

FORM 1 - Vendor's Statement

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

Contents

Preliminary

Part A – Parties and land

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

Part C – Statement with respect to required particulars

Part D – Certificate with respect to prescribed inquiries by registered agent

Schedule

Preliminary

To the purchaser:

The purpose of a statement under section 7 of the *Land and Business (Sale and Conveyancing) Act 1994* is to put you on notice of certain particulars concerning the land to be acquired. If you intend to carry out building work on the land, change the use of the land or divide the land, you should make further inquiries to determine whether this will be permitted. For example, building work may not be permitted on land not connected to a sewerage system or common drainage scheme if the land is near a watercourse, dam, bore or the River Murray and Lakes.

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

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

Instructions to the vendor for completing this statement:

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

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

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

* means strike out or omit the option that is not applicable.

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

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

PART A – PARTIES AND LAND

1 Purchaser:

Address:

2 Purchaser's registered agent:

Address:

3 Vendor: REMY DUMONT

Address:

4 Vendor's registered agent: Magain Real Estate Happy Valley Pty Ltd T/A Magain Real Estate

Address:

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

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

Being the land situated at Unit 4/15A Doreen Street, Oaklands Park SA 5046 and being whole of the land in

Certificate of Title Volume 5003 Folio 670 and being whole of Unit 4 Strata Plan 11049 in the Area named

Oaklands Park in the Hundred of Noarlunga

PART B – PURCHASER'S COOLING-OFF RIGHTS AND PROCEEDING WITH THE PURCHASE

To the purchaser:

Right to cool-off (section 5)

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

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

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

2 – Time for service

The cooling-off notice must be served –

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

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

3 – Form of cooling-off notice

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

4 – Methods of service

The cooling-off notice must be –

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

Unit 4/15A Doreen Street, Oaklands Park SA 5046

(being the vendor's last known address); or

- (c) transmitted by fax or email to the following fax number or email address:

danielle@magain.com.au

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

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

Shop 2, Happy Valley Shopping Centre, 50 Kenihans Road Happy Valley SA 5159

(being *the agent's address for service under the *Land Agents Act 1994*/an address nominated by the agent to you for the purpose of service of the notice).

Note –

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

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

5 – Effect of service

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

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

Proceeding with the purchase

If you wish to proceed with the purchase—

- (a) it is strongly recommended that you take steps to make sure your interest in the property is adequately insured against loss or damage; and
- (b) pay particular attention to the provisions in the contract as to time of settlement - it is essential that the necessary arrangements are made to complete the purchase by the agreed date - if you do not do so, you may be in breach of the contract; and
- (c) you are entitled to retain the solicitor or registered conveyancer of your choice.

PART C – STATEMENT WITH RESPECT TO REQUIRED PARTICULARS

(section 7(1))

To the purchaser:

*I / ~~We~~,

REMY DUMONT

of

Unit 4/15A Doreen Street, Oaklands Park SA 5046

being the ~~*vendor(s)/person authorised to act on behalf of the vendor(s) in relation to the transaction~~ state that the Schedule contains all particulars required to be given to you pursuant to section 7(1) of the *Land and Business (Sale and Conveyancing) Act 1994*.

Date: _____ Signed: _____

Date: _____ Signed: _____

PART D – CERTIFICATE WITH RESPECT TO PRESCRIBED INQUIRIES BY REGISTERED AGENT

(section 9)

To the purchaser:

I,

Danielle Comer

certify ~~*that the responses/that, subject to the exceptions stated below, the responses to the inquiries made pursuant to section 9 of the Land and Business (Sale and Conveyancing) Act 1994 confirm the completeness and accuracy of the particulars set out in the Schedule.~~

Exceptions:

NIL

Date: _____ Signed: _____

~~*Vendor's agent / Purchaser's agent~~

~~*Person authorised to act on behalf of *Vendor's agent / Purchaser's agent~~

SCHEDULE – DIVISION 1**PARTICULARS OF MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES AFFECTING THE LAND****(section 7(1)(b))****Note –**

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

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

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

TABLE OF PARTICULARS

Column 1	Column 2	Column 3
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[If an item is applicable, ensure that the box for the item is ticked and complete the item.]

[If an item is not applicable, ensure that the box for the item is empty or else strike out the item or write "NOT APPLICABLE" or "N/A" in column 1. Alternatively, the item and any inapplicable heading may be omitted, but not in the case of—

- (a) the heading "1. General" and items 1.1, 1.2, 1.3 and 1.4; and
- (b) the heading "5. Development Act 1993 (repealed)" and item 5.1; and
- (c) the heading "6. Repealed Act conditions" and item 6.1; and
- (d) the heading "29. Planning, Development and Infrastructure Act 2016" and items 29.1 and 29.2,

which must be retained as part of this statement whether applicable or not.]

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

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

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

Column 1	Column 2	Column 3
1. General		
1.1 Mortgage of land	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars): Certificate of Title - Volume 5003 Folio 670</p> <p>Number of mortgage (if registered): 13513641</p> <p>Name of mortgagee: MORTGAGE TO BEYOND BANK AUSTRALIA LTD. (ACN: 087 651 143)</p>	<input checked="" type="checkbox"/> YES
1.2 Easement (whether over the land or annexed to the land)	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars): PROPERTY INTEREST REPORT (PAGE 13)</p> <p>Description of land subject to easement: PORTION OF THE LAND IN CT-5003/670</p> <p>Nature of easement: STATUTORY EASEMENT TO SA POWER NETWORK</p> <p>Are you aware of any encroachment on the easement? NO</p> <p>(If YES, give details):</p> <p>If there is an encroachment, has approval for the encroachment been given?</p> <p>(If YES, give details):</p>	<input checked="" type="checkbox"/> NO YES
1.3 Restrictive covenant <i>[Note -</i> <i>Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars): N/A</p> <p>Nature of restrictive covenant:</p> <p>Name of person in whose favour restrictive covenant operates:</p> <p>Does the restrictive covenant affect the whole of the land being acquired?</p> <p>(If NO, give details):</p> <p>Does the restrictive covenant affect land other than that being acquired?</p>	<input type="checkbox"/> YES/NO YES/NO

Column 1	Column 2	Column 3
1.4 Lease, agreement for lease, tenancy agreement or licence	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</p> <p>Names of parties:</p> <p>Period of lease, agreement for lease etc:</p> <p>From:</p> <p>To:</p> <p>Amount of rent or licence fee:</p> <p>per (period)</p> <p>Is the lease, agreement for lease etc in writing?</p> <p>If the lease or licence was granted under an Act relating to the disposal of Crown lands, specify-</p> <p>(a) the Act under which the lease or licence was granted:</p> <p>(b) the outstanding amounts due (including any interest or penalty):</p>	<input type="checkbox"/> YES/NO YES/NO
<p>[Note -</p> <p><i>Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p> <p>N/A</p>		
5. Development Act 1993 (repealed)	<p>5.1 section 42 - Condition (that continues to apply) of a development authorisation</p> <p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</p> <p>Condition(s) of authorisation:</p>	<input type="checkbox"/> YES/NO YES/NO
<p>[Note -</p> <p><i>Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p> <p>N/A</p>		
<p>6. Repealed Act conditions</p> <p>6.1 Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1966</i> (repealed)</p> <p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</p> <p>DEVELOPMENT AUTHORISATION 100/1989/1480</p> <p>Nature of condition(s):</p> <p>REFER TO DEVELOPMENT AUTHORISATION 100/1989/1480</p>		
<p>[Note -</p> <p><i>Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p>		
<p>7. Emergency Services Funding Act 1998</p> <p>7.1 section 16 - Notice to pay levy</p> <p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</p> <p>CERTIFICATE OF EMERGENCY SERVICES LEVY</p> <p>Date of notice:</p> <p>11/02/2025</p> <p>Amount of levy payable:</p> <p>\$ 0.00</p>		

Column 1	Column 2	Column 3
19. Land Tax Act 1936		
19.1 Notice, order or demand for payment of land tax	<i>Is this item applicable?</i> <i>Will this be discharged or satisfied prior to or at settlement?</i>	<input checked="" type="checkbox"/> YES
	<i>Are there attachments?</i> <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> CERTIFICATE OF LAND TAX	YES
	Date of notice, order or demand: 11/02/2025	
	Amount payable (as stated in the notice): \$ 0.00	
21. Local Government Act 1999		
21.1 Notice, order, declaration, charge, claim or demand given or made under the Act	<i>Is this item applicable?</i> <i>Will this be discharged or satisfied prior to or at settlement?</i>	<input checked="" type="checkbox"/> YES
	<i>Are there attachments?</i> <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> LOCAL GOVERNMENT RATES SEARCH	YES
	Date of notice, order etc: Tuesday, 11 February 2025	
	Name of council by which, or person by whom, notice, order etc is given or made: CITY OF MARION	
	Land subject thereto: UNT: 4 SP: 11049 CT: 5003/670	
	Property Address: 4/15A Doreen Street OAKLANDS PARK 5046	
	Nature of requirements contained in notice, order etc: PAYMENT OF LOCAL GOVERNMENT RATES	
	Time for carrying out requirements: REFER TO LOCAL GOVERNMENT RATES SEARCH	
	Amount payable (if any): \$ 931.85	

Column 1	Column 2	Column 3
29. Planning, Development and Infrastructure Act 2016		

Column 1	Column 2	Column 3
29.1 Part 5 - Planning and Design Code	Is this item applicable? Will this be discharged or satisfied prior to or at settlement? Are there attachments? If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars): - CITY OF MARION COUNCIL SEARCH (& SECTION 7 REPORT) - PROPERTY INTEREST REPORT (29.) Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code): Zones General Neighbourhood (GN) Subzones No Zoning overlays Overlays Airport Building Heights (Regulated) (All structures over 45 metres) The Airport Building Heights (Regulated) Overlay seeks to ensure building height does not pose a hazard to the operation and safety requirements of commercial and military airfields. Affordable Housing The Affordable Housing Overlay seeks to ensure the integration of a range of affordable dwelling types into residential and mixed use development. Building Near Airfields The Building Near Airfields Overlay seeks to ensure development does not pose a hazard to the operational and safety requirements of commercial and military airfields. Prescribed Wells Area The Prescribed Wells Area Overlay seeks to ensure sustainable water use in prescribed wells areas. Regulated and Significant Tree The Regulated and Significant Tree Overlay seeks to mitigate the loss of regulated trees through appropriate development and redevelopment. Stormwater Management The Stormwater Management Overlay seeks to ensure new development incorporates water sensitive urban design techniques to capture and re-use stormwater. Traffic Generating Development The Traffic Generating Development Overlay aims to ensure safe and efficient vehicle movement and access along urban transport routes and major urban transport routes. Urban Tree Canopy The Urban Tree Canopy Overlay seeks to preserve and enhance urban tree canopy through the planting of new trees and retention of existing mature trees where practicable. Is there a State heritage place on the land or is the land situated in a State heritage area? NO Is the land designated as a local heritage place? NO Is there a tree or stand of trees declared in Part 10 of the Planning and Design Code to be a significant tree or trees on the land? NO Is there a current amendment to the Planning and Design Code released for public consultation by a designated entity on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation? YES	<input checked="" type="checkbox"/> NO YES
[Note - <i>Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>		

Column 1	Column 2	Column 3
	<p>Note- For further information about the Planning and Design Code visit www.code.plan.sa.gov.au</p>	
29.2 section 127 - Condition (that continues to apply) of a development authorisation	<p>Is this item applicable? Will this be discharged or satisfied prior to or at settlement? Are there attachments? <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p>	<input type="checkbox"/> YES/NO YES/NO
[Note - N/A <i>Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	<p>Date of authorisation:</p> <p>Name of relevant authority that granted authorisation:</p> <p>Condition(s) of authorisation:</p>	
34. Water Industry Act 2012		
34.1 Notice or order under the Act requiring payment of charges or other amounts or making other requirement	<p>Is this item applicable? Will this be discharged or satisfied prior to or at settlement? Are there attachments? <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>SA WATER CERTIFICATE</p> <p>Date of notice or order: 11/2/2025</p> <p>Name of person or body who served notice or order: SA WATER</p> <p>Amount payable (if any) as specified in the notice or order: REFER TO SA WATER CERTIFICATE</p> <p>Nature of other requirement made (if any) as specified in the notice or order: PAYMENT OF SA WATER RATES AND CHARGES</p>	<input checked="" type="checkbox"/> YES YES

SCHEDULE – DIVISION 2

OTHER PARTICULARS

(section 7(1)(b))

Particulars relating to strata unit



1 Name of strata corporation:

Strata Corporation 11049 Inc

Address of strata corporation:

15a Doreen Street Oaklands Park SA 5046

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

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

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

ADMIN FUND - \$460.00 PER QUARTER

+

SINKING FUND - \$100.00 PER QUARTER

REFER TO STRATA SEARCH FOR FURTHER INFORMATION

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

REFER TO STRATA SEARCH FOR FURTHER INFORMATION

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

REFER TO STRATA SEARCH FOR FURTHER INFORMATION

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

987:10000

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

4 Documents supplied by the strata corporation that are enclosed:

(a) a copy of the minutes of the general meetings of the strata corporation and management committee *for the 2 years preceding this statement/since the deposit of the strata plan;

(*Strike out or omit whichever is the greater period)

YES

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

YES

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

YES

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

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

N/A

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

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

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

Name:

Adelaide Strata & Community Management

Address:

1/102 Greenhill Road

Unley SA 5061

Ph - 8490 1300

Note—

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

Particulars of building indemnity insurance



Note—

Building indemnity insurance is not required for—

- (a) domestic building work for which approval under the *Planning, Development and Infrastructure Act 2016*, the repealed *Development Act 1993* or the repealed *Building Act 1971* is or was not required; or
- (b) minor domestic building work (see section 3 of the *Building Work Contractors Act 1995*); or
- (c) domestic building work commenced before 1 May 1987; or
- (d) building work in respect of which an exemption from the application of Division 3 of Part 5 of the *Building Work Contractors Act 1995* applies under the *Building Work Contractors Regulations 2011*; or
- (e) building work in respect of which an exemption from the application of Division 3 of Part 5 of the *Building Work Contractors Act 1995* has been granted under section 45 of that Act.

