

Form 1 - Vendor's statement

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

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Preliminary

To the purchaser:

The purpose of a statement under section 7 of the *Land and Business (Sale and Conveyancing) Act 1994* is to put you on notice of certain particulars concerning the land to be acquired.

If you intend to carry out building work on the land, change the use of the land or divide the land, you should make further inquiries to determine whether this will be permitted. For example, building work may not be permitted on land not connected to a sewerage system or common drainage scheme if the land is near a watercourse, dam, bore or the River Murray and Lakes.

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

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

Instructions to the vendor for completing this statement:

☐

means the Part, Division, particulars or item may not be applicable.

If it is applicable, ensure the box is ticked and complete the Part, Division, particulars or item.

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

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

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

Part A - Parties and land

1 Purchaser:

Address:

2 Purchaser's registered agent:

Address:

3 Vendor:

Cynthia Maree Gilchrist

Address:

9 Ames Drive

Evanston Park SA 5116

4 Vendor's registered agent:

Steve Krause

Address:

74 Brighton Road

Glenelg East SA 5045

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

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

Certificate of title - Volume: 5097 Folio: 84
1/8A Jervois Street, Glenelg North SA 5045

Unit 1 Strata Plan 6462
In the Area named Glenelg North
Hundred of Noarlunga

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

To the purchaser:

Right to cool-off (section 5)

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

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

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

2 - Time for service

The cooling-off notice must be served -

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

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

3 - Form of cooling-off notice

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

4 - Methods of service

The cooling-off notice must be -

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

74 Brighton Road, Glenelg East SA 5045

(being the vendor's last known address); or
- (c) transmitted by fax or email to the following fax number or email address:

steve@magain.com.au

(being a number or address provided to you by the vendor for the purpose of service of the notice); or

- (d) left for the vendor's agent (with a person apparently responsible to the agent) at, or posted by registered post to the agent at, the following address:

74 Brighton Road Glenelg East SA 5045

being ☒ the agent's address for service under the *Land Agents Act 1994*

☐ an address nominated by the agent to you for the purpose of service of the notice

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

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

5 - Effect of service

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

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

Schedule - Division 1 - Particulars of mortgages charges and prescribed encumbrances affecting the land
(section 7(1)(b))

Note -

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

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

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

Table of particulars

Column 1

Column 2

Column 3

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

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

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

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

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

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

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

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

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

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

1. General

1.1 Mortgage of land

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

Is this item applicable?

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

Are there attachments?

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

Certificate of title - Volume: 5097 Folio: 84

Number of mortgage (if registered):

12059774

Name of mortgagee:

Defence Bank Ltd.



Yes

Yes

1.2 Easement

(whether over the land or annexed to the land)

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

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

Is this item applicable?

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

Are there attachments?

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

Property Interest Report

Description of land subject to easement:

Portion of the land in Certificate of title - Volume: 5097 Folio: 84
1/8A Jervois Street, Glenelg North SA 5045

Nature of easement:

Statutory Easement to SA Power Networks (including those related to gas, water and sewage) may exist

Are you aware of any encroachment on the easement?

No

If YES, give details:

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

If YES, give details:



No

Yes

1.3 Restrictive covenant

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

Is this item applicable?

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

Are there attachments?

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

Nature of restrictive covenant:

Name of person in whose favour restrictive covenant operates:

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

If NO, give details:

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



14 Lease, agreement for lease, tenancy agreement or licence

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

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

Is this item applicable?

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

Are there attachments?

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

Residential Tenancy Agreement & Notice to Tenant of Lease Extensions

Name of parties:

Cynthia Maree Gilchrist

Robert Johnson

Period of lease, agreement for lease etc:

From 22/10/2019

to 21/10/2025

Amount of rent or licence fee:

\$ 660.00 per fortnight (period)

Is the lease, agreement for lease etc in writing?

Yes

If the lease or licence was granted under an Act relating to the disposal of Crown lands, specify -

(a) the Act under which the lease or licence was granted:

(b) the outstanding amounts due (including any interest or penalty):



No

Yes

5. Development Act 1993 (repealed)

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

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

Is this item applicable?

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

Are there attachments?

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

Council search and Development approval: 110/D /00069/95

Condition(s) of authorisation:

Development approval: 110/D /00069/95
Development description: Three Carport Structures For Ten Cars
Decision Date: 21 Mar 1995



No

Yes

5.2 section 50(1) Requirement to vest land in a council or the Crown to be held as open space	Is this item applicable? Will this be discharged or satisfied prior to or at settlement? Are there attachments? If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars): Date requirement given: Name of body giving requirement: Nature of requirement: Contribution payable (if any): \$	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
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5.3 section 50(2) Agreement to vest land in a council or the Crown to be held as open space	Is this item applicable? Will this be discharged or satisfied prior to or at settlement? Are there attachments? If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars): Date of agreement: Names of parties: Terms of agreement: Contribution payable (if any): \$	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
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5.4 section 55 Order to remove or perform work	Is this item applicable? Will this be discharged or satisfied prior to or at settlement? Are there attachments? If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars): Date of order: Terms of order: Building work (if any) required to be carried out: Amount payable (if any): \$	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
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5.5 section 56 - Notice to complete development	Is this item applicable?	<input type="checkbox"/>
	Will this be discharged or satisfied prior to or at settlement?	<input type="checkbox"/>
	Are there attachments?	<input type="checkbox"/>
	If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):	<input type="text"/>
	Date of notice:	<input type="text"/>
	Requirements of notice:	<input type="text"/>
	Building work (if any) required to be carried out:	<input type="text"/>
Amount payable (if any):	<input type="text"/>	
	\$ <input type="text"/>	

5.6 section 57 - Land management agreement	Is this item applicable?	<input type="checkbox"/>
	Will this be discharged or satisfied prior to or at settlement?	<input type="checkbox"/>
	Are there attachments?	<input type="checkbox"/>
	If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):	<input type="text"/>
	Date of agreement:	<input type="text"/>
	Names of parties:	<input type="text"/>
	Terms of agreement:	<input type="text"/>

5.7 section 60 - Notice of intention by building owner	Is this item applicable?	<input type="checkbox"/>
	Will this be discharged or satisfied prior to or at settlement?	<input type="checkbox"/>
	Are there attachments?	<input type="checkbox"/>
	If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):	<input type="text"/>
	Date of notice:	<input type="text"/>
	Building work proposed (as stated in the notice):	<input type="text"/>
	Other building work as required pursuant to the Act:	<input type="text"/>

5.8 section 69 - Emergency order

Is this item applicable?

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

Are there attachments?

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

Date of order:

Name of authorised officer who made order:

Name of authority that appointed the authorised officer:

Nature of order:

Amount payable (if any):

5.9 section 71 - Fire safety notice

Is this item applicable?

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

Are there attachments?

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

Date of notice:

Name of authority giving notice:

Requirements of notice:

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

Amount payable (if any):

5.10 section 84 - Enforcement notice

Is this item applicable?

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

Are there attachments?

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

Date of notice given:

5.10 section 84 - Enforcement notice
(continued)

Name of relevant authority giving notice:

Nature of directions contained in notice:

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

Amount payable (if any):

\$

5.11 section 85(6), 85(10) or 106
Enforcement order

Is this item applicable?

☐

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

☐

Are there attachments?

☐

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

Date order made:

Name of court that made order:

Action number:

Names of parties:

Terms of order:

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

5.12 Part 11 Division 2 - Proceedings

Is this item applicable?

☐

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

☐

Are there attachments?

☐

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

Date of commencement of proceedings:

Date of determination or order (if any):

Terms of determination or order (if any):

6. Repealed Act conditions

<div>6.1</div> <div>Condition (that continues to apply) of an approval or authorisation granted under the Building Act 1971 (repealed), the City of Adelaide Development Control Act 1976 (repealed), the Planning Act 1982 (repealed) or the Planning and Development Act 1966 (repealed)</div> <div><div>[Note - Do not omit this item. This item and its heading must be included in the statement even if not applicable.]</div></div>	<div>Is this item applicable?</div> <div>Will this be discharged or satisfied prior to or at settlement?</div> <div>Are there attachments?</div> <div>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</div> <div></div> <div>Nature of condition(s):</div> <div></div>	<div><div></div></div> <div><div></div></div> <div><div></div></div>
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7. Emergency Services Funding Act 1998

<div>7.1</div> <div>section 16 - Notice to pay levy</div>	<div>Is this item applicable?</div> <div>Will this be discharged or satisfied prior to or at settlement?</div> <div>Are there attachments?</div> <div>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</div> <div>Certificate of Emergency Services Levy Payable</div> <div>Date of notice:</div> <div>14-05-2025</div> <div>Amount of levy payable:</div> <div>\$0.00</div>	<div><div>✓</div></div> <div><div>Yes</div></div> <div><div>Yes</div></div>
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19. Land Tax Act 1936

19.1 Notice, order or demand for payment of land tax

Is this item applicable?

☒

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

Are there attachments?

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

Certificate of Land Tax Payable

Date of notice, order or demand:

14/05/2025

Amount payable (as stated in the notice):

\$0.00

DRAFT

21. Local Government Act 1999

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

Is this item applicable?

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

Are there attachments?

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

Local Government Search - rates page

Date of notice, order etc:

15/05/2025

Name of council by which, or person by whom, notice, order etc is given or made:

City of Holdfast Bay

Land subject thereto:

Certificate of title - Volume: 5097 Folio: 84
1/8A Jervois Street, Glenelg North SA 5045

Nature of requirements contained in notice, order etc:

General rates 2024/2025 Financial Year

Time for carrying out requirements:

Refer to Local Government rates search

Amount payable (if any):

\$313.00

☒

Yes

Yes

29. Planning, Development and Infrastructure Act 2016

29.1 Part 5 - Planning and Design Code

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

Is this item applicable?



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

No

Are there attachments?

Yes

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

Property Interest report, Local Government Search and Data extract for section 7 search purposes

Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code):

Zones: Housing Diversity Neighbourhood (HDN)
Subzones: No
Zoning overlays: See attached Data extract for section 7 search purposes

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

No

Is the land designated as a local heritage place?

No

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

No

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

Yes

Note - For further information about the Planning and Design Code visit www.code.plan.sa.gov.au.

29.2	section 127 – Condition (that continues to apply) of a development authorisation	Is this item applicable? <input type="checkbox"/>
		Will this be discharged or satisfied prior to or at settlement? <input type="checkbox"/>
		Are there attachments? <input type="checkbox"/>
	[Note - Do not omit this item. The item and its heading must be included in the attachment even if not applicable.]	If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars): <div></div>
		Date of authorisation: <div></div>
		Name of relevant authority that granted authorisation: <div></div>
		Condition(s) of authorisation: <div></div>

29.3	section 139 – Notice of proposed work and notice may require access	Is this item applicable? <input type="checkbox"/>
		Will this be discharged or satisfied prior to or at settlement? <input type="checkbox"/>
		Are there attachments? <input type="checkbox"/>
		If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars): <div></div>
		Date of notice: <div></div>
		Name of person giving notice of proposed work: <div></div>
		Building work proposed (as stated in the notice): <div></div>
		Other building work as required pursuant to the Act: <div></div>

29.4	section 140 – Notice requesting access	Is this item applicable?	<input type="checkbox"/>
		Will this be discharged or satisfied prior to or at settlement?	<input type="checkbox"/>
		Are there attachments?	<input type="checkbox"/>
		If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):	<input type="text"/>
		<input type="text"/>	
		Date of notice:	<input type="text"/>
		Name of person requesting access:	<input type="text"/>
		Reason for which access is sought (as stated in the notice):	<input type="text"/>
		Activity of work to be carried out:	<input type="text"/>

29.5	section 141 – Order to remove or perform work	Is this item applicable?	<input type="checkbox"/>
		Will this be discharged or satisfied prior to or at settlement?	<input type="checkbox"/>
		Are there attachments?	<input type="checkbox"/>
		If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):	<input type="text"/>
		<input type="text"/>	
		Date of order:	<input type="text"/>
		Terms of order:	<input type="text"/>
		Building work (if any) required to be carried out:	<input type="text"/>
		Amount payable (if any):	<input type="text"/>

~~29.6~~

~~section 142 - Notice to complete development~~

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~Date of notice:~~

~~Requirements of notice:~~

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

~~Amount payable (if any):~~

~~29.7~~

~~section 155 - Emergency order~~

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~Date of order:~~

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

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

~~Nature of order:~~

~~Amount payable (if any):~~

29.8	section 157 – Fire safety notice	Is this item applicable?	<input type="checkbox"/>
		Will this be discharged or satisfied prior to or at settlement?	<input type="checkbox"/>
		Are there attachments?	<input type="checkbox"/>
		If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):	<input type="checkbox"/>
		<div></div>	
		Date of notice:	
		<div></div>	
		Name of authority giving notice:	
		<div></div>	
		Requirements of notice:	
		<div></div>	
		Building work (if any) required to be carried out:	
		<div></div>	
		Amount payable (if any):	
		<div></div>	

29.9	section 192 or 193 – Land management agreement	Is this item applicable?	<input type="checkbox"/>
		Will this be discharged or satisfied prior to or at settlement?	<input type="checkbox"/>
		Are there attachments?	<input type="checkbox"/>
		If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):	<input type="checkbox"/>
		<div></div>	
		Date of agreement:	
		<div></div>	
		Names of parties:	
		<div></div>	
		Terms of agreement:	
		<div></div>	

29.10	section 198(1) Requirement to vest land in a council or the Crown to be held as open space	Is this item applicable?	<input type="checkbox"/>
		Will this be discharged or satisfied prior to or at settlement?	<input type="checkbox"/>
		Are there attachments?	<input type="checkbox"/>
		If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):	<input type="text"/>
		<input type="text"/>	
		Date requirement given:	
		<input type="text"/>	
		Name of body giving requirement:	
		<input type="text"/>	
		Nature of requirement:	
		<input type="text"/>	
		Contribution payable (if any):	
		<input type="text"/>	

29.11	section 198(2) Agreement to vest land in a council or the Crown to be held as open space	Is this item applicable?	<input type="checkbox"/>
		Will this be discharged or satisfied prior to or at settlement?	<input type="checkbox"/>
		Are there attachments?	<input type="checkbox"/>
		If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):	<input type="text"/>
		<input type="text"/>	
		Date of agreement:	
		<input type="text"/>	
		Names of parties:	
		<input type="text"/>	
		Terms of agreement:	
		<input type="text"/>	
		Contribution payable (if any):	
		<input type="text"/>	

Is this item applicable?

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

Are there attachments?

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

Date of commencement of proceedings:

Date of determination or order (if any):

Terms of determination or order (if any):

Is this item applicable?

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

Are there attachments?

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

Date notice given:

Name of designated authority giving notice:

Nature of directions contained in notice:

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

Amount payable (if any):

29.14	section 214(6), 214(10) or 222 - Enforcement order	Is this item applicable?	<input type="checkbox"/>
		Will this be discharged or satisfied prior to or at settlement?	<input type="checkbox"/>
		Are there attachments?	<input type="checkbox"/>
		If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):	<input type="checkbox"/>
		<div></div>	
		Date order made:	
		<div></div>	
		Name of court that made order:	
		<div></div>	
		Action number:	
		<div></div>	
		Names of parties:	
		<div></div>	
		Terms of order:	
		<div></div>	
		Building work (if any) required to be carried out:	
		<div></div>	

34. Water Industry Act 2012

34.1 Notice or order under the Act requiring payment of charges or other amounts or making other requirement

✓

Yes

Yes

Is this item applicable?

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

Are there attachments?

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

SA Water Certificate

Date of notice or order:

14/05/2025

Name or person or body who served notice or order:

South Australian Water Corporation

Amount payable (if any) as specified in the notice or order:

\$821.21CR

Nature of other requirement made (if any) as specified in the notice or order:

Payment of SA Water rates and charges

Particulars relating to a strata unit

1	Name of strata corporation:	Strata Corporation 6462 Inc.
	Address of strata corporation:	8A Jervois Street Glenelg North SA 5045

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

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

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

See attached Section 41 Statement

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

See attached Section 41 Statement

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

See attached Section 41 Statement

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

See attached Strata Plan (Lot entitlement: 990/10000)

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

4 Documents supplied by the strata corporation that are enclosed:

(a) a copy of the minutes of the general meetings of the strata corporation and management committee

☒ for the 2 years preceding this statement or

☐ since the deposit of the strata plan;

Yes

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

Yes

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

Yes

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

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

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

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

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

Name: Adelaide Strata & Community Management

Address: 1/102 Greenhill Road

Unley SA 5061

Note-

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



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

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

Governance

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

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

Use of your property

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

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

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

Are you buying a debt?

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

Expenses

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

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

Guarantee

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

Contracts

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

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

Buying off the plan

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

Mixed use developments—voting rights

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

Further information

The Real Estate Institute of South Australia provides an information service for enquiries about real estate transactions, see www.reisa.com.au.

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

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

You can also seek advice from a legal practitioner.

ANNEXURES

- ☐ There are no documents annexed hereto
- ☒ The following documents are annexed hereto -

Certificate(s) of title to the land
Check search
Historical search
Title and valuation package
Property Interest Report
Local Government Search
Data extract for section 7 search purposes
Residential Lease Agreement and Lease Extension
Strata Plan
Section 41 Statement
Certificate of Emergency Services Levy payable
Certificate of Land Tax payable
SA Water certificate
Form R3 – Buyers Information Notice
Form R7 - Warning Notice

ACKNOWLEDGEMENT OF RECEIPT OF FORM 1 – VENDOR'S STATEMENT (Section 7, *Land and Business (Sale and Conveyancing) Act 1994*)

☐ the abovenamed Purchaser(s), hereby acknowledge having received this day the Form 1 with the annexures as set out above.
*I/We

Dated (dd/mm/yyyy) :

Signed:

Purchaser(s)

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

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

Buyers information notice

Prescribed notice to be given to purchaser

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

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

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

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

Safety

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

Enjoyment

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

Value

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

For more information on these matters visit www.cbs.sa.gov.au

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

Land and Business (Sale and Conveyancing) Act 1994 - section 24B

*Land and Business (Sale and Conveyancing) Regulations 2010 -
regulation 21*

Warning notice

Financial and investment advice

A land agent or sales representative who provides financial or investment advice to you in connection with the sale or purchase of land or a business is obliged to tell you the following;

You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice.

NOTE: For the purposes of section 24B of the Act, an agent or sales representative who provides financial or investment advice to a person in connection with the sale or purchase of land or a business must:

- a) in the case of oral advice - immediately before giving the advice, give the person warning of the matters set out in this Form orally, prefaced by the words "I am legally required to give you this warning"; or
- b) in the case of written advice - at the same time as giving the advice or as soon as reasonably practicable after giving the advice, give the person this Form, printed or typewritten in not smaller than 12-point type.

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 5097 Folio 84

Parent Title(s) CT 5013/243, CT 5071/92
Creating Dealing(s) AP 7311860
Title Issued 18/11/1992 **Edition** 9 **Edition Issued** 24/01/2014

Estate Type

FEE SIMPLE (UNIT)

Registered Proprietor

CYNTHIA MAREE GILCHRIST
 OF PO BOX 309 RAAF BASE TINDAL NT 0853

Description of Land

UNIT 1 STRATA PLAN 6462
 IN THE AREA NAMED GLENELG NORTH
 HUNDRED OF NOARLUNGA

Easements

NIL

Schedule of Dealings

Dealing Number	Description
12059774	MORTGAGE TO DEFENCE BANK LTD.

