

REAL PROPERTY ACT, 1886



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



Certificate of Title - Volume 5007 Folio 823

Parent Title(s) CT 4280/715
Creating Dealing(s) CONVERTED TITLE
Title Issued 08/01/1991 **Edition** 7 **Edition Issued** 23/11/2016

Diagram Reference

Estate Type

FEE SIMPLE (UNIT)

Registered Proprietor

GRAEME LESLIE BRISTOW
ALISON MARY BRISTOW
OF 13 ROBINSON STREET SHEIDOW PARK SA 5158
AS JOINT TENANTS

Description of Land

UNIT 4 STRATA PLAN 7285
IN THE AREA NAMED REYNELLA
HUNDRED OF NOARLUNGA

Easements

NIL

Schedule of Dealings

Dealing Number	Description
12626390	MORTGAGE TO ING BANK (AUSTRALIA) LTD. (ACN: 000 893 292)

Notations

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

Certificate of Title

Title Reference: CT 5007/823
Status: CURRENT
Edition: 7

Dealings

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

Priority Notices

NIL

Registrar-General's Notes

No Registrar-General's Notes exist for this title

Certificate of Title

Title Reference CT 5007/823
Status CURRENT
Easement NO
Owner Number 10802058
Address for Notices 13 ROBINSON ST SHEIDOW PARK, SA 5158
Area NOT AVAILABLE

Estate Type

Fee Simple (Unit)

Registered Proprietor

GRAEME LESLIE BRISTOW
ALISON MARY BRISTOW
OF 13 ROBINSON STREET SHEIDOW PARK SA 5158
AS JOINT TENANTS

Description of Land

UNIT 4 STRATA PLAN 7285
IN THE AREA NAMED REYNELLA
HUNDRED OF NOARLUNGA

Last Sale Details

Dealing Reference TRANSFER (T) 12626389
Dealing Date 31/10/2016
Sale Price \$215,500
Sale Type FULL VALUE / CONSIDERATION AND WHOLE OF LAND

Constraints

Encumbrances

Dealing Type	Dealing Number	Beneficiary
MORTGAGE	12626390	ING BANK (AUSTRALIA) LTD. (ACN: 000 893 292)

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
8644900502	CURRENT	Unit 4, 2 DOUGLAS AVENUE, REYNELLA, SA 5161

Notations

Dealings Affecting Title

NIL

Notations on Plan

NIL

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number	8644900502
Type	Site & Capital Value
Date of Valuation	01/01/2024
Status	CURRENT
Operative From	01/07/1987
Property Location	Unit 4, 2 DOUGLAS AVENUE, REYNELLA, SA 5161
Local Government	ONKAPARINGA
Owner Names	ALISON MARY BRISTOW GRAEME LESLIE BRISTOW
Owner Number	10802058
Address for Notices	13 ROBINSON ST SHEIDOW PARK, SA 5158
Zone / Subzone	GN - General Neighbourhood
Water Available	Yes
Sewer Available	Yes
Land Use	1310 - Ground Floor Home Unit Only
Description	3H/UNIT CP P
Local Government Description	Residential

Parcels

Plan/Parcel	Title Reference(s)
S7285 UNIT 4	CT 5007/823

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$61,000	\$320,000			

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Previous	\$51,000	\$295,000			

Building Details

Valuation Number	8644900502
Building Style	Conventional
Year Built	1986
Building Condition	Very Good
Wall Construction	Brick
Roof Construction	Tiled (Terra Cotta or Cement)
Equivalent Main Area	64 sqm
Number of Main Rooms	3

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

Certificate of Title

Title Reference: CT 5007/823

Status: CURRENT

Parent Title(s): CT 4280/715

Dealing(s) Creating Title: CONVERTED TITLE

Title Issued: 08/01/1991

Edition: 7

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
02/11/2016	23/11/2016	12626390	MORTGAGE	REGISTERED	ING BANK (AUSTRALIA) LTD. (ACN: 000 893 292)
02/11/2016	23/11/2016	12626389	TRANSFER	REGISTERED	GRAEME LESLIE BRISTOW, ALISON MARY BRISTOW
08/09/2011	21/09/2011	11640866	DISCHARGE OF MORTGAGE	REGISTERED	10365312
16/12/2005	11/01/2006	10365312	MORTGAGE	REGISTERED	PERPETUAL TRUSTEES AUSTRALIA LTD. (ACN: 000 431 827)
16/12/2005	11/01/2006	10365311	DISCHARGE OF MORTGAGE	REGISTERED	9264201
25/01/2002	14/02/2002	9264201	MORTGAGE	REGISTERED	AUSTRALIA & NEW ZEALAND BANKING GROUP LTD.
11/05/2001	31/05/2001	9096441	TRANSFER	REGISTERED	CAROL ANN MOSS
11/05/2001	31/05/2001	9096440	DISCHARGE OF MORTGAGE	REGISTERED	7553885
10/08/1993	20/09/1993	7553885	MORTGAGE	REGISTERED	COMMONWEALTH BANK OF AUSTRALIA
10/08/1993	20/09/1993	7553884	TRANSFER	REGISTERED	MARK QUENTIN JONES
10/08/1993	20/09/1993	7553883	DISCHARGE OF MORTGAGE	REGISTERED	6941176
29/06/1990	18/07/1990	6941176	MORTGAGE	REGISTERED	

