

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

Date of Statement: **24 February 2025**

OWNED BY A & J Van Ruiten

Unit in respect of which the Statement is issued: Unit 4 in Community Plan 27560 at 13 Castle Road, CHRISTIES BEACH SA 5165

Person requesting certificate:

Name: Commercial & Legal

Address: 278 Flinders Street, Adelaide SA 5000

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

Unit Entitlement: 1000

Total Unit Entitlement: 6000

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

Total amount last determined with respect to the lot

Amount	Period
---------------	---------------

\$1,383.32	01 Jul 2024 to 30 Jun 2025
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Number of instalments payable (if contributions payable by instalments)

4

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

Amount	Period	Date due
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\$345.83	01 Jul 2024 to 30 Sep 2024	01 Jul 2024
\$345.83	01 Oct 2024 to 31 Dec 2024	01 Oct 2024
\$345.83	01 Jan 2025 to 31 Mar 2025	01 Jan 2025
\$345.83	01 Apr 2025 to 30 Jun 2025	01 Apr 2025

Amount owing

\$0.00

Interest due on unpaid levies

\$0.00

Amount in credit for prepaid levies

\$0.00

NB: Interest Accrues at 15% per annum

Water charges to be paid by Corporation/Owner

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

Total amount last determined with respect to the lot

Amount	Period
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\$100.00	01 Jul 2024 to 30 Jun 2025
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Number of instalments payable (if contributions payable by instalments)

4

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

Amount	Period	Date due
---------------	---------------	-----------------

\$25.00	01 Jul 2024 to 30 Sep 2024	01 Jul 2024
\$25.00	01 Oct 2024 to 31 Dec 2024	01 Oct 2024
\$25.00	01 Jan 2025 to 31 Mar 2025	01 Jan 2025
\$25.00	01 Apr 2025 to 30 Jun 2025	01 Apr 2025

Amount owing

\$0.00

Interest due on unpaid levies

\$0.00

Amount in credit for prepaid levies

\$0.00

NB: Please ensure you contact Adcorp for an update of outstanding levies prior to settlement.

3. Special contributions

None

4. Particulars of Assets and Liabilities of the Corporation

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

5. Particulars of any Expenditure

(a) Incurred by the Corporation

REFER MINUTES OF MEETINGS ATTACHED for 2023 & 2024

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

REFER MINUTES OF MEETINGS ATTACHED for 2023 & 2024

6. Insurance policies

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

Policy No.	CAH0000244	CHU Underwriting Agencies Pty Ltd	Type:	Common Property
Premium:	\$1,104.27	Paid on:	23/07/2024	Policy start date: 10/09/2024 Next due: 10/09/2025
<i>Cover</i>		<i>Sum insured</i>		<i>Excess</i>
Common Property		\$197,000.00		\$300.00
Public Liability		\$20,000,000.00		\$300.00
Voluntary Workers		\$200,000/\$2,000		\$300.00
Fidelity Guarantee		\$100,000.00		\$300.00
Flood Cover		Included		\$300.00
Office Bearers Liability		\$250,000.00		\$300.00

7. Documents Supplied

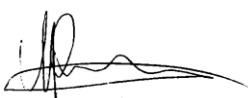
- (i) Minutes of general meetings of corporation and meetings of management committee for last two years
- (ii) Statement of Accounts of the corporation last prepared by the corporation
- (iii) The By-Laws, Scheme Description and Development Contracts
- (iv) The current policies of insurance taken out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

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

NOTE: Please refer to the Corporation's Resolutions & Disclaimer

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

This Statement was prepared on behalf of Community Corporation 27560 Inc by



.....
Andrea Pearsons - Strata Manager
Adcorp Property Group
231 Greenhill Road
Dulwich SA 5065



Owner Ledger

Start Date: 01/02/2023
End Date: 28/02/2027
Owners: One only

Adcorp Property Group Pty Ltd

ABN: 35 099 140 505

231 Greenhill Road

DULWICH SA 5065

p: 08 8361 3333

e: strata.admin@adcorpgroup.com.au

Community Corporation 27560 Inc

13 Castle Road, CHRISTIES BEACH SA 5165

Lot 4 Unit 4 Mr & Mrs A & J Van Ruiten

UE / AE: 1,000.00 / 6,000.00

Levies

Levy no.	Due date	Frequency	Details	Admin Fund		Sinking Fund		Interest paid	Discount	Levy type	Status	Group
				Due	Paid	Due	Paid					
			Balance brought forward	0.00		0.00						
1	01/04/2023	Quarterly	Quarterly Admin/Sinking Levy - 01/04/2023 - 30/06/2023	258.33	258.33	2.08	2.08	0.00	0.00%	Standard	Normal	None
2	01/07/2023	Quarterly	Cancelled: Quarterly Admin/Sinking Levy - 01/07/2023 - 30/09/2023	258.33	0.00	2.08	0.00	0.00	0.00%	Standard	Cancelled	None
3	01/07/2023	Quarterly	Quarterly Admin/Sinking Levy 01/07/2023 - 30/09/2023	295.83	295.83	2.08	2.08	0.00	0.00%	Standard	Normal	None
4	01/10/2023	Quarterly	Quarterly Admin/Sinking Levy 01/10/2023 - 31/12/2023	295.83	295.83	2.08	2.08	0.00	0.00%	Standard	Normal	None
5	01/01/2024	Quarterly	Quarterly Admin/Sinking Levy 01/01/2024 - 31/03/2024	295.83	295.83	2.08	2.08	0.00	0.00%	Standard	Normal	None
6	01/04/2024	Quarterly	Quarterly Admin/Sinking Levy 01/04/2024 - 30/06/2024	295.83	295.83	2.08	2.08	0.00	0.00%	Standard	Normal	None
7	01/07/2024	Quarterly	Quarterly Admin/Sinking Levy 01/07/2024 - 30/09/2024	345.83	345.83	25.00	25.00	0.00	0.00%	Standard	Normal	None
8	07/08/2024	Once-off	Special Levy: Sump Pump Replacement	0.00	0.00	293.39	293.39	0.00	0.00%	Special	Normal	None
9	01/10/2024	Quarterly	Quarterly Admin/Sinking Levy 01/10/2024 - 31/12/2024	345.83	345.83	25.00	25.00	0.00	0.00%	Standard	Normal	None
10	01/01/2025	Quarterly	Quarterly Admin/Sinking Levy 01/01/2025 - 31/03/2025	345.83	345.83	25.00	25.00	0.00	0.00%	Standard	Normal	None
11	01/04/2025	Quarterly	Quarterly Admin/Sinking Levy 01/04/2025 - 30/06/2025	345.83	0.00	25.00	0.00	0.00	0.00%	Standard	Normal	None

Current position: Unallocated prepayments \$0.00

Levy arrears & owner invoices due \$0.00

Interest on levy arrears \$0.00

Receipts													
Date	Receipt no.	Subtype	Status	Source	Admin Fund		Sinking Fund		Unallocated		Total amount	Cheque no.	Levy no.
					Paid	Interest	Paid	Interest	Paid				
15/03/2023	36206	Receipt	Banked		258.33	0.00	2.08	0.00	0.00		260.41		1
15/06/2023	39409	Receipt	Banked		295.83	0.00	2.08	0.00	0.00		297.91		3
15/09/2023	42550	Receipt	Banked		295.83	0.00	2.08	0.00	0.00		297.91		4
15/12/2023	45773	Receipt	Banked		295.83	0.00	2.08	0.00	0.00		297.91		5
15/03/2024	48936	Receipt	Banked		295.83	0.00	2.08	0.00	0.00		297.91		6
14/06/2024	51959	Receipt	Banked		345.83	0.00	25.00	0.00	0.00		370.83		7
31/07/2024	53685	Receipt	Banked		0.00	0.00	293.39	0.00	0.00		293.39		8
13/09/2024	55193	Receipt	Banked		345.83	0.00	25.00	0.00	0.00		370.83		9
13/12/2024	58408	Receipt	Banked		345.83	0.00	25.00	0.00	0.00		370.83		10



Level 13, 431 King William Street
Adelaide SA 5000

Certificate of Currency

CHU Community Association Insurance Plan

Policy No	CAH0000244
Policy Wording	CHU COMMUNITY ASSOCIATION INSURANCE PLAN
Period of Insurance	10/09/2024 to 10/09/2025 at 4:00pm
The Insured	COMMUNITY CORPORATION NO. 27560 INC.
Situation	13 CASTLE ROAD CHRISTIES BEACH SA 5165

Policies Selected

Policy 1 – Community Property

Community property: \$197,000
Community income: \$29,550
Common area contents: \$0

Policy 2 – Liability to Others

Limit of liability: \$20,000,000

Policy 3 – Voluntary Workers

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

Policy 4 – Fidelity Guarantee

Sum Insured: \$100,000

Policy 5 – Office Bearers' Legal Liability

Limit of liability: \$250,000

Policy 6 – Machinery Breakdown

Not Selected

Policy 7 – Catastrophe Insurance

Not Selected

Policy 8 – Government Audit Costs and Legal Expenses

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

Flood Cover is included.



