

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

Date of Statement: **11 September 2024**

OWNED BY Ryan Scott

Unit in respect of which the Statement is issued: **Unit 5 in Community Plan 40034 at 42 Sunningdale Drive, CHRISTIE DOWNS SA 5164**

Person requesting certificate:

Name: McDonald Conveyancing

Address: PO Box 149 Christies Beach SA 5165

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

Unit Entitlement: 1

Total Unit Entitlement: 5

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

Total amount last determined with respect to the lot

Amount	Period
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\$560.00	01 Jan 2024 to 31 Dec 2024
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Number of instalments payable (if contributions payable by instalments)	4
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Amount of each instalment, period to which instalment relates and date due

Amount	Period	Date due
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\$140.00	01 Jan 2024 to 31 Mar 2024	01 Jan 2024
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\$140.00	01 Apr 2024 to 30 Jun 2024	01 Apr 2024
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\$140.00	01 Jul 2024 to 30 Sep 2024	01 Jul 2024
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\$140.00	01 Oct 2024 to 31 Dec 2024	01 Oct 2024
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Amount owing	\$0.00
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Interest due on unpaid levies	\$0.00
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Amount in credit for prepaid levies	\$0.00
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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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\$10.00	01 Jan 2024 to 31 Dec 2024
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Number of instalments payable (if contributions payable by instalments)	4
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Amount of each instalment, period to which instalment relates and date due

Amount	Period	Date due
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\$2.50	01 Jan 2024 to 31 Mar 2024	01 Jan 2024
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\$2.50	01 Apr 2024 to 30 Jun 2024	01 Apr 2024
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\$2.50	01 Jul 2024 to 30 Sep 2024	01 Jul 2024
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\$2.50	01 Oct 2024 to 31 Dec 2024	01 Oct 2024
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Amount owing	\$0.00
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Interest due on unpaid levies	\$0.00
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Amount in credit for prepaid levies	\$0.00
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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 2022 & 2023

(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 2022 & 2023

6. Insurance policies

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

Policy No.	CAH0004399	CHU Underwriting Agencies Pty Ltd		Type:	Common Property	
Premium:	\$549.84	Paid on:	16/05/2024	Policy start date:	06/07/2024	Next due: 06/07/2025
Cover		Sum insured	Excess			
Common Property		\$50,000.00	\$300.00			
Public Liability		\$20,000,000.00	\$300.00			
Voluntary Workers		\$200,000/2,000	\$300.00			
Flood Cover		Included	\$300.00			
Fidelity Guarantee		\$100,000.00	\$300.00			

7. Documents Supplied

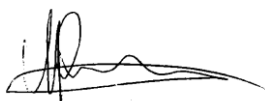
- (i) Minutes of general meetings of corporation and meetings of management committee for last two years
- (ii) Statement of Accounts of the corporation last prepared by the corporation
- (iii) The By-Laws, Scheme Description and Development Contracts
- (iv) The current policies of insurance taken out 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 40034 Inc by



