or made under the Act* NO

Refer to separate attachment for Rates and Charges

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

### *Section 30*

Nuisance or litter abatement notice issued against the land NO

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

### *Section 139*

Notice of proposed work and notice may require access NO

### *Section 140*

Notice requesting access NO

### *Section 141*

Order to remove or perform work NO

### *Section 142*

Notice to complete development NO

### *Section 155*

Emergency order NO

### *Section 157*

Fire safety notice NO

### *Section 192 or 193*

Land Management Agreements NO

### *Section 198(1)*

Requirement to vest land in a council or the Crown to be held as open space NO

### *Section 198(2)*

Agreement to vest land in a council or the Crown to be held as open space NO

### *Part 16 - Division 1*

Proceedings NO

### *Section 213*

Enforcement notice NO

### *Section 214(6), 214(10) or 222*

Enforcement order NO

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

### *Part 3*

Notice

NO

### *Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) revoked*

Part 2 – Condition (that continues to apply) of an approval

Condition (that continues to apply) of an approval

NO

### *Public and Environmental Health (Waste Control) Regulations 2010 revoked*

Regulation 19 - Maintenance order (that has not been complied with)

NO

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

### *Section 92*

Notice

NO

### *South Australian Public Health (Wastewater) Regulations 2013*

Part 4 – Condition (that continues to apply) of an approval

Condition (that continues to apply) of an approval

NO

## **Particulars of building indemnity insurance**

Details of Building Indemnity Insurance still in existence for building work on the land

NO

## **Particulars relating to environment protection**

### *Further information held by council*

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

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

NO

### **Note –**

The question relates to information that the council for the area in which the land is situated may hold. If the council answers “YES” to the question, it will provide a description of the nature of each development approved in respect of the land. The purchaser may then obtain further details from 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.

## General

### *Easement*

No easement exists for drainage purposes – Refer to Certificate of Title of subdivision plans (ie Deposited Plans, Community Plans, File Plans etc) for details of easements in the interests of other State Departments or Agencies). NO

Are you aware of any encroachment on the easement? NO

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

(The information does not include the information about sublease or subtenancy.

The purchaser may seek that information from the lessee or tenant or sublessee or subtenant.) NO

*Caveat* NO

## Other

*Charge for any kind affecting the land (not included in another item)* NO

### **PLEASE NOTE:**

*The information provided is as required by The Land and Business (Sale and Conveyancing) Act 1994. The information should not be taken as a representation as to whether or not any other charges or encumbrances affect the subject land.*

This statement is made the 17-Oct-2023



Cherie Bonham  
Team Leader for Development Support  
**AUTHORISED OFFICER**





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: 2510675

KANGARILLA CONVEYANCING  
C/O JEANNETTE DOWLING  
PO BOX 47  
KANGARILLA SA 5157

DATE OF ISSUE

17/10/2023

ENQUIRIES:

Tel: (08) 8226 3750

Email: revsaesl@sa.gov.au

OWNERSHIP NUMBER

17080844

OWNERSHIP NAME

K P CLIFTON

PROPERTY DESCRIPTION

4 / 221 BRODIE RD / MORPHETT VALE SA 5162 / UNIT 4

ASSESSMENT NUMBER

8639055789

TITLE REF.

(A "+" indicates multiple titles)

CT 5064/770

CAPITAL VALUE

\$310,000.00

AREA / FACTOR

R4  
1.000

LAND USE / FACTOR

RE  
0.400

LEVY DETAILS:

FINANCIAL YEAR

2023-2024

FIXED CHARGE

+ VARIABLE CHARGE

- REMISSION

- CONCESSION

+ ARREARS / - PAYMENTS

= AMOUNT PAYABLE

\$ 50.00  
\$ 125.45  
\$ 78.60  
\$ 0.00  
\$ 0.00  
\$ 96.85

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

15/01/2024



Government of  
South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



## CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

### PAYMENT REMITTANCE ADVICE

OWNERSHIP NUMBER

17080844

OWNERSHIP NAME

K P CLIFTON

ASSESSMENT NUMBER

8639055789

AMOUNT PAYABLE

\$96.85

AGENT NUMBER

100019006

AGENT NAME

KANGARILLA CONVEYANCING

EXPIRY DATE

15/01/2024

+80012007670022> +001571+ <0550733690> <0000009685> +444+

**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

LOCAL GOVERNMENT RATES SEARCH

17-Oct-2023

TO: Kangarilla Conveyancing  
PO Box 47  
KANGARILLA SA 5157

DETAILS OF PROPERTY REFERRED TO:

Rates Assessment No	:	57810 -5
Valuer General No	:	8639055789
Valuation	:	\$310,000
Owner :		Ms K P Clifton
Property Address	:	Unit 4/221 Brodie Road, MORPHETT VALE SA 5162
Volume/Folio	:	CT-5064/770
Lot/Plan Number	:	Unit 4 SP 11729
Ward	:	03 Knox Ward

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.

Rates and Fines in Arrears (not paid 30 June 2023) and/or Block Clearing Charges	0.00
Postponed Amount in Arrears (if applicable) monthly interest of 0.31666% applies	0.00
Interest on Arrears charged in current financial year monthly interest of 0.48333% applies	0.00
<b>Rates for the current 2023-2024 Financial Year applicable from 1 July 2023:</b>	
Amount payable by 1 <sup>st</sup> September 2023	1,336.51
PLUS Current postponed amount (if applicable)	0.00
<b>Total Rates Levied 2023-2024</b>	<b>\$1,336.51</b>

**PLEASE NOTE:** If the quarterly payments are not received by the due date, a 2% fine will be added to that amount with interest added on the first working day of each month following, until the total amount overdue is paid

Less Council Rebate.	0.00
Less Council Capping Rebate	0.00
Less Council CWMS Rebate	0.00
Fines and interest for the current financial year (2% fine when rates first become overdue and 0.48333% interest applied per month thereafter)	0.00
Postponed Interest (0.31666% per month on total of postponed rates and interest)	0.00
Less paid current financial year	-785.17
Overpayment	0.00
Legal Fees and / or Bank Charges (current)	0.00
Legal Fees and / or Bank Charges (arrears)	0.00
Refunds, Rates Remitted or Small Balance Adjustments	0.00
Balance - rates and other monies due and payable	551.34
Property Related Debts	0.00

**BPAY Biller Code:** 48470  
**Ref:** 578105

**TOTAL BALANCE**

**\$551.34**



Account Number <b>86 39055 78 9</b>	L.T.O Reference CT5064770	Date of issue 17/10/2023	Agent No. 1531	Receipt No. 2510675
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KANGARILLA CONVEYANCING  
PO BOX 47  
KANGARILLA SA 5157  
dowlingj@ihug.com.au

Section 7/Elec

## Certificate of Water and Sewer Charges & Encumbrance Information

### Property details:

**Customer:** K P CLIFTON  
**Location:** U4 221 BRODIE RD MORPHETT VALE UNIT 4  
**Description:** 3HUNIT CPV **Capital Value:** \$ 310 000  
**Rating:** Residential

### Periodic charges

Raised in current years to 30/9/2023

			\$
Arrears as at: 30/6/2023			419.25CR
Water main available:	1/7/1992	Water rates	74.20
Sewer main available:	1/7/1992	Sewer rates	79.50
		Water use	0.00
		SA Govt concession	0.00
		Recycled Water Use	0.00
		Service Rent	0.00
		Recycled Service Rent	0.00
		Other charges	0.00
		Goods and Services Tax	0.00
		Amount paid	182.00CR
		<b>Balance outstanding</b>	<b>447.55CR</b>

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

**Next quarterly charges:** Water supply: 74.20 Sewer: 79.50 Bill: 6/12/2023

This account has no meter of its own but is supplied from account no 86 39055 71 1.

The Water Use apportionment option is Nil.

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:**

K P CLIFTON

**Water & Sewer Account**Acct. No.: **86 39055 78 9****Amount:** \_\_\_\_\_**Address:**U4 221 BRODIE RD MORPHETT VALE  
UNIT 4

### Payment Options

**EFT****EFT Payment**

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	8639055789

**Bill code: 8888**  
**Ref: 8639055789****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: 8639055789

**Government of  
South Australia**

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

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

BODY CORPORATE SEARCH STATEMENT

Note: This facsimile and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom it is addressed. If you have received this facsimile in error please notify the sender.

THIS SEARCH DOCUMENT IS ONLY VALID FOR DATE OF ISSUE. A FREE UPDATE IS AVAILABLE IF REQUESTED WITHIN 3 MONTHS OF THE PAYMENT FOR THE ORIGINAL SEARCH - ONLY FOR PAYING APPLICANT

SEARCH DOCUMENT FOR A STRATA/COMMUNITY UNIT

Requested by: Name KANGARILLA CONVEYANCING

Address/Fax kangarillac@gmail.com

Re: STRATA CORPORATION 11729 INC.. UNIT/LOT: 4 CORP' ABN 14534864407

Unit/Lot No & Street Address: 4/221-223 BRODIE ROAD , MORPHETT VALE 5162

Owner(s): KIRSTIE CLIFTON

PART 1: FINANCIAL DETAILS

1.1 UNIT/LOT ENTITLEMENT:

Unit/Lot Entitlement: 592 Total of all Unit/Lot Entitlements: 10,000

1.2 MAINTENANCE CONTRIBUTIONS:

Levies Payable	Amount	Paid To	Frequency
Admin' Levy:	\$240.00	31/12/2023	Quarterly
Sinking Levy:	\$70.00	31/12/2023	Quarterly

1.3 ARREARS AT 18/10/2023 :

TOTAL OUTSTANDING TO DATE : \*\*\* \$ .00 \*\*\*\*

Admin' Levy \$.00, Sinking Levy \$.00

Other Overdue Levies - amount due \$.00

Interest \$.00

[NB: Interest accrues daily at 12.00% per annum]

1.4 EXPENDITURE BY THE CORPORATION:

(a) Incurred by the Corporation to which the unit/lot holder must or is likely to be required to contribute:

Refer minutes \$ .

(b) Resolved by the Corporation to incur, to which the unit/lot holder must, or is likely to be required to contribute:

Refer minutes \$ .

1.5 ASSETS AND LIABILITIES OF THE CORPORATION:

(a) Fund Name: UNITCARE SERVICES TRUST ACCOUNT

(b) Held at: BANK SA, 245 MAIN ROAD, BLACKWOOD 5051

(c) Sum standing to the credit of fund \$20,126.68

(d) Amount committed to expenses \$ ~~incurred~~ for SEE BUDGET

(e) Amount earmarked for future expenses \$9,712.41 purpose SEE BUDGET

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

(g) Amount held in external account

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

None Known.

