

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 5002 Folio 74

**Parent Title(s)** CT 4346/185  
**Creating Dealing(s)** SA 6983441  
**Title Issued** 12/10/1990      **Edition** 6      **Edition Issued** 18/10/2018  
**Diagram Reference**

## Estate Type

FEE SIMPLE (UNIT)

## Registered Proprietor

PATRICK JOSEPH DUFFY  
SUSAN KAY DUFFY  
OF 82 KENIHANS ROAD HAPPY VALLEY SA 5159  
AS JOINT TENANTS

## Description of Land

UNIT 8 STRATA PLAN 11086  
IN THE AREA NAMED MORPHETT VALE  
HUNDRED OF NOARLUNGA

## Easements

NIL

## Schedule of Dealings

NIL

## 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

**LOCAL GOVERNMENT RATES SEARCH**

**TO:** Eckermann Vendor Statements  
PO Box 191  
CAMPBELLTOWN SA 5074

02 August 2024

**DETAILS OF PROPERTY REFERRED TO:**

Property ID : 52370  
Valuer General No : 8612001481  
Valuation : \$360,000.00  
Owner : Estate of Patrick Joseph Duffy & Mrs Susan Kay Duffy  
Property Address : 8/27 Epstein Drive MORPHETT VALE SA 5162  
Volumn/Folio : CT-5002/74  
Lot/Plan No : Unit 8 SP 11086  
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 balance (as of 30 Jun 2024) and/or Block Clearing Charges	\$0.00
Postponed Amount in Arrears (if applicable monthly interest of 0.58750%)	\$0.00
Fines (2%) and interest on arrears charged from previous financial year (monthly interest of 0.75416%)	\$0.00

**Rates for the current 2024-2025 Financial Year applicable from 01 July 2024:**

<b>Total Rates Levied 2024-2025</b>	<b>\$1,465.75</b>
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If the quarterly payments are not received by the due date, a 2% fine will be added to that amount with interest added of 0.7625% on the first working day of each month following, until the total amount overdue is paid.

Less Council Rebate. The Council Rebate ceases on sale and a pro-rata calculation will apply to the date of sale	\$0.00
Less Council Capping Rebate	\$0.00
Fines and interest charged in the current financial year (2% fine when rates first become overdue and 0.7625% interest applied per month thereafter)	\$0.00
Postponed Interest (0.59583% per month on total of postponed rates and interest)	\$0.00
Less paid current financial year	\$0.00
Overpayment	\$0.00
Legal Fees (current)	\$0.00
Legal Fees (arrears)	\$0.00
Refunds, Rates Remitted, Small Balance Adjustments or Rate Capping Rebate	-\$53.14
Balance - rates and other monies due and payable	\$1,412.61
Property Related Debts	\$0.00

<b>BPAY Biller Code: 421503</b>	<b>TOTAL BALANCE</b>	<b>\$1,412.61</b>
<b>Ref: 1065620523706</b>		

**AUTHORISED OFFICER**  
Dylan Kastelanac

This statement is made the 02 August 2024

**IMPORTANT INFORMATION REGARDING SEARCHES**

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Eckermann Vendor Statements  
PO Box 191  
CAMPBELLTOWN SA 5074

**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

**City Of Onkaparinga**

Telephone (08) 8384 0666

**Certificate No: S72365/2024**

**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:** Eckermann Vendor Statements  
PO Box 191  
CAMPBELLTOWN SA 5074

**DETAILS OF PROPERTY REFERRED TO:**

ASSESSMENT NO	:	35344
VALUER GENERAL NO	:	8612001481
VALUATION	:	\$360,000.00
OWNER	:	Estate of Patrick Joseph Duffy & Mrs Susan Kay Duffy
PROPERTY ADDRESS	:	8/27 Epstein Drive MORPHETT VALE SA 5162
VOLUME/FOLIO	:	CT-5002/74
LOT/PLAN NUMBER	:	Unit 8 SP 11086
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 (repealed)**

##### *Section 42*

Condition (that continues to apply) of a development authorisation

NO

#### **Planning Act 1982 (repealed)**

Condition (that continues to apply) of a development authorisation

YES

Application Number

860/5762/1988

Description

To construct 74 single storey and double storey residential flat buildings with associated carparking and landscaping

Decision

Approved

Decision Date

19 September 1988

#### **Planning Consent Condition(s)**

##### 'Conditions of Approval

1. All development, including landscaping, shall be undertaken in accordance with the plans submitted, dated 22nd July 1988 and numbered 87 061 SK, 14, 15, 16 and 17A except where the following amendments are required:
  - (a) The driveway on Lot 105, giving access to units numbered 10-16 inclusive, is to be lengthened by two metres at its southern end.
  - (b) The driveway on Lot 106, giving access to units numbered 6-12 inclusive, is to be lengthened by two metres at its northern end.
  - (c) The driveway on Lot 107, giving access to units numbered 1-9 inclusive, is to be lengthened by two metres at its southern end.
  - (d) The landscaping strip protruding into the driveway area to the west of carport No. 19 is to be shortened so as to be parallel with the carport entrance.
2. All carparking areas and driveways shall be surfaced with a minimum of 100mm reinforced concrete.
3. All new boundary fencing (the northern, eastern, western and southern boundary fences) shall be constructed of olive green, colorbonded steel decking, with capping, to a height of 1.8 metres from the ground level of the subject land, or of alternative materials acceptable to Council.
4. The development be maintained and kept in a neat and tidy manner at all times.
5. All landscaping, as indicated on plan numbered 87061-SK17-A submitted with this application, shall be completed prior to the occupation of the buildings unless the Council has approved, in writing, alternative arrangements.

6. All plants, shrubs, trees and lawns shall be maintained and nurtured at all times. Any diseased plants, shrubs, trees or lawns being replaced whenever necessary.
7. The buildings shall not be occupied until such time as all works associated with the development have been completed.
8. Stormwater from all roofs, gutters, downpipes and paved areas shall be drained to the street watertable by means of an effective underground drainage system.
9. Letterbox and refuse collection areas are to be provided to the satisfaction of Council.

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

Condition (that continues to apply) of a development 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.

#### **Hazards (Flooding - Evidence Required)**

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

#### **Native Vegetation**

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

#### **Prescribed Wells Area**

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

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

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

#### **Stormwater Management**

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

#### **Urban Tree Canopy**

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

Is the land situated in a 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

*Section 69*

Emergency order

NO

*Section 71 (only)*

Fire safety notice

NO

*Section 84*

Enforcement notice

NO

*Section 85(6), 85(10) or 106*

Enforcement Order

NO

*Part 11 Division 2*

Proceedings

NO

## **Fire and Emergency Services Act 2005**

*Section 105F (or section 56 or 83 (repealed))*

Notice

NO

*Section 56 (repealed)*

Notice issued

NO

## **Food Act 2001**

*Section 44*

Improvement notice issued against the land

NO

*Section 46*

Prohibition order

NO

## **Housing Improvement Act 1940 (repealed)**

*Section 23*

Declaration that house is undesirable or unfit for human habitation

NO

## **Land Acquisition Act 1969**

*Section 10*

Notice of intention to acquire

NO

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

*Notice, order, declaration, charge, claim or demand given or made under the Act*

NO

## **Local Government Act 1999**

*Notice, order, declaration, charge, claim or demand given or made under the Act*

NO

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
<i>Section 155</i> Emergency order	NO
<i>Section 157</i> Fire safety notice	NO
<i>Section 192 or 193</i> Land Management Agreements	NO
<i>Section 198(1)</i> Requirement to vest land in a council or the Crown to be held as open space	NO
<i>Section 198(2)</i> Agreement to vest land in a council or the Crown to be held as open space	NO
<i>Part 16 - Division 1</i> Proceedings	NO
<i>Section 213</i> Enforcement notice	NO
<i>Section 214(6), 214(10) or 222</i> Enforcement order	NO

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

<i>Part 3</i> Notice	NO
<i>Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) revoked</i> Part 2 – Condition (that continues to apply) of an approval	NO
<i>Public and Environmental Health (Waste Control) Regulations 2010 revoked</i> Regulation 19 - Maintenance order (that has not been complied with)	NO

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

<i>Section 92</i> Notice	NO
<i>South Australian Public Health (Wastewater) Regulations 2013</i> Part 4 – 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**

<i>Further information held by council</i> 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 <i>Development Act 1993</i> ) or the <i>Planning, Development and Infrastructure Act 2016</i> ?	NO
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**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

Does a drainage easement exist? – 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).

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 02 August 2024



Emma Moyle  
**Coordinator Development Support**  
**AUTHORISED OFFICER**

# Property Interest Report

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

Title Reference	CT 5002/74	Reference No. 2593159
Registered Proprietors	P J & S K*DUFFY	Prepared 02/08/2024 09:03
Address of Property	Unit 8, 27 EPSTEIN DRIVE, 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 Housing and Urban Development has no record of any conditions that continue to apply, affecting this title

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

5.4 section 55 - Order to remove or perform work

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

also

Contact the Local Government Authority for other details that might apply

5.5 section 56 - Notice to complete development

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

also

Contact the Local Government Authority for other details that might apply

5.6 section 57 - Land management agreement

Refer to the Certificate of Title

5.7 section 60 - Notice of intention by building owner

Contact the vendor for these details

5.8 section 69 - Emergency order

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

also

Contact the Local Government Authority for other details that might apply

5.9 section 71 - Fire safety notice

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

5.10	section 84 - Enforcement notice	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title  also  Contact the Local Government Authority for other details that might apply
5.11	section 85(6), 85(10) or 106 - Enforcement order	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title  also  Contact the Local Government Authority for other details that might apply
5.12	Part 11 Division 2 - Proceedings	Contact the Local Government Authority for other details that might apply  also  Contact the vendor for these details

## 6. Repealed Act conditions

6.1	Condition (that continues to apply) of an approval or authorisation granted under the <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 Housing and Urban Development has no record of any conditions that continue to apply, affecting this title  also  Contact the Local Government Authority for other details that might apply
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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
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## **25. *Native Vegetation Act 1991***

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

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

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

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

27.1	section 21 - Notice of levy or contribution payable	Outback Communities Authority has no record affecting this title
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**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**
- 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.**
- Code Amendment**
- Statewide Bushfire Hazards Overlay - aims to review the current policy framework (spatial layers and policy content) of the six Hazard (Bushfire Risk) Overlays as well as explore other planning instruments and mechanisms to assist in mitigating bushfire hazard impacts. Please note that this Code Amendment only applies to a portion of some council areas. To understand if your property is affected, please check the bushfire hazard map at <https://plus.geodata.sa.gov.au/bushfire/index.html>. For more information, please visit [https://plan.sa.gov.au/have\\_your\\_say/](https://plan.sa.gov.au/have_your_say/) or contact PlanSA via email (PlanSA@sa.gov.au) or telephone (1800 752 664).**
- Code Amendment**
- Ancillary Accommodation and Student Accommodation Definitions Review Code Amendment - The Chief Executive of the Department for Trade and Investment has initiated the Ancillary Accommodation and Student Accommodation Definitions Review Code Amendment to review the definitions for 'ancillary accommodation' and 'student accommodation'. For more information and to view the DPA online, visit the amendment webpage on the SA Planning Portal [https://plan.sa.gov.au/have\\_your\\_say/general\\_consultations](https://plan.sa.gov.au/have_your_say/general_consultations) or phone PlanSA on 1800752664.**
- 29.2 section 127 - Condition (that continues to apply) of a development authorisation  
*[ Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*
- State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title
- also
- Contact the Local Government Authority for other details that might apply
- 29.3 section 139 - Notice of proposed work and
- Contact the vendor for these details

notice may require access

- |       |  |   |
|-------|--|---|
| 29.4  | section 140 - Notice requesting access   | Contact the vendor for these details  |
| 29.5  | section 141 - Order to remove or perform work  | State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title<br><br>also<br><br>Contact the Local Government Authority for other details that might apply                    |
| 29.6  | section 142 - Notice to complete development   | State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title<br><br>also<br><br>Contact the Local Government Authority for other details that might apply                    |
| 29.7  | section 155 - Emergency order  | State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title<br><br>also<br><br>Contact the Local Government Authority for other details that might apply                    |
| 29.8  | section 157 - Fire safety notice   | Building Fire Safety Committee in the Department for Housing and Urban Development has no record of any order or notice affecting this title<br><br>also<br><br>Contact the Local Government Authority for other details that might apply               |
| 29.9  | section 192 or 193 - Land management agreement   | Refer to the Certificate of Title   |
| 29.10 | section 198(1) - Requirement to vest land in a council or the Crown to be held as open space | State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title<br><br>also<br><br>Contact the Local Government Authority for other details that might apply |
| 29.11 | section 198(2) - Agreement to vest land in a council or the Crown to be held as open space   | State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title<br><br>also<br><br>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<br><br>also<br><br>Contact the vendor for other details that might apply   |
| 29.13 | section 213 - Enforcement notice   | State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title<br><br>also<br><br>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<br><br>also<br><br>State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title  |

### **30. *Plant Health Act 2009***

- |      |   |   |
|------|---|---|
| 30.1 | section 8 or 9 - Notice or order concerning pests | Plant Health in PIRSA has no record of any notice or order affecting this title |
|------|---|---|

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

31.1	Part 3 - Notice	Public Health in DHW has no record of any notice or direction affecting this title also Contact the Local Government Authority for other details that might apply
31.2	<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. <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. <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. <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. <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. 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
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## Other Particulars

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

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

## Additional Information

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

- |   |   |
|---|---|
| 1. Pipeline Authority of S.A. Easement  | Epic Energy has no record of a Pipeline Authority Easement relating to this title   |
| 2. State Planning Commission refusal  | No recorded State Planning Commission refusal   |
| 3. SA Power Networks  | SA Power Networks has no interest other than that recorded on the attached notice or registered on the Certificate of Title |
| 4. South East Australia Gas Pty Ltd   | SEA Gas has no current record of a high pressure gas transmission pipeline traversing this property                         |
| 5. Central Irrigation Trust   | Central Irrigation Trust has no current records of any infrastructure or Water Delivery Rights associated to this title.    |
| 6. ElectraNet Transmission Services   | ElectraNet has no current record of a high voltage transmission line traversing this property                               |
| 7. Outback Communities Authority  | Outback Communities Authority has no record affecting this title  |
| 8. Dog Fence ( <i>Dog Fence Act 1946</i> )                                      | 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).