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

Owner Ledger

Start Date: 01/09/2022

End Date: 30/09/2026

Owners: One only

Adcorp Property Group Pty Ltd

ABN: 35099140505

231 Greenhill Road

Dulwich SA 5065

P: 08 8361 3333

F: 08 8139 2300

E: strata.accounts@adcorpgroup.com.au

Community Corporation 40034 Inc

42 Sunningdale Drive, CHRISTIE DOWNS SA 5164

Lot 5 Unit 5 Ryan Scott

UE / AE: 230.00 / 1,000.00

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	01/01/2023	Quarterly	Quarterly Admin/Sinking Levy 1/01/2023 - 31/03/2023	125.00	125.00	2.50	2.50	0.00	0.00%	Standard	Normal	None
2	01/04/2023	Quarterly	Quarterly Admin/Sinking Levy 1/04/2023 - 30/06/2023	125.00	125.00	2.50	2.50	0.00	0.00%	Standard	Normal	None
3	01/07/2023	Quarterly	Quarterly Admin/Sinking Levy 1/07/2023 - 30/09/2023	125.00	125.00	2.50	2.50	0.00	0.00%	Standard	Normal	None
4	01/10/2023	Quarterly	Quarterly Admin/Sinking Levy 1/10/2023 - 31/12/2023	125.00	125.00	2.50	2.50	0.00	0.00%	Standard	Normal	None
5	01/01/2024	Quarterly	Quarterly Admin/Sinking Levy 01/01/2024 - 31/03/2024	140.00	140.00	2.50	2.50	0.00	0.00%	Standard	Normal	None
6	01/04/2024	Quarterly	Quarterly Admin/Sinking Levy 01/04/2024 - 30/06/2024	140.00	140.00	2.50	2.50	0.00	0.00%	Standard	Normal	None
7	01/07/2024	Quarterly	Quarterly Admin/Sinking Levy 01/07/2024 - 30/09/2024	140.00	140.00	2.50	2.50	0.00	0.00%	Standard	Normal	None
8	01/10/2024	Quarterly	Quarterly Admin/Sinking Levy 01/10/2024 - 31/12/2024	140.00	0.00	2.50	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				
15/12/2022	32873	Receipt	Banked		125.00	0.00	2.50	0.00	0.00		127.50		1
15/03/2023	36209	Receipt	Banked		125.00	0.00	2.50	0.00	0.00		127.50		2

Lot 5	Unit 5	Ryan Scott		UE / AE: 230.00 / 1,000.00						
15/06/2023	39424	Receipt	Banked	125.00	0.00	2.50	0.00	0.00	127.50	3
15/09/2023	42553	Receipt	Banked	125.00	0.00	2.50	0.00	0.00	127.50	4
29/12/2023	46322	Receipt	Banked	140.00	0.00	2.50	0.00	0.00	142.50	5
15/03/2024	48953	Receipt	Banked	140.00	0.00	2.50	0.00	0.00	142.50	6
14/06/2024	51981	Receipt	Banked	140.00	0.00	2.50	0.00	0.00	142.50	7



Level 13, 431 King William Street
Adelaide SA 5000

Certificate of Currency

CHU Community Association Insurance Plan

Policy No	CAH0004399
Policy Wording	CHU COMMUNITY ASSOCIATION INSURANCE PLAN
Period of Insurance	06/07/2024 to 06/07/2025 at 4:00pm
The Insured	COMMUNITY CORPORATION NO. 40034 INC.
Situation	42 SUNNINGDALE DRIVE CHRISTIE DOWNS SA 5164

Policies Selected

Policy 1 – Community Property

Community property: \$50,000
Community income: \$7,500
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

Not Selected

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

17/05/2024

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 11/09/2024

Community Corporation 40034 Inc

42 Sunningdale Drive, CHRISTIE DOWNS SA 5164

Current period

Owners' funds

Administrative Fund

Operating Surplus/Deficit--Admin (494.90)

Owners Equity--Admin 5,171.48

4,676.58

Sinking Fund

Operating Surplus/Deficit--Sinking 37.61

Owners Equity--Sinking 753.39

791.00

Net owners' funds

\$5,467.58

Represented by:

Assets

Administrative Fund

Cash at Bank--Admin 4,678.00

4,678.00

Sinking Fund

Cash at Bank--Sinking 791.00

791.00

Unallocated Money

0.00

Total assets

5,469.00

Less liabilities

Administrative Fund

0.00

Sinking Fund

0.00

Unallocated Money

0.00

Total liabilities

0.00

Net assets

\$5,469.00

**Minutes of Annual General Meeting
for Community Corporation 40034 Inc
42 Sunningdale Drive, CHRISTIE DOWNS SA 5164**

Held 10:00 AM, on Tuesday, 12 December 2023, at Via Teleconference.

ATTENDANCE

Lot #	Unit #	Owner Name	Representative
1	1	Bradley & Gemma Mawet	Proxy to Adcorp
3	3	Nathan Scholz & Sara Bartholomew	

QUORUM

A quorum was not in attendance at 10:01 AM with only 2 of the 5 owners in attendance in person or by proxy and the meeting was adjourned until Tuesday 19 December 2023 at 11:30 AM within Via Teleconference.

General Discussion took place unit 10:30 AM.