LOCAL GOVERNMENT RATES SEARCH

TO: Eckermann Vendor Statements
PO Box 191
CAMPBELLTOWN SA 5074

03 April 2025

DETAILS OF PROPERTY REFERRED TO:

Property ID : 24951
 Valuer General No : 8644900502
 Valuation : \$320,000.00
 Owner : Mr Graeme Leslie Bristow & Mrs Alison Mary Bristow
 Property Address : 4/2 Douglas Avenue REYNELLA SA 5161
 Volume/Folio : CT-5007/823
 Lot/Plan No : Unit 4 SP 7285
 Ward : 02 Mid Coast Ward

Pursuant to Section 187 of the Local Government Act 1999, I certify that the following amounts are due and payable in respect of and are a charge against the above property.

Rates balance (as of 30 Jun 2024) and/or Block Clearing Charges	\$0.00
Postponed Amount in Arrears (if applicable monthly interest of 0.58750%)	\$0.00
Fines (2%) and interest on arrears charged from previous financial year (monthly interest of 0.75416%)	\$0.00

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

Total Rates Levied 2024-2025	\$1,387.33
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If the quarterly payments are not received by the due date, a 2% fine will be added to that amount with interest added of 0.7625% on the first working day of each month following, until the total amount overdue is paid.

Less Council Rebate. The Council Rebate ceases on sale and a pro-rata calculation will apply to the date of sale	\$0.00
Less Council Capping Rebate	\$0.00
Fines and interest charged in the current financial year (2% fine when rates first become overdue and 0.7625% interest applied per month thereafter)	\$0.00
Postponed Interest (0.59583% per month on total of postponed rates and interest)	\$0.00
Less paid current financial year	-\$1,040.33
Overpayment	\$0.00
Legal Fees (current)	\$0.00
Legal Fees (arrears)	\$0.00
Refunds, Rates Remitted, Small Balance Adjustments or Rate Capping Rebate	\$0.00
Balance - rates and other monies due and payable	\$347.00
Property Related Debts	\$0.00

BPAY Biller Code: 421503
Ref: 1397330249514

TOTAL BALANCE	\$347.00
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AUTHORISED OFFICER
Jessica Dahlitz

This statement is made the 03 April 2025

For your information:

Section 187 certificate update request free of charge (One Update):

Penalties and interest, property charges, payments or dishonoured payments can impact account balances daily.

To assist with financial adjustments as close as practicable to the date of settlement, your Section 187 certificate will now be valid for 90 days. Within this period we will offer one update request without charge. This update is to be obtained via the online portal.

It is important to note all searches advise when fines/interest will be applied. When receiving your update search, should it be evident that further penalties will be applied prior to settlement, you will need to still consider these additional amounts as part of your settlement statement calculations.

Please Note: The above 90 day extension is applicable only to Section 187 certificates. Section 7 certificates still remain valid for a 30 day period only.

BPAY biller code added to searches to enable electronic settlement of funds

Our BPAY biller code is now detailed on each search, enabling settlement funds to be disbursed to us electronically. Please note that this is our preferred method payment and we request that you cease the use of cheques to affect settlement.

How to advise us of change of ownership?

To also assist with the reduction of duplication of information being received from various agencies i.e. conveyancers and the Lands Titles Office (LTO), we are advocating that the Purchaser's Conveyancer to advise the change of ownership by following the below:

If you are using e-conveyancing to affect a sale, please only issue advice to us if the mail service address is different to what was lodged via the transfer at the LTO. We update ownership details including the mailing address in accordance with the advice provided by the Valuer General. We have amended this change to align with SA Water practices and to provide an improved customer experience overall.

If lodging in person at the LTO – Please send the change of ownership advice to us via mail@onkaparinga.sa.gov.au.

Electronic settlement of funds is still preferred.

IMPORTANT INFORMATION REGARDING SEARCHES

Eckermann Vendor Statements
PO Box 191
CAMPBELLTOWN SA 5074

Attention Conveyancers

○ **Section 187 certificate update request free of charge (One Update):**

- Penalties and interest, property charges, payments or dishonoured payments can impact account balances on a daily basis.