Notations

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

Certificate of Title

Title Reference: CT 5097/84
Status: CURRENT
Edition: 9

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

DRAFT

Certificate of Title

Title Reference: CT 5097/84

Status: CURRENT

Parent Title(s): CT 5013/243, CT 5071/92

Dealing(s) Creating Title: AP 7311860

Title Issued: 18/11/1992

Edition: 9

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
20/12/2013	24/01/2014	12059774	MORTGAGE	REGISTERED	DEFENCE BANK LTD.
20/12/2013	24/01/2014	12059773	TRANSFER	REGISTERED	CYNTHIA MAREE GILCHRIST
20/12/2013	24/01/2014	12059772	DISCHARGE OF MORTGAGE	REGISTERED	11226155
02/10/2013	22/10/2013	12017179	VESTING (GLOBAL UPDATE)	REGISTERED	WESTPAC BANKING CORPORATION 11226155
28/07/2009	31/08/2009	11226155	MORTGAGE	REGISTERED	ST.GEORGE BANK LTD. (ACN: 055 513 070)
28/07/2009	31/08/2009	11226154	TRANSFER	REGISTERED	IAN PETER HENDRY
28/07/2009	31/08/2009	11226153	DISCHARGE OF MORTGAGE	REGISTERED	10187041
17/03/2005	23/03/2005	10187041	MORTGAGE	REGISTERED	COMMONWEALTH BANK OF AUSTRALIA
17/03/2005	23/03/2005	10187040	TRANSFER	REGISTERED	CLAIRE LOUISE TULLY
29/11/2002	30/01/2003	9475043	TRANSFER	REGISTERED	DOREEN CLARE BRENNAN, LYN URSULA MODISTACH
29/11/2002	30/01/2003	9475042	DISCHARGE OF MORTGAGE	REGISTERED	9425319
13/09/2002	26/09/2002	9425319	MORTGAGE	REGISTERED	CPS CREDIT UNION (SA) LTD.
13/09/2002	26/09/2002	9425318	DISCHARGE OF MORTGAGE	REGISTERED	9006356
07/12/2000	04/01/2001	9006356	MORTGAGE	REGISTERED	COMMONWEALTH BANK OF AUSTRALIA

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
07/12/2000	04/01/2001	9006355	TRANSFER	REGISTERED	ANDREW ROBERT HARDACRE
07/12/2000	04/01/2001	9006350	DISCHARGE OF MORTGAGE	REGISTERED	8824598
21/01/2000	09/02/2000	8824598	MORTGAGE	REGISTERED	COMMONWEALTH BANK OF AUSTRALIA
21/01/2000	09/02/2000	8824597	TRANSFER	REGISTERED	ANDREW ROBERT HARDACRE, STEFANIA NAVACCHI
21/12/1993	19/01/1994	7633496	TRANSFER	REGISTERED	KARL HEINZ JUST

DRAFT

Certificate of Title

Title Reference CT 5097/84
Status CURRENT
Easement NO
Owner Number 16317336
Address for Notices PO BOX 309 RAAF BASE TINDAL N T 0853
Area NOT AVAILABLE

Estate Type

Fee Simple (Unit)

Registered Proprietor

CYNTHIA MAREE GILCHRIST
OF PO BOX 309 RAAF BASE TINDAL NT 0853

Description of Land

UNIT 1 STRATA PLAN 6462
IN THE AREA NAMED GLENELG NORTH
HUNDRED OF NOARLUNGA

Last Sale Details

Dealing Reference TRANSFER (T) 12059773
Dealing Date 20/12/2013
Sale Price \$225,000
Sale Type TRANSFER FOR FULL MONETARY CONSIDERATION

Constraints

Encumbrances

Dealing Type	Dealing Number	Beneficiary
MORTGAGE	12059774	DEFENCE BANK LTD.

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
1255914001	CURRENT	Unit 1, 8A JERVOIS STREET, GLENELG NORTH, SA 5045

Notations

Dealings Affecting Title

NIL

Notations on Plan

NIL

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number	1255914001
Type	Site & Capital Value
Date of Valuation	01/01/2024
Status	CURRENT
Operative From	01/07/1986
Property Location	Unit 1, 8A JERVOIS STREET, GLENELG NORTH, SA 5045
Local Government	HOLDFAST BAY
Owner Names	CYNTHIA MAREE GILCHRIST
Owner Number	16317336
Address for Notices	PO BOX 309 RAAF BASE TINDAL N T 0853
Zone / Subzone	HDN - Housing Diversity Neighbourhood
Water Available	Yes
Sewer Available	Yes
Land Use	1320 - Ground Floor Home Unit In A Multi-Storey Block
Description	3H/UNIT CP
Local Government Description	Residential

Parcels

Plan/Parcel	Title Reference(s)
S6462 UNIT 1	CT 5097/84

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$140,000	\$275,000			
Previous	\$133,000	\$240,000			

Building Details

Valuation Number 1255914001

Building Style	Conventional
Year Built	1965
Building Condition	Good
Wall Construction	Brick
Roof Construction	Tiled (Terra Cotta or Cement)
Equivalent Main Area	41 sqm
Number of Main Rooms	3

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

DRAFT

Property Interest Report

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

Title Reference	CT 5097/84	Reference No. 2673450
Registered Proprietors	C M*GILCHRIST	Prepared 13/05/2025 14:09
Address of Property	Unit 1, 8A JERVOIS STREET, GLENELG NORTH, SA 5045	
Local Govt. Authority	CITY OF HOLDFAST BAY	
Local Govt. Address	PO BOX 19 BRIGHTON 5048	

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

Table of Particulars

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

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

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

1. General

- | | | |
|-----|--|--|
| 1.1 | Mortgage of land
<i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i> | Refer to the Certificate of Title |
| 1.2 | Easement
(whether over the land or annexed to the land)

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

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

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

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

also

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

2. Aboriginal Heritage Act 1988

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

an area surrounding a site

- 2.3 Part 3 Division 6 - Aboriginal heritage agreement

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

also

Refer to the Certificate of Title

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

- 3.1 section 8 - Human remains interred on land

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

also

contact the vendor for these details

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

- 4.1 section 5 - Notice requiring payment

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

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

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

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

- 5.4 section 55 - Order to remove or perform work

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

also

Contact the Local Government Authority for other details that might apply

- 5.5 section 56 - Notice to complete development

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

also

Contact the Local Government Authority for other details that might apply

- 5.6 section 57 - Land management agreement

Refer to the Certificate of Title

- 5.7 section 60 - Notice of intention by building owner

Contact the vendor for these details

- 5.8 section 69 - Emergency order

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

also

Contact the Local Government Authority for other details that might apply

- 5.9 section 71 - Fire safety notice

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

5.10	section 84 - Enforcement notice	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
5.11	section 85(6), 85(10) or 106 - Enforcement order	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
5.12	Part 11 Division 2 - Proceedings	Contact the Local Government Authority for other details that might apply also Contact the vendor for these details
6. Repealed Act conditions		
6.1	Condition (that continues to apply) of an approval or authorisation granted under the <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
7. Emergency Services Funding Act 1998		
7.1	section 16 - Notice to pay levy	An Emergency Services Levy Certificate will be forwarded. If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750. Clients who have misplaced or not received their certificates and are RevenueSA Online users should log into RevenueSA Online and reprint their certificates www.revenuesaonline.sa.gov.au
8. Environment Protection Act 1993		
8.1	section 59 - Environment performance agreement that is registered in relation to the land	EPA (SA) does not have any current Performance Agreements registered on this title
8.2	section 93 - Environment protection order that is registered in relation to the land	EPA (SA) does not have any current Environment Protection Orders registered on this title
8.3	section 93A - Environment protection order relating to cessation of activity that is registered in relation to the land	EPA (SA) does not have any current Orders registered on this title
8.4	section 99 - Clean-up order that is registered in relation to the land	EPA (SA) does not have any current Clean-up orders registered on this title
8.5	section 100 - Clean-up authorisation that is registered in relation to the land	EPA (SA) does not have any current Clean-up authorisations registered on this title
8.6	section 103H - Site contamination assessment order that is registered in relation to the land	EPA (SA) does not have any current Orders registered on this title
8.7	section 103J - Site remediation order that is registered in relation to the land	EPA (SA) does not have any current Orders registered on this title
8.8	section 103N - Notice of declaration of special management area in relation to the land (due to possible existence of site contamination)	EPA (SA) does not have any current Orders registered on this title

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

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

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

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

21. **Local Government Act 1999**

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

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

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

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

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

24. **Mining Act 1971**

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

24.9	Proclamation with respect to a private mine	Mineral Tenements in the Department of Energy and Mining has no record of any proclamation affecting this title
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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
- The Planning and Design Code (the Code) is a statutory instrument under the *Planning, Development and Infrastructure Act 2016* for the purposes of development assessment and related matters within South Australia. The Code contains the planning rules and policies that guide what can be developed in South Australia. Planning authorities use these planning rules to assess development applications. To search and view details of proposed statewide code amendments or code amendments within a local government area, please search the code amendment register on the SA Planning Portal: https://plan.sa.gov.au/have_your_say/code-amendments/code_amendment_register or phone PlanSA on 1800 752 664.
- 29.2 section 127 - Condition (that continues to apply) of a development authorisation
[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]
- State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title
- also
- Contact the Local Government Authority for other details that might apply
- 29.3 section 139 - Notice of proposed work and notice may require access
- Contact the vendor for these details
- 29.4 section 140 - Notice requesting access
- Contact the vendor for these details
- 29.5 section 141 - Order to remove or perform work
- State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title
- also
- Contact the Local Government Authority for other details that might apply
- 29.6 section 142 - Notice to complete development
- State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title
- also
- Contact the Local Government Authority for other details that might apply
- 29.7 section 155 - Emergency order
- State Planning Commission in the Department for Housing and Urban Development

has no record of any order or notice affecting this title

also

Contact the Local Government Authority for other details that might apply

29.8 section 157 - Fire safety notice

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

also

Contact the Local Government Authority for other details that might apply

29.9 section 192 or 193 - Land management agreement

Refer to the Certificate of Title

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

29.12 Part 16 Division 1 - Proceedings

Contact the Local Government Authority for details relevant to this item

also

Contact the vendor for other details that might apply

29.13 section 213 - Enforcement notice

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

also

Contact the Local Government Authority for other details that might apply

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

Contact the Local Government Authority for details relevant to this item

also

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

30. *Plant Health Act 2009*

30.1 section 8 or 9 - Notice or order concerning pests

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

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

31.1 Part 3 - Notice

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

also

Contact the Local Government Authority for other details that might apply

31.2 *Public and Environmental Health (Waste Control) Regulations 2010 (or 1995)* (revoked) Part 2 - Condition (that continues to apply) of an approval

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

also

Contact the Local Government Authority for other details that might apply

31.3 *Public and Environmental Health (Waste Control) Regulations 2010* (revoked) regulation 19 - Maintenance order (that has not been complied with)

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

also

Contact the Local Government Authority for other details that might apply

32. *South Australian Public Health Act 2011*

- | | | |
|------|---|---|
| 32.1 | section 66 - Direction or requirement to avert spread of disease | Public Health in DHW has no record of any direction or requirement affecting this title |
| 32.2 | section 92 - Notice | Public Health in DHW has no record of any notice affecting this title

also

Contact the Local Government Authority for other details that might apply |
| 32.3 | <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 |

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

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

34. *Water Industry Act 2012*

- | | | |
|------|---|--|
| 34.1 | Notice or order under the Act requiring payment of charges or other amounts or making other requirement | An SA Water Certificate will be forwarded. If you do not receive the certificate please contact the SA Water Customer Contact Centre on 1300 650 950

also

The Office of the Technical Regulator in DEM has no record of any notice or order affecting this title

also

Lightsview Re-Water Supply Co Pty Ltd has no record of any notice or order affecting this title.

also

Robusto Investments Pty. Ltd. trading as Compass Springs has no current record of any notice or order affecting this title.

also

Alano Utilities Pty. Ltd. has no record of any notice or order affecting this title. |
|------|---|--|

35. *Water Resources Act 1997 (repealed)*

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

36. *Other charges*

- | | | |
|------|--|--|
| 36.1 | Charge of any kind affecting the land (not included in another item) | Refer to the Certificate of Title

also

Contact the vendor for these details

also

Contact the Local Government Authority for other details that might apply |
|------|--|--|

Other Particulars

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

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

Additional Information

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

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

Notices

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

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

Building restrictions

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

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

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

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

Statutory easements

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

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

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

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

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

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

Land Tax Act 1936 and Regulations thereunder

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

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

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

Information should be obtained from:

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

Landscape South Australia 2019

Water Resources Management - Taking of underground water

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

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

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

DRAFT

15 May 2025

Searchlight Technology
PO Box 232
ADELAIDE SA 5000

CERTIFICATE – COUNCIL CHARGES

VALUER GEN NO: 1255914001

BILLING NO: 264308

SECTION/ALLOT:

Unit 1 Sec 184 SP 6462 Vol 5097 Fol 84

HUNDRED:

Noarlunga

PROPERTY ADDRESS:

1/8A Jervois Street GLENELG NORTH SA 5045

CERTIFICATE OF TITLE:

CT 5097/84

OWNER:

Cynthia M Gilchrist

PURSUANT TO SECTION 187 OF THE LOCAL GOVERNMENT ACT, 1999 I CERTIFY THAT THE FOLLOWING AMOUNTS ARE DUE AND PAYABLE IN RESPECT OF AND ARE A CHARGE AGAINST THE ABOVE PROPERTY:

Rates and Arrears - prior to 30/06/2024	0.00
Legal Fees	0.00
Rates for current financial year	1,253.95
Postponed Rates for current financial year	0.00
Postponed Interest for current financial year	0.00
Fines and interest for current financial year	0.00
Less Rate Capping	0.00
Less Rebate	0.00
Less Adjustments / Payments Received	(940.95)
Balance of rates and other monies due and payable	\$313.00
Instalment/s Due:	
Due 02/06/2025	\$313.00

Please note Council's official street number for this property is **1/8A Jervois Street GLENELG NORTH SA 5045.***

Payment of Rates at Settlement

Payment of the the full year's rate is required when a property sold, unless otherwise advised in writing that new owner(s) are responsible for the balance of the rates.

Payment of rates can be made via B-Pay – Biller Code 10132 and Reference Number 264308

Section 178 (3) (c) of the Local Government Act 1999, states that rates may be recovered as a debt from any other person who was at the ***time of the declaration of the rates an owner or occupier of the land.***

Update of Rates Searches

Free update within three (3) months of the original search issue date.

Please be aware that all searches expire at the end of the financial year. For the new financial year rates, you will need to order and pay the appropriate fee for a Section 187 in the next financial year period.

If you have any queries regarding this, please do not hesitate to contact the Rates Section on 8229 9999.

M Woolford

AUTHORISED OFFICER

Searchlight Technology
PO Box 232
ADELAIDE SA 5000

Dear Sir/Madam

RE: REQUEST FOR INFORMATION

We refer to your request and now attach particulars and documentary material which Council must supply pursuant to the provisions of the Local Government Act and the Land and Business (Sale and Conveyancing) Act 1994.

Yours faithfully



Pamela Jackson
Chief Executive Officer

**PRESCRIBED INFORMATION
DEVELOPMENT SECTION**

CONDITION (THAT CONTINUES TO APPLY) OF AN APPROVAL OR AUTHORISATION GRANTED UNDER ANY OF THE FOLLOWING REPEALED ACTS:

BUILDING ACT 1971

CITY OF ADELAIDE DEVELOPMENT CONTROL ACT 1976

PLANNING AND DEVELOPMENT ACT 1966

PLANNING ACT 1982

No

DEVELOPMENT PLAN UNDER THE DEVELOPMENT ACT 1993

Title or other brief description of zone or policy area in which the land is situated (as shown in the Development Plan):

N/A (Refer attached Section 7 Report)

Is the land situated in a designated State Heritage Area?

No

Is the land designated as a place of Local Heritage value?

No

Is there a current Development Plan Amendment released for public consultation by a council on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?

No

Is there a current Development Plan Amendment released for public consultation by the Minister on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?

No

CONDITION (THAT CONTINUES TO APPLY) OF A DEVELOPMENT AUTHORISATION GRANTED UNDER THE DEVELOPMENT ACT 1993.

Application Number: 110/D /00069/95

Application Description: Three Carport Structures For Ten Cars

Decision Date: 21 Mar 1995

PROVISIONAL DEVELOPMENT PLAN CONSENT CONDITIONS:

1. That the design and siting of all buildings and structures and site works be as shown on the plans submitted to and approved by Council unless varied by any subsequent conditions imposed therein.
2. That the premises be maintained, kept tidy, free of graffiti and in good repair and condition to the reasonable satisfaction of Council at all times.
3. That adequate provision be made for the disposal of stormwater from the site to the reasonable satisfaction of Council.

ENFORCEMENT NOTICE UNDER SECTION 84, OR ENFORCEMENT ORDER UNDER SECTION 85(6), 85(10) OR 106 OF THE DEVELOPMENT ACT 1993 OR ENFORCEMENT NOTICE UNDER SECTION 213 OR ENFORCEMENT ORDER 214(6), 214 (10) OR 222 OF THE PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016.

No

LAND MANAGEMENT AGREEMENT UNDER SECTION 57 OF THE DEVELOPMENT ACT 1993 OR LAND MANAGEMENT AGREEMENT UNDER SECTION 192 OR 193 OF THE PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016.

Refer Certificate of Title for any details.

REQUIREMENTS UNDER SECTION 50(1) OR AGREEMENT UNDER SECTION 50(2) OR THE DEVELOPMENT ACT 1993 TO VEST LAND IN A COUNCIL OR THE CROWN TO BE HELD AS OPEN SPACE OR TO VEST LAND IN A COUNCIL OR THE CROWN TO BE HELD AS OPEN SPACE 198 (1) AND 198(2) OF THE PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016.

No

EMERGENCY ORDER UNDER SECTION 69 OF THE DEVELOPMENT ACT 1993 OR EMERGENCY ORDER NOTICE UNDER SECTION 155 OF THE PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016.

No

FIRE SAFETY NOTICE UNDER SECTION 71 OF THE DEVELOPMENT ACT 1993 OR FIRE SAFETY NOTICE UNDER SECTION 157 OF THE PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016.

No

ORDER UNDER SECTION 55 OF THE DEVELOPMENT ACT 1993 TO REMOVE WORK OR NOTICE OR ORDER UNDER 56 OF THAT ACT TO COMPLETE DEVELOPMENT OR ORDER TO REMOVE OR PERFORM WORK UNDER SECTION 141 AND NOTICE TO COMPLETE UNDER SECTION 142 OF THE PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016.

No

PROCEEDINGS UNDER DIVISION 2 OF PART 11 OF THE DEVELOPMENT ACT 1993 OR PROCEEDINGS UNDER PART 16 DIVISION 1.

No

Date of commencement of proceedings

N/A

Date of determination or order (if any).

N/A

Terms of determination or order (if any)

N/A

Note: Building Indemnity insurance is not required for –

- (a) Domestic building work for which approval under the *Building Act 1971* or a development authorisation under the *Development Act 1993* was not required; or
- (b) Minor domestic building work (see section 3 of the *Building Work Contractors Act 1995*); or
- (c) Domestic building work commenced before 1 May, 1987; or
- (d) Building work in respect of which an exemption from the application of Division 3 of Part 5 of the *Building Work Contractors Act 1995* applies under the *Building Work Contractors Regulations 1996*; or
- (e) Building work in respect of which an exemption from the application of division 3 of Part 5 of the *Building Work Contractors Act 1995* has been granted by the Minister under section 45 of that Act.

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

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

No

Note:

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

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

It is should be noted that –

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

CERTIFIED DEVELOPMENT SECTION



DATE 15/05/2025

Data Extract for Section 7 search purposes

Valuation ID 1255914001

Data Extract Date: 15/05/2025

Parcel ID: S6462 UN1

Certificate Title: CT5097/84

Property Address: UNIT 1 8A JERVOIS ST GLENELG NORTH SA 5045

Zones

Housing Diversity Neighbourhood (HDN)

Subzones

No

Zoning overlays

Overlays

Aircraft Noise Exposure (ANEF 20)

The Aircraft Noise Exposure Overlay seeks to ensure development sensitive to aircraft noise is designed to minimise noise intrusion and provide appropriate interior acoustic amenity.

Airport Building Heights (Regulated) (All structures over 15 metres)

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

Affordable Housing

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

Building Near Airfields

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

Hazards (Flooding - General)

The Hazards (Flooding - General) Overlay seeks to minimise impacts of general flood risk through appropriate siting and design of development.