NOTE: Water billing arrangements: SWS READ METERS AND OWNERS BILLED

## PART 2: INSURANCES

Insurer: C H U INSURANCE UNDERWRITING

Property Cover: \$4,750,000.00  
Expiry Date: 01/12/2023  
Policy No: 68262

Public Liability: \$20,000,000.00  
Expiry Date: 01/12/2023  
Policy No: 68262

### Other Covers:

LOSS OF RENT	\$712,500.00
COMMON CONTENTS	\$6,446.00
VOLUNTARY WORKERS PERS ACCID	\$200,000.00
FIDELITY GUARANTEE	\$100,000.00
OFFICE BEARERS LIABILITY	\$250,000.00
LEGAL DEFENCE EXPENSES / AUDIT	\$50,000.00
OWNERS FIXTURES	\$250,000.00
FLOOD	\$.00

## PART 3: DOCUMENTS SUPPLIED

(deleted if not required)

- (a) Minutes of General & Committee meetings of the Corporation for the last two (2) years.
- (b) Details of any special or unanimous resolutions affecting the unit/lot or common property passed in the last five (5) years (excluding those contained in (a) above)
- (c) Statement of Accounts of the Corporation last prepared
- (d) The Articles/By Laws now in force
- (e) All current policies of insurance taken out by the Corporation
- (f) Scheme Description - if a Community Title and applicable to the development

## PART 4: DOCUMENT INSPECTION

The Corporation's records are available for inspection at  
UNITCARE SERVICES WWW.UNITCARE.COM.AU,  
on any working day between 10:00am and 4:00pm. **Phone 08 8333 5200** to  
make an appointment. (NB: A fee of \$5.00 may be charged for an inspection)

Statement dated: 18/10/2023

Signed for and on behalf of STRATA CORPORATION 11729 INC.

By:  Position: Corporation Manager  
ALISON WELLS **Phone 08 8333 5200**

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

1. The Strata & Community Titles Acts require that:

A unit/lot holder must immediately notify the Body Corporate of:

- (a) any change in the ownership of the unit, or change in the address of the owner.
- (b) any change in the occupancy of the unit." (eg: Tenants)

ie: Let us know ASAP who the new owners name and address on the attached form.

2. The Body Corporate may recover an unpaid contribution (and any interest on any such contribution), as a debt from the unit/lot holder of the unit in respect of which the contribution is payable (whether or not that person was the unit holder when the liability arose)" ie: The new owner will have to pay any outstandings if you do not adjust them at settlement.

3. This statement is issued on the basis that any payment by the unit/lot holder by cheque or by other instrument will be honoured at the first presentation. ie: if the cheque bounces the owner's financial details in 1.2/1.3 on page 1 will be wrong  
This statement does not take into account any decisions or transactions of the Corporation at or subsequent to the issue of this statement. (check with us at settlement for up to date information)

Dated 18 OCT 2023



ANY OUTSTANDING ACCOUNTS MUST BE FINALISED AT SETTLEMENT

**Fax No: 08 8333 5210**  
**Phone 08 8333 5200**

Dated 18 OCT 2023

U413

UNITCARE SERVICES WWW.UNITCARE.COM.AU

## FINANCIAL STATEMENT FOR STRATA CORPORATION 11729 INC.

(Man 1/17)

ADDRESS 221 - 223 BRODIE ROAD MORPHETT VALE 5162

BETWEEN 01 OCT 2023 AND 18 OCT 2023

PAGE 1, PRINTED 18/10/2023

	ADMIN	SINKING	TOTAL
INCOME			
SINK FUND LEVY	.00	280.00	
ADMIN FUND LEVY	1010.00	.00	
TOTAL INCOME	1010.00	280.00	1290.00
OUTGOINGS			
BANK CHARGES	9.98	.00	
MANAGEMENT FEES	348.50	.00	
POSTAGE & PETTIES	30.96	.00	
GROUNDS MAINTENANCE	70.00	.00	
TOTAL OUTGOINGS	459.44	.00	459.44
OPENING BALANCE	9863.71	9432.41	19296.12
TOTAL INCOME	1010.00	280.00	1290.00
TOTAL OUTGOINGS	459.44	.00	459.44
CLOSING BALANCE	10414.27	9712.41	20126.68

BALANCE SHEET

ASSETS

CASH AT BANK	20126.68
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LEVIES IN ARREARS	
UNIT/LOT NO.	AMOUNT
10	464.85
9	358.00

TOTAL LEVIES IN ARREARS	822.85
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LIABILITIES

LEVIES PAID IN FULL IN ADVANCE	
UNIT/LOT NO.	AMOUNT

TOTAL FULLY PAID LEVIES PAID IN ADVANCE	.00
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<b>BALANCE</b>	20949.53
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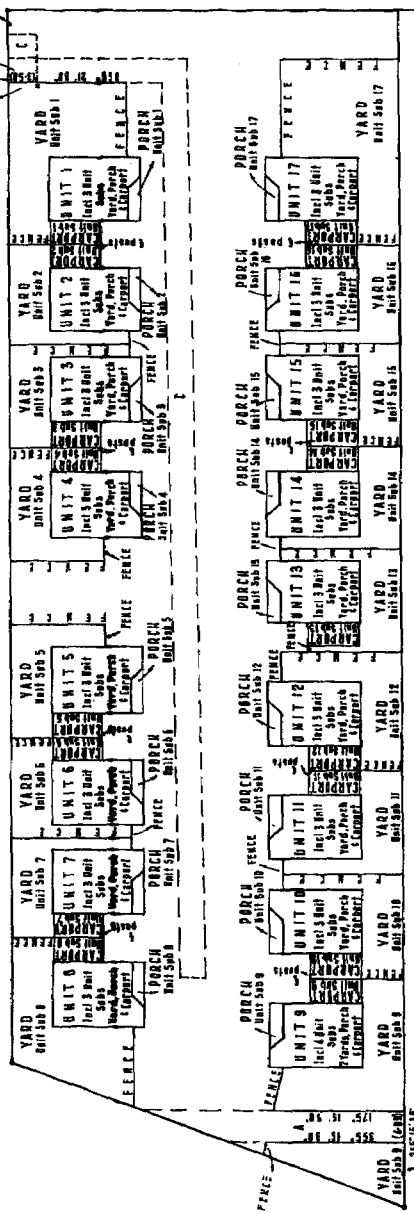
11729

SP 11729  
 DATE 23 / 1 / 1982  
 THIS IS SHEET 5 OF 5 SHEETS  
 DATE 23 / 1 / 1982  
 THE LOWER & UPPER BOUNDARIES OF THE  
 UNIT SUBSIDIARIES SHOWN AS YARD ARE  
 EXISTING GROUND LEVEL & 500mm ABOVE  
 EXISTING GROUND LEVEL RESPECTIVELY  
 EXCEPT WHERE SHOWN IN HEIGHT TO THE  
 SURFACING OF THE DRIVE.

GROUND FLOOR PLAN

ROAD

6 (117) 851530



MICROFILMED  
31.1.92

BEECHER NEALE ASSOC. P/L  
 JUN 1977 - 2000 - 31

[illegible][illegible]

**ADDITIONAL**  
 PORTION OF EXXON PROPERTY MARKED  
 A IS SUBJECT TO AN EASEMENT TO THE  
 MINISTER OF WATER RESOURCES/VINZ  
 C.T. 4000 ~ 64.

PORTIONS OF COMMON PROPERTY MARKED  
C.A. 6(7/7) ARE TO BE SUBJECT AN  
EASEMENT TO THE ELECTRICITY TRUST OF  
SOUTH AUSTRALIA FOR ELECTRICITY SUPPLY  
PURPOSES.

5 - PENNED SINGLE STOREY BUILDING

[illegible]

BLEEZE, NEALE & ASSOC P/L  
LICENSED SHOWMEN  
147/250 MAIN SOUTH RD  
MORPHETT VALE  
PHONE: 3847344  
JBS REP: 2602 ~ 31

MICROFILMED  
31.1.92.

ENLGT  
(NOT TO SCALE)

Application No. 7228170	STRATA PLAN NUMBER SP 11729
	DEPOSITED 29/01/1992 <i>[Signature]</i> PRO REGISTRAR-GENERAL
	THIS IS SHEET 3 OF 3 SHEETS

SCHEDULE OF UNIT ENTITLEMENTS

UNIT NO.	UNIT ENTITLEMENT	UNIT NO.	UNIT ENTITLEMENT	UNIT NO.	UNIT ENTITLEMENT
1	602				
2	583				
3	583				
4	592				
5	583				
6	583				
7	592				
8	600				
9	583				
10	583				
11	583				
12	592				
13	583				
14	583				
15	583				
16	583				
17	600				
<div> MICROFILMED 31.1.92. </div>				AGGREGATE	
				ROAD OR RESERVE ALLOTMENTS	
AGGREGATE	10000	AGGREGATE			

**STRATA CORPORATION 11729 INC**  
**at 221-223 BRODIE ROAD, MORPHETT VALE**

The following is a summary of policy decisions, special and unanimous resolutions passed by the Corporation along with the current set of articles/by-laws.

The relevant minutes should be consulted for the precise wording of the resolutions.

**POLICIES & APPROVALS**

May 2023

Unit 1 owner was granted approval by the Corporation to keep a Mastiff/Labrador at the unit, providing is not a nuisance to other residents.

AGM 2022

**Policy - Overdue Contributions Interest & Fees:**

Owners agreed that all related costs associated with the recovery of any outstanding monies will be recovered from the relevant unit owner as debt against the unit.

**Policy – Meeting Non-Attendance**

It was resolved that in the absence of a quorum, any unit holder not attending any AGM or EGM, in person or by proxy or who does not tender an apology shall be deemed to be "absent & silent" and shall have a non attendance levy charged to their respective unit, due & payable with the next quarterly contribution following the meeting. The levy amount will correspond to the full cost of the required. Reconvened Meeting divided equally between those deemed absent and silent.

**Policy - Insurance Excess Payments:** It was resolved that any insurance claim that is to do with the property of the owners, the owner will pay the insurance excess. Any claim related to the common property, the Corporation will pay the excess. The unit owner has a right of written appeal to the Management Committee.

1. It was resolved by special resolution parking rules are to follow. There are currently 2 visitor car parks out front and 3 mid way, which was agreed, is not enough for 17 units.

Unit 6 occupants has 3 cars and so they use the visitor carparks and there is a truck belonging to unit 14 who uses the visitor carpark every day.

The Manager explained under the Act, if persons want to use an area of common property for their own exclusive use, they must have a unanimous approval at a general meeting.

2. It was resolved by special resolution to concrete lawn areas to allow more vehicle parking.

The owners requested the Manager seek 2 quotes to create 4 carparks on the western side, to match what currently exists and this will reduce grounds maintenance costs, whilst creating more parking facilities.