Flood Cover Endorsement

Flood cover is included.

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

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

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

Date Printed

26/07/2024

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



Balance Sheet

As at 24/02/2025

Adcorp Property Group Pty Ltd

ABN: 35 099 140 505

231 Greenhill Road

DULWICH SA 5065

p: 08 8361 3333

e: strata.admin@adcorpgroup.com.au

Community Corporation 27560 Inc

13 Castle Road, CHRISTIES BEACH SA 5165

Current period

Owners' funds

Administrative Fund

Operating Surplus/Deficit--Admin 1,575.18

Owners Equity--Admin 490.78

2,065.96

Sinking Fund

Operating Surplus/Deficit--Sinking 150.00

Owners Equity--Sinking 531.27

681.27

Net owners' funds

\$2,747.23

Represented by:

Assets

Administrative Fund

Cash at Bank--Admin 2,247.85

Receivable--Levies--Admin 345.83

Receivable--Owners--Admin 22.00

2,615.68

Sinking Fund

Cash at Bank--Sinking 164.15

Receivable--Levies--Sinking 25.00

189.15

Unallocated Money

0.00

Total assets

2,804.83

Less liabilities

Administrative Fund

0.00

Sinking Fund

0.00

Unallocated Money

0.00

Total liabilities

0.00

Net assets

\$2,804.83

* As the previous financial year has not been finalised, the current financial year reporting will not be accurate.

**Minutes of Annual General Meeting
for Community Corporation 27560 Inc
13 Castle Road, CHRISTIES BEACH SA 5165**

Held 03:30 PM, on Tuesday, 27 February 2024, Via Teleconference.

ATTENDANCE

Lot #	Unit #	Owner Name	Representative
1	1	Arnold, Jason	
3	3	P & A Middlemiss	Proxy to Adcorp
6	6	Deneysse Lynn Dekuyper	

QUORUM

A quorum was not in attendance at 3:35 pm with only 3 of the 6 owners in attendance in person or by proxy and the meeting was adjourned until Friday 8/3/2024 at 2:00 PM Via Teleconference.

General Discussion took place unit 3:55 PM.

Minutes of Adjourned Annual General Meeting for Community Corporation 27560 Inc 13 Castle Road, CHRISTIES BEACH SA 5165

Held 2:00 PM, on Friday 8 March 2024, Via Teleconference.

1 ATTENDANCE

Lot #	Unit #	Owner Name	Representative
1	1	Arnold, Jason	Proxy to Adcorp
3	3	P & A Middlemiss	Proxy to Adcorp
6	6	Deneysse Lynn Dekuyper	Proxy to Adcorp

2 QUORUM

A quorum was present and the meeting commenced at 2:00 pm with 3 of the 6 units in attendance by person or by proxy. It was agreed that Andrea Pearsons of Adcorp Property Group assist the presiding officer by conducting the meeting on their behalf.

UNANIMOUS

3 OFFICE BEARERS

Jason Arnold (Lot 1) was elected Presiding Officer, Secretary, and Treasurer.

4 MANAGEMENT COMMITTEE

It was resolved to appoint a Management Committee comprising of the office bearers, with authority to approve day to day maintenance and upkeep of the common areas.

5 MINUTES

Minutes of the last Annual General Meeting, held 13/4/2023 were accepted as a correct record.

UNANIMOUS

6 MATTERS ARISING

Re-barking of Common Grounds

The body corporate manager advised owners that obtaining quotes had been difficult due to contractor shortages and quote requests being declined as the corporation was outside their service area. The body corporate manager was instructed to source quotes for the re-barking of the common grounds including the front of Lot 1 and the fenced area of Lot 1 that is also listed as common ground on the registered plan.

7 INSURANCE

The Body Corporate Manager advised that they cannot guide the corporation on the amount of cover required, and does not accept responsibility for the sum insured. Legislation requires the corporation to insure the buildings/common property for the full replacement value including removal of debris etc and loss of rent. This can be ascertained by an insurance valuation, however the decision to appoint a valuer or determine the renewal amount rests with the body corporate. The Body Corporate Manager explained that Adcorp is required to obtain clear instructions for the renewal of insurance.

The Body Corporate Manager also explained the importance of the continuity to comply with the body corporate's legal responsibilities, and that he can only give general advice not personal advice. The Body Corporate Manager also emphasized the importance of having enough insurance to cover the property according to increases in value. The corporation resolved to give the Body Corporate Manager a standing direction to renew insurance in accordance with the resolution made at the AGM or other special meeting.

The Body Corporate Manager advised owners that as general advice they should seek professional insurance advice about arranging their own insurance cover, including contents insurance cover, for the following reasons. The corporation's policy does not cover curtains and window treatments, floor coverings and light fittings as these are classed as contents. Secondly, the corporation's policy covers public liability for events occurring on common property but not on owners' property such as inside their unit, their porch, balcony, carport, back yard etc.

That is, they are not covered for Legal/Public Liability for events in their own property. The Body Corporate Manager also advised that their tenant's contents policy only covers the tenant's interests and does not cover the owner's interest. For all these reasons the Body Corporate Manager urged owners to seek professional insurance advice about their own insurance cover.

Following the meeting, Adcorp Property Group made available copies of the current FSG & PDS documentation. Owners were advised that the FSG & PDS documents are also available for viewing and download from the insures website and www.adcorpgroup.com.au

Smoke Detectors

The Body Corporate Manager reminded Owners present that all units must be fitted with approved smoke detectors. This is an owner responsibility and owners should seek advice from the Fire Department or employ an electrician to check the smoke detectors.

The corporation's insurance is currently with
Policy No.CAH0000244
CHU Underwriting Agencies Pty Ltd
Type : Common Property

Premium : \$1,096.02 Paid on : 20/07/2023 Start : 10/09/2023 Next due : 10/09/2024

Cover	Sum Insured	Excess
Common Property	\$197,000.00	\$300.00
Public Liability	\$20,000,000.00	\$300.00
Voluntary Workers	\$200,000/\$2,000	\$300.00
Fidelity Guarantee	\$100,000.00	\$300.00
Office Bearers Liability	\$250,000.00	\$300.00
Flood Cover	Included	\$300.00

Last Valuation: \$197000 28/04/2023 McLean Gladstone Pty Ltd

Following discussion on these matters it was resolved that the following insurance be organised on behalf of the Body Corporate:

New insurance valuation: It was resolved / not to arrange / to arrange a new insurance valuation

Common Property cover: It was resolved to leave as is / Adjust building cover to equal the new insurance valuation, effective as soon as it is received / Increase to \$ effective forthwith / at renewal.

Office Bearers' cover: It was resolved to / decline to have cover / maintain cover at \$ / increase cover to \$ / effective forthwith / at renewal, and the strata / community corporation to indemnify all office bearers against any loss suffered directly or indirectly from the result of their appointment.

Legal Liability cover: It was resolved to maintain cover at \$ / increase cover to \$ / effective forthwith / at renewal.