## Certificate of Title

Title Reference: CT 5002/74  
Status: CURRENT  
Edition: 6

## Dealings

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

## Priority Notices

NIL

## Registrar-General's Notes

No Registrar-General's Notes exist for this title

## Certificate of Title

**Title Reference** CT 5002/74  
**Status** CURRENT  
**Easement** NO  
**Owner Number** 01041533  
**Address for Notices** 1 COAST VIEW CT CHANDLERS HILL 5159  
**Area** NOT AVAILABLE

## Estate Type

Fee Simple (Unit)

## Registered Proprietor

PATRICK JOSEPH DUFFY  
SUSAN KAY DUFFY  
OF 82 KENIHANS ROAD HAPPY VALLEY SA 5159  
AS JOINT TENANTS

## Description of Land

UNIT 8 STRATA PLAN 11086  
IN THE AREA NAMED MORPHETT VALE  
HUNDRED OF NOARLUNGA

## Last Sale Details

**Dealing Reference** TRANSFER (T) 9169053  
**Dealing Date** 30/08/2001  
**Sale Price** \$165,000  
**Sale Type** TRANSFER OF A PARTIAL INTEREST OR AN INTEREST IN MULTIPLE TITLES

## Constraints

### Encumbrances

NIL

### Stoppers

NIL

## Valuation Numbers

Valuation Number	Status	Property Location Address
8612001481	CURRENT	Unit 8, 27 EPSTEIN DRIVE, MORPHETT VALE, SA 5162

## Notations

### Dealings Affecting Title

NIL

## Notations on Plan

NIL

## Registrar-General's Notes

NIL

## Administrative Interests

NIL

## Valuation Record

Valuation Number	8612001481
Type	Site & Capital Value
Date of Valuation	01/01/2024
Status	CURRENT
Operative From	01/07/1991
Property Location	Unit 8, 27 EPSTEIN DRIVE, MORPHETT VALE, SA 5162
Local Government	ONKAPARINGA
Owner Names	PATRICK JOSEPH DUFFY SUSAN KAY DUFFY
Owner Number	01041533
Address for Notices	1 COAST VIEW CT CHANDLERS HILL 5159
Zone / Subzone	GN - General Neighbourhood
Water Available	Yes
Sewer Available	Yes
Land Use	1310 - Ground Floor Home Unit Only
Description	4H/UNIT CPP
Local Government Description	Residential

## Parcels

Plan/Parcel	Title Reference(s)
S11086 UNIT 8	CT 5002/74

## Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$52,000	\$360,000			
Previous	\$43,000	\$295,000			

## Building Details

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Valuation Number	8612001481
Building Style	Conventional
Year Built	1990
Building Condition	Very Good
Wall Construction	Brick
Roof Construction	Tiled (Terra Cotta or Cement)
Equivalent Main Area	82 sqm
Number of Main Rooms	4

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



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: 2593159

ECKERMANN FORMS  
POST OFFICE BOX 7340  
HUTT STREET ADELAIDE SA 5000

DATE OF ISSUE

02/08/2024

**ENQUIRIES:**

Tel: (08) 8226 3750

Email: revsaesl@sa.gov.au

**OWNERSHIP NUMBER**

01041533

**OWNERSHIP NAME**

P J & S K DUFFY

**PROPERTY DESCRIPTION**

8 / 27 EPSTEIN DR / MORPHETT VALE SA 5162 / UNIT 8

**ASSESSMENT NUMBER**

8612001481

**TITLE REF.**

(A "+" indicates multiple titles)

CT 5002/74

**CAPITAL VALUE**

\$360,000.00

**AREA / FACTOR**

R4  
1.000

**LAND USE / FACTOR**

RE  
0.400

**LEVY DETAILS:**

**FINANCIAL YEAR**

2024-2025

**FIXED CHARGE**

**+ VARIABLE CHARGE**

**- REMISSION**

**- CONCESSION**

**+ ARREARS / - PAYMENTS**

**= AMOUNT PAYABLE**

\$ 50.00  
\$ 135.60  
\$ 83.50  
\$ 0.00  
\$ 0.00  
\$ 102.10

**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**

31/10/2024



**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**

01041533

**OWNERSHIP NAME**

P J & S K DUFFY

**ASSESSMENT NUMBER**

8612001481

**AMOUNT PAYABLE**

\$102.10

**AGENT NUMBER**

100019480

**AGENT NAME**

ECKERMANN FORMS

**EXPIRY DATE**

31/10/2024

+80013182700022> +001571+ <0550012958> <0000010210> +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

**RevenueSA**

DEPARTMENT OF TREASURY AND FINANCE

ABN 19 040 349 865  
Land Tax Act 1936**CERTIFICATE OF LAND TAX PAYABLE**

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

PIR Reference No: 2593159

**DATE OF ISSUE**

02/08/2024

ECKERMANN FORMS  
POST OFFICE BOX 7340  
HUTT STREET ADELAIDE SA 5000

**ENQUIRIES:**

Tel: (08) 8226 3750

Email: landtax@sa.gov.au

**OWNERSHIP NAME**

P J &amp; S K DUFFY

**FINANCIAL YEAR**

2024-2025

**PROPERTY DESCRIPTION**

8 / 27 EPSTEIN DR / MORPHETT VALE SA 5162 / UNIT 8

**ASSESSMENT NUMBER**

8612001481

**TITLE REF.**

(A "+" indicates multiple titles)

CT 5002/74

**TAXABLE SITE VALUE**

\$52,000.00

**AREA**

0.0000 HA

**DETAILS OF THE LAND TAX PAYABLE FOR THE ABOVE PARCEL OF LAND:**

<b>CURRENT TAX</b>	\$	0.00	<b>SINGLE HOLDING</b>	\$	0.00
<b>- DEDUCTIONS</b>	\$	0.00			
<b>+ ARREARS</b>	\$	0.00			
<b>- PAYMENTS</b>	\$	0.00			
<b>= <u>AMOUNT PAYABLE</u></b>	\$	<b>0.00</b>			

**Please Note:**

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

**ON OR BEFORE** **31/10/2024**

See overleaf for further information

**Government of  
South Australia**

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT

**RevenueSA**

DEPARTMENT OF TREASURY AND FINANCE

Land Tax Act 1936

**CERTIFICATE OF LAND TAX PAYABLE****PAYMENT REMITTANCE ADVICE****No payment is required on this Certificate**

**Please Note:**

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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

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

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

For more information:

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

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

**Online at:**

**OR**

**By Post to:**

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

RevenueSA  
Locked Bag 555  
ADELAIDE SA 5001



Account Number	L.T.O Reference	Date of issue	Agent No.	Receipt No.
86 12001 48 1	CT500274	5/8/2024	7793	2593159

ECKERMANN FORMS  
PO BOX 191  
CAMPBELLTOWN SA 5074  
searches@eckermannforms.com

Section 7/Elec

## Certificate of Water and Sewer Charges & Encumbrance Information

### Property details:

Customer: MRS S K DUFFY  
Location: U8 27 EPSTEIN DR MORPHETT VALE UNIT 8  
Description: 4H/UNIT CPP      Capital Value: \$ 360 000  
Rating: Residential

### Periodic charges

Raised in current years to 30/6/2024

			\$
Arrears as at: 30/6/2024			0.00
Water main available: 1/7/1991	Water rates	:	0.00
Sewer main available: 1/7/1991	Sewer rates	:	0.00
	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	:	0.00
	Balance outstanding	:	0.00

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

Next quarterly charges:    Water supply: 78.60      Sewer: 86.95      Bill: 4/9/2024

This account has no meter of its own but is supplied from account no 86 12001 40 6.

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:  
MRS S K DUFFY

Water & Sewer Account  
Acct. No.: 86 12001 48 1

Amount: \_\_\_\_\_

Address:  
U8 27 EPSTEIN DR MORPHETT VALE UNIT  
8

---

### Payment Options

**EFT**

EFT Payment

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	8612001481



Bill code: 8888  
Ref: 8612001481

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: 8612001481



11086

STRATA PLAN NUMBER

SP 11086

THIS IS SHEET 2 OF 4 SHEETS

DEPOSITED 3 / 10 / 1990

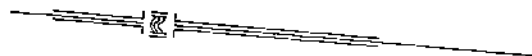
PRO REGISTRAR GENERAL

MAP REFERENCE GG27-11-k

COUNCIL CITY OF NOARLUNGA

SCALE 0 6 12 18 24 30 METRES

ANNOTATIONS



# GROUND FLOOR PLAN

THE LOWER AND UPPER BOUNDARIES OF THE  
UNIT SUBSIDIARIES SHOWN AS YARDS ARE  
EXISTING GROUND LEVEL AND 3.05 METRES  
ABOVE EXISTING GROUND LEVEL RESPECTIVELY.

MOSEL BROWNE SURVEYORS

55 Melbourne Street,  
North Adelaide 5006  
Phone ~ 2390390, 2390391.

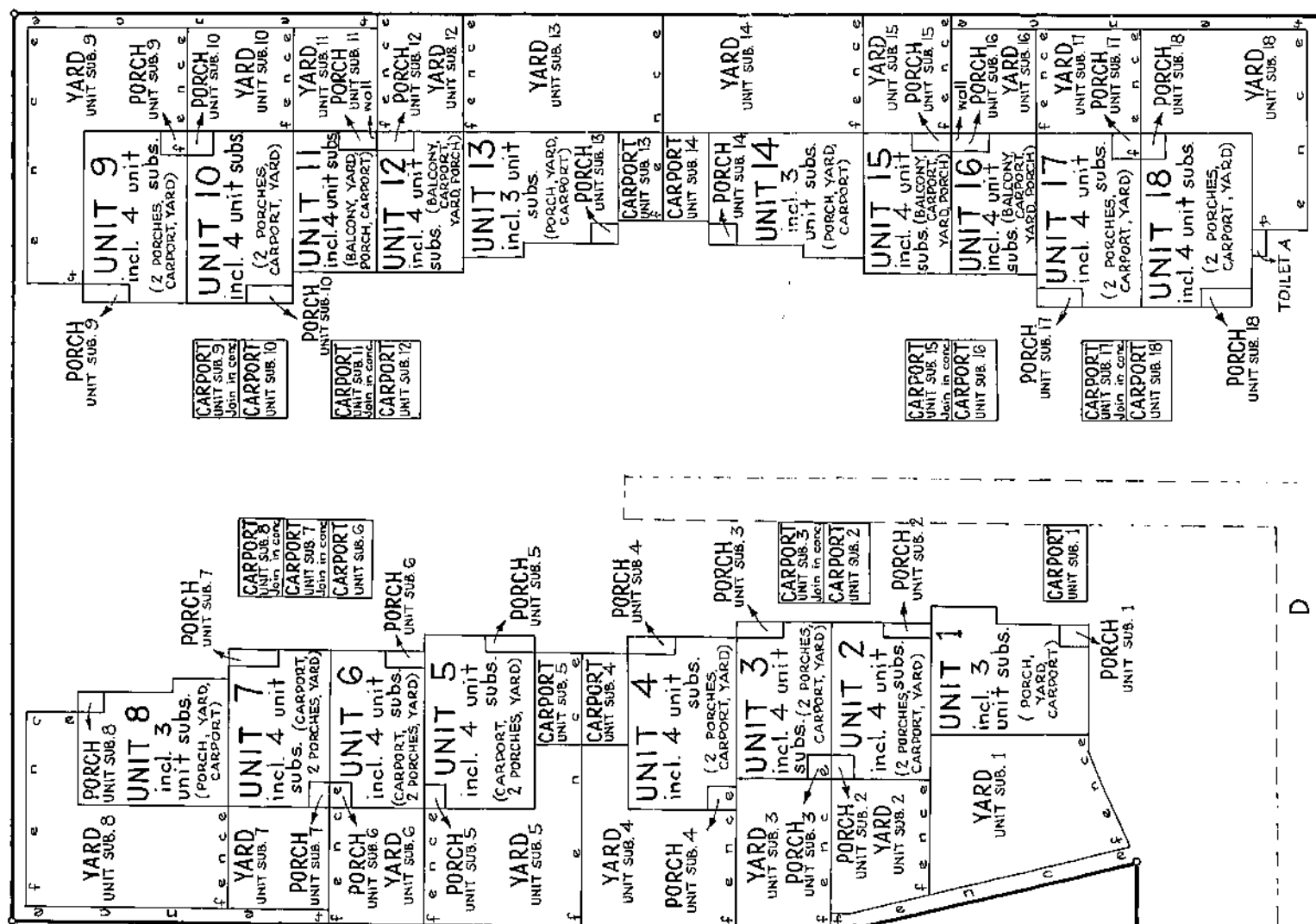
REF: ~ P1639P/145 A-3/E.H.