Major Urban Transport Routes

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

Prescribed Wells Area

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

Regulated and Significant Tree

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

Stormwater Management

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

Traffic Generating Development

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

Urban Tree Canopy

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

Is the land situated in a State Heritage Place/Area

No

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

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

Is the land designated as a Local Heritage Place

No

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

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

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

No

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

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

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

Associated Development Authorisation Information

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

No

Land Management Agreement (LMA)

No

DRAFT

**PRESCRIBED INFORMATION
HEALTH SECTION**

PRESCRIBED ENCUMBRANCES

(Strike out the responses not required)

PARTICULARS REQUIRED

Notice, order, declaration, charge, claim or demand given or made under the Local Government Act 1999. (Health Section only – refer to General Section also)	Nil
Order under 254 of the Local Government Act 1999. (Health Section only – refer to General Section also)	Nil
Notice or declaration under the Housing Improvement Act 1940.	Not applicable
South Australian Public Health Act 2011. Notice under the Supported Residential Facilities Act 1992.	Nil
Improvement Notice under section 44 of the Food Act 2001 Prohibition Order under section 46 of the Food Act 2001	Nil

CERTIFIED HEALTH SECTION

Phill

DATE 15/05/2025

**PRESCRIBED INFORMATION
GENERAL SECTION**

PRESCRIBED ENCUMBRANCES

(Strike out the responses not required)

PARTICULARS REQUIRED

Notice, order, declaration, charge, claim or demand given or made under the Local Government Act 1999. (General Section only – refer to Health Section also)	Nil
Order under 254 of the Local Government Act 1999. (General Section only – refer to Health Section also)	Nil
Notice under section 105F(or section 56 or 83 (repealed)) – Notice to take action to prevent outbreak or spread of fire of the Fire and Emergency Services Act 2005.	Nil
Notice under section 48 or 58 of the Animal and Plant Control (Agricultural Protection and Other Purposes) Act 1986 for the destruction or control of animal or plants.	Not applicable
Notice under section 60 of the Animal and Plant Control (Agricultural Protection and Other Purposes) Act 1986 for the destruction or control of plants on road reserve.	Not applicable
Notice or order under the section 30 of the Local Nuisance and Litter Control Act 2016	Nil

CERTIFIED GENERAL SECTION



DATE 15/05/2025

Tax Invoice
Official Receipt

ABN: 62 551 270 492

14/05/2025 Receipt No: 2523021

To: Searchlight Technology
PO Box 232
ADELAIDE SA 5000

Serving Our Community

Applic	Reference	Amount
Certs		
	CERT1337/24	\$68.75
	To 1/8A Jervois Street GLENELG NORTH SA 5045	

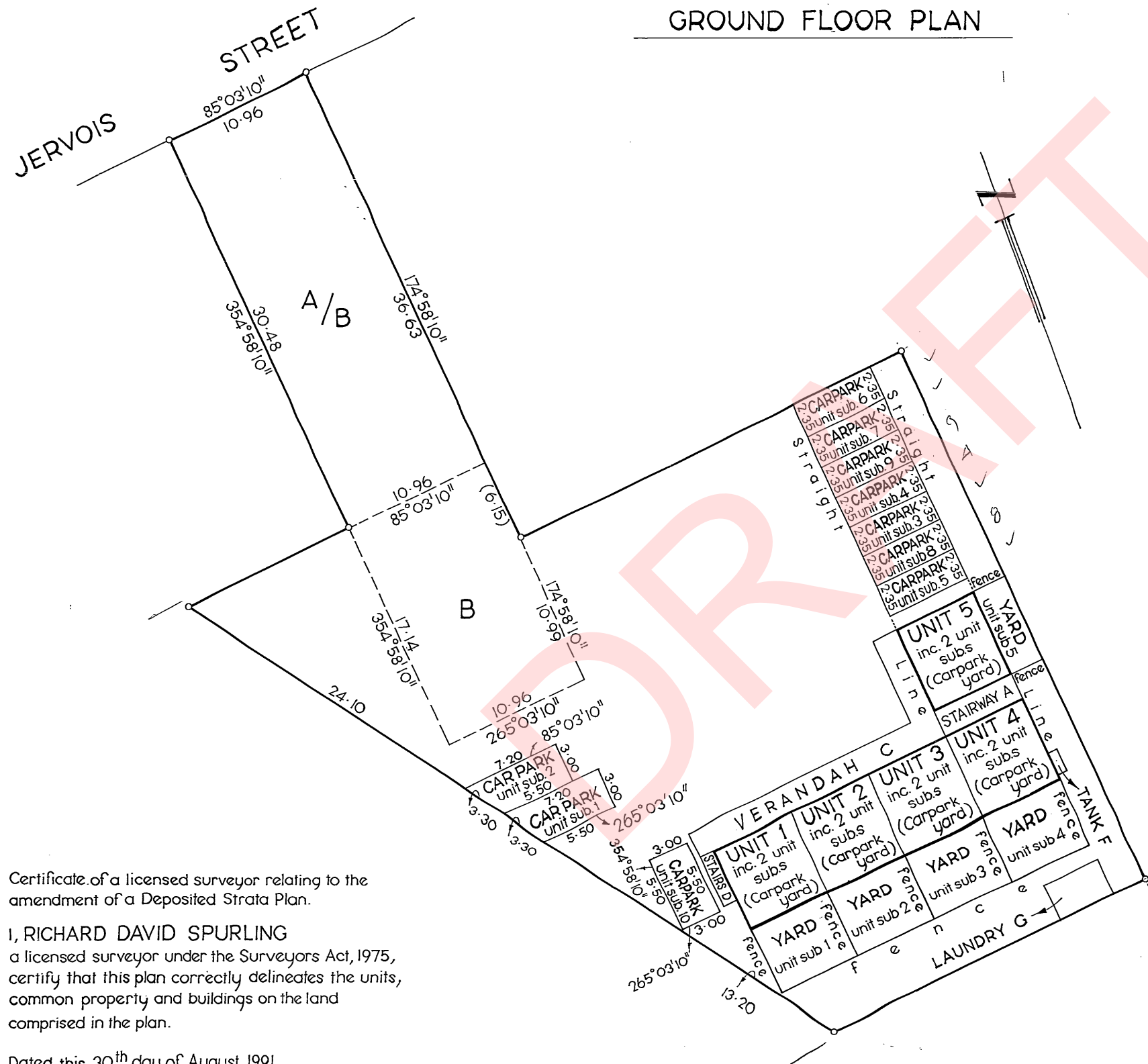
Transaction Total: \$68.75
Includes GST of: \$0.00

Amounts Tendered

Credit Card	\$68.75
Total	\$68.75
Rounding	\$0.00
Change	\$0.00
Nett	\$68.75

Thank you for your Payment

Printed 14/05/2025 9:19:27 AM



Certificate of a licensed surveyor relating to the amendment of a Deposited Strata Plan.

I, RICHARD DAVID SPURLING
a licensed surveyor under the Surveyors Act, 1975,
certify that this plan correctly delineates the units,
common property and buildings on the land
comprised in the plan.

Dated this 30th day of August 1991.

RD Spurling
Licensed Surveyor

GROUND FLOOR PLAN

S.P. 6462

STRATA PLAN NUMBER

SP 6462

THIS IS SHEET 2 OF 4 SHEETS

DEPOSITED 5 / 11 / 1992

Pro Registrar
PRO REGISTRAR GENERAL

MAP REFERENCE 6628~50~h,j

COUNCIL CITY OF GLENELG

SCALE 0 5 10 15 20 25 METRES

ANNOTATIONS SUBSTITUTE SHEET

The lower and upper boundaries of the unit subsidiaries shown as yards are 0.91 metres below and 6.00 metres above existing ground level respectively except where eaves exist, then the upper boundary to be 0.15 metres below the level of the eaves.

The upper boundary of a unit subsidiary shown as carpark is 0.15 metres below the level of the existing eaves of that particular unit subsidiary or if not fully covered then 0.15 metres below the existing eaves of the units.

dept of road transport

DOL - E

MICROFILMED
18-5-93

JERVOIS STREET

FIRST FLOOR PLAN

S.P. 6462

STRATA PLAN NUMBER

SP 6462

THIS IS SHEET 3 OF 4 SHEETS

DEPOSITED 5 / 11 / 19 92

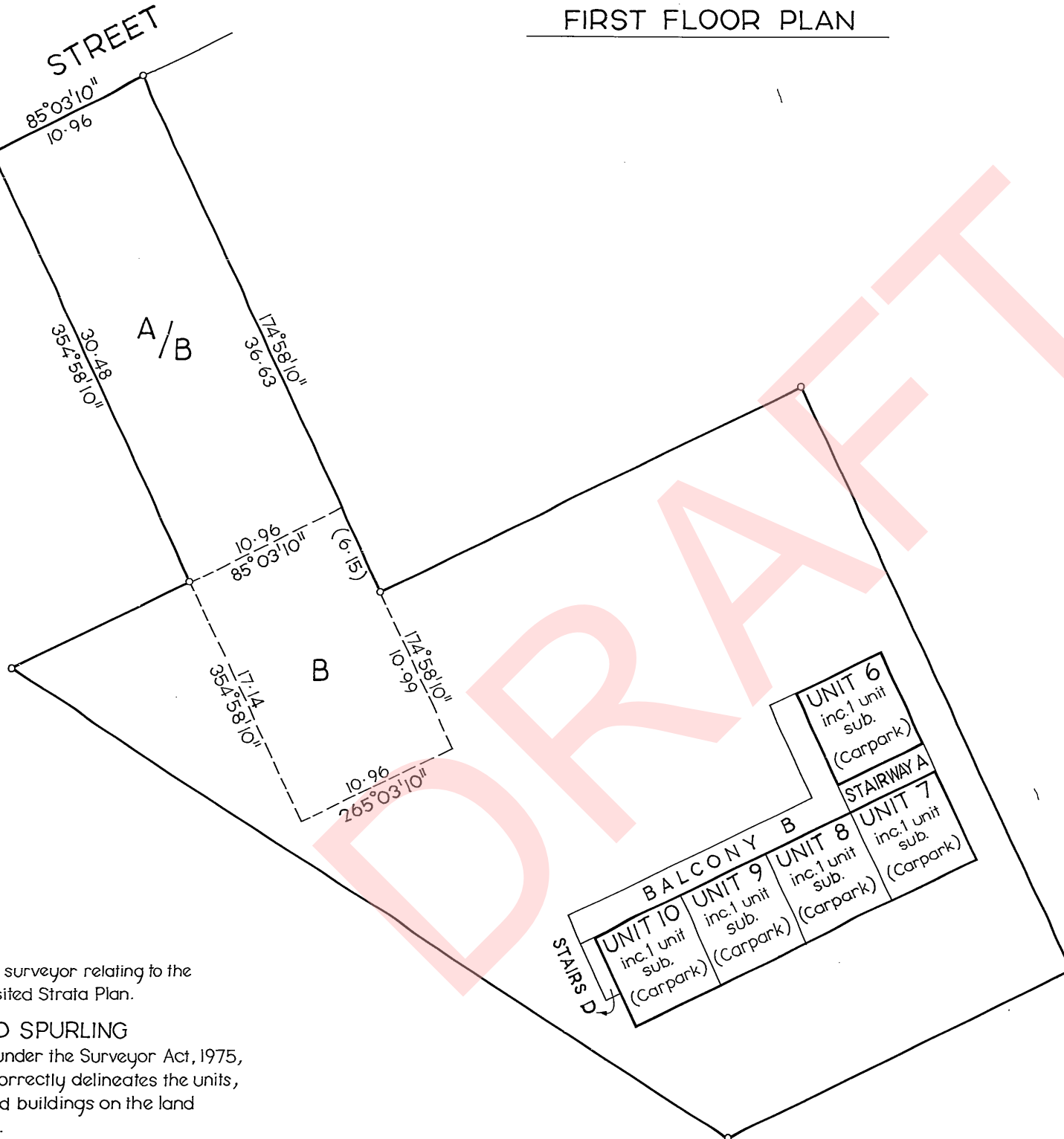
R. Moore
PRO REGISTRAR GENERAL

MAP REFERENCE 6628~50~h,j

COUNCIL CITY OF GLENELG

SCALE 0 5 10 15 20 METRES 25

ANNOTATIONS SUBSTITUTE SHEET



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Dated this 30th day of August 1991.

RD Spurling

Licensed Surveyor

dept. of road transport

DOL - E

MICROFILMED
18-5-93

Application No. 6029550 Amended Vide AP. No. 7311860 SUBSTITUTE SHEET	STRATA PLAN NUMBER SP 6462
	DEPOSITED 5 / 11 / 1992 <i>[Signature]</i> PRO REGISTRAR-GENERAL
	THIS IS SHEET 4 OF 4 SHEETS

SCHEDULE OF UNIT ENTITLEMENTS

UNIT NO.	UNIT ENTITLEMENT	UNIT NO.	UNIT ENTITLEMENT	UNIT NO.	UNIT ENTITLEMENT
1	990				
2	1015				
3	1040				
4	1040				
5	1040				
6	990				
7	990				
8	990				
9	965				
10	940				
				AGGREGATE	
				ROAD OR RESERVE ALLOTMENTS	
AGGREGATE	10000	AGGREGATE			

MICROFILMED
18-5-93

19 May 2025

Strata Corporation 6462 Inc
Not registered for GST

ABN: 51 149 307 624

SEARCHLIGHT TECHNOLOGY
PO BOX 232
RUNDLE MALL SA
5000

Ref

Re	Lot	1	Strata Corporation 6462 Inc
Fee	105.60		Paid

TAX INVOICE

We have provided this information as required under the provisions of the Strata Titles Act (Section 41) and the Community Titles Act (Section 139) and in the interests of providing full disclosure to purchasers.

The information is accurate at the time of disclosure. If any clarification is required please let us know.

For EFT payments (NOT for settlement purposes);
Adelaide Strata Management
BSB; 185-300
Account No; 303261853

Kind Regards,
Body Corporate Manager



Adelaide Strata & Community Management
For the Secretary.

BODY CORPORATE SEARCH STATEMENT

Strata Titles Act 1988 and Community Titles Act 1996

(Section 41 Strata Titles Act 1988)
(Section 139 Community Titles Act 1996)

Strata Corporation 6462 Inc

Requested by **SEARCHLIGHT TECHNOLOGY**
PO BOX 232
RUNDLE MALL SA
5000

Reference:

Lot No **1**
Address **1/8a Jervois Street, Glenelg North SA 5045**
Owner **Ms Cynthia Maree Gilchrist**

1 Financial Details

1.1 Entitlements
Unit/Lot Entitlement **1** Total of All Entitlements **10**

1.2 Contributions - Administrative Fund

Total amount last determined with respect of the lot **\$2,790.00**

Number of instalments payable **5**

Instalment Details:-

Period	Determined	Amount	Due Date	Date Paid	Discount	If Paid By	Notice Date
01/01/25 to 31/03/25	22/01/24	530.00	01/01/25	16/12/24	0.00	01/01/25	09/12/24
01/04/25 to 30/06/25	24/01/25	565.00	01/04/25	01/04/25	0.00	01/04/25	12/03/25
01/07/25 to 30/09/25	24/01/25	565.00	01/07/25		0.00	01/07/25	
01/10/25 to 31/12/25	24/01/25	565.00	01/10/25		0.00	01/10/25	
01/01/26****31/03/26	24/01/25	565.00	01/01/26		0.00	01/01/26	

Amount (if any) outstanding (credit shown with -) **Nil**

(Amount unpaid including billed not yet due Nil)

Paid to **30/06/25**

1.3 Contributions - Sinking Fund

Total amount last determined with respect of the lot **\$250.00**

Number of instalments payable **5**

Instalment Details:-

Period	Determined	Amount	Due Date	Date Paid	Discount	If Paid By	Notice Date
01/01/25 to 31/03/25	22/01/24	50.00	01/01/25	16/12/24	0.00	01/01/25	09/12/24
01/04/25 to 30/06/25	24/01/25	50.00	01/04/25	01/04/25	0.00	01/04/25	12/03/25
01/07/25 to 30/09/25	24/01/25	50.00	01/07/25		0.00	01/07/25	
01/10/25 to 31/12/25	24/01/25	50.00	01/10/25		0.00	01/10/25	
01/01/26****31/03/26	24/01/25	50.00	01/01/26		0.00	01/01/26	

Amount (if any) outstanding (credit shown with -) **Nil**

(Amount unpaid including billed not yet due Nil)

Paid to **30/06/25**

1.4 Contributions - Special - Administrative Fund

Amount of the levy payable **Nil**

Number of instalments payable **0**

Instalment Details:-

Amount	Due Date	Date Paid	Discount	If Paid By	Notice Date
--------	----------	-----------	----------	------------	-------------

Amount (if any) outstanding (credit shown with -) **Nil**

(Amount unpaid including billed not yet due Nil)

Brief statement as to the purpose for which the contribution was levied

Contributions - Special - Sinking Fund

Amount of the levy payable **Nil**

Number of instalments payable **0**

Instalment Details:-

Amount	Due Date	Date Paid	Discount	If Paid By	Notice Date
--------	----------	-----------	----------	------------	-------------

Amount (if any) outstanding (credit shown with -) **Nil**

(Amount unpaid including billed not yet due Nil)

Brief statement as to the purpose for which the contribution was levied

1.5 Money Unpaid Pursuant to By-Law

Amount payable under a by-law

Nil

Date when amount due

1.6 Interest on Unpaid Contributions

Rate of interest payable on contributions

15.00 %

Amount of interest payable in relation to outstanding contributions

Nil

Daily interest amount accruing

Nil

1.7 Other amounts owing

Purpose

Fund

Amount

Due Date

Amount Due

1.8 Water Billing Arrangements

Owner / SA Water

1.9 Expenditure By Corporation

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

None known other than those recorded in the minutes supplied.

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

None known other than those recorded in the minutes supplied.

1.10 Assets and Liabilities of the Corporation

(a) Bank Account Name **Adelaide Strata Management Pty Ltd Trust Account 6462**

(b) Bank Account Held At **MBL 8A Jervois Street Glenelg North SA 5045**

(c) Sinking Fund Balance **\$4,473.62**

(d) Administration Fund Balance **\$10,192.62**

(e) Liabilities (excluding those above and as described in 1.2 herein) **Nil**

2 Insurance Policies

Type/Name of Insurer	Policy Number/Broker	Sum Insured	Due Date	Date when last premium paid	Amount of last premium
APPEAL - WHS BREACH SCI (ALLIANZ)	SRSC18005334	100,000.00	15/12/25	20/01/25	Included
BUILDING SCI (ALLIANZ)	SRSC18005334	2,200,000.00	15/12/25	20/01/25	4,808.75
CATASTROPHE SCI (ALLIANZ)	SRSC18005334	660,000.00	15/12/25	20/01/25	Included
COMMON CONTENTS SCI (ALLIANZ)	SRSC18005334	22,000.00	15/12/25	20/01/25	Included
FIDELITY GUARANTEE SCI (ALLIANZ)	SRSC18005334	100,000.00	15/12/25	20/01/25	Included
FLOOD SCI (ALLIANZ)	SRSC18005334	Included	15/12/25	20/01/25	Included
GOV. AUDIT COSTS SCI (ALLIANZ)	SRSC18005334	25,000.00	15/12/25	20/01/25	Included
LEGAL DEFENCE EXP SCI (ALLIANZ)	SRSC18005334	50,000.00	15/12/25	20/01/25	Included
LOSS OF RENT SCI (ALLIANZ)	SRSC18005334	330,000.00	15/12/25	20/01/25	Included
LOT OWNERS FIXTURES SCI (ALLIANZ)	SRSC18005334	300,000.00	15/12/25	20/01/25	Included
OFFICE BEARERS SCI (ALLIANZ)	SRSC18005334	1,000,000.00	15/12/25	20/01/25	Included
PUBLIC LIABILITY SCI (ALLIANZ)	SRSC18005334	30,000,000.00	15/12/25	20/01/25	Included
VOLUNTARY WORKERS SCI (ALLIANZ)	SRSC18005334	200,000.00	15/12/25	20/01/25	Included

3 Documents Supplied

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

4 Document Inspection

The Corporations records are available for inspection at Adelaide Strata & Community Management, 102 Greenhill Road, Unley on any working day between 10:00am and 4:00 pm. Please phone 8490 1300 to make an appointment. (NB: A fee of \$5.00 may be charged for an inspection)

Statement Date 19 May 2025

Signed for and on behalf of Strata Corporation 6462 Inc

By: Julie Little

Julie Little
Corporation Manager

Note: Conveyancers attention is drawn to the following:

- 1 The Act requires that:
 - 1.1 A unit holder must immediately notify the Corporation of:
 - (a) any change of ownership or address of the unit/lot owner.
 - (b) any change in the occupancy of the unit (e.g. Tenants).New owners name and address should be forwarded on the attached form.
 - 1.2 The Corporation may recover an unpaid contribution (and any interest on any such contribution) as a debt from the unit holder in respect of which the contribution is payable (whether or not that person was the unit holder when the liability arose) i.e. The new owner will have to pay any outstandings if you do not adjust them at settlement.
 - 1.3 This statement is issued on the basis that the payment by the unit holder by cheque or other instrument will be honoured at the first presentation. This statement does not take into account any decisions or transactions of the Corporation at or subsequent to the issue of this statement. (Check with us at settlement for up to date information).