The Committee can review the quotes and consider raising a special levy if needed to get works done.

Nov 2021

The Corporation granted retrospective approval for unit 1 owner to keep their border collie dog, providing it is not a nuisance to other occupants and to be on a leash when on common property.

AGM 2021

Unit 6 owner was granted approval by special resolution to install a split system air conditioner above the carport.

Unit 6 owner was granted approval by special resolution to install a split system air conditioner above the carport.

#### AGM 2020

Insurance Excess Payments: It was resolved that any insurance claim that is to do with the property of the owners, the owner will pay the insurance excess. Any claim related to the common property, the Corporation will pay the excess.

Owners agreed for the Manager to transfer funds from the Sinking Fund if insufficient funding in the Administration Levy and transfer funds back when available.

#### July 2020

Unit 1 owner was granted approval by the Corporation to install a split system air conditioner on the roof above the carport.

#### AGM 2019

Owners requested that all occupants bring their bins in after collection and leave in their own garages or rear yards.

#### Committee 2019

Unit 6 occupant was granted approval to keep a second indoor cat, with the proviso it is not causing a nuisance to other occupants.

#### Committee 2018

Approval was granted to unit 6 occupant to keeping an indoor cat, providing it is kept inside and that the owners are aware that there is a cat on the premises.

#### AGM 2018

Policy - Overdue Contributions Interest & Fees: That the payment of the Corporation Account Notice is the responsibility of each unit holder and accounts must be paid within twenty-eight (28) days of the due date for payment. If any account is not paid within 28 days of the due date unit owners are required to pay interest on the overdue amount at the rate of twelve (12%) per annum calculated from the due date until payment, and to pay all expenses incurred in pursuing recovery of overdue amounts including (but not limited to) legal fees, administrative costs, location and service fees and any commission payable to debt recovery consultants or solicitors. If the account is not paid by the due date a reminder notice will be sent with a late payment charge of \$12 including GST.

#### 4/4/2018

It was resolved that the new owner of Unit 17, Mr Stephen Thompson can keep pet dog Ruby at the said unit.

Special Resolution Dec 2017 - Approval was granted to unit 12 owners to install solar panels on the front side of the unit's roof, as per Technician's recommendations.

#### AGM 2017

It was resolved that it is the respective owner's responsibility to prune trees/bushes well below the roof gutters and maintain their respective unit's weed control. Should the corporation's gardener deem a garden needs works, he will be requested to attend on the Corporation's behalf and the cost for these additional works will be recovered direct from the owners.

Owners of unit 12 requested approval for a pergola in the rear subsidiary area and it was resolved that as long as the pergola follows prior approval requirements, then they could proceed to erect the pergola.



#### Committee May, 2016

Approval was granted for unit 4 owner to keep an elderly dog, providing it doesn't bark during the day and cause a nuisance to others. Also have approved owner to keep a cat indoors of a night, with the proviso, that an outdoor secure run is set up for day time, so the cat cannot go onto anyone else's property.

#### Committee Jan, 2016

Approval was granted for unit 15 to install a ramp for wheelchair access at the owner's own cost.

#### Committee May, 2015

Approval was granted for new owner of unit 1 to keep a dog. The sale was subject to this decision.

#### Committee Sept, 2014

Approval was given to Unit 6 tenant, that she can keep a cat, providing it is desexed and kept inside.

#### AGM 2013

Solar Installations (solar power / solar hot water / solar heating)

Unit holders may install solar heating / solar power / solar hot water service equipment to the roof of their unit provided it is fitted by a qualified tradesperson and is installed only at the rear of the home below the ridgeline. The unit holder indemnifies the Corporation for any overloading of roof structures and is liable for any resultant engineers reports and/or repairs in the event of damage to the buildings.

In accordance with the provisions of the Strata Titles Act, 1988 and pursuant to the Notices of Motion included in the "Notice of Meeting", it was resolved by Special Resolution that the Corporation grant consent for the previous standard approvals, subject to the unit holder and their successors in title agreeing without any further notice that the costs of and incidental to installation, maintenance, repairs and replacement shall be at all times at the expense of that unit holder from time to time.

#### AGM 2012

Animals: May Apply

It was agreed that owners may apply for approval on an individual basis in accordance with the requirements of the Article 4 of the Strata Corporation's articles (Schedule 3).

#### AGM 2011

Policy – Meeting Non-Attendance

It was resolved that in the absence of a quorum, any unit holder not attending any AGM or EGM, in person or by proxy or who does not tender an apology shall be deemed to be "absent & silent" and shall have a non attendance levy charged to their respective unit, due & payable with the next quarterly contribution following the meeting. The levy amount will correspond to the full cost of the required. Reconvened Meeting divided equally between those deemed absent and silent.

Policy - Insurance Excess Payments

It was resolved that any insurance claim that is to do with the property of the owners, the owner will pay the insurance excess. Any claim related to the common property, the Corporation would pay the excess. The unit owner has a right of written appeal to the Management Committee.

Policy - Overdue Contributions Interest & Fees

That the payment of the Corporation Account Notice is the responsibility of each unit holder and accounts must be paid within twenty-eight (28) days of the due date for payment. If any account is not paid within 28 days of the due date unit owners are required to pay interest on the overdue amount at the rate of twelve (12%) per annum calculated from the due date until payment, and to pay all expenses incurred in pursuing recovery of overdue amounts including (but not limited to) legal fees, administrative costs, location and service fees and any commission payable to debt recovery consultants or solicitors. If the account is not paid by the due date a reminder notice will be sent with a late payment charge of \$11 including GST.

29/11/10

Pet Approval — Unit 14: That the current owner of unit 14 is granted permission to keep a medium dog within the unit. The dog must be on a lead at all times whilst on the common property.

29/11/06

Pergola - Unit 14: The owner of Unit 14 was granted approval to erect a pergola, subject to local council approval, that it be erected using first grade materials to a tradesman's standard and conforms in height, dimension of materials and colour to the constructions at Units 5, 9 and 11.

Approval to Keep a Small Dog - Unit 1: The owner of Unit 1 was granted approval to keep a small dog on the provision that the dog be kept on a lead when on common property.

30/11/05

Unit 12 approval: It was moved Ms Hue seconded Mrs Kalendra that Ms Willcocks of unit 12 be granted approval to install a pull down blind from the front of her unit to the units' front subsidiary for the purpose of shade.

29/07/05

Unit 14 Approval to Keep 2 Indoor Cats: It was moved Mr Brewer by proxy seconded Ms Hue by proxy that unit 14 be granted approval to keep two indoor cats.

26/11/03

Pet applications: Both units 13 & 17 were granted permission to keep a small dog as long as they followed the previous resolution of dogs on leads in common areas.

27/11/02

Windmill: Permission was given to unit 9 to erect a small decorative windmill at the front of the unit

28/11/00

Foxtel: Satellite dish approved on condition it is located below rear fence line.

Rear Verandahs: Owners may erect rear verandahs that match others existing with local council approvals all cost responsibility of unit owner.

Unit 8 dog: German shepherd within unit does not cause a nuisance to other occupants and not let run loose on common property.

Unit 9 dog: Border collie within unit does not cause a nuisance to other occupants and not let run loose on common property.

Tree Removal: Units 14 and 15 were given permission to remove trees from the front of their units this is to be a cost of the individual unit owner.

Installation of Small Sign: Unit 11 was granted permission to erect a small sign at the front of their unit.

Pet Approval: Unit 14 was granted approval to keep a dog in its unit subsidiary.

Gardening Increase: The monthly fee for unit 9 to cut lawns was agreed to increase from \$50 to \$60

Reaffirmation of Strata Rules: Strata Data is to send a letter to all owners to reaffirm parking regulations and the responsibilities of pet owners within the Corporation.

Tradesmen: Strata Data was instructed that if tradesman are required to do work on the complex and the

job is anticipated to be over \$200 that the tradesman are to contact Mr Gauci from Unit 9 for approval to proceed.

30/11/99

**External Doors, Window Frames and Flyscreens:** Due to the possibility of maintenance costs to the units' external doors, windows and flyscreens being higher in some units than others due to excessive wear and tear, section 27 (6) of the Strata Titles Act 1988 (as amended) be invoked and the costs of such repairs and replacements be borne by the individual unit owners rather than the Corporation. Such items as repainting to be undertaken on a Corporation basis.

**Security Doors and Security Window Screens:** Owners may install security doors and security window screens provided that they match those doors and window screens already existing on other units.

**Advertising Signs:** In the event of a unit being offered for sale or auction that signs should be permitted for a reasonable time and that they are to be removed within two weeks of a successful contract being signed. To Let signs are not permitted.

**Alteration/Additions:** All future alterations/additions by owners e.g. pergolas, garden sheds, security doors, air conditioners etc. Should be placed on the Agenda for decisions and voting at Annual General Meetings.

Should owners wish approvals to be granted between meetings, an application may be forwarded to Unitcare Services with the relevant plans and specifications. Applications and/or plans will be circularised with a voting return to all owners giving them 14 days in which to reply.

Any cost associated with an application to install or erect any such additions or alterations e.g. postage photocopying etc will be borne by the relevant unit owners, when the application for approval is made between General Meetings.

**NOTE:** If an alteration requires an amendment to the Strata Plan a Unanimous Resolution must be passed at a General Meeting of the Strata Corporation.

**Legal Recoveries:** That Strata Data be granted approval to seek legal assistance for the recovery of unpaid maintenance contributions or levies which remain unpaid after a period of six weeks from the due date, having first notified the owner of such action. All associated costs for the recovery to be borne by the relevant unit owner and to become a debt against the unit.

**Legal Action for Breach of the Articles (Schedule 3) of the Strata Titles Act 1988:** That Strata Data be granted approval to seek the services of a solicitor to write to the owner of a unit whereby the occupier has clearly breached the Strata Titles Act and caused distress to other residents of the complex, provided that at least two letters, one of which to include a warning of legal recourse, have been forwarded to the owner and/or agent concerning the occupiers. The cost of all associated legal fees to be borne by the relevant unit owner and to become a debt against the unit.

**Oil Spills and Visitor Parking — Unit 5:** Oil spillages must be removed promptly from the concrete as moisture and oil can create hazardous slip conditions. Any spillage's not removed within a reasonable time will be removed by the Corporation and related costs recovered from the unit owner (who may in turn recover from the tenant) the owner of unit 5 is to see that his tenants observe the above rules.

**Vehicle Parking:** Each unit has a car park for their vehicle and parking for visitors cars on their driveway area. A maximum of two cars per unit is permitted on site. There are two additional areas designated for visitor's vehicles and clearly marked. These areas are strictly for visitors only and not residents. Note it is the unit owner's responsibility to see that their agents and tenants are fully informed of the rules of this Strata Corporation.