AD398

DOL-E

MICROFILMED

7-8-91



MICROFILMED  
7-8-91

11086

STRATA PLAN NUMBER

SP 11086

THIS IS SHEET 3 OF 4 SHEETS

DEPOSITED 3 / 10 / 1990

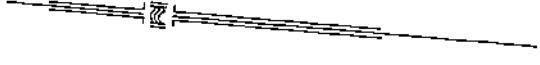
PRO REGISTRAR GENERAL

MAP REFERENCE 6627-11-K

COUNCIL CITY OF NOARLUNGA

SCALE 0 6 12 18 24 30 METRES

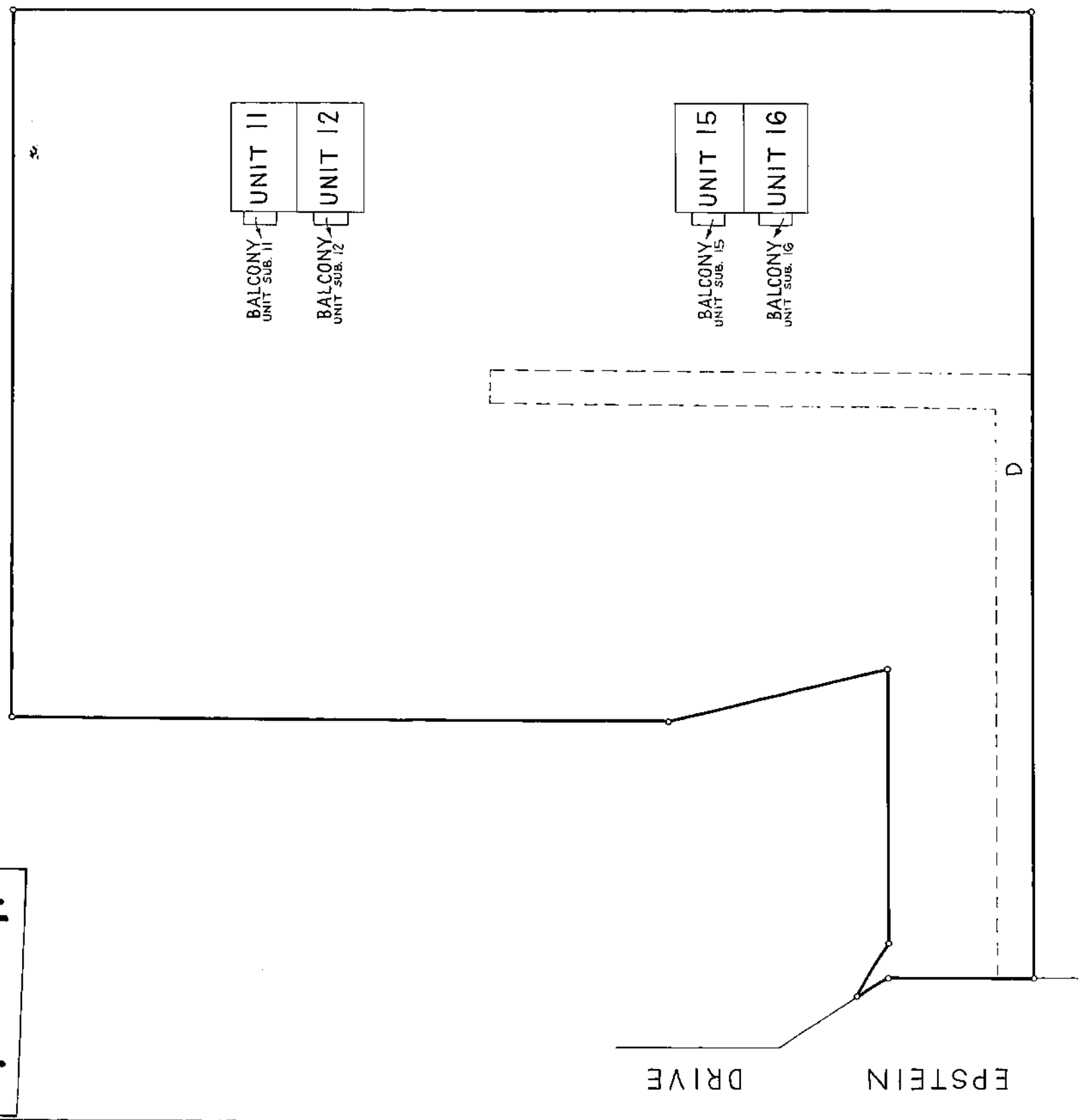
ANNOTATIONS



FIRST  
FLOOR PLAN

THE UPPER BOUNDARIES OF THE UNIT  
SUBSIDIARIES SHOWN AS BALCONY ARE  
THE UNDERSIDE OF THE EXISTING EAVES.

MOSEL BROWNE SURVEYORS  
55 Melbourne Street,  
North Adelaide 5006  
Phone ~ 2390390, 2390391.  
REF ~ P1639P / 145A-3 / E.H. AD392



# SCHEDULE OF UNIT ENTITLEMENT

UNIT N <sup>o</sup>	UNIT ENTITLEMENT	UNIT N <sup>o</sup>	UNIT ENTITLEMENT	UNIT N <sup>o</sup>	UNIT ENTITLEMENT
1	515	17	535		
2	525	18	550		
3	525				
4	550				
5	550				
6	525				
7	525				
8	585				
9	580				
10	535			AGGREGATE	
11	585			COMMON PROPERTY	
12	585			ROAD or RESERVE ALLOTMENTS	
13	580				
14	580				
15	585				
16	585				
AGGREGATE		AGGREGATE	10 000		

STRATA PLAN NUMBER <b>SP 11086</b>
Authenticated vide Application No. G983441 and Accepted for Deposit  <i>[Signature]</i> pro Registrar-General 3 /10/1990
THIS IS SHEET 4 OF 4 SHEETS

MICROFILMED

7-8-91

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



Date of Statement: **6 August 2024**

Unit in respect of which the Statement is issued: **Unit 8, in Units Plan No. 11086**  
located at **27 Epstein Drive, MORPHETT VALE SA 5162**

Person requesting certificate: **Name: Madi Fatchen**  
**Address: Eckermann Conveyancers**

The Strata corporation certifies and furnishes the following with respect to the Unit:

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

### Number of instalments payable per year (if contributions payable by instalments) 4

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

Amount	Dates due
<b>\$548.44</b>	<b>01 Jul 2024 to 30 Sep 2024 (Paid)</b>
\$548.44	01 Oct 2024 to 31 Dec 2024 (Not yet due)
\$548.44	01 Jan 2025 to 31 Mar 2025 (Not yet due)
\$TBC	01 Apr 2025 to 30 Jun 2025 (TBC)

Amount owing	\$0.00
Interest due on unpaid levies	\$0.00
Amount in credit for prepaid levies	\$0.00

## Sinking fund – contributions payable by regular periodic instalments or lump sum (section 76(1))

### Number of instalments payable per year (if contributions payable by instalments) 4

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

Amount	Dates due
<b>\$63.77</b>	<b>01 Jul 2024 to 30 Sep 2024 (Paid)</b>
\$63.77	01 Oct 2024 to 31 Dec 2024 (Not yet due)
\$63.77	01 Jan 2025 to 31 Mar 2025 (Not yet due)
\$TBC	01 Apr 2025 to 30 Jun 2025 (TBC)

Amount owing	\$0.00
Interest due on unpaid levies	\$0.00
Amount in credit for prepaid levies	\$0.00

**Contribution Recovery:** As per the Act 'The Corporation may recover an unpaid contribution such as debt from the unit holder of the unit in respect of which the contribution is payable (If Outstanding levies are unpaid/not adjusted at the time of settlement then it would be the New Owners to clear the dues).

## Notes

An EGM will need to be called to discuss funding for roofing works.

## Special contributions

None

## Particulars of Assets and Liabilities of the Corporation

Please refer to the copy of the Balance Sheet attached, at the date of this Statement.

## Particulars of any Expenditure

(a) Incurred by the Corporation

*As per the Minutes provided: Further, we were appointed as Managers in 2024, as such we take no responsibility for the accuracy of any information provided prior to our management.*

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

*As per the Minutes provided: Further, we were appointed as Managers in 2024, as such we take no responsibility for the accuracy of any information provided prior to our management.*

**Please Note:** This property is part of a Strata/Community plan, additional approval for pets may be required. This process involves seeking consent from the corporation, which may include a notice period and additional fees. Approval is not guaranteed and is subject to the rules and regulations of the Strata/Community plan.

## Documents Supplied

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

## Insurance policies

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

Policy No. HU000002495 CHU Underwriting Agencies Pty Ltd  
1

Type: Building Cover Broker: Body Corporate Brokers  
Level 12, 390 St Kilda Road, MELBOURNE VIC 2300

Premium: \$9,547.32 Paid on: 15/02/2024 Policy start date: 15/02/2024 Next due: 15/02/2025

Cover	Sum insured	Excess	Notes
Building	\$4,730,000.00	\$2,000.00	All claims including Flood
Public Liability	\$20,000,000.00	\$2,000.00	
Office Bearers	\$1,000,000.00	\$2,000.00	
Voluntary Workers	\$200,000.00	\$2,000.00	
Fidelity	\$100,000.00	\$2,000.00	
Loss Of Rent	\$709,500.00	\$2,000.00	
Common Area Contents	\$47,300.00	\$2,000.00	

### NOTE:

*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.*

*We advise you to contact the Office prior to settlement to get any updates. Upon settlement, the Purchaser should contact the office ASAP to ensure that their contact information is updated in our system, and levies can be paid without reminder and arrears fees being applied.*

*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: [office@stratarama.com.au](mailto:office@stratarama.com.au) or (08) 8276 0426.*

**\*Stratarama takes no responsibility for the accuracy of any documents provided, which have been sourced from archived records prior to our management.**

This Statement was prepared on behalf of Strata Corporation 11086 Inc by

*Lionel Colaco*

**Lionel Colaco**



74 Brighton Road, GLENELG SA 5045



## Balance Sheet

### As at 09/08/2024

Strata Corporation 11086 Inc

27 Epstein Drive, MORPHETT VALE SA 5162

	Current period
<b>Owners' funds</b>	
<b>Administrative Fund</b>	
Operating Surplus/Deficit--Admin	1,336.95
Owners Equity--Admin	12,440.12
	<u>13,777.07</u>
<b>Sinking Fund</b>	
Operating Surplus/Deficit-- Sinking Fund	18,598.79
Owners Equity-- Sinking Fund	46,485.37
	<u>65,084.16</u>
<b>Net owners' funds</b>	<u><u>\$78,861.23</u></u>
<b>Represented by:</b>	
<b>Assets</b>	
<b>Administrative Fund</b>	
Cash at Bank--Admin	12,245.55
Receivable--Levies--Admin	1,589.06
	<u>13,834.61</u>
<b>Sinking Fund</b>	
Cash at Bank- Sinking Fund	63,465.03
Receivable--Levies-- Sinking Fund	184.76
Receivable--Levies (Special)-- Sinking Fund	1,441.06
	<u>65,090.85</u>
<b>Unallocated Money</b>	<u>0.00</u>
<i>Total assets</i>	<u>78,925.46</u>
<b>Less liabilities</b>	
<b>Administrative Fund</b>	
Prepaid Levies--Admin	57.54
	<u>57.54</u>
<b>Sinking Fund</b>	
Prepaid Levies-- Sinking Fund	6.69
	<u>6.69</u>
<b>Unallocated Money</b>	<u>0.00</u>
<i>Total liabilities</i>	<u>64.23</u>
<b>Net assets</b>	<u><u>\$78,861.23</u></u>

## Income & Expenditure Statement for the financial year-to-date 01/12/2023 to 09/08/2024

Strata Corporation 11086 Inc

27 Epstein Drive, MORPHETT VALE SA 5162

**Administrative Fund****Current period**

01/12/2023-09/08/2024

**Revenue**

Interest on Arrears--Admin	36.15
Interest--Bank	855.31
Levies Due--Admin	26,280.57
<i>Total revenue</i>	<u>27,172.03</u>

**Less expenses**

Admin-- YTD--- Account Management Fee	147.60
Admin--Agent Communication & info	118.80
Admin--Agent Disbursements	686.70
Admin--Bank Charges	7.95
Admin--Consultants	495.00
Admin--Income Tax--Admin	208.50
Admin--Legal & Debt Collection Fees	85.00
Admin--Management Fees--Standard	2,317.98
Admin--Meeting Fee-Daytime	253.00
Admin--Storage Fees	37.80
Insurance--Premiums	9,574.32
Maint Bldg--Fire Protection	90.20
Maint Bldg--Glass	287.21
Maint Bldg--Gutters & Downpipes	1,150.00
Maint Bldg--Pest/Vermin Control	240.00
Maint Bldg--Plumbing & Drainage	1,874.95
Maint Grounds--Lawns & Gardening	4,542.50
Utility - Water Usage	3,235.56
Utility--Electricity	482.01
<i>Total expenses</i>	<u>25,835.08</u>

**Surplus/Deficit**1,336.95

Opening balance 12,440.12

**Closing balance**\$13,777.07

**Sinking Fund****Current period**

01/12/2023-09/08/2024

**Revenue**

Interest on Arrears-- Sinking Fund	13.60
Levies Due (Special)-- Sinking Fund	16,250.00
Levies Due-- Sinking Fund	3,270.19

<i>Total revenue</i>	<u>19,533.79</u>
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**Less expenses**

Maint Bldg--Consultants	935.00
-------------------------	--------

<i>Total expenses</i>	<u>935.00</u>
-----------------------	---------------

**Surplus/Deficit**

<u>18,598.79</u>
------------------

Opening balance	46,485.37
-----------------	-----------

**Closing balance**

<u><u>\$65,084.16</u></u>
---------------------------

**MINUTES OF THE ANNUAL GENERAL MEETING**  
**STRATA CORPORATION 11086 INC.**  
**27 Epstein Drive, Morphett Vale SA 5162**

**DATE :-** Thursday 28<sup>th</sup> January 2021 at 6.00 PM

**LOCATION :-** Morphett Vale Bowling Club – and/or via Teleconference Call

**1. PRESENT (In-person and/or via Teleconference call):-**

Thomas Funnell	Geoff Digance
Benjamin Haigh via conference call	
Oceanbelle Enterprises Pty represented by Scott Poulton & Gayle Woodward	

• **Present via Absentee StrataVote :-**

Nil.

