

# STATEMENT PURSUANT TO SECTION 41 OF THE STRATA TITLES ACT 1988

Date of Statement: **24 June 2024**

**Unit** in respect of which the Statement is issued: **Unit 8 in Units Plan No. 5135 at 7 Moorea Court, WEST LAKES SA 5021**

Person requesting certificate:

**Name: Searchlight Technology,**

**Address: PO Box 232, Rundle Mall SA 5000**

**The Strata corporation certifies the following with respect to the Unit being the subject of this Statement:**

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

Total amount last determined with respect to the lot

Amount	Period
\$1,352.00	01 Dec 2023 to 30 Nov 2024

Number of instalments payable (if contributions payable by instalments) 4

Amount of each instalment, period to which instalment relates and date due

Amount	Period	Date due
\$338.00	01 Dec 2023 to 29 Feb 2024	01 Dec 2023
\$338.00	01 Mar 2024 to 31 May 2024	01 Mar 2024
\$338.00	01 Jun 2024 to 31 Aug 2024	01 Jun 2024
\$338.00	01 Sep 2024 to 30 Nov 2024	01 Sep 2024

Amount owing \$0.00

Interest due on unpaid levies \$0.00

Amount in credit for prepaid levies \$0.00

## 2. Sinking fund – contributions payable by regular periodic instalments or lump sum (section 76(1) of the Act)

Total amount last determined with respect to the lot

Amount	Period
\$252.00	01 Dec 2023 to 30 Nov 2024

Number of instalments payable (if contributions payable by instalments) 4

Amount of each instalment, period to which instalment relates and date due

Amount	Period	Date due
\$63.00	01 Dec 2023 to 29 Feb 2024	01 Dec 2023
\$63.00	01 Mar 2024 to 31 May 2024	01 Mar 2024
\$63.00	01 Jun 2024 to 31 Aug 2024	01 Jun 2024
\$63.00	01 Sep 2024 to 30 Nov 2024	01 Sep 2024

Amount owing \$0.00

Interest due on unpaid levies \$0.00

Amount in credit for prepaid levies \$0.00

### 3. Special contributions

None

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

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

### 5. Particulars of any Expenditure

(a) Incurred by the Corporation

Please refer to Annual General Meeting 2023

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

### 6. Insurance policies

Particulars of all insurance policies taken out by the strata corporation.

Policy No.	69909	CHU Insurance
Type:	Strata	Broker:
Premium:	\$5,998.95	Paid on: 11/01/2024
		Policy start date: 12/01/2024
		Next due: 12/01/2025
<i>Cover</i>	<i>Sum insured</i>	<i>Excess</i>
Building	\$2,900,000.00	\$1,000.00
Loss of Rent/Temporary Accommodation	\$435,000.00	\$0.00
Public Liability	\$10,000,000.00	\$0.00
Voluntary Workers	\$200,000.00	\$0.00
Fidelity Guarantee	\$100,000.00	\$0.00
Govt. Audit Costs	\$25,000.00	\$0.00
Appeal Expenses	\$100,000.00	\$0.00
Legal Defence Expenses	\$50,000.00	\$0.00
Lot Owners' Fixtures & Improvements	\$250,000.00	\$0.00
Office Bearers Liability	\$250,000.00	\$0.00
Excess		\$1,000.00
Excess - Water		\$2,500.00

### 7. Documents Supplied

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

### 8. Water – Owner

### 9. Payments – Settlement fees can be paid using the following details:

Biller Code: 96503

Ref: 224970020 51062 (take out the space)

The information provided is accurate as at the date of this Statement and is not intended to be relied upon by any party other than the person who requested this Statement under Section 41 of the Act.

*Conveyancers are urged to contact us on 8444 6444 to confirm these details are correct immediately prior to settlement as this information may have changed since the time the Section Statement was requested.*

*Conveyancers are also requested to send us in writing, Change of Ownership details as soon as possible upon settlement.*

NOTE:

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

This Statement was prepared on behalf of Strata Corporation 5135 Inc. by

*Debbie McDonald* on behalf of

Tanya Kelly  
J E Whites Pty Ltd  
55 Woodville Road  
Woodville SA 5011

**Strata Corporation 5135 Incorporated**  
**7 Moorea Court, WEST LAKES SA 5021**

REGISTER OF SPECIAL RESOLUTIONS AND UNANIMOUS RESOLUTIONS  
AFFECTING A UNIT OR UNITS AND/OR THE COMMON PROPERTY

DISCLAIMER: JE White's will not be held liable for any missing, incomplete or incorrect information provided prior to the commencement of our management:

<b>Date</b>	<b>Type of Resolution</b>	<b>Unit(s) and/or Common Property Affected</b>	<b>Resolution</b>
01.02.84			That permission be received from all unit owners, before any major alteration or extension be undertaken
02.04.84			All maintenance and insurance relating to any additions approved now or at any other time is the responsibility of the individual owners. (Current Strata Insurance covers all additions)
03.04.84			Owners were requested to take care with oil dripping onto the pavers, because it is difficult to remove
04.02.89			One month's grace will be given for unpaid maintenance; thereafter 15% interest will be charged, which will remain a debt against that unit
05.02.89			Whilst most unit owners were happy to pay their own expenses in maintaining common area gardens/lawns, "should a unit owner wish to be reimbursed, their account should be placed before the Corporation"
06.02.89			A unit holder must not, without the Corporation's consent, keep a pet. (As per our adopted Articles of Association Section 4 – must not, "without Strata Corporation's consent, keep any animal in, or in the vicinity of a Unit")
07.02.89			Any structural changes, no matter how small, must first be granted permission through the Strata Corporation (followed by permission from Woodville [now Charles Sturt] Council)
24.02.89			"For Sale" signs are to be removed within two weeks of successful contract signing
08.07.90			The principle of the Corporation maintaining and servicing approved individually installed watering systems on common property was recognized. It was reiterated that any expenditure on common property (which is expected to be reimbursed) must only be with the prior approval of the other unit owners, and all such items must be directed, in the first instance, through the Secretary who would obtain competitive quote where warranted
09.10.92			Resolved that lawns be fertilised in September and March with manure that doesn't kill clover. (Current practice seems to be that unit owners with common area lawns in front should fertilise these lawns at their cost when

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<b>Date</b>	<b>Type of Resolution</b>	<b>Unit(s) and/or Common Property Affected</b>	<b>Resolution</b>
			deemed necessary. Clover killing optional)
10.04.95			That the E&WS Department be requested under the Common Seal of the Strata Corporation to divide water consumption equally between all units commencing at the beginning of the 95/95 year
11.07.95			Resolved that Lawlers conduct an annual follow up inspection of units for termite control for a cost of \$30 per unit. (Last inspection undertaken in following 12 months but see Item 12)
12.08.96			Unanimously agreed that, as reinspection the previous year showed no evidence of reinfestation following the thorough treatment given to all units earlier, further re-inspections are to be discontinued. Owners should report immediately if any termite activity is discovered
13.07.98			It was agreed to have gutters cleaned out professionally as required (Last professional clean 08.06.01)
14.08.00			All insurance claims should be submitted through the Presiding Officer for consistency and maintaining proper records
15.07.01			It was agreed that all owners should take care not to overwater gardens and that timers be used on all sprinkler systems. Unnecessary watering in winter should be avoided
16.07.01			It was unanimously agreed that all ivy should be removed from all paint and brick surfaces forthwith. Furthermore, ivy should be restrained and gradually removed from the brush fencing where, again, problems and additional costs may eventuate
17.08.03			It was agreed that individual unit owners would be responsible for insurance excesses if they relate to improvements added by them (eg skylights, air conditioners etc) or due to carelessness by owners, any disputes to be raised at the next AGM (subsequently replaced by 22/23)
18.08.03			Individual unit owners to be responsible for all internal repairs and maintenance not covered by insurance (eg problems caused by dampness), any disputes to be raised at the next AGM (subsequently replaced by 22 and 23)