Strata Corporation 6462 Inc

ABN 51 149 307 624

STATEMENT

Transfer Date:
20/12/13

C M Gilchrist
3/38 Gardens Hill Cres
The Gardens NT 0820

Statement Period

01 Oct 23 to 19 May 25

A/c No	1	Lot No	1
Page Number	1 of 2	Unit No	1

Levy notice sent to different address

Last Certificate Issued: 10/12/13

Date	Type	Details	Reference	Debit	Credit	Balance
		Brought forward			555.00	-555.00
01/10/23	Administrative Fund	01/10/23 To 31/12/23	I0001638	530.00		-25.00
01/10/23	Sinking Fund	01/10/23 To 31/12/23	I0001648	25.00		0.00
11/12/23	Administrative Fund	01/01/24 To 31/03/24	I0001658	530.00		530.00
11/12/23	Sinking Fund	01/01/24 To 31/03/24	I0001668	50.00		580.00
15/12/23	Receipt	Administrative Fund	R0000953		530.00	50.00
15/12/23	Receipt	Sinking Fund	RA000953		50.00	0.00
29/12/23	Receipt	Administrative Fund	R0000963		555.00	-555.00
08/01/24	Sinking Fund Special	01/02/24	I0001688	320.00		-235.00
29/01/24	Receipt	Administrative Fund	R0000973		680.00	-915.00
08/03/24	Administrative Fund	01/04/24 To 30/06/24	I0001698	530.00		-385.00
08/03/24	Sinking Fund	01/04/24 To 30/06/24	I0001708	50.00		-335.00
11/06/24	Administrative Fund	01/07/24 To 30/09/24	I0001718	530.00		195.00
11/06/24	Sinking Fund	01/07/24 To 30/09/24	I0001728	50.00		245.00
28/06/24	Receipt	Administrative Fund	R0001012		195.00	50.00
28/06/24	Receipt	Sinking Fund	RA001012		50.00	0.00
10/09/24	Administrative Fund	01/10/24 To 31/12/24	I0001738	530.00		530.00
10/09/24	Sinking Fund	01/10/24 To 31/12/24	I0001748	50.00		580.00
More details on next page...				\$3,195.00	\$2,615.00	\$580.00
Over 90 Days	90 Days	60 Days	30 Days	Current	BALANCE DUE: Nil	
0.00	0.00	0.00	0.00	0.00	Date Paid	Amount Paid

STRATAPAY



Tel: 1300 552 311
Ref: 1335 5446 2

Telephone: Call this number to pay by credit card. International +613 8648 0158

VISA



www.stratamax.com.au
Ref: 1335 5446 2

Internet: Visit this website to make a secure credit card payment over the internet.



www.stratapay.com/ddr
Ref: 1335 5446 2

Direct Debit: Make auto payments directly from your nominated bank account or credit card.



All payments made through StrataPay payment options are subject to User Terms and Conditions available at www.stratapay.com or by calling 1300 135 610 or email info@stratapay.com. By using the payment options provided by StrataPay you are taken to have read and understood these User Terms and Conditions prior to using StrataPay. Credit card acceptance is subject to notation above. Additional charges may apply.



Bill Code: 96503
Ref: 235275898 1000 0000 012

BPay: Contact your participating financial institution to make a payment from your cheque or savings account.
BPAY® Registered to BPAY Pty Ltd ABN 69 079 137 518



In Person: Pay in-store at Australia Post by cheque or EFTPOS
All cheques must be made payable to: Adelaide Strata Management Pty Ltd Trust Account 6462

LOT/UNIT

Lot 1/ Unit 1

STRATAPAY REFERENCE NO.

1335 5446 2

DUE DATE

8A JERVOIS STREET

MANAGED BY

ADELAIDE STRATA MANAGEMENT P/L

AMOUNT

\$0.00



*496 235275898 10000000012

Strata Corporation 6462 Inc

STATEMENT

C M Gilchrist 3/38 Gardens Hill Cres The Gardens NT 0820		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="4">Statement Period</th> </tr> <tr> <td colspan="4" style="text-align: center;">01 Oct 23 to 19 May 25</td> </tr> <tr> <td style="width: 25%;">A/c No</td> <td style="width: 25%;">1</td> <td style="width: 25%;">Lot No</td> <td style="width: 25%;">1</td> </tr> <tr> <td colspan="2">Page Number</td> <td colspan="2">2 of 2</td> </tr> </table>		Statement Period				01 Oct 23 to 19 May 25				A/c No	1	Lot No	1	Page Number		2 of 2	
Statement Period																			
01 Oct 23 to 19 May 25																			
A/c No	1	Lot No	1																
Page Number		2 of 2																	

- Levy notice sent to different address

Date	Type	Details	Reference	Debit	Credit	Balance
		Brought forward		3,195.00	2,615.00	580.00
16/09/24	Receipt	Administrative Fund	R0001030		530.00	50.00
16/09/24	Receipt	Sinking Fund	RA001030		50.00	0.00
09/12/24	Administrative Fund	01/01/25 To 31/03/25	I0001758	530.00		530.00
09/12/24	Sinking Fund	01/01/25 To 31/03/25	I0001768	50.00		580.00
16/12/24	Receipt	Administrative Fund	R0001054		530.00	50.00
16/12/24	Receipt	Sinking Fund	RA001054		50.00	0.00
12/03/25	Administrative Fund	01/04/25 To 30/06/25	I0001778	565.00		565.00
12/03/25	Sinking Fund	01/04/25 To 30/06/25	I0001788	50.00		615.00
01/04/25	Receipt	Administrative Fund	R0001073		565.00	50.00
01/04/25	Receipt	Sinking Fund	RA001073		50.00	0.00
				\$4,390.00	\$4,390.00	Nil

Strata Corporation 6462 Inc

8a Jervois Street Glenelg North SA 5045

BALANCE SHEET

AS AT 19 MAY 2025

	ACTUAL 19/05/2025	ACTUAL 30/09/2024
<u>OWNERS FUNDS</u>		
Administrative Fund	10,192.62	9,004.84
Sinking Fund	4,473.62	2,973.62
<u>TOTAL</u>	<u>\$ 14,666.24</u>	<u>\$ 11,978.46</u>
<u>THESE FUNDS ARE REPRESENTED BY</u>		
<u>CURRENT ASSETS</u>		
Cash At Bank	3,603.64	5,571.66
Investment Account 2	10,755.81	12,553.60
Levies In Arrears	615.00	0.00
Other Arrears	32.59	0.00
<u>TOTAL ASSETS</u>	<u>15,007.04</u>	<u>18,125.26</u>
<u>LIABILITIES</u>		
Unpaid Owners Arrears Fees	25.00	0.00
Levies In Advance	315.80	6,146.80
<u>TOTAL LIABILITIES</u>	<u>340.80</u>	<u>6,146.80</u>
<u>NET ASSETS</u>	<u>\$ 14,666.24</u>	<u>\$ 11,978.46</u>

Strata Corporation 6462 Inc

8a Jervois Street Glenelg North SA 5045

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 OCTOBER 2024 TO 19 MAY 2025

	ACTUAL 01/10/24-19/05/25	BUDGET 01/10/24-30/09/25	VARIANCE %	ACTUAL 01/10/23-30/09/24
<u>ADMINISTRATIVE FUND</u>				
<u>INCOME</u>				
Levies - Administrative Fund	16,250.00	22,800.00	71.27	21,200.00
Bank Interest	202.21	0.00		319.68
Interest On Overdue Levies	7.59	0.00		14.98
TOTAL ADMIN. FUND INCOME	16,459.80	22,800.00		21,534.66
<u>EXPENDITURE - ADMIN. FUND</u>				
<u>MANAGEMENT CHARGES</u>				
Account Management Fee	109.36	164.00	66.68	164.04
Bank Charges	3.55	5.00	71.00	2.59
Income Tax Return Preparation	0.00	205.00	0.00	205.00
Management Fees	1,580.88	2,400.00	65.87	2,307.90
<u>INSURANCE EXPENSE</u>				
Insurance Premium	4,407.20	5,410.00	81.46	3,959.66
Insurance Stamp Duty	401.55	0.00		366.14
<u>REPAIRS & MAINTENANCE</u>				
Building Maintenance	0.00	1,500.00	0.00	(495.00)
Consultancy Services	184.80	165.00	112.00	420.75
Garden / Lawn	6,138.00	7,200.00	85.25	7,040.00
Gutter And Stormwater Maintena	0.00	451.00	0.00	451.00
Irrigation Works	231.99	0.00		103.40
Pest Control	654.66	950.00	68.91	943.17
Plumbing Maintenance	0.00	500.00	0.00	940.78
Tree Maintenance	0.00	1,600.00	0.00	975.00
<u>RECOVERABLE EXPENSE</u>				
Reimbursement	421.00	0.00		0.00
<u>SERVICES</u>				
Audit	0.00	145.00	0.00	0.00
Archive/Data Storage	28.00	42.00	66.67	42.00
Disbursements	451.53	898.00	50.28	720.30
Electrical Power Usage	247.00	450.00	54.89	410.02
Meeting Fees	253.00	253.00	100.00	253.00
Valuation	0.00	0.00	0.00	305.00
<u>COMPLIANCE</u>				

Strata Corporation 6462 Inc

8a Jervois Street Glenelg North SA 5045

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 OCTOBER 2024 TO 19 MAY 2025

	ACTUAL 01/10/24-19/05/25	BUDGET 01/10/24-30/09/25	VARIANCE %	ACTUAL 01/10/23-30/09/24
Compliance Audit Fee	159.50	0.00		0.00
<u>TOTAL ADMIN. EXPENDITURE</u>	15,272.02	22,338.00		19,114.75
<u>SURPLUS / DEFICIT</u>	<u>\$ 1,187.78</u>	<u>\$ 462.00</u>		<u>\$ 2,419.91</u>
Opening Admin. Balance	9,004.84	9,004.84	100.00	6,584.93
<u>ADMINISTRATIVE FUND BALANCE</u>	<u>\$ 10,192.62</u>	<u>\$ 9,466.84</u>		<u>\$ 9,004.84</u>

Strata Corporation 6462 Inc

8a Jervois Street Glenelg North SA 5045

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 OCTOBER 2024 TO 19 MAY 2025

	ACTUAL 01/10/24-19/05/25	BUDGET 01/10/24-30/09/25	VARIANCE %	ACTUAL 01/10/23-30/09/24
<u>SINKING FUND</u>				
<u>INCOME</u>				
Levies - Sinking Fund	1,500.00	2,000.00	75.00	1,750.00
Special Sinking Fund Levy	0.00	0.00	0.00	3,200.00
<u>TOTAL SINKING FUND INCOME</u>	<u>1,500.00</u>	<u>2,000.00</u>		<u>4,950.00</u>
<u>EXPENDITURE - SINKING FUND</u>				
<u>REPAIRS & MAINTENANCE</u>				
Fencing Works	0.00	0.00	0.00	14,309.00
<u>TOTAL SINK. FUND EXPENDITURE</u>	<u>0.00</u>	<u>0.00</u>		<u>14,309.00</u>
<u>SURPLUS / DEFICIT</u>	<u>\$ 1,500.00</u>	<u>\$ 2,000.00</u>		<u>\$ (9,359.00)</u>
Opening Sinking Fund Balance	2,973.62	2,973.62	100.00	12,332.62
<u>SINKING FUND BALANCE</u>	<u>\$ 4,473.62</u>	<u>\$ 4,973.62</u>		<u>\$ 2,973.62</u>

Strata Corporation 6462 Inc

8a Jervois Street
Glenelg North SA 5045

LOT BALANCE REPORT

19 May 2025

<u>Lot No</u>	<u>Unit No</u>	<u>Administrative Fund</u>	<u>Sinking Fund</u>	<u>Other</u>	<u>Total</u>
3	3	-315.80	0.00	0.00	-315.80
7	7	565.00	50.00	32.59	647.59
Total		\$249.20	\$50.00	\$32.59	\$331.79

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Strata Corporation 6462 Inc

8a Jervois Street
Glenelg North SA 5045

ACCOUNTS SUMMARY

1 October 2024 to 19 May 2025

Date	Details	Payee	Amount
101	Administrative Fund	LEVIES - ADMINISTRATIVE FUND	
01/10/24	01/10/24 to 31/12/24		-5,300.00
02/01/25	01/01/25 to 31/03/25		-5,300.00
01/04/25	01/04/25 to 30/06/25		-5,650.00
	Total:		-16,250.00
106	Administrative Fund	BANK INTEREST	
31/10/24	Interest		-30.92
29/11/24	Interest		-30.00
31/12/24	Interest		-31.07
31/01/25	Interest		-31.15
28/02/25	Interest		-28.15
31/03/25	Interest		-26.66
30/04/25	Interest		-24.26
	Total:		-202.21
1095	Administrative Fund	INTEREST ON OVERDUE LEVIES	
30/04/25	Interest to 30/04/25		-7.59
	Total:		-7.59
12202	Administrative Fund	ACCOUNT MANAGEMENT FEE	
01/10/24	Account Management	Adelaide Strata	13.67
01/11/24	Account Management	Adelaide Strata	13.67
02/12/24	Account Management	Adelaide Strata	13.67
03/01/25	Account Management	Adelaide Strata	13.67
01/02/25	Account Management	Adelaide Strata	13.67
03/03/25	Account Management	Adelaide Strata	13.67
01/04/25	Account Management	Adelaide Strata	13.67
01/05/25	Account Management	Adelaide Strata	13.67
	Total:		109.36
12204	Administrative Fund	BANK CHARGES	
27/12/24	StrataPay Trans Fee		0.85
06/01/25	StrataPay BPay Fees		0.37
05/02/25	StrataPay BPay Fees		0.74
26/03/25	StrataPay Trans Fee		0.85
03/04/25	StrataPay BPay Fees		0.37
05/05/25	StrataPay BPay Fees		0.37
	Total:		3.55
12210	Administrative Fund	MANAGEMENT FEES	
01/10/24	Management Fees	Adelaide Strata	193.83
01/11/24	Management Fees	Adelaide Strata	193.83
02/12/24	Management Fees	Adelaide Strata	199.00
03/01/25	Management Fees	Adelaide Strata	203.52

Strata Corporation 6462 Inc

8a Jervois Street
Glenelg North SA 5045

ACCOUNTS SUMMARY

1 October 2024 to 19 May 2025

<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
12210	Administrative Fund	MANAGEMENT FEES	
31/01/25	Management Fees	Adelaide Strata	-9.30
01/02/25	Management Fees	Adelaide Strata	200.00
03/03/25	Management Fees	Adelaide Strata	200.00
01/04/25	Management Fees	Adelaide Strata	200.00
01/05/25	Management Fees	Adelaide Strata	200.00
	Total:		1,580.88
12603	Administrative Fund	INSURANCE PREMIUM	
10/12/24	15/12/24-15/12/25	Bcb Corporate Brokers Pty Ltd	4,079.61
13/01/25	15/12/24-15/12/25	Bcb Corporate Brokers Pty Ltd	327.59
	Total:		4,407.20
12604	Administrative Fund	INSURANCE STAMP DUTY	
10/12/24	Stamp Duty	Bcb Corporate Brokers Pty Ltd	376.54
13/01/25	Stamp Duty	Bcb Corporate Brokers Pty Ltd	25.01
	Total:		401.55
14219	Administrative Fund	CONSULTANCY SERVICES	
18/12/24	R&M-WO/QR IssuingFee	Adelaide Strata	6.60
27/02/25	R&M-WO/QR IssuingFee	Adelaide Strata	3.30
31/03/25	R&M-WO/QR IssuingFee	Adelaide Strata	9.90
30/04/25	R&M-Project Co Works	Adelaide Strata	165.00
	Total:		184.80
14225	Administrative Fund	GARDEN / LAWN	
01/11/24	1/11 Lawn, Grdn	D & S Hocking	1,408.00
01/12/24	Nov-Dec24 Maint	D & S Hocking	1,518.00
03/03/25	Jan-Feb25 Grdn	D & S Hocking	1,628.00
01/05/25	Mar-Apr25 Cln, Grdn	D & S Hocking	1,584.00
	Total:		6,138.00
14236	Administrative Fund	IRRIGATION WORKS	
26/02/25	26/2 Irrig. Leak	Metro Irrigation	231.99
	Total:		231.99
14246	Administrative Fund	PEST CONTROL	
15/11/24	9/12/24-8/4/25	Rentokil Initial Pty Ltd	327.33
17/03/25	9/4-8/8/25	Adelaide Pest Control (52431)	327.33
	Total:		654.66
15003	Administrative Fund	REIMBURSEMENT	
03/12/24	Rubbish removal	T Rogers	421.00
	Total:		421.00

Strata Corporation 6462 Inc

8a Jervois Street
Glenelg North SA 5045

ACCOUNTS SUMMARY

1 October 2024 to 19 May 2025

<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
15408	Administrative Fund	ARCHIVE/DATA STORAGE	
01/10/24	Archive Storage Fee	Adelaide Strata	3.50
01/11/24	Archive Storage Fee	Adelaide Strata	3.50
02/12/24	Archive Storage Fee	Adelaide Strata	3.50
03/01/25	Archive Storage Fee	Adelaide Strata	3.50
01/02/25	Archive Storage Fee	Adelaide Strata	3.50
03/03/25	Archive Storage Fee	Adelaide Strata	3.50
01/04/25	Archive Storage Fee	Adelaide Strata	3.50
01/05/25	Archive Storage Fee	Adelaide Strata	3.50
	Total:		28.00
15418	Administrative Fund	DISBURSEMENTS	
01/10/24	Fixed Disbursements	Adelaide Strata	54.80
31/10/24	Work Order Fee	Adelaide Strata	3.30
01/11/24	Fixed Disbursements	Adelaide Strata	54.80
02/12/24	Fixed Disbursements	Adelaide Strata	54.80
03/01/25	Fixed Disbursements	Adelaide Strata	54.80
31/01/25	Fixed Disbursements	Adelaide Strata	3.83
01/02/25	Fixed Disbursements	Adelaide Strata	56.30
03/03/25	Fixed Disbursements	Adelaide Strata	56.30
01/04/25	Fixed Disbursements	Adelaide Strata	56.30
01/05/25	Fixed Disbursements	Adelaide Strata	56.30
	Total:		451.53
15420	Administrative Fund	ELECTRICAL POWER USAGE	
03/01/25	1/7-26/9/24	Origin Energy - B/Pay 130112	80.17
03/01/25	27/9-30/12/24	Origin Energy - B/Pay 130112	85.89
02/04/25	31/12/24-31/3/25	Origin Energy - B/Pay 130112	80.94
	Total:		247.00
15433	Administrative Fund	MEETING FEES	
31/01/25	*08 Meetings	Adelaide Strata	253.00
	Total:		253.00
1602	Administrative Fund	Compliance Audit Fee	
27/02/25	Audit & Account Prep	Adelaide Strata	159.50
	Total:		159.50
201	Sinking Fund	LEVIES - SINKING FUND	
01/10/24	01/10/24 to 31/12/24		-500.00
02/01/25	01/01/25 to 31/03/25		-500.00
01/04/25	01/04/25 to 30/06/25		-500.00
	Total:		-1,500.00

Strata Corporation 6462 Inc

8a Jervois Street
Glenelg North SA 5045

CREDITORS BALANCE REPORT

19 May 2025

Account No

Name

Amount

No Records To Report

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CERTIFICATE OF CURRENCY

THE INSURED

POLICY NUMBER	SRSC18005334
PDS AND POLICY WORDING	Residential Strata Product Disclosure Statement and Policy Wording SCI034-Policy-RS-PPW-02/2021 Supplementary Product Disclosure Statement SCIA-036_SPDS_RSC-10/2021
THE INSURED SITUATION	Strata Corporation No. 6462 8a Jervois Street, Glenelg North, SA, 5045
PERIOD OF INSURANCE	Commencement Date: 4:00pm on 15/12/2024 Expiry Date: 4:00pm on 15/12/2025
INTERMEDIARY	Body Corporate Brokers
ADDRESS	Suite 2, Level 12, 390 St Kilda Road, Melbourne, VIC, 3004
DATE OF ISSUE	11/12/2024

POLICY LIMITS / SUMS INSURED

SECTION 1	PART A	1. Building	\$1,960,000
		Common Area Contents	\$19,600
		2. Terrorism Cover under Section 1 Part A2	Applies
	PART B	Loss of Rent/Temporary Accommodation	\$294,000
	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		\$1,000,000
SECTION 7	Machinery Breakdown		Not Included
SECTION 8	Catastrophe		\$588,000
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.