• **Proxies :-**

Michelle Buller PROXY to ASCM	A & M Roach PROXY to ASCM with voting preference
P & S Duffy PROXY to ASCM	M Johnson PROXY to ASCM Units 6 & 15

Proxies received by the Secretary/Body Corporate Manager prior to the meeting are available for inspection and were conveyed by the Manager to those owners in attendance.

Proxies held for the meeting were tabled and available for inspection.

• **In Attendance :-**

George Paterson representing Adelaide Strata & Community Management.

• **Quorum :-**

A Quorum was declared as there were 9 out of a possible 18 units represented.

• **Meeting Assistance**

It was agreed that the Body Corporate Manager would assist the Presiding Officer in the conduct of the meeting and the Secretary by recording the minutes.

• **Arrears**

It was noted that at the time of the meeting, Unit 3 was in arrears and therefore are not entitled to cast a vote for any resolution other than a Unanimous Resolution. (Payment Plan \$319.21 owing)

The Body Corporate Manager advised the meeting in regards to the Strata Titles Act;

**Strata Titles Act; Section 34 (7)**

(7) Except where a unanimous resolution is required, a vote is not exercisable in relation to a unit unless all amounts due and payable to the Strata Corporation in respect of the unit have been paid.

**2. MINUTES OF THE PREVIOUS GENERAL MEETING**

**Business arising from previous meeting:**

**Pet Approval for unit 17 – Denied**

The Body Corporate Manager advised that correspondence had been sent to the unit owner and he would follow this up.

**Pet Approval for Unit 15 – Denied**

The Body Corporate Manager advised that correspondence had been sent to the unit owner and he would follow this up.

### Mismanagement concerns

It was noted that at the time of the meeting, that some issues are still outstanding. The Body Corporate Manager advised that this is ongoing and he would follow this up.

### Budget discrepancies

The Body Corporate Manager advised that the Reimbursements have all been processed. SA water has advised that the Zero water bill will not be amended. The Body Corporate Manager will follow up on the extra fees charged last year.

### Balcony Repairs

The meeting was told that the delay was due to Mykra being unable to contact Unit 4. (Unit 4 does not have a balcony). The Body Corporate Manager is to conduct a final follow up with Mykra and source further quotes to repair the balconies. When quotes have been received, they are to be sent to the Office Bearers for discussion and direction.

It was also agreed that the Body Corporate Manager would write to owners with balconies to remind them not to use them until the repairs have been completed.

### Roof Capping and Flashing

The Body Corporate Manager is to follow up with Smallacombe Group as there is an amendment to the works and the amended quote has not been received.

Motion tabled: The Minutes of the Extraordinary General Meeting held on 22/09/2020 be accepted as a true and accurate record.

**Motion Carried**

## 3. FINANCIAL STATEMENT

Motion tabled: The Financial Statement as circulated to owners for the period 01/12/2019 to 30/11/2020 be accepted and adopted as tabled.

The financial statement indicated the following:

	Income	Transfers	Expenses	Surplus / Deficit	Equity
Administration Fund	\$ 33,263.48	-\$25,000.00	\$ 30,618.14	-\$22,354.66	\$ 26,780.30
Sinking Fund	\$ 4,270.18	\$25,000.00	\$ 00.00	\$ 29,270.18	\$ 55,258.99

**Motion Carried**

## 4. APPOINTMENTS

### a. Body Corporate Managers

The Proposed Management Agreement was tabled for inspection and motion presented:

Motion tabled: Adelaide Strata & Community Management be appointed as Body Corporate Managers of the Corporation for the next twelve months for a fee of \$3,580.00 (inclusive of GST). The Body Corporate Management and Corporation responsibilities are in accordance with the Management Agreement. The Presiding Officer (Or another Office Bearer) is authorised to sign the Management Agreement on behalf of the Corporation.

Votes for; 0 Votes against; 4 Abstained; 5 **Motion Denied**

The meeting discussed outstanding matters relating to quotes and lack of responses to email requests. It was then agreed to re-appoint on a month-by-month basis. The Body Corporate Manager checked the Management Agreement and advised that a month-by-month agreement would incur a 5% surcharge.



Motion tabled: Adelaide Strata & Community Management be appointed as Body Corporate Managers of the Corporation on a month-by-month agreement for the next twelve months for a fee of \$3,580.00 (inclusive of GST). The Body Corporate Management and Corporation responsibilities are in accordance with the Management Agreement. The Presiding Officer (Or another Office Bearer) is authorised to sign the Management Agreement on behalf of the Corporation.

Votes for; 3      Votes against; Abstained; 6      **Motion Carried**

#### **b. Office Bearers**

The following appointments were made for the coming year:

- Presiding Officer;      Scott Poulton
- Secretary;      Gayle Woodward
- Treasurer;      Adrian Roach

#### **c. Management Committee**

It was resolved that a Management Committee of 2 be appointed. In addition to the Office Bearers the following members were appointed:

##### **Kerri Scanlan and Thomas Funnell**

Note: Benjamin passed on his thanks to Scott and Gayle for their continuing ongoing support to the Corporation.

Note: Scott and Gayle are representing Oceanbelle Enterprises Pty and are eligible to hold Office Bearer positions but are only entitled to 1 vote on the Committee.

#### **• Reimbursement**

To resolve that: The Corporation reimburse the Presiding Officer \$500.00 per annum for 'out-of-pocket' expenses.

**Motion Denied**

The Presiding Officer has chosen to issue invoices for work completed at the Corporation in place of an annual reimbursement.

#### **d. Appointment of Auditor**

The Corporation appoint Kelly+Partners Chartered Accountants, as the Auditors of the Corporation.

There was discussion regarding the appointment of the Corporation auditor. The Secretary indicated that the letter received from the auditors indicates that ASCM processes are audited and not the Corporation. The Body Corporate Manager is to provide clarity on this matter.

Votes for; 1      Votes against; 4      Abstained; 4      **Motion Denied**

### **5. REVIEW OF INSURANCE POLICIES**

The Body Corporate Manager advised the meeting that Adelaide Strata & Community Management is an Authorised Representative on behalf of BCB Strata Insurance Brokers and explained that the Strata Corporation is required to provide clear instructions to the Body Corporate Manager for the renewal of the insurance.

A Strata Corporation must keep all buildings and building improvements on the site insured to their full replacement value.

The replacement value of buildings and building improvements is the cost of their complete replacement including the cost of any necessary preliminary demolition work, any necessary surveying, architectural or engineering work and any other associated or incidental costs.

It is advised that the Corporation obtain regular insurance valuations to confirm that the insurance cover is sufficient to comply with the requirements of the Strata Titles Act.

#### a. Insurance Valuation

The Body Corporate Manager advised that the Corporation last arranged for an insurance valuation on 05/02/2020 and that the replacement value was assessed then at \$4,415,000.00.

Motion tabled: The Body Corporate Manager will arrange for an insurance valuation for the Corporation and that the building sum insured shall be at the value set by the Valuer.

Where a valuation determines a reduction in building sum insured, then the Office Bearers are authorised if to reduce the limits of cover, failing which there will be no changes by the Manager.

**Motion Denied**

#### b. Current Insurance Details

The Body Corporate Manager tabled a copy of the Corporation's current policy.

The Body Corporate Manager noted that the public liability cover on the Corporation's policy applies to the Common Property of the Corporation, therefore owners are advised to consult with their broker or insurer providing landlords or contents insurance for the unit and subsidiaries, to ensure that appropriate public liability cover requirements are arranged.

- Current Cover Through; CHU

#### c. Insurance Renewal Directions

Motion tabled: The Body Corporate Manager is authorised to renew the current insurance policy, subject to any valuation resolved for limits of cover, and any directions from the Office Bearers for Quotes for insurance cover presented.

The Body Corporate Manager tabled other quotations from financially secure strata insurers for a further year's insurance.

The Body Corporate Manager is to arrange insurance with CHU through BCB for the following limits of cover:

• Building Sum Insured	\$ 4,415,000
• Legal Liability	\$ 20,000,000
• Office Bearers Liability	\$ 1,000,000
• Fidelity Cover	\$ 100,000
• Common Contents	\$ 44,150
• Catastrophe Cover	\$ Not Selected

**Motion Carried**

#### • Financial Services Guide

The Body Corporate Manager advised that the Financial Services Guide for the Broker would be presented to the Presiding Officer with the renewal proposal and noted that the booklet is available for all members of the Corporation should they wish to have a copy.

#### • Product Disclosure Statement

The Body Corporate Manager advised that the Strata Insurance Plan Product Disclosure Statement would be presented to the Presiding Officer with the renewal proposal and noted that the booklet is available for all members of the Corporation should they wish to have a copy which can be emailed or posted to an owner if required.

#### • Standing Direction

To ensure that the Body Corporate continues to have insurance that meets the requirements of the Strata Titles Act, it was agreed that the Corporation grant a Standing Direction to Adelaide Strata & Community Management to automatically renew the Body Corporate insurance policies up to 7 days before maturity each year at the limits of cover held by the Body Corporate or as determined by a meeting of the Corporation.

The Body Corporate Manager is authorised to renew the Corporation insurance policy in accordance with the recommendations of the Brokers.



## 6. PROPERTY MAINTENANCE

### Gutter Cleaning

It was agreed that the Corporation will continue with the services of Gutta Clean on an annual basis being undertaken in April.

It was requested that the Body Corporate Manager confirm the price of the gutter cleaning each year prior to the works being undertaken to ensure that the expense is competitive. This information will be forwarded onto the Presiding Officer for direction.

### Pest Control

It was agreed that a formal termite inspection will not be undertaken and that residents will be vigilant and advise the Body Corporate Manager if any termite activity is noticed.

### Garden Maintenance

It was agreed that the Corporation continue with the services of Grant at 'That Handy Fella' on a fortnightly basis.

### Fire Equipment Maintenance

It was resolved that the Corporation continue with the services of FESSA, for the maintenance of the fire equipment on a 6-monthly basis. (\$57.50 PLUS GST).

The Body Corporate Manager requested any further maintenance/repair concerns to be tabled for consideration;

## MAINTENANCE

### Fence for unit 6

The Body Corporate Manager advised that this repair has been completed.

### Stormwater pipe unit 11

The Body Corporate Manager advised that this repair has been completed.

### Visitor Carpark Pavers near unit 1

The Body Corporate Manager advised that this repair has been completed.

### Drainage under unit 1 Carport

The Body Corporate Manager advised that this repair is still to be completed.

### Carport Repair unit 6

The Body Corporate Manager advised that this repair is still to be completed.

It was agreed that the Body Corporate Manager would obtain quotes to repair/replace Unit 6 carport.

When the quotes have been received, they are to be sent to the Office Bearers for discussion and direction.

### Remaining Carports

It was agreed that the Body Corp[orate Manager would obtain quotes to replace the remaining carports to be tabled at the 2022 AGM for discussion and direction.

### Trees

The Body Corporate Manager is to arrange an assessment of the trees down the driveway due to several large branches breaking off and causing potential hazards.

There were no further maintenance/repair items for discussion, the meeting proceeded.



## 7. STATEMENT OF NON-RECURRENT EXPENDITURE (Sinking Fund Analysis)

The Body Corporate Manager advised that under the current legislation a Corporation of 7 or more Lots, or with a minimum of \$100,000 Common Property must present at the Annual General Meeting, a statement of expenditure detailing proposed expenditure (other than recurrent expenditure) for the period prescribed by the regulations, being 3 years for a Corporation of 7 to 20 lots and 5 years for a Corporation with more than 20 lots.

The Body Corporate Manager tabled the Sinking Fund Forecast for the Corporation, noting the proposed expenditure was presented in the Cash Flow Projection for consideration.

The members present discussed the Sinking Fund Analysis Report and its recommendations and the following amended non-recurrent expenditure was adopted.

The Corporation adopted the following statement of proposed non-recurrent expenditure:

	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025+
<b>PROJECTED OPENING FUNDS</b>	<b>\$55,258.99</b>	<b>\$8,369.39</b>	<b>-\$7,859.61</b>	<b>-\$6,168.61</b>	<b>-\$6,918.61</b>
<b>Projected Levy Income</b>	\$4,360.00	\$4,580.00	\$4,810.00	\$5,050.00	\$5,300.00
<b>Special Levies / Funding</b>					
<b>Projected Expenditure</b>					
Balcony Repairs/Replacement	-\$12,000.00				-\$75,000.00
Carport Repairs	-\$10,000.00	-\$19,000.00			
Driveway Pavers		-\$1,294.00			
Downpipe Replacements				-\$3,300.00	
Flashing Repairs WO issued	-\$5,487.60				
Gutter Replacement					
Painting Works (Doors, Frames and Balconies)					
Replace Mailboxes			-\$3,119.00		
Ridge Capping Repairs	-\$23,762.00				
Pipework Common				-\$2,500.00	
Superstructure (see report)		-\$515.00			
<b>PROJECTED CLOSING FUNDS</b>	<b>\$8,369.39</b>	<b>-\$7,859.61</b>	<b>-\$6,168.61</b>	<b>-\$6,918.61</b>	<b>-\$76,868.61</b>

## BUDGET AND LEVIES

The manager tabled a budget for the coming year and the meeting amended and adopted the following:

ADMINISTRATION FUND	
EXPENDITURE	Annual \$
Account Management	296.00
Archive/Data Storage	75.60
Audit	261.00
Bank Charges	49.00
Building Maintenance	2,500.00
Common Lighting	250.00
Disbursements	1,170.00
Electrical Repairs	250.00
Fencing repairs	500.00
Fire Equipment Maintenance (ANNUAL)	300.00
Grounds Maintenance	6,100.00
Grounds & Irrigation Upgrade	500.00
Gutter & Stormwater	1,000.00
Income Tax Preparation	205.00
Insurance	6,328.00
Management Fee (-5%)	3,400.00
Meeting Fee	253.00
Paths & Driveway	500.00
Pest Control	800.00
Plumbing	750.00
Power usage - Mutual	800.00
Reimbursement (Out of Pocket Expenses)	250.00
SA Water Usage	6,000.00
Tax Payment on earnings	300.00
Tree Maintenance	500.00
Valuation (Insurance) - Done 2020	0.00
Travel	35.90
Venue Hire	20.00
<b>PROJECTED EXPENDITURE</b>	<b>\$33,393.50</b>

### a. Quarterly Levies

Motion tabled: The Corporation Administration Levy and the Sinking Fund Levy be set in accordance with the proposed budget, raising a total of \$33,211.00 in the Administrative Fund & a total of \$4,360.00 in the Sinking Fund.