Details of building indemnity insurance still in existence for building work on the land:

- 1 Name(s) of person(s) insured:
REFER TO BUILDING INDEMNITY INSURANCE CERTIFICATE
- 2 Name of insurer:
REFER TO BUILDING INDEMNITY INSURANCE CERTIFICATE
- 3 Limitations on the liability of the insurer:
REFER TO BUILDING INDEMNITY INSURANCE CERTIFICATE
- 4 Name of builder:
REFER TO BUILDING INDEMNITY INSURANCE CERTIFICATE
- 5 Builder's licence number:
REFER TO BUILDING INDEMNITY INSURANCE CERTIFICATE
- 6 Date of issue of insurance:
REFER TO BUILDING INDEMNITY INSURANCE CERTIFICATE
- 7 Description of insured building work:
REFER TO BUILDING INDEMNITY INSURANCE CERTIFICATE

Exemption from holding insurance:

If particulars of insurance are not given, has an exemption been granted under section 45 of the *Building Work Contractors Act 1995* from the requirement to hold an insurance policy in accordance with Division 3 of Part 5 of that Act?

If **YES**, give details:

- (a) Date of the exemption:
- (b) Name of builder granted the exemption:
- (c) Licence number of builder granted the exemption:
- (d) Details of building work to which the exemption applies:
- (e) Details of conditions (if any) to which the exemption is subject:

**SCHEDULE - DIVISION 3****COMMUNITY LOTS AND STRATA UNITS****Matters to be considered in purchasing a community lot or strata unit**

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

Governance

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

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

Use of your property

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

Depending on the rules, you might not be permitted to make changes to the exterior of your unit, such as installing a television aerial or an air-conditioner, building a pergola, attaching external blinds etc without the permission of the body corporate. A meeting may be needed before permission can be granted. Permission may be refused. Note that the articles or by-laws **could change** between now and when you become the owner: the body corporate might vote to change them. Also, if you are buying before the community plan is registered, then any by-laws you have been shown are just a draft.

Are you buying a debt?

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

Expenses

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

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

Guarantee

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

Contracts

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

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

Buying off the plan

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

Mixed use developments - voting rights

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

Further information

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

The Australian Institute of Conveyancers (SA Division) (AICSA) provides information and operates a Public Advisory Service with respect to conveyancers and the conveyancing process, see www.aicsa.com.au.

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

You can also seek advice from a legal practitioner.

ACKNOWLEDGEMENT OF RECEIPT OF FORM 1

The Purchaser acknowledges receipt of the following:

FORM 1 – STATEMENT UNDER SECTION 7 (*Land and Business (Sale and Conveyancing) Act 1994*)

the above being identified by pages numbered **1** to **16** inclusive, together with the following annexures and supporting documents (if any):

FORM R3 Buyers Information Notice _____

- CERTIFICATE OF TITLE-5003/670 _____

- STRATA PLAN 11049 _____

- PROPERTY INTEREST REPORT _____

- DEVELOPMENT APPROVALS 100/1989/1480 _____

- CITY OF MARION COUNCIL SEARCH _____

- LOCAL GOVERNMENT RATES SEARCH _____

- CERTIFICATE OF EMERGENCY SERVICES LEVY _____

- CERTIFICATE OF LAND TAX _____

- SA WATER CERTIFICATE _____

- DOCUMENTS SUPPLIED BY THE STRATA CORPORATION _____

- BUILDING INDEMNITY INSURANCE CERTIFICATE _____

SIGNED BY THE PURCHASER:

Date: _____ Signed: _____

Date: _____ Signed: _____

The Purchaser:

1. acknowledges and consents to the parties and their representatives signing the Form 1 by digital and or electronic signatures under the *Electronic Communications Act (SA)*;
2. by signing this Acknowledgement, signs for all Purchasers, and warrants authority to acknowledge the Form 1 for all Purchasers (if more than 1); and
3. is not required to sign a Form 1 for it to be validly served and acknowledges the signing provision above is included if the Agent serves the Form 1 in person and wants evidence of the Purchaser having been served. If the Form 1 is served electronically, the email is sufficient evidence of what has been served.

Form R3

Buyers information notice

Land and Business (Sale and Conveyancing) Act 1994 section 13A
Land and Business (Sale and Conveyancing) Regulations 2010 regulation 17

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

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

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

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

Safety

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

Enjoyment

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

Value

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

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

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



The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 5003 Folio 670

Parent Title(s) CT 5001/390

Creating Dealing(s) PS 6998349

Title Issued 09/11/1990 **Edition** 7 **Edition Issued** 05/05/2021

Estate Type

FEE SIMPLE (UNIT)

Registered Proprietor

REMY DUMONT
OF UNIT 4 15A DOREEN STREET OAKLANDS PARK SA 5046

Description of Land

UNIT 4 STRATA PLAN 11049
IN THE AREA NAMED OAKLANDS PARK
HUNDRED OF NOARLUNGA

Easements

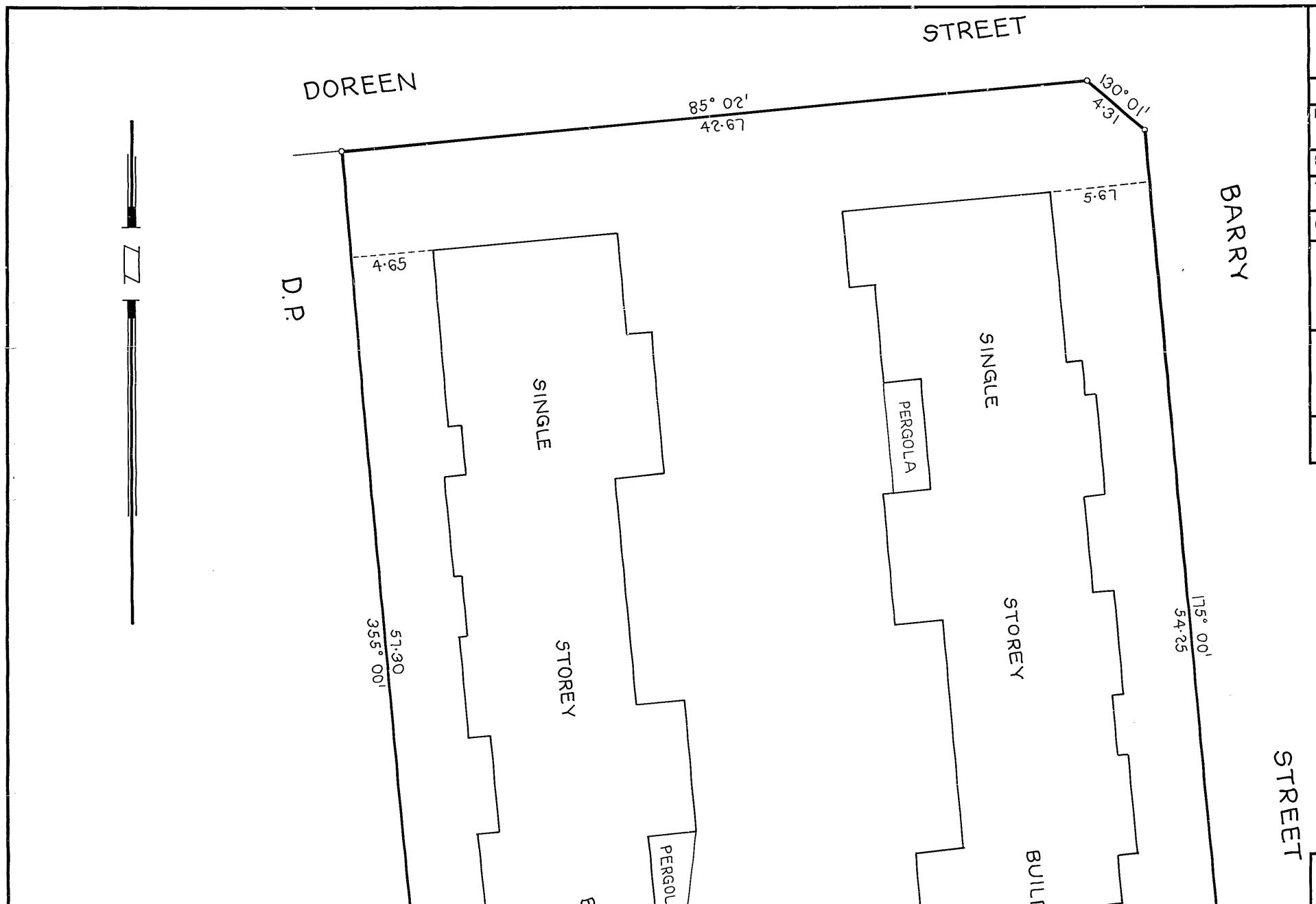
NIL

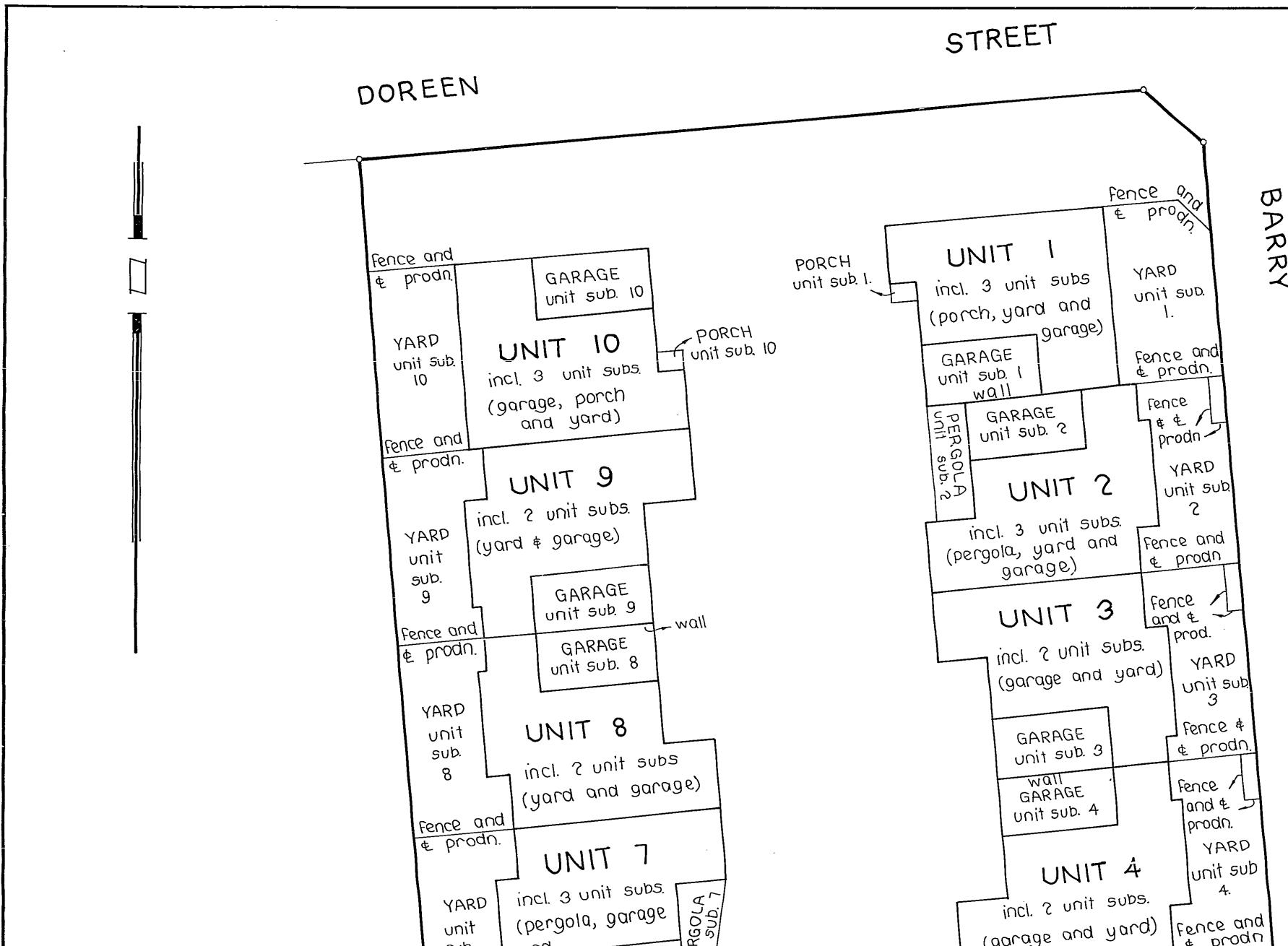
Schedule of Dealings

Dealing Number	Description
13513641	MORTGAGE TO BEYOND BANK AUSTRALIA LTD. (ACN: 087 651 143)

Notations

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





SCHEDULE OF UNIT ENTITLEMENT

UNIT NO	UNIT ENTITLEMENT	UNIT NO	UNIT ENTITLEMENT	UNIT NO	UNIT ENTITLEMENT
1	1 006				
2	987				
3	987				
4	987				
5	1 033				
6	1 033				
7	987				
8	987				
9	987				
10	1 006				
AGGREGATE					
COMMON PROPERTY					
ROAD or RESERVE					

Property Interest Report

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

Title Reference	CT 5003/670	Reference No. 2646730
Registered Proprietors	R*DUMONT	Prepared 10/02/2025 13:14
Address of Property	Unit 4, 15A DOREEN STREET, OAKLANDS PARK, SA 5046	
Local Govt. Authority	THE CORPORATION OF THE CITY OF MARION	
Local Govt. Address	PO BOX 21 OAKLANDS PARK SA 5046	

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

Table of Particulars

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

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

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

1. General

1.1	Mortgage of land	Refer to the Certificate of Title <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>
1.2	Easement (whether over the land or annexed to the land)	Refer to the Certificate of Title Note--"Easement" includes rights of way and party wall rights <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>
1.3	Restrictive covenant	Refer to the Certificate of Title for details of any restrictive covenants as an encumbrance <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>
1.4	Lease, agreement for lease, tenancy agreement or licence (The information does not include information about any sublease or subtenancy. That information may be sought by the purchaser from the lessee or tenant or sublessee or subtenant.)	Refer to the Certificate of Title also Contact the vendor for these details <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>
1.5	Caveat	Refer to the Certificate of Title
1.6	Lien or notice of a lien	Refer to the Certificate of Title
2.1	section 9 - Registration in central archives of an Aboriginal site or object	Aboriginal Affairs and Reconciliation in AGD has no registered entries for Aboriginal sites or objects affecting this title
2.2	section 24 - Directions prohibiting or restricting access to, or activities on, a site or	Aboriginal Affairs and Reconciliation in AGD has no record of any direction affecting this title

	an area surrounding a site	
2.3	Part 3 Division 6 - Aboriginal heritage agreement	Aboriginal Affairs and Reconciliation in AGD has no record of any agreement affecting this title also Refer to the Certificate of Title
3.	Burial and Cremation Act 2013	
3.1	section 8 - Human remains interred on land	Births, Deaths and Marriages in AGD has no record of any gravesites relating to this title also contact the vendor for these details
4.	Crown Rates and Taxes Recovery Act 1945	Crown Lands Program in DEW has no record of any notice affecting this title
5.	Development Act 1993 (repealed)	
5.1	section 42 - Condition (that continues to apply) of a development authorisation	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
	<i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	
5.2	section 50(1) - Requirement to vest land in a council or the Crown to be held as open space	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
5.3	section 50(2) - Agreement to vest land in a council or the Crown to be held as open space	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
5.4	section 55 - Order to remove or perform work	State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
5.5	section 56 - Notice to complete development	State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
5.6	section 57 - Land management agreement	Refer to the Certificate of Title
5.7	section 60 - Notice of intention by building owner	Contact the vendor for these details
5.8	section 69 - Emergency order	State Planning Commission in the Department for Housing and Urban Development has no record of any order affecting this title also Contact the Local Government Authority for other details that might apply
5.9	section 71 - Fire safety notice	Building Fire Safety Committee in the Department for Housing and Urban Development has no record of any notice affecting this title