**Smoke Alarm Legislation:** Self-contained smoke alarms which comply with the Australian Standard must be in place in all residences by 1st January 2000. Any transfer of property after 1.2.98 requires the

Purchaser within six months of settlement to install a hard-wired smoke detector powered through mains electricity. Penalty for non-compliance by Purchaser - \$750.00.

30/03/98

Lace Trims: Unit 4 allowed to install metal lace trims on the front of the unit provided it is silver in colour. Other applications are subject to the committee agreeing to the design and colour.

05/08/96

Amendment to Articles: Resolved by Special Resolution that the following amendment to Article 6 be adopted by adding article 6c as follows:

\* Each unit holder (or unit occupier) by prior arrangement in the case of non-resident unit holder shall be responsible for the upkeep and care of any lawn, garden, tree, shrub, plant or flower on common property directly in lawn, garden, tree, shrub, plant or flower on common property directly in front of their respective unit.

There were twelve 12 units entitled to vote i.e., were financial and all voted in favour of the resolution. (Two votes against the resolution were excluded as both were un-financial).

(Manager's note: This policy is voluntary and cannot at law be enforced. Common property under Section 25 of the STA is always the Corporation's to maintain)

30/6/93

Legal Recoveries: Strata managers are authorised without need for further authority to levy costs incurred for all legal recovery costs against the unit holder in default of payment of Corporation contributions/levies.

All Occupants: The Strata Manager drew the attention of the meeting to the fact that throughout the Act, all the restrictions and provisions of the Act apply equally to all members of the strata community.

Animals: Owners may apply for approval.

Land Agents Signs – Allowed: A Land Agent instructed to offer any unit "For Sale" be permitted to erect one sign only, of dimensions not greater than 1 metre square. This sign must indicate the number of the unit and is to be installed as near as practicable to the front of the premises and be removed not later than 24 hours after a contract for sale of the unit has been Signed. Letting signs are prohibited.

Tanks: All units may install a modular rainwater tank on their own unit yard subsidiary providing adequate measures are taken for the discharge of overflow water to the satisfaction of the Corporation.

Skylights: All units may install one skylight to their unit provided it is fitted by a qualified tradesperson.

Air Conditioners: Wall Mounted: All unit holders may install an air conditioner to the unit (provided it is not mounted on the frontage of the units or impedes any common walkway).

Security Screens: All unit holders may install security screens to the doors (and windows) provided they conform in colour & design to those installed at Units 11 & 12. Security Shutters conforming to the satisfaction of the Corporation of pattern and colours are approved.

TV Antennae: Unit holders may install one television antenna on the roof for each unit.

Pergolas: All units may erect a pergola or verandah in the unit yard subsidiary subject to local Council approval, that it be erected using first grade materials to a tradesman's standard, and conforms in height, dimension of materials and colour to the construction at Units 5, 9 and 11.

Sheds: All units may erect one garden shed in the unit yard subsidiary provided they conform to that already erected at Units 3,6,7,9 and 11.

Articles: Each landlord is responsible for attaching a copy of the Corporations Articles and any Corporation rules to a letting or lease agreement for their unit.

16/11/92

Speed Limit 10 kph imposed on complex

Parking: Permission granted for all occupiers (and their visitors) to park a vehicle on the concrete pad area in front of their unit carports.

Porch Lights: May be installed by unit owners wishing to do so.

3 Compartment Modular Rainwater Tank: Approved by each unit, subject to committee approval of location.

Skylight: Approved at the rear of Unit 5.

24/04/92

Animals: Owners may apply for approval. Dogs must be on a lead when on the common property.

Insulation: It was approved that all owners be permitted to install insulation and/or pink batts

Tiling: Tiling was approved to the front and back verandas of each unit.

Tool Sheds: 1 small tool/garden shed was approved per unit.

Heater and Airconditioner: Heaters and Airconditioners Electric or bottled gas in each unit approved.

Fluorescent Unit Numbers: Fluorescent Unit Numbers are to be placed on each unit verandah post enabling the unit number to be seen at night.

Pergola & Shade House - Unit 11: The owner of Unit 11 was granted approval to install a Pergola/Shade House

Pergola - Unit 5 & 9: The owners of Units 5 & 9 were granted approval to erect a Pergola.

Small Bird Aviary - Unit 9: The owner of Unit 9 was granted approval to have a small Bird Aviary

Gas Heater: The owner of Unit 9 was granted approval to install a Gas Heater (incurring a small hole in the wall)

Gardening: All unit holders would each individually care for their own section of garden areas although deemed common property, EXCEPT the three large major areas of common property which would be a corporate responsibility. (manager's note: This policy is voluntary and cannot at law be enforced. Common property under Section 25 of the STA is always the Corporation's to maintain)

03/02/92

Pergola: Approved within the yard subsidiary of Unit 12.

Dog: Approved within the unit subsidiary of Unit 12.

## **ARTICLES OF STRATA CORPORATION**

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

(b) on any part of the common property.

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



Level 13, 431 King William Street  
Adelaide SA 5000

## Certificate of Currency

### CHU Residential Strata Insurance Plan

<b>Policy No</b>	68262
<b>Policy Wording</b>	CHU RESIDENTIAL STRATA INSURANCE PLAN
<b>Period of Insurance</b>	01/12/2022 to 01/12/2023 at 4:00pm
<b>The Insured</b>	STRATA CORPORATION NO. 11729 INC.
<b>Situation</b>	221-223 BRODIE ROAD MORPHETT VALE SA 5162

#### Policies Selected

**Policy 1 – Insured Property**  
**Building:** \$4,750,000  
**Common Area Contents:** \$6,446  
**Loss of Rent & Temporary Accommodation (total payable):** \$712,500

**Policy 2 – Liability to Others**  
**Sum Insured:** \$20,000,000

**Policy 3 – Voluntary Workers**  
**Death:** \$200,000  
**Total Disablement:** \$2,000 per week

**Policy 4 – Workers Compensation**  
**Not Available**

**Policy 5 – Fidelity Guarantee**  
**Sum Insured:** \$100,000

**Policy 6 – Office Bearers' Legal Liability**  
**Sum Insured:** \$250,000

**Policy 7 – Machinery Breakdown**  
**Not Selected**

**Policy 8 – Catastrophe Insurance**  
**Not Selected**

**Policy 9 – Government Audit Costs and Legal Expenses**  
**Government Audit Costs:** \$25,000  
**Appeal expenses – common property health & safety breaches:** \$100,000





**Legal Defence Expenses: \$50,000**

**Policy 10 – Lot owners' fixtures and improvements (per lot)**  
**Sum Insured: \$250,000**

**Flood Cover is included.**

**Date Printed**

**01/12/2022**

**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 and schedule). It does not alter, amend or extend the policy. This information is current only at the date of printing.**

# **Strata Corporation No 11729 Incorporated**

**Minutes of the Annual General Meeting of the Corporation**

**Held at Unit 11 221-223 Brodie Rd Morphett Vale**

**On 28<sup>th</sup> October, 2022 commencing at 4.00 pm**

## **PROCEEDINGS**

<b>PRESENT:</b>	<b>UNIT</b>
<b>Sarina Dellow</b>	<b>2</b>
<b>Michael Halstead</b> (proxy to Sylvia Kalendra)	<b>3</b>
<b>Kirstie Clifton</b> (proxy to UnitCare)	<b>4</b>
<b>Mr Ken &amp; Mrs U Behenna</b> (proxy to UnitCare)	<b>5</b>
<b>Lesley Earle</b> (proxy to UnitCare)	<b>6</b>
<b>Emma Bradshaw</b> (proxy to UnitCare)	<b>7</b>
<b>Wendy Dey</b>	<b>8</b>
<b>Sylvia Kalendra</b>	<b>11</b>
<b>Barbara Hubert</b>	<b>12</b>
<b>Frank Savage</b> (proxy to UnitCare)	<b>13</b>
<b>Mr M Swinhoe</b> (proxy to UnitCare)	<b>14</b>
<b>Mr A Brewer</b> (proxy to UnitCare)	<b>16</b>

## **APOLOGIES:**

<b>Mr Greg King</b>	<b>9</b>
<b>Robyn Robinson</b>	<b>10</b>

**Guests: Alison Wells of UnitCare Services**

## **CHAIR:**

The Manager welcomed those present & opened the meeting and agreed to assist the Presiding Officer in the conduct of the meeting and the Secretary in recording the minutes.

## **QUORUM:**

A quorum was declared with 12 of the 17 units represented in person or by proxy.

## **Policy – Meeting Non-Attendance**

It was resolved that in the absence of a quorum, any unit holder not attending any AGM or EGM, in person or by proxy or who does not tender an apology shall be deemed to be "absent & silent" and shall have a non attendance levy charged to their respective unit, due & payable with the next quarterly contribution following the meeting. The levy amount will correspond to the full cost of the required.

Reconvened Meeting divided equally between those deemed absent and silent.

## **CORPORATION MEMBERS REGISTER:**

The members' register/unit holder list was circulated and updated. It was agreed to forward a copy to all unit owners.

## **MINUTES:**

It was resolved that the minutes of the previous Annual General Meeting held 3/11/21 be taken as read & accepted as a correct record.

Business arising: Any matters that need to be readdressed will be discussed & recorded under common property maintenance, under another relevant agenda item or under other business.

All agreed.

## **FINANCIAL STATEMENT:**

The Corporation's financial statement of accounts for the current period as circulated to all members was tabled and reviewed. The Manager encouraged owners to comment.

It was resolved that the financial statement of accounts be received.

All agreed.

The Treasurer will continue to receive the correspondence and activity report each month, along with financial ledger, and arrears report (if any).

**Interest, Tax & Audits:** Legislation requires that monies held in Trust Accounts are to earn interest and as a result an annual tax return is required. Interest is credited monthly based on the Corporation's minimum monthly balance. The legislation also requires an annual (to 30 June each year) audit of the UnitCare Services Trust Account by a registered company auditor. The report is made available to the Corporation Treasurer around September each year.

## **APPOINTMENT OF MANAGERS: PrimeCare Service:**

That UnitCare Services, and/or their nominee, is appointed by the terms of the PrimeCare Management option to assist the Corporation by undertaking all those functions, powers & duties as contained in the Strata Titles Act 1988 at an annual primary remuneration of \$4,182 including GST.

Additional recoverable charges may be made for meeting fees and audit, government fees including GST, bank fees, and stamp duty. Postage and photocopying charges, along with any accounting fees for GST, will be debited to the Corporation as actually expended.