**Motion Denied**

As it was resolved that the Corporation **not** accept the budget as presented.

It was resolved that the Corporation Administration Levy be set at a total of \$33,811.00 and the Sinking Fund be set at a total of \$4,360.00. Levies are to be paid quarterly in advance in accordance with **Unit Entitlement**.

**Motion Carried**

Levies are to be paid quarterly in advance in accordance with **Unit Entitlement** and will apply until changed by resolution at a future general meeting.

No of Units =	18			Quarterly Levy
Levy per unit per Qtr	Admin	Sinking	Special Levies	Total
1	\$435.32	\$56.14	\$0.00	\$491.45
2, 3, 6, 7	\$443.77	\$57.23	\$0.00	\$500.99
4, 5, 18	\$464.90	\$59.95	\$0.00	\$524.85
8, 11, 12, 15, 16	\$494.49	\$63.77	\$0.00	\$558.25
9, 13, 14	\$490.26	\$63.22	\$0.00	\$553.48
10, 17	\$452.22	\$58.32	\$0.00	\$510.54

- Levies will be due on the following dates:- 1<sup>st</sup> January, 1<sup>st</sup> April, 1<sup>st</sup> July, 1<sup>st</sup> October

The Body Corporate Manager indicated that the increase approved at the meeting for the administration fund would not take effect until April 01<sup>st</sup> 2021 as the January levies had already been issued to owners.

#### b. Shortfall of Funds

Where the Corporation has insufficient funds to meet its recurrent expenditure the Body Corporate Manager is authorised to convene an Extraordinary General Meeting to determine that the Corporation makes arrangements to raise the necessary funds.

Only a general meeting can authorise the collection of funds additional to the fees resolved at this meeting.

The Body Corporate Manager explained that the Corporation's Term Deposit could be accessed on maturity to cover a shortfall in funds for the proposed non-recurrent expenditure projects if required.

### 8. APPROVALS FOR PRESCRIBED WORKS

Nil requested.

### 9. ADOPTION OF POLICIES

#### a. Affirmation of previous policies

Motion tabled:

The policies of the Corporation for 'Disbursement Directions', 'Strata Directory', 'Contact Details', 'Financial Charges', 'Levy Arrears', and 'Notices to Owners' are to continue without change.

**Motion Carried**

#### Disbursements Directions (Correspondence to Owners)

The Body Corporate Manager advised the meeting that disbursement charges could be reduced if owners elected to have notices distributed by email.

The Corporation resolved that owners wherever possible and practical are to elect to have their correspondence and notices delivered by email. Election is required to be in writing to the Manager/Secretary.

Owners were advised that they are responsible for notification to the Body Corporate Manager of any changes to their contact details including their preferred email address, as failure to notify may result in overdue levies and initiate the arrears process.

#### Strata Directory

Owners authorized the Body Corporate Manager to provide the information concerning their personal particulars as contained in the Corporation Directory with other owners and Corporation Contractors.

#### Failure to Notify Change of Contact Details

It was resolved to authorise the Body Corporate Manager to conduct a search for owners who have failed to notify the Corporation of their change of contact details. It was further resolved that any cost incurred by the Corporation including but not limited to Management Agreement charges are to be recovered from the relevant owners.



### **Financial Charges**

It was resolved that in the event that an owner's payment to the Body Corporate is reversed, that any bank fees and/or Body Corporate Managers fees be recovered from the relevant unit owner.

### **Levy Arrears**

Following an overview of the procedures followed to collect overdue levies it was resolved that the following policies and procedures be adopted:

1. Interest on Overdue Levies  
The Corporation will charge owners interest on all levies outstanding for in excess of 30 days. The rate is set at 15% per annum calculated daily.
2. Accounting Fees  
Any cost incurred by the Corporation including but not limited to Management Agreement charges are to be recovered from the relevant Unit/Lot owner.
3. Any arrears exceeding 75 days  
The Body Corporate Manager will contact the Presiding Officer, or another Office Bearer, and confirm directions regarding further action for debt recovery, including legal action.
4. Debt Collection  
That the Body Corporate Manager is authorised to proceed on behalf of the Corporation with any necessary action, subject to item 3, including legal action, to recover all outstanding monies.
5. Costs  
All related costs associated with the recovery of any outstanding monies will be recovered from the relevant Unit/Lot owner as a debt against the Unit/Lot.

### **Notices From the Corporation to Owners**

It was resolved that the Corporation agree to provide notices, as directed by a unit holder, to a nominated person or organisation in addition to the notice provided to the unit holders.

## **10. GENERAL BUSINESS**

The Secretary indicated that there are several oleander bushes that may need removing and replaced with other bushes at the Corporation. It was agreed that the Presiding Officer would monitor and advise the Body Corporate Manager when action is required.

### **After-Hours Emergency Maintenance**

It was noted that in the event that the Common Property required emergency after hours attendance residents should call 8490 1300 and follow the prompt.

## **11. VENUE, DATE AND TIME OF NEXT MEETING**

The next AGM is to be scheduled at 6:00PM on or about Thursday 20 January 2022 at Morphett Vale Bowling Club.

## **12. MEETING CLOSURE**

The meeting closed at 7:55PM.



# MINUTES OF THE ANNUAL GENERAL MEETING

## STRATA CORPORATION 11086 INC.

### 27 Epstein Drive Morphett Vale SA 5162

**DATE :-** Tuesday 4<sup>th</sup> February 2020 at 6:00 PM

**LOCATION :-** Morphett Vale Bowling Club

#### 1. PRESENT :-

T Quilliam	Kerri Scanlan
Geoff Digance	Raylene Pedley
Michelle Buller	

Oceanbelle Enterprises Pty Ltd represented by Scott Poulton and Gayle Woodward representing U11&14

#### • Proxies :-

Benjamin & Kirsty Haigh PROXY to ASCM	Michael Johnson PROXY to ASCM (Units 6&15)
Mr P & Mrs S Duffy PROXY to ASCM	Adrian & Meredith Roach PROXY to ASCM
Nigel & Susan Camac PROXY to ASCM	

Proxies held for the meeting were tabled and available for inspection.

#### • In Attendance :-

Rebecca Hill representing Adelaide Strata & Community Management.

#### • Quorum :-

A Quorum was declared as there were 13 out of a possible 18 units represented.

#### • Meeting Assistance

It was agreed that the Body Corporate Manager would assist the Presiding Officer in the conduct of the meeting and the Secretary by recording the minutes.

#### 2. MINUTES OF THE PREVIOUS GENERAL MEETING

Motion tabled: The Minutes of the General Meeting held on 22/01/2019 be accepted as a true and accurate record.

**Motion Deferred**

Due to the controversy surrounding the voting count as documented in the EGM Minutes, a vote to accept the previous minutes was not taken, and therefore deferred to the next general meeting. The Body Corporate Manager will qualify the vote count to the Management Committee ASAP and include on the next meeting Agenda accordingly to ratify these minutes.

#### 3. FINANCIAL STATEMENT

Motion tabled: The Financial Statement as circulated to owners for the period 01/12/2018 to 30/11/2019 be accepted and adopted as tabled.

The financial statement indicated the following:

	Income	Expenses	Surplus / Deficit	Equity
Administration Fund	\$32,745.02	\$26,239.23	\$6,505.79	\$49,134.96
Sinking Fund	\$4,000.00	\$2906.20	\$1,093.80	\$25,988.81

**Motion Carried**

#### 4. APPOINTMENTS

##### a. Body Corporate Managers

The Proposed Management Agreement was tabled for inspection and motion presented:

Motion tabled: Adelaide Strata & Community Management be appointed as Body Corporate Managers of the Corporation for the next twelve months for a fee of **\$3,580.00** (inclusive of GST). The Body Corporate Management and Corporation responsibilities are in accordance with the Management Agreement. The Presiding Officer (Or another Office Bearer) is authorised to sign the Management Agreement on behalf of the Corporation.

**Motion Carried**



**b. Office Bearers**

The following appointments were made for the coming year:

- Presiding Officer; Scott Poulton
- Secretary; Gayle Woodward
- Treasurer; Adrian Roach

**c. Management Committee**

It was resolved that a Management Committee of 5 be appointed. In addition to the Office Bearers the following members were appointed:

- Kerri Scanlan Raylene Pedley

**• Reimbursement**

To resolve that: The Corporation reimburse the Presiding Officer \$500.00 per annum for 'out-of-pocket' expenses.

**Motion Carried**

**d. Appointment of Auditor**

The Corporation appoint Bentleys SA Pty Ltd (Chartered Accountants), as the Auditors of the Corporation.

**Motion Carried**

**5. REVIEW OF INSURANCE POLICIES (Due 15/02/20)**

The Body Corporate Manager advised the meeting that Adelaide Strata & Community Management is an Authorised Representative on behalf of BCB Strata Insurance Brokers and explained that the Strata Corporation is required to provide clear instructions to the Body Corporate Manager for the renewal of the insurance.

A Strata Corporation must keep all buildings and building improvements on the site insured to their full replacement value.

The replacement value of buildings and building improvements is the cost of their complete replacement including the cost of any necessary preliminary demolition work, any necessary surveying, architectural or engineering work and any other associated or incidental costs.

It is advised that the Corporation obtain regular insurance valuations to confirm that the insurance cover is sufficient to comply with the requirements of the Strata Titles Act.

**a. Insurance Valuation**

The Body Corporate Manager advised that the Corporation last arranged for an insurance valuation in December 2015 and that the replacement value was assessed then at \$4,395,000.00.

Motion tabled: The Body Corporate Manager will arrange for an insurance valuation for the Corporation and that the building sum insured shall be at the value set by the Valuer.

Where a valuation determines a reduction in building sum insured, then the Office Bearers are authorised if to reduce the limits of cover, failing which there will be no changes by the Manager.

Any increase in building sum insured determined by the Valuer will be applied within 7 days.

**Motion Carried**

**b. Current Insurance Details**

The Body Corporate Manager tabled a copy of the Corporation's current policy.

The Body Corporate Manager noted that the public liability cover on the Corporation's policy applies to the Common Property of the Corporation, therefore owners are advised to consult with their broker or insurer providing landlords or contents insurance for the unit and subsidiaries, to ensure that appropriate public liability cover requirements are arranged.

The Body Corporate Manager tabled other quotations from financially secure strata insurers for a further year's insurance.

- Current Cover Through; SCI

**c. Insurance Renewal Directions**

Motion tabled; The Body Corporate Manager is authorised to renew the current insurance policy, subject to any valuation resolved for limits of cover, and any directions from the Office Bearers for Quotes for insurance cover presented.

The Body Corporate Manager is to arrange insurance through CHU for the following limits of cover:

• Building Sum Insured	\$ 4,395,000 – Subject to Valuation
• Legal Liability	\$ 20,000,000
• Office Bearers Liability	\$ 1,000,000
• Fidelity Cover	\$ 100,000
• Common Contents	\$ 43,950
• Catastrophe Cover	\$ Not Selected

**Motion Carried**

• **Financial Services Guide**

The Body Corporate Manager advised that the Financial Services Guide for the Broker would be presented to the Presiding Officer with the renewal proposal and noted that the booklet is available for all members of the Corporation should they wish to have a copy.

• **Product Disclosure Statement**

The Body Corporate Manager advised that the Strata Insurance Plan Product Disclosure Statement would be presented to the Presiding Officer with the renewal proposal and noted that the booklet is available for all members of the Corporation should they wish to have a copy which can be emailed or posted to an owner if required.

• **Standing Direction**

To ensure that the Body Corporate continues to have insurance that meets the requirements of the Strata Titles Act, it was agreed that the Corporation grant a Standing Direction to Adelaide Strata & Community Management to automatically renew the Body Corporate insurance policies up to 7 days before maturity each year at the limits of cover held by the Body Corporate or as determined by a meeting of the Corporation.

The Body Corporate Manager is authorised to renew the Corporation insurance policy in accordance with the recommendations of the Brokers.

**6. PROPERTY MAINTENANCE**

**Balcony Repairs or Replacement**

After review and discussion of quotes, the Corporation agreed to proceed with the quote provided by Mykra for repairs for the amount of \$10,567.00 inc. GST.

It was requested that the Body Corporate Manager confirm to the Management Committee that there is no significant price increase to the quote considering it was a year old.

**Roof Capping/Repointing**

After review and discussion of quotes, the Corporation agreed to proceed with the quote provided by Smallacombe Building Group for the amount of \$4,897.90 as this quote encompassed both the roof capping and flashing repairs.

It was requested that the Body Corporate Manager confirm to the Management Committee that there is no significant price increase to the quote considering it was a year old.

**Pest (rat) Eradication.**

After a discussion, it was agreed that the Presiding Officer will continue to place rat baits where necessary within the Corporation.





## **RESOLUTIONS AFFECTING STRATA CORPORATION 11086 INC**

**DISCLAIMER** - Strata Data will not be held liable for any missing, incomplete or incorrect information provided prior to the commencement of our management: 06 March, 2008

**THE RELEVANT MINUTES** should be consulted for the precise wording of resolutions.

<b>DATE</b>	<b>RESOLUTION</b>
-------------	-------------------

**18/09/90**

**Animals**

Each unit holder may keep one dog and/or cat per unit at the pleasure of the Corporation.