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Date	Type of Resolution	Unit(s) and/or Common Property Affected	Resolution
19.08.04			It was agreed that common area lawn mowing should continue at the current frequencies (namely every two weeks from September and every three weeks from May each year) irrespective of need or prevailing seasonal changes. In August 2005, it was agreed that winter mowing should be every four weeks and summer mowing remain at every two weeks
20.08.05			It was unanimously agreed that insurance cover should only increase to insurer's 'proposal' every two years. It was also agreed unanimously not to proceed with 'major catastrophe' cover
21.08.05			Everyone (present at AGM) preferred the concept of a levy if and whenever necessary, rather than increased quarterly contributions
22.03.06			Individual unit owners are responsible for repairs and/or replacement of all improvements made by them, along with roller doors, door locks and pergolas (whenever built) and all internal salt damp treatments and repair (external salt damp treatments to be the responsibility of the Strata Corporation) – Replaces 17 & 18
23.03.06			The Strata Corporation is responsible for repairs to common property as prescribed by the Strata Titles Act 1988. (This means that unit owners are responsible for repairs to any pipe, cable, wire, duct or drain (whether inside or out) that is for the exclusive use of a unit (or small group of units), including any insurance excess that may relate to such repairs (Replaces 17 & 18)
30.07.07			Special Resolution to allow a desexed cat to reside with the purchasers of Unit 5 during their occupation of the premises was approved unanimously
28.08.17			Resolution passed to allow Mr & Mrs Pupello for the premises at Unit 2, 7 Moorea Court, West Lakes on a temporary basis until they are able to move into their new house upon its completion
30.08.18	SGM	Unit 5	<b>Unit 5 – Installation of Gas Meter to Front of Unit – Common Property (Garden Bed)</b> - Unit 5 has requested approval to install a gas meter to the front of the unit in the garden bed to enable the installation of a gas Hot Water System (recommended

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			position provided by the gas company and gas plumber - as advised by the owner). For: 6 units (Units 1, 2, 4, 5, 6 and 8) Against: Nil Motion Passed
26.09.18	AGM	Blanket all units	<b>Solar Hot Water Systems &amp; Solar Panels</b> - The Corporation granted a blanket approval for the installation of solar hot water systems and solar panels. The solar panels must be sited entirely on the roof of the relevant unit and must interfere with the roofline as little as possible. Any other sites require the prior approval of Corporation members.
			<b>Foxtel</b> - The Corporation granted a blanket approval for the installation of Foxtel. The satellite dish must be sited to the lakeside and not on garage roofs. Any other sites require the prior approval of Corporation members.
			<b>Roller Shutters</b> - The Corporation granted a blanket approval for the installation of roller shutters. Cream is the preferred colour.
			<b>Pergolas</b> - The Corporation granted a blanket approval for the installation of pergolas in the rear unit subsidiaries. Subject to any necessary council approvals. Pergolas are an individual owner responsibility.
			<b>Screen Doors</b> - The Corporation granted a blanket approval for the installation of screen security doors. The screen doors must match those already installed or if a change is requested the colour and design must be agreed upon and recorded at a meeting. Individual unit owners are responsible for screen doors.
			<b>TV Antenna</b> - The Corporation granted a blanket approval for the installation of TV antenna as least obtrusive as possible. The Corporation's preference is in individual courtyards.
			<b>Garage Doors</b> - The Corporation confirmed garage doors must be bronze olive in colour. The profile is to be kept as per the current profile. Owners are responsible for the maintenance of garage doors.
		U2/Blanket all Units	<b>Pets Policy</b> - The Corporation confirmed that Unit 5 has permission to keep a cat. Unit 2 has permission to keep 2 dogs until December 2018. After this date, there is no

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			approval to keep dogs.
			<b>Emailing Correspondence</b> - The Corporation discussed emailing all meeting minutes, quarterly levies and appropriate correspondence to the members who have an email address in our system. Should any members wish to change this process for their unit, they are encouraged to reply to our emails requesting documentation via post. Unanimously approved.
		Blanket all units	<p><b>Levy Arrears</b>  Following an overview of the procedures followed to collect overdue levies it was resolved to adopt the following policies and procedures:</p> <p><b>Interest Charged on Overdue Accounts</b>  The Strata Manager reported that the Strata Titles Act invokes penalty interest where payments of contributions and levies are paid late, in this case after a lapse of 28 days from the due date. The interest rate applied on behalf of the Corporation is 15% per annum calculated daily.</p> <p><b>Accounting Fees</b>  In accordance with the Management Agreement, owners are to be charged an accounting fee of \$11.00 (Inc GST) by the Strata Manager for any accounts greater than 28 days overdue.</p> <p><b>Debt Collection</b>  The Strata Manager is authorised to proceed on behalf of the Corporation with any necessary action, including legal action, to recover all outstanding monies at a fee of \$22.00 (Inc GST). The account would have to be at least 3 months overdue. The Presiding Officer will be contacted prior to any court action.</p> <p><b>Costs</b>  All related costs associated with the recovery of any outstanding monies will be the responsibility of the relevant unit owner and as such will be recovered from that unit owner.</p>
25.09.19	AGM	Unit 2	<b>Cat</b> - Unit 2 has approval to keep 1 cat on the premises. The Corporation reserves the right to rescind the decision should the cat become a nuisance.



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<b>Date</b>	<b>Type of Resolution</b>	<b>Unit(s) and/or Common Property Affected</b>	<b>Resolution</b>
23.09.20	AGM	Unit 3	Unit 3 may apply to close his breezeway with a solid door.
29.11.22	EGM	Unit 5	Special Resolution; that Unit 5 be permitted to replace the sliding door in the Unit's rear yard subsidiary with a double-glazed sliding door of a similar style in black. All costs associated with installation and ongoing maintenance remain with the respective Unit Owner. <b>Motion PASSED</b>
27.09.23	AGM		<b>Fencing</b> That the Corporation approves brush fencing replacement with post and rail colourbond fencing in the future, colour to be monument. Fencing replacement schedule to be decided by the management committee as required. All cost associated with fencing remain with the Corporation. Approved with the exception of colour. Not Emerald but "Woodland Grey" for colour. The colour to be ratified at the 2024 AGM.
20.11.23	SGM	Unit 5	<b>UNIT 5 DOUBLE GLAZED WINDOWS;</b> that Unit 5 may replace bedroom windows with double glazed windows as per picture attached. All costs associated with the installation and ongoing maintenance remain with the unit owner. In Favour: 4 Units Against: Nil <b>Motion Passed.</b>

## **ARTICLES OF STRATA CORPORATION**

### **STRATA TITLES ACT 1988**

#### **SCHEDULE 3**

1. (1) A unit holder must-

- (a) maintain the unit in good repair;
- (b) carry out any work ordered by a council or other public authority in respect of the unit.