UNANIMOUS

Lot Owners Insurance

In line with the corporation's By-Laws, all owners are responsible for insuring the buildings and improvements including within their own respective lot. The insurance must also include a minimum of \$10,000,000 public liability. It was noted that the corporation may, from time to time request evidence of this.

8 FINANCIAL REPORT

It was resolved that the financial reports, for the period ending 31/12/2023 having been circulated, tabled and discussed, be adopted.

Motion Carried

It was noted that as at the day of the meeting the corporation has the following cash at bank amounts

Administration Fund:	\$ 1,802.16
Sinking Fund	\$ 543.75

9 APPOINTMENT OF BODY CORPORATE MANAGER

Adcorp Property Group Pty Ltd were reappointed as Body Corporate Managers for the next twelve months to assist the strata corporation and office bearers, at the fee of \$2,607.00 including GST, per annum plus disbursements and audit fees, and costs as per Schedule One in the Body Corporate Management Agreement.

Any elected Office Bearer is authorised to sign the Management Agreement on behalf of the body corporate. Adcorp Property Group explained that should the management agreement not be returned, signed, within 14 days of the meeting, then the agreement will be deemed as signed. Adcorp Property Group will stamp the agreement with the Body Corporate's common seal and place on file.

Further, it was agreed that Adcorp Property Group, may now charge a recovery fee for overdue accounts as follows:

Overdue notices:-

- a. Stage 1 debt recovery \$22.00 (inclusive of GST) after 30 days from due date,
- b. Stage 2 debt recovery \$27.50 (inclusive of GST) after 60 days from due date,
- c. Stage 3 debt recovery \$33.00 (inclusive of GST) after 90 days from due date,
- d. Interest charged at 15 % per annum on overdue levies and debts after 30 days from due date.

Legal action charges

All court charges and fees and any costs awarded by the court.

UNANIMOUS

It was resolved that these costs (including all costs incurred by the strata corporation for recovery work) will be debited against the relevant unit holder as an amount due and owing to the corporation.

UNANIMOUS

It was further agreed that where a special meeting is required to consider approvals for individuals, that person shall pay all costs of the meeting.

UNANIMOUS

10 REPAIRS AND MAINTENANCE
Annual Sump Pump Service

The body corporate manager was instructed to organise the annual sump service in April/May 2024.

Common Grounds Maintenance

It was agreed to continue with the services of Active Grounds & Gardens on an 8 week cycle for the grounds maintenance at the corporation.

Termites - Owners are asked to be vigilant and report any new activity to the Body Corporate Manager.

Gutters and Downpipe Clean

The body corporate manager reminded owners that the gutters and downpipes are an owner responsibility and it is recommended to have cleaned at least annually.

11 PROJECTED MAINTENANCE

After discussion it was agreed not to arrange a sinking fund forecast at this time

12 BUDGET & CONTRIBUTION AMOUNTS

Adcorp presented a forecast of projected expenditure and proposed that contribution amounts for the Administration Fund be \$ 8,300.00, and that contribution amounts for the Sinking Fund be \$ 600.00 for the coming year

After discussion it was resolved that the annual contribution amount be:

Administration Fund	\$ 8,300.00
Special Levy	\$ 0.00
Sinking Fund	\$ 600.00

Contributions are to be raised **equally** in **Quarterly** instalments, the first such instalment being due on **1/04/2024** and subsequent instalments being due on **1/7/2024, 1/10/2024, 1/01/2025**

Motion Carried

13 BY LAWS (approvals & policies)
Pergola - Lot 6

MOTION TABLED: That Community Corporation 27560 Inc. resolve to approve the installation of a pergola within Lot 6. The structure is to be installed by appropriately licenced and insured contractors and in accordance with council and building regulations. Further, the owner is to ensure the structure has appropriate drainage connected to the existing stormwater system. The cost of the works as well as any maintenance or repairs will be the responsibility of the lot owner. Any damage to common property caused by the installation is to be rectified at the cost of the Lot owner.

Motion Carried

[3] IN FAVOUR / [0] AGAINST / [0] ABSTAIN

14 **OTHER BUSINESS**

Owners were reminded of the following resolutions previously adopted by the Corporation.

- Corporation records to be destroyed in line with COMMUNITY TITLES REGULATIONS 2011 - REG 23
- Special Levy Authority
- Interest charges apply to contributions more than 30 days overdue (15% p.a)
- Authority to appoint debt collectors to recover debts at the cost of the relevant debtor
- Bank charges will be levied against owners where search fees are required to determine the origin of unidentified monies
- Contractors must have current insurances and appropriate licenses

Owners are reminded to ensure that contact details and method of delivery are kept up to date at all times and are requested (if convenient) to receive correspondence electronically.

Fire Safety

Jason advised owners present that his Lot had a fire caused by the oven. It was discovered that there was no safety switch in place. It is advised that all other owners check and have one installed for their safety and to minimise damage should a similar incident occur in their Lot.

15 **DATE OF NEXT MEETING**

The next Annual General Meeting has been scheduled for

DATE: **FEBRUARY 2025**

TIME: **03:30 PM**

VENUE: **Via Teleconference**

16 **MEETING CLOSE**

There being no further business, all owners and guests were thanked for their attendance and the meeting closed at 2:30 PM.



Adcorp Property Group Pty Ltd

ABN: 35 099 140 505

231 Greenhill Road

DULWICH SA 5065

p: 08 8361 3333

e: strata.admin@adcorpgroup.com.au

ANNUAL REPORTS

for the financial year to 31/12/2023

Community Corporation 27560

13 Castle Road, CHRISTIES BEACH SA 5165

Manager: Andrea Pearsons

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Balance Sheet

As at 31/12/2023

Adcorp Property Group Pty Ltd

ABN: 35 099 140 505

231 Greenhill Road

DULWICH SA 5065

p: 08 8361 3333

e: strata.admin@adcorpgroup.com.au

Community Corporation 27560 Inc

13 Castle Road, CHRISTIES BEACH SA 5165

Current period

Owners' funds

Administrative Fund

Operating Surplus/Deficit--Admin (1,133.67)

Owners Equity--Admin 1,624.45

490.78

Sinking Fund

Operating Surplus/Deficit--Sinking 49.92

Owners Equity--Sinking 481.35

531.27

Net owners' funds

\$1,022.05

Represented by:

Assets

Administrative Fund

Cash at Bank--Admin 1,674.10

1,674.10

Sinking Fund

Cash at Bank--Sinking 539.59

539.59

Unallocated Money

0.00

Total assets

2,213.69

Less liabilities

Administrative Fund

Prepaid Levies--Admin 1,183.32

1,183.32

Sinking Fund

Prepaid Levies--Sinking 8.32

8.32

Unallocated Money

0.00

Total liabilities

1,191.64

Net assets

\$1,022.05



Income/Expenditure Statement for the financial year to 31/12/2023

Adcorp Property Group Pty Ltd

ABN: 35 099 140 505

231 Greenhill Road

DULWICH SA 5065

p: 08 8361 3333

e: strata.admin@adcorpgroup.com.au

Community Corporation 27560 Inc

13 Castle Road, CHRISTIES BEACH SA 5165

Administrative Fund

Current period

01/01/2023-31/12/2023

Revenue

Interest--Bank 29.71

Levies Due--Admin 6,649.92

Total revenue 6,679.63

Less expenses

Admin--Agent Disbursements 535.80

Admin--Auditors--Audit Services 165.00

Admin--Auditors--Taxation Services 190.00

Admin--Bank Charges 38.00

Admin--Management Fees--Standard 2,144.00

Admin--Meeting Fee 165.00

Insurance--Premiums 1,177.22

Insurance--Valuation 295.00

Maint Bldg--Electrical 1,192.13

Maint Bldg--Pumps 242.00

Maint Grounds--Lawns & Gardening 1,056.00

Utility--Electricity 283.15

Utility--Rubbish Removal 330.00

Total expenses 7,813.30

Surplus/Deficit (1,133.67)

Opening balance 1,624.45

Closing balance \$490.78

Sinking Fund

Current period

01/01/2023-31/12/2023

Revenue

Levies Due--Sinking

49.92

Total revenue

49.92

Less expenses

Total expenses

0.00

Surplus/Deficit

49.92

Opening balance

481.35

Closing balance

\$531.27

**Minutes of Annual General Meeting
for Community Corporation 27560 Inc
13 Castle Road, CHRISTIES BEACH SA 5165**

Held 03:30 PM on Thursday 13 April 2023 Via Teleconference.