**Fences**

Gates, fences and apparatus to enclose individual unit subsidiaries may be erected, subject to materials being of wood or iron and painted or colorbonded to the colour of existing fences. All associated costs being the responsibility of the unit owner.

**Pergolas**

Timber pergolas permitted in the rear or side unit subsidiaries. Roofing shall be timber painted to match existing fences, or fibreglass sheeting. All associated costs being the responsibility of the unit owner.

**Tool Sheds**

Permitted in the rear unit subsidiaries, provided floor area no greater than 18m<sup>2</sup>, and painted or colorbonded to match existing fences. All associated costs being the responsibility of the unit owner.

**03/12/90**

**Animals**

Management Committee has authority to approve applications to keep animals in accordance with the above resolution.

**Tanks**

All unit owners may install a modular rainwater tank on their own unit subsidiary.

**Skylights**

All unit holders may install one skylight in their unit.

**Heaters**

All unit holders may install a space heater in their unit with a flue which protrudes through the roof.

**Air Conditioner**

All unit holders may install an air conditioner to the unit, but not at the front, and not to affect the frontal appearance. Approval granted for air conditioner at Unit 1.

**Security Screens**

All unit holders may install security screens to the doors and windows, in a colour to match the paintwork, and of the same design.

**Pergola**

All unit holders may erect a pergola/verandah in the unit subsidiary.

**Awnings/Blinds**

All unit holders may install external awnings/blinds to conform in materials and design and in a colour to match individual unit brickwork.

**Sheds**

All unit holders may erect one garden shed in the unit subsidiary, to conform with others, and not exceeding 2.5m x 2m and height 2m.

**TV Antennae**

Unit holders may install one internal roof mounted television antenna for each unit. The two storey units may erect an external antenna, provided it is at the rear so as to be less visible.

**Window Tinting**

Window tinting is approved, provided it is non-reflective.

**Signage**

Real Estate Agents' signs are approved provided they are erected at the front of the property and bear the number of the unit for sale or to let. The dimensions of the sign should not be greater than 1.2m x 1m and the sign must be removed 7 days after the contract is signed.

**Articles**

It is the duty of the proprietor to attach a copy of the Articles of Incorporation to any letting agreement.

**Window Tinting**

Window tinting is approved, provided it is non-reflective.

12/02/92

**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 and/or levies.

**Animals**

The Management Committee has power to approve applications to keep animals, considered on their individual merits.

- 22/02/94**      **Car Parking**  
In addition to the parking provisions outlined in Schedule 3 of the Strata Titles Act 1988, as amended, the following parking rules were agreed by all members present; 'the visitors car parks on the northern side of Unit 15's car park are not to be used by residents, and the Management Committee is to be given responsibility for the enforcement of the parking provisions.
- 30/04/96**      **Maintenance Supervisor**  
The Strata Manager advised that 'Whittles' has engaged a building contracts supervisor to oversee maintenance work performed by contractors engaged by 'Whittles' for its client corporations. In order to fund this appointment contractors entering into an agreement with 'Whittles' will pay a management fee of up to 5% of the invoiced amount for any works performed.
- 22/01/97**      **Maintenance Supervisor**  
Confirmed
- SA Water**  
The Strata Manager advised that SA Water Charges strata corporations for all water consumed on the property. Owners will continue to be responsible for payment of quarterly rates and it was agreed that the strata corporation will be responsible for payment of all water consumption charges which will be billed separately.
- Shower Screens**  
The insurance excess of \$100 is to be paid by owners as agreed at the 1997 AGM.
- Side Gates**  
Owner responsibility.
- 21/01/98**      **Maintenance Supervisor**  
Confirmed
- 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 and/or levies.
- 09/02/99**      **Maintenance Supervisor**  
Confirmed
- Smoke Alarms**  
The Strata Manager advised that all residential units have until 01/01/2000 to install battery operated smoke detectors. It was noted that it is up to each unit owner to install smoke detectors in accordance with the new Legislation.

### **Overdue Notices**

It was agreed that the Strata Managers charge those owners with contribution arrears a 'late fee' of \$10 each time it became necessary to forward a reminder notice. Furthermore, it was agreed that the Strata Managers charge those owners a fee of \$30, for placing them into legal hands where necessary.

### **Animals**

It was reiterated that no animals are permitted on the property.

18/01/00

### **Delegated Authority**

It was agreed that the Corporation hereby delegates to:  
The General Manager of Whittles Strata & Community Corporation Managers or his nominee the power to execute under seal (and for that officer to countersign such seal on behalf of the Corporation), any certificate required from time to time to be given under Section 41 of the Strata Titles Act, 1988; that officer the power to jointly execute with any one of the appointed officers of the Corporation, such documents as are authorised to be executed under seal pursuant to a resolution of the Corporation or of its Committee acting within its powers.

### **Maintenance Supervision**

Confirmed.

### **Smoke Alarms**

The Strata Manager advised that under current legislation all dwellings must be fitted with smoke alarms by 01/01/00. It was noted that, if a smoke alarm or smoke alarms are not fitted in each unit, the strata corporation is guilty of an offence for which a maximum penalty of \$750 applies. It was agreed that, should the strata corporation be fined due to an owner's failure to install a suitable smoke alarm in their unit, the strata corporation will recover from that owner all costs incurred.

### **Overdue Notices**

It was agreed that the Strata Managers charge those owners with contribution arrears a 'ate fee' of \$10 each time it became necessary to forward a reminder notice. Furthermore, it was agreed that the Strata Managers charge those owners a fee of \$30 for placing them into legal hands where necessary.

05/02/01

### **Glass**

Attention was brought to the meeting by the Strata Manager that over the past few years there have been various successful claims against landlords for injury to persons or damage to property by glass breakage in their properties. Although glass may comply with past building standards, and is legally acceptable, property owners may still be at risk where a Court feels that the status of the glass represents a risk. The need for adequate Public Liability Insurance was reinforced.

**Maintenance Supervisor**

Confirmed.

**Overdue Notices**

The Strata Manager advised that in view of the fact that Strata Corporations now had to receive interest, the funds management fees would be insufficient to cover bank operating charges. It was agreed that the Strata Managers charge those owners with contribution arrears a 'late fee' of \$10 each time it became necessary to forward a reminder notice. Furthermore, it was agreed that the Strata Managers charge those owners a fee of \$30, for placing them into legal hands where necessary. Funds received by the Strata Manager for these charges will be used to offset bank operating costs.

**21/01/02      Maintenance Supervisor**

Confirmed.

**Cat – Unit 11**

Permission to keep a cat at Unit 11 – the postal vote held on the 07/08/01 as not ratified at the Annual General Meeting of 21/01/02.

**Permission not granted.**

**23/01/03      Maintenance Supervisor**

Confirmed.

**Pay TV**

All unit holders may at their own expense install a satellite dish to the roof of their unit for the purpose of Pay TV. Where possible the dish is to be installed at the rear so as to be less visible.

**03/02/04      Prescribed Works**

The Manager advised that should any owner wish to apply to the Corporation, other than at the Annual General Meeting, for an approval of any kind which was for their exclusive benefit, a fee of \$40 (+ GST) will apply to conduct an Extraordinary General Meeting. It was agreed that this fee be charged to the applicant. Owners affected may apply to the following Annual General Meeting to have this money reimbursed by the Corporation.

**14/02/05      Prescribed Works**

The Manager advised that should any owner wish to apply to the Corporation, other than at the Annual General Meeting, for an approval of any kind which was for their exclusive benefit, the prescribed meeting fee will apply to conduct an Extraordinary General Meeting. It was agreed that this fee be charged to the applicant.

**Tile Repairs**

It was agreed that no further tile repairs will be paid by the Corporation. This is an owner's responsibility.

**28/07/05      Use of Common Property Car Park**

A majority postal vote in favour has been received from owners, allowing the use of the common car park by either visitors or residents on a first-in-first-served basis, provided one vehicle does not exclusively occupy a parking space on a continuous basis and no one unit shall take up more than 2 car parks at any one time.

## **HOUSE RULES**

### **STRATA CORPORATION 11086 INCORPORATED** **27 EPSTEIN DRIVE, MORPHETT VALE 5162**

Common living requires an observance of some minimal standards of conduct and respect for others rights. Consequently the Corporation has made rules to provide guidance to all Residents.

#### **SCHEDULE 3**

All residents are bound by Schedule 3 'Articles of the Strata Corporation.' A copy is attached for reference.

#### **PETS - ANIMALS**

In accordance with the Strata Titles Act, 1988 this Corporation has decided that no animals are permitted on the property without prior consent from all unit owners resulting from a unanimous vote.

#### **RUBBISH BINS**

Bins are to be brought in from the allocated position/roadside as soon as possible following rubbish collection, but in all cases on the same day as collection. Bins must be stored in the back yards of each unit.

#### **BIKES, SKATEBOARDS & SCOOTERS ETC**

In the interest of safety the Corporation urges all users of the above to wear safety helmets.

#### **LITTERING**

Litter must not be left on the common properties. Hard refuse must be disposed of by residents. It must not be left in the common areas, including car parking areas.

#### **PERSONAL ITEMS**

Personal items such as toys and bikes just be stored at the rear of units.

#### **CAR PARKING**

Vehicles must be parked in allotted areas only. Vehicle repairs of a minor nature only are allowed on the premises. It is the responsibility of each resident to keep their parking space clean and free of grease. Vehicles must not be parked in a manner that impedes access to any area of the complex. The common property vehicle parking spaces can be used by both residents and visitors on a first in first served basis, provided one vehicle does not exclusively occupy a common property visitors' parking space on a continuous basis, and that no one unit shall take up more than two car parks at any given time. Residents' trailers must not be parked in those areas set aside for visitors.

Please note that none of these common property visitors' car parks are allocated to any one unit and permanent parking in these parks is not permitted under this arrangement.



**CAR WASHING**

Vehicles are allowed to be parked on the lawn areas for the purposes of washing. This task must be undertaken immediately and the vehicle removed as soon as the task is completed. In all cases a vehicle must not be allowed to stand on the lawn areas for more than one hour. Washing of vehicles on paved surfaces which drain to the stormwater is prohibited by SA Government Regulations.

Please ensure that the grounds are kept in a tidy condition by observance of these rules. Your co-operation will help to create an enjoyable environment for everyone.

*Current*

The following is a summary of policy decisions, special and unanimous resolutions resolved by the Corporation.

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

Date of Meeting	Details
18/09/90	<p><del><u>Animals</u> – Each unit holder may keep one dog and/or cat per unit. Permission to keep pets may be withdrawn by a majority vote of the Corporation should any animal cause a nuisance.</del></p> <p><u>Fences</u> - Gates, fences and apparatus for the enclosing of individual unit subsidiaries may be erected, subject to materials being of wood or iron and painted or colour-bonded to the colour of existing fences. All costs for the supply and erection, maintenance, repair and risk shall be the responsibility of the unit owner.</p> <p><u>Pergolas</u> - The erection of timber pergolas is permitted in the rear or side unit subsidiaries. Roofing shall be of timber or fibreglass sheeting. All timber shall be painted to match the colour of the existing fences. All associated costs being the responsibility of the unit owner.</p> <p><u>Tool Sheds</u> – Tool sheds are permitted to be erected in the rear unit subsidiaries, subject to the floor area not being greater than 18m<sup>2</sup>, and the sheds being painted or colour-bonded to match existing fences. All costs for the supply, erection, maintenance, repair and risk shall be the responsibility of the unit owner.</p>
03/12/90	<p><del><u>Animals</u> – Management Committee has authority to approve applications to keep animals in accordance with the above resolution.</del></p> <p><u>Tanks</u> - All unit owners may install a modular rainwater tank on their own unit subsidiary, provided adequate measures are taken for the discharge of overflow water to the satisfaction of the Corporation.</p> <p><u>Skylights</u> - All unit holders may install one skylight to their unit provided it is fitted by a qualified tradesperson and conforms in appearance to those installed at all units.</p> <p><u>Heaters</u> - All unit holders may install a space heater in their unit with a flue which protrudes through the roof.</p> <p><u>Air Conditioner</u> - 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, and does not affect the frontal appearance. Approval granted for air conditioner at unit 1.</p> <p><u>Security Screens</u> - All unit holders may install security screens to the doors and windows, provided they conform in a colour to matching the paintwork, and be of the same design.</p> <p><u>Pergola</u> - All unit holders may erect a pergola/veranda in the unit subsidiary subject to 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 as exists.</p>

Awnings/Blinds - All unit holders may install external awnings/blinds on windows so long as they conform in materials and design, provided they are of a colour to match the paintwork of the unit to which they are being fitted.

Sheds - All unit holders may erect one garden shed in the unit subsidiary provided they conform to that already erected, or do not exceed 2.5m x 2m and height 2m.

TV Antennae - Unit holders may install one internal roof mounted television antenna for each unit.

The two storey units may erect an external antenna, provided it is at the rear of the unit so as to be less visible.

~~Signage - Real Estate Agents' signs are approved provided they are erected at the front of the property and bear the number of the unit for sale or to let. The dimensions of the sign should not be greater than 1.2m x 1.0m and the sign must be removed 7 days after a contract is signed.~~

Articles - it is the duty of the proprietor to attach a copy of the Articles of Incorporation to any letting or lease agreement.

Window Tinting - Window tinting is approved provided it is non-reflective.

12/02/92

Legal Recoveries

Corporation Managers are authorized 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 and/or levies.

Animals - the Management Committee has the power to approve applications to keep animals, considered on their individual merits.

22/02/94

Car Parking - In addition to the parking provisions outlined in Schedule 3 of the Strata Titles Act, 1988 as amended, the following parking rules were agreed by all members present;

The visitors car parks on the northern side of unit 15's car park are not to be used by residents, and

The Management Committee is to be given responsibility for the enforcement of the parking provisions.