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

6. Repealed Act conditions

6.1	Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act, 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1966</i> (repealed)	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
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[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]

7. Emergency Services Funding Act 1998

7.1	section 16 - Notice to pay levy	An Emergency Services Levy Certificate will be forwarded. If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750. Clients who have misplaced or not received their certificates and are RevenueSA Online users should log into RevenueSA Online and reprint their certificates www.revenuesaonline.sa.gov.au
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8. Environment Protection Act 1993

8.1	section 59 - Environment performance agreement that is registered in relation to the land	EPA (SA) does not have any current Performance Agreements registered on this title
8.2	section 93 - Environment protection order that is registered in relation to the land	EPA (SA) does not have any current Environment Protection Orders registered on this title
8.3	section 93A - Environment protection order relating to cessation of activity that is registered in relation to the land	EPA (SA) does not have any current Orders registered on this title
8.4	section 99 - Clean-up order that is registered in relation to the land	EPA (SA) does not have any current Clean-up orders registered on this title
8.5	section 100 - Clean-up authorisation that is registered in relation to the land	EPA (SA) does not have any current Clean-up authorisations registered on this title
8.6	section 103H - Site contamination assessment order that is registered in relation to the land	EPA (SA) does not have any current Orders registered on this title
8.7	section 103J - Site remediation order that is registered in relation to the land	EPA (SA) does not have any current Orders registered on this title
8.8	section 103N - Notice of declaration of special management area in relation to the land (due to possible existence of site contamination)	EPA (SA) does not have any current Orders registered on this title

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

16.1	Part 3 Division 1 - Assessment, improvement or demolition orders	Housing Safety Authority has no record of any notice or declaration affecting this title
16.2	section 22 - Notice to vacate premises	Housing Safety Authority has no record of any notice or declaration affecting this title
16.3	section 25 - Rent control notice	Housing Safety Authority has no record of any notice or declaration affecting this title
17. <i>Land Acquisition Act 1969</i>		
17.1	section 10 - Notice of intention to acquire	Refer to the Certificate of Title for any notice of intention to acquire also Contact the Local Government Authority for other details that might apply
18. <i>Landscape South Australia Act 2019</i>		
18.1	section 72 - Notice to pay levy in respect of costs of regional landscape board	The regional landscape board has no record of any notice affecting this title
18.2	section 78 - Notice to pay levy in respect of right to take water or taking of water	DEW has no record of any notice affecting this title
18.3	section 99 - Notice to prepare an action plan for compliance with general statutory duty	The regional landscape board has no record of any notice affecting this title
18.4	section 107 - Notice to rectify effects of unauthorised activity	The regional landscape board has no record of any notice affecting this title also DEW has no record of any notice affecting this title
18.5	section 108 - Notice to maintain watercourse or lake in good condition	The regional landscape board has no record of any notice affecting this title
18.6	section 109 - Notice restricting the taking of water or directing action in relation to the taking of water	DEW has no record of any notice affecting this title
18.7	section 111 - Notice to remove or modify a dam, embankment, wall or other obstruction or object	The regional landscape board has no record of any notice affecting this title
18.8	section 112 - Permit (or condition of a permit) that remains in force	The regional landscape board has no record of any permit (that remains in force) affecting this title also DEW has no record of any permit (that remains in force) affecting this title
18.9	section 120 - Notice to take remedial or other action in relation to a well	DEW has no record of any notice affecting this title
18.10	section 135 - Water resource works approval	DEW has no record of a water resource works approval affecting this title
18.11	section 142 - Site use approval	DEW has no record of a site use approval affecting this title
18.12	section 166 - Forest water licence	DEW has no record of a forest water licence affecting this title
18.13	section 191 - Notice of instruction as to keeping or management of animal or plant	The regional landscape board has no record of any notice affecting this title
18.14	section 193 - Notice to comply with action order for the destruction or control of animals or plants	The regional landscape board has no record of any notice affecting this title
18.15	section 194 - Notice to pay costs of destruction or control of animals or plants on road reserve	The regional landscape board has no record of any notice affecting this title
18.16	section 196 - Notice requiring control or quarantine of animal or plant	The regional landscape board has no record of any notice affecting this title
18.17	section 207 - Protection order to secure compliance with specified provisions of the	The regional landscape board has no record of any notice affecting this title

Act

18.18 section 209 - Reparation order requiring specified action or payment to make good damage resulting from contravention of the Act

18.19 section 211 - Reparation authorisation authorising specified action to make good damage resulting from contravention of the Act

18.20 section 215 - Orders made by ERD Court

18.21 section 219 - Management agreements

18.22 section 235 - Additional orders on conviction

The regional landscape board has no record of any notice affecting this title

The regional landscape board has no record of any notice affecting this title

The regional landscape board has no record of any notice affecting this title

The regional landscape board has no record of any notice affecting this title

The regional landscape board has no record of any notice affecting this title

The regional landscape board has no record of any notice affecting this title

19. *Land Tax Act 1936*

19.1 Notice, order or demand for payment of land tax

A Land Tax Certificate will be forwarded.
If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750.

Clients who have misplaced or not received their certificates and are RevenueSA Online users should log into RevenueSA Online and reprint their certificates www.revenuesaonline.sa.gov.au

20. *Local Government Act 1934 (repealed)*

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

Contact the Local Government Authority for other details that might apply

21. *Local Government Act 1999*

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

Contact the Local Government Authority for other details that might apply

22. *Local Nuisance and Litter Control Act 2016*

22.1 section 30 - Nuisance or litter abatement notice

Contact the Local Government Authority for other details that might apply

23. *Metropolitan Adelaide Road Widening Plan Act 1972*

23.1 section 6 - Restriction on building work

Transport Assessment Section within DIT has no record of any restriction affecting this title

24. *Mining Act 1971*

24.1 Mineral tenement (other than an exploration licence)

Mineral Tenements in the Department of Energy and Mining has no record of any proclamation affecting this title

24.2 section 9AA - Notice, agreement or order to waive exemption from authorised operations

Contact the vendor for these details

24.3 section 56T(1) - Consent to a change in authorised operations

Contact the vendor for these details

24.4 section 58(a) - Agreement authorising tenement holder to enter land

Contact the vendor for these details

24.5 section 58A - Notice of intention to commence authorised operations or apply for lease or licence

Contact the vendor for these details

24.6 section 61 - Agreement or order to pay compensation for authorised operations

Contact the vendor for these details

24.7 section 75(1) - Consent relating to extractive minerals

Contact the vendor for these details

24.8 section 82(1) - Deemed consent or agreement

Contact the vendor for these details

24.9 Proclamation with respect to a private mine
Mineral Tenements in the Department of Energy and Mining has no record of any proclamation affecting this title

25. *Native Vegetation Act 1991*

25.1 Part 4 Division 1 - Heritage agreement
DEW Native Vegetation has no record of any agreement affecting this title
also
Refer to the Certificate of Title

25.2 section 25C - Conditions of approval regarding achievement of environmental benefit by accredited third party provider
DEW Native Vegetation has no record of any agreement affecting this title
also
Refer to the Certificate of Title

25.3 section 25D - Management agreement
DEW Native Vegetation has no record of any agreement affecting this title
also
Refer to the Certificate of Title

25.4 Part 5 Division 1 - Refusal to grant consent, or condition of a consent, to clear native vegetation
DEW Native Vegetation has no record of any refusal or condition affecting this title

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

26.1 section 97 - Notice to pay levy in respect of costs of regional NRM board
The regional landscape board has no record of any notice affecting this title

26.2 section 123 - Notice to prepare an action plan for compliance with general statutory duty
The regional landscape board has no record of any notice affecting this title

26.3 section 134 - Notice to remove or modify a dam, embankment, wall or other obstruction or object
The regional landscape board has no record of any notice affecting this title

26.4 section 135 - Condition (that remains in force) of a permit
The regional landscape board has no record of any notice affecting this title

26.5 section 181 - Notice of instruction as to keeping or management of animal or plant
The regional landscape board has no record of any notice affecting this title

26.6 section 183 - Notice to prepare an action plan for the destruction or control of animals or plants
The regional landscape board has no record of any notice affecting this title

26.7 section 185 - Notice to pay costs of destruction or control of animals or plants on road reserve
The regional landscape board has no record of any notice affecting this title

26.8 section 187 - Notice requiring control or quarantine of animal or plant
The regional landscape board has no record of any notice affecting this title

26.9 section 193 - Protection order to secure compliance with specified provisions of the Act
The regional landscape board has no record of any order affecting this title

26.10 section 195 - Reparation order requiring specified action or payment to make good damage resulting from contravention of the Act
The regional landscape board has no record of any order affecting this title

26.11 section 197 - Reparation authorisation authorising specified action to make good damage resulting from contravention of the Act
The regional landscape board has no record of any authorisation affecting this title

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

27.1 section 21 - Notice of levy or contribution payable
Outback Communities Authority has no record affecting this title

28. *Phylloxera and Grape Industry Act 1995*

28.1 section 23(1) - Notice of contribution payable The Phylloxera and Grape Industry Board of South Australia has no vineyard registered against this title. However all properties with greater than 0.5 hectares of planted vines are required to be registered with the board

29. *Planning, Development and Infrastructure Act 2016*

29.1 Part 5 - Planning and Design Code Contact the Local Government Authority for the title or other brief description of the zone or subzone in which the land is situated.

also

Heritage Branch in DEW has no record of a State Heritage Area created prior to 15 January 1994 under the former South Australian Heritage Act 1978 affecting this title

also

For details of this item, including State Heritage Areas which have been authorised or put under interim effect since 15 January 1994, contact the Local Government Authority

also

Contact the Local Government Authority for other details that might apply to a place of local heritage value

also

For details of declared significant trees affecting this title, contact the Local Government Authority

also

Code Amendment

Lot 51 and 52 (86-88) Morphett Road - South Australian Jockey Club Incorporated (SAJC) are proposing to rezone approximately 1.5 hectares of land at 86–88 Morphett Rd Glengowrie, from the Recreation Zone to the Urban Neighbourhood Zone. For more information, refer to the 'Code Amendments' page on the PlanSA portal: https://plan.sa.gov.au/have_your_say/ or phone 1800752664.

Code Amendment

Southern Suburbs Residential Policy – Marion Council is seeking to rezone land across Darlington, Hallett Cove, Marino, O'Halloran Hill, Seacliff Park, Seacombe Heights, Seaview Downs, Sheidow Park and Trott Park (the Affected Area), to provide a consistent policy approach to sloping land that facilitates opportunity for subdivision and redevelopment where appropriate. For more information, refer to the 'Code Amendments' page on the PlanSA portal: https://plan.sa.gov.au/have_your_say/ or phone PlanSA on 1800752664.

Code Amendment

Centre Zone Adjustment - Marion Council seeks to align the most appropriate zone and policy to each affected site and existing land use, to enable/support more efficient and effective future planning outcomes. For more information, refer to the 'Code Amendments' page on the PlanSA portal: https://plan.sa.gov.au/have_your_say/ or phone PlanSA on 1800752664.

Code Amendment

Statewide Bushfire Hazards Overlay - aims to review the current policy framework (spatial layers and policy content) of the six Hazard (Bushfire Risk) Overlays as well as explore other planning instruments and mechanisms to assist in mitigating bushfire hazard impacts. Please note that this Code Amendment only applies to a portion of some council areas. To understand if your property is affected, please check the bushfire hazard map at <https://plus.geodata.sa.gov.au/bushfire/index.html>. For more information, please visit https://plan.sa.gov.au/have_your_say/ or contact PlanSA via email (PlanSA@sa.gov.au) or telephone (1800 752 664).

Code Amendment

Morphettville/Glengowrie Horse Related Activities - Marion Council is proposing to amend the planning policy relating to land located adjacent the Morphettville

Racecourse on the southern side of Bray Street in Morphettville and the western side of Morphett Road in Glengowrie. For more information, refer to the 'Code Amendments' page on the PlanSA portal: https://plan.sa.gov.au/have_your_say/ or phone PlanSA on 1800 752 664.

Code Amendment

Accommodation Diversity - The State Planning Commission is proposing refinements to policy to provide more flexibility in housing design to encourage housing choices to meet the needs of South Australians. For more information and to view the DPA online, visit the amendment webpage on the SA Planning Portal: https://plan.sa.gov.au/have_your_say/general_consultations or phone PlanSA on 1800 752 664.

Code Amendment

Assessment Improvements - proposes a series of technical amendments to the Code informed through the experience of planning practitioners and other users to improve assessment outcomes. The Code Amendment forms part of the Government of South Australia's response to the Planning System Implementation Review; it will implement some of the recommendations of the Expert Panel that were supported by the Government. For more information and to view the DPA online, visit the amendment webpage on the SA Planning Portal: https://plan.sa.gov.au/have_your_say/general_consultations or phone PlanSA on 1800 752 664.