ATTENDANCE

Lot #	Unit #	Owner Name	Representative
1	1	Jason Arnold	Proxy to Adcorp
3	3	P & A Middlemiss	
6	6	Deneysse Lynn Dekuyper	

QUORUM

A quorum was not in attendance at 3:30pm with only 1 of the 6 owners in attendance in person or by proxy and the meeting was adjourned until Wednesday 26 April 2023 at 10:00 AM Via Teleconference

General Discussion took place unit 4:16 PM.

Minutes of Adjourned Annual General Meeting for Community Corporation 27560 Inc 13 Castle Road, CHRISTIES BEACH SA 5165

Held 10:00 AM on Wednesday 26 April 2023 Via Teleconference.

1 ATTENDANCE

Lot #	Unit #	Owner Name	Representative
1	1	Jason Arnold	Proxy to Adcorp
3	3	P & A Middlemiss	Proxy to Adcorp

2 QUORUM

A quorum was present and the meeting commenced at 10:00 am with 2 of the 6 units in attendance by person or by proxy. It was agreed that Andrea Pearsons of Adcorp Property Group assist the presiding officer by conducting the meeting on their behalf.

UNANIMOUS

3 OFFICE BEARERS

Jason Arnold (Lot 2) was elected Presiding Officer, Secretary, and Treasurer.

4 MANAGEMENT COMMITTEE

It was resolved to appoint a Management Committee comprising of the office bearer, with authority to approve day to day maintenance and upkeep of the common areas. It was further resolved that the Management Committee be authorised to approve works to the value of \$500.00 per job, without further reference to the corporation.

5 MINUTES

Minutes of the last Annual General Meeting, held 10/05/2022 were accepted as a correct record.

UNANIMOUS

6 MATTERS ARISING

No matters arising.

7 INSURANCE

The Body Corporate Manager advised that they cannot guide the corporation on the amount of cover required, and does not accept responsibility for the sum insured. Legislation requires the corporation to insure the buildings/common property for the full replacement value. This can be ascertained by an insurance valuation, however the decision to appoint a valuer or determine the renewal amount rests with the body corporate.

The Body Corporate Manager also explained the importance of the continuity to comply with the body corporate's legal responsibilities, and that he can only give general advice not personal advice. The Body Corporate Manager also emphasized the importance of having enough insurance to cover the property according to increases in value. The corporation resolved to give the Body Corporate Manager a standing direction to renew insurance in accordance with the resolution made at the AGM or other special meeting.

The Body Corporate Manager advised owners that as general advice they should seek professional insurance advice about arranging their own insurance cover, including contents insurance cover, for the following reasons. The corporation's policy does not cover curtains and window treatments, floor coverings and light fittings as these are classed as contents. Secondly, the corporation's policy covers public liability for events occurring on common property but not on owners' property such as inside their unit, their porch, balcony, carport, back yard etc.

Owners were advised that the Financial Services Guide (FSG) & Product Disclosure Statement (PDS) documents are available from the body corporate manager upon request and are also available from the insurers website.

Smoke Detectors

The Body Corporate Manager reminded Owners present that all units must be fitted with approved smoke detectors. This is an owner responsibility and owners should seek advice from the Fire Department or employ an electrician to check the smoke detectors.

The corporation's insurance is currently with CHU Underwriting Agencies Pty Ltd

Premium : \$867.02

Paid on : 29/07/2022

Start : 10/09/2022

Next due : 10/09/2023

Cover	Sum Insured	Excess
Common Property	\$89,000.00	\$300.00
Public Liability	\$20,000,000.00	\$300.00
Voluntary Workers	\$200,000/\$2,000	\$300.00
Fidelity Guarantee	\$100,000.00	\$300.00
Flood Cover	Included	\$300.00
Office Bearers Liability	\$250,000.00	\$500.00

Last Valuation: \$110,000 on 7/04/2020 by Body Corporate Insurance Valuations

Following discussion on these matters it was resolved that the following insurance be organised on behalf of the Body Corporate:

New insurance valuation: It was resolved to arrange a new insurance valuation forthwith.

Common Property cover: It was resolved to adjust the common property cover to equal the new insurance valuation, effective as soon as it is received.

Office Bearers' cover: It was resolved to maintain cover at \$250,000 at renewal, and the community corporation to indemnify all office bearers against any loss suffered directly or indirectly from the result of their appointment.

Legal Liability cover: It was resolved to maintain cover at \$20,000,000 at renewal.

UNANIMOUS

Lot Owners Insurance

In line with the corporation's By-Laws, all owners are responsible for insuring the buildings and improvements including within their own respective lot for the full replacement value, including demolition and site clearance. Lot owners are required to also have Public Liability insurance of \$10,000,000 minimum. It was noted that the corporation may, from time to time request lot owners' Certificate of Insurance as evidence of this.

8 FINANCIAL REPORT

It was resolved that the financial reports, for the period ending 31/12/2022 having been circulated, tabled and discussed, be adopted.

Motion Carried

It was noted that as at the day of the meeting the corporation has the following cash at bank amounts

Administration Fund:	\$ 3,113.27
Sinking Fund:	\$ 500.07

9 APPOINTMENT OF BODY CORPORATE MANAGER

Adcorp Property Group Pty Ltd were reappointed as Body Corporate Managers for the next twelve months to assist the strata corporation and office bearers, at the fee of \$2,211.00 including GST, per annum plus disbursements and audit fees, and costs as per Schedule One in the Body Corporate Management Agreement.

Any elected Office Bearer is authorised to sign the Management Agreement on behalf of the body corporate. Adcorp Property Group explained that should the management agreement not be returned, signed, within 14 days of the meeting, then the agreement will be deemed as signed. Adcorp Property Group will stamp the agreement with the Body Corporate's common seal and place on file.

Further, it was agreed that Adcorp Property Group, may now charge a recovery fee for overdue accounts as follows:

Overdue notices:-

- Stage 1 debt recovery \$22.00 (inclusive of GST) after 30 days from due date,
- Stage 2 debt recovery \$27.50 (inclusive of GST) after 60 days from due date,
- Stage 3 debt recovery \$33.00 (inclusive of GST) after 90 days from due date,
- Interest charged at 15 % per annum on overdue levies and debts after 30 days from due date.

Legal action charges

All court charges and fees and any costs awarded by the court.

UNANIMOUS

It was resolved that these costs (including all costs incurred by the strata corporation for recovery work) will be debited against the relevant unit holder as an amount due and owing to the corporation.

UNANIMOUS

It was further agreed that where a special meeting is required to consider approvals for individuals, that person shall pay all costs of the meeting.

UNANIMOUS

10 REPAIRS AND MAINTENANCE

Gutter and Downpipe Clean

The corporation was reminded that the gutters and downpipes are an owner responsibility to clean and it is recommended that the gutters and downpipes be cleaned at least once a year.

Sump Pump

After discussion, the body corporate manager was instructed to schedule Pump X to schedule an annual clean as soon as possible. It was agreed that the sump pump is to be serviced annually from the Administration Fund.

Grounds Maintenance

It was resolved to continue with the services of Active Grounds and Gardens for the common grounds maintenance at the property every 3 months. The body corporate manager was instructed to request that the contractor remove a pallet left on the common area by Lot 6 on the next visit.

Rebarking of Common Grounds

The body corporate manager was instructed to source quotes for the relaying of weed matt and rebarking of the common area next to Lot 1. The cost is to be paid from the Sinking Fund and any shortfall will be paid from the surplus in the Administration Fund.

Bollards

It was noted by Jason (Lot 1) that a recent inspection of his property identified bollards that are damaged and need repair. It was requested that the photos be forwarded to the body corporate manager. The body corporate manager was instructed to source quotes for repair.