(2) The occupier of a unit must keep it in a clean and tidy condition.

2. A person bound by these articles-

- (a) must not obstruct the lawful use of the common property by any person; and
- (b) must not use the common property in a manner that unreasonably interferes with the use and enjoyment of the common property by the other members of the strata community, their customers, clients or visitors; and
- (c) must not make, or allow his or her customers, clients or visitors to make, undue noise in or about any unit or the common property; and
- (d) must not interfere, or allow his or her customers, clients or visitors to interfere, with others in the enjoyment of their rights in relation to units or common property.

3. A person bound by these articles must not use the unit, or permit the unit to be used, for any unlawful purpose.

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

5. A person bound by these articles-

- (a) must not park a motor vehicle in a parking space allocated for others or on a part of the common property on which parking is not authorised by the strata corporation; and
- (b) must take reasonable steps to ensure that his or her customers, clients or visitors do not park in parking spaces allocated for others or on parts of the common property on which parking is not authorised by the strata corporation.

6. A person bound by these articles must not, without the consent of the strata corporation-

- (a) damage or interfere with any lawn, garden, tree, shrub, plant or flower on the common property; or
- (b) use any portion of the common property for his or her own purposes as a garden.

7. A person bound by these articles must not-

- (a) bring objects or materials onto the site of a kind that are likely to cause justified offence to the other members of the strata community; or
- (b) allow refuse to accumulate so as to cause justified offence to others.

8. A person bound by these articles must not, without the consent of the strata corporation, display any sign, advertisement, placard, banner or any other conspicuous material of a similar nature-

- (a) on part of his or her unit so as to be visible from outside the building;  
or
- (b) on any part of the common property.

9. The occupier of a unit may, without the consent of the strata corporation, paint, cover or in any other way decorate the inside of any building forming part of the unit and may, provided that unreasonable damage is not caused to any common property, fix locks, catches, screens, hooks and other similar items to that building.

10. The occupier of a unit used for residential purposes must not, without the consent of the strata corporation, use or store on the unit or on the common property any explosive or other dangerous substance.

11. A person bound by these articles-

- (a) must maintain within the unit, or on a part of the common property set apart for the purpose by the strata corporation, a receptacle for garbage adequately covered; and
- (b) must comply with all council by-laws relating to the disposal of garbage.

12. A unit holder must immediately notify the strata corporation of-

- (a) any change in the ownership of the unit, or any change in the address of an owner;
- (b) any change in the occupancy of the unit.

**STRATA CORPORATION NO 5135 INC.**  
**7 Moorea Court, WEST LAKES SA 5021**

Minutes of the Annual General Meeting held at  
J E Whites - 55 Woodville Road, Woodville  
on Wednesday, 27 September 2023, commencing at 5:30 PM

**1 ATTENDANCE, PROXIES, QUORUM AND CHAIRPERSON**

**Present:**

Unit 1 - Ms J Wilson (proxy)  
Unit 2 - Mrs J Wyatt  
Unit 3 - Mr R Jarrett  
Unit 5 - Ms R Haworth  
Unit 6 - Ms M O'Reilly

**Proxies:**

Unit 1 - Mr R Wilson to Ms J Wilson  
Unit 4 - Mr G Scherstobit to Mr Craig Trewartha of JE Whites

**Apologies:**

NIL

**Presiding Officer : George Scherstobit**

**Quorum:**

Mr Craig Trewartha of JE White's welcomed members present and declared a quorum in attendance.

**Members Advice**

Members will find in the documentation of the Minutes several sections that are recorded at each meeting. As they are repeated from year to year, they may not be discussed in the same extent as actually recorded, but appear for the benefit of newcomers to the Corporation.

**ELECTION OF CHAIRPERSON**

It was agreed by those Corporation members present that Mr Craig Trewartha assist the Corporation in chairing the meeting.

**2 CONFIRMATION OF MINUTES & BUSINESS ARISING**

The Minutes of the annual general meeting dated 28/09/2022 and the extraordinary general meeting dated 29/11/2022 were accepted as a true and correct account with no business arising. The Chairperson moved that the Minutes be accepted and with all in favour, the motion was carried.

**3 FINANCIAL STATEMENTS**

The financial statement dated 31/05/23 showed a balance of \$5,095.23 Administrative Fund and \$10,899.74 Sinking Fund currently held in the Macquarie Bank, Sydney. The Chairperson tabled the statement and invited owners to comment. The financial statement was unanimously accepted.

**Tax and Audits**

Legislation requires each Corporation to lodge an annual tax return; legislation further requires that our trust accounts be audited annually by an accredited auditor. The audit for 2023 was undertaken by Perks Accountants & Wealth Advisers of 8/81 Flinders St, Adelaide, and a copy of the report is available to all members and can be viewed at our office.

**DEBT COLLECTION**

That, in accordance with previous instructions J E White's Pty Ltd is authorised to take all necessary action, without the need for further authority, including instructing a debt recovery company to initiate legal proceedings against Owners on behalf of the Corporation when they are in arrears.

**4 APPOINTMENT OF OFFICERS AND/OR MANAGEMENT COMMITTEE**

Mr George Scherstobit was thanked for being the Presiding Officer, Secretary & Treasurer for the past year.

It was resolved that Mr George Scherstobit be elected for the roles of Presiding Officer, Secretary & Treasurer for the upcoming year.

**5 APPOINTMENT OF MANAGEMENT/WORKS COMMITTEE**

The Corporation agreed to form a Management Committee consisting of all units.

**The meeting agrees the Management Committee has authority to approve quotes and instruct the Body Corporate Manager to issue work orders in all maintenance issues that arise from this meeting or throughout the year.**

**6 APPOINTMENT OF BODY CORPORATE MANAGERS**

JE White's Pty Ltd were unanimously reappointed as Body Corporate Managers for the coming year at \$1,868.96 inc GST per annum.

Any elected Office Bearer is authorised to sign the Management Agreement on behalf of the body corporate. JE Whites explained that should the management agreement not be returned, signed, within 21 days of receipt, then the agreement will be deemed as signed. JE Whites will stamp the agreement with the Body Corporate's common seal and place on file.

**7 CORPORATION PUBLIC OFFICER**

It was resolved that Mr Bryan Sutcliffe of JE White's be empowered to act as the Public Officer of the Corporation as defined under the Income Tax Assessment Act 1936.

**8 TAXATION AUTHORITY**

J E White's Pty Ltd are authorised to represent the Corporation in all aspects of dealings with the Australian Taxation Office. The nominated representatives from J E White's Pty Ltd are Wendy Sly, Joanne Pearce and Carolyn Walker.

**9 INSURANCE REVIEW**

**9.1 INSURANCE RENEWAL**

The Corporation's Insurance details are as follows:-

Policy No. 69909  
CHU Insurance  
Type : Strata

Premium : \$5,517.70      Paid on : 13/12/22      Start : 12/01/23      Next due : 12/01/24

Cover	Sum Insured	Excess
Building	\$2,713,494.00	\$500.00
Loss of Rent	\$407,024.00	
Public Liability	\$10,000,000.00	
Voluntary Workers	\$200,000.00	
Fidelity Guarantee	\$100,000.00	
Govt. Audit Costs	\$25,000.00	
Appeal Expenses	\$100,000.00	
Legal Defence Expenses	\$50,000.00	
Lot Owners' Fixtures & Improvements	\$250,000.00	
Office Bearers Liability	\$250,000.00	
Excess		\$500.00
Excess - Water		\$2,500.00

The Members determined to increase the building sum to \$2,900,000 at renewal. The Body Corporate Manager to arrange.