Minutes of Adjourned Annual General Meeting for Community Corporation 40034 Inc 42 Sunningdale Drive, CHRISTIE DOWNS SA 5164

Held <MeetingTime>>, on Tuesday, 12 December 2023, at Via Teleconference

1 ATTENDANCE

Lot #	Unit #	Owner Name	Representative
1	1	Bradley & Gemma Mawet	Proxy to Adcorp

2 QUORUM

A quorum was present and the meeting commenced at 11:30 am with 1 of the 5 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

It was resolved that the following Office Bearers be appointed for the coming year:

Presiding Officer:	Bradley & Gemma Mawet	Lot 1
Secretary:	Ryan Scott	Lot 5
Treasurer:	Nathan Scholz	Lot 3

4 MANAGEMENT COMMITTEE

It was resolved to appoint a Management Committee comprising of all owners with authority to approve day to day maintenance and upkeep of the common area by a majority vote.

5 MINUTES

Minutes of the last Annual General Meeting, held 23/11/2022 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 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 advised owners that as general advice they should seek professional insurance advice about arranging their own insurance cover, including contents insurance cover, as the corporation's policy covers public liability for events occurring on common property but not on owners' Lot.

Owners were advised that the FSG & PDS are 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

Policy No.CAH0004399

CHU Underwriting Agencies Pty Ltd

Type : Common Property

Broker :

Premium : \$539.99

Paid on : 18/05/2023

Start : 6/07/2023

Next due : 6/07/2024

Cover	Sum Insured	Excess
Common Property	\$50,000.00	\$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

Last Valuation: None on file

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 for all lots as well as the common property.

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

Office Bearers' cover: It was resolved to decline to have cover at renewal.

Public 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 . 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 31/10/2023 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:	\$ 5,067.30
Sinking Fund:	\$ 753.39
Arrears:	NONE

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 \$1,060.00 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

All owners are advised that maintenance of the gutters and downpipes are the owners responsibility. It is recommended to clean annually at a minimum.

Grounds Maintenance

All owners are advised that owners maintain all gardens within their own Lot as well as the front garden area directly in front of their Lot.

Termites

Owners are asked to be vigilant and report any new activity to the Body Corporate Manager. Inspections, treatment and repairs are the responsibility of the owner.

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 \$ 2,800.00, 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	\$ 2,800.00
Special Levy	\$ 0.00
Sinking Fund	\$ 50.00

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

Motion Carried

13 BY LAWS (approvals & policies)

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

Rollers Shutters - Lot 3

Nathan advised that he is considering installing roller shutters on the windows of their Lot. The body corporate manager advised owners present of the process for obtaining approval by Extra Ordinary General Meeting - Postal Ballot.

14 OTHER BUSINESS

Front Yards

Owners are reminded that the By-Laws require owner's to maintain their Lots, this includes the front gardens. Failure to do so may incur fines and the corporation may decide to organise for the works to be completed and the cost on charged to the lot owner.

15 DATE OF NEXT MEETING

The next Annual General Meeting to be held:

DATE: **November/December 2024**
TIME: **10:00 AM**
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 12:00 PM.

ANNUAL REPORTS

for the financial year to 31/10/2023

Community Corporation 40034

42 Sunningdale Drive, CHRISTIE DOWNS SA 5164

Manager: Andrea Pearsons

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Income/Expenditure Statement	2

Balance Sheet

As at 31/10/2023

Community Corporation 40034 Inc

42 Sunningdale Drive, CHRISTIE DOWNS SA 5164

Current period

Owners' funds

Administrative Fund

Operating Surplus/Deficit--Admin	163.63
Owners Equity--Admin	5,007.85
	<u>5,171.48</u>

Sinking Fund

Operating Surplus/Deficit--Sinking	50.00
Owners Equity--Sinking	703.39
	<u>753.39</u>

Net owners' funds

\$5,924.87

Represented by:

Assets

Administrative Fund

Cash at Bank--Admin	4,900.90
Receivable--Levies--Admin	250.00
Receivable--Owners--Admin	22.00
	<u>5,172.90</u>