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MINUTES OF THE ANNUAL GENERAL MEETING
CORPORATION 6462 INC.
8A Jervois Street, Glenelg North, SA, 5045

DATE :- 20 November 2024 At 05:30 PM

LOCATION :- In person and Microsoft Teams Video / Phone Conference, MS Teams Meeting ID: 429 511 111 029 and Passcode: 5D5AFn | Phone Conference ID: 133 320 843#, 1/102 Greenhill Road, Unley, SA, 5061

PRESENT :-

Lot 2	Darren Guy	Owner present and (pre-voted)
Lot 3	Tracy Rogers	Owner present
Lot 4	J E & P J RATHJEN	Owner present
Lot 7	Staw Chee Goh	Owner present (pre-voted)
Lot 10	J E & P J RATHJEN	Owner present

PROXIES :- Nil.

IN ATTENDANCE :- Julie Little representing Adelaide Strata & Community Management.
Mark Rogers as a guest of Tracy Rogers.

QUORUM :-

A Quorum was declared as there were 5 out of a possible 10 Lots represented.

1. Important Notice

STRATA CORPORATION NO. 6462

In accordance with the Strata Titles Act 1988, 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

It was resolved that The Minutes of the General Meeting held on 15 November 2023, be accepted as a true and accurate record.

Votes for: 5

Votes against: 0

Abstained: 0
Motion CARRIED.

3. Financial Statement

It was resolved that; The Financial Statement as circulated to Owners for the period 1 October 2023 to 30 September 2024 be accepted and adopted as tabled.

Votes for: 5

Votes against: 0

Abstained: 0
Motion CARRIED.

4. Appointments

4.1. Appointment of Body Corporate Manager

It was resolved that; Adelaide Strata & Community Management be appointed as Body Corporate Managers of the Corporation for the next twelve months for a fee of \$2,400.00 (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: 5

Votes against: 0

Abstained: 0
Motion CARRIED.

4.2. Appointment of Office Bearers

The following appointments were made for the coming year:-
(Strata Titles Act, Section 35)

Presiding Officer

James Rathjen

Secretary

Tracy Rogers

Treasurer

Darren Guy

4.3. Appointment of Management Committee

It was resolved that the Office Bearers of three constitute the Management Committee.

4.4. Appointment of Auditor

It was resolved that The Corporation appoint Kelly+Partners Chartered Accountants, as the Auditors of the Corporation.

Votes for: 5

Votes against: 0

Abstained: 0
Motion CARRIED.

5. Review of Insurance Policies

5.1. Insurance Valuation

The last valuation was carried out 05 Dec 2023 and assessed at \$1,960,000.00.

It was resolved that; The Body Corporate Manager will arrange for an Insurance Valuation for the Corporation where there has not been an insurance valuation carried out in the last 5 years, or on direction of the Management Committee or Office Bearers, and that the building sum insured shall be at the value set by the Valuer.

Votes for: 5

Votes against: 0

Abstained: 0
Motion CARRIED.

Notes

The meeting discussed whether the current building sum insured of \$1,960,000.00 was sufficient, considering building price increases. Following discussion, the meeting agreed to increase the building sum insured to \$2,200,000.00. The Manager will advise BCB Insurance Brokers of the increase and request an endorsement invoice for any adjustments required to the insurance premium. It was further agreed that a valuation was not required for 2024.

5.2. Current Insurance details - Common Property & Lots

Policy Number	Underwriter	Current To	Risk Type	Coverage Amount
SRSC18005334	SCI	15 Dec 2024	BUILDING	\$1,960,000.00
			PUBLIC LIABILITY	\$30,000,000.00
			OFFICE BEARERS	\$1,000,000.00
			CATASTROPHE	\$588,000.00
			VOLUNTARY WORKERS	\$200,000.00
			FIDELITY GUARANTEE	\$100,000.00
			LOSS OF RENT	\$294,000.00
			COMMON CONTENTS	\$19,600.00
TOTAL PREMIUM: \$3,176.02				

The manager advises that Adelaide Strata and Community Management obtain a commission from the underwriter of up to 20% of the Base Premium for placement of insurance, when through the Manager.

5.3. Insurance Renewal Directions

It was resolved that 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.

Votes for: 5

Votes against; 0

Abstained; 0
Motion CARRIED.

Notes

The meeting agreed to renew the insurance policy with SCI.

6. Common Property Maintenance

Gutter & Downpipe Cleaning

The meeting agreed to continue with the gutter and downpipe cleaning in February 2025 to be completed by Stark Plumbing.

Garden Maintenance

The meeting agreed to continue with the services of D & S Hocking for grounds maintenance and monthly attendances.

Pest Control

The meeting agreed to continue with the Termite Baiting top up 4 times per year by Adelaide Pest Control.

Rubbish Removal – Rodent Control

Tracy advised the meeting that due to some rubbish left behind by the fencing contractors plus other old rubbish and furniture items left in and around the rear laundry, there had been some rodent activity noted at the rear of the property.

Tracy and Mark Rogers advised they had cleaned up and removed the rubbish in the laundry area and the rear yard by the clothesline, which incurred some dumping fees. The meeting agreed to reimburse Tracy and Mark Rogers for the cleanup and expenses incurred for removal of the rubbish, upon presentation of receipts or invoice.

Tracy added that Mark had not yet been reimbursed for the carport numbering and some No Smoking signage purchased and installed in the stairwell areas for the group. The meeting agreed to reimburse Mark Rogers for the signage costs upon presentation of receipts or invoice.

6.1. Future Works

Notes

Mains Gas Installation

The Manager advised the meeting that following the installation of the new gas manifold system a quote request had been submitted to Stark Plumbing for the completion of the gas mains trenches and individual gas line installations. The Manager advised the quote was requested in August 2024, however had not yet been received. A follow up will be sent to Stark Plumbing regarding the quote. Once the quote is received it will be sent to the Management Committee for review and further instructions.

The Manager advised the meeting that the cost of the trenching and any shared gas mains pipe infrastructure would be a corporation responsibility, however the cost to install individual branch gas pipes to each unit would be an owner responsibility. The Manager suggested that special levies be raised to pay for the costs of individual gas lines, once a quote has been approved by the majority of the Management Committee.

Electrical Switchboard Upgrade (See motion 9.1 Installation of Solar Panels).

7. Budget and Levies

7.1. Statement of Non-Recurrent Expenditure (Sinking Fund Analysis)

The meeting reviewed the Statement of Non-Recurrent Expenditure (Sinking Fund Analysis).

7.2. Administrative Fund Levy Contributions

It was resolved that The Corporation Administrative Fund Levy be set in accordance with the proposed budget, raising a total of \$22,600.00. Levies are to be paid in 4 instalments as follows:

Levy Status	Financial Period	Period From	Period To	Due	Admin Fund
Already Issued	Current	01 Oct 2024	31 Dec 2024	01 Oct 2024	\$5,300.00
Already Issued	Current	01 Jan 2025	31 Mar 2025	01 Jan 2025	\$5,300.00
To be Issued	Current	01 Apr 2025	30 Jun 2025	01 Apr 2025	\$5,650.00
To be Issued	Current	01 Jul 2025	30 Sep 2025	01 Jul 2025	\$5,650.00
Total		01 Oct 2024	30 Sep 2025		\$21,900.00

The levy rates are to apply until changed by resolution at a future general meeting.

Votes for: 5

Votes against: 0

Abstained: 0
Motion CARRIED.

7.3. Sinking Fund Levy Contributions

It was resolved that; The Corporation Sinking Fund Levy be set in accordance with the proposed budget, raising a total of \$2,000.00. Levies are to be paid in 4 instalments as follows:

Levy Status	Financial Period	Period From	Period To	Due	Sinking Fund
Already Issued	Current	01 Oct 2024	31 Dec 2024	01 Oct 2024	\$500.00
Already Issued	Current	01 Jan 2025	31 Mar 2025	01 Jan 2025	\$500.00
To be Issued	Current	01 Apr 2025	30 Jun 2025	01 Apr 2025	\$500.00
To be Issued	Current	01 Jul 2025	30 Sep 2025	01 Jul 2025	\$500.00
Total		01 Oct 2024	30 Sep 2025		\$2,000.00

The levy rates are to apply until changed by resolution at a future general meeting.

Votes for: 5

Votes against: 0

Abstained: 0
Motion CARRIED.

7.4. 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.

8. Approval Requests for Prescribed Works

8.1. Solar Panel & Battery Installation Installation of Solar Panels and Solar Batteries

To Resolve that Strata Corporation No.6462 Inc. approve by Special Resolution for all Unit owners of the Corporation to install solar panels, and solar battery if desired, for provision of power to the respective unit. Approval is subject to the following conditions:-

1. The owner of each Unit installing solar panels, at the owners cost, to have a roof inspection and report completed by a qualified builder to confirm the roof is structurally sound and able to support the proposed solar panels.
2. Subject to owner of the unit installing solar panels submitting a roof inspection report and a plan of proposed location of panels to the Management Committee for review and final approval prior to proceeding. All approved work must comply with any Local Government requirements, use quality materials and be installed in a professional manner by a licensed and insured contractor. All future maintenance costs and any damage to the corporations property or injury which may occur as a result of the approved installation or addition is the responsibility of the relevant unit owner.

Votes for: 1

Votes against: 1

Abstained: 0

The Motion was ruled Out of Order: Motion withdrawn from the floor of the meeting by the proposer

Notes

Discussion was held and the Motion was put on hold due to complications with requirements for electrical smart meters.

Tracy Rogers advised the meeting that she had been informed all owners need to change over to a smart meter before solar can be installed.

The meeting agreed to have an electrician attend to check over the main switchboard and provide a free quote to convert the meters to smart meters.

Additionally, it was noted, due to multiple hot water services which are stored within the roof cavity, if solar was installed on the roof, it could make access difficult to remove the old hot water services and install new appliances in the future.

9. Approvals and Policies

9.1. Review of Previous Policies

The meeting reviewed previously adopted policies of the Corporation for 'Disbursement Directions', 'Community Directory', 'Contact Details', 'Financial Charges', 'Levy Arrears', 'Notices to Owners', and 'Maintenance Policy'.

No changes were requested.

10. General Business

10.1. Matters Raised

Rear Clothesline Replacement

Tracy Rogers advised that the existing clothesline hits the new fences of the units. This was due to the new fences that were installed being higher than the original fencing.

The manager was requested to obtain a couple of quotes for a vertical clothesline to replace the old lines. The meeting agreed to prioritise this work following the completion of the gas mains trenching.

11. Venue, Date and Time of the Next Meeting

The next general meeting will be scheduled for a similar time, date and venue as the current meeting in approximately 12 months.

12. Meeting Closure

The meeting closed at 06:30 PM.

MINUTES OF THE ANNUAL GENERAL MEETING
CORPORATION 6462 INC.
8A Jervois Street, Glenelg North, SA, 5045

DATE :- 15 November 2023 At 05:30 PM

LOCATION :- In person and Microsoft Teams Video / Phone Conference.

PRESENT :-

Lot 2	Darren Guy	Owner present & (pre-voted)
Lot 3	Tracy Patricia Rogers	Owner present
Lot 4	MR J E & MRS P J RATHJEN	Owner present
Lot 7	Staw Chee Goh	Owner present (pre-voted)
Lot 10	J E & P J RATHJEN	Owner present

PROXIES :- Nil.

IN ATTENDANCE :- Julie Little representing Adelaide Strata & Community Management.
Mark Rogers as guest of Tracy Rogers

QUORUM :-

A Quorum was declared as there were 5 out of a possible 10 Lots represented.

1. Important Notice

STRATA CORPORATION NO. 6462

In accordance with the Strata Titles Act 1988, 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

It was resolved that The Minutes of the General Meeting held on 14 November 2022, be accepted as a true and accurate record.

Votes for: 5

Votes against: 0

Abstained; 0
Motion CARRIED.

3. Financial Statement

To resolve that; The Financial Statement as circulated to Owners for the period 1 October 2022 to 30 September 2023 be accepted and adopted as tabled.

Votes for: 5

Votes against: 0

Abstained; 0
Motion CARRIED.

4. Appointments

4.1. Appointment of Body Corporate Manager

To resolve that; Adelaide Strata & Community Management be appointed as Body Corporate Managers of the Corporation for the next twelve months for a fee of \$2,326.00 (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: 5

Votes against: 0

Abstained; 0
Motion CARRIED.

4.2. Appointment of Office Bearers

To appoint the Presiding Officer, Secretary & Treasurer (Strata Titles Act, Section 35):

Office Bearers

The following appointments were made for the coming year:

- Presiding Officer; James Rathjen
- Secretary; Tracy Rogers
- Treasurer; Darren Guy

4.3. Appointment of Management Committee

To call for Nominations at the meeting.

Management Committee

It was resolved that the Office Bearers of 3 constitute the Management Committee.

4.4. Appointment of Auditor

It was resolved that The Corporation appoint Kelly+Partners Chartered Accountants, as the Auditors of the Corporation.

Votes for: 5

Votes against: 0

Abstained: 0
Motion CARRIED.

5. Review of Insurance Policies

5.1. Insurance Valuation

To resolve that; The Body Corporate Manager will arrange for an Insurance Valuation for the Corporation where there has not been an insurance valuation carried out in the last 5 years, or on direction of the Management Committee or Office Bearers, and that the building sum insured shall be at the value set by the Valuer.

Votes for: 5

Votes against: 0

Abstained: 0
Motion CARRIED.

Notes

The meeting agreed for the Manager to arrange for an updated insurance valuation as soon as possible.

5.2. Current Insurance details - Common Property & Lots

Policy Number	Underwriter	Current To	Risk Type	Coverage Amount
SRSC18005334	SCI	15 Dec 2023	BUILDING	\$1,600,000.00
			PUBLIC LIABILITY	\$30,000,000.00
			OFFICE BEARERS	\$1,000,000.00
			CATASTROPHE	\$480,000.00
			VOLUNTARY WORKERS	\$200,000.00
			FIDELITY GUARANTEE	\$100,000.00
			LOSS OF RENT	\$240,000.00
			COMMON CONTENTS	\$16,000.00
TOTAL PREMIUM: \$3,176.02				

The manager advises that Adelaide Strata and Community Management obtain a commission from the underwriter of up to 20% of the Base Premium for placement of insurance, when through the Manager.

5.3. Insurance Renewal Directions

It was resolved that 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.

Votes for: 5

Votes against: 0

Abstained: 0
Motion CARRIED.

6.0. Common Property Maintenance

Gutter Cleaning

The Body Corporate Manager will arrange for gutter cleaning and downpipes to be carried out at the Corporation in February 2024 by Stark Plumbing and Maintenance.

Pest Control

It was agreed to continue in 2024 with Adelaide Pest Control for the external Termite Baiting four times a year on the ground Units 1-5. All unit owners will be required to provide access to their unit, if applicable. Tenants should be advised by the owner.

Special Note: It was agreed that any additional costs incurred by the Corporation and or the Body Corporate Manager as a result of an owner who fails to arrange access to their property will be recovered from the relevant unit owner. This includes but is not limited to repair of property damage, appointment fees, administrative charges etc.

Garden Maintenance

It was agreed that the Corporation continues with the services of D and S Hocking for the garden maintenance at the property.

Fencing – Internal

The internal fencing is underway as at the date of this meeting and should be completed soon.

6.1 Future Works Common Area

Fencing Rear Boundary Fence

Discussion was held regarding the rear boundary fence adjacent vacant land on Tapley's Hill Road. It was agreed for the Manager to obtain a quote for replacement of this fence to improve the security and aesthetics of the property from the main road. The new fence would be in the Good Neighbour style with height to match the new internal fences for security purposes.

Driveway Tap

Discussion was held regarding the driveway tap in the main driveway. It had been reported previously that persons unknown had been using the tap to clean cars. The Manager had obtained a quote to place a lock on the tap, with a lockbox to house the tap top. This was considered too expensive.

It was noted there is no longer a use for this tap as the shrubs in that area are healthy, low maintenance types and have all grown sufficiently. It was agreed that the Manager will send a work order to Stark Plumbing to cap the tap off completely.

Carport Parking Numbering

Residents are parking in any car parks, instead of their designated parks. It was agreed that numbering of the carports would assist tenants to park in their designated carport parks. Mark Rogers offered to assist with purchasing the stickers and sticking them above each carport carpark. It was agreed to reimburse Mark Rogers for out of pocket expenses.

Mains Gas Installation

Discussion was held in regard to the gas installation at the property. The Manager advised that the company responsible for mains gas installation had not provided an update for some time. The Manager will follow up with the gas installation company to request an update.

Irrigation System – Central Garden

The Manager was requested to check with Metro Irrigation to see whether the central garden section is still on a timer. Tracy Rogers advised the contractor had left a timer part at her unit and was concerned the irrigation system is no longer on a timer.

Solar Installation by Owners

Discussion was held regarding solar panel installation as a whole group. Due to holding multiple hot water services in the roof cavity, the capacity of the roof to hold solar panels was previously discussed at the 2022 AGM. The roof may be required to be checked, prior to solar installation, by a qualified professional.

The Manager advised that this item needs to be placed on the meeting agenda notice for all owners to be able to vote on.

- As there were no further maintenance/repair items for discussion, the meeting proceeded.

7. Budget and Levies

7.1. Statement of Non-Recurrent Expenditure (Sinking Fund Analysis)

To review and adjust the Statement of Non-Recurrent Expenditure (Sinking Fund Analysis) if / as required.

Notes

Increase the sinking fund to \$2,000.00 per year, as per Motion 7.3.

7.2. Administrative Fund Levy Contributions

It was resolved that The Corporation Administrative Fund Levy be set in accordance with the proposed budget, raising a total of \$21,200.00. Levies are to be paid in 4 instalments as follows:

Levy Status	Financial Period	Period From	Period To	Due	Admin Fund	Per Lot Entitlement
	01/01/2024 to 31/03/2024	01 Jan 2024	31 Mar 2024	01 Jan 2024	\$5,300.00	\$530.00000
	01/04/2024 to 30/06/2024	01 Apr 2024	30 Jun 2024	01 Apr 2024	\$5,300.00	\$530.00000
	01/07/2024 to 30/09/2024	01 Jul 2024	30 Sep 2024	01 Jul 2024	\$5,300.00	\$530.00000
	01/10/2024 to 31/12/2024	01 Oct 2024	31 Dec 2024	01 Oct 2024	\$5,300.00	\$530.00000
Total		01 Jan 2024	31 Dec 2024		\$21,200.00	\$2,120.00000

The levy rates are to apply until changed by resolution at a future general meeting.

Votes for: 5

Votes against: 0

Abstained: 0
Motion CARRIED.

7.3. Sinking Fund Levy Contributions

To resolve that; The Corporation Sinking Fund Levy be set in accordance with the proposed budget, raising a total of \$1,000.00. Levies are to be paid in 4 instalments as follows:

Levy Status	Financial Period	Period From	Period To	Due	Sinking Fund	Per Lot Entitlement
	01/01/2024 to 31/03/2024	01 Jan 2024	31 Mar 2024	01 Jan 2024	\$250.00	\$25.00000
	01/04/2024 to 30/06/2024	01 Apr 2024	30 Jun 2024	01 Apr 2024	\$250.00	\$25.00000
	01/07/2024 to 30/09/2024	01 Jul 2024	30 Sep 2024	01 Jul 2024	\$250.00	\$25.00000
	01/10/2024 to 31/12/2024	01 Oct 2024	31 Dec 2024	01 Oct 2024	\$250.00	\$25.00000
Total		01 Jan 2024	31 Dec 2024		\$1,000.00	\$100.00000

The levy rates are to apply until changed by resolution at a future general meeting.

Votes for: 1

Votes against: 4

Abstained: 0

Motion DEFEATED.

Following discussion, it was agreed by owners present at the meeting to increase the Sinking Fund to \$2,000.00. This increase is to save up for repairs and expenses which may increase in the next few years, due to the age of the buildings.

7.4. 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.

8. Approvals and Policies

8.1. Review of Previous Policies

To review previously adopted policies of the Corporation for 'Disbursement Directions', 'Community Directory', 'Contact Details', 'Financial Charges', 'Levy Arrears', 'Notices to Owners', and 'Maintenance Policy'.

Notes

No changes.

9. General Business

9.1. Matters Raised

To discuss and resolve general matters relating to the scheme both previously submitted and raised at the meeting.