### **Duties of the appointed Managers:**

**General:** To provide so far as is reasonably necessary general advice and assistance to the Corporation and its officers and to assist them in the performance of their responsibilities under the Act.

**Meetings:** Arrange the General and Management Committee meetings, prepare and distribute notices, including agenda of meetings. Attend General (and Management Committee meetings if needed) and assist the Presiding Officer in the conduct of meetings. Assist the Secretary in the recording & preparation of minutes of meetings and distribute such minutes.

**Maintenance:** Advise upon and arrange for the maintenance, repair and replacement of the common property in accordance with the Corporation's instructions. Organise emergency maintenance works.

**Insurance:** Place and renew insurances in accordance with the Corporations instructions and have any claim promptly processed.

**Accounting:** Collect, bank and account for maintenance contributions, levies, interest accruing or other amounts due to the Corporation. Send notices levying maintenance or other contributions and pay accounts and outgoings. Prepare annual financial statements of accounts of the Corporation and arrange an annual tax return & GST/BAS returns as required by law. To supply a copy of any irregular accounts, expenses and liabilities to officers/committee for review. To pay irregular accounts, expenses and liabilities after 10 days if no objections are received from officers/committee.

**Secretarial:** Promptly deal with the Corporation correspondence and requests for Searches (section 41). Ensure that all appropriate and proper records of the Corporation are maintained and keep secure and confidential all books, records, common seal, certificates of title, strata plans, specifications, reports, schedules and the like.

**Public Officer:** (Gordon Russell) to act as the Corporation's Public Officer for the purpose of signing Tax Returns and other such matters as required by statute.

**Commissions:** UnitCare Services may receive a commission for placing the Corporation's insurance.

Note: A management agreement will be posted to the group's Presiding Officer for signing.

All agreed.

**ELECTION OF OFFICE BEARERS: [Section 23]**

Following discussion over the various duties of office bearers the following appointments were made:

Presiding Officer: Wendy Dey

Secretary: Sarina Dellow

Treasurer: Barbara Hubert

All agreed.

**MANAGEMENT COMMITTEE: [Section 35]**

It was resolved that the Management Committee shall consist of the appointed officers along with Sylvia Kalendra and Emma Bradshaw was nominated.

All agreed.

**Note: Management Committee's need to keep minutes of their meetings. Minutes need to be forwarded to the Manager promptly in order that the Corporation's wishes can be enacted.**

**INSURANCE:**

Section 30 of the Act imposes a duty on the Corporation to insure all building and building improvements for their full replacement value, including all costs incidental to and associated with their replacement.

**General Advice Warning:** Any advice given by the manager is general advice. Owners can inform themselves through reading the Product Disclosure Statement. These are available from the office of UnitCare Services for group's insured through CHU/QBE or SCI/Allianz.

The Corporation is further required to keep itself insured against liability for negligence/bodily injury (\$10,000,000 minimum) and against any other liabilities [eg: flood, office bearer liability, catastrophe] determined by a special resolution of the Corporation.

The Corporation's current policy details are as follows:

**Underwriter CHUUA/QBE**

**Renewal Date** 01/12/2022

**Building** \$4,750,000.00 Excess \$1,000.00

**Loss Of Rent** \$712,500.00

**Common Contents** \$6,258.00

**Public Liability** \$20,000,000.00

**Voluntary Workers Pers Accid** \$200,000.00

**Fidelity Guarantee** \$100,000.00

**Office Bearers Liability** \$250,000.00

**Legal Defence Expenses / Audit** \$50,000.00 Excess \$1,000.00

**Owners Fixtures** \$250,000.00

**Flood selected** Excess \$500.00

**Insurance Valuation:**

It was noted that the most recent valuation was on 10/11/21 (\$4,750,000).

It was agreed to defer engaging the services of a certified practicing valuer and to renew the insurance policy, keeping the sum insured as per the Valuer's recommendations.

**Policy - Insurance Excess Payments:** It was resolved that any insurance claim that is to do with the property of the owners, the owner will pay the insurance excess. Any claim related to the common property, the Corporation will pay the excess. The unit owner has a right of written appeal to the Management Committee.

All agreed.

**Summary:** If the group is insured with CHU/QBE or SCI/Allianz, the Manager will supply a summary of the insurance cover upon request.

**Commissions:** It was noted that UnitCare Services receive a commission if the Corporation's insurance is placed direct with CHU/QBE or SCI/Allianz.

**Home/Contents Insurance:** It was noted that it is necessary for unit owners to arrange individually for adequate insurance for home public liability insurance, as well as the contents of their homes inclusive of carpets, drapes, light fittings, etc., whether or not the home is occupied by the unit owner or a tenant, as such items are not included in the Corporation's insurance policy. It is recommended that owners seek independent advice from a suitably qualified insurance broker regarding any additional insurance required for their individual circumstances.

#### MAINTENANCE:

**Grounds Care/Lawn Care:** Owners agreed to continue with the services of VIP Edwards mowing lawns and edges, spray weeds in scoria out the front, blower vac the common area, keeping grounds generally tidy.

Owners suggested a reminder to owners of units 2, 3, 6, & 16, that their fronts need a tidy up and weed control.

Unit 14 owner sent a recent photo of gardens that needed weeding and also reported some water damage entering the laundry and also from the window sill. The Manager advised these issues are being dealt with already.

**Letterbox Repairs:** Owners agreed for the Manager to obtain a quote for unit 4's lid on the letterbox, which has been vandalised and ripped off, with a photo tabled.

**Termite Responsibility:** Any termite damages within a unit would be a strata responsibility unless the entry of termites had resulted from negligence on the part of an owner, agent or their tenant. It was also noted that damage caused by termites was not an insured event in terms of the building insurance policy.

It is recommended that termite inspections should occur annually.

**Termite Inspections:** Owners agreed to have the units inspected by the Corporation for termite activity & for the report to be circulated to each owner.

**Gutter Clean:** The owners agreed to another gutter clean in May or June next year before the rain comes and that Wendy knows someone that does solar cleaning and so will ask for the Contractor's price, rather than use VIP Edwards to do gutters next time.

#### BUDGET:

It was resolved following discussion that the following recommended Budget Estimates be adopted.

All agreed.

No Units	17	
DESCRIPTION		ESTIMATES
<b>COMMON PROPERTY MAINTENANCE</b>		
Maintenance		\$3,000
Gutter Cleaning (last done 6/22)		\$500

Termite Inspections	\$1,700
Honorarium to Treasurer	\$100
Lawn Care	\$600

#### RECURRENT EXPENDITURE

Management Fees (primecare)	\$4,182
Meeting Fee (1st 1.5 hrs)	\$195
Bank Charges	\$145
Postage & Copying	\$350
Insurance (due 1/12/22)	\$9,000
Electricity	\$450
Meter Reading Costs	\$1,000
Water Usage	\$60
Audit Fee	\$408
Income Tax Payment	\$0
Income Tax Return	\$207

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<b>TOTAL ESTIMATED COSTS</b>	<b>\$21,897</b>
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#### ADMINISTRATION FUND INCOME

Annual Maintenance Fund contributions	\$16,150
Plus Bank Interest	\$40
Plus Arrears for Units	\$0
Minus Advances for Units	(\$4,800)
Plus Other Income	\$0

<b>Total Income =</b>	<b>\$11,390</b>
Plus last years balance brought forward	\$13,198
Minus Total Estimated Costs	\$21,897
Transfers to (+) or from (-) Sinking Fund	\$0

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<b>Maintenance Fund Closing Balance</b>	<b>=</b>	<b>\$2,691</b>
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#### SINKING FUND INCOME

Annual Sinking Fund contributions	\$4,760
Transfers from Administration Fund	\$0
Plus Special Levies	\$0

<b>Total Income =</b>	<b>\$4,760</b>
Plus last years balance brought forward	\$5,141
Less Work	\$0

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<b>Sinking Fund Closing Balance =</b>	<b>\$9,901</b>
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#### HONARARIUMS:

It was agreed that the Treasurer would receive \$11.05 for petty cash spent on globes for common area.

#### CONTRIBUTIONS:

**Administration Fund:** In accordance with this resolution, the total quarterly contribution to the Administration Fund will increase to \$4,080 from 1/1/2023.

**Sinking/Reserve Fund:** In accordance with this resolution, the total quarterly contribution to the Sinking/Reserve Fund will remain at \$1,190.

Contributions are divisible equally rather than by unit entitlement as defined upon the deposited strata plan.

**Policy - Overdue Contributions Interest & Fees:**

That all related costs associated with the recovery of any outstanding monies will be recovered from the relevant unit owner as debt against the unit.

All agreed.

**Resident Matters:**

Owners discussed the rubbish bins that are left out the front, in particular, the tenants occupying unit 6 and 14.

The Manager was asked to send a reminder to these occupants to ensure the residents bring their bins in and are then kept behind the roller doors.

**POLICIES & APPROVALS:**

1. It was resolved by special resolution parking rules are to follow. There are currently 2 visitor car parks out front and 3 mid way, which was agreed, is not enough for 17 units.  
Unit 6 occupants has 3 cars and so they use the visitor carparks and there is a truck belonging to unit 14 who uses the visitor carpark every day.  
The Manager explained under the Act, if persons want to use an area of common property for their own exclusive use, they must have a unanimous approval at a general meeting.
2. It was resolved by special resolution to concrete lawn areas to allow more vehicle parking.  
The owners requested the Manager seek 2 quotes to create 4 carparks on the western side, to match what currently exists and this will reduce grounds maintenance costs, whilst creating more parking facilities.  
The Committee can review the quotes and consider raising a special levy if needed to get works done.

The meeting was closed at 4.50 pm with a note of appreciation to those who participated.

# **Strata Corporation No 11729 Incorporated**

**Minutes of the Annual General Meeting of the Corporation**

**Held at Unit 11, 221-223 Brodie Rd Morphett Vale**

**On 3<sup>rd</sup> November, 2021 commencing at 5.00 pm**

## **PROCEEDINGS**

<b>PRESENT:</b>	<b>UNIT</b>
<b>Andrew &amp; Sarina Dellow</b> (proxy to UnitCare)	<b>2</b>
<b>Michael Halstead</b> (proxy to Sylvia Kalendra)	<b>3</b>
<b>Kirstie Clifton</b> (proxy to UnitCare)	<b>4</b>
<b>Mr Ken &amp; Mrs U Behenna</b> (proxy to UnitCare)	<b>5</b>
<b>Lesley Earle</b> (proxy to UnitCare)	<b>6</b>
<b>Donna Jayasekera</b> (proxy to Barbara Hubert)	<b>7</b>
<b>Wendy Dey</b>	<b>8</b>
<b>Sylvia Kalendra</b>	<b>11</b>
<b>David Duckett &amp; Barbara Hubert</b>	<b>12</b>
<b>Frank Savage</b> (proxy to UnitCare)	<b>13</b>
<b>Jacqueline Hue</b> (proxy to UnitCare)	<b>15</b>
<b>Mr A Brewer</b> (proxy to UnitCare)	<b>16</b>
<b>Stephen Thompson</b> (proxy to UnitCare)	<b>17</b>

**Guests: Alison Wells of UnitCare Services**

### **CHAIR:**

The Manager conducted the meeting and recorded the minutes.