The Members asked for an explanation as to what "Excess - Water" means.

### **Post Meeting**

*The Body Corporate Manager advise that "Excess - Water" definition in regard to insurance claims is for water damage, burst pipes and exploratory costs.*

#### **9.1 Special resolution - Insurance Excess**

That the Corporation determines the excess payable on all future insurance claims for property, other than common property, will be the responsibility of the individual unit owner.

Not approved.

### **Contents & Landlord Insurance**

The Body Corporate Manager drew the members attention to the necessity for them to arrange individually for adequate insurance for the contents of their units, inclusive of carpets, drapes, light fitting, floating floors etc, whether or not the unit is occupied by the unit holder or a tenant, and it was noted that the Corporation's Legal Liability cover applied primarily to common property and that unit owners should be separately insured for cover in relation to their own premises.

#### **Disclosure**

JE White's Pty Ltd are an authorised representative of CHU Underwriting Agencies for QBE Insurance, Flex Insurance for QBE Insurance and authorised distributor for SCI Insurance for Alliance Australia Insurance and receives a commission on the base premium. The Commission received from the insurer is retained by JE Whites and is retained as a fee for service to act on behalf of the corporation to ensure insurance is current, seek quotes at renewal and request valuations. JE Whites then assists in the claims process by lodging claims, seeking quotes for various works associated with claims, liaising with the insurer and contractors to carry out works, facilitating payments to contractors and excess recoveries from owners if required. All documentation regarding the claim is filed and stored by JE Whites for future reference.

#### **General Advice Warning**

Any advice provided by JE White's is General Advice only. Before acting on any advice you should consider its appropriateness having regard to your objectives, financial situation and needs. You should obtain and consider the relevant Product Disclosure Statement and Policy Wording for a financial product before making any decision about whether to acquire or hold that product.

#### **9.2 INSURANCE VALUATION**

Part 30 (3) 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 the replacement. The Corporation is further required to keep itself insured against liability for negligence. JE White's advise that their advice is of a general nature and not personal advice. Members are encouraged to seek independent advice, which would include a licensed valuers' opinion where applicable.

## **10 COMMON PROPERTY MAINTENANCE**

The following items were discussed :-

### **Gutter Cleaning - To be Minuted Every Year**

The schedule is that all the 8 units' gutters are only to be cleaned every 2 years, only units 5-8 are to be cleaned yearly.

**Members are encouraged to report maintenance items to the Body Corporate Manager at any time. JE White's will assist the corporation and endeavour to have these matters attended to and rectified as soon as practicable. Maintenance items considered significant in their scope will require liaising between JE White's and the Committee in order for the development of an appropriate strategy to be agreed on.**

**11 LEVY & BUDGET**

Administrative Fund of \$ 10,696.40 and Sinking Fund \$ 1,320.00

The proposed 2023 - 2024 budget was presented to all members present and was rejected.

Members present determined to vary the proposed budget and resolved to raise the following funds:-

Administrative Fund \$10,800.00      Sinking Fund \$2,000.00

This will be raised equally between all owners.

**12 APPROVALS FOR INSTALLATIONS & ADDITIONS**

Members are advised that a complete list of the Corporation's approvals can be obtained from the Body Corporate Managers.

**12.1 Special Resolution - Fencing**

That the Corporation approves brush fencing replacement with post and rail colourbond fencing in the future, colour to be monument. Fencing replacement schedule to be decided by the management committee as required. All cost associated with fencing remain with the Corporation.

Approved with the exception of colour. Not Emerald but "Woodland Grey" for colour. The colour to be ratified at the 2024 AGM.

**Special Resolution - Doors and Windows**

That door and window repair and replacement and all cost associated become the responsibility of the individual unit owner. Painting remains the Corporation responsibility.

The Body Corporate Manager to clarify if all doors and windows need to be the same and arrange a postal vote before 10 November 2023.

***Post Meeting***

*All window and door replacements must be in a colour and style as close as possible to those already existing. Any owner who would like to dramatically change the external appearance must seek approval from owners at a properly convened meeting.*

**13 OTHER BUSINESS**

**Emailing Correspondence**

The Corporation discussed emailing all meeting minutes, quarterly levies and appropriate correspondence to the members who have an email address in our system. Should any members wish to change this process for their unit, they are encouraged to reply to our emails requesting documentation via post. Unanimously approved.

**Agenda Items**

Members are advised that items can be added to the agenda of your Annual General Meeting, at any time during the year by contacting your Body Corporate Manager.

The Chairperson closed the meeting at 6.30pm and thanked all for their attendance or proxy submission. The Corporation members present agreed next year's meeting will be held on or about the same time, date and place.

**STRATA CORPORATION NO 5135 INC.**  
**7 Moorea Court, WEST LAKES SA 5021**

Minutes of the Special General Meeting held at  
JE Whites - 55 Woodville Road, Woodville  
on Monday, 20 November 2023, commencing at 11:00 AM

**1 ATTENDANCE, PROXIES, QUORUM AND CHAIRPERSON**

**Present:**

Unit 1 & 2 - Ms Julie Wilson (proxy)  
Unit 4 - Mr G Scherstobit

**Proxies:**

Unit 1 - Mr R Wilson to Ms Julie Wilson  
Unit 2 - Mr E & Mrs J Wyatt to Ms Julie Wilson  
Unit 5 - Ms R Haworth to Mrs Tanya Kelly of JE Whites

**Apologies:**

Nil

**Quorum:**

Mrs Tanya Kelly of JE Whites welcomed members present and declared a quorum in attendance.

**ELECTION OF CHAIRPERSON**

It was agreed by those Corporation members present that Mrs Tanya Kelly assist the Corporation in chairing the meeting.

**2 CONFIRMATION OF MINUTES**

The Minutes of the previous meeting dated 27/09/2023 were accepted as a true and correct account with no business arising. The Chairperson moved that the Minutes be accepted and with all in favour, the motion was carried.

**3 SPECIAL RESOLUTION - DOOR AND WINDOW REPLACEMENT;**

**that door and window repair and replacement and all costs associated become the responsibility of the individual unit owner. Painting remains the Corporation responsibility. All window and door replacements must be in a colour and style as close as possible to those already existing. Any owner who would like to dramatically change the external appearance must seek approval from owners at a properly convened meeting.**

In Favour: 2 Units  
Against: 2 Units

Motion Failed.

**4 SPECIAL RESOLUTION - UNIT 5 DOUBLE GLAZED WINDOWS;**

**that Unit 5 may replace bedroom windows with double glazed windows as per picture attached. All costs associated with the installation and ongoing maintenance remain with the unit owner.**

In Favour: 4 Units  
Against: Nil

Motion Passed.

**CLOSURE OF MEETING**

The Chairperson closed the meeting at 11:30am and thanked all for their attendance or proxy submission.



## Balance Sheet

### As at 24/06/2024

Strata Corporation 5135 Inc.