Sinking Fund

Cash at Bank--Sinking	748.39
Receivable--Levies--Sinking	5.00
	<u>753.39</u>

Unallocated Money

0.00

Total assets

5,926.29

Less liabilities

Administrative Fund

0.00

Sinking Fund

0.00

Unallocated Money

0.00

Total liabilities

0.00

Net assets

\$5,926.29

Income/Expenditure Statement
for the financial year
to 31/10/2023

Community Corporation 40034 Inc

42 Sunningdale Drive, CHRISTIE DOWNS SA 5164

Administrative Fund

Current period

01/11/2022-31/10/2023

Revenue

Interest--Bank	69.97
Levies Due--Admin	2,500.00
Total revenue	2,569.97

Less expenses

Admin--Agent Disbursements	324.75
Admin--Auditors--Audit Services	185.00
Admin--Auditors--Taxation Services	190.00
Admin--Bank Charges	41.00
Admin--Management Fees--Standard	960.60
Admin--Meeting Fee	165.00
Insurance--Premiums	539.99
Total expenses	2,406.34

Surplus/Deficit 163.63

Opening balance 5,007.85

Closing balance **\$5,171.48**

Sinking Fund

Current period

01/11/2022-31/10/2023

Revenue

Levies Due--Sinking	50.00
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Total revenue	50.00
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Less expenses

Total expenses	0.00
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Surplus/Deficit

50.00

Opening balance	703.39
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Closing balance

\$753.39

Minutes of Annual General Meeting for Community Corporation 40034 Inc 42 Sunningdale Drive, CHRISTIE DOWNS SA 5164

Held 10:00 AM on Wednesday 23 November 2022 Via Teleconference.

1 ATTENDANCE

Lot #	Owner Name	Representative
1	Bradley & Gemma Mawet	Proxy to Adcorp
2	George, Lisa & Mark Evans	Proxy to Adcorp
3	D R Neilson & E J Raymond	Proxy to Adcorp
5	Ryan Scott	Proxy to Adcorp

2 QUORUM

A quorum was present and the meeting commenced at 10:00 am with 4 of the 5 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

It was resolved that the following Office Bearers be appointed for the coming year:

Presiding Officer:	Bradley & Gemma Mawet	(of unit 1)
Secretary:	Ryan Scott	(of unit 5)
Treasurer:	D Neilson	(of unit 2)

Motion Carried

4 MANAGEMENT COMMITTEE

It was resolved to appoint a Management Committee comprising all owners, with authority to approve day to day maintenance and upkeep of the common areas by majority.

5 MINUTES

Minutes of the last Annual General Meeting, held 1/12/2021 were accepted as a true and correct record.

UNANIMOUS

6 MATTERS ARISING

Nil

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 CHU Underwriting Agencies Pty Ltd
Policy No.CAH0004399
Type : Common Property**

Premium : \$538.79 Paid on : 4/08/2022 Start : 6/07/2022 Next due : 6/07/2023

Cover	Sum Insured	Excess
Common Property	\$50,000.00	\$300.00
Public Liability	\$20,000,000.00	\$300.00
Voluntary Workers	\$200,000/2,000	\$300.00
Flood Cover	Included	\$300.00

Last Valuation: No Valuation on File

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 a new insurance valuation forthwith.

Common Property cover: It was resolved to leave as is at renewal.

Office Bearers' cover: It was resolved to decline to have cover at renewal.

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

Catastrophe cover: It was resolved to decline to have cover 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 . It was noted that the corporation may, from time to time request the certificate of currency as evidence of this.

8 FINANCIAL REPORT

It was resolved that the financial reports, for the period ending 31/10/2022 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:	\$ 5,009.27
Sinking Fund	\$ 703.39

9 APPOINTMENT OF BODY CORPORATE MANAGER

It was resolved that Adcorp Property Group Pty Ltd be appointed as Body Corporate Managers for the next twelve months to assist the corporation and office bearers in its day to day operations at the fee of \$963.00 as detailed in the Management Agreement and signed at this meeting by the appointed officer.

Motion Carried

10 REPAIRS AND MAINTENANCE

Gutters and Downpipe Clean

All owners are advised that maintenance of the gutters and downpipes are the owners responsibility. It is recommended to clean annually at a minimum.