31/05/94

Car Parking - Extraordinary Meeting; Strata resolved to over-turn the previous decision to reserve the additional car parks exclusively for visitors on a first in first serve basis.

30/04/96

Maintenance Supervisor

The Community Manager advised that Whittles has a building contracts division to oversee maintenance work performed by contractors who have been engaged by the corporation and who have been accepted by Whittles. Specified work totalling over \$2000 will be inspected and assessed by a maintenance supervisor prior to invoice payment.

All Whittles approved contractors are required to comply with the terms and conditions set down in an agreement between Whittles and the contractor. The contractor, having entered into this agreement, agrees to pay to Whittles a management service fee of up to 5% of the invoiced amount. Maintenance carried out by contractors who are not party to an agreement with Whittles, will not be supervised unless the Corporation negotiates a fee for this service with Whittles.

22/01/97

SA Water

The Corporation Manager advised that SA Water charges strata corporations for all water consumed on the property. Owners will continue to be responsible for payment of quarterly rates and it was agreed that the corporation would be responsible for payment of all water consumption charges, which will be billed separately.

Shower Screens - The insurance excess of \$100 is to be paid by owners as agreed at the 1997 Annual General Meeting.

Side Gates - Owner responsibility.

Rubbish Bins - are to be housed at the rear of the property.

21/01/98

Legal Recoveries

Corporation Managers are authorized 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 and/or levies.

09/02/99

Smoke Alarms - The Strata Manager advised that all residential units have until 1/1/2000 to install battery operated smoke detectors. It was noted that it is up to each unit owner to install smoke detectors in accordance with the new Legislation.

Overdue Notices

It was agreed that the Managers charge those owners with contribution arrears a "late fee" of \$10 each time it became necessary to forward a reminder notice.

Furthermore, it was agreed that the Managers charge those owners a fee of \$30 for placing them into legal hands where necessary.

Animals - It was reiterated that no animals are permitted on the property.

18/01/00

Delegated Authority

It was agreed that the Corporation hereby delegates to:

The General Manager of Whittles Strata & Community Corporation Managers or his nominee the power to execute under seal (and for that officer to countersign such seal on behalf of the Corporation), any certificate required from time to time to be given under Section 41 of the Strata Titles Act, 1988;

That officer the power to jointly execute with any one of the appointed officers of the Corporation, such documents as are authorized to be executed under seal pursuant to a resolution of the Corporation or of its Committee within its powers.

18/01/00

Smoke Alarms - The Strata Manager advised that under current Legislation all dwellings must be fitted with smoke alarms by 1/1/2000.

It was noted that if a smoke alarm or smoke alarms are not fitted in each unit, the Strata Corporation is guilty of an offence for which a maximum penalty of \$750 applies. It was agreed that should the Strata Corporation be fined due to an owner's failure to install a suitable smoke alarm in their unit, the Strata Corporation will recover from that owner all costs incurred.

Overdue Notices - Reiterated.



05/02/01 Glass - Attention was brought to the meeting by the Strata Manager that over the past few years there have been various successful claims against landlords for injury to persons or damage to property by glass breakage in their properties.

Although glass may comply with past building standards, and is legally acceptable, property owners may still be at risk where a Court feels that the status of the glass represents a risk. The need for adequate Public Liability Insurance was reinforced.

Overdue Notices - The Strata Manager advised that in view of the fact that Strata Corporations now had to receive interest, the funds management fees would be insufficient to cover bank operating charges.

It was agreed that the Strata Managers charge those owners with contribution arrears a 'late fee' of \$ 10 each time it became necessary to forward a reminder notice.

Furthermore, it was agreed that the Strata Managers charge those owners a fee of \$30 for placing them into legal hands where necessary.

Funds received by the Strata Manager for these charges will be used to offset bank operating costs.

21/01/02

Cat - Unit 11 - Permission to keep a cat at unit 11 - the postal vote held on the 7/8/01 was not ratified at the Annual General Meeting of 21/1/02. **Permission not granted.**

23/01/03

Pay TV - All unit holders may at their own expense install a satellite dish to the roof of their unit for the purpose of Pay TV. Where possible the dish is to be installed at the rear so as to be less visible.

03/02/04

Prescribed Works

The Manager advised that should any owner wish to apply to the Corporation, other than at the annual general meeting, for an approval of any kind which was for their exclusive benefit, a fee of \$40 (+ GST) will apply to conduct an Extraordinary General Meeting.

It was agreed that this fee be charged to the applicant.

Owners affected may apply at the following Annual General meeting to have this money reimbursed by the Corporation.

14.02.05

Prescribed Works

The Manager advised that should any owner wish to apply to the Corporation, other than at the annual general meeting, for an approval of any kind which was for their exclusive benefit, the prescribed meeting fee will apply to conduct an Extraordinary General Meeting.

It was agreed that this fee be charged to the applicant.

## **2009 Annual General Meeting**

### **Legal Recoveries**

Moved Ms G Woodward Seconded Mrs B Bieg "that the Body Corporate Manager 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 costs for the recovery to be borne by the relevant unit owner and become a debt against the unit." Carried Unanimously

### **Legal Action for Breach of the Articles (Schedule 3) of the Strata Titles Act 1988**

Moved Ms G Woodward Seconded Ms M A Costello "that the Body Corporate Manager be granted approval to seek legal assistance 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 a warning of legal recourse. have been forwarded to the unit owner and or agent concerning the occupants. The cost of all associated legal fees to be borne by the relevant owner and to become a debt against the unit." Carried Unanimously

### **Hot water unit installations**

Due to new government legislation all new hot water installations will need to meet high efficiency standards. This may involve replacing internal HWS with external and also may require solar collector panels on the roof if space allows at time of replacing existing units.

Moved Mr A J Roach Seconded Mr S Poulton "that individual unit owners may install gas or electric hot water heaters externally on the condition they don't block access around the building and install solar collectors on the roof on the condition they are not placed on the street front elevation and a qualified person signs off on the roof structure being adequate to support the additional load. Approval is subject to management committee approval and therefore an application must first be made. All repairs to the building and ongoing maintenance will be that individual unit owners responsibility." *Carried unanimously*

### **Digital Television reception**

Due to new government legislation the analogue TV signal will be shut down in metropolitan areas from 2010. In most cases this will mean installation of external mounted digital antennas.

Moved Mr S Poulton Seconded Mr A J Roach "that individual unit owners may install external mounted digital TV antennas to receive a digital service on the condition they are not located on the front of the building. Please refer to previous resolutions made with respect to installation of TV antennae and Pay TV receivers" *Carried unanimously*

### **Pet Policy**

It was reiterated that no animals are permitted on the property, subject to management committee approval. (*Refer approvals; 12/02/92; 09/02/99; 21/01/02*)

Currently the only pet permitted belongs to the owner of unit 13.



## **2010 Annual General Meeting**

It was resolved by Special Resolution that the following installations and additions upon the Common Property and/or within unit subsidiaries be granted approval.

All approved work must comply with any Local Government requirements, use quality materials and be installed in a professional manner. All future maintenance costs and any damage or injury which may occur as a result of the approved installation or addition is the responsibility of the relevant unit owner.

### **Security Screen Doors**

The issue of the maintenance of the screen doors at the Corporation was discussed and it was resolved that in future all repairs/ replacements will be the responsibility of the unit owner. Any repairs or replacement must ensure that the design and colour of the door must be the same as the existing door, if the design or colour is no longer available the matter is to be referred to the corporation for consideration.

### **Window Screens**

The issue of the maintenance of the window screens at the Corporation was discussed and It was resolved that in future all repairs/ replacements will be the responsibility of the unit owner. Any repairs or replacement must ensure that the design and colour of the screens must be the same as the existing screens, if the design or colour is no longer available the matter is to be referred to the corporation for consideration.

### **Awnings**

The issue of the maintenance of the awnings at the Corporation was discussed and It was resolved that in future all repairs/ replacements will be the responsibility of the unit owner. Any repairs or replacement must ensure that the design and colour of the awnings must be the same as the existing awnings, if the design or colour is no longer available the matter is to be referred to the corporation for consideration.

### **Roller Shutters**

It was noted that there are currently no approvals for Roller Shutters, and that a request from U7 for approval would be added to the next General Meeting Agenda.

The issue of the Roller Shutters will be further discussed at the next management committee meeting.

### **Tiles On Porches/Balconies**

The issue of the maintenance of the tiles of the balconies/porches at the Corporation was discussed and It was resolved that in future all repairs/ replacements will be the responsibility of the Corporation if the issue is structural. It was agreed that no further tile repairs will be paid by the corporation if tiles have lifted or broken. This cost will be a owners responsibility. Any repairs or replacement must ensure that the design and colour of the tiles must be the same as the existing tiles, if the design or colour is no longer available the matter is to be referred to the corporation for consideration.

### **Strata Directory**

Owners authorized the Body Corporate Manager to provide the information concerning their personal particulars as contained in the Corporation Directory with other owners and Corporation Contractors.

### **Failure To Notify Change Of Contact Details**

Following an overview of the procedure It was resolved to authorise the Body Corporate Manager to conduct a search for owners who have failed to notify the Corporation of their change of contact details. It was further resolved that in accordance with the Management agreement owners are to be charged a fee(s) as set by the Body Corporate Manager.

### **Financial Charges**

It was resolved that in the event that an owners payment to the Body Corporate is reversed, that any bank fees and/or Body Corporate Managers fees be recovered from the relevant unit owner

### **Levy Arrears**

Following an overview of the procedures followed to collect overdue levies it was resolved to adopt the following policies and procedures.

1. Interest on Overdue Levies  
The Corporation will charge owners interest on all levies outstanding for in excess of 30 days. The rate is set at 15% per annum calculated daily.
2. Accounting Fees  
In accordance with the Management Agreement owners are to be charged an accounting fee set by the Body Corporate Manager if a reminder notice and / or debt collection notice is sent to an owner or their agent.
3. Debt Collection  
That the Body Corporate Manager is authorised to proceed on behalf of the Corporation with any necessary action, including legal action, to recover all outstanding monies.
4. Costs  
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.

## **2011 Annual General Meeting**

### **Disbursements/Correspondence To Owners**

After discussion, it was resolved that the Corporation wished to have as much correspondence as possible, emailed to owners to reduce disbursement costs.

It was further resolved that all owners are to provide confirmation to the Body Corporate Manager (by way of email preferred) of their preferred method of receiving all meeting notices, minutes and Notices of Contributions sent by email.

Owners are reminded that they are responsible for notification to the Body Corporate Manager of any changes to the preferred email address, as failure to notify may result in overdue levies and initiate the arrears process.

### **Adjourned Meeting Fees**

As the Corporation continues to struggle to gain a quorum for meetings it was resolved that the cost involved in calling the adjourned meeting will be charged to the unit owners who did not attend the meeting or forward a proxy form.

<b>FOR</b>	<b>AGAINST</b>	<b>Abstained</b>	<b>Motion passed</b>
9	2	3	

### **Roller Shutters**

It was resolved by Special Resolution that all owners be approved to install roller shutters, all installations to be keeping on with the existing style and colour scheme at the Corporation. Any future maintenance of the roller shutters is to be at the unit owner's expense.



## **Strata Directory**

## **Failure To Notify Change Of Contact Details**

## **Financial Charges**

### **Levy Arrears**

Following an overview of the procedures followed to collect overdue levies it was resolved to adopt the following policies and procedures.

1. Interest on Overdue Levies  
The Corporation will charge owners interest on all levies outstanding for in excess of 30 days. The rate is set at 15% per annum calculated daily.
2. Accounting Fees  
In accordance with the Management Agreement owners are to be charged an accounting fee set by the Body Corporate Manager if a reminder notice and / or debt collection notice is sent to an owner or their agent.
3. Debt Collection  
That the Body Corporate Manager is authorised to proceed on behalf of the Corporation with any necessary action, including legal action, to recover all outstanding monies.
4. Costs  
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.
5. Any arrears exceeding 75 days; the Body Corporate Manager will contact the Presiding Officer or failing them another Office Bearer, and confirm further directions as per 3.

## **2012 Annual General Meeting**

### **Disbursements/Correspondence To Owners**

#### **NBN; National Broadband Network**

It was resolved by Special Resolution that the Corporation approve a connection to the NBN being installed when available to the building for each Unit to connect to at their own expense subject to approval from the Management Committee for any costs to the Corporation

#### **Solar Panels**

A discussion was held on solar panels. It was resolved to review at the 2013 Annual General Meeting.

## **Strata Directory**

## **Failure To Notify Change Of Contact Details**

## **Financial Charges**

### **Levy Arrears**

### **2013 Annual General Meeting**

**Disbursements/Correspondence To Owners**

**Strata Directory**

**Failure To Notify Change Of Contact Details**

**Financial Charges**

**Levy Arrears**

### **2014 Annual General Meeting**

**Disbursements/Correspondence To Owners**

**Notices From The Corporation To Owners**

To resolve that the corporation agree to provide notices, as directed by a unit holder, to a nominated person or organisation in addition to the notice provided to the unit holders.

**Strata Directory**

**Failure To Notify Change Of Contact Details**

**Financial Charges**

**Levy Arrears**

### **2015 Annual General Meeting**

**Disbursements/Correspondence To Owners**

**Notices From The Corporation To Owners**

**Strata Directory**

**Failure To Notify Change Of Contact Details**

**Financial Charges**

**Levy Arrears**

### **2016 Annual General Meeting**

**Affirmation of previous policies;**

Motion tabled; The policies of the Corporation for 'Disbursement Directions', 'Strata Directory', 'Contact Details', 'Financial Charges', 'Levy Arrears', and 'Notices to Owners' are to continue without change.