Termites

None observed nor reported by owners. No action requested. Owners asked to be vigilant and to report sightings to the Strata Manager.

It was noted by the body corporate manager that work orders for any non-budgeted works, will not be issued until all funds required have been raised.

11 PROJECTED MAINTENANCE

After discussion it was agreed not to arrange a sinking fund forecast at this time

12 BUDGET & CONTRIBUTION AMOUNTS

Adcorp presented a forecast of projected expenditure and proposed that contribution amounts for the Administration Fund be \$ 7,100.00, and that contribution amounts for the Sinking Fund be \$ 50.00 for the coming year

After discussion it was resolved that the annual contribution amount be:

Administration Fund	\$7,100.00
Sinking Fund	\$50.00

Contributions are to be raised **equally** in **Quarterly** instalments, the first such instalment being due on **1/10/2023** and subsequent instalments being due on **1/01/2024, 1/04/2024, 1/07/2024**

Motion Carried

Owners are reminded to include the reference number listed on the levy notice to ensure any payments are allocated to their lot.

13 BY LAWS (approvals & policies)

Adcorp reminded all Owners, that the articles and policies of the Body Corporate are binding on the corporation, its owners, occupiers, and invitees to the complex, this includes contractors.

14 OTHER BUSINESS

Owner & Property Manager Details

All owners are required by legislation to ensure that the corporation has their current contact details on file at all times. It has been noted that the details for several lot owners have not been updated or are not on file. The owner contact details and communication preferences will be sent to all owners to update and return to Adcorp.

15 DATE OF NEXT MEETING

The next Annual General Meeting has been scheduled for

DATE: **FEBUARY 2024**

TIME: **03:30 PM**

VENUE: **Via Teleconference**

16 MEETING CLOSE

There being no further business, all owners and guests were thanked for their attendance and the meeting closed at 10:30 AM.



Adcorp Property Group Pty Ltd

ABN: 35 099 140 505

231 Greenhill Road

DULWICH SA 5065

p: 08 8361 3333

e: strata.admin@adcorpgroup.com.au

ANNUAL REPORTS

for the financial year to 31/12/2022

Community Corporation 27560

13 Castle Road, CHRISTIES BEACH SA 5165

Manager: Andrea Pearsons

	Page
Balance Sheet	1
Income/Expenditure Statement	2



Balance Sheet

As at 31/12/2022

Adcorp Property Group Pty Ltd

ABN: 35 099 140 505

231 Greenhill Road

DULWICH SA 5065

p: 08 8361 3333

e: strata.admin@adcorpgroup.com.au

Community Corporation 27560 Inc

13 Castle Road, CHRISTIES BEACH SA 5165

Current period

Owners' funds

Administrative Fund

Operating Surplus/Deficit--Admin (1,459.03)

Owners Equity--Admin 3,083.48

1,624.45

Sinking Fund

Operating Surplus/Deficit--Sinking 49.92

Owners Equity--Sinking 431.43

481.35

Net owners' funds

\$2,105.80

Represented by:

Assets

Administrative Fund

Cash at Bank--Admin 2,399.44

2,399.44

Sinking Fund

Cash at Bank--Sinking 487.59

487.59

Unallocated Money

0.00

Total assets

2,887.03

Less liabilities

Administrative Fund

Prepaid Levies--Admin 774.99

774.99

Sinking Fund

Prepaid Levies--Sinking 6.24

6.24

Unallocated Money

0.00

Total liabilities

781.23

Net assets

\$2,105.80



Income/Expenditure Statement for the financial year to 31/12/2022

Adcorp Property Group Pty Ltd

ABN: 35 099 140 505

231 Greenhill Road

DULWICH SA 5065

p: 08 8361 3333

e: strata.admin@adcorpgroup.com.au

Community Corporation 27560 Inc

13 Castle Road, CHRISTIES BEACH SA 5165

Administrative Fund

Current period

01/01/2022-31/12/2022

Revenue

Interest--Bank 8.36

Levies Due--Admin 6,199.92

Total revenue 6,208.28

Less expenses

Admin--Agent Disbursements 320.40

Admin--Auditors--Audit Services 165.00

Admin--Auditors--Taxation Services 190.00

Admin--Bank Charges 30.00

Admin--Management Fees--Standard 1,990.32

Admin--Meeting Fee 120.00

Insurance--Premiums 867.02

Maint Bldg--General Repairs 2,486.00

Maint Grounds--Lawns & Gardening 1,100.00

Utility--Electricity 398.57

Total expenses 7,667.31

Surplus/Deficit (1,459.03)

Opening balance 3,083.48

Closing balance \$1,624.45

Sinking Fund

Current period

01/01/2022-31/12/2022

Revenue

Levies Due--Sinking

49.92

Total revenue

49.92

Less expenses

Total expenses

0.00

Surplus/Deficit


49.92

Opening balance

431.43

Closing balance

\$481.35

PURPOSE: PRIMARY COMMUNITY MAP REF: 6527/15/M LAST PLAN: F57218	AREA NAME: CHRISTIES BEACH COUNCIL: CITY OF ONKAPARINGA DEVELOPMENT NO: 145/C123/12/001/33529	APPROVED: STEPHEN ANSELL 14/11/2012 DEPOSITED: ORAZIO DEANGELIS 13/12/2012	 <h1 style="margin: 0;">C27560</h1> SHEET 1 OF 2 <small>35341_text_01_v05_Version_5</small>																								
<table style="width: 100%; border: none;"> <tr> <td style="width: 33%; vertical-align: top;"> AGENT DETAILS: JEANES & SOMMERVILLE 4/77 O'SULLIVAN BEACH ROAD LONSDALE SA 5160 PH: (08) 83263588 FAX: (08) 83264882 AGENT CODE: JESO REFERENCE: 5332_CP_V01_PJ </td> <td style="width: 33%; vertical-align: top;"> SURVEYORS CERTIFICATION: I PETER IAN JEANES , a licensed surveyor under the Survey Act 1992, certify that (a) I am uncertain about the location of that part of the service infrastructure shown between the points marked > and < on the plan; and (b) This community plan has been correctly prepared in accordance with the Community Titles Act 1996 12th day of November 2012 Peter Jeanes Licensed Surveyor </td> </tr> </table>				AGENT DETAILS: JEANES & SOMMERVILLE 4/77 O'SULLIVAN BEACH ROAD LONSDALE SA 5160 PH: (08) 83263588 FAX: (08) 83264882 AGENT CODE: JESO REFERENCE: 5332_CP_V01_PJ	SURVEYORS CERTIFICATION: I PETER IAN JEANES , a licensed surveyor under the Survey Act 1992, certify that (a) I am uncertain about the location of that part of the service infrastructure shown between the points marked > and < on the plan; and (b) This community plan has been correctly prepared in accordance with the Community Titles Act 1996 12th day of November 2012 Peter Jeanes Licensed Surveyor																						
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STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER	PURPOSE	IN FAVOUR OF	CREATION																				
ANNOTATIONS: THE SERVICE INFRASTRUCTURE WAS NOT IN PLACE AS AT 22 / 10 / 2012																											

SHEET 2 OF 2

35341_pland_1_V03_Version_5

BEARING DATUM: (1) - (2) 264°54'40"
DERIVATION: F57218 ADOPTED

TOTAL AREA: 995m²

D85821

97°52'20"
22.61

10-50

D7026

D7106

D7106

ROAD

SCALE 0 5 10 15 20 25 METRES

JEANES & SOMMERVILLE SURVEYORS PTY. LTD.
PHONE: (08) 8326 3588 FAX: (08) 83264882
REF: 5332 CP V03 061112

CASTLE

LOT ENTITLEMENT SHEET

COMMUNITY PLAN NUMBER

C27560

SHEET 1 OF 1

ACCEPTED

[Signature]

REGISTRAR GENERAL

DEV. No 1451012312

APPLICATION 11802223

SCHEDULE OF LOT ENTITLEMENTS

LOT	LOT ENTITLEMENT	SUBDIVIDED
1	1000	
2	1000	
3	1000	
4	1000	
5	1000	
6	1000	
AGGREGATE	6000	

CERTIFICATE OF LAND VALUER

I, Gil Piccinato,
being a land valuer within the meaning of the
Land Valuers Act 1994 certify that the
schedule is correct for the purposes of the
Community Titles Act 1996

Dated the 16th day of November 2012

[Signature]
.....
Signature of Land Valuer

Terms of Instrument not
checked by Lands Titles Office

By-Laws
Development No. 145/C123/12

BY-LAWS

COMMUNITY TITLES ACT 1996

COMMUNITY PLAN NO. 27560

13 Castle Road Christies Beach SA 5165

Certified correctly prepared in accordance with the requirements of the Community Titles Act 1996 by
the person who prepared the document.