Grounds Maintenance

All owners are advised that owners maintain all gardens within their own Lot as well as the front garden area directly in front of their Lot.

Termites

Owners are asked to be vigilant and report any new activity to the Body Corporate Manager. Inspections, treatment and repairs are the responsibility of the owner.

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 \$ 2,500.00, 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	\$ 2,500.00
Sinking Fund	\$ 50.00

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

Motion Carried

Please note that the contribution due dates have changed as per motion approved in section 13 By Laws. The November 2022 Levy is now due in January 2023.

13 BY LAWS (approvals & policies)

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

Change to Levy Schedule

The Body Corporate Manager Proposed that the Levy Schedule be changed to in line with meeting date where budget is approved so levy notices are not issued late. The first installment due date will be 1/01/2023 and subsequent installments due on 1/04/2023, 1/07/2023 and 1/10/2023.

Motion Carried

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.

15 DATE OF NEXT MEETING

The next Annual General Meeting has been scheduled for

DATE:	December 2023
TIME:	10:00 AM
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 10:31 AM.

ANNUAL REPORTS

for the financial year to 31/10/2022

Community Corporation 40034

42 Sunningdale Drive, CHRISTIE DOWNS SA 5164

Manager: Andrea Pearsons

	Page
Balance Sheet	1
Income/Expenditure Statement	2

Balance Sheet

As at 31/10/2022

Community Corporation 40034 Inc

42 Sunningdale Drive, CHRISTIE DOWNS SA 5164

Current period

Owners' funds

Administrative Fund

Operating Surplus/Deficit--Admin	119.42
Owners Equity--Admin	4,888.43
	<u>5,007.85</u>

Sinking Fund

Operating Surplus/Deficit--Sinking	50.34
Owners Equity--Sinking	653.05
	<u>703.39</u>

Net owners' funds

\$5,711.24

Represented by:

Assets

Administrative Fund

Cash at Bank--Admin	5,009.27
	<u>5,009.27</u>

Sinking Fund

Cash at Bank--Sinking	703.39
	<u>703.39</u>

Unallocated Money

0.00

Total assets

5,712.66

Less liabilities

Administrative Fund

0.00

Sinking Fund

0.00

Unallocated Money

0.00

Total liabilities

0.00

Net assets

\$5,712.66

Income/Expenditure Statement
for the financial year
to 31/10/2022

Community Corporation 40034 Inc

42 Sunningdale Drive, CHRISTIE DOWNS SA 5164

Administrative Fund

Current period

01/11/2021-31/10/2022

Revenue

Interest on Arrears--Admin	15.96
Interest--Bank	11.18
Levies Due--Admin	2,500.00

Total revenue	2,527.14
---------------	----------

Less expenses

Admin--Agent Disbursements	267.00
Admin--Auditors--Audit Services	165.00
Admin--Auditors--Taxation Services	190.00
Admin--Bank Charges	30.00
Admin--Management Fees--Standard	931.93
Admin--Meeting Fee	285.00
Insurance--Premiums	538.79