## CERTIFICATE OF CURRENCY

### THE INSURED

POLICY NUMBER	POL11062671
PDS AND POLICY WORDING	Residential Strata Product Disclosure Statement and Policy Wording <a href="#">SCI034-Policy-RS-PPW-02/2021</a> Supplementary Product Disclosure Statement <a href="#">SCIA-036_SPDS_RSC-10/2021</a>
THE INSURED SITUATION	Strata Corporation No. 21926 57 Cottage Lane, Hackham, SA, 5163
PERIOD OF INSURANCE	Commencement Date: 4:00pm on 15/06/2024 Expiry Date: 4:00pm on 15/06/2025
INTERMEDIARY	Stratarama Pty Ltd
ADDRESS	74 Brighton Road, Glenelg East, SA, 5045
DATE OF ISSUE	09/06/2024

### POLICY LIMITS / SUMS INSURED

SECTION 1	PART A	1. Building	\$9,990,750
		Common Area Contents	\$99,908
		2. Terrorism Cover under Section 1 Part A2	Applies
	PART B	Loss of Rent/Temporary Accommodation	\$1,498,613
	OPTIONAL COVERS	1. Flood	Included
		2. Floating Floors	Included
SECTION 2	Liability		\$30,000,000
SECTION 3	Voluntary Workers		Included
SECTION 5	Fidelity Guarantee		\$100,000
SECTION 6	Office Bearers' Liability		\$500,000
SECTION 7	Machinery Breakdown		Not Included
SECTION 8	Catastrophe		Not Included
SECTION 9	PART A	Government Audit Costs – Professional Fees	\$25,000
	PART B	Appeal Expenses	\$100,000
	PART C	Legal Defence Expenses	\$50,000
SECTION 10	Lot Owners' Fixtures and Improvements		\$300,000
SECTION 11	Loss of Lot Market Value		Not Included

This certificate of currency has been issued by Strata Community Insurance Agencies Pty Ltd, ABN 72 165 914 009, AFSL 457787 on behalf of the insurer Allianz Australia Insurance Limited, ABN 15 000 122 850, AFSL 234708 and confirms that on the Date of Issue a policy existed for the Period of Insurance and sums insured shown herein. The Policy may be subsequently altered or cancelled in accordance with its terms after the Date of Issue of this notice without further notice to the holder of this notice. It is issued as a matter of information only and does not confer any rights on the holder.

This certificate does not amend, extend, replace, negate or override the benefits, terms, conditions and exclusions as described in the Schedule documents together with the Product Disclosure Statement and insurance policy wording.

Orig. LF 10979721



11:07 18-Jun-2008

1 of 1

Fees: \$108.00

LANDS TITLES REGISTRATION  
OFFICE  
SOUTH AUSTRALIA

LODGEMENT FOR FILING UNDER THE  
COMMUNITY TITLES ACT 1996

FORM APPROVED BY THE REGISTRAR-GENERAL

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

Prefix
LF
Series No.

**BELOW THIS LINE FOR AGENT USE ONLY**

AGENT CODE

Lodged by: { Robyn White  
Correction to: { Conveyancing

ROBW.

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

- 1
- 2
- 3
- 4

PICK-UP NO.

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

ITEM(S)	AGENT CODE

CORRECTION

PASSED

FILED

14-7-2008

pro



REGISTRAR-GENERAL

R-G 010107

Printed by , Robyn White Conveyancing on 14 Jun 2008

~~—NOTICE OF AMENDMENT OF SCHEME DESCRIPTION—~~~~\*NOTICE OF VARIATION OF BY-LAWS~~Guidance Notes  
available~~\*APPLICATION TO FILE VARIATION OF DEVELOPMENT CONTRACT~~\*Delete the  
inapplicable

INSTRUMENT AFFECTED 9681926

PLAN No. 21926

To the Registrar General,

I, HAROLD RALPH HOLLAND of 15/57 Cottage Lane Hackham SA 5163 being an officer of Community Corporation No. 21926 Incorporated, certify -

- (a) that the copy of the By-Laws attached to this certificate is a true copy of the By-Laws as varied by special resolution of the corporation on the 13th day of June 2008; and
- (b) that the copy of the resolution attached to this certificate is a true copy of the resolution referred to in paragraph (a).

Dated the 17<sup>th</sup> day of June, 2008.



Harold Ralph Holland  
Presiding Officer



**MINUTES OF THE EXTRAORDINARY GENERAL MEETING**  
**Via Postal Ballot**  
**COMMUNITY CORPORATION 21926 INC.**  
**57 Cottage Lane, Hackham SA**

**DATE :-** Friday 13<sup>th</sup> June 2008 at 9.00am

**LOCATION :-** Adelaide Strata Management, Unit 1/102 Greenhill Road, Unley SA 5061

**PRESENT :via Postal Ballot-**

Mr G Hauer  
Mr J Arnold  
Mr & Ms Taylor  
Ms V Courtney  
D & H Telkamp  
Mr & Mrs Holland  
Ms L Madden  
Ms H Dellow

Mr G Martin  
Ms C Bilney  
Mr P Hadden  
Ms K Palmer  
Mr L Hosszu  
Ms J McVey  
Mr & Mrs Howatson  
Robyn Spragg representing Adelaide Strata Management

**QUORUM**

A Quorum was declared as there were 15 out of a possible 27 Lots represented.

**AMENDMENTS TO BY-LAWS**

It was resolved by Special Resolution that By-Law 1.1.2 be amended by replacing Community Corporation No. Incorporated with Community Corporation 21926 Incorporated.

12 votes for  
2 votes against  
1 vote abstained

It was resolved by Special Resolution that the By-Laws be amended by inserting By-Law 14 which reads:

**14 OFFENCES**

A person who contravenes or fails to comply with the provisions of these By-Laws is guilty of an offence.

Maximum Penalty: The maximum prescribed under the Act.

13 votes for  
2 votes against.

**MEETING CLOSED AT 9.30 AM**

"This is a copy of the resolution of the Corporation referred to in the attached certificate"

  
Harold Ralph Holland  
Presiding Officer

Terms of Instrument not  
Checked by Lands Titles Office

By-Laws  
Development No. 145/CO22/02 - 01

Lands Title 16:05 12/09/03 166999  
REGISTRATION FEE \$94.00

## **BY-LAWS FOR**

LOT 20 COTTAGE LANE HACKHAM

## **COMMUNITY CORPORATION NO. 21926** **INCORPORATED**

"This is a copy of the By-Laws referred to in the attached certificate"

  
.....  
Harold Ralph Holland  
Presiding Officer

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**COMMUNITY TITLES ACT 1996**  
**COMMUNITY SCHEME BY-LAWS**  
**COMMUNITY PLAN NO.**

**1. INTERPRETATION**

In these By-Laws unless the contrary intention appears-

- 1.1 "the Act means the community Titles Act 1996 as amended.
- 1.2 "the Community Corporation" means Community Corporation No. 21926 Incorporated.
- 1.3 "a person" includes an owner, occupier, lessee, licensee, visitor and guest of a Community lot
- 1.4 A term defined in the Act has the same meaning when used in these by-laws unless the contrary intention appears.

**2. ADMINISTRATION, MANAGEMENT, AND CONTROL OF THE COMMON PROPERTY**

- 2.1 The Community Corporation is responsible for the administration, management and Control of the common property.
- 2.2 The Community Corporation will properly maintain and keep in good repair the Roadway, lighting, landscaping, and gardens comprising the common property.

**3. USE AND ENJOYMENT OF THE COMMON PROPERTY**

- 3.1 The common property is subject to the Act and these by-laws, for the common use and enjoyment of community lot owners their invitees visitors and employees and for access to lots 1-27 by owners their invitees visitors and employees in this community scheme.

**ROADS**

- 3.2 The following provisions apply in relation to roads that comprise part of the Common property.
- 3.2a A Person must not obstruct the carriageway of a road unless authorised to do so By the Community Corporation.

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- 3.2b a person must not park a vehicle on a road unless authorised to do so By the Community Corporation.
- 3.2c a person driving or moving a vehicle on a road must comply with the rules that would apply under the Road Traffic Act 1961 to the driving of a vehicle on a public road.
- 3.2d a person must not deposit any rubbish on a road or deposit any material that is likely to be hazardous or offensive to other person using the road.
- 3.2e a person driving a vehicle on a road must not exceed a speed of 5 Kilometres per hour.

#### **PATHS, WALKWAYS AND THOROUGHFARES**

- 3.3 The following provisions apply in relation to paths, walkways and thoroughfares.
- 3.3a a person must not obstruct a path, walkway or thoroughfare unless authorised to do so by the Community Corporation,
- 3.3b a person must not drive a motor bike, scooter, ride a bicycle or small wheeled Vehicle including any skateboard, roller skates or roller blades along a path, Walkway or thoroughfare unless authorised to do so by the Community Corporation.
- 3.3c a person must not deposit any rubbish on a path, walkway or thoroughfare or deposit Any material that is likely to be hazardous or offensive to other persons using the Path, walkway or thoroughfare

#### **GENERAL OBLIGATIONS IN RELATION TO THE COMMON PROPERTY**

- 3.4 a person must not-
- 3.4a leave any object on the common property (including a road, path, walkway or thoroughfare)
- 3.4b deposit any rubbish on the common property
- 3.4c deposit any material that is likely to be hazardous or offensive to other persons Using or adjacent to the common property unless that person shall have the Authorisation to do so by the Community Corporation.
- 3.4d park a motor vehicle on the common property except on a part of the common Property set-aside for parking of motor vehicles.
- 3.4e damage or interfere with any lawn, garden, tree, shrub, plant, flower, building, and structure or ancillary service on the common property unless that person shall have the authorisation to do so by the Community Corporation.
- 3.4f display an advertisement, sign placard, banner, or other thing on any part of the common property without the authorisation of the Community Corporation.

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**4. USE OF COMMUNITY LOTS**

- 4.1 No building erected on a community lot shall be used or occupied otherwise than for residential use unless such other use has been approved by the Community Corporation.

**5. MAINTENANCE AND REPAIR**

- 5.1 The owner of a community lot must properly maintain and keep in good repair all buildings and structural improvements and fences to the community lot.
- 5.2 The paintwork or other finishes on fences and the external parts of buildings on community lots must be properly maintained.
- 5.3 The owner and/or the occupier of a community lot must keep the lot in a clean and tidy condition.
- 5.4 The owner and/or occupier of a community lot must properly maintain lawns and gardens on the community lot.
- 5.5 The area between any building and improvement on the community lot and the common property shall be landscaped and maintained in a neat and tidy condition.
- 5.6 The owner and/or occupier of a community lot must
- 5.6a store garbage in an appropriate container that prevents the escape of unpleasant odours; and
- 5.6b comply with any requirements of the Council for the disposal of garbage.

**6. DISTURBANCE**

- 6.1 The owner and/or occupier of a community lot must not engage in conduct that unreasonably disturbs the occupier of another community lot or others who are lawfully on a community lot or the common property.
- 6.2 The owner and/or occupier of a community lot must ensure, as far as practicable, that persons who are brought or allowed onto the community lot or the common property by the owner and/or occupier do not engage in conduct that unreasonably disturbs the occupier of another community lot or others who are lawfully on a community lot or the common property.

**7. NOISE**

- 7.1 A person must not cause noise on a community lot or the common property at a level that unreasonably interferes with the use and enjoyment of other community lots or the common property by the occupiers of other community lots and their guests.

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**8. ANIMALS**

- 8.1 An owner of a community lot is entitled to-
  - 8.1a keep a cat and/or small dog on the community lot and the owner shall ensure that such pets do not create unreasonable nuisance to the other community lot owners or occupiers
  - 8.1b If the occupier of the community lot is a person who suffers from a disability then that occupier may keep a dog trained to assist that occupier in respect of that disability
- 8.2 An owner and/or occupier of a community lot must not keep an animal except as authorised by this section or by the Community /Corporation.

**9. INSURANCE**

- 9.1 The Community Corporation shall effect such insurance as is required by Selections 103 and 104 of the Act.
- 9.2 The Community Corporation shall insure and at all times keep insured all buildings and other improvements on the community lots for all risks that a normally prudent person would insure against and must be insured for the full cost of replacing the buildings and the other improvements with new materials and must cover incidental cost such as demolition, site clearance and architect's fees.

**10. INTERNAL FENCING**

The Fences Act (1991) as amended shall apply as between owners of adjoining Community lots

**11. STATUTORY SERVICES**

The Community Corporation shall be responsible for the maintenance repair and Replacement of services within the Common Property.

**12. DISPLAY OF ADVERTISEMENTS**

- 12.1 A person must not display an advertisement on a community lot without the approval of the Community Corporation.
- 12.2 However, this section does not prevent the display of an advertisement associated with the sale of a community lot and any small sign on a letter box restricting mail to the letter box to be Australian Post mail only.



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**13. COMMUNITY CORPORATION'S RIGHT TO RECOVER MONEY**

- 13.1 The Community Corporation shall have the right to recover any money owing to it under the by-laws as a debt.
- 13.2 An owner of a community lot must pay or reimburse the Community Corporation on demand for the cost charges and expenses of the Community Corporation in connection with contemplated or actual enforcement or preservation of any rights under the by-law in relation to the community lot owner or occupier.
- 13.3 The cost charges and expenses recoverable by the Community Corporation shall include without limitation, those expenses incurred in retaining any independent advice and administration costs in connection with those events.
- 13.4 The Community Corporation may charge interest on any overdue moneys owed to a Community Corporation at the rate of TWO PER CENT (2%) per annum above the rate charged by the Community Corporation's bankers on overdrafts less than \$10,000.00 calculated on daily balances commencing from the day that the money becomes due and payable.

**14. OFFENCES**

A person who contravenes or fails to comply with the provisions of these By-Laws is guilty of an offence.

Maximum Penalty: The maximum prescribed under the Act.

Dated this 31 day of October 2002

EXECUTED BY THE REGISTER PROPRIETOR

The Common Seal of Tradebart NQ Pty Ltd  
Was hereunto affixed in the presence of

.....  
Sole Director/Secretary

James Walter Kellie  
76 Anzac Highway  
Everard Park SA 5035