### **QUORUM:**

A quorum was declared with 13 of the 17 units represented in person or by proxy.

### **MINUTES:**

It was resolved that the minutes of the previous Annual General Meeting held 4/11/2020 be taken as read & accepted as a correct record.

Business arising: Any matters that need to be readdressed will be discussed & recorded under common property maintenance, under another relevant agenda item or under other business.

All agreed.

### **FINANCIAL STATEMENT:**

The Corporation's financial statement of accounts for the current period as circulated to all members was tabled and reviewed. The Manager encouraged owners to comment. An amount of \$155 was queried and it was resolved that unit 11 owner was reimbursed for payment to a snake catcher.



It was resolved that the financial statement of accounts be received.

The Treasurer will continue to receive the correspondence and activity report each month, along with financial ledger, and arrears report (if any).

All agreed.

**Interest, Tax & Audits:** Legislation requires that monies held in Trust Accounts are to earn interest and as a result an annual tax return is required. Interest is credited monthly based on the Corporation's minimum monthly balance. The legislation also requires an annual (to 30 June each year) audit of the UnitCare Services Trust Account by a registered company auditor. The report is made available to the Corporation Treasurer around September each year.

#### **APPOINTMENT OF MANAGERS: PrimeCare Service:**

That UnitCare Services, and/or their nominee, is appointed by the terms of the PrimeCare Management option to assist the Corporation by undertaking all those functions, powers & duties as contained in the Strata Titles Act 1988 at an annual primary remuneration of \$4,046 including GST.

Additional recoverable charges may be made for meeting fees and audit, government fees including GST, bank fees, and stamp duty. Postage and photocopying charges, along with any accounting fees for GST, will be debited to the Corporation as actually expended.

#### **Duties of the appointed Managers:**

**General:** To provide so far as is reasonably necessary general advice and assistance to the Corporation and its officers and to assist them in the performance of their responsibilities under the Act.

**Meetings:** Arrange the General and Management Committee meetings, prepare and distribute notices, including agenda of meetings. Attend General (and Management Committee meetings if needed) and assist the Presiding Officer in the conduct of meetings. Assist the Secretary in the recording & preparation of minutes of meetings and distribute such minutes.

**Maintenance:** Advise upon and arrange for the maintenance, repair and replacement of the common property in accordance with the Corporation's instructions. Organise emergency maintenance works.

**Insurance:** Place and renew insurances in accordance with the Corporations instructions and have any claim promptly processed.

**Accounting:** Collect, bank and account for maintenance contributions, levies, interest accruing or other amounts due to the Corporation. Send notices levying maintenance or other contributions and pay accounts and outgoings. Prepare annual financial statements of accounts of the Corporation and arrange an annual tax return & GST/BAS returns as required by law. To supply a copy of any irregular accounts, expenses and liabilities to officers/committee for review. To pay irregular accounts, expenses and liabilities after 10 days if no objections are received from officers/committee.

**Secretarial:** Promptly deal with the Corporation correspondence and requests for Searches (section 41). Ensure that all appropriate and proper records of the Corporation are maintained and keep secure and confidential all books, records, common seal, certificates of title, strata plans, specifications, reports, schedules and the like.

**Public Officer:** (Gordon Russell) to act as the Corporation's Public Officer for the purpose of signing Tax Returns and other such matters as required by statute.

**Commissions:** UnitCare Services may receive a commission for placing the Corporation's insurance.

Note: A management agreement will be posted to the group's Presiding Officer for signing.

Majority agreed.

**ELECTION OF OFFICE BEARERS: [Section 23]**

Following discussion over the various duties of office bearers the following appointments were made:

Presiding Officer: Wendy Dey

Secretary: Barbara Hubert

Treasurer: Barbara Hubert

All agreed.

**MANAGEMENT COMMITTEE: [Section 35]**

It was resolved that the Management Committee shall consist of the appointed officers along with Sylvia Kalendra.

All agreed.

**Note: Management Committee's need to keep minutes of their meetings. Minutes need to be forwarded to the Manager promptly in order that the Corporation's wishes can be enacted.**

**INSURANCE:**

Section 30 of the Act imposes a duty on the Corporation to insure all building and building improvements for their full replacement value, including all costs incidental to and associated with their replacement.

**General Advice Warning:** Any advice given by the manager is general advice. Owners can inform themselves through reading the Product Disclosure Statement. These are available from the office of UnitCare Services for group's insured through CHU/QBE or SCI/Allianz.

The Corporation is further required to keep itself insured against liability for negligence/bodily injury (\$10,000,000 minimum) and against any other liabilities [eg: flood, office bearer liability, catastrophe] determined by a special resolution of the Corporation.

The Corporation's current policy details are as follows:

**Underwriter CHUUA/QBE**

<b>Renewal Date</b>	<b>01/12/2021</b>
<b>Building</b>	<b>\$4,207,035.00 Excess \$500.00</b>
<b>Loss Of Rent</b>	<b>\$631,055.00</b>
<b>Common Contents</b>	<b>\$6,076.00</b>
<b>Public Liability</b>	<b>\$20,000,000.00</b>
<b>Voluntary Workers Pers Accid</b>	<b>\$200,000.00</b>
<b>Fidelity Guarantee</b>	<b>\$100,000.00</b>
<b>Office Bearers Liability</b>	<b>\$250,000.00</b>
<b>Legal Defence Expenses / Audit</b>	<b>\$50,000.00 Excess \$1,000.00</b>
<b>Unit Owners Fixtures</b>	<b>\$250,000.00</b>
<b>Flood selected</b>	<b>Excess \$500.00</b>

The insurance renewal was tabled, being for the Insurer's suggested sum insured of \$4,333,246 with a \$7,508.97 premium and it was noted that the most recent valuation was on 28/11/17 (\$3,890,000).

It was resolved to engage the services of a certified practicing valuer to prepare an insurance valuation report (replacement value) that shall be forwarded to the Insurers to amend the policy to reflect the Valuer's recommendations, before the due date. All agreed.

**Summary:** If the group is insured with CHU/QBE or SCI/Allianz, the Manager will supply a summary of the

insurance cover upon request.

**Commissions:** It was noted that UnitCare Services receive a commission if the Corporation's insurance is placed direct with CHU/QBE or SCI/Allianz.

**Home/Contents Insurance:** It was noted that it is necessary for unit owners to arrange individually for adequate insurance for home public liability insurance, as well as the contents of their homes inclusive of carpets, drapes, light fittings, etc., whether or not the home is occupied by the unit owner or a tenant, as such items are not included in the Corporation's insurance policy. It is recommended that owners seek independent advice from a suitably qualified insurance broker regarding any additional insurance required for their individual circumstances.

## **MAINTENANCE:**

**Painting:** Owners agreed that painting was only done in 2020 and then touched up again in 2021 where some areas were flaking, so it was agreed to defer any decision to paint the previously painted common/community surfaces.

**Grounds Care:** Owners agreed to continue with the services of Ben Edwards from VIP Services, who does the gutter clean as well, not due until April 2022.

Unit 2 has a poinsettia that needs trimming back from gutters. The Manager was asked to advise the owner.

**Termite Inspections:** Owners agreed not to have the units inspected for termite activity this year, but to defer until next year.

Prior to the meeting, owner of unit 7 mentioned that the termite inspector drilled holes in the garage and wants them filled. The Manager spoke to Ray of ARL to arrange they return and fill the holes made.

**Concrete cracking:** The Manager tabled the quote from Smallacombe to remove the damaged concrete at units 11 & 17 and provide new reinforcement and re-concrete and re-tile. The quote for \$8,883.60 was considered high and owners agreed that Sylvia take the recommendations from Albert Cement (who was not interested in the works) and arrange an alternative quote through her son's Builder friend.

The Manager also offered to request another quote for the Committee to consider.

All agreed.

## **BUDGET:**

It was resolved following discussion that the following recommended Budget Estimates be adopted.

All agreed.

No Units	17	
	DESCRIPTION	ESTIMATES
<b>COMMON PROPERTY MAINTENANCE</b>		
	Emergency Maintenance	\$2,500
	Gutter Cleaning (last done 6/20)	\$500
	Honarium to Barbara Hubert	\$100
	Lawn Care	\$550
	Electricity Charges	\$278
<b>RECURRENT EXPENDITURE</b>		
	Management Fees (primecare)	\$4,046
	Meeting Fee (1st 1.5 hrs)	\$195
	Bank Charges	\$130
	Postage & Copying	\$370
	Insurance (due 1/12/20 )	\$7,800
	Insurance Valuation	\$355
	Electricity	\$278
	Meter Readings	\$1,000
	Water Usage	\$75
	Audit Fee	\$408

Income Tax Payment	\$61
Income Tax Return	\$207
<b>TOTAL ESTIMATED COSTS</b>	<b>\$18,853</b>

#### **ADMINISTRATION FUND INCOME**

Annual Maintenance Fund contributions	\$15,640
Plus Bank Interest	\$198
Plus Arrears for Units	\$577
Minus Advances for Units	(\$5,100)
Plus Other Income	\$0

<b>Total Income =</b>	<b>\$11,315</b>
Plus last years balance brought forward	\$17,012

Minus Total Estimated Costs	\$18,853
Transfers to (+) or from (-) Sinking Fund	\$0

<b>Maintenance Fund Closing Balance =</b>	<b>\$9,474</b>
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#### **SINKING FUND INCOME**

Annual Sinking Fund contributions	\$4,760
Transfers from Administration Fund	\$0
Plus Special Levies	\$0

<b>Total Income =</b>	<b>\$4,760</b>
Plus last years balance bought forward	\$6,381
Less Work	\$0

<b>Sinking Fund Closing Balance =</b>	<b>\$11,141</b>
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#### **HONARARIUMS:**

It was agreed that Barbara Hubert is to receive \$100 for an honorarium this financial year, for all the works she takes on at the property.

#### **DEBT RECOVERY:**

It was agreed that all related costs associated with the recovery of any outstanding monies will be recovered from the relevant unit owner as debt against the unit.

#### **CONTRIBUTIONS:**

**Administration Fund:** In accordance with this resolution, the total quarterly contribution to the Administration Fund will remain at \$3,910.

**Sinking/Reserve Fund:** In accordance with this resolution, the total quarterly contribution to the Sinking/Reserve Fund will remain at \$1,190.