Total expenses	2,407.72
----------------	----------

Surplus/Deficit	119.42
-----------------	--------

Opening balance	4,888.43
-----------------	----------

Closing balance	\$5,007.85
-----------------	------------

Sinking Fund

Current period

01/11/2021-31/10/2022

Revenue

Interest on Arrears--Sinking 0.34

Levies Due--Sinking 50.00

Total revenue 50.34


Less expenses

Total expenses 0.00

Surplus/Deficit 50.34

Opening balance 653.05

Closing balance \$703.39

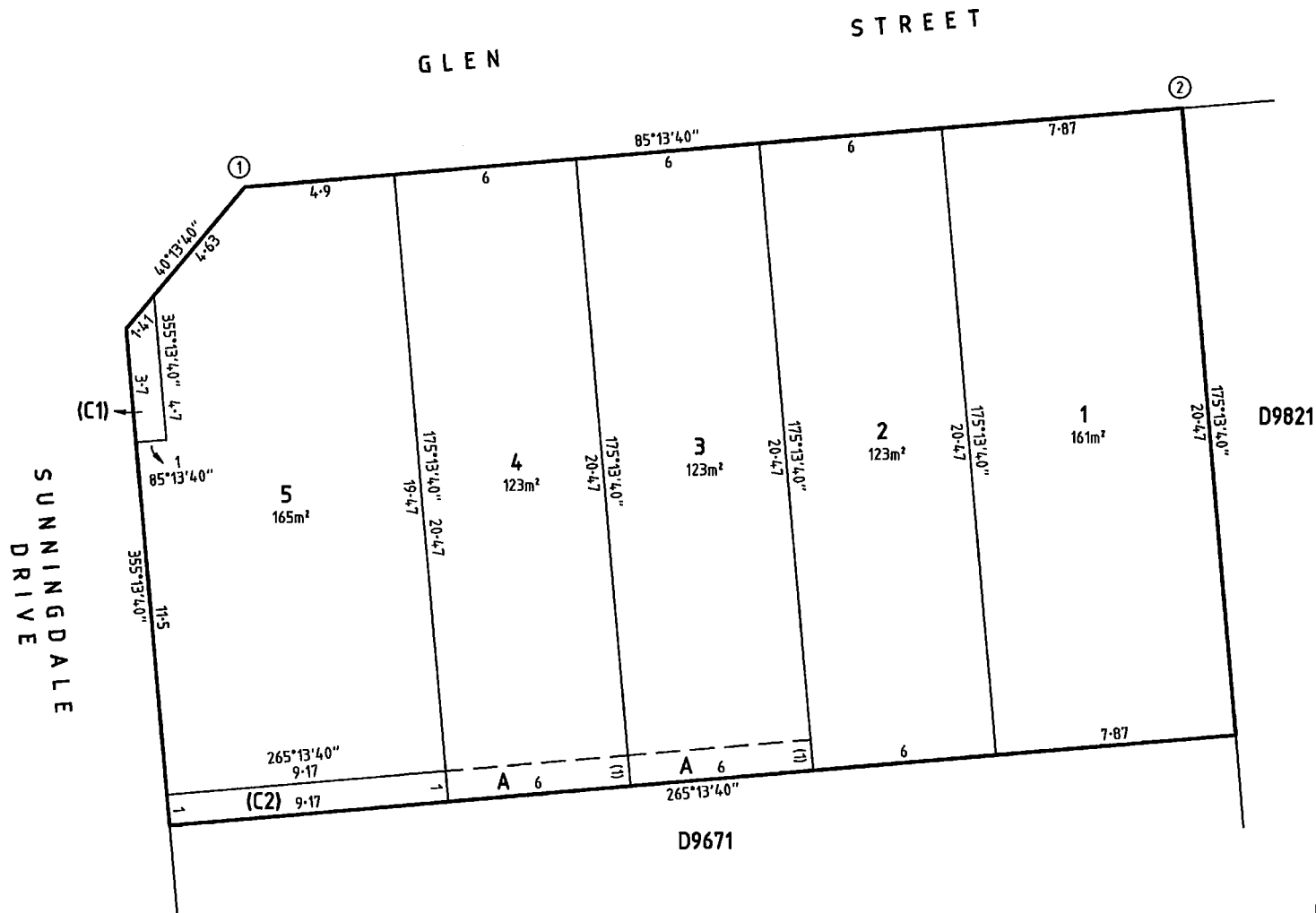
PURPOSE: PRIMARY COMMUNITY MAP REF: 6627/11/H LAST PLAN: F59648	AREA NAME: CHRISTIE DOWNS COUNCIL: CITY OF ONKAPARINGA DEVELOPMENT NO: 145/C234/14/001/41669	APPROVED: JULIA GADSDON 04/06/2015 DEPOSITED: MARK MCNEIL 09/07/2015	 <h1 style="margin: 0;">C40034</h1> SHEET 1 OF 2 <small>46054_text_01_v03_Version_3</small>																								
AGENT DETAILS: ZAINA STACEY PTY LTD PO BOX 1000 TORRENS PARK SA 5062 PH: 0433405050 FAX: 08 83577861 AGENT CODE: MMUP REFERENCE: 14240		SURVEYORS CERTIFICATION: I GRAEME EDWARD NEALE , 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 18th day of May 2015 Graeme Neale Licensed Surveyor																									
SUBJECT TITLE DETAILS: <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">PREFIX</th> <th style="text-align: left;">VOLUME</th> <th style="text-align: left;">FOLIO</th> <th style="text-align: left;">OTHER</th> <th style="text-align: left;">PARCEL</th> <th style="text-align: left;">NUMBER</th> <th style="text-align: left;">PLAN</th> <th style="text-align: left;">NUMBER HUNDRED / IA / DIVISION</th> <th style="text-align: left;">TOWN</th> <th style="text-align: left;">REFERENCE NUMBER</th> </tr> </thead> <tbody> <tr> <td>CT</td> <td>5334</td> <td>795</td> <td></td> <td>ALLOTMENT(S)</td> <td>277</td> <td>D</td> <td>9671 NOARLUNGA</td> <td></td> <td></td> </tr> </tbody> </table> OTHER TITLES AFFECTED: 				PREFIX	VOLUME	FOLIO	OTHER	PARCEL	NUMBER	PLAN	NUMBER HUNDRED / IA / DIVISION	TOWN	REFERENCE NUMBER	CT	5334	795		ALLOTMENT(S)	277	D	9671 NOARLUNGA						