29.2	section 127 - Condition (that continues to apply) of a development authorisation <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
29.3	section 139 - Notice of proposed work and notice may require access	Contact the vendor for these details
29.4	section 140 - Notice requesting access	Contact the vendor for these details
29.5	section 141 - Order to remove or perform work	State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
29.6	section 142 - Notice to complete development	State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
29.7	section 155 - Emergency order	State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
29.8	section 157 - Fire safety notice	Building Fire Safety Committee in the Department for Housing and Urban Development has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
29.9	section 192 or 193 - Land management agreement	Refer to the Certificate of Title
29.10	section 198(1) - Requirement to vest land in a council or the Crown to be held as open space	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also

		Contact the Local Government Authority for other details that might apply
29.11	section 198(2) - Agreement to vest land in a council or the Crown to be held as open space	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also
		Contact the Local Government Authority for other details that might apply
29.12	Part 16 Division 1 - Proceedings	Contact the Local Government Authority for details relevant to this item also
		Contact the vendor for other details that might apply
29.13	section 213 - Enforcement notice	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also
		Contact the Local Government Authority for other details that might apply
29.14	section 214(6), 214(10) or 222 - Enforcement order	Contact the Local Government Authority for details relevant to this item also State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title

30. *Plant Health Act 2009*

30.1	section 8 or 9 - Notice or order concerning pests	Plant Health in PIRSA has no record of any notice or order affecting this title
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31. *Public and Environmental Health Act 1987 (repealed)*

31.1	Part 3 - Notice	Public Health in DHW has no record of any notice or direction affecting this title also
31.2	<i>Public and Environmental Health (Waste Control) Regulations 2010 (or 1995)</i> (revoked) Part 2 - Condition (that continues to apply) of an approval	Contact the Local Government Authority for other details that might apply Public Health in DHW has no record of any condition affecting this title also
31.3	<i>Public and Environmental Health (Waste Control) Regulations 2010</i> (revoked) regulation 19 - Maintenance order (that has not been complied with)	Contact the Local Government Authority for other details that might apply Public Health in DHW has no record of any order affecting this title also

32. *South Australian Public Health Act 2011*

32.1	section 66 - Direction or requirement to avert spread of disease	Public Health in DHW has no record of any direction or requirement affecting this title
32.2	section 92 - Notice	Public Health in DHW has no record of any notice affecting this title also
32.3	<i>South Australian Public Health (Wastewater) Regulations 2013</i> Part 4 - Condition (that continues to apply) of an approval	Contact the Local Government Authority for other details that might apply Public Health in DHW has no record of any condition affecting this title also

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

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

34. Water Industry Act 2012

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

An SA Water Certificate will be forwarded.

If you do not receive the certificate please contact the SA Water Customer Contact Centre on 1300 650 950

also

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

also

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

also

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

also

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

35. Water Resources Act 1997 (repealed)

35.1 section 18 - Condition (that remains in force) of a permit

DEW has no record of any condition affecting this title

35.2 section 125 (or a corresponding previous enactment) - Notice to pay levy

DEW has no record of any notice affecting this title

36. Other charges

36.1 Charge of any kind affecting the land (not included in another item)

Refer to the Certificate of Title

also

Contact the vendor for these details

also

Contact the Local Government Authority for other details that might apply

Other Particulars

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

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

Additional Information

The following additional information is provided for your information only.

These items are not prescribed encumbrances or other particulars prescribed under the Act.

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

Notices

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

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

Building restrictions

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

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

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

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

Statutory easements

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

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

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

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

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

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

***Land Tax Act 1936* and *Regulations* thereunder**

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

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

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

Information should be obtained from:

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

Landscape South Australia 2019

Water Resources Management - Taking of underground water

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

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

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

LOCAL GOVERNMENT INQUIRY CERTIFICATE

Section 7 of Land and Business (Sale and Conveyancing) Regulations



Certificate No: **106611**

Date: **Tuesday, 11 February 2025**

Receipt No:

Reference No:

Fax No: **8361 2660**

PO Box 21, Oaklands Park
South Australia 5046

245 Sturt Road, Sturt
South Australia 5047

T (08) 8375 6600
F (08) 8375 6699
E council@marion.sa.gov.au

Duncan Sande & Associates
PO Box 3033
NORWOOD SA 5067

CERTIFICATE

Section 187 of the Local Government Act

Assessment Number: **282293**

Valuer General No.: **1017595607**

Property Description: **UNIT: 4 SP: 11049 CT: 5003/670**

Property Address: **4/15A Doreen Street OAKLANDS PARK 5046**

Owner: **R Dumont**

Additional Information:

I certify in terms of Section 187 of the Local Government Act the following rates and charges are outstanding as at the date of this certificate:

Rates/Natural Resources Levy:	Total
Rates for the current year (includes Regional Landscape Levy)	\$ 1,231.73
Overdue/Arrears	\$ 406.35
Interest	\$ 17.18
Adjustments	-\$ 0.06
Legal Fees	\$ 0.00
Less Payments Received	-\$ 723.35
Less Capping Rebate (if applicable)	\$ 0.00
Less Council Rebate	\$ 0.00
Debtor: Monies outstanding (which are a charge on the land) in addition to Rates due	\$ 0.00
Total Outstanding	
\$ 931.85	

Please be advised: The first instalment is due **2nd September 2024** with four quarterly instalments falling due on 02/09/2024, 02/12/2024, 03/03/2025 and 02/06/2025. Fines will be added to any current amount not paid by the due date (at the rate prescribed in the Local Government Act 1999).

Please phone the Rates Dept on 8375 6600 prior to settlement to ascertain the exact balance of rates payable including fines if applicable.

BPAY Details for Council Rates:

Biller Code: 9613

Reference Number: Assessment Number as above

CERTIFICATE

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

Duncan Sande & Associates

PO Box 3033

NORWOOD SA 5067

Assessment No: **282293**

Certificate of Title: **UNT: 4 SP: 11049 CT: 5003/670**

Property Address: **4/15A Doreen Street OAKLANDS PARK 5046**

Owner: **R Dumont**

Prescribed information statement in accordance with Section 7 of the Land and Business (Sale and Conveyancing) Act 1994:

<i>Development Act 1993 (repealed)</i>	
section 42— Condition (that continues to apply) of a development authorisation?	Nil
section 50(1)—Requirement to vest land in a council or the Crown to be held as open space	Nil
section 50(2)—Agreement to vest land in a council or the Crown to be held as open space	Nil
section 55—Order to remove or perform work	Nil
section 56—Notice to complete development	Nil
section 57—Land management agreement	Nil
section 69—Emergency order	Nil
section 71—Fire safety notice	Nil
section 84—Enforcement notice	Nil
section 85(6), 85(10) or 106—Enforcement order	Nil
Part 11 Division 2—Proceedings	Nil

Planning, Development and Infrastructure Act 2016

Part 5 – Planning and Design Code	Is there a current amendment to the Planning and Design Code released for public consultation by a designated entity on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	Click the link to check if a Code Amendment applies: Code Amendment Map Viewer
	Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code)	See attached PlanSA Data Extract
	Is there a State heritage place on the land or is the land situated in a State heritage area?	
	Is the land designated as a local heritage place?	
	Is there a tree or stand of trees declared in Part 10 of the Planning and Design Code to be a significant tree or trees on the land?	
section 127—Condition (that continues to apply) of a development authorisation		
section 192 or 193—Land management agreement		
section 141—Order to remove or perform work	Nil	
section 142—Notice to complete development	Nil	
section 155—Emergency order	Nil	
section 157—Fire safety notice	Nil	
section 198(1)—Requirement to vest land in a council or the Crown to be held as open space	Nil	

section 198(2)—Agreement to vest land in a council or the Crown to be held as open space	Nil
Part 16 Division 1—Proceedings	Nil
section 213—Enforcement notice	Nil
section 214(6), 214(10) or 222—Enforcement order	Nil
<i>Repealed Act conditions</i>	
Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1966</i> (repealed)	100/1989/14 80
<i>Fire and Emergency Services Act 2005</i>	
section 105F (or section 56 or 83 (repealed)—Notice to take action to prevent outbreak or spread of fire	Nil
<i>Food Act 2001</i>	
section 44—Improvement notice	Nil
section 46—Prohibition order	Nil
<i>Housing Improvement Act 1940 (repealed)</i>	
section 23—Declaration that house is undesirable or unfit for human habitation	Nil
<i>Local Government Act 1934 (repealed)</i>	
Notice, order, declaration, charge, claim or demand given or made under the Act	Nil
<i>Local Government Act 1999</i>	
Notice, order, declaration, charge, claim or demand given or made under the Act	Nil
<i>Local Nuisance and Litter Control Act 2016</i>	
section 30—Nuisance or litter abatement notice	Nil
<i>Land Acquisition Act 1969</i>	

section 10—Notice of intention to acquire	Nil
<i>Public and Environmental Health Act 1987 (repealed)</i>	
Part 3—Notice	Nil
<i>Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) (revoked)</i> Part 2—Condition (that continues to apply) of an approval	Nil
<i>Public and Environmental Health (Waste Control) Regulations 2010 (revoked)</i> regulation 19—Maintenance order (that has not been complied with)	Nil
<i>South Australian Public Health Act 2011</i>	
section 92—Notice	Nil
<i>South Australian Public Health (Wastewater) Regulations 2013</i> Part 4—Condition (that continues to apply) of an approval	Nil
Particulars of building indemnity insurance	See Attached

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

- a) commercial or industrial activity at the land; or
- b) a change in the use of the land or part of the land (within the meaning of the repealed Development Act 1993 or the Planning, Development and Infrastructure Act 2016)?

No

Description of the nature of the development(s) approved:

Note—

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

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

It should be noted that—



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

The information herein is provided pursuant to the Council's obligations under Section 7 of the Land Business (Sales Conveyancing) Act 1994.

Only that information which is required to be provided has been given and that information should not be taken as a representation as to whether or not any other charges or encumbrances affect the subject land.

I, Kellie Parker, Administration Officer of the City of Marion certify that the information provided in these responses is correct.

Sign:

A handwritten signature in black ink that appears to read "Parker".

Date: Tuesday, 11 February 2025

City of Marion

WHEN REPLYING PLEASE QUOTE

REF WTH:JN

FOR ENQUIRIES PLEASE CONTACT

MR Hopkins 275 8269



670 MARION ROAD
(OR P.O. BOX 21)
PARK HOLME, S.A. 5043

Date 28th August, 1969.

ARTHUR LLOYD PTY LTD
121 GREENHILL ROAD
UNLEY 5061

Permit No. 1400/69

BUILDING ACT, 1971 — APPR VAL OF PLANS

10 UNITS - CLASS II - LOT PT 18 (35-37) BARRY ROAD, OAKLANDS PARK.

You are advised that the plans and specifications submitted in respect of the above have been approved in terms of the Building Act, 1971, under the provisions of Section 9 of that Act, and shall become void if the building work is not commenced within TWELVE MONTHS from the day on which the approval was given, and with the undermentioned conditions:

1. **REGULATION 56.7a**
Bathroom and W.C. mechanical ventilation shall be vented to the atmosphere.
2. Where "Fan" strutting is used in support of underpurlins, then spreader cleats should be bolted, as detailed in Fig.15.1, Detail "A", A.S.1664-1979.
3. The Valley-Hip/Underpurlin connection shall be made by an approved method.
e.g. Nail on plates.
Variations of this detail shall be submitted to Council for approval.
(Calculations required).
4. **REGULATION 33.2 & 35**
No masonry shall be built over door and windows and prior to commencement of construction architectural plans indicating the control joints as detailed by the engineer shall be submitted to Council.

NOTE: Prebuilding Requirements

- i. Prior to delivery of materials, the owner is required to ensure that:-
(a) The kerb be removed where permanent entry will be constructed.
(b) Paved footpaths be protected against damage by vehicles.
(c) An all weather access, paved with rubble or similar, be constructed to prevent mud being carried onto the roadway.
- ii. A Council permit is required prior to construction of the crossover.

Signature 
AUTHORISED OFFICER

ATTENTION IS DRAWN TO THE FOLLOWING MATTERS ...

1. One normal working day's notice must be given to the Building Surveyor prior to commencing the placing of concrete in any footing on any building, or for the treatment of the foundation, e.g. excavation for a foundation.
2. Under no circumstances must wall construction be commenced before the expiration of 7 days after pouring of foundations.
3. The Building Act provides that Council's approval must be obtained before commencing **ANY** building alterations or additions, or any new building.
4. On all sites where building work is being carried out, adequate temporary toilet facilities must be provided for the workmen. It is the responsibility of the building owner to ensure that such conveniences are to the standard required by Regulation 80A of the Health Act.
5. Prior to any building activity, or to the delivery of any building materials to any property within the City of Marion, it is required that the following work be carried out:
 - (a) The kerb is to be removed by the builder in the position approved by Council where the permanent entrance will be constructed.
 - (b) Paved footpath(s) are to be protected by suitable steel plates or temporary timber driveway and vehicles shall gain access at this point only.
 - (c) It is suggested that in order to prevent the depositing of mud from the land onto the roadway, the builder or building owner should provide a suitable rubble or metal all-weather access and driveway to all parts of the allotment where vehicles are likely to move.

NOTE — That pursuant to Section 770 of the Local Government Act, any person responsible for damage to any street, road, footway, culvert, drain, etc. is liable for the cost of repairing the same and to a penalty of up to \$200.

NOTE — That pursuant to Section 108 of the Road Traffic Act, any person responsible for depositing any material on any road, is liable for the cost of the removal of such material and to a penalty of not more than \$40.

6. The Electricity Trust of South Australia now requires that all buildings must be at a prescribed minimum distance from power services. These distances vary depending on the type of service. Failure to observe these minimum distances may result in prosecution. Owners and Builders are advised to consult the Trust for details.

IMPORTANT ...

YOU ARE REMINDED that the approval of this Council does not obviate the need to obtain any other consent which may be required under other legislation, or to observe conditions which may be attached to such consent.

Some of the Statutory Bodies from whom consent may also be required are listed below:

S.A. Planning Commission
The Electricity Trust of S.A.
Engineering & Water Supply Department
Department of Industrial Affairs & Employment
Metropolitan County Board
Inspector of Places of Entertainment
Licensing Court

Department of Public Health
Commissioner of Highways
Coast Protection Board
Department of Air Transport
Telecom Australia
South Australian Gas Company



HOUSING INDEMNITY AUSTRALIA PTY. LTD.

Station Place, Hindmarsh, South Australia 5007
P.O. Box 139, Hindmarsh, S.A. 5007
Telephone: (08) 46 3862

CERTIFICATE NUMBER



CERTIFICATE OF INSURANCE

A policy of insurance which complies with the Division III of Part V of the Builders' Licensing Act 1986, has been issued by: **HOUSING INDEMNITY AUSTRALIA PTY. LTD.** (or and on behalf of the INSURERS named in the Policy)

In favour of: A G C (ADVANCES) LTD
In respect of: NEW UNIT
At: UNIT 2, CMR BARRY & DOREEN ST, OAKLANDS PARK, 5046
To be carried out by: M. GRIGUOL
Builders Licence Number: G005709
Contract Date: 19/03/90

Dated the 22 day of March 19 90

Signed by..... *John K. H. ...*

for and on behalf of **HOUSING INDEMNITY AUSTRALIA PTY. LTD.**
AGENTS FOR THE INSURERS NAMED IN THE POLICY.

THIS CERTIFICATE OF INSURANCE IS FOR COVER 1E AS BELOW

8. STATUTORY COVER

1. EXTENDED BENEFITS POLICY (\$500 Excess) Verified by *John K. H. ...*
2. EXTENDED BENEFITS POLICY (\$1,000 Excess)

Clerk Copy (White), Council Copy (Yellow), Builders Copy (Blue)

This certificate is issued subject to any cheque tendered in payment of or in connection with this insurance being honoured upon first presentation.