Signed



Teresa Marie Hennig – Level 1, 212 Pirie Street Adelaide SA 5000

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2. **Mandatory By-Laws**
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 - 2.2 **Use and Enjoyment of Common Property**
 - 2.3 **Use and Enjoyment of Community Lots**
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15. **Removal of Persons**
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COMMUNITY BY – LAWS WARNING

The terms of these By-Laws are binding on the Community Corporation, the owners of the community lots and the persons entering the community parcel.

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

1. Preliminary

1.1 Definitions and Interpretation

The definitions and interpretations set out herein and set out in Section 3 of the Community Titles Act 1996 shall apply to these by-laws and unless to the contrary otherwise require, the expressions:-

"Act"	means the <i>Community Titles Act 1996</i> (as amended);
"common property"	means the common property created by Community Plan No. 27560;
"corporation"	means Community Corporation No. 27560 Incorporated constituted in accordance with Part 9 of the Act and includes an officer, agent, servant, contractor, manager or representative of the corporation appointed in writing;
"community parcel"	means the whole of the land comprised in Community Corporation Plan No. 27560;
"invitees"	means visitors, tradesperson, builders, contractors, agents, clients or associates of the lot holder or occupier of a lot;
"lot"	means a community lot as defined in the Act and a community lot comprised in Community Plan No. 27560;
"lot holder"	means the owner of a lot; and
"occupier"	of a lot includes, if the lot is unoccupied, the owner of the lot.

IN THESE BY-LAWS UNLESS THE CONTRARY INTENTION APPEARS

- a) a reference to an instrument includes any variation or replacement of it;
- b) a reference to a statute, ordinance, code or other law includes regulations and other instruments under it and consolidations, amendments, re-enactments or replacements of any of them;
- c) the singular includes the plural and vice versa;
- d) the word "person" includes a firm, a body corporate, an association or an authority;
- e) words of any gender include every gender;
- f) a reference to a person includes a reference to the person's executors, administrators, successors, substitutes and assigns; and
- g) headings are inserted for convenience and do not affect the interpretation of these by-laws.

2. Mandatory By - Laws

2.1 Administration, Management and Control of Common Property

The corporation is responsible for the administration, management and control of the common property.

2.2 Use and Enjoyment of the Common Property

The common property is, subject to the Act and these by-laws, for the common use and enjoyment of lot holders, occupiers and their invitees. The lot holders, occupiers and their invitees whilst using the common property must not:-

- 2.2.1 make any undue noise, damage or interfere with any structure, shrub, plant, tree or garden, deposit any rubbish or waste material on or in the common property or in way obstruct the lawful use of the common property;
- 2.2.2 allow entry of any delivery, commercial vehicle or moving van in excess of two (2) tonne tare weight onto or upon the common property;
- 2.2.3 obstruct the movement of any vehicle or pedestrian traffic, park a vehicle or any other conveyance (except in areas approved by the corporation) or whilst driving a vehicle on the common property fail to comply with the corporation's displayed regulated speed limit;
- 2.2.4 without the prior approval in writing of the corporation mark, paint, erect or construct any permanent structure or service infrastructure;
- 2.2.5 damage or deface any existing structure or service infrastructure that forms part of the common property;
- 2.2.6 use any portion of the common property for their exclusive use as a garden or otherwise without the prior consent in writing of the corporation;
- 2.2.7 display any advertising, sign or hoarding;
- and
- 2.2.8 must reasonably endeavour to make their invitees aware of these by-laws or ensure that their invitees do not engage in any conduct that is in breach of these by-laws;
- 2.2.9 must notify the corporation of any damage or defect in the common property immediately becoming aware of the damage or defect; and
- 2.2.10 must be able to have access ingress and egress by vehicle and on foot to the common property for the purpose of the use and enjoyment of the lot holder's lot.

2.3 Use and Enjoyment of Community Lots

A person must:-

- 2.3.1 use a lot solely or predominantly for residential purposes and for no other use unless that use has been first approved in writing by the corporation.
- 2.3.2 use and enjoy the lot in a manner consistent with these by-laws;
- 2.3.3 use the lot in accordance with the Development Act 1993;
- 2.3.4 not cause or permit on the community parcel any act or omission contrary to the intention of the by-laws;
- 2.3.5 not create any undue noise, disturbance or undertake any activity or behaviour which is likely to interfere with the quiet enjoyment of another lot holder or occupier of a lot;
- 2.3.6 not restrict or prevent the corporation from gaining access to any common service infrastructure shared between the lots for maintenance, repair or replacement purposes only;
- 2.3.7 not alter the exterior of the improvements on a lot without the consent in writing of the corporation; and
- 2.3.8 not to excavate dig and install any bore or well on any community lot.

2.4 Insurance

2.4.1 Building Insurance

2.4.1.1 A lot holder or developer or owner of a lot will properly insure all buildings, fixtures and improvements on each of the respective lots from the date of their practical completion to the full insurable value and must include cover for demolition site clearance architects fees and replacement with new materials of a like or similar quality.

2.4.1.2 The owner of each lot will maintain public risk insurance of amounts of at least ten million dollars (\$10M) in respect of any one event or such higher cover as the corporation or the Act may from time to time determine or require.

2.4.2 Common Property

2.4.2.1 The corporation will at all times effect insurance on the common property for Public Liability cover of not less than ten million dollars (\$10M) and general damages cover of not less than twenty thousand dollars (\$20,000-).

2.4.2.2 The corporation must review on an annual basis all insurances held, and the need for new or additional insurances. The corporation will ensure that sufficient funds are obtained from the contributions to the administrative fund payable by the lot owner to enable payment of the premium of the Policy of Insurance.

2.4.2.3 The owner or occupier of a lot must not, except with the approval of the community corporation, do anything that might void or prejudice the insurance effected by the corporation or increase any insurance premium payable by the corporation.

3. Maintenance and Use of Lots

3.1 Maintenance and Repair

The owner of a lot must:-

3.1.1 maintain and keep in good repair buildings and structural improvements to the lot (including paintwork and external finishes);

3.1.2 paint and repair external finishes as authorised and requested by the corporation from time to time in order to substantially maintain a continuity of appearance of all buildings on each community lot on the community parcel; and

3.1.3 has the responsibility to arrange a pest control inspection annually of their lot and at their expense and provide evidence of such inspection to the corporation.

3.2 Occupier's Obligations to Maintain the Lot in Good Condition

3.2.1 The occupier of a lot must keep the lot in a clean and tidy condition.

3.2.2 The occupier must keep the garden of that lot maintained and clear of rubbish and shall not change the landscaping of that Lot so as to substantially alter the environment.

3.2.3 The occupier of a lot must maintain and repair any security and/or garden lighting which may exist on that lot and any direct adjacent security and/or garden lighting to that lot, being on the common property which may exist.

3.2.4 The occupier of a lot must:-

- 3.2.4.1 store garbage in an appropriate container that prevents the escape of unpleasant odours;
- 3.2.4.2 store the appropriate container in such a manner that it cannot be seen from the front of the lot; and
- 3.2.4.3 comply with any requirements of the council for the disposal of garbage.