PREFIX	VOLUME	FOLIO	OTHER	PARCEL	NUMBER	PLAN	NUMBER HUNDRED / IA / DIVISION	TOWN	REFERENCE NUMBER																		
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EASEMENT DETAILS: <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">STATUS</th> <th style="text-align: left;">LAND BURDENED</th> <th style="text-align: left;">FORM</th> <th style="text-align: left;">CATEGORY</th> <th style="text-align: left;">IDENTIFIER</th> <th style="text-align: left;">PURPOSE</th> <th style="text-align: left;">IN FAVOUR OF</th> <th style="text-align: left;">CREATION</th> </tr> </thead> <tbody> <tr> <td>NEW</td> <td>3</td> <td>SHORT</td> <td>RIGHT(S) OF WAY</td> <td>A</td> <td>ON FOOT</td> <td>2</td> <td></td> </tr> <tr> <td>NEW</td> <td>4</td> <td>SHORT</td> <td>RIGHT(S) OF WAY</td> <td>A</td> <td>ON FOOT</td> <td>2.3</td> <td></td> </tr> </tbody> </table>				STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER	PURPOSE	IN FAVOUR OF	CREATION	NEW	3	SHORT	RIGHT(S) OF WAY	A	ON FOOT	2		NEW	4	SHORT	RIGHT(S) OF WAY	A	ON FOOT	2.3	
STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER	PURPOSE	IN FAVOUR OF	CREATION																				
NEW	3	SHORT	RIGHT(S) OF WAY	A	ON FOOT	2																					
NEW	4	SHORT	RIGHT(S) OF WAY	A	ON FOOT	2.3																					
ANNOTATIONS: THE SERVICE INFRASTRUCTURE WAS NOT IN PLACE AS AT 23 / 01 / 2015 THE COMMON PROPERTY IS DESIGNATED (C1) AND (C2) FOR LAND INFORMATION PURPOSES ONLY AND DOES NOT PROVIDE A LEGAL IDENTIFIER FOR THE COMMON PROPERTY																											