Data Extract for Section 7 search purposes

Valuation ID 1017595607

Data Extract Date: 11/02/2025

Parcel ID: S11049 UN4

Certificate Title: CT5003/670

Property Address: UNIT 4 15A DOREEN ST OAKLANDS PARK SA 5046

Zones

General Neighbourhood (GN)

Subzones

No

Zoning overlays

Overlays

Airport Building Heights (Regulated) (All structures over 45 metres)

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

Affordable Housing

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

Building Near Airfields

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

Prescribed Wells Area

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

Regulated and Significant Tree

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

Stormwater Management

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

Traffic Generating Development

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

Urban Tree Canopy

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

Is the land situated in a State Heritage Place/Area

No

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

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

Is the land designated as a Local Heritage Place

No

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

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

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

No

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

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

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

Associated Development Authorisation Information

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

No

Land Management Agreement (LMA)

No



RevenueSA
DEPARTMENT OF TREASURY AND FINANCE

ABN 19 040 349 865
Emergency Services Funding Act 1998

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

The details shown are current as at the date of issue.

PIR Reference No:

2646730

DUNCAN SANDE & ASSOCIATES
POST OFFICE BOX 3033
NORWOOD SA 5067

DATE OF ISSUE

11/02/2025

ENQUIRIES:

Tel: (08) 8226 3750

Email: revsaesl@sa.gov.au

OWNERSHIP NUMBER	OWNERSHIP NAME																					
18819807	R DUMONT																					
PROPERTY DESCRIPTION																						
4 / 15A DOREEN ST / OAKLANDS PARK SA 5046 / UNIT 4																						
ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR																		
1017595607	CT 5003/670	\$400,000.00	R4 1.000	RE 0.400																		
LEVY DETAILS:																						
<table> <tr> <td>FIXED CHARGE</td> <td>\$</td> <td>50.00</td> </tr> <tr> <td>+ VARIABLE CHARGE</td> <td>\$</td> <td>150.70</td> </tr> <tr> <td>- REMISSION</td> <td>\$</td> <td>92.80</td> </tr> <tr> <td>- CONCESSION</td> <td>\$</td> <td>0.00</td> </tr> <tr> <td>+ ARREARS / - PAYMENTS</td> <td>\$</td> <td>-107.90</td> </tr> <tr> <td>= AMOUNT PAYABLE</td> <td>\$</td> <td>0.00</td> </tr> </table>					FIXED CHARGE	\$	50.00	+ VARIABLE CHARGE	\$	150.70	- REMISSION	\$	92.80	- CONCESSION	\$	0.00	+ ARREARS / - PAYMENTS	\$	-107.90	= AMOUNT PAYABLE	\$	0.00
FIXED CHARGE	\$	50.00																				
+ VARIABLE CHARGE	\$	150.70																				
- REMISSION	\$	92.80																				
- CONCESSION	\$	0.00																				
+ ARREARS / - PAYMENTS	\$	-107.90																				
= AMOUNT PAYABLE	\$	0.00																				
FINANCIAL YEAR																						
2024-2025																						

Please Note: If a concession amount is shown, the validity of the concession should be checked prior to payment of any outstanding levy amount. The expiry date displayed on this Certificate is the last day an update of this Certificate will be issued free of charge. **It is not the due date for payment.**

EXPIRY DATE

12/05/2025



**Government of
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



RevenueSA
DEPARTMENT OF TREASURY AND FINANCE

Emergency Services Funding Act 1998

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

Please Note:

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

For more information:

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

PAYMENT OF THIS CERTIFICATE CAN ONLY BE MADE

Online at:

OR

By Post to:

www.revenuesaonline.sa.gov.au

RevenueSA
Locked Bag 555
ADELAIDE SA 5001



RevenueSA

DEPARTMENT OF TREASURY AND FINANCE

ABN 19 040 349 865
Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE

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

PIR Reference No:

2646730

DUNCAN SANDE & ASSOCIATES
POST OFFICE BOX 3033
NORWOOD SA 5067

DATE OF ISSUE

11/02/2025

ENQUIRIES:

Tel: (08) 8226 3750
Email: landtax@sa.gov.au

OWNERSHIP NAME
R DUMONT

FINANCIAL YEAR
2024-2025

PROPERTY DESCRIPTION

4 / 15A DOREEN ST / OAKLANDS PARK SA 5046 / UNIT 4

ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	TAXABLE SITE VALUE	AREA
1017595607	CT 5003/670	\$220,000.00	0.0000 HA

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

CURRENT TAX	\$	0.00	SINGLE HOLDING	\$	0.00
- DEDUCTIONS	\$	0.00			
+ ARREARS	\$	0.00			
- PAYMENTS	\$	0.00			
= AMOUNT PAYABLE	\$	0.00			

Please Note:

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

ON OR BEFORE 12/05/2025



**Government of
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



RevenueSA

DEPARTMENT OF TREASURY AND FINANCE

Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

Please Note:

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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

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

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

For more information:

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

PAYMENT OF THIS CERTIFICATE CAN ONLY BE MADE

Online at:

OR

By Post to:

www.revenuesaonline.sa.gov.au

RevenueSA
Locked Bag 555
ADELAIDE SA 5001

Account Number L.T.O Reference Date of issue Agent No. Receipt No.
 10 17595 60 7 CT5003670 11/2/2025 198 2646730

DUNCAN SANDE & ASSOC
 PO BOX 3033
 NORWOOD SA 5067
 office@duncansande.com.au

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: R DUMONT
 Location: U4 15A DOREEN ST OAKLANDS PARK UNIT 4
 Description: 4 H/UNIT G Capital \$ 400 000
 Value:
 Rating: Residential

Periodic charges

Raised in current years to 31/3/2025

		\$
	Arrears as at: 30/6/2024	: 2.06
Water main available:	1/7/1991	Water rates
Sewer main available:	1/7/1991	: 235.80
		Sewer rates
		: 260.85
		Water use
		: 174.63
		SA Govt concession
		: 0.00
		Recycled Water Use
		: 0.00
		Service Rent
		: 0.00
		Recycled Service Rent
		: 0.00
		Other charges
		: 0.00
		Goods and Services Tax
		: 0.00
		Amount paid
		: 292.50CR
		Balance outstanding
		: 380.84

Degree of concession: 00.00%

Recovery action taken: REPAYMENT ARRANGEMENT

Next quarterly charges: Water supply: 78.60 Sewer: 86.95 Bill: 30/4/2025

This account has no meter of its own but is supplied from account no 10 17595 19 9.

The Water Use apportionment option is Even.

The apportionment percentage for this account is 10.00%.

From 1/7/2015, Save the River Murray Levy charges no longer apply.

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



Government of
South Australia

South Australian Water Corporation
 250 Victoria Square/Tarntanyangga
 Adelaide SA 5000
 GPO Box 1751 Adelaide SA 5001

I300 SA WATER
 (1300 729 283)
 ABN 69 336 525 019
sawater.com.au

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



**Government of
South Australia**

South Australian Water Corporation
250 Victoria Square/Tarntanyangga
Adelaide SA 5000
GPO Box 1751 Adelaide SA 5001

I300 SA WATER
(1300 729 283)
ABN 69 336 525 019
sawater.com.au

South Australian Water Corporation

Name:
R DUMONT

Water & Sewer Account
Acct. No.: 10 17595 60 7

Amount: _____

Address:
U4 15A DOREEN ST OAKLANDS PARK
UNIT 4

Payment Options

EFT**EFT Payment**

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	1017595607



Biller code: 8888
Ref: 1017595607

Telephone and Internet Banking — BPAY®

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

**Paying online**

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

**Paying by phone**

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

SA Water account number: 1017595607



**Government of
South Australia**

South Australian Water Corporation
250 Victoria Square/Tarntanyangga
Adelaide SA 5000
GPO Box 1751 Adelaide SA 5001

1300 SA WATER
(1300 729 283)
ABN 69 336 525 019
sawater.com.au



11 February 2025

Strata Corporation 11049 Inc
Not registered for GST

ABN: 41 422 028 239

Tax Invoice

Duncan Sande & Associates
PO Box 3033
Norwood S.A 5067

Ref

Re Lot 4 Strata Corporation 11049 Inc
Fee 105.60 Paid

Above Fee includes GST

TAX INVOICE

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

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

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

Kind Regards,
Body Corporate Manager

Julia Little

Adelaide Strata & Community Management
For the Secretary.

BODY CORPORATE SEARCH STATEMENT
Strata Titles Act 1988 and Community Titles Act 1996
(Section 41 Strata Titles Act 1988)
(Section 139 Community Titles Act 1996)

Strata Corporation 11049 Inc

Requested by **Duncan Sande & Associates** Reference:
PO Box 3033
Norwood S.A 5067

Lot No **4**
Address **4/15a Doreen Street, Oaklands Park SA 5046**
Owner **Remy Dumont**

1 Financial Details

1.1	Entitlements						
	Unit/Lot Entitlement	987					
				Total of All Entitlements		10000	
1.2	Contributions - Administrative Fund						
	Total amount last determined with respect of the lot				\$2,169.38		
	Number of instalments payable				5		
	Instalment Details:-						
	Period	Determined	Amount	Due Date	Date Paid	Discount	If Paid By
	01/10/24 to 31/12/24	02/11/23	329.38	01/10/24	10/10/24	0.00	01/10/24
	01/01/25 to 31/03/25	29/11/24	460.00	01/01/25		0.00	01/01/25
	01/04/25 to 30/06/25	29/11/24	460.00	01/04/25		0.00	01/04/25
	01/07/25 to 30/09/25	29/11/24	460.00	01/07/25		0.00	01/07/25
	01/10/25****31/12/25	29/11/24	460.00	01/10/25		0.00	01/10/25
	Amount (if any) outstanding (credit shown with -)		\$460.00				(Amount unpaid including billed not yet due \$460.00)
	Paid to		31/12/24				
1.3	Contributions - Sinking Fund						
	Total amount last determined with respect of the lot				\$500.00		
	Number of instalments payable				5		
	Instalment Details:-						
	Period	Determined	Amount	Due Date	Date Paid	Discount	If Paid By
	01/10/24 to 31/12/24	02/11/23	100.00	01/10/24	10/10/24	0.00	01/10/24
	01/01/25 to 31/03/25	29/11/24	100.00	01/01/25		0.00	01/01/25
	01/04/25 to 30/06/25	29/11/24	100.00	01/04/25		0.00	01/04/25
	01/07/25 to 30/09/25	29/11/24	100.00	01/07/25		0.00	01/07/25
	01/10/25****31/12/25	29/11/24	100.00	01/10/25		0.00	01/10/25
	Amount (if any) outstanding (credit shown with -)		\$100.00				(Amount unpaid including billed not yet due \$100.00)
	Paid to		31/12/24				
1.4	Contributions - Special - Administrative Fund						
	Amount of the levy payable	Nil			Number of instalments payable		0
	Instalment Details:-						
	Determined	Amount	Due Date	Date Paid	Discount	If Paid By	Notice Date
	Amount (if any) outstanding (credit shown with -)		Nil				(Amount unpaid including billed not yet due \$0.00)
	Brief statement as to the purpose for which the contribution was levied						
	Contributions - Special - Sinking Fund						
	Amount of the levy payable	Nil			Number of instalments payable		0
	Instalment Details:-						
	Determined	Amount	Due Date	Date Paid	Discount	If Paid By	Notice Date
	Amount (if any) outstanding (credit shown with -)		Nil				(Amount unpaid including billed not yet due \$0.00)
	Brief statement as to the purpose for which the contribution was levied						

1.5	Money Unpaid Pursuant to By-Law			
	Amount payable under a by-law		Nil	
	Date when amount due			
1.6	Interest on Unpaid Contributions			
	Rate of interest payable on contributions	15.00	per cent	
	Amount of interest payable in relation to outstanding contributions	\$9.66		
	Daily interest amount accruing	\$0.23		
1.7	Other amounts owing			
	Purpose	Fund	Amount	Due Date
	Other		25.00	Amount Due 25.00
1.8	Water Billing Arrangements			
	Owner / SA Water			
1.9	Expenditure By Corporation			
(a)	Incurred by the Corporation to which the unit holder must or is likely to be required to contribute:			
	None known other than those recorded in the minutes supplied.			
(b)	Resolved by the Corporation to incur, to which the unitholder must, or is likely to be required to contribute:			
	None known other than those recorded in the minutes supplied.			
1.10	Assets and Liabilities of the Corporation			
(a)	Bank Account Name	Adelaide Strata Management Pty Ltd Trust Account 11049		
(b)	Bank Account Held At	MBL, 15A Doreen Street Oaklands Park SA 5046		
(c)	Sinking Fund Balance	\$17,322.50		
(d)	Administration Fund Balance	\$5,412.71		
(e)	Liabilities (excluding those above and as described in 1.2 herein)	Nil		

2 Insurance Policies

For all insurance policies held by owners corporation see attached Certificate:

3 Documents Supplied

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

4 Document Inspection

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

Statement Date **11 February 2025**

Signed for and on behalf of **Strata Corporation 11049 Inc**

By:



Julie Little

Corporation Manager

Note: Conveyancers attention is drawn to the following:

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

Roll Details New Owner

After settlement please complete this form and send to:

Adelaide Strata & Community
Management Pty Ltd
1/102 Greenhill Road
Unley SA 5061

Strata Corporation 11049 Inc

A/c Number	02100004	Date Issued	11 February 2025
Lot Number	4	Unit Number	4
Entitlements	987		

Settlement Date

New Owners Full Name

Company Titles Only Place of Birth Date of Birth

ABN (if owner is a company)

Owners Residential Address

Address for General Correspondence
(if different from above)

Address for Levy Notice
(if different from above)

Letting Agent Details Tel
 Fax
 Email

Tenant Details Tel
 Fax
 Email

Owners Nominee Name and Address
(if owner is a company)

Owner Contacts
Home Tel Fax
Work Tel Email
Mobile

Signed Name Date / /
Position Address

Thank you for keeping our records up to date.