Notes

No items raised.

10. Venue, Date and Time of the Next Meeting

The next general meeting will be scheduled for a similar time, date and venue as the current meeting in approximately 12 months. Any suggested change to this arrangement should be discussed at the meeting.

Notes

It was agreed to hold the next AGM around the 3rd week of October 2024 to assist with higher attendance at the meeting.

11. Meeting Closure

The meeting closed at 06:40 PM

STRATA CORPORATION 6462 INC.
8a Jervois Street, Glenelg North
Approvals & Policies

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.

1990 ANNUAL GENERAL MEETING

ANIMALS

Future applications to keep animals will not be approved.

SECURITY SCREENS

All unit holders may install security screens in a bronze olive colour to the doors and windows.

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 let. The dimensions of the sign should not be greater than 1.20 metres x 1.00 metre and the sign must be removed immediately once a contract is signed.

ARTICLES

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

SALE OF COMMON PROPERTY

Pursuant to Notice of Intent to Acquire for Public Works in Accordance with the Land Acquisition Act 1969-72 Section 10 (1), approval was given for the Commissioner of Highways to acquire certain land more particularly described on the plan attached to the Notice of Motion, subject to certain conditions (refer minutes of meeting).

1992 ANNUAL GENERAL MEETING

LEGAL RECOVERIES

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

ANIMALS

It was agreed that the Corporation's policy is not to approve future applications to keep an animal.

ARTICLES AND RULES

It was agreed that each landlord is responsible for attaching a copy of the Corporations Articles and any Corporation rules to a letting or lease agreement for their unit.

SPECIAL LEVY POWER

~~It was further resolved that where a shortfall of funds occurred by reason of extraordinary expense or under budgeting, the funds required to meet such shortfall be acquired by levy raised at the insistence of the Strata Manager following consultation with the Presiding Office, and be chargeable in accordance with unit entitlement to those persons registered as proprietors of a unit at the date at which the liability of the Corporation to meet such expense arose.~~

INTEREST CHARGED ON OVERDUE ACCOUNTS

It was agreed that in accordance with the requirements of Section 27, subsections (4) and (5) of the Act, all amounts resolved as being due to the Corporation and remaining unpaid at the date they became due and payable will bear interest at the effective rate of twenty percent per annum (20%) calculated daily after a grace period.

The Strata Managers are authorised, without the need for further authority, to levy the costs incurred for all legal recovery costs against the unit holder in default of payment of Corporation contributions and/or levies.

GARDEN SHED

It was resolved to approve the erection of a garden shed in the rear unit subsidiary of unit 5.

ANIMALS

It was resolved to approve unit 5 to keep a female de-sexed cat.

It was resolved to approve, subject to a three month trial period, the incoming owner of unit 1 to keep their current dog, provided that the dog does not disturb the other residents and the owner cleans all dog droppings from the common areas.

1994 ANNUAL GENERAL MEETING**PERGOLAS**

All ground floor unit owners may install a Pergola providing that unit 1-4 are of similar design and colour.

SECURITY SCREEN DOORS

The Management is authorised to approve the installation of security doors.

INTEREST ON OVERDUE LEVIES

It was resolved that interest will be charged on all overdue levies, the rate is set at 20% per annum calculated daily commencing one month from the due date.

CHARGES ON OVERDUE LEVY NOTICES

It was resolved that a management fee will be charged for sending additional levy notices to units with overdue levies.

1995 ANNUAL GENERAL MEETING**CAR PARKING**

Residents may only park their vehicles in the carports provided, they and any visitors may not park on the lawn or in the driveway.

ANIMALS

No animals are to be kept by residents unless approved by the Corporation.

1996 ANNUAL GENERAL MEETING**MAINTENANCE OF GROUNDS SUBJECT TO EASEMENT**

The meeting discussed the easements which exist over the driveway in particular the sharing of maintenance costs with those who benefit from the easements. The Strata Manager undertook to clarify the legal position of the matter.

1997 ANNUAL GENERAL MEETING**UNIT 3 REAR FENCE**

The meeting inspected and discussed the unapproved fence alterations performed at the rear of unit 3. It was resolved that the owner of unit 3 reinstate the fence to its original position. All work and any premature deterioration of the fence resulting from the reinstatement to be borne by the owner of unit 3. Further failure to reinstate the fence within 14 days of receiving a request for same from the Strata Manager will result in the Corporation arranging for the fence to be reinstated and all related charges recovered from the owner of unit 3.

LEGAL ACTION

The Strata Manager was authorised to take legal action to recover any outstanding levies or to ensure compliance with the Articles of the Corporation.

UNIT 3 DOG

The Strata Manager on behalf of the owner of unit 3 requested approval to keep a dog. In support of the request correspondence from the residents medical practitioner was presented to the meeting. After discussion regarding the general principle of animals in the Corporation and the size and behaviour of the dog in question it was resolved to reindorse the policy of no further animals in the Corporation and not approve the application.

UNIT 3 FRONT SCREEN

The meeting discussed the condition of the front screen doors and noted that unit 3 had not installed a bronze coloured door as recommended. The Strata Manager was requested to contact the owner and encourage the installation of such a door.

1998 EXTRAORDINARY GENERAL MEETING**RESIDENTS BEHAVIOUR**

The meeting discussed the need to ensure residents behaved in a manner which did not disturb the other residents. It was considered imperative that any instances of unacceptable behaviour be recorded and reported to the Strata Manager. It is important that the Corporation take action to stop unacceptable behaviour as early as possible.

1999 ANNUAL GENERAL MEETING**SECURITY SCREENS**

It was resolved to authorise all unit owners to install security screens provided that they are of similar design and colour as the unit 10 existing screens.

SECURITY DOORS

It was resolved to authorise all unit owners to install security doors provided they are of similar design and colour as the unit 10 existing security door.

FLY SCREENS

It was resolved to recommend to all owners that they replace the existing fly screens with an internally mounted fly screen.

2000 ANNUAL GENERAL MEETING**UNIT 3 CAT**

It was resolved that the tenant of unit 3 be authorised to keep a cat by the name of Tigi in their unit provided that it does not inconvenience other residents.

2001 EXTRAORDINARY GENERAL MEETING**AIR-CONDITIONERS**

It was resolved by Special Resolution that the owner of unit 5 be approved to install a split system reverse cycle air-conditioner to their unit with the outdoor unit positioned on the ground adjacent the kitchen wall.

It was resolved by Special Resolution that all unit owner be approved to install a split system reverse cycle air conditioner to their unit provided that:

1. The outdoor unit positioned adjacent to the kitchen wall for the ground floor level.
2. The outdoor unit positioned on brackets on the back wall, all piping, conduits and brackets are of a similar colour to the building.

2005 JULY EXTRAORDINARY GENERAL MEETING**FOXTEL**

It was resolved that the corporation grant approval for FOXTEL provided that the installation is at no cost to the corporation.

2007 ANNUAL GENERAL MEETING**LEVY ARREARS**

Updated 2011 See Below

~~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 recover of any outstanding monies will be the responsibility of the relevant unit owner and as such will be recovered from that unit owner.~~

2009 ANNUAL GENERAL MEETING**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.

2010 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.

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.

2011 ANNUAL GENERAL MEETING**TELEVISION ANTENNAS**

It was resolved that in future all repairs/ replacements will be the responsibility of the unit owner.

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.
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

No new approvals or policies were resolved.

2013 ANNUAL GENERAL MEETING**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.

2014 ANNUAL GENERAL MEETING

No new approvals or policies were resolved.

2015 ANNUAL GENERAL MEETING

No new approvals or policies were resolved

2016 ANNUAL GENERAL MEETING

No new approvals or policies were resolved

2017 ANNUAL GENERAL MEETING

No new approvals or policies were resolved

2018 ANNUAL GENERAL MEETING**Proposed Maintenance Policy**Motion tabled:

The Corporation adopt the following maintenance procedures to assist in expediting repairs;

- a) The Corporation authorise general repairs to proceed where costs are less than \$500 to \$600 or; repairs are of an emergency and/or essential nature, and for an Office Bearer to be informed of any required actions.
- b) Unless alternate instructions are resolved at a general meeting of the Corporation;
 - The Corporation's preference is for 2 quotes for general repairs of \$500.00 to \$2,000.00, noting Office Bearers are authorised to engage a contractor when the first quote is presented.
 - The Corporation's preference is for 3 quotes for any general repairs exceeding \$2,000.00
- c) All quotes are to be made available to Office Bearers at the earliest opportunity for a decision, and where a General Meeting has approved for maintenance works to proceed;
 - The Manager is authorised to select the most suitable quote & arrange repairs, should instructions have not been received from an Office Bearer within a determined period of the General Meeting, or 30 days of quotes presented.

Motion Carried

2019 ANNUAL GENERAL MEETING

No new approvals or policies were resolved

2020 ANNUAL GENERAL MEETING**a. Recovery of Adjourned General Meeting Fees**

Motion tabled:

To resolve that: The Corporation SC 6462 Inc have the authority to recover all costs associated with an adjourned Meeting from each owner not represented at the initial General Meeting if an adjourned meeting is required because of a lack of a quorum and only for meeting convened by the Corporation SC6462 Inc.

Motion Carried

b. Unit 3 Dog request

Motion tabled:

To resolve that: the owner of Unit 3 has required approval for the tenant to keep a dog. Approval is granted and owners/tenants must ensure that the dog is on a leash when on the Common Property and all owners must clean up after their dog. The approval is also with the understanding that the dog must not cause or interfere with the peace, comfort and privacy of neighbours or cause damage to the property. If this occurs,, then the Corporation SC 6462 Inc reserves the right to have the pet removed.

Motion Carried

2021 ANNUAL GENERAL MEETING**ADOPTION OF POLICIES****Maintenance Policy**

The Corporation adopt the following maintenance procedures to assist in expediting repairs;

- d) The Corporation authorise general repairs to proceed where costs are less than \$1000 or; repairs are of an emergency and/or essential nature, and for an Office Bearer to be informed of any required actions.
- e) Unless alternate instructions are resolved at a general meeting of the Corporation;
 - The Corporation's preference is for 2 quotes for general repairs of \$1000.00 to \$2,000.00, noting Office Bearers are authorised to engage a contractor when the first quote is presented.
 - The Corporation's preference is for 2 quotes for any general repairs exceeding \$2,000.00
- f) All quotes are to be made available to Office Bearers at the earliest opportunity for a decision, and where a General Meeting has approved for maintenance works to proceed;
 - The Manager is authorised to select the most suitable quote & arrange repairs, should instructions have not been received from an Office Bearer within a determined period of the General Meeting, or 30 days of quotes presented.

Motion Carried

2022 ANNUAL GENERAL MEETING**APPROVALS FOR PRESCRIBED WORKS****Unit 3 - Owner Deck Installation Approval**

It was Resolved that; STRATA CORPORATION Plan No 6462 Inc. approve by Special Resolution, the owner of Unit 3, install a deck at the rear of the unit.

The size of the proposed deck is:- Deck- 5800mm x 2000mm to be in timber or composite materials.

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.

Motion Carried

9.2 Unit 3 Owner Patio Roof Installation Approval

To resolve that; STRATA CORPORATION Plan No 6462 Inc. approve by Special Resolution, the owner of Unit 3, install a patio roof at the rear of Unit 3.

The size and height of the proposed patio roof will be:-

Patio roof - 5800mm x 2000mm in a Stratco Brand or similar to be located above the proposed decking.

The meeting discussed some concern in regard to attaching the patio roof to the wall or roof structure of the main building. It was resolved that the patio roof installation be approved, as a free standing patio structure, with its own support poles and not attached to the rear building of Unit 3.

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.

Motion Carried

9.3 Unit 3 - Owner Garden Shed Installation Approval

It was resolved that; STRATA CORPORATION Plan No 6462 Inc., approve by Special Resolution, the owner of Unit 3 install a Garden Shed Rear of Unit 3.

The size of the proposed Garden shed will be - 1500mm length x 1500mm width x 2000mm height.

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.

Motion Carried

9.4 Unit 3 - Solar Panel Installation

To resolve that; STRATA CORPORATION Plan No 6462 Inc. approve by Special Resolution, the owner of Unit 3 is granted approval to install solar panels on the roof of the Strata Corporation.

The meeting discussed solar panel installation with potential for all owners to install solar in the future. The meeting discussed electrical meters and the need for the meters to be upgraded if solar is installed. The owner of Unit 3 decided not to proceed with solar panel installation at this time but will advise if this item is to be raised again at the next General Meeting.

Motion Denied

ADOPTION OF POLICIES

10.1 Unit 3 - Owner Pet Approval

Motion tabled; To resolve that; The Corporation approve by Ordinary Resolution for the Owner/Resident of Unit 3 to keep Two (2) Dachshund Dogs in the Unit and yard subsidiary. The dogs are both female, 6 years old, vaccinated, micro chipped and desexed.

The approval is granted on the following conditions;

- The approval is for the current pet(s) only.
- Pets should be restricted to the Unit and yard subsidiary and kept on a lead when on common property.
- The owners of Units with pets are liable for any noise which is disturbing to an extent which is unreasonable, and any damage or loss of common property caused by the pets whilst they are on the common property.
- The owners/resident of the Unit is responsible for cleaning up all mess from their pet, on any part of the community parcel.

It was resolved that Strata Corporation 6462 Inc approve the request by Ordinary Resolution, with approval given to the owner for the life of the 2 existing pets only. It was agreed that all pet applications will be considered on a case by case basis for approval and the corporations general policy is that no pets are allowed.

Motion Carried

10.2 Review of Previous Policies;

The Body Corporate Manager reviewed the previously adopted policies of the Corporation for 'Disbursement Directions', 'Community Directory', 'Contact Details', 'Financial Charges', 'Levy Arrears', 'Notices to Owners' and 'Maintenance Policy', and advised that these will continue without change.

2023 ANNUAL GENERAL MEETING

No new approvals or policies were resolved

2024 ANNUAL GENERAL MEETING

8. Approval Requests for Prescribed Works

8.1. Solar Panel & Battery Installation

Installation of Solar Panels and Solar Batteries

To Resolve that Strata Corporation No.6462 Inc. approve by Special Resolution for all Unit owners of the Corporation to install solar panels, and solar battery if desired, for provision of power to the respective unit. Approval is subject to the following conditions:

1. The owner of each Unit installing solar panels, at the owners cost, to have a roof inspection and report completed by a qualified builder to confirm the roof is structurally sound and able to support the proposed solar panels.
2. Subject to owner of the unit installing solar panels submitting a roof inspection report and a plan of proposed location of panels to the Management Committee for review and final approval prior to proceeding. All approved work must comply with any Local Government requirements, use quality materials and be installed in a professional manner by a licensed and insured contractor. All future maintenance costs and any damage to the corporations property or injury which may occur as a result of the approved installation or addition is the responsibility of the relevant unit owner.

Votes for: 1 Votes against; 1 Abstained; 0

The Motion was ruled Out of Order: Motion withdrawn from the floor of the meeting by the proposer

Notes Discussion was held and the Motion was put on hold due to complications with requirements for electrical smart meters.

Tracy Rogers advised the meeting that she had been informed all owners need to change over to a smart meter before solar can be installed.

The meeting agreed to have an electrician attend to check over the main switchboard and provide a free quote to convert the meters to smart meters.

Additionally, it was noted, due to multiple hot water services which are stored within the roof cavity, if solar was installed on the roof, it could make access difficult to remove the old hot water services and install new appliances in the future.

9. Approvals and Policies

9.1. Review of Previous Policies

The meeting reviewed previously adopted policies of the Corporation for 'Disbursement Directions', 'Community Directory', 'Contact Details', 'Financial Charges', 'Levy Arrears', 'Notices to Owners', and 'Maintenance Policy'.

No changes were requested.

Schedule 3—Articles of strata corporation

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

Schedule 3—Articles of strata corporation

- (a) must maintain within the unit, or on a part of the common property set apart for the purpose by the strata corporation, a receptacle for garbage adequately covered; and
 - (b) must comply with all council by-laws relating to the disposal of garbage.
- 12 A unit holder must immediately notify the strata corporation of—
 - (a) any change in the ownership of the unit, or any change in the address of an owner;
 - (b) any change in the occupancy of the unit.

DRAFT

RESIDENTIAL TENANCY AGREEMENT SCHEDULE

APPROVED BY THE REAL ESTATE INSTITUTE OF SOUTH AUSTRALIA INCORPORATED
FOR THE EXCLUSIVE USE OF REISA MEMBERS

1 – Agent	Company Name: Magain Property Management		
	Company Representative: Rachel McConnell		
	ABN: 70 00 7787 484	RLA Member No: 46284	
	Street Address: 765 Marion Road, Ascot Park SA 5043		
	Phone: (08) 8277 1777		
	Email: rachel@magain.com.au <input checked="" type="checkbox"/> The Agent consents to the above email address being used for the purposes of service under the Act.		
2 – Landlord	Name(s): CYNTHIA GILCHRIST		
	ABN (if applicable):		
	Street Address: 3/38 GARDENS HILL CRESCENT THE GARDENS NT 0820		
3 – Tenant	Full Name(s): ROBERT JOHNSON Email Address: robmjohnson53@gmail.com <input checked="" type="checkbox"/> The Tenant consents to the above email address being used for the purposes of service under the Act.		
4 – Premises	Street Address: 1/8 A JERVOIS STREET GLENELG NORTH SA 5045		
5 – Term	<input checked="" type="checkbox"/> Fixed:	Commencement Date: 22/10/19	End Date: 21/10/20
	<input type="checkbox"/> Periodic:	Commencement Date: ___ / ___ / ___	and continues until terminated in accordance with this Agreement
6 – Rent	Amount:	Words: FIVE HUNDRED AND TWENTY DOLLARS ONLY per fortnight (\$520.00)	
	Frequency:	Payable in advance: <input type="checkbox"/> Weekly <input checked="" type="checkbox"/> Fortnightly <input type="checkbox"/> Calendar monthly	
	Payments:	First payment of \$520.00 on 22/10/19 with the next payment of \$520.00 by 5/11/19 and thereafter \$520.00 before the TUESDAY of each FORTNIGHT	
	Note:	Payment of rent will be taken to have been made when it is credited to the bank account. The tenant must take into consideration any delays in crediting the bank account caused by the method of rent payment.	
	Payment Method:	<input checked="" type="checkbox"/> Direct Debit <input checked="" type="checkbox"/> BPay <input checked="" type="checkbox"/> Bank Cheque <input checked="" type="checkbox"/> Internet Transfer	
7 – Bond	ONE THOUSAND FIVE HUNDRED AND SIXTY DOLLARS ONLY \$1560.00		
8 – Outgoings (Clause 3.1.3)	<input checked="" type="checkbox"/> All water usage costs adjusted for the period of tenancy <input type="checkbox"/> All water usage costs in excess of 136kL per annum, with such allowance to be adjusted for the period of tenancy <input checked="" type="checkbox"/> All water supply charges adjusted for the period of tenancy <input type="checkbox"/> Other (specify) _____		
	If the Property is not individually metered for a service, the Tenant must pay an apportionment of the cost of the service as set out below:		
	Service ELECTRICITY, GAS, TELEPHONE	Apportionment _____ _____	

9 – Insurance (Clause 3.1.13)	Responsibility for insurance of the premises <input checked="" type="checkbox"/> Landlord Responsibility for contents insurance of the premises (for property other than that of the Landlord) <input checked="" type="checkbox"/> Tenant		
ITEM 10 – Other Conditions	Other persons permitted to reside in the Premises:	Name(s)	
	Pets Approved: (Clause 3.2.11)	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	Details:
	Repair Instructions:	<input checked="" type="checkbox"/> Always contact Agent	
	Nominated repairers:	Repairer:	Name: Magain Property Management - Rachel McConnell Telephone: 8277 1777
		Repairer:	Name: After Hours Emergency Telephone: 0411 822 233
	Additional Conditions: <input type="checkbox"/> N/A <input checked="" type="checkbox"/> As detailed below <input checked="" type="checkbox"/> See annexure (page 3) Water is charged as detailed in clause 3.1.3 of page 1 of this agreement No smoking indoors at any time during the tenancy. This includes occupants and visitors of the property No pets allowed other than what is detailed in Clause 3.2.11 of page 2 of this agreement No other occupants are authorised to reside other than what is detailed in item 10 on page 2 of this agreement The tenant gives Magain property management permission to photograph the property and any area requiring maintenance as part of the periodic inspections. Magain Property management warrants not to take photos of any personal effects. Please see further special conditions annexure on page 3 of this Lease Agreement.		