SHEET 2 OF 2

BEARING DATUM: ① - ② 85°13'40"
DERIVATION: ADOPTED F59648

SCALE METRES

0 1.5 3 4.5 6 7.5



13 Avenue Road, Frewville
PO Box 1000, Torrens Park SA 5062
T. 08 8379 7979 E. planning@zalnastacey.com

Reference: 14240

LOT ENTITLEMENT SHEET

SCHEDULE OF LOT ENTITLEMENTS		
LOT	LOT ENTITLEMENTS	SUBDIVIDED
1	230	
2	180	
3	180	
4	180	
5	230	
AGGREGATE	1000	

40034

COMMUNITY PLAN NUMBER

C40034

SHEET 1 OF 1

ACCEPTED

Mark McNeil 9/7/2015
PRO REGISTRAR-GENERAL

DEV. No. 145: C234: 14

CERTIFICATE OF LAND VALUER

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

Dated the 3 day of June 20 15

Lani Davidson
Signature of Land Valuer

Orig. **LF 12356674**



01:54 30-Jun-2015
2 of 2

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

AGENT CODE

Lodged by:

Correction to: Eckermann Stelnert Conveyancers

CJSA15

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

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

PICK-UP NO.	
CP	40034

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

ITEM(S)	AGENT CODE

CORRECTION	PASSED <i>MM</i>
REGISTERED 9/7/2015	
<i>Mark McNeil</i> PRO REGISTRAR-GENERAL	



Terms of Instrument not
checked by Lands Titles Office

By-Laws
Development No. 145/C234/14/

BY-LAWS


COMMUNITY TITLES ACT 1996

COMMUNITY PLAN NO. 40034

42 Sunningdale Drive Christies ^{Downs} ~~Beach~~ SA 5165 ⁴

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 of 1 Sudholz Road Gilles Plains SA 5086
30/6/15

Terms of Instrument not
checked by Lands Titles Office

By-Laws
Development No. 145/C234/14/

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2. Mandatory By-Laws
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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 obstruct the movement of any vehicle or pedestrian traffic, use a skateboard or similar device, 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;
- 2.2.3 without the prior approval in writing of the corporation mark, paint, erect or construct any permanent structure or service infrastructure;
- 2.2.4 damage or deface any existing structure or service infrastructure that forms part of the common property;
- 2.2.5 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;
- 2.2.6 display any advertising, sign or hoarding;
- 2.2.7 and 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;
- 2.2.8 must notify the corporation of any damage or defect in the common property immediately becoming aware of the damage or defect; and
- 2.2.9 must be able to have access ingress and egress 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 (\$10,000,000.00).

2.4.2.2 The corporation must also insure the buildings or other improvements (if any) on the common property. The insurance must be for the full cost of replacing the buildings or improvements with new materials and must cover incidental costs such as demolition, site clearance and architect's fees.

2.4.2.3 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. In the event of a claim, any excess or shortfall resulting from under insurance must be met by the corporation.

2.4.2.4 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 and any directly adjacent garden to that lot; being on the common property maintained and clear of rubbish and shall not change the landscaping of that garden 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 directly 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 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 an assistance animal or a therapeutic animal on the lot or restrict the use of an assistance animal or a therapeutic animal by the occupier if the assistance animal or a therapeutic animal 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 an assistance animal or a therapeutic animal 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:-

- 11.1 It is given to the lot holder or an agent of the person; or
- 11.2 It is left for that lot holder with someone apparently over the age of 16 years at his or her place of residence or at any place at which he or she carries on business; or
- 11.3 It is posted to the lot holder at their last known address; or
- 11.4 if the lot holder consents to receiving the notice by email - by transmitting the notice by email to the email address provided by the lot holder for that purpose; or
- 11.5 where the notice is affixed in a prominent position on the lot prescribed by the regulations.

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 is five hundred dollars (\$500.00) or such maximum amount as may be provided for by Section 34(3) of the Act.

Terms of Instrument not
checked by Lands Titles Office

By-Laws
Development No. 145/C234/14/

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.

RESOLUTIONS AFFECTING COMMUNITY CORPORATION 40034 INC

1

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

DATE	RESOLUTION
-------------	-------------------

23/11/2022	Change to Levy Schedule
-------------------	--------------------------------

It was resolved by Community Corporation 40034 Inc by way of Unanimous Resolution that the levy schedule will be changed so the first quarter will start after the Annual General Meeting where the budget is approved. Contributions are to be raised by unit entitlement in Quarterly instalments, the first such instalment being due on 1/01/2023 and subsequent instalments being due on 1/04/2023, 1/07/2023 and 1/10/2023.

UNANIMOUS

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: 40034

ADDRESS: 5/42 Sunningdale Drive, Christie Downs, SA 5164

DATE: September 11, 2024

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