**ASCM****Building Smarter
Communities**

ADELAIDE STRATA & COMMUNITY MANAGEMENT

ASCM

t. +61 8 8490 1300

f. +61 8 8490 1399

e. admin@ascm.com.au

ABN 73 058 476 056

1/102 Greenhill Road

Unley SA 5061

www.ascm.com.au

Strata Corporation 11049 Inc

ABN 41 422 028 239

STATEMENT

Transfer Date:
29/04/21

R Dumont
4/15A Doreen Street
OAKLANDS PARK SA 5046

Statement Period			
01 Sep 23 to 11 Feb 25			
A/c No	4	Lot No	4
Page Number	1 of 2	Unit No	4

Date	Type	Details	Reference	Debit	Credit	Balance
11/09/23	Administrative Fund	Brought forward			93.80	-93.80
11/09/23	Sinking Fund	01/10/23 To 31/12/23	I0001008	335.00		241.20
03/10/23	Receipt	01/10/23 To 31/12/23	I0001018	100.00		341.20
03/10/23	Receipt	Administrative Fund	R0000557		242.00	99.20
11/12/23	Administrative Fund	Sinking Fund	RA000557		100.00	-0.80
11/12/23	Sinking Fund	01/01/24 To 31/03/24	I0001028	329.38		328.58
12/01/24	Receipt	01/01/24 To 31/03/24	I0001038	100.00		428.58
12/01/24	Receipt	Administrative Fund	R0000567		329.00	99.58
08/03/24	Administrative Fund	Sinking Fund	RA000567		100.00	-0.42
08/03/24	Sinking Fund	01/04/24 To 30/06/24	I0001048	329.38		328.96
19/03/24	Receipt	01/04/24 To 30/06/24	I0001058	100.00		428.96
04/04/24	Receipt	Sinking Fund	R0000573		100.00	328.96
09/04/24	Receipt	Administrative Fund	R0000578		100.00	228.96
30/04/24	Overdue Interest Jnl	Administrative Fund	R0000579		100.00	128.96
02/05/24	Overdue Interest Jnl	Interest To 30/04/24	J0003562	1.59		130.55
17/05/24	Other	Arrears Notice Fee	M0000031	25.00		155.55
17/05/24	Receipt	Administrative Fund	R0000581		129.41	26.14
17/05/24	Receipt	Overdue Interest	RA000581		1.59	24.55
More details on next page...				\$1,320.35	\$1,295.80	\$24.55
Over 90 Days	90 Days	60 Days	30 Days	Current	BALANCE DUE: \$594.66	
0.00	0.00	0.00	567.13	27.53	Date Paid	Amount Paid

STRATAPAY

	Tel: 1300 552 311 Ref: 1545 7247 8	Telephone: Call this number to pay by credit card. International +613 8648 0158	
	www.stratamax.com.au Ref: 1545 7247 8	Internet: Visit this website to make a secure credit card payment over the internet.	
	www.stratipay.com/ddr Ref: 1545 7247 8	Direct Debit: Make auto payments directly from your nominated bank account or credit card.	

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



Biller Code: 96503
Ref: 268836582 1000 0000 045

BPay: Contact your participating financial institution to make a payment from your cheque or savings account.

In Person: Pay in-store at Australia Post by cheque or EFTPOS
All cheques must be made payable to: Adelaide Strata Management Pty Ltd Trust Account 11049

LOT/UNIT

Lot 4/ Unit 4 1545 7247 8

DUE DATE

15A DOREEN STREET

MANAGED BY

ADELAIDE STRATA MANAGEMENT P/L \$594.66



*496 268836582 10000000045

Strata Corporation 11049 Inc

STATEMENT

11. *What is the primary purpose of the following statement?*

R Dumont
4/15A Doreen Street
OAKLANDS PARK SA 5046

Statement Period	
01 Sep 23 to 11 Feb 25	
A/c No	4
Page Number	2 of 2

Date	Type	Details	Reference	Debit	Credit	Balance
17/05/24	Receipt	Brought forward		1,320.35	1,295.80	24.55
11/06/24	Administrative Fund	Other	RB000581		25.00	-0.45
11/06/24	Sinking Fund	01/07/24 To 30/09/24	I0001068	329.38		328.93
11/06/24	Sinking Fund	01/07/24 To 30/09/24	I0001078	100.00		428.93
04/07/24	Receipt	Administrative Fund	R0000592		328.93	100.00
04/07/24	Receipt	Sinking Fund	RA000592		100.00	0.00
10/09/24	Administrative Fund	01/10/24 To 31/12/24	I0001088	329.38		329.38
10/09/24	Sinking Fund	01/10/24 To 31/12/24	I0001098	100.00		429.38
10/10/24	Receipt	Administrative Fund	R0000601		329.38	100.00
10/10/24	Receipt	Sinking Fund	RA000601		100.00	0.00
09/12/24	Administrative Fund	01/01/25 To 31/03/25	I0001108	460.00		460.00
09/12/24	Sinking Fund	01/01/25 To 31/03/25	I0001118	100.00		560.00
31/01/25	Overdue Interest Jnl	Interest To 31/01/25	J0003783	7.13		567.13
07/02/25	Other	Arrears Notice Fee	M0000032	25.00		592.13
11/02/25		Interest to 11/02/25		2.53		594.66

Strata Corporation 11049 Inc

15a Doreen Street Oaklands Park SA 5046

BALANCE SHEET

AS AT 11 FEBRUARY 2025

	ACTUAL	ACTUAL
	11/02/2025	31/08/2024
<u>OWNERS FUNDS</u>		
Administrative Fund	5,412.71	9,909.27
Sinking Fund	17,322.50	24,716.50
TOTAL	\$ 22,735.21	\$ 34,625.77

THESE FUNDS ARE REPRESENTED BY

CURRENT ASSETS

Cash At Bank	12,756.04	5,565.43
Investment Account 2	9,727.66	29,495.34
Levies In Arrears	560.00	0.00
Other Arrears	32.13	0.00
TOTAL ASSETS	23,075.83	35,060.77

LIABILITIES

Unpaid Owners Arrears Fees	25.00	0.00
Levies In Advance	315.62	435.00
TOTAL LIABILITIES	340.62	435.00

NET ASSETS	\$ 22,735.21	\$ 34,625.77
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Strata Corporation 11049 Inc

15a Doreen Street Oaklands Park SA 5046

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 SEPTEMBER 2024 TO 11 FEBRUARY 2025

	ACTUAL 01/09/24-11/02/25	BUDGET 01/09/24-31/08/25	VARIANCE %	ACTUAL 01/09/23-31/08/24
ADMINISTRATIVE FUND				
INCOME				
Levies - Administrative Fund	7,893.80	18,400.00	42.90	13,231.40
Bank Interest	232.32	0.00		883.35
Interest On Overdue Levies	7.13	0.00		12.35
Electrical Power	0.00	0.00	0.00	(114.91)
TOTAL ADMIN. FUND INCOME	8,133.25	18,400.00		14,012.19
EXPENDITURE - ADMIN. FUND				
MANAGEMENT CHARGES				
Account Management Fee	82.20	164.00	50.12	164.28
Bank Charges	4.51	10.00	45.10	7.32
Income Tax Return Preparation	135.00	205.00	65.85	205.00
Management Fees	1,200.06	2,460.00	48.78	2,320.66
INSURANCE EXPENSE				
Insurance Premium	8,375.33	11,040.00	75.86	8,331.87
Insurance Stamp Duty	785.33	0.00		787.49
EQUIPMENT				
REPAIRS & MAINTENANCE				
Building Maintenance	0.00	1,000.00	0.00	0.00
Common Lighting	0.00	200.00	0.00	0.00
Consultancy Services	9.90	300.00	3.30	0.00
Grounds Maintenance	850.00	2,000.00	42.50	900.00
Gutter And Stormwater Maintena	0.00	0.00	0.00	3,883.00
Plumbing Maintenance	(119.76)	200.00	(59.88)	2,297.76
SERVICES				
Audit	0.00	145.00	0.00	0.00
Archive/Data Storage	21.00	42.00	50.00	42.00
Disbursements	341.10	695.00	49.08	686.10
Electrical Power Usage	439.14	900.00	48.79	756.42
Meeting Fees	506.00	253.00	200.00	253.00
TOTAL ADMIN. EXPENDITURE	12,629.81	19,614.00		20,634.90
SURPLUS / DEFICIT				
Opening Admin. Balance	\$ 4,496.56	\$ (1,214.00)		\$ (6,622.71)

Strata Corporation 11049 Inc

15a Doreen Street Oaklands Park SA 5046

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 SEPTEMBER 2024 TO 11 FEBRUARY 2025

	ACTUAL 01/09/24-11/02/25	BUDGET 01/09/24-31/08/25	VARIANCE %	ACTUAL 01/09/23-31/08/24
ADMINISTRATIVE FUND BALANCE	\$ 5,412.71	\$ 8,695.27		\$ 9,909.27

Strata Corporation 11049 Inc

15a Doreen Street Oaklands Park SA 5046

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 SEPTEMBER 2024 TO 11 FEBRUARY 2025

	ACTUAL 01/09/24-11/02/25	BUDGET 01/09/24-31/08/25	VARIANCE %	ACTUAL 01/09/23-31/08/24
<u>SINKING FUND</u>				
<u>INCOME</u>				
Levies - Sinking Fund	2,000.00	4,000.00	50.00	4,000.00
<u>TOTAL SINKING FUND INCOME</u>	2,000.00	4,000.00		4,000.00
<u>EXPENDITURE - SINKING FUND</u>				
<u>REPAIRS & MAINTENANCE</u>				
Painting	9,394.00	9,394.00	100.00	0.00
<u>TOTAL SINK. FUND EXPENDITURE</u>	9,394.00	9,394.00		0.00
<u>SURPLUS / DEFICIT</u>				
	<u>\$ (7,394.00)</u>	<u>\$ (5,394.00)</u>		<u>\$ 4,000.00</u>
Opening Sinking Fund Balance	24,716.50	24,716.50	100.00	20,716.50
<u>SINKING FUND BALANCE</u>	<u>\$ 17,322.50</u>	<u>\$ 19,322.50</u>		<u>\$ 24,716.50</u>

Strata Corporation 11049 Inc

15a Doreen Street
Oaklands Park SA 5046

LOT BALANCE REPORT

11 February 2025

<u>Lot No</u>	<u>Unit No</u>	<u>Administrative Fund</u>	<u>Sinking Fund</u>	<u>Other</u>	<u>Total</u>
4	4	460.00	100.00	32.13	592.13
9	9	-315.62	0.00	0.00	-315.62
Total		\$144.38	\$100.00	\$32.13	\$276.51

Strata Corporation 11049 Inc

15a Doreen Street
Oaklands Park SA 5046

ACCOUNTS SUMMARY

1 September 2024 to 11 February 2025

<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
101			
01/10/24	Administrative Fund	LEVIES - ADMINISTRATIVE FUND	
	01/10/24 to 31/12/24		-3,293.80
02/01/25			-4,600.00
	Total:		-7,893.80
106			
30/09/24	Administrative Fund	BANK INTEREST	
	Interest		-70.30
31/10/24			-62.97
29/11/24			-51.31
31/12/24			-23.84
31/01/25			-23.90
	Total:		-232.32
1095			
31/01/25	Administrative Fund	INTEREST ON OVERDUE LEVIES	
	Interest to 31/01/25		-7.13
	Total:		-7.13
12202			
02/09/24	Administrative Fund	ACCOUNT MANAGEMENT FEE	
	Account Management	Adelaide Strata	13.70
01/10/24		Adelaide Strata	13.70
01/11/24		Adelaide Strata	13.70
02/12/24		Adelaide Strata	13.70
03/01/25		Adelaide Strata	13.70
01/02/25		Adelaide Strata	13.70
	Total:		82.20
12204			
25/09/24	Administrative Fund	BANK CHARGES	
	StrataPay Trans Fee		0.85
15/10/24			0.85
05/11/24			0.37
04/12/24			0.37
23/12/24			0.85
27/12/24			0.85
05/02/25			0.37
	Total:		4.51
12206			
02/09/24	Administrative Fund	INCOME TAX RETURN PREPARATION	
	Tax Lodgement	Adelaide Strata	135.00
	Total:		135.00
12210			
02/09/24	Administrative Fund	MANAGEMENT FEES	
	Management Fees	Adelaide Strata	195.00
01/10/24		Adelaide Strata	195.00
01/11/24		Adelaide Strata	195.31
02/12/24		Adelaide Strata	204.75

Strata Corporation 11049 Inc

15a Doreen Street
Oaklands Park SA 5046

ACCOUNTS SUMMARY

1 September 2024 to 11 February 2025

<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
12210 03/01/25	Administrative Fund Management Fees	MANAGEMENT FEES Adelaide Strata	205.00
01/02/25	Management Fees	Adelaide Strata	205.00
	Total:		1,200.06
12603 15/11/24	Administrative Fund 15/11/24-15/11/25	INSURANCE PREMIUM Bcb Corporate Brokers Pty Ltd	8,375.33
	Total:		8,375.33
12604 15/11/24	Administrative Fund Stamp Duty	INSURANCE STAMP DUTY Bcb Corporate Brokers Pty Ltd	785.33
	Total:		785.33
14219 29/11/24	Administrative Fund R&M-WO/QR IssuingFee	CONSULTANCY SERVICES Adelaide Strata	3.30
18/12/24	R&M-WO/QR IssuingFee	Adelaide Strata	3.30
31/01/25	R&M-WO/QR IssuingFee	Adelaide Strata	3.30
	Total:		9.90
14232 04/11/24	Administrative Fund 4/11 Garden	GROUNDS MAINTENANCE Pristine Gardens	350.00
14/01/25	14/1 Garden	Pristine Gardens	500.00
	Total:		850.00
14248 29/11/24	Administrative Fund ASCM Smarter Communi	PLUMBING MAINTENANCE	-119.76
	Total:		-119.76
15408 02/09/24	Administrative Fund Archive Storage Fee	ARCHIVE/DATA STORAGE Adelaide Strata	3.50
01/10/24	Archive Storage Fee	Adelaide Strata	3.50
01/11/24	Archive Storage Fee	Adelaide Strata	3.50
02/12/24	Archive Storage Fee	Adelaide Strata	3.50
03/01/25	Archive Storage Fee	Adelaide Strata	3.50
01/02/25	Archive Storage Fee	Adelaide Strata	3.50
	Total:		21.00
15418 02/09/24	Administrative Fund Fixed Disbursements	DISBURSEMENTS Adelaide Strata	56.30
01/10/24	Fixed Disbursements	Adelaide Strata	56.30
31/10/24	Work Order Fee	Adelaide Strata	3.30
01/11/24	Fixed Disbursements	Adelaide Strata	56.30
02/12/24	Fixed Disbursements	Adelaide Strata	56.30
03/01/25	Fixed Disbursements	Adelaide Strata	56.30
01/02/25	Fixed Disbursements	Adelaide Strata	56.30
	Total:		341.10

Strata Corporation 11049 Inc

15a Doreen Street
Oaklands Park SA 5046

ACCOUNTS SUMMARY 1 September 2024 to 11 February 2025

<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
15420	Administrative Fund	ELECTRICAL POWER USAGE	
15/10/24	3/7-30/9/24	Origin Energy - B/Pay 130112	85.94
23/10/24	AGL SA PTY LTD		118.94
08/01/25	1/10/24-5/1/25	Origin Energy - B/Pay 130112	90.93
29/01/25	AGL SA PTY LTD		143.33
	Total:		439.14
15433	Administrative Fund	MEETING FEES	
02/12/24	*08 Meetings	Adelaide Strata	506.00
	Total:		506.00
201	Sinking Fund	LEVIES - SINKING FUND	
01/10/24	01/10/24 to 31/12/24		-1,000.00
02/01/25	01/01/25 to 31/03/25		-1,000.00
	Total:		-2,000.00
24243	Sinking Fund	PAINTING	
27/09/24	25/9 Paint- Complete	Higgins Coatings Pty Ltd	9,394.00
	Total:		9,394.00

Strata Corporation 11049 Inc

15a Doreen Street
Oaklands Park SA 5046

CREDITORS BALANCE REPORT

11 February 2025

<u>Account No</u>	<u>Name</u>	<u>Amount</u>
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No Records To Report

Residential Strata Insurance

Certificate of Currency



Policy Number: HS0006116895

Certificate Date 15 November, 2024

Insurer(s) certain underwriters at Lloyd's (100%)

UMR B123024FLE1451

Important Information

This certificate confirms that from the certificate date noted above, a Policy existed for the sums insured shown.