Contributions are divisible by unit entitlement as defined upon the deposited plan.

#### **SPECIAL RESOLUTION:**

- Unit 6 owner was granted approval by special resolution to install a split system air conditioner above the carport.
- Unit 1 owner has a collie dog that was never approved by the Corporation. The Manager was requested to contact the owner, who can apply for retrospective approval.

**Owners would like the occupants in unit 6 to improve their disrespectful behaviour at the complex with the following issues;**

Cease using the visitor carpark.

The bins are to be put behind the garage door, not left out on the front verge, or in front of the unit.

Cease leaving garbage on the porch, until ready to dispose properly in the respective bin.

Use the correct bins, to stop the general waste bin, being so overly full.

Warm up the turbo vehicle elsewhere.

Follow the speed restrictions of no more than 10kph on the complex.

Regular weed control, not just when Property Manager is due for inspection.

The Manager was requested to write to the tenants again.

**The Manager asks that all contact be through UnitCare Services and NOT the Committee members.**

Sylvia was thanked for her hospitality in hosting the meeting. The meeting was closed at 5.40 pm with a note of appreciation to those who participated.

# Strata Corporation No 11729 Incorporated

Minutes of the Annual General Meeting of the Corporation

Held at Unit 11, 221-223 Brodie Rd Morphett Vale

On 3<sup>rd</sup> November, 2021 commencing at 5.00 pm

## PROCEEDINGS

PRESENT:		UNIT
Andrew & Sarina Dellow	(proxy to UnitCare)	2
Michael Halstead	(proxy to Sylvia Kalendra)	3
Kirstie Clifton	(proxy to UnitCare)	4
Mr Ken & Mrs U Behenna	(proxy to UnitCare)	5
Lesley Earle	(proxy to UnitCare)	6
Donna Jayasekera	(proxy to Barbara Hubert)	7
Wendy Dey		8
Sylvia Kalendra		11
David Duckett & Barbara Hubert		12
Frank Savage	(proxy to UnitCare)	13
Jacqueline Hue	(proxy to UnitCare)	15
Mr A Brewer	(proxy to UnitCare)	16
Stephen Thompson	(proxy to UnitCare)	17

Guests: Alison Wells of UnitCare Services

## CHAIR:

The Manager conducted the meeting and recorded the minutes.

## QUORUM:

A quorum was declared with 13 of the 17 units represented in person or by proxy.

## MINUTES:

It was resolved that the minutes of the previous Annual General Meeting held 4/11/2020 be taken as read & accepted as a correct record.

Business arising: Any matters that need to be readdressed will be discussed & recorded under common property maintenance, under another relevant agenda item or under other business.

All agreed.

## FINANCIAL STATEMENT:

The Corporation's financial statement of accounts for the current period as circulated to all members was tabled and reviewed. The Manager encouraged owners to comment. An amount of \$155 was queried and it was resolved that unit 11 owner was reimbursed for payment to a snake catcher.

It was resolved that the financial statement of accounts be received.

The Treasurer will continue to receive the correspondence and activity report each month, along with financial ledger, and arrears report (if any).

All agreed.

**Interest, Tax & Audits:** Legislation requires that monies held in Trust Accounts are to earn interest and as a result an annual tax return is required. Interest is credited monthly based on the Corporation's minimum monthly balance. The legislation also requires an annual (to 30 June each year) audit of the UnitCare Services Trust Account by a registered company auditor. The report is made available to the Corporation Treasurer around September each year.

#### **APPOINTMENT OF MANAGERS: PrimeCare Service:**

That UnitCare Services, and/or their nominee, is appointed by the terms of the PrimeCare Management option to assist the Corporation by undertaking all those functions, powers & duties as contained in the Strata Titles Act 1988 at an annual primary remuneration of \$4,046 including GST.

Additional recoverable charges may be made for meeting fees and audit, government fees including GST, bank fees, and stamp duty. Postage and photocopying charges, along with any accounting fees for GST, will be debited to the Corporation as actually expended.

#### **Duties of the appointed Managers:**

**General:** To provide so far as is reasonably necessary general advice and assistance to the Corporation and its officers and to assist them in the performance of their responsibilities under the Act.

**Meetings:** Arrange the General and Management Committee meetings, prepare and distribute notices, including agenda of meetings. Attend General (and Management Committee meetings if needed) and assist the Presiding Officer in the conduct of meetings. Assist the Secretary in the recording & preparation of minutes of meetings and distribute such minutes.

**Maintenance:** Advise upon and arrange for the maintenance, repair and replacement of the common property in accordance with the Corporation's instructions. Organise emergency maintenance works.

**Insurance:** Place and renew insurances in accordance with the Corporations instructions and have any claim promptly processed.

**Accounting:** Collect, bank and account for maintenance contributions, levies, interest accruing or other amounts due to the Corporation. Send notices levying maintenance or other contributions and pay accounts and outgoings. Prepare annual financial statements of accounts of the Corporation and arrange an annual tax return & GST/BAS returns as required by law. To supply a copy of any irregular accounts, expenses and liabilities to officers/committee for review. To pay irregular accounts, expenses and liabilities after 10 days if no objections are received from officers/committee.

**Secretarial:** Promptly deal with the Corporation correspondence and requests for Searches (section 41). Ensure that all appropriate and proper records of the Corporation are maintained and keep secure and confidential all books, records, common seal, certificates of title, strata plans, specifications, reports, schedules and the like.

**Public Officer:** (Gordon Russell) to act as the Corporation's Public Officer for the purpose of signing Tax Returns and other such matters as required by statute.

**Commissions:** UnitCare Services may receive a commission for placing the Corporation's insurance.

Note: A management agreement will be posted to the group's Presiding Officer for signing.

Majority agreed.

**ELECTION OF OFFICE BEARERS: [Section 23]**

Following discussion over the various duties of office bearers the following appointments were made:

Presiding Officer: Wendy Dey

Secretary: Barbara Hubert

Treasurer: Barbara Hubert

All agreed.

**MANAGEMENT COMMITTEE: [Section 35]**

It was resolved that the Management Committee shall consist of the appointed officers along with Sylvia Kalendra.

All agreed.

**Note: Management Committee's need to keep minutes of their meetings. Minutes need to be forwarded to the Manager promptly in order that the Corporation's wishes can be enacted.**

**INSURANCE:**

Section 30 of the Act imposes a duty on the Corporation to insure all building and building improvements for their full replacement value, including all costs incidental to and associated with their replacement.

**General Advice Warning:** Any advice given by the manager is general advice. Owners can inform themselves through reading the Product Disclosure Statement. These are available from the office of UnitCare Services for group's insured through CHU/QBE or SCI/Allianz.

The Corporation is further required to keep itself insured against liability for negligence/bodily injury (\$10,000,000 minimum) and against any other liabilities [eg: flood, office bearer liability, catastrophe] determined by a special resolution of the Corporation.

The Corporation's current policy details are as follows:

**Underwriter CHUUA/QBE**

<b>Renewal Date</b>	<b>01/12/2021</b>
<b>Building</b>	<b>\$4,207,035.00 Excess \$500.00</b>
<b>Loss Of Rent</b>	<b>\$631,055.00</b>
<b>Common Contents</b>	<b>\$6,076.00</b>
<b>Public Liability</b>	<b>\$20,000,000.00</b>
<b>Voluntary Workers Pers Accid</b>	<b>\$200,000.00</b>
<b>Fidelity Guarantee</b>	<b>\$100,000.00</b>
<b>Office Bearers Liability</b>	<b>\$250,000.00</b>
<b>Legal Defence Expenses / Audit</b>	<b>\$50,000.00 Excess \$1,000.00</b>
<b>Unit Owners Fixtures</b>	<b>\$250,000.00</b>
<b>Flood selected</b>	<b>Excess \$500.00</b>

The insurance renewal was tabled, being for the Insurer's suggested sum insured of \$4,333,246 with a \$7,508.97 premium and it was noted that the most recent valuation was on 28/11/17 (\$3,890,000).

It was resolved to engage the services of a certified practicing valuer to prepare an insurance valuation report (replacement value) that shall be forwarded to the Insurers to amend the policy to reflect the Valuer's recommendations, before the due date. All agreed.

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<b>TOTAL ESTIMATED COSTS</b>	<b>\$18,853</b>
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The Manager was requested to write to the tenants again.

**The Manager asks that all contact be through UnitCare Services and NOT the Committee members.**

Sylvia was thanked for her hospitality in hosting the meeting. The meeting was closed at 5.40 pm with a note of appreciation to those who participated.

## Reception

---

**From:** Barb & Dave <davebarb1@dodo.com.au>  
**Sent:** Wednesday, 11 October 2023 3:47 PM  
**To:** Alison  
**Subject:** re: General issues  
**Attachments:** 20231011 - Letterbox .jpg; 2023 March 31st - Results of Termite inspections.eml

Hello Alison

Have spoken to other committee members about insurance and Wendy and myself were wondering what the : Loss of Rent & Temporary Accommodation in the policy covers as it is quite a big sum.

Also I recollect that we stayed with this insurance company as they insured us for flood cover, but don't see it on the insurance plan?

### NOW

Unit 1 – Two large bushes need lowering as they are past the roof gutters and this in turn leads to leaves falling and clogging up the gutters.

Unit 2 – Recently cut back poinsettia but the remainder of the garden is overgrown and full of weeds. These tenants were told about this after the AGM last year, but all they did was pull out a handful of weeds which were left on the garden. It is a big mess.  
Also rubbish bins not put away out of sight.

Unit 3 – Weeds need removing and bush needs cutting back more to allow the light to shine on the road.

Unit 9 – Large bush needs cutting back.

Unit 10 – Two large bushes need cutting back considerably and the rest of the garden needs weeding.

Unit 16 – All 3 rubbish bins are always left out and need putting away out of sight.

### ALSO:

There is about half a dozen letterboxes that need the cement repaired around the letterbox doors. Unit 4 had her letterbox door repaired and cement replaced last year by VIP Home Services – John McNulty so maybe he can repair the cement around the doors

I have attached a photo of 1 letterbox showing what work needs doing.