7 Moorea Court, WEST LAKES SA 5021

	Current period
<b>Owners' funds</b>	
<b>Administrative Fund</b>	
Surplus / Deficit for Year--Admin	2,350.73
Opening Balance--Admin	582.48
	2,933.21
<b>Sinking Fund</b>	
Surplus / Deficit for Year--Sinking	529.28
Opening Balance--Sinking	12,614.22
	13,143.50
<b>Net owners' funds</b>	<b>\$16,076.71</b>
<b>Represented by:</b>	
<b>Assets</b>	
<b>Administrative Fund</b>	
Cash at Bank--Admin	2,953.96
	2,953.96
<b>Sinking Fund</b>	
Cash at Bank--Sinking	2,859.97
Investments--Sinking	10,287.40
	13,147.37
<i>Total assets</i>	16,101.33
<b>Less liabilities</b>	
<b>Administrative Fund</b>	
Prepaid Levies--Admin	20.75
	20.75
<b>Sinking Fund</b>	
Prepaid Levies--Sinking	3.87
	3.87
<i>Total liabilities</i>	24.62
<b>Net assets</b>	<b>\$16,076.71</b>

**STRATA CORPORATION NO 5135 INC.**  
**7 Moorea Court, WEST LAKES SA 5021**

Minutes of the Extraordinary General Meeting held at JE Whites - 55 Woodville Road, Woodville  
on Tuesday, 29 November 2022, commencing at 11:00 AM

**1 ATTENDANCE, PROXIES, QUORUM AND CHAIRPERSON**

**Present:**

Unit 2 - Mr E & Mrs J Wyatt  
Unit 3 - Mr R Jarrett  
Unit 4 - Mr G Scherstobit  
Unit 6 - Mrs M O'Reilly

**Proxies:**

Unit 1 - Mr R Wilson to Mrs Tanya Kelly of JE Whites  
Unit 5 - Ms R Haworth to Mrs Tanya Kelly of JE Whites

**Apologies:**

Nil

**Quorum:**

Mrs Tanya Kelly of JE White's welcomed members present and declared a quorum in attendance.

**ELECTION OF CHAIRPERSON**

It was agreed by those Corporation members present that Mrs Tanya Kelly assist the Corporation in chairing the meeting.

**2 SPECIAL RESOLUTION; FENCING**

**Special Resolution; that the Corporation agree to replace all existing common brush fencing with Colorbond Good Neighbour fencing in Woodland Grey. Maintenance of the common fencing remains the Corporation responsibility.**

In Favour: 2 Units  
Against: 4 Units

Motion failed.

Unit 3 requested an on site meeting 3 months prior to the next AGM to determine correct wording of the fencing resolution and authority required to proceed with any fencing work in the future.

**3 SPECIAL RESOLUTION; UNIT 5 - SLIDING DOOR**

**Special Resolution; that Unit 5 be permitted to replace the sliding door in the Unit's rear yard subsidiary with a double-glazed sliding door of a similar style in black. All costs associated with installation and ongoing maintenance remain with the respective Unit Owner.**

In Favour: 6 Units  
Against: Nil

Motion passed.

The Chairperson closed the meeting at 11:30am and thanked all for their attendance or proxy submission.

**STRATA CORPORATION NO 5135 INC.**  
**7 Moorea Court, WEST LAKES SA 5021**

Minutes of the Annual General Meeting held at  
J E White's - 55 Woodville Road, Woodville  
on Wednesday, 28 September 2022, commencing at 5:30 PM

**1 ATTENDANCE, PROXIES, QUORUM AND CHAIRPERSON**

**Present:**

Unit 4 - Mr G Scherstobit

Unit 5 - Ms R Haworth

**Proxies:**

Unit 1 - Mr R Wilson to Mr Jackson Sutcliffe of JE Whites

Unit 2 - Mr E & Mrs J Wyatt to Mr Jackson Sutcliffe of JE Whites

Unit 3 - Mr R Jarrett to Mr Jackson Sutcliffe of JE Whites

Unit 6 - Ms M O'Reilly to Mr Jackson Sutcliffe of JE Whites

**Apologies:**

NIL

**Presiding Officer : George Scherstobit**

**Quorum:**

Meeting convenor, Mr Jackson Sutcliffe of JE White's welcomed members present and declared a quorum in attendance.

**Members Advice**

Members will find in the documentation of the Minutes several sections that are recorded at each meeting. As they are repeated from year to year, they may not be discussed in the same extent as actually recorded, but appear for the benefit of newcomers to the Corporation.

**ELECTION OF CHAIRPERSON**

It was agreed by those Corporation members present that Mr Jackson Sutcliffe assist the Corporation in chairing the meeting.

**2 CONFIRMATION OF MINUTES & BUSINESS ARISING**

The Minutes of the previous meeting dated 22/09/2021 were accepted as a true and correct account with no business arising. The Chairperson moved that the Minutes be accepted and with all in favour, the motion was carried.

**3 FINANCIAL STATEMENTS**

The financial statement dated 31/05/22 showed a balance of \$4,742.96 Administrative Fund and \$9,447.79 Sinking Fund currently held in the Macquarie Bank, Sydney. The Chairperson tabled the statement and invited owners to comment. The financial statement was unanimously accepted.

**Tax and Audits**

Legislation requires each Corporation to lodge an annual tax return; legislation further requires that our trust accounts be audited annually by an accredited auditor. The audit for 2022 was undertaken by Perks Accountants & Wealth Advisers of 180 Greenhill Road, Parkside, and a copy of the report is available to all members and can be viewed at our office.

**DEBT COLLECTION**

That, in accordance with previous instructions J E White's Pty Ltd is authorised to take all necessary action, without the need for further authority, including instructing a debt recovery company to initiate legal proceedings against Owners on behalf of the Corporation when they are in arrears.

**4 APPOINTMENT OF OFFICERS AND/OR MANAGEMENT COMMITTEE**

Mr George Scherstobit was thanked for being the Presiding Officer, Secretary & Treasurer for the past year.

It was resolved that Mr George Scherstobit be elected for the roles of Presiding Officer, Secretary & Treasurer for the upcoming year.

**5 APPOINTMENT OF MANAGEMENT/WORKS COMMITTEE**

A committee is not required.

**6 APPOINTMENT OF BODY CORPORATE MANAGERS**

JE White's Pty Ltd were unanimously reappointed as Body Corporate Managers for the coming year at \$1,780.00 inc GST per annum.

Any elected Office Bearer is authorised to sign the Management Agreement on behalf of the body corporate. JE Whites explained that should the management agreement not be returned, signed, within 21 days of receipt, then the agreement will be deemed as signed. JE Whites will stamp the agreement with the Body Corporate's common seal and place on file.

**7 CORPORATION PUBLIC OFFICER**

It was resolved that Mr Bryan Sutcliffe of JE White's be empowered to act as the Public Officer of the Corporation as defined under the Income Tax Assessment Act 1936.

**8 TAXATION AUTHORITY**

J E White's Pty Ltd are authorised to represent the Corporation in all aspects of dealings with the Australian Taxation Office. The nominated representatives from J E White's Pty Ltd are Wendy Sly, Joanne Pearce and Carolyn Walker.