It is not intended to amend, extend, replace or override the Policy terms and conditions. This certificate is issued as a matter of information only and confers no rights on the certificate holder.

Period of Insurance 15/11/2024 to 15/11/2025 at 4:00pm

Insured Strata Corporation No. 11049 Inc.

Interested Parties None

Situation 15A Doreen Street, OAKLANDS PARK, SA, 5046

Cover

Insured Property Insured

Building \$3,260,000

Common Area Contents \$32,600

Loss of Rent & Temporary Accommodation (total payable) \$489,000

Floating Floorboards Selected

Liability to Others Insured

Limit of Liability \$20,000,000

Fidelity Guarantee Insured

Sum Insured \$100,000

Voluntary Workers Insured

Death \$200,000

Total Disablement (per week) \$2,000

Office Bearers Legal Liability Insured

Limit of Liability \$5,000,000

Machinery Breakdown Not Insured

Catastrophe Insurance Insured

Catastrophe Sum Insured \$978,000

Extended cover - Loss of Rent & Temporary Accommodation \$146,700

Escalation in Cost of Temporary Accommodation \$48,900

Cost of Removal, Storage and Evacuation \$48,900

Government Audit and Related Covers Insured

The contract of insurance is arranged by CHUiSAVER Underwriting Agency Pty Ltd (ABN 85 613 645 239, AFSL 491113) trading as Flex Insurance on behalf of the insurer: certain underwriters at Lloyd's. UMR:B123024FLE1451.

Residential Strata Insurance

Certificate of Currency



Policy Number: HS0006116895

Government Audit Costs	\$25,000
Appeal expenses - common property health & safety breaches	\$100,000
Legal Defence Expenses	\$50,000

Lot Owners Fixtures and Improvements (per lot) Insured

Lot Owners' Fixtures and Improvements (per lot)	\$250,000
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Flood Cover Insured

Flex+ Optional Benefits

Exploratory Costs	Selected
Extended Temporary Accommodation & Loss of Rent	Selected
Fusion	Selected
Fallen Trees	Selected
Landscaping	Selected
Fire extinguishing	Selected
Personal Property of Others	Selected
Removal, storage costs	Selected
Temporary Accommodation/Rent/contributions/storage	Selected
Emergency accommodation	Selected
Arson reward	Selected
Electricity, gas, water and similar charges – excess costs	Selected
Keys, lock replacement	Selected
Court appearance	Selected

MINUTES OF THE ANNUAL GENERAL MEETING CORPORATION 11049 INC.

15A Doreen Street, Oaklands Park, SA, 5046

DATE :- 13 November 2024 At 06:00 PM

LOCATION :- Microsoft Teams Video / Phone Conference at 1/102 Greenhill Road, Unley SA 5061.

PRESENT :-

Lot 1	Julie Little ASCM	Proxy present
Lot 2	Kirsten Hastwell	Owner present
Lot 5	Tony Casella	Owner present (pre-voted)
Lot 6	Grant Matthews	Owner present
Lot 7	Leon & Angelene Peacock	Owner present
Lot 8	Faye Maude	Owner present
Lot 10	Caryaul Pty Ltd	Owner present

PROXIES :-

Lot 1	Nicholas Cullen	Julie Little ASCM
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Proxies received by the Secretary/Body Corporate Manager prior to the meeting are available for inspection, and were conveyed by the Manager to those owners in attendance via Conference Call.

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

IN ATTENDANCE :- Julie Little representing Adelaide Strata & Community Management

QUORUM :-

A Quorum was declared as there were 7 out of a possible 10 Lots represented.

1. Important Notice

STRATA CORPORATION NO. 11049

In accordance with the Strata Titles Act 1988, except where a unanimous resolution is required, a vote is not exercisable in relation to a unit unless all amounts due and payable to the strata corporation in respect of the unit have been paid.

2. Minutes of the Previous General Meeting

It was resolved that The Minutes of the General Meeting held on 31 October 2023, be accepted as a true and accurate record.

Votes for: 7

Votes against; 0

Abstained; 0
Motion CARRIED.

3. Financial Statement

To resolve that; The Financial Statement as circulated to Owners for the period 1 September 2023 to 31 August 2024 be accepted and adopted as tabled.

Votes for: 7

Votes against; 0

Abstained; 0
Motion CARRIED.

Notes

Angelene Peacock raised the matter of late fees and interest charges incurred by late payment of the Stark Plumbing invoice for Unit 7 roof leak repairs. As the invoice from Stark Plumbing was received in July 2023, around the same time as the insurance refund was received, there was no reason for the original invoice not to be paid on time. Payment of the invoice had been missed due to the change of Managers and was not the fault of the strata corporation. The meeting requested the Manager apply for a refund of Stark Plumbing ;late fees and interest charges for a total of \$119.76.

The Manager will refer this refund request to Smarter Communities management and update the Committee with an outcome as soon as possible.

4. Appointments

4.1. Appointment of Body Corporate Manager

To resolve that; Adelaide Strata & Community Management be appointed as Body Corporate Managers of the Corporation for the next twelve months for a fee of \$2,460.00 (inclusive of GST).The Body Corporate Management and Corporation responsibilities are in accordance with the Management Agreement. The Presiding Officer (Or another Office Bearer) is authorised to sign the Management Agreement on behalf of the Corporation.

Votes for: 7

Votes against; 0

Abstained; 0
Motion CARRIED.

4.2. Appointment of Office Bearers

The following appointments were made for the coming year:-

Presiding Officer

Caryaul PL (Marian)

Secretary

Faye Maud

Treasurer

Angelene Peacock

4.3. Appointment of Management Committee

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

4.4. Appointment of Auditor

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

Votes for: 7

Votes against; 0

Abstained; 0
Motion CARRIED.

5. Review of Insurance Policies

5.1. Insurance Valuation

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

Votes for: 7

Votes against; 0

Abstained; 0
Motion CARRIED.

Notes

The manager was requested to arrange for an updated insurance valuation as at the beginning of September 2025, to allow sufficient time for quotes from the insurance broker, prior to the renewal date of 15 November 2025. The meeting requested the Manager send the valuation report to all owners for their information.

5.2. Current Insurance details - Common Property & Lots

Policy Number	Underwriter	Current To	Risk Type	Coverage Amount
HS0006116895	FLEX	15 Nov 2024	BUILDING	\$3,260,000.00
			PUBLIC LIABILITY	\$20,000,000.00
			OFFICE BEARERS	\$500,000.00
			CATASTROPHE	\$978,000.00
			VOLUNTARY WORKERS	\$200,000.00
			FIDELITY GUARANTEE	\$100,000.00
			LOSS OF RENT	\$489,000.00
			COMMON CONTENTS	\$32,600.00
TOTAL PREMIUM: \$4,821.36				

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

Notes

The meeting requested to correct the Total Premium from 2023/2024 year as it was noted the figure of \$4821.36 was incorrect and reflected an old insurance premium from 2021/2022. The Manager will contact the insurance broker and request the figure is revised to the correct premium amount of \$9,119.36.

A question was raised regarding the Office Bearers cover of \$5,000,000.00. The Manager advised the meeting they would make an enquiry regarding this level of cover with the broker. The Manager will provide an update to the Management Committee, once a response is received from the insurance broker.

Post Meeting Note

The Manager confirmed with the insurance broker, that the Management Committee had requested cover for \$5,000,000 be placed on the insurance policy, for the Office Bearers component in November, 2023.

5.3. Insurance Renewal Directions

It was resolved that The Body Corporate Manager is authorised to renew the current insurance policy, subject to any Valuation resolved for limits of cover, and any directions from the Office Bearers for Quotes for insurance cover presented.

Votes for: 7

Votes against: 0

 Abstained: 0
Motion CARRIED.

6. Common Property Maintenance

6.1. Future Works

Gutter Cleaning

As the gutter cleaning was recently completed in March 2024 by Ziegler Property Solutions, the meeting agreed not to proceed with another gutter cleaning at this time.

Pest Control

The meeting agreed that a pest inspection was not required at this time. Unit occupants are requested to be vigilant and report any signs of termites.

Garden Maintenance

It was agreed to continue with the services of Pristine Gardens for garden maintenance.

The meeting requested the Manager enquire with Pristine Gardens to see whether they are removing debris as per their scope of works. The meeting advised the Manager that the garden waste is being put into the green bins.

The Manager is to obtain a quote for cutting back of the front bushes on Doreen Street, tops and sides both require a hard cut back. The Manager will send the quote to the Management Committee for review and approval to proceed.

Building Maintenance

The Manager confirmed with the meeting that the front and rear door replacements and painting, as per the agreed scope of works, were completed in September 2024 by Higgins Coatings.

Gutter Repairs

The meeting discussed gutter and repairs as recommended by Ziegler Property Solutions, as provided in a building inspection and quote dated 4/6/2023. The Manager was requested to obtain quotes for recommended gutter repairs and replacements required, as per the inspection report and present at the next Annual General Meeting for consideration.

Insurance claim – Water Leak - Unit 3

The meeting discussed an insurance claim submitted to the insurance broker for Unit 3, for a suspected burst water pipe and water damages.

The Manager advised the meeting that the claim had been lodged, however no further contact had been received from Unit 3 owners. The Manager had requested for Unit 3 owners to have a plumber attend and investigate and if possible, repair the water leak. The Manager was requested to follow up with Unit 3 as there was concern that further structural damages could occur if the leak was allowed to continue much longer.

Grant Matthews offered to check in with the owners of Unit 3 if the Manager was unsuccessful making contact.

7. Budget and Levies

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

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

The Manager presented the statement of non-recurrent expenditure to the meeting and discussed proposed increases to the budget, based on expected expenditure for the coming financial year.
 No changes were requested to the statement.

7.2. Administrative Fund Levy Contributions

It was resolved that The Corporation Administrative Fund Levy be set in accordance with the proposed budget, raising a total of \$18,400.00. Levies are to be paid in 4 instalments as follows:

Levy Status	Financial Period	Period From	Period To	Due	Admin Fund
Already Issued	Current	01 Sep 2024	30 Nov 2024	01 Sep 2024	\$3,350.00
To be Issued	Current	01 Dec 2024	28 Feb 2025	01 Dec 2024	\$4,600.00
To be Issued	Current	01 Mar 2025	31 May 2025	01 Mar 2025	\$4,600.00
To be Issued	Current	01 Jun 2025	31 Aug 2025	01 Jun 2025	\$4,600.00
Total		01 Sep 2024	31 Aug 2025		\$17,150.00

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

Votes for: 7

Votes against: 0

Abstained: 0
Motion CARRIED.

7.3. Sinking Fund Levy Contributions

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

Levy Status	Financial Period	Period From	Period To	Due	Sinking Fund
Already Issued	Current	01 Sep 2024	30 Nov 2024	01 Sep 2024	\$1,000.00
To be Issued	Current	01 Dec 2024	28 Feb 2025	01 Dec 2024	\$1,000.00
To be Issued	Current	01 Mar 2025	31 May 2025	01 Mar 2025	\$1,000.00
To be Issued	Current	01 Jun 2025	31 Aug 2025	01 Jun 2025	\$1,000.00
Total		01 Sep 2024	31 Aug 2025		\$4,000.00

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

Votes for: 7

Votes against: 0

Abstained: 0
Motion CARRIED.

7.4. Shortfall of Funds

Where the Corporation has insufficient funds to meet its recurrent expenditure the Body Corporate Manager is authorised to convene an Extraordinary General Meeting to determine that the corporation makes arrangements to raise the necessary funds. Only a general meeting can authorise the collection of funds additional to the fees resolved at this meeting.

8. Approval Requests for Prescribed Works

8.1. Security Systems

To Resolve by Special Resolution, Strata Corporation 11049 approve for all units to install a security system including security cameras.

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

Votes for: 7

Votes against; 0

Abstained; 0
Motion CARRIED.

Notes

It was noted that Unit 2 had only requested to have a front sensor light approved. It was resolved by the meeting there are no objections to installation of sensor lights at the front of units.

9. Approvals and Policies

9.1. Review of Previous Policies

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

Notes

Solar panels

The Manager advised that a request to discuss solar panels at this meeting was received from the owners of Unit 3. No plans were submitted to place on the meeting agenda.

Discussion was held by the meeting regarding solar panels and difficulties that may occur with roof repairs once solar panels are installed. The meeting expressed concern regarding future maintenance requirements for the corporation rooves.

The meeting agreed to postpone any solar panel approvals at this time. It was noted that this item may be considered again in the future.

10. General Business

10.1. Matters Raised

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

Notes

No general business was raised at the meeting.

11. Venue, Date and Time of the Next Meeting

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

Notes

It was agreed for the 2025 Annual General Meeting to be held in the 3rd or 4th week of October to coincide with the insurance renewal.

12. Meeting Closure

The meeting closed at 07:32 PM.

MINUTES OF THE ANNUAL GENERAL MEETING CORPORATION 11049 INC.