ANNEXURE TO RESIDENTIAL TENANCY AGREEMENT SCHEDULE

APPROVED BY THE REAL ESTATE INSTITUTE OF SOUTH AUSTRALIA INCORPORATED
FOR THE EXCLUSIVE USE OF REISA MEMBERS

Property Address: 1/8 A JERVOIS STREET GLENELG NORTH SA 5045

ITEM	SPECIAL CONDITIONS ANNEXURE
1.	The tenant(s) acknowledges receipt of the tenancy guide handed down by Consumer and Business Affairs of South Australia.
2.	The tenant(s) acknowledges receipt of the BPay and Direct Deposit letters prescribed by Magain Property Management.
3.	The tenant(s) will not under any circumstances place nails, hooks, screws, "blu-tac" like substances or adhesive tapes in the property without the written permission of the Property Manager and or Landlord.
4.	At no time may any cars, trailers, caravans, boats or any such other vehicle to be parked on the lawn or garden area. Vehicles must be parked on the driveway or in the garage/carport areas of the property at all times and suitable provisions must be made to ensure that the area is protected from oil leakage from any said vehicle.
5.	If the tenant(s) of the property, at the time of entering into this agreement or anytime during their lease at the property, have any pet(s) living on the premises the tenants are solely responsible for any damages caused to any part of the property inside or out. This includes but is not limited to; security screen wire, walls, carpets/flooring materials, gardens, lawns or ancillary property. Furthermore no additional animals will be allowed to reside at the property unless agreed to by the Property Manager on behalf of the Landlord. At the conclusion of the tenancy the tenant(s) are required to return the property to its original state and pay for any damages caused by the pet(s).
6.	At the end of the tenancy period, a final inspection will be conducted and the tenant(s) realise that this inspection cannot be carried out until all possessions have been removed from the property and it is clean and tidy. The tenant(s) must give the premises and ancillary property back to Magain Property Management and or the Landlord in a reasonable state of cleanliness and on the lease end date prescribed in this Tenancy Agreement or any Lease Extensions. The full set of keys provided at the commencement of the tenancy must also be handed over in full to Magain Property Management along with all duplicates.
7.	Should it be considered necessary by Magain Property Management and or the Landlord to incur legal and or any other expenses, including any such expenses to any debt collection agencies, in obtaining, or attempting to obtain payment for any amount due by the tenant(s), then the tenant(s) shall be liable for all such expenses. The tenant(s) acknowledge that those expenses may be calculated on a commission basis at a percentage rate of up to 25% of the amount due and expressly agrees to pay those expenses irrespective of the amount of work actually performed by Magain Property Management. The tenant(s) shall be liable for, and expressly undertakes to pay, all fees (including any Administration Fees in an amount to be set from time to time by the Landlord) for all costs incurred as a result of any cheque or electronic banking transactions being dishonored for whatever reason and, further payments will only be accepted by money order and or bank cheque. Interest on overdue amounts may be charged at a rate of 1.50% per calendar month or part thereof and the Tenant(s) shall be liable for, and expressly undertakes to pay all such interest.
8.	Should you enter into a Tenancy Agreement as a two or more person party who share the Tenancy. You should be aware of the following item(s) before proceeding: Rental & Water Payments: All rental payments must be made on time and are only to be paid by one person. Our office requires a single payment and not a double payment. We will not accept double payment for rent or water at any time during your Tenancy.
9.	DOMESTIC APPLIANCE REQUIRING INSTRUCTIONS: Manufacturers' manuals, or written or oral instructions must be given: List all appliances or devices provided as part of the agreement that the tenant should expect instructions for eg: air conditioner
	Tenant(s) acknowledges the agent of Magain Property Management has thoroughly explained the items above to their satisfaction and understanding: Signed by the tenant(s): _____

RESIDENTIAL TENANCY AGREEMENT TERMS AND CONDITIONS

APPROVED BY THE REAL ESTATE INSTITUTE OF SOUTH AUSTRALIA INCORPORATED
FOR THE EXCLUSIVE USE OF REISA MEMBERS

1. AGREEMENT

The Landlord agrees to rent the Property to the Tenant in accordance with the terms and conditions of this Agreement.

2. DEFINITIONS AND INTERPRETATION

In this Agreement, unless a contrary intention appears:

- 2.1 "Act" means the Residential Tenancies Act of 1995;
- 2.2 "Agent" means the person or organisation specified in Item 1 of the Schedule;
- 2.3 "Ancillary Property" means the property identified or specified in the Inspection Sheet;
- 2.4 "Bond" means the amount specified in Item 7 of the Schedule;
- 2.5 "Landlord" means the person or organisation specified in Item 2 of the Schedule;
- 2.6 "Premises" means the premises the subject of this Agreement specified in Item 4 of the Schedule;
- 2.7 "Property" means the Premises and the Ancillary Property (if any);
- 2.8 "Rent" means the amount specified in Item 6 of the Schedule and/or as varied in accordance with this Agreement;
- 2.9 "Tenant" means the person or organisation specified in Item 3 of the Schedule;
- 2.10 "Term" means the period this Agreement remains in force specified in Item 5 of the Schedule.

The singular includes the plural and vice versa and references to natural persons include corporations and vice versa. Where more than one person is a party to this Agreement, the terms and conditions to be performed by them bind each party jointly and severally.

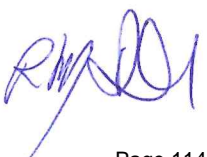
3. TENANT'S RIGHTS AND OBLIGATIONS

3.1 Subject to the provisions of the Act the Tenant must:

- 3.1.1 pay the Rent to the Agent in full in the manner and at the times specified in Item 6 of the Schedule, unless the Agent has given the tenant a notice in writing setting out an alternative method;
- 3.1.2 pay the Bond to the Agent;
- 3.1.3 pay all outgoings of the Property to the Agent including gas, electricity, telephone and oil, together with rates and charges for water specified in Item 8 of the Schedule, within fourteen (14) days of receipt of a notice for payment;
- 3.1.4 keep the Property clean and secure and will immediately notify the Landlord or the Agent of any damage to the Property and immediately report to the Landlord or the Agent any breakdown or fault in the equipment, electrical, smoke detectors or plumbing services at the Property;
- 3.1.5 pay the cost of repair to "the Plumbing" (as defined in clause 3.2.3) when damage to it is as a result of a breach by the Tenant of this Agreement;
- 3.1.6 keep the Property clear of rubbish, place household rubbish in a bin of the type approved by the local council, put the bin out for collection on the day of collection and retrieve it as soon as possible after it has been emptied;
- 3.1.7 regularly mow the lawn, weed and water the garden to at least maintain any garden that is part of the Property to the same standard as applied at the commencement of the Term;
- 3.1.8 keep all drains clear and not intentionally nor negligently do anything that will interfere with the proper operation of any Plumbing or drainage system on the Property;
- 3.1.9 use the Premises solely as a place of residence;
- 3.1.10 pay the cost of any repairs necessary because of damage to the Property as the result of an act or omission of the Tenant or any invitee of the Tenant;
- 3.1.11 return to the Agent's office the completed Inspection Sheet required by the Regulations under the Act within fourteen (14) days of the commencement of the Term, together with details of any disputed item on that Inspection Sheet;
- 3.1.12 where the Property includes a swimming pool or spa:
 - 3.1.12.1 supply and bear the cost of all necessary labour, chemicals and treatments to maintain the present condition of the swimming pool or spa;
 - 3.1.12.2 observe any instructions from the Landlord about the use or maintenance of the swimming pool or spa, including the correct chemical levels;
 - 3.1.12.3 not drain the swimming pool or spa without prior written consent of the Landlord;
 - 3.1.12.4 advise the Landlord or the Agent immediately upon becoming aware of any equipment, including fences, gates being damaged or malfunctioning or of the condition of the pool or spa deteriorating such that the remedial treatment is required;
- 3.1.13 effect and maintain any policy of insurance specified in Item 9 of the Schedule during the Term and, on demand, produce to the Landlord or the Agent a certificate of currency for that insurance;
- 3.1.14 indemnify and keep indemnified the Landlord and the Agent in respect of loss incurred or suffered as a result of any breach of this Agreement by the Tenant or any negligent act arising from the Tenant's use of the Property;
 - 3.1.14.1 this indemnity includes, without limitation, loss due to bodily injury, sickness, or death or loss, destruction or damage to the property;
 - 3.1.14.2 this indemnity survives the expiration or termination of this Agreement.

3.2 The tenant must not without the prior written consent of the Landlord:

- 3.2.1 use, cause or permit the Property to be used for an illegal or unauthorized purpose;
- 3.2.2 intentionally or negligently cause or allow others to intentionally or negligently damage the Property (including by driving nails, plugs or screws or fixing any adhesive material to any part of the Property);
- 3.2.3 use any sink, basin, bath, lavatory, drain or similar facility ("the Plumbing") in or connected to the Property for other than their intended purpose;
- 3.2.4 damage the Plumbing or the drainage or sewerage systems of the Property;
- 3.2.5 affix any fixture or make any renovation, alteration or addition to the Property;
- 3.2.6 remove or alter any fixture or device on the Property;
- 3.2.7 cause or permit a nuisance or any interference with the reasonable peace, comfort or privacy of any person who resides in the immediate vicinity of the Property;
- 3.2.8 assign this tenancy or sublet the Property;
- 3.2.9 affix any television antenna, cable TV or satellite dish to the Property;



- 3.2.9.1 it is acknowledged by the tenant that the Landlord and/or the Agent do not represent or guarantee that a telephone line or a television aerial is connected to the Premises, even if one or more telephone / aerial plug/s is located in the Premises;
- 3.2.10 install any air-conditioning unit on or in the Premises;
- 3.2.11 keep any animals (including reptiles, mammals, birds, poultry or fish) on the Property;
- 3.2.12 permit any bicycle or motor cycle to be brought into the living areas of the Premises or left anywhere in or near the Premises other than in an agreed parking place;
- 3.2.13 place any advertisement, notice or sign on or in the Property;
- 3.2.14 interfere with any machinery, plant or equipment belonging to the Landlord on the Property other than to operate it in accordance with the Landlord's or the manufacturer's instructions;
- 3.2.15 allow any person other than the intended occupants notified to the Landlord prior to the commencement of this Agreement to remain on the Property for more than fourteen (14) days
- 3.2.16 alter, remove or add any locks or other security devices to the Property. In the event consent is granted, the Tenant must supply any key, device or updated security code to the Agent as soon as practicable;
- 3.2.17 cause or permit smoking within the Premises.

3.3 Where the premises is a unit or lot under the Strata Titles Act 1988 or the Community Titles Act 1996 or are comprised in another form of multiple dwelling, the Tenant must not breach or permit a breach of the applicable Act or the Articles/By Laws of the Corporation made under that Act, or (in regard to other premises) of any Articles or Rules that apply and in particular must not:

- 3.3.1 park any motor vehicle or motor cycle in any place other than the allotted parking space;
- 3.3.2 deposit any rubbish around the Property or any neighbouring properties other than in a bin provided for the purpose;
- 3.3.3 place any pot or plant container or personal items on any window sill, balustrade, balcony or passageway or in any common areas;
- 3.3.4 hang washing anywhere other than in areas provided for that purpose;
- 3.3.5 use any communal laundry outside the times set by the Corporation.

4. LANDLORD'S RIGHT OF ENTRY

Subject to the Act, the Landlord or Agent may enter the premises:

- 4.1 in an emergency;
- 4.2 to collect rent;
- 4.3 to inspect the premises;
- 4.4 to carry out garden maintenance;
- 4.5 to carry out necessary maintenance;
- 4.6 to show the premises to prospective tenants;
- 4.7 to show the premises to prospective purchasers;
- 4.8 to determine whether a breach has been remedied;
- 4.9 for some other genuine purpose;
- 4.10 if the landlord believes on reasonable grounds that the tenant has abandoned the premises.

5. LANDLORD'S RIGHTS AND OBLIGATIONS

5.1 Subject to the Act, the Landlord must:

- 5.1.1 provide the Property in a reasonable state of cleanliness;
- 5.1.2 provide and maintain the Property in a reasonable state of repair having regard to its age, character and prospective life, however the Landlord will not be regarded as being in breach of the obligation to repair unless the Landlord has been given written notice by the Tenant of the defect requiring repair and the Landlord fails to act with reasonable diligence to have the defect repaired;
- 5.1.3 provide and maintain such locks and other devices as are necessary to ensure that the Property is reasonably secure;
- 5.1.4 pay all rates, taxes and charges imposed in respect of the Property other than rates and charges for water that are agreed to be paid by the Tenant and specified in Item 8 of the Schedule;
- 5.1.5 allow the Tenant to have quiet enjoyment of the Property during the Term.

5.2 The Landlord must not:

- 5.2.1 cause or permit any interference with the reasonable peace, comfort or privacy of the Tenant in the use by the Tenant of the Property;
- 5.2.2 except where the Tenant is in default of this Agreement, alter, remove or add any lock or device of the type referred to in clause 5.1.3 without the Tenant's written or verbal consent.

5.3 Subject to the Act, the Landlord may increase the Rent and Bond during the Term, even if this Agreement is for a fixed term. If the Agreement is for a fixed term, any rent increase during the Term must be either by mutual agreement or in accordance with clause 5.4.

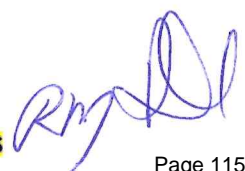
5.4 By completed this clause, the parties agree that the rent will be increased during the fixed term of the agreement as follows:

- 5.4.1 the rent will be increased to \$ per on / / ; or
- 5.4.2 the rent increase can be calculated by the following method (set out details):

6. TERMINATION AND HOLDING OVER

The Landlord and Tenant agree:

- 6.1 this Agreement may only be terminated in accordance with the Act;
- 6.2 subject to clause 6.3, the Landlord may terminate this Agreement on seven (7) days' notice to the Tenant if the Tenant breaches it in any respect whatsoever;
- 6.3 where the Landlord proposes to give a notice terminating this Agreement for non-payment of rent, the Rent must have been in arrears for at least fourteen (14) days before a notice of termination can be given;
- 6.4 if, with the approval of the Landlord, the Tenant remains in occupation of the Property after the expiration of the Term, this Agreement continues until determined by either party in accordance with the Act;
- 6.5 if the Tenant breaches this Agreement during its Term, and the Landlord re-lets the Property, then the Tenant will pay to the Agent the Landlord's reasonable re-letting costs including advertising, letting fee and any out of pocket expenses, together with the Rent to the date on which the Tenant is released (if applicable) from this Agreement;
- 6.6 the Landlord may charge the Tenant for processing an application for consent to sublet the Property.



7. PRIVACY ACT 1988

- 7.1 The parties agree and acknowledge that the Agent uses personal information collected from the Landlord and Tenant to act as the Landlord's agent and to perform their obligations under this Agreement. The Agent may also use such information collected to promote the services of the Agent and/or seek potential clients.
- 7.2 The Agent may disclose information to other parties including media organisations, on the internet, to potential tenants, or to clients of the Agent both existing and potential, as well as to tradespeople, owners, corporations, government and statutory bodies, other agents, and third party operators of tenancy reference databases. By entering into this Agreement the Tenant acknowledges that if they fail to comply with their obligations under this Agreement that fact and any other relevant information collected about the Tenant during the course of the tenancy may, they also be disclosed to other agents and third party operators of tenancy reference databases.
- 7.3 The Agent will only disclose information in this way to other parties as required to perform their duties under this Agreement, to achieve the purposes specified above or as otherwise allowed under the *Privacy Act 1988*.
- 7.4 If the Tenant would like to access this information, they can do so by contacting the Agent at the address and contact numbers contained in this Agreement. The Tenant can also correct this information if it is inaccurate, incomplete or out-of-date.

8. OTHER CONDITIONS

This Agreement includes such other terms and conditions as specified in Item 10 of the Schedule.

9. GENERAL

- 9.1 This Agreement is governed by and construed in accordance with the laws from time to time in force in South Australia and the parties submit to the non-exclusive jurisdiction of the Courts of this State.
- 9.2 If any provision of this Agreement shall be found by a court of competent jurisdiction to be invalid or unenforceable in law, then in such case the parties hereby request and direct such court to sever such provision from this Agreement.

EXECUTED AS AN AGREEMENT

Dated this 22nd Day of October 2019

The Tenant(s) acknowledge receipt of:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Section 48 Notice | <input checked="" type="checkbox"/> Keys (Number <u>10</u>) |
| <input checked="" type="checkbox"/> A copy of this Agreement | <input checked="" type="checkbox"/> Remote control devices (Number <u> </u>) |
| <input checked="" type="checkbox"/> Information Brochure (Residential Tenancies Act 1995) | <input checked="" type="checkbox"/> Strata Articles |
| <input checked="" type="checkbox"/> Property Condition Report (2 copies) | <input checked="" type="checkbox"/> Community Title By-Laws |
| <input checked="" type="checkbox"/> Manufacturers' Manuals – refer to Annexure | <input checked="" type="checkbox"/> Statutory Notice for Short Term Tenancy |
| <input checked="" type="checkbox"/> Additional fees and charges – refer to Annexure | <input checked="" type="checkbox"/> Additional Conditions Annexure |

SIGNED by the TENANT(s):

Tenant: Rm
Full Name (Print) ROBERT M JOHNSON

SIGNED by the TENANT(s):

Tenant: _____
Full Name (Print) _____

Tenant: _____
Full Name (Print) _____

Tenant: _____
Full Name (Print) _____

SIGNED by or on behalf of THE LANDLORD

Rachel McConnel
Full Name (Print) Rachel McConnel
☒ Agent as authorised ☐ Landlord

Note:

1. REISA recommends that you should not sign any contractual document unless you are satisfied that you understand its terms.
2. Use of this Agreement by a non-member of REISA is a breach of Copyright.

NOTE: ALL PARTIES SHOULD INITIAL ALL PAGES

SECTION 48 NOTICE

This notice is to be retained by the Tenant

Information to be provided by Landlords to Tenants

Section 48 of the Residential Tenancies Act 1995 requires that a Landlord must ensure that a tenant is given, before or at the time the Landlord and Tenant enter into a residential tenancy agreement certain information.

1. Agent: Company Name/Legal Entity:

Magain Property Management

Company Representative: Rachel McConnell

Street 1: 765 Marion Road

Suburb: Ascot Park State: SA Postcode: 5043

ABN (if applicable): 70 007 787 484 RLA Number: 46284

Office Telephone: (08) 8277 1777 Email Address: rachel@magain.com.au

Address for service of documents if different to above:

2. Landlord: Full Names:

CYNTHIA GILCHRIST

Address for service of documents as below.

Street 1: 3/38 GARDENS HILL CRESCENT THE GARDENS

Suburb, state and postcode: NT 0820

ABN (if applicable):

If Landlord is a company, address of registered office of the company, if different from above:

Address for service of documents if different to below.

Street 1:

Suburb: State: Postcode:

ABN (if applicable):

3. Person with superior title to Landlord (if applicable):

Street 1:

Suburb: State: Postcode:

ABN (if applicable):



FINAL CHECK:

- ☐ Bond Paid
- ☐ 2 Weeks Rent Paid
- ☐ 2 Copies of Initial Inspection Report
- ☐ Bond Form Signed

Keys received for **ROBERT JOHNSON**, of **1/8 A JERVOIS STREET, GLENELG NORTH SA 5045**

Signed: _____

Date: _____

NOTICE TO TENANT OF LEASE EXTENSION

(DO NOT USE THIS FORM FOR PERIODIC OR SHORT FIXED TERM TENANCIES)

To

Tenant 1: ROBERT JOHNSON	Tenant 2:
Tenant 3:	Tenant 4:
Tenant 5:	Tenant 6:
Tenant 7:	Tenant 8:

(insert name of tenant(s))

Address of rented premises:

Street 1: 1/8A Jervois Street

Street 2:

Suburb: Glenelg North State: SA Postcode: 5045

I give you notice that your current lease expires on 21 / 10 / 2022

(insert date)

Your current rent is \$ 520.00 per fortnight

(insert amount) (insert rental period eg fortnight, calendar month)

I wish to offer you an extension of your lease for a further 12 months ~~weeks~~

(Strike out whichever is not appropriate)

The lease extension will expire on 21 / 10 / 2023

(insert date)

The rent will / ~~will not be increased~~ / ~~will be decreased~~

(Strike out whichever is not applicable)

The new rent will be \$ 550.00 per FORTNIGHT with the first payment due on 01 / 11 / 2022

(insert amount) (insert rental period eg fortnight, calendar month) (insert date)

The Terms of your lease are varied as follows and if not varied then remain the same:

☒ N/A ☐ As detailed below ☐ See annexure

Please sign and return this Notice to your Agent by 05 / 08 / 2022 if you wish to accept.