**9 INSURANCE REVIEW**

**9.1 INSURANCE RENEWAL**

The Corporation's Insurance details are as follows:-

Policy No. 69909

CHU Insurance

Type : Strata

Premium : \$5,352.06      Paid on : 08/12/21      Start : 12/01/22      Next due : 12/01/23

Cover	Sum Insured	Excess
Building	\$2,713,494.00	\$500.00
Loss of Rent	\$407,024.00	
Public Liability	\$10,000,000.00	
Voluntary Workers	\$200,000.00	
Fidelity Guarantee	\$100,000.00	
Govt. Audit Costs	\$25,000.00	
Appeal Expenses	\$100,000.00	
Legal Defence Expenses	\$50,000.00	
Lot Owners' Fixtures & Improvements	\$250,000.00	
Office Bearers Liability	\$250,000.00	
Excess		\$500.00
Excess - Water		\$2,500.00

The Members determined that the insurance as presented by the Body Corporate Managers is adequate for the upcoming year.

## **Contents & Landlord Insurance**

The Body Corporate Manager drew the members attention to the necessity for them to arrange individually for adequate insurance for the contents of their units, inclusive of carpets, drapes, light fitting, floating floors etc, whether or not the unit is occupied by the unit holder or a tenant, and it was noted that the Corporation's Legal Liability cover applied primarily to common property and that unit owners should be separately insured for cover in relation to their own premises.

### **Disclosure**

JE White's Pty Ltd are an authorised representative of CHU Underwriting Agencies for QBE Insurance, Flex Insurance for QBE Insurance and receives a commission on the base premium. The Commission received from the insurer is retained by JE Whites and is retained as a fee for service to act on behalf of the corporation to ensure insurance is current, seek quotes at renewal and request valuations. JE Whites then assists in the claims process by lodging claims, seeking quotes for various works associated with claims, liaising with the insurer and contractors to carry out works, facilitating payments to contractors and excess recoveries from owners if required. All documentation regarding the claim is filed and stored by JE Whites for future reference.

### **General Advice Warning**

Any advice provided by JE White's is General Advice only. Before acting on any advice you should consider its appropriateness having regard to your objectives, financial situation and needs. You should obtain and consider the relevant Product Disclosure Statement and Policy Wording for a financial product before making any decision about whether to acquire or hold that product.

## **9.2 INSURANCE VALUATION**

Part 30 (3) 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 the replacement. The Corporation is further required to keep itself insured against liability for negligence. JE White's advise that their advice is of a general nature and not personal advice. Members are encouraged to seek independent advice, which would include a licensed valuers' opinion where applicable.

## **10 COMMON PROPERTY MAINTENANCE**

The following items were discussed :-

### **Unit 8 Boundary Fence**

The Brush Fence on the boundary of Unit 8 is deteriorating and there are concerns about access to the public through this deteriorating portion. A quote was sourced for the repair to this section, however, was considered expensive for the scope. Mr Scherstobit suggested the Body Corporate Manager source a quote for the replacement of this fence line with Post & Rail Colorbond fencing for consideration. If the quote is acceptable, the Body Corporate Manager is to arrange a Special General Meeting to pass a Special Resolution for this change.

### **Unit 5 Windows**

Ms Haworth of Unit 5 raised to the Meeting that she wishes to replace the windows and sliding door of her unit to double glazed glass. She also advised the Meeting that the style and colour previously used for the window frames was unavailable, so they would also need to be changed, pending approval from the Corporation. Mr Sutcliffe advised that this approval may be able to align with the Special General Meeting for fencing. Ms Haworth is to provide the Body Corporate with a proposal for the changes, to be included in the Agenda of the Special General Meeting for fencing.

**Members are encouraged to report maintenance items to the Body Corporate Manager at any time. JE White's will assist the corporation and endeavour to have these matters attended to and rectified as soon as practicable. Maintenance items considered significant in their scope will require liaising between JE White's and the Committee in order for the development of an appropriate strategy to be agreed on.**

**11 LEVY & BUDGET**

Administrative Fund of \$ 10,696.40 and Sinking Fund \$ 1,320.00

The proposed 2022 - 2023 budget was presented to all members present and was accepted.

This will be raised equally between all owners.

**APPROVALS FOR INSTALLATIONS & ADDITIONS**

Members are advised that a complete list of the Corporation's approvals can be obtained from the Body Corporate Managers.

**12 OTHER BUSINESS**

**Agenda Items**

Members are advised that items can be added to the agenda of your Annual General Meeting, at any time during the year by contacting your Body Corporate Manager.

The Chairperson closed the meeting at 5.55pm and thanked all for their attendance or proxy submission. The Corporation members present agreed next year's meeting will be held on or about the same time, date and place.

## Income & Expenditure for the financial year to 31/05/2024

Strata Corporation 5135 Inc.

7 Moorea Court, WEST LAKES SA 5021

### Administrative Fund

	Current period 01/06/2023-31/05/2024	Annual budget 01/06/2023-31/05/2024
<b>Revenue</b>		
Interest on Arrears--Admin	0.52	0.00
Levies Due--Admin	10,768.00	10,800.00
<i>Total revenue</i>	10,768.52	10,800.00
<b>Less expenses</b>		
Admin--Audit/Tax & Public Officer	246.00	258.29
Admin--Management Fees--Standard	1,831.90	1,868.96
Admin--Meeting Fees	164.00	164.00
Admin--Technology/Communications/Compliance	345.80	352.80
Bank Management Charges	37.44	0.00
Insurance--Building Premium Basic	5,998.95	6,000.00
Maint Bldg--Ceiling	814.00	0.00
Maint Bldg--Cleaning Gutters	840.00	0.00
Maint Bldg--Consultants	1,120.00	0.00
Maint Bldg--Doors & Windows	580.00	0.00
Maint Bldg--General Maintenance/Repairs	0.00	1,000.00
Maint Bldg--Roof	279.18	0.00
Maint Bldg--Stairs - Repairs & Maintenance	484.00	0.00
Maint Grounds--Lawns, Grounds & Gardening Maint.	530.00	500.00
<i>Total expenses</i>	13,271.27	10,144.05
<b>Surplus/Deficit</b>	(2,502.75)	655.95
Opening balance	3,085.23	3,085.23
<b>Closing balance</b>	\$582.48	\$3,741.18

**Sinking Fund****Current period      Annual budget**

01/06/2023-31/05/2024 01/06/2023-31/05/2024

**Revenue**

Interest on Arrears--Sinking	0.10	0.00
Interest on Investments--Sinking	286.38	0.00
Levies Due--Sinking	1,680.00	2,000.00
<i>Total revenue</i>	<u>1,966.48</u>	<u>2,000.00</u>

**Less expenses**

<i>Total expenses</i>	<u>0.00</u>	<u>0.00</u>
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**Surplus/Deficit**

1,966.48	2,000.00
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Opening balance	10,647.74	10,647.74
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**Closing balance**

<u><u>\$12,614.22</u></u>	<u><u>\$12,647.74</u></u>
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## Balance Sheet

### As at 31/05/2024

Strata Corporation 5135 Inc.