15A Doreen Street, Oaklands Park, SA, 5046

DATE :- 31 October 2023 At 06:00 PM

LOCATION :- In person and Microsoft Teams Video / Phone Conference, SA, 5000

PRESENT :-

Lot 2	Ms K Hastwell	Owner present
Lot 3	ASCM	Proxy present (pre-voted)
Lot 5	ASCM	Proxy present (pre-voted)
Lot 6	Mr W Matthews	Owner present
Lot 7	Mr L & Ms A Peacock	Owner present
Lot 8	Ms F Maude	Owner present
Lot 9	ASCM (Owner also Present)	Proxy present (pre-voted)
Lot 10	Caryaul Pty Ltd (Ms M Nayda)	Owner present

PROXIES :-

Lot 3	Mr and Mrs Macrow	ASCM
Lot 5	Mr A Casella	ASCM
Lot 9	Mr I Digance	ASCM

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

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

IN ATTENDANCE :- Rob van den Bos representing ASCM

QUORUM :-

A Quorum was declared as there were 8 out of a possible 10 **financial** Lots represented.

1. Important Notice

STRATA CORPORATION NO. 11049

In accordance with the Strata Titles Act 1988, except where a unanimous resolution is required, a vote is not exercisable in relation to a unit unless all amounts due and payable to the strata corporation in respect of the unit have been paid.

2. Minutes of the Previous General Meeting

It was resolved that The Minutes of the General Meeting held on 25 October 2022, be accepted as a true and accurate record.

Votes for: 8

Votes against; 0

Abstained; 0
Motion CARRIED.

3. Financial Statement

To resolve that; The Financial Statement as circulated to Owners for the period 1 September 2022 to 31 August 2023 be accepted and adopted as tabled.

Votes for: 8

Votes against; 0

Abstained; 0
Motion CARRIED.

4. Appointments

4.1. Appointment of Body Corporate Manager

To resolve that; Adelaide Strata & Community Management be appointed as Body Corporate Managers of the Corporation for the next twelve months for a fee of \$2,340.00 (inclusive of GST). The Body Corporate Management and Corporation responsibilities are in accordance with the Management Agreement. The Presiding Officer (Or another Office Bearer) is authorised to sign the Management Agreement on behalf of the Corporation.

Votes for: 8

Votes against; 0

Abstained; 0
Motion CARRIED.

Owners present at the meeting noted that service standards experienced over the previous 12 months had been below acceptable levels. The Body Corporate Manager noted the owners concerns and undertook to ensure service returned to expectations.

4.2. Appointment of Office Bearers

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

Presiding Officer

Mr W Matthews

Secretary

Ms F Maud

Treasurer

Mrs A Peacock

4.3. Appointment of Management Committee

To call for Nominations at the meeting.

Members

Nil

4.4. Appointment of Auditor

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

Votes for: 8

Votes against: 0

Abstained: 0

Motion CARRIED.

5. Review of Insurance Policies

5.1. Insurance Valuation

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

Votes for: 8

Votes against: 0

Abstained: 0

Motion CARRIED.

5.2. Current Insurance details - Common Property & Lots

Policy Number	Underwriter	Current To	Risk Type	Coverage Amount
SRSC19005683	SCI	15 Nov 2023	BUILDING	\$3,260,000.00
			PUBLIC LIABILITY	\$30,000,000.00
			OFFICE BEARERS	\$500,000.00
			CATASTROPHE	\$978,000.00
			VOLUNTARY WORKERS	\$200,000.00
			FIDELITY GUARANTEE	\$100,000.00
			LOSS OF RENT	\$489,000.00
			COMMON CONTENTS	\$32,600.00
TOTAL PREMIUM: \$6,510.00				

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

5.3. Insurance Renewal Directions

It was resolved that The Body Corporate Manager is authorised to renew the current insurance policy, subject to any Valuation resolved for limits of cover, and any directions from the Office Bearers for Quotes for insurance cover presented.

Votes for: 8

Votes against: 0

 Abstained: 0
Motion CARRIED.

6. Common Property Maintenance

6.1. Future Works

PROPERTY MAINTENANCE

Gutter Cleaning/Roof Maintenance

It was noted that roofing works remained outstanding, as delays in obtaining quotes had pushed the work out till 2024. The Manager noted there were also two insurance claims contingent on the works being carried out. Owners were informed that stage 1 of the works was scheduled for February 2024.

The Manager undertook to check the status of the claims for Units 7 and 10.

Pest Control

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

Garden Maintenance

It was resolved that the Corporation continues with the services of Pristine Gardens for the garden maintenance at the property on an as need basis.

Doors

Owners noted a previous request for door replacements in 2021 had not progressed. Following discussion, the Manager was requested to obtain updated quotes using the same scope. Owners would decide on paint colour or varnish at a later date.

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

7. Budget and Levies

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

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

7.2. Administrative Fund Levy Contributions

It was resolved that The Corporation Administrative Fund Levy be set in accordance with the proposed budget, raising a total of \$13,175.00. Levies are to be paid in 4 instalments as follows:

Levy Status	Financial Period	Period From	Period To	Due	Admin Fund
	Current	01 Sep 2023	30 Nov 2023	01 Sep 2023	\$3,125.00
	Current	01 Dec 2023	29 Feb 2024	01 Dec 2023	\$3,350.00
	Current	01 Mar 2024	31 May 2024	01 Mar 2024	\$3,350.00
	Current	01 Jun 2024	31 Aug 2024	01 Jun 2024	\$3,350.00
Total		01 Sep 2023	31 Aug 2024		\$13,175.00

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

Votes for: 8

Votes against: 0

 Abstained: 0
Motion CARRIED.

7.3. Sinking Fund Levy Contributions

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

Levy Status	Financial Period	Period From	Period To	Due	Sinking Fund
	Current	01 Sep 2023	30 Nov 2023	01 Sep 2023	\$1,000.00
	Current	01 Dec 2023	29 Feb 2024	01 Dec 2023	\$1,000.00
	Current	01 Mar 2024	31 May 2024	01 Mar 2024	\$1,000.00
	Current	01 Jun 2024	31 Aug 2024	01 Jun 2024	\$1,000.00
Total		01 Sep 2023	31 Aug 2024		\$4,000.00

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

Votes for: 8

Votes against: 0

 Abstained: 0
Motion CARRIED.

7.4. Shortfall of Funds

Where the Corporation has insufficient funds to meet its recurrent expenditure the Body Corporate Manager is authorised to convene an Extraordinary General Meeting to determine that the corporation makes arrangements to raise the necessary funds. Only a general meeting can authorise the collection of funds additional to the fees resolved at this meeting.

8. Approvals and Policies

8.1. Review of Previous Policies

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

9. General Business

9.1. Matters Raised

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

Mr Matthews enquired about the procedure to have solar panels installed. The Body Corporate Manager noted that all proposed installations required the approval of the Corporation. Owners noted it would be best to wait until the roof repairs had been finalised.

10. Venue, Date and Time of the Next Meeting

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

11. Meeting Closure

The meeting closed at 06:57 PM

Approvals and Policies

STRATA CORPORATION 11049 INC. 15A Doreen Street, Oaklands Park SA 5046

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

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

2011 AGM

APPROVALS AND POLICIES

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

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

DISBURSEMENTS / CORRESPONDANCE TO OWNERS

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

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

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

NBN; National Broadband Network

It was resolved by Special Resolution that the Corporation approve a connection to the NBN being installed when available to the building for each Unit to connect to at their own expense.

SECURITY SCREEN DOORS

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

ROLLER DOORS

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

AWNINGS

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

ROLLER SHUTTERS

The issue of the maintenance of the Roller Shutters at the Corporation was discussed and It was resolved that in future all repairs/ replacements will be the responsibility of the **unit owner**. Any repairs or replacement must ensure that the design and colour of the shutters must be the same as the existing

shutters, if the design or colour is no longer available the matter is to be referred to the corporation for consideration.

TELEVISION / FOXTEL ANTENNAS

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

TELEVISION ANTENNAS

With the advent of digital television the Body Corporate Manager advised that as the replacement of the antenna would be the responsibility of the unit owner. The members were further advised that any future repair/replacement will be the responsibility of the relevant unit owner.

STRATA DIRECTORY:

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

FAILURE TO NOTIFY CHANGE OF CONTACT DETAILS

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

FINANCIAL CHARGES

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

LEVY ARREARS

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

1. Interest on Overdue Levies

The Corporation will charge owners interest on all levies outstanding for in excess of 30 days. The rate is set at 15% per annum calculated daily.

2. Accounting Fees

In accordance with the Management Agreement owners are to be charged an accounting fee set by the Body Corporate Manager if a reminder notice and / or debt collection notice is sent to an owner or their agent.

3. Debt Collection

That the Body Corporate Manager is authorised to proceed on behalf of the Corporation with any necessary action, including legal action, to recover all outstanding monies.

4. Costs

All related costs associated with the recovery of any outstanding monies will be the responsibility of the relevant unit owner and as such will be recovered from that unit owner.

5. Any arrears exceeding 75 days; the Body Corporate Manager will contact the Presiding Officer or failing them another Office Bearer, and confirm further directions as per 3.)

2012 Annual General Meeting

Nil

2013 Annual General Meeting

Nil

2014 Annual General Meeting

Nil

2015 Annual General Meeting

APPROVALS FOR PRESCRIBED WORKS

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

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

Pergolas with solid roof.

After discussion it was resolved that Owners may install or cover an existing pergola with a solid roof providing that it follows the existing roof line. (ie; the Owners present do not want cathedral style pergola)

2016 Annual General Meeting

APPROVALS FOR PRESCRIBED WORKS

Nil requested

ADOPTION OF POLICIES

Disbursements Directions (Correspondence To Owners)

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

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

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

2017 Annual General Meeting

APPROVALS FOR PRESCRIBED WORKS

Nil requested

2018 Annual General Meeting

APPROVALS FOR PRESCRIBED WORKS

Nil requested

ADOPTION OF POLICIES

Disbursements Directions (Correspondence To Owners)

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

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

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

Strata Directory

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

Failure To Notify Change Of Contact Details

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

Financial Charges

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

Levy Arrears

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

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

Notices From The Corporation To Owners

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

Proposed Maintenance Policy

Motion tabled:

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

- a) The Corporation authorise general repairs to proceed where costs are less than \$500 to \$600 or; repairs are of an emergency and/or essential nature, and for an Office Bearer to be informed of any required actions.
- b) Unless alternate instructions are resolved at a general meeting of the Corporation;

- The Corporation's preference is for 2 quotes for general repairs of \$500.00 to \$2,000.00, noting Office Bearers are authorised to engage a contractor when the first quote is presented.
- The Corporation's preference is for 3 quotes for any general repairs exceeding \$2,000.00

c) All quotes are to be made available to Office Bearers at the earliest opportunity for a decision, and where a General Meeting has approved for maintenance works to proceed;

- The Manager is authorised to select the most suitable quote & arrange repairs, should instructions have not been received from an Office Bearer within a determined period of the General Meeting, or 30 days of quotes presented.

Motion Denied

2019 Annual General Meeting

APPROVALS FOR PRESCRIBED WORKS

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

Awning Approval

To Resolve by Special Resolution that all future replacement of the outside awnings must be the following design:

- Type - Auto awning
- Material – Visiontex Ultra
- Colour – Basalt
- Trim – Straight
- Arm projection – 150mm
- Hood – Open / Colour – Woodland Grey
- Bottom bar – black

The Corporation's preferred supplier is Bob Burns Blinds – should an Owner wish to use a different supplier or the style and colour are no longer available the Owner must seek approval from the Office Bearers to ensure a constant appearance.

Motion Carried

The design and specifications of the awnings will be available from Adelaide Strata and Community Management. All approved work must comply with any Local Government requirements, use quality materials and be installed in a professional manner. All future maintenance costs and any damage or injury which may occur as a result of the approved installation or addition is the responsibility of the relevant unit owner.

ADOPTION OF POLICIES

Disbursements Directions (Correspondence To Owners)

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

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

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

2020 Annual General Meeting

APPROVALS FOR PRESCRIBED WORKS

Nil requested

ADOPTION OF POLICIES

Affirmation of Previous Policies;

Motion tabled:

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

Motion Carried

2021 Annual General Meeting

APPROVALS FOR PRESCRIBED WORKS

Nil requested

ADOPTION OF POLICIES

1. Review of Previous Policies;

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

2. Articles for the Corporation

To resolve that: STRATA CORPORATION 11049 Inc. approve by Special Resolution to adopt a set of Articles for the Corporation as included with this agenda (Appendix A).

Motion Denied

Disbursements Directions (Correspondence To Owners)

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

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

Strata Directory

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

Failure To Notify Change Of Contact Details

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

Financial Charges

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

Levy Arrears

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

6. Interest on Overdue Levies

The Corporation will charge owners interest on all levies outstanding for in excess of 30 days. The rate is set at 15% per annum calculated daily.

7. Accounting Fees

Any cost incurred by the Corporation including but not limited to Management Agreement charges are to be recovered from the relevant Unit/Lot owner.

8. Any arrears exceeding 75 days

The Body Corporate Manager will contact the Presiding Officer, or another Office Bearer, and confirm directions regarding further action for debt recovery, including legal action.

9. Debt Collection

That the Body Corporate Manager is authorised to proceed on behalf of the Corporation with any necessary action, subject to item 3, including legal action, to recover all outstanding monies.

10. Costs

All related costs associated with the recovery of any outstanding monies will be recovered from the relevant Unit/Lot owner as a debt against the Unit/Lot.

Notices From the Corporation to Owners

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

Maintenance Policy

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

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

2022 Annual General Meeting

No new items.

2023 Annual General Meeting

Approvals and Policies – Nil Change

Review of Previous Policies

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

2024 Annual General Meeting

Approval Requests for Prescribed Works

Security Systems

To Resolve by Special Resolution, Strata Corporation 11049 approve for all units to install a security system including security cameras. All approved work must comply with any Local Government requirements, use quality materials and be installed in a professional manner by a licensed and insured contractor. All future maintenance costs and any damage to the corporation's property or injury which may occur as a result of the approved installation or addition is the responsibility of the relevant unit owner.

Votes for: 7 Votes against; 0 Abstained; 0 Motion CARRIED.

Notes:

It was noted that Unit 2 had only requested to have a front sensor light approved. It was resolved by the meeting there are no objections to installation of sensor lights at the front of units.

Approvals and Policies

Review of Previous Policies

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

Notes:

Solar panels The Manager advised that a request to discuss solar panels at this meeting was received from the owners of Unit 3. No plans were submitted to place on the meeting agenda.

Discussion was held by the meeting regarding solar panels and difficulties that may occur with roof repairs once solar panels are installed. The meeting expressed concern regarding future maintenance requirements for the corporation rooves.

The meeting agreed to postpone any solar panel approvals at this time. It was noted that this item may be considered again in the future

Schedule 3—Articles of strata corporation

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

Schedule 3—Articles of strata corporation

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

12 A unit holder must immediately notify the strata corporation of—

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