4. Animals

- 4.1 Subject to Section 37 of the Act a lot holder or occupier may keep a small dog or desexed cat in the backyard of the lot provided that the prior written consent of the corporation at a duly convened meeting is first obtained by the lot holder or occupier for that animal and provided also that the animal:-
 - 4.1.1 be under physical care and control of the lot holder and occupier of a lot at all times; and
 - 4.1.2 does not injure or disturb the quiet enjoyment of other lot holders or occupiers of a lot.
- 4.2 The lot holder or occupier of a lot must immediately remove any deposit of waste material and repair and or replace any damage to or loss of property caused by the animal on or to the common property or another lot.
- 4.3 The corporation may by written notice require a lot owner or occupier of a lot to permanently remove an animal (which is the subject of repeated complaints) from a lot.
- 4.4 Provided always that nothing in clause 4.1 above shall:-
 - 4.4.1 prevent an occupier of a lot who suffers from a disability from keeping a dog on the lot or restrict the use of a dog by the occupier if the dog is trained to assist the occupier in respect of that disability (Section 37 (1) (d) of the Act); or
 - 4.4.2 prevent an invitee to the community parcel who suffers from a disability from using a dog trained to assist the invitee in respect of the disability (Section 37 (1) (e) of the Act).
- 4.5 Pursuant to clause 4.1 above, the lot holder or occupier of a lot must not keep any other animal and/or pet without the prior written consent of the corporation at a duly convened meeting.

5. Prohibition of Disturbance

5.1 Disturbance

The occupier of a lot must not engage in conduct that unreasonably disturbs the occupier of another lot or others who are lawfully on a lot.

6. General Provisions

6.1 Display of Advertisements

- 6.1.1. A person must not, without the written approval of the corporation (other than during the Development of a lot and in the display of signs required under the Building Work Contractors Act 1995) erect or display any advertising signs unless the advertising is a sign associated with the sale of a lot; provided that sign used does not exceed 600mm by 1 metre in dimension.

- 6.1.2 This by-law does not prevent the corporation from erecting any sign which displays any parking restrictions, speed limits or access requirements at the entrance to the common property or lot.

6.2 Offence

A person who contravenes or fails to comply with a provision of these by-laws is guilty of an offence.

Maximum Penalty: - The maximum prescribed under the Act.

7. Community Corporation may make Rules

The corporation may make rules relating to the common property not inconsistent with these by-laws and the same shall be observed by the lot holders, occupiers and their invitees unless and until they are disallowed or revoked by an ordinary resolution at a general meeting of lot holders.

8. Community Corporation Recovery Rights

- 8.1 The corporation may recover any money owing to it under the by-laws as a debt..
- 8.2 The lot holder or occupier of a lot must pay or re-imburse on demand to the corporation costs, charges and expenses incurred in connection with the contemplated, attempted or actual enforcement or preservation of any rights under the by-laws in relation to the lot holder or occupier.
- 8.3 The cost, charges and expenses recoverable under these by-laws shall include without limitation those incurred in retaining any independent consultant, agent or other advisor used to evaluate any matter of concern and the corporation's administration costs in connection with those events; and
- 8.4 The corporation may charge interest on any overdue money owned by a lot holder or occupier of a lot at the rate equal to two (2) percentage points above the rate then quoted by the corporation's bankers on overdraft accommodation of less than \$100,000.00 calculated on the daily balance of commencing from the day that the money became due for payment.

9. Indemnity and Release

A person bound by these by-laws shall;

- 9.1 indemnify and forever hold harmless the corporation from and against all and any actions, claims, demands, losses, damages, costs and expenses which the corporation shall or may become liable in respect of or arising out of any loss or injury personal or in respect of property (suffered by any person in or about the lot or common property) except and to the extent that such loss or injury was caused or contributed to by the negligence of the corporation; and
- 9.2 occupy, use and keep the lot at the risk in all things of the lot holder and the lot holder hereby releases to the full extent permitted by the law the corporation from any and all claims, demands and damages of every kind resulting from any accident, damage or injury occurring therein except and to the extent that any such claims, demands and damages arises from or as a consequence of the negligence of the corporation or any servant or agent of the corporation.

10. Waiver

No waiver by the corporation of one breach of any by-law, obligation or provision herein contained or implied shall operate as a waiver of another breach of the same or any other by-law, obligation or provisions herein contained or implied.

11. Notice

Any notice required to be served under these by-laws shall be sufficiently served on the lot holder if left on the lot addressed to the lot holder or if addressed to the lot holder at the last known address of the lot holder and sent by ordinary post in a prepaid envelope and if a notice is given by post it shall be deemed to be served at the time when in the ordinary course of post it would be delivered at the address to which it was sent.

12. Severance

If any by-law or any part of these by-laws cannot be given effect or full force and effect by reason of statutory invalidity or otherwise such by-law or part by-law as the case may be which cannot be given effect or its full force and effect shall be severed, ignored or read down restrictively but so as to maintain and uphold as far as possible the remaining by-laws.

13. Breach

Where a person bound by these by-laws has acted in breach thereof and the corporation has incurred expenses in remedying such breach, the corporation shall be entitled to recover such expenses from such person.

14. Penalty

The maximum penalty for the breach of any of these by-laws or the Rules is five hundred dollars (\$500.00) or such other maximum amount as may from time to time be provided for by Section 34(3) of the Act.

15. Removal of Persons

The corporation may remove any person from a part of the community parcel who is found committing a breach of a by-law in that part.

16. Internal Fencing

The provisions of the Fences Act 1975 (as amended) shall apply as between the owners of adjoining community lots.

Orig. **LF 11862224**



12:28 10-Dec-2012
2 of 2 Fees: \$0.00

Prefix
LF
Series No.
2

LANDS TITLES REGISTRATION
OFFICE
SOUTH AUSTRALIA

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

FORM APPROVED BY THE REGISTRAR-GENERAL

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

BELOW THIS LINE FOR AGENT USE ONLY

15:12 12/12/2012 02-013918
REGISTRATION FEE \$129.00
TRANSACTION FEE \$15.00

Lodged by:

AGENT CODE

Correction to: Eckermann Steinert Conveyancers

CJSA15




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

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

PICK-UP NO.	11840442
CP	27560

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

ITEM(S)	AGENT CODE

CORRECTION	PASSED 
REGISTERED	13/12/2012
  <p>PRO REGISTRAR-GENERAL</p>	

AMENDMENTS, APPROVALS, SPECIAL RESOLUTIONS. Strata Corporation 27560 INC.