7 Moorea Court, WEST LAKES SA 5021

	Current period
<b>Owners' funds</b>	
<b>Administrative Fund</b>	
Surplus / Deficit for Year--Admin	(2,502.75)
Opening Balance--Admin	3,085.23
	582.48
<b>Sinking Fund</b>	
Surplus / Deficit for Year--Sinking	1,966.48
Opening Balance--Sinking	10,647.74
	12,614.22
<b>Net owners' funds</b>	\$13,196.70
<b>Represented by:</b>	
<b>Assets</b>	
<b>Administrative Fund</b>	
Cash at Bank--Admin	2,272.48
	2,272.48
<b>Sinking Fund</b>	
Cash at Bank--Sinking	2,667.10
Investments--Sinking	10,262.12
	12,929.22
<i>Total assets</i>	15,201.70
<b>Less liabilities</b>	
<b>Administrative Fund</b>	
Prepaid Levies--Admin	1,690.00
	1,690.00
<b>Sinking Fund</b>	
Prepaid Levies--Sinking	315.00
	315.00
<i>Total liabilities</i>	2,005.00
<b>Net assets</b>	\$13,196.70

## Proposed Budget to apply from 01/06/2024

Strata Corporation 5135 Inc.

7 Moorea Court, WEST LAKES SA 5021

### Administrative Fund

Proposed  
budget

#### Revenue

Levies Due--Admin	11,000.00
<i>Total revenue</i>	11,000.00

#### Less expenses

Admin--Audit/Tax & Public Officer	258.29
Admin--Management Fees--Standard	1,960.00
Admin--Meeting Fees	164.00
Admin--Technology/Communications/Compliance	376.00
Bank Management Charges	37.44
Insurance--Building Premium Basic	6,600.00
Maint Bldg--General Maintenance/Repairs	1,000.00
Maint Grounds--Lawns, Grounds & Gardening Maint.	600.00
<i>Total expenses</i>	10,995.73

#### Surplus/Deficit

	4.27
Opening balance	582.48

#### Closing balance

	\$586.75
Total units of entitlement	1000
Levy contribution per unit entitlement	\$11.00

**Sinking Fund****Proposed  
budget****Revenue**

Levies Due--Sinking	2,000.00
<i>Total revenue</i>	<u>2,000.00</u>

**Surplus/Deficit**

	<u>2,000.00</u>
Opening balance	12,614.22

**Closing balance**\$14,614.22

Total units of entitlement	1000
Levy contribution per unit entitlement	\$2.00

## Proposed Levy Schedule to apply from 01/06/2024

Strata Corporation 5135 Inc.

7 Moorea Court, WEST LAKES SA 5021

Quarterly levy instalments that would apply to each lot if proposed budgets are accepted by the general meeting:

Lot	Unit	Unit Entitlement	Admin Fund	Sinking Fund	Quarterly Total	Annual Total
1	1	125.00	344.00	63.00	407.00	1,628.00
2	2	125.00	344.00	63.00	407.00	1,628.00
3	3	125.00	344.00	63.00	407.00	1,628.00
4	4	125.00	344.00	63.00	407.00	1,628.00
5	5	125.00	344.00	63.00	407.00	1,628.00
6	6	125.00	344.00	63.00	407.00	1,628.00
7	7	125.00	344.00	63.00	407.00	1,628.00
8	8	125.00	344.00	63.00	407.00	1,628.00
		<b>1,000.00</b>	<b>\$2,752.00</b>	<b>\$504.00</b>	<b>\$3,256.00</b>	<b>\$13,024.00</b>

STOATA DI AN NUNO

DEPOSIT

pro Registra

28/7/1982

Reference Map No.

COUNCIL

CITY OF WOODVILLE

THIS IS SHEET 2 OF 3 SHEETS

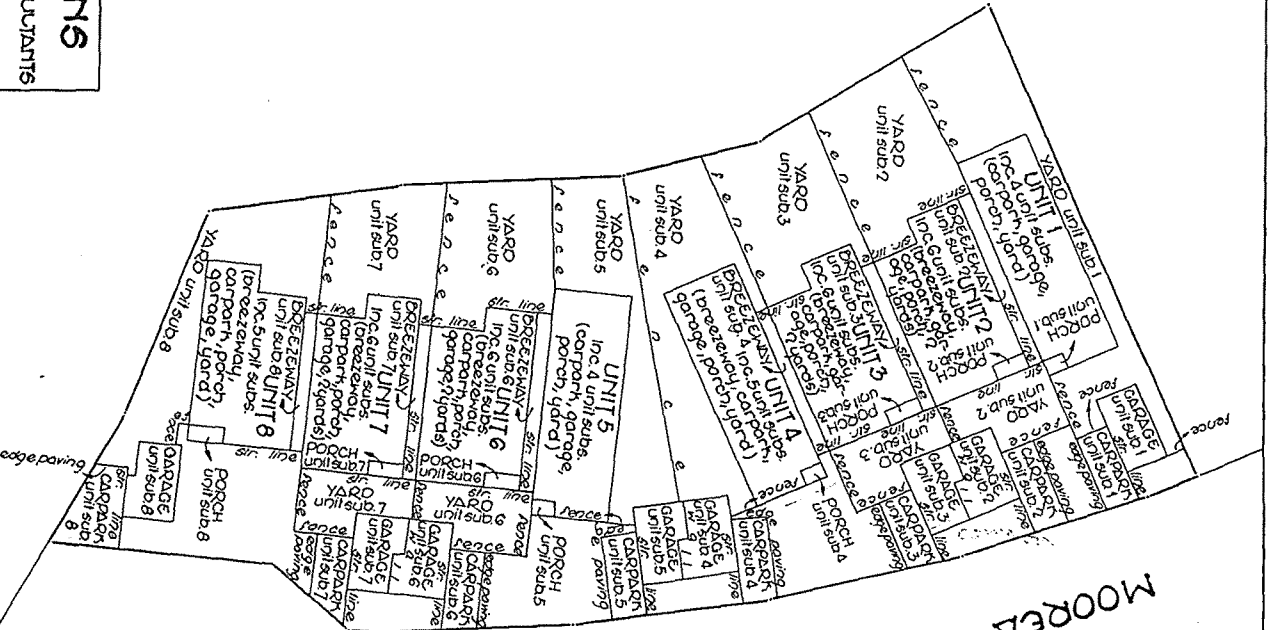
FLOOR PLAN

Scale in



COURT

COPY REDUCED 66 2/3% OF ORIGINAL



SMITH AND HIGGINS

PROPRIETARY LIMITED

SURVEYING &amp; PLANNING CONSULTANTS

408. King William Street

Tel: 020 7000 2124

Date:— 10.6.1982 Reference:— E.5457

The lower and upper boundaries of the soil subcategory shown as layers are starting ground level and soil 5.0 meters below the existing ground level, respectively, except where shown otherwise. The boundary for the 0.15 meters below the level of the existing boundary is to be 0.10 meters below the level of the existing boundary.

The boundary of a unit where it abuts a unit subcategory is midway between the top and bottom surfaces of the walls of the unit.

The boundary of a unit subcategory where it abuts a unit is the parallel to and 0.02 meters distant from the outer surface of the wall of the unit.

The upper boundary of a unit subcategory shown as rock, soil, or water is the 0.15 meters below the level of the existing ground level, or the surface of the existing ground, whichever is lower.

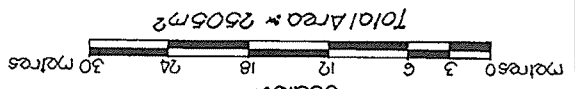
The boundary of each unit is marked by a line midway between the top and bottom surfaces of the walls of the unit.

**SMITH HIGGINS**  
SURVEYING & PLANNING CONSULTANTS  
408, King William Street,  
Adelaide, S.A. 5000  
Telephone: 2124457  
Date: 10.6.1982 Reference: E.5457

Note: Authority for data vide D.P. 11019.