(insert a date that is more than 28 days before the lease ends)

The Tenants expressly consent to the collection and use of the Personal Information and content in accordance with the REISA privacy policy at www.reisa.com.au.

PLEASE NOTE:


- If this form is not returned by the above date, the landlord may give you at least 28 days written notice (Form 2A) to end the fixed term agreement.
- If you wish to vacate at the end of the fixed term you must give your landlord at least 28 days written notice (Form 4B) to end the fixed term agreement.
- If the lease is not extended and at least 28 days written notice is not given by either party the agreement continues as a residential tenancy agreement for a periodic tenancy.

NOTICE TO TENANT OF LEASE EXTENSION

(DO NOT USE THIS FORM FOR PERIODIC OR SHORT FIXED TERM TENANCIES)

Signed by Tenant 1

Tenant Name

DocuSigned by:

0CA3594F5A214AC...

Date: 12-Jul-22

ROBERT JOHNSON

Signed by Tenant 2

Tenant Name

Date:

Signed by Tenant 3

Tenant Name

Date:

Signed by Tenant 4

Tenant Name

Date:

Signed by Tenant 5

Tenant Name

Date:

Signed by Tenant 6

Tenant Name

Date:

Signed by Tenant 7

Tenant Name

Date:

Signed by Tenant 8

Tenant Name

Date:

Signed by or on behalf of the Landlord

☒ Agent as authorised ☐ LandlordDocuSigned by:

D994ADC47A8A48F...

Date: 12-Jul-22

NOTICE TO TENANT OF LEASE EXTENSION
(DO NOT USE THIS FORM FOR PERIODIC OR SHORT FIXED TERM TENANCIES)

To: ROBERT JOHNSON

(insert name of tenant/s)

Address of rented premises:

Street 1: 1/8A Jervois Street

Street 2:

Suburb: Glenelg North

State: SA

Postcode: 5045

I give you notice that your current lease expires on 21 / 10 / 2020
(insert date)

Your current rent is \$ 520.00 per fortnight
(insert amount) (insert rental period eg fortnight, calendar month)

I wish to offer you an extension of your lease for a further 12 months.
(Insert number of months extension is for eg 6 or 12)

The lease extension will expire on 21 / 10 / 2020
(insert date)

The rent ~~will~~ / will not be increased, ~~will be increased~~.
(Strike out whichever is not applicable)

~~The new rent will be \$ per with the first payment due on~~
(insert amount) (insert rental period eg fortnight, calendar month) (insert date)

Please sign and return this Notice to your landlord/agent by 16 / 09 / 2020 if you wish to accept.
(insert a date that is more than 28 days before the lease ends)

PLEASE NOTE:

- If this form is not returned by the above date, the landlord may give you at least 28 days written notice (Form 2A) to end the fixed term agreement.
- If you wish to vacate at the end of the fixed term you must give your landlord at least 28 days written notice (Form 4B) to end the fixed term agreement.
- If the lease is not extended and at least 28 days written notice is not given by either party the agreement continues as a residential tenancy agreement for a periodic tenancy.

Signature of landlord/agent:

DocuSigned by:
RACHEL MCCONNELL
D984ADCA7ABAEF

Date: 03-Aug-20

Name of landlord/agent: BARRIE MAGAIN & CO PTY LTD

Address of landlord/agent:

Street 1: 765 MARION ROAD

Street 2: Ascot Park, SA

Suburb: ASCOT PARK

Phone: 08 8277 1777

State: SA

Postcode: 5043

Tenant Signature:

Date: 03/08/2020

Tenant Signature:

Date:

Tenant Name: ROBERT JOHNSON

Tenant Name:

Tenant Signature:

Date:

Tenant Signature:

Date:

Tenant Name:

Tenant Name:

NOTICE TO TENANT OF LEASE EXTENSION

(DO NOT USE THIS FORM FOR PERIODIC OR SHORT FIXED TERM TENANCIES)

To

Tenant 1: ROBERT JOHNSON

Tenant 2:

Tenant 3:

Tenant 4:

Tenant 5:

Tenant 6:

Tenant 7:

Tenant 8:

(insert name of tenant(s))

Address of rented premises:

Street 1: 1/8A Jervois Street

Street 2:

Suburb: Glenelg North

State: SA

Postcode: 5045

I give you notice that your current lease expires on 21 / 10 / 2024

(insert date)

Your current rent is \$ 630.00 per fortnight

(insert amount)

(insert rental period eg fortnight, calendar month)

I wish to offer you an extension of your lease for a further 12 months ~~weeks~~

(Strike out whichever is not appropriate)

The lease extension will expire on 21 / 10 / 2025

(insert date)

The rent will / ~~will not be increased~~ / ~~will be decreased~~

(Strike out whichever is not applicable)

The new rent will be \$ 660.00 per fortnight

(insert amount)

(insert rental period eg fortnight, calendar month)

with the first payment due on 28 / 10 / 2024

(insert date)

The Terms of your lease are varied as follows and if not varied then remain the same:

☒ N/A☐ As detailed below☐ See annexure

Please sign and return this Notice to your Agent by 31 / 07 / 2024 if you wish to accept.

The Tenants expressly consent to the collection and use of the Personal Information and content in accordance with the REISA privacy policy at www.reisa.com.au.**PLEASE NOTE:**

- If you wish to vacate at the end of the fixed term you must give your landlord at least 28 days written notice (Form 17) to end the fixed term agreement.

NOTICE TO TENANT OF LEASE EXTENSION

(DO NOT USE THIS FORM FOR PERIODIC OR SHORT FIXED TERM TENANCIES)

Signed by Tenant 1

ROBERT JOHNSON

Date: 17/07/2024

Tenant Name

ROBERT JOHNSON

Signed by Tenant 2

Date:

Tenant Name

Signed by Tenant 3

Date:

Tenant Name

Signed by Tenant 4

Date:

Tenant Name

Signed by Tenant 5

Date:

Tenant Name

Signed by Tenant 6

Date:

Tenant Name

Signed by Tenant 7

Date:

Tenant Name

Signed by Tenant 8

Date:

Tenant Name

Signed by or on behalf of the Landlord

Kate Riordan

Date: 22/07/2024

☒ Agent as authorised ☐ Landlord

NOTICE TO TENANT OF RENT INCREASE

To

Tenant 1: ROBERT JOHNSON

Tenant 2:

Tenant 3:

Tenant 4:

Tenant 5:

Tenant 6:

Tenant 7:

Tenant 8:

(insert name of tenant(s))

Address of rented premises:

Street 1: 1/8A Jervois Street

Street 2:

Suburb: Glenelg North

State: SA

Postcode: 5045

I give you notice that the new rent will be increased to \$ 660.00 per fortnight

(insert amount)

(insert rental period eg fortnight, calendar month)

with the first payment due on 28 / 10 / 2024

(insert date)

Signed by or on behalf of the Landlord

☒ Agent as authorised☐ Landlord

Date:

NOTICE TO TENANT OF LEASE EXTENSION
(DO NOT USE THIS FORM FOR PERIODIC OR SHORT FIXED TERM TENANCIES)

To

Tenant 1: ROBERT JOHNSON Tenant 2:
Tenant 3: Tenant 4:
Tenant 5: Tenant 6:
Tenant 7: Tenant 8:
(insert name of tenant(s))

Address of rented premises:

Street 1: 1/8A Jervois Street
Street 2:
Suburb: Glenelg North State: SA Postcode: 5045

I give you notice that your current lease expires on 21 / 10 / 2024
(insert date)

Your current rent is \$ 630.00 per fortnight
(insert amount) (insert rental period eg fortnight, calendar month)

I wish to offer you an extension of your lease for a further 12 months ~~weeks~~
(Strike out whichever is not appropriate)

The lease extension will expire on 21 / 10 / 2025 The rent will / ~~will not be increased~~ / ~~will be decreased~~.
(insert date) (Strike out whichever is not applicable)

The new rent will be \$ 660.00 per fortnight with the first payment due on 28 / 10 / 2024
(insert amount) (insert rental period eg fortnight, calendar month) (insert date)

The Terms of your lease are varied as follows and if not varied then remain the same:

☒ N/A ☐ As detailed below ☐ See annexure

Please sign and return this Notice to your Agent by 31 / 07 / 2024 if you wish to accept.

The Tenants expressly consent to the collection and use of the Personal Information and content in accordance with the REISA privacy policy at www.reisa.com.au.

PLEASE NOTE:

- If you wish to vacate at the end of the fixed term you must give your landlord at least 28 days written notice (Form 17) to end the fixed term agreement.

NOTICE TO TENANT OF LEASE EXTENSION
(DO NOT USE THIS FORM FOR PERIODIC OR SHORT FIXED TERM TENANCIES)

Signed by Tenant 1

ROBERT JOHNSON

Date: 17/07/2024

Tenant Name

ROBERT JOHNSON

Signed by Tenant 2

Date:

Tenant Name

Signed by Tenant 3

Date:

Tenant Name

Signed by Tenant 4

Date:

Tenant Name

Signed by Tenant 5

Date:

Tenant Name

Signed by Tenant 6

Date:

Tenant Name

Signed by Tenant 7

Date:

Tenant Name

Signed by Tenant 8

Date:

Tenant Name

Signed by or on behalf of the Landlord

Kate Riordan

Date: 22/07/2024

☒ Agent as authorised

☐ Landlord

NOTICE TO TENANT OF RENT INCREASE

To

Tenant 1: ROBERT JOHNSON

Tenant 2:

Tenant 3:

Tenant 4:

Tenant 5:

Tenant 6:

Tenant 7:

Tenant 8:

(insert name of tenant(s))

Address of rented premises:

Street 1: 1/8A Jervois Street

Street 2:

Suburb: Glenelg North

State: SA

Postcode: 5045

I give you notice that the new rent will be increased to \$ 660.00 per fortnight

(insert amount)

(insert rental period eg fortnight, calendar month)

with the first payment due on 28 / 10 / 2024

(insert date)

Signed by or on behalf of the Landlord

☒ Agent as authorised☐ Landlord

Date: 22/07/2024

DRAFT

NOTICE TO TENANT OF LEASE EXTENSION

(DO NOT USE THIS FORM FOR PERIODIC OR SHORT FIXED TERM TENANCIES)

To: ROBERT JOHNSON

(insert name of tenant/s)

Address of rented premises:

Street 1: 1/8A Jervois Street

Street 2:

Suburb: Glenelg North

State: SA

Postcode: 5045

I give you notice that your current lease expires on 21 / 10 / 2020

(insert date)

Your current rent is \$ 520.00 per fortnight

(insert amount)

(insert rental period eg fortnight, calendar month)

I wish to offer you an extension of your lease for a further 12 months.

(Insert number of months extension is for eg 6 or 12)

The lease extension will expire on 21 / 10 / 2020

(insert date)

The rent ~~will~~ / will not be increased / ~~will be decreased~~.

(Strike out whichever is not applicable)

~~The new rent will be \$ per with the first payment due on~~

(insert amount)

(insert rental period eg fortnight, calendar month)

(insert date)

Please sign and return this Notice to your landlord/agent by 16 / 09 / 2020 if you wish to accept.

(insert a date that is more than 28 days before the lease ends)

PLEASE NOTE:

- If this form is not returned by the above date, the landlord may give you at least 28 days written notice (Form 2A) to end the fixed term agreement.
- If you wish to vacate at the end of the fixed term you must give your landlord at least 28 days written notice (Form 4B) to end the fixed term agreement.
- If the lease is not extended and at least 28 days written notice is not given by either party the agreement continues as a residential tenancy agreement for a periodic tenancy.

Signature of landlord/agent:

DocuSigned by:
RACHEL MCCOMMELL
D994ADC47ABA4BF...

Date: 03-Aug-20

Name of landlord/agent: BARRIE MAGAIN & CO PTY LTD

Address of landlord/agent:

Street 1: 765 MARION ROAD

Street 2: Ascot Park, SA

Suburb: ASCOT PARK

State: SA

Postcode: 5043

Phone: 08 8277 1777

Tenant Signature:

Date: 03/08/2020

Tenant Signature:

Date:

Tenant Name: ROBERT JOHNSON

Tenant Name:

Tenant Signature:

Date:

Tenant Signature:

Date:

Tenant Name:

Tenant Name:

NOTICE TO TENANT OF LEASE EXTENSION

(DO NOT USE THIS FORM FOR PERIODIC OR SHORT FIXED TERM TENANCIES)

To

Tenant 1: ROBERT JOHNSON Tenant 2: _____
 Tenant 3: _____ Tenant 4: _____
 Tenant 5: _____ Tenant 6: _____
 Tenant 7: _____ Tenant 8: _____
(insert name of tenant(s))

Address of rented premises:

Street 1: 1/8A Jervois Street
 Street 2: _____
 Suburb: Glenelg North State: SA Postcode: 5045

I give you notice that your current lease expires on 21 / 10 / 2021
(insert date)

Your current rent is \$ 520.00 per fortnight
(insert amount) (insert rental period eg fortnight, calendar month)

I wish to offer you an extension of your lease for a further 12 months ~~weeks~~
(Strike out whichever is not appropriate)

The lease extension will expire on 21 / 10 / 2022
(insert date)

The rent ~~will~~ / will not be increased / ~~will be decreased~~
(Strike out whichever is not applicable)

~~The new rent will be \$ _____ per _____ with the first payment due on _____ / _____ / _____~~
(insert amount) (insert rental period eg fortnight, calendar month) (insert date)

The Terms of your lease are varied as follows and if not varied then remain the same:

☒ N/A ☐ As detailed below ☐ See annexure

(Large empty box for terms of lease variation, overlaid with a large 'DRAFT' watermark)

Please sign and return this Notice to your Agent by 10 / 09 / 2021 if you wish to accept.
(insert a date that is more than 28 days before the lease ends)

PLEASE NOTE:

- If this form is not returned by the above date, the landlord may give you at least 28 days written notice (Form 2A) to end the fixed term agreement.
- If you wish to vacate at the end of the fixed term you must give your landlord at least 28 days written notice (Form 4B) to end the fixed term agreement.
- If the lease is not extended and at least 28 days written notice is not given by either party the agreement continues as a residential tenancy agreement for a periodic tenancy.

NOTICE TO TENANT OF LEASE EXTENSION

(DO NOT USE THIS FORM FOR PERIODIC OR SHORT FIXED TERM TENANCIES)

Signed by Tenant 1

Tenant Name

DocuSigned by:
Robert Johnson
OCA3594F5A214AC
ROBERT JOHNSON

Date: 06-Sep-21

Signed by Tenant 2

Tenant Name

Date:

Signed by Tenant 3

Tenant Name

Date:

Signed by Tenant 4

Tenant Name

Date:

Signed by Tenant 5

Tenant Name

Date:

Signed by Tenant 6

Tenant Name

Date:

Signed by Tenant 7

Tenant Name

Date:

Signed by Tenant 8

Tenant Name

Date:

Signed by or on behalf of the Landlord

☒ Agent as authorised ☐ Landlord

DocuSigned by:
Morgan Heates
FB41F08EDCCD426

Date: 06-Sep-21



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: 2673450

KAREN M LITTLEDIKE
PO BOX 2106
MORPHETTVILLE SA 5043

DATE OF ISSUE

14/05/2025

ENQUIRIES:

Tel: (08) 8226 3750

Email: revsaesl@sa.gov.au

OWNERSHIP NUMBER

16317336

OWNERSHIP NAME

C M GILCHRIST

PROPERTY DESCRIPTION

1 / 8A JERVOIS ST / GLENELG NORTH SA 5045 / UNIT 1

ASSESSMENT NUMBER

1255914001

TITLE REF.

(A "+" indicates multiple titles)

CT 5097/84

CAPITAL VALUE

\$275,000.00

AREA / FACTOR

R4
1.000

LAND USE / FACTOR

RE
0.400

LEVY DETAILS:

FINANCIAL YEAR

2024-2025

FIXED CHARGE

\$ 50.00

+ VARIABLE CHARGE

\$ 103.60

- REMISSION

\$ 63.80

- CONCESSION

\$ 0.00

+ ARREARS / - PAYMENTS

\$ -89.80

= AMOUNT PAYABLE

\$ 0.00

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

12/08/2025

See overleaf for further information



Government of
South Australia

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



Emergency Services Funding Act 1998

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

Please Note:

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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




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

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

For more information:

Visit: www.revenuesa.sa.gov.au
Email: revsupport@sa.gov.au
Phone: (08) 8226 3750

PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

 <p>Billers Code: 456285 Ref: 7001950612</p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au <small>© Registered to BPAY Pty Ltd ABN 69 079 137 518</small></p>	 <p>To pay via the internet go to: www.revenuesaonline.sa.gov.au</p>	 <p>Send your cheque or money order, made payable to the Community Emergency Services Fund, along with this Payment Remittance Advice to:</p> <p>Revenue SA Locked Bag 555 ADELAIDE SA 5001</p>
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OFFICIAL: Sensitive

**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: 2673450

DATE OF ISSUE

14/05/2025

KAREN M LITTLEDIKE
PO BOX 2106
MORPHETTVILLE SA 5043

ENQUIRIES:

Tel: (08) 8226 3750

Email: landtax@sa.gov.au

OWNERSHIP NAME

C M GILCHRIST

FINANCIAL YEAR

2024-2025

PROPERTY DESCRIPTION

1 / 8A JERVOIS ST / GLENELG NORTH SA 5045 / UNIT 1

ASSESSMENT NUMBER

1255914001

TITLE REF.

(A "+" indicates multiple titles)

CT 5097/84

TAXABLE SITE VALUE

\$140,000.00

AREA

0.0000 HA

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

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

Please Note:

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

ON OR BEFORE 12/08/2025

See overleaf for further information

**Government of
South Australia**

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT

**RevenueSA**

DEPARTMENT OF TREASURY AND FINANCE

Land Tax Act 1936

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

Please Note:

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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




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

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

For more information:

Visit: www.revenuesa.sa.gov.au
Email: revsupport@sa.gov.au
Phone: (08) 8226 3750

PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

 Billers Code: 456293 Ref: 7001950521 Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au <small>® Registered to BPAY Pty Ltd ABN 69 079 137 518</small>	 To pay via the internet go to: www.revenuesaonline.sa.gov.au	 Send your cheque or money order, made payable to the Commissioner of State Taxation , along with this Payment Remittance Advice to: Revenue SA Locked Bag 555 ADELAIDE SA 5001
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OFFICIAL: Sensitive

Account Number 12 55914 00 1	L.T.O Reference CT509784	Date of issue 14/5/2025	Agent No. 1757	Receipt No. 2673450
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KAREN LITLEDIKE
63 BROADWAY
GLENELG SOUTH SA 5045
karen@klconveyancer.com.au

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: CM GILCHRIST
Location: U1 8A JERVOIS ST GLENELG NORTH UNIT 1
Description: 3H/UNIT CP Capital Value: \$ 275 000
Rating: Residential

Periodic charges

Raised in current years to 30/6/2025

			\$
	Arrears as at: 30/6/2024	:	0.00
Water main available:	1/7/1986	Water rates	: 314.40
Sewer main available:	1/7/1986	Sewer rates	: 347.80
		Water use	: 159.01
		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	: 821.21CR
		Balance outstanding	: 0.00

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

Next quarterly charges: Water supply: Not declared Sewer: Not declared Bill: 2/7/2025

This account has no meter of its own but is supplied from account no 12 55913 00 9.

The Water Use apportionment option is Even.

The apportionment percentage for this account is 10.00%.

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

As constructed sanitary drainage drawings can be found at <https://maps.sa.gov.au/drainageplans/>.
SA Water has no record of an Encumbrance on this property as at the date of issue of this certificate.

DRAFT

South Australian Water Corporation

Name:
CM GILCHRIST

Water & Sewer Account
Acct. No.: 12 55914 00 1

Amount: _____

Address:
U1 8A JERVOIS ST GLENELG NORTH
UNIT 1

Payment Options

EFT

EFT Payment

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	1255914001



Bill code: 8888
Ref: 1255914001

Telephone and Internet Banking — BPAY®

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



Paying online

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



Paying by phone

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

SA Water account number: 1255914001



**Government of
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