To assist with financial adjustments as close as practicable to the date of settlement, your **Section 187 certificate will now be valid for 90 days**. Within this period Council will offer one update request without charge. This update is to be obtained via the online portal.

It is important to note all searches advise when fines/interest will be applied. When receiving your update search, should it be evident that further penalties will be applied prior to settlement, you will need to still consider these additional amounts as part of your settlement statement calculations.

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- If you are using e-conveyancing to affect a sale, please **only issue advice to Council if the mail service address is different to what was lodged via the transfer at the LTO**. Council's new practice is to update ownership details including the mailing address in accordance with the advice provided by the Valuer General. Council has amended this change to align with SA Water practices and to provide an improved customer experience overall.
- If lodging in person at Lands Title Office – Please send the change of ownership advice to Council via mail@onkaparinga.sa.gov.au. Electronic settlement of funds is still preferred.

Yours sincerely

City Of Onkaparinga

Telephone (08) 8384 0666

Certificate No: S71917/2025

Property Information And Particulars

In response to an enquiry pursuant to Section 7 of the

The Land & Business (Sale & Conveyancing) Act, 1994

TO: Eckermann Vendor Statements
PO Box 191
CAMPBELLTOWN SA 5074

DETAILS OF PROPERTY REFERRED TO:

ASSESSMENT NO	:	60564
VALUER GENERAL NO	:	8644900502
VALUATION	:	\$320,000.00
OWNER	:	Mr Graeme Leslie Bristow & Mrs Alison Mary Bristow
PROPERTY ADDRESS	:	4/2 Douglas Avenue REYNELLA SA 5161
VOLUME/FOLIO	:	CT-5007/823
LOT/PLAN NUMBER	:	Unit 4 SP 7285
WARD	:	02 Mid Coast Ward

Listed hereafter are the *MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES* in alphabetical order of *SCHEDULE 2*, Division 1 to which Council must respond according to *TABLE 1* of the *REGULATIONS UNDER THE LAND AND BUSINESS (SALE AND CONVEYANCING) ACT 1994*.

In addition, Building Indemnity Insurance details are given, if applicable, pursuant to *SCHEDULE 2*, Division 2 to which Council must respond according to *TABLE 2* of the *REGULATIONS UNDER THE LAND AND BUSINESS (SALE AND CONVEYANCING) ACT 1994*.

The information provided indicates whether any prescribed encumbrances exist on the land, which has been placed/imposed by, or is for the benefit of Council.

All of the prescribed encumbrances listed herein are answered solely in respect to a statutory function or registered interest of the Council, and do not infer any response to an enquiry on behalf of other persons or authorities.

Where a prescribed encumbrance requires a dual response, as described by *TABLE 1*, of *SCHEDULE 2*, of the *REGULATIONS UNDER THE LAND AND BUSINESS (SALE AND CONVEYANCING) ACT, 1994*, the enquirer should also refer a like enquiry to the Department for Transport Energy and Infrastructure.

Pursuant to the provisions of the *REGULATIONS UNDER THE LAND AND BUSINESS (SALES AND CONVEYANCING) ACT, 1994*, Council hereby provides the following information in response to your enquiries:

INFORMATION NOTE

CHANGES TO PLANNING POLICY AFFECTING LAND IN COUNCIL'S AREA

The information provided in this note is additional to, and not in substitution of, any information provided in response to your request for statutory search information. The response to your request, provided with this note, does not reference changes to planning policy affecting all South Australian Councils.

Development Act 1993 (repealed)

Section 42

Condition (that continues to apply) of a development authorisation

NO

Planning Act 1982 (repealed)

Condition (that continues to apply) of a development authorisation

YES

Application Number	860/5996/1984
Description	Units
Decision	Approved
Decision Date	20 November 1984

Planning Consent Condition(s)

Building Act 1971 (repealed)

Condition (that continues to apply) of a development authorisation

NO

Planning and Development Act 1966 (repealed)

Condition (that continues to apply) of a development authorisation

NO

Planning, Development and Infrastructure Act 2016

Part 5 – Planning and Design Code

Zones

General Neighbourhood (GN)

Subzones

NO

Zoning overlays

Overlays

Affordable Housing

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

Hazards (Flooding - Evidence Required)

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

Native Vegetation

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

Prescribed Wells Area

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

Regulated and Significant Tree

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

Stormwater Management

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

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.

Water Resources

The Water Resources Overlay seeks to protect the quality of surface waters in South Australia.

Is the land situated in a designated State Heritage Place/Area?

NO

Is the land designated as a Local Heritage Place?