ALSO:

This as an old issue (after inspection) that I didn't get around to letting you know about. Unit 6 and Unit 12 have issues that need attention. I spoke to Lesley (Unit 6) at the time and said I would look at getting hers repaired at the same time as mine (Unit 12)

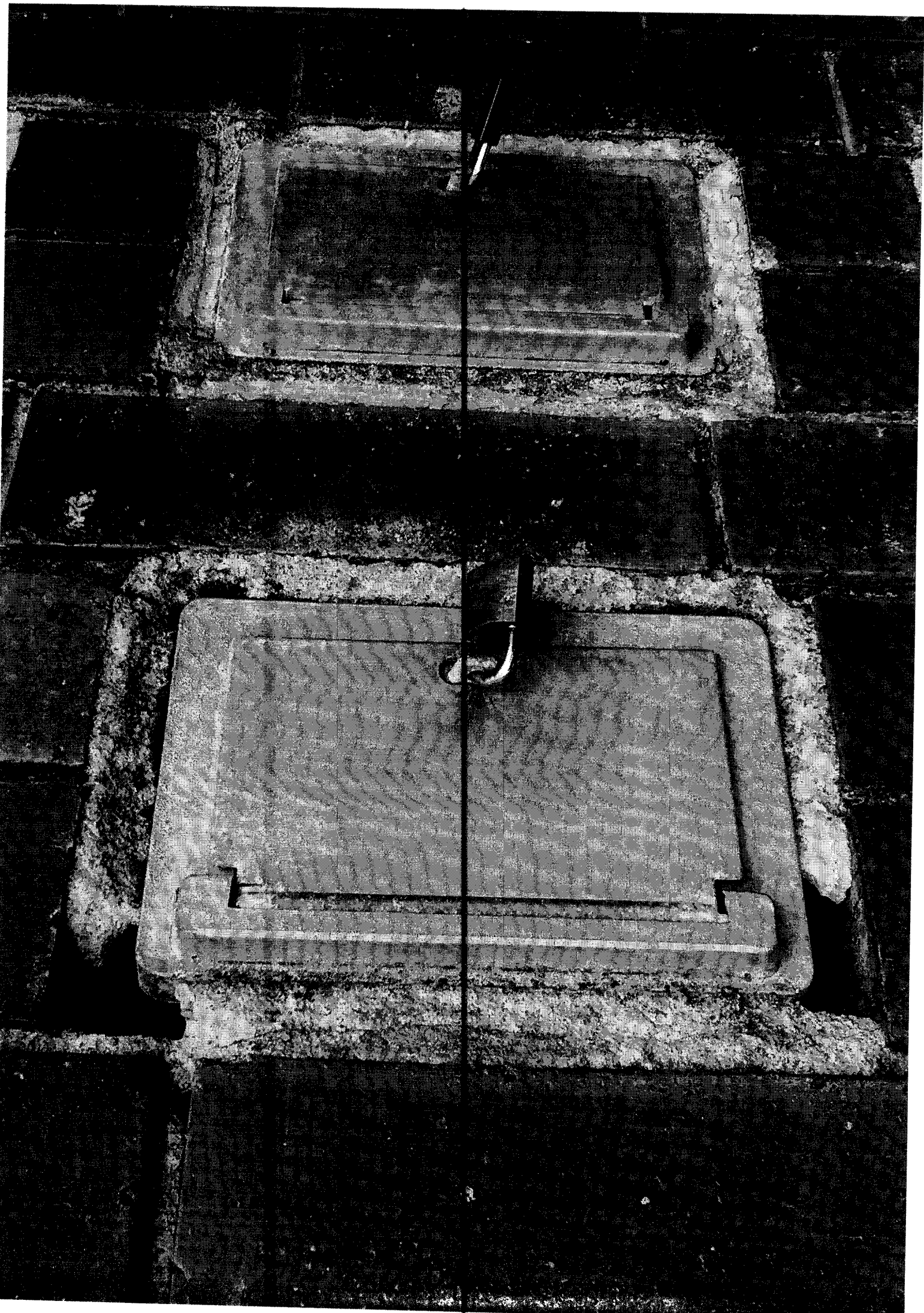
Unit 6 – The roof void rubber compound for the brickwork expansion is missing, allowing rain to enter and needs to be replaced (attached inspection report Page 2 - showing issue on this unit)

Unit 12 – The roof void rubber compound for the brickwork expansion is missing, allowing rain to enter and needs to be replaced. Also wood rot on verandah quarter round – needs fixing (attached inspection report Page 2 – showing issue on this unit)

Any idea when the AGM will be?

Regards

Barb



## Reception

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**From:** Barb & Dave <davebarb1@dodo.com.au>  
**Sent:** Wednesday, 2 February 2022 10:05 AM  
**To:** Alison  
**Subject:** Re: INVOICES FOR VERANDAH & CONCRETE REPAIRS TO COMMITTEE

Hi Alison

As per our phone conversation please go ahead and pay these invoices.

Use \$6000 out of the Sinking fund and the remaining balance of \$4868.00 out of the Admin fund.

Thankyou

Barb

-----Original Message-----

From: alison@unitcare.com.au  
Sent: Thursday, January 27, 2022 2:51 PM  
To: davebarb1@dodo.com.au  
Subject: INVOICES FOR VERANDAH & CONCRETE REPAIRS TO COMMITTEE

27-01-2022

The Committee Members Strata Corporation 11729 Inc.  
David Duckett & Barbara Hubert  
12/221-223 Brodie Road  
Morphett Vale 5162

Dear David & Barbara,

SUBJECT: INVOICES FOR VERANDAH & CONCRETE REPAIRS

This letter has been sent to all committee members for their information and update.

We have received an account(s) for your group - see attached.

If you are not satisfied with the work(s) please discuss with your fellow committee members and have the committee advise us of the concerns and issues in writing.

If we have not had a reply in writing from you by the review date below, listing your concerns and issues, we will assume that we can pay the account(s).

## Reception

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**From:** Barb & Dave <davebarb1@dodo.com.au>  
**Sent:** Thursday, 25 November 2021 12:26 PM  
**To:** Alison  
**Subject:** re: Corp 11729 - 221 Brodie Road

Hi Alison,

A committee meeting was held at Unit 11 221 Brodie Road on 25th November 2021 at 10.30a.m.

Present : Barbara Hubert

Sylvia Kalendra

Wendy Dey

A discussion regarding the concrete repairs to Unit 9, 11 & 17 was had and a decision was made to raise a levy of \$100 per unit to cover shortfall of funds. This decision was made on the provision that Qtek Construction Quote remains the same until work is carried out. The committee have kept this levy as low as possible and may have to consider raising the annual fees next year. Maybe owners need to be made aware that the same problem occurred at 3 other units a few years ago which were repaired and now these units need to be repaired as well.

Sinking Fund	=	\$6660.00
Plus December Fees	=	\$1000.00 Approx
		<hr/>
		\$7660.00
Levy	=	<u>\$1700.00</u>
		\$9360.00
Less Qtek construction quote	=	<u>\$8118.00</u>
Sinking Fund Balance	=	\$1242.00



ALSO The committee discussed Unit 10's arrears status and it was agreed that \$50 a fortnight was not enough. She is still having many taxis coming and going during the week so feel there must be enough funds to pay more than the current \$50. The original amount she was to pay was \$75 and the committee would like action to be taken to enforce this otherwise she will fall further behind.

Regards

Barb  
Secretary

\*\*\* TAX INVOICE INCLUDING GST \*\*\*

For supply of Search Documents by Meriso Pty Ltd t/a UnitCare Services  
ABN 31 065 153 880 t/a UnitCare Services on  
behalf of **STRATA CORPORATION 11729 INC. / UNIT NO: 4**

**Name of requestee: KANGARILLA CONVEYANCING**

**Fax Number:** kangarillac@gmail.com

**This is a valid tax invoice and includes GST.**

**Total of the invoice = \$105-60 inc GST**

**THANK YOU FOR YOUR FULL PAYMENT OF THIS INVOICE**

Gordon Russell cpm  
Managing Director

Manager ALISON WELLS

PAID

**SEARCH REQUEST CHECK LIST**  
(mostly automated)

FOR: 11729/11729/4 Kirstie Clifton / MANAGER:ALISON WELLS

Tick the following when completed:

DONE (tick)

Minutes of General & Committee meetings of the Corporation for the last two (2) years.

☒ updates only add from last search sent date

Details of any special or unanimous resolutions affecting the unit/lot or common property passed in the last five (5) years (SEE BY LAWS)

☒ updates only add from last search sent date

Statement of Accounts last prepared

☒

The Articles/By Laws now in force

☒ updates - print just in case

Plans - a copy of the body corp' plans

☒

Insurance policies taken out by the Corporation  
Corporation: INCLUDE CURRENT INSURANCE CERTIFICATE  
NB: THE FULL POLICY WORDING IS EXTRA AND OFTEN  
NOT REQUESTED. ADDITIONAL FEES APPLY.

☒ updates - include just in ca

Owner request - if genuine owner request then bill owner unit account (add new levy) and charge Corporation in outgoings for acct code S41)

☒ MUST use 'SOLE USE' stamp on all pages

**COMMUNITY TITLES ONLY - ONLY IF REQUESTED:**

NOTE: Conveyancers download the following docs from LTO

Scheme Description  
(required on groups >6 lots)

☒ not required for updates

Development Contract  
(only applies to some schemes)

☒ not required for updates

NOTE: Must supply the above to Agents

TAX INVOICE - To be signed and faxed to agent/owner  
HAS CHEQUE/PAYMENT BEEN RECEIVED?

☒ payment received 18/10/23

SCANNING - Scan all documents to client folder

☒

Signed as completed  18/10/23

**REGULATION CHARGES AT 2023:**

\$nil for updates if requestee received one in last 3 months otherwise full fees apply.

Strata \$40 / Comm' \$25 + gst for page 1 (\$nil to owners)

Strata \$40 / Comm' \$25 + gst for page 2. (\$8+gst to owners)

Strata \$16 / Comm' \$10 + gst for full insurance policy wording.

Full fee Strata \$150.60 / Comm' \$66.00 inc gst

NOTES: Updates ONLY require 1st 2 pages + any changes since the original search was sent - ie: minutes from meeting of group & insurance cert if renewed. Updates MUST be stamped with 'PREVIOUSLY SUPPLIED' stamp.

Dated 18 OCT 2023

## Reception

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**From:** Jeannette Dowling <kangarillac@gmail.com>  
**Sent:** Tuesday, 17 October 2023 11:02 AM  
**To:** Reception  
**Subject:** Strata search request  
**Attachments:** Clifton strata ANZ Receipt.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi,

Please provide a full search for Unit 4, 221 Brodie Road Morphett Vale in Strata 11729 owned by Kirstie-Jane Clifton as the property is to be sold.

A receipt for the payment of \$105.60 is attached.

Kind regards,

Registered Conveyancer

Member of the Australian Institute of Conveyancers

Kangarilla Conveyancing  
PO Box 47 Kangarilla 5157  
Ph 08 8383 7238  
Mobile 0428 137 238  
Email [dowlingj@ihug.com.au](mailto:dowlingj@ihug.com.au) or [kangarillac@gmail.com](mailto:kangarillac@gmail.com)