References: Vol. 4182 Fols. 307 & 308

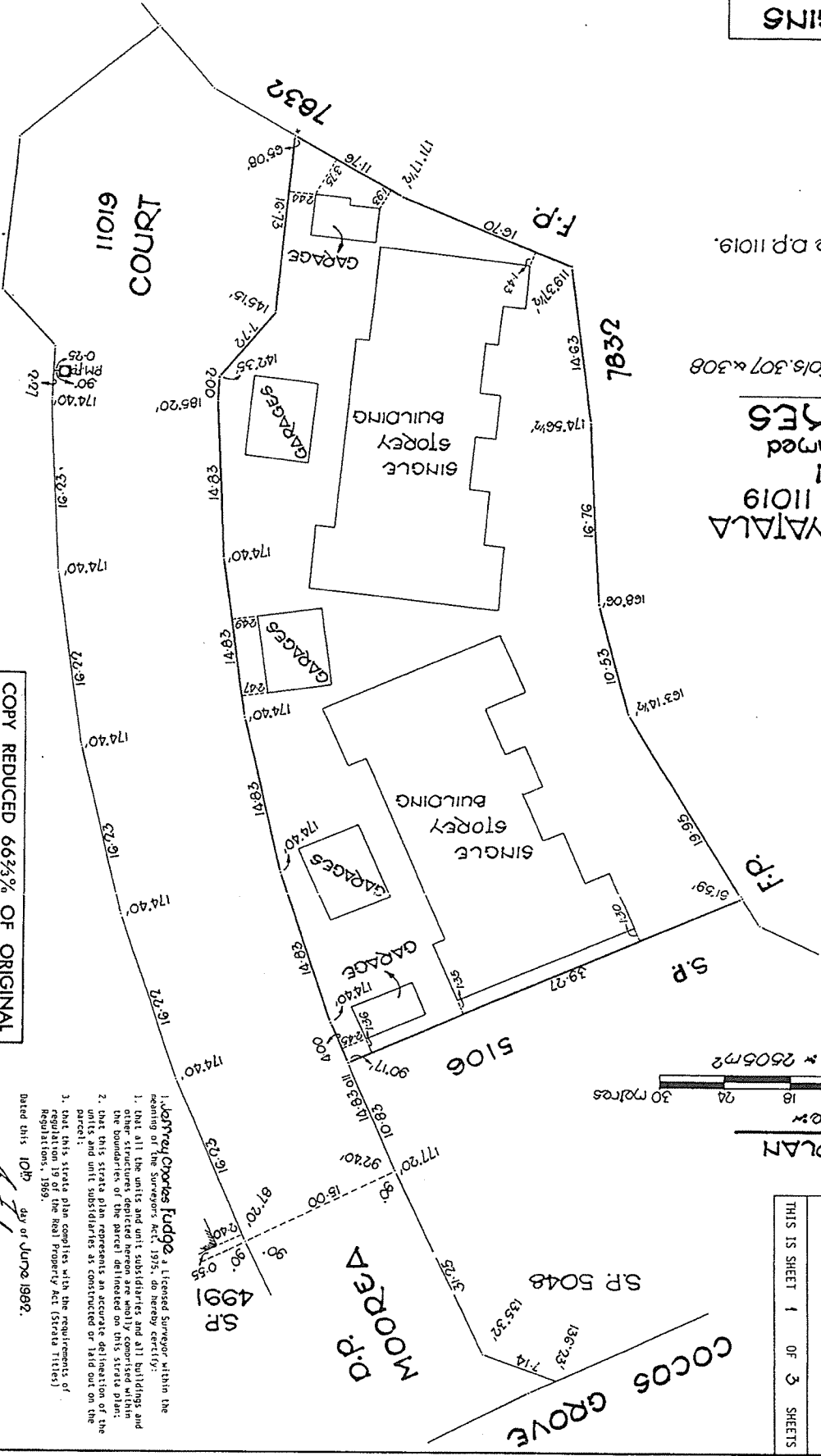
**HUNDRED OF YATALA**  
in the area named  
PI SEC. 951  
LOTS 7 & 8 OF D.P. 11019  
**WEST LAKES**



Total Area = 2505 m<sup>2</sup>

**SITE PLAN**

STRATA PLAN NUMBER <b>SP 5135</b>
ACCEPTED FOR DEPOSIT <i>W. J. J. J.</i> Pro Registrar-General 28/7/1982
Reference Map No. COUNCIL CITY OF WOODVILLE
THIS IS SHEET 1 OF 3 SHEETS



COPY REDUCED 66.3% OF ORIGINAL

I, **Barry Charles Fudge**, a Licensed Surveyor within the meaning of the Surveyors Act, 1975, do hereby certify:  
1. that all the units and unit subdivisions and all buildings and other structures depicted hereon are wholly comprised within the boundaries of the parcel delineated on this strata plan;  
2. that this strata plan represents an accurate delineation of the units and unit subdivisions as constructed or laid out on the parcel;  
3. that this strata plan complies with the requirements of the Regulations, 1989.  
Dated this 10th day of June 1982.  
*B. C. Fudge*  
Licensed Surveyor

STRATA PLAN NUMBER  
**SP 5135**

Authenticated vide  
Application No. 4918086  
and Accepted for Deposit

*[Signature]*

pro Registrar-General  
28/7/1982

THIS IS SHEET 3. OF 3. SHEET

# SCHEDULE OF UNIT ENTITLEMENT

UNIT NO	UNIT ENTITLEMENT	<del>UNIT NO</del> C/T REF.	UNIT ENTITLEMENT	UNIT NO	UNIT ENTITLEMENT
1	125	V. 4195 F. 496			
2	125	" 497			
3	125	" 498			
4	125	" 499			
5	125	" 500			
6	125	" 501			
7	125	" 502			
8	125	" 503			
AGGREGATE	1 000	AGGREGATE			

AGGREGATE

COMMON  
PROPERTY

4195/504

ROAD or RESERVE  
ALLOTMENTS



Level 13, 431 King William Street  
Adelaide SA 5000

## Certificate of Currency

### CHU Residential Strata Insurance Plan

<b>Policy No</b>	69909
<b>Policy Wording</b>	CHU RESIDENTIAL STRATA INSURANCE PLAN
<b>Period of Insurance</b>	12/01/2024 to 12/01/2025 at 4:00pm
<b>The Insured</b>	STRATA CORPORATION NO. 5135 INC.
<b>Situation</b>	7 MOOREA COURT WEST LAKES SA 5021

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#### Policies Selected

##### Policy 1 – Insured Property

Building: \$2,900,000

Common Area Contents: \$0

Loss of Rent & Temporary Accommodation (total payable): \$435,000

##### Policy 2 – Liability to Others

Sum Insured: \$10,000,000

##### Policy 3 – Voluntary Workers

Death: \$200,000

Total Disablement: \$2,000 per week

##### Policy 4 – Fidelity Guarantee

Sum Insured: \$100,000

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

Sum Insured: \$250,000

##### Policy 6 – Machinery Breakdown

Not Selected

##### Policy 7 – Catastrophe Insurance

Not Selected

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

Government Audit Costs: \$25,000

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

Legal Defence Expenses: \$50,000

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





Sum Insured: \$250,000

**Flood Cover is included.**

Date Printed

12/01/2024

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