Date	Special Resolution / Amendment / Approval
25 Nov 13	<p>By-laws: It was resolved by all owners that the Corporation By-Laws as lodged with the Lands Title Office be adopted.</p> <p>Common Seal : It was resolved that Geof Kurtze, as Public Officer of Strata Corporation 27560 Inc., be appointed as the custodian of the Common Seal of the Corporation.</p> <p>Bank Account : It was resolved that the Manager open and operate on behalf of the Corporation, a non-interest bearing business cheque account in the name of 'Strata Corporation 27560 Inc.' with the NAB.</p> <p>Financial Period: It was resolved that the financial period for the Corporation operate from 1st January to 31st December each year and that contributions to the Administration and Sinking Funds become due on 1st January each year and payable quarterly.</p> <p>Auditor appointment: It was resolved that the Manager engage an external auditor at the end of each financial year to audit the records of the corporation.</p> <p>Extracting data for Taxation Returns: It was resolved that the Manager arrange for MRT Accounting and Bookkeeping to lodge a final taxation return with the Australian Taxation Office.</p> <p>Legal Action re Rule Breaches: It was resolved that Geof Kurtze Strata and Corporate Management after consulting a Corporation officer, be authorised to engage the services of a solicitor to write to a lot owner when there is a breach of the Strata Titles Act, Regulations, By-Laws or Resolutions and/or aggrieved other residents of the complex, provided that at least two letters have been forwarded to the owner and/or agent concerning the alleged breach. One of these letters to include a warning of legal recourse. All associated legal costs to be borne by the relevant lot owner and to become a debt against the lot.</p> <p>Archiving of Records: It was resolved that Geof Kurtze Strata and Corporate Management be authorised to destroy old records, not required to be retained under the Strata Titles Act 1988 and the Australian Taxation Act, and to also store required records, digitally, before destroying the original documents.</p> <p>Late Fees: It was resolved that an administrative late fee plus any applicable Goods and Services Tax, be imposed on a lot owner for every thirty (30) days after the due date that monies remain outstanding in that owners account. This is an administrative fee paid to the Manager.</p> <p>Legal Action re Overdue Accounts: It was resolved that Geof Kurtze Strata and Corporate Management be authorised to engage legal assistance for the recovery of unpaid contributions or levies that remain unpaid after a period of six weeks from the due date and where the owner has first been advised in writing of such intended procedure. Any costs associated with the recovery of unpaid amounts are to be borne by the respective lot owner.</p> <p>NBN Rollout: It was resolved by Special Resolution that the Body Corporate Manager register the corporation for the NBN rollout, subject to any cost to the corporation being approved by the Office Bearers or Management Committee. At the time of the rollout any owner interested in connecting to the NBN can then do so at their own cost.</p> <p>Meeting Reminder: In order to help improve attendances at meetings whether in person or by proxy, it is resolved that the Body Corporate Manager will email all owners who have supplied a current email address a reminder in the days leading up to the meeting. Should you wish to be included in this service please ensure your current email address is on file.</p>
7 Apr 15	<p>It was agreed that Adcorp Property Group, may now charge a recovery fee for overdue accounts as follows:</p> <p>Debt Collection: All costs and fees incurred collecting outstanding debts (including disbursements, court fees, debt collectors fees and Adcorp Property Groups legal action charges and all other costs and charges) will be debited against the unit from which the debt is pursued.</p> <p>Overdue notices:- (a) Stage 1 debt recovery \$11-00 (inclusive of GST), (b) Stage 2 debt recovery \$11-00 (inclusive of GST), (c) Stage 3 debt recovery \$22-00 (inclusive of GST), (d) interest charged at 15 % per annum on overdue levies and debts after 30 days from due date.</p> <p>Legal action charges – all court charges and fees and any costs awarded by the court.</p> <p>It was resolved that these costs (including all costs incurred by the strata corporation for recovery work) will be debited against the relevant unit holder as an amount due and owing to the corporation.</p> <p>It was further agreed that where a special meeting is required to consider approvals for individuals, that person shall pay all costs of the meeting.</p>

Debt Collection for outstanding levies and contributions

It was agreed that a debt against a unit holder will be given to a debt collection agency to recover, and all the costs involved will be debited against the relevant unit holder as an amount due and owing to the corporation.

Interest charged on overdue levies and other debts to the corporation

Interest charged on overdue levies and other debts to the corporation is 15% after 30 days overdue.

Bank charges charged to owners where searches are required to determine origin of unidentified monies

That Adcorp Property Group Pty. Ltd. be granted consent after a period of 4 months to conduct, and charge to the individual owner a bank search to determine origin of unidentified monies being held in trust by Adcorp Property Group Pty. Ltd. Definite Proof of payment will need to be provided should an owner wish to verify funds held prior to a search being completed.

7 Mar 16 **Raise funds by Special Levy**

It was resolved to authorise the Body Corporate Manager to raise additional funds when necessary to meet necessary expenses by special levy on demand without further reference to the Strata Corporation.

23 Feb 2018 Debt Collection for outstanding levies and contributions

It was agreed that a debt against a unit holder will be given to a debt collection agency to recover, and all costs incurred for collecting outstanding debts (including disbursements, court fees, debt collectors fees and Adcorp Property Groups legal action charges and all other costs and charges) will be debited against the unit from which the debt is pursued as an amount due and owing to the corporation.

Bank charges charged to owners where searches are required to determine origin of unidentified monies

That Adcorp Property Group Pty. Ltd. be granted consent after a period of 4 months to conduct, and charge to the individual owner a bank search to determine origin of unidentified monies being held in trust by Adcorp Property Group Pty. Ltd. Definite Proof of payment will need to be provided should an owner wish to verify funds held prior to a search being completed.

External Contractor Requirements

All body corporates are welcome to utilise the services of contractors that they select. Adcorp Property Group have no exclusive arrangements with any contractors or maintenance firms. A requirement prior to placing a work order on behalf of a contractor is that the contractor selected by the corporation provides copies of their correct licensing and current insurance.

Email Correspondence

Email is to become the preferred method of delivery by the Adcorp Property Group, for all levies, agendas, minutes, letters and other correspondence. Over the coming months Adcorp will implement procedures to facilitate the move away from conventional mail delivery where possible. Australia Post has already announced that mail delivery times will become significantly longer, even for mail within the same city and suburbs. Both the Strata Titles Act 1988 and the Community Titles Act 1996 allow for correspondence to be delivered via email if the recipient gives their consent. This may also assist the corporation to reduce the cost of disbursements, will greatly speed up delivery time, and provide greater assurance of delivery. Owners are reminded they are responsible for ensuring that Adcorp have their current email address on file at all times, as failure to notify may result in overdue levies and initiate the arrears process.

8 Mar 2024 Pergola - Lot 6

That Community Corporation 27560 Inc. resolve to approve the installation of a pergola within Lot 6. The structure is to be installed by appropriately licenced and insured contractors and in accordance with council and building regulations. Further, the owner is to ensure the structure has appropriate drainage connected to the existing stormwater system. The cost of the works as well as any maintenance or repairs will be the responsibility of the lot owner. Any damage to common property caused by the installation is to be rectified at the cost of the Lot owner.

Motion Carried

ANNEXURE 'A' TO SECTION S139 STATEMENTS DISCLAIMER

Adcorp Property Group advise that alterations to the unit may have been completed without the knowledge or consent of the Strata or Community Corporation or their unit holders. In Accordance with section 29 of the strata titles act, and the by-laws of the community corporation structural alterations or alterations which alter the external appearance of the corporation (front or rear) need the consent of the corporation.

Any alteration that changes the character or description needs prior consent of the body corporate. Any additional building to the units or change of use must be reflected on the strata or community plan. In other words, the strata or community plan should be amended to reflect the true description of the buildings.

Therefore, if the unit or lot being sold is not accurately reflected on the strata or community plan you are advised to make further inquiries with the vendor or their representative. We do not guarantee the accuracy of the section 41 statement or section 139 statements in this respect, and advise you to make sufficient inquiries before acting.

You are advised that the insurance cover on the complex may not be adequate and you should make further inquiries to satisfy yourself regarding this matter. Future liabilities may not necessarily be funded, as strata or community lot contributions may not cover expected or future contingent liabilities.

The articles and bylaws bind owners, including any resolutions regarding the strata or Community Corporation's policy on the keeping of animals. Anyone who wishes to keep an animal must ensure that approval has been given **PRIOR** to signing a contract as many strata and community corporations do not allow animals.

If approval has been granted for solar panels a certificate must be sent to the Body Corporate Managers certifying that the roof can sustain the solar panels. A purchaser should sight a copy to avoid potential liability.

This is the annexure marked 'A' referred to in the section 139 statement regarding:

COMMUNITY CORPORATION: 27560

ADDRESS: 4/13 Castle Road, Christies Beach, SA 5165

DATE: February 24, 2025

CONVEYANCING NOTICE

Vendor/s Name _____

Purchaser/s name: _____

Strata Corporation / Community Corporation No _____

Unit/ Lot _____ Settlement Date _____

Property address _____

Purchaser's contact details

Address _____

_____ Postcode _____

Mobile _____ Home _____ Work _____

Email: _____

Owner Occupied / Rental Unit (Please Circle) If Rental, please complete below

Rental Manager / Agent _____

Address _____

_____ Postcode _____

Mobile _____ Office _____ Email _____

Purchaser/s Conveyancer: _____

Address _____ Postcode _____

Phone: _____ Email: _____

Vendor/s Conveyancer: _____

Address _____ Postcode _____

Phone: _____ Email: _____

ANY OUTSTANDING ACCOUNTS MUST BE FINALISED AT SETTLEMENT

Please email strata.admin@adcorpgroup.com.au to order a financial search if needed.

Please complete & return this form to Adcorp Property Group strata.admin@adcorpgroup.com.au