NO

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

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

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

Council does not have trees listed in Part 10 - Significant Trees of the Planning and Design Code. However, there may be regulated or significant tree(s) on the site as defined by the Planning and Code that would require approval for maintenance pruning or removal.

Open the Online Planning and Design Code to browse the full Code and Part 10 - Significant Trees for more information. <https://code.plan.sa.gov.au/>

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

The Property Interest Report available through [Land Services SA](#) provides information necessary for Conveyancers to complete the Vendor's Statement.

Note - For further information about the Planning and Design Code visit <https://code.plan.sa.gov.au>

Section 127

Condition (that continues to apply) of a development authorisation NO

Part 2—Items to be included if land affected

Development Act 1993 (repealed)

Section 50(1)

Requirement to vest land in council to be held as open space NO

Section 50(2)

Agreement to vest land in council to be held as open space NO

Section 55

Order to remove or perform work NO

Section 56

Notice to complete development NO

Section 57

Land management agreement NO

Section 69

Emergency order NO

Section 71 (only)

Fire safety notice NO

Section 84

Enforcement notice NO

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

Enforcement Order NO

Fire and Emergency Services Act 2005

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

Notice

NO

Section 56 (repealed)

Notice issued

NO

Food Act 2001

Section 44

Improvement notice *issued against the land*

NO

Section 46

Prohibition order

NO

Housing Improvement Act 1940 (repealed)

Section 23

Declaration that house is undesirable or unfit for human habitation

NO

Land Acquisition Act 1969

Section 10

Notice of intention to acquire

NO

Local Government Act 1934 (repealed)

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

NO

Local Government Act 1999

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

NO

Refer to separate attachment for Rates and Charges

Local Nuisance and Litter Control Act 2016

Section 30

Nuisance or litter abatement notice *issued against the land*

NO

Planning, Development and Infrastructure Act 2016

Section 139

Notice of proposed work and notice may require access

NO

Section 140

Notice requesting access

NO

<i>Section 141</i> Order to remove or perform work	NO
<i>Section 142</i> Notice to complete development	NO
<i>Section 155</i> Emergency order	NO
<i>Section 157</i> Fire safety notice	NO
<i>Section 192 or 193</i> Land Management Agreements	NO
<i>Section 198(1)</i> Requirement to vest land in a council or the Crown to be held as open space	NO
<i>Section 198(2)</i> Agreement to vest land in a council or the Crown to be held as open space	NO
<i>Part 16 - Division 1</i> Proceedings	NO
<i>Section 213</i> Enforcement notice	NO
<i>Section 214(6), 214(10) or 222</i> Enforcement order	NO
Public and Environmental Health Act 1987 (repealed)	
<i>Part 3</i> Notice	NO
<i>Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) revoked</i> Part 2 – Condition (that continues to apply) of an approval	NO
<i>Public and Environmental Health (Waste Control) Regulations 2010 revoked</i> Regulation 19 - Maintenance order (that has not been complied with)	NO
South Australian Public Health Act 2011	
<i>Section 92</i> Notice	NO
<i>South Australian Public Health (Wastewater) Regulations 2013</i> Part 4 – Condition (that continues to apply) of an approval	NO

Particulars of building indemnity insurance

NO

Details of Building Indemnity Insurance still in existence for building work on the land

Particulars relating to environment protection

Further information held by council

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

NO

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

Note –

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

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

It should be noted that –

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

General

Easement

YES

Does a Council drainage easement exist on common land ? – Refer to Certificate of Title of subdivision plans (ie Deposited Plans, Community Plans, File Plans etc) for details of easements in the interests of other State Departments or Agencies).

Easements over private land may show on a certificate of title and indicate that council or another authority have some form of infrastructure within them, such as stormwater drainage pipes or other services. Refer to ‘Encroachment over council easements’ on our website for further information.

Are you aware of any encroachment on the Council easement?

NO

Lease, agreement for lease, tenancy agreement or licence

(The information does not include the information about sublease or subtenancy. The purchaser may seek that information from the lessee or tenant or sublessee or subtenant.)

NO

Caveat

NO

Other

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

NO

PLEASE NOTE:

The information provided is as required by The Land and Business (Sale and Conveyancing) Act 1994. The information should not be taken as a representation as to whether or not any other charges or encumbrances affect the subject land.

This statement is made the 03 April 2025

Cherie Bonham
Team Leader for Development Support
AUTHORISED OFFICER

APPLICATION NO: 843996

APPLICANT: Pioneer Constructions Pty. Ltd.

CONDITIONS OF APPROVAL:

1. The continuation of Douglas Avenue and the cul-de-sac are to be constructed to full public road standard to the reasonable satisfaction of Council.
2. A 1.8 metre high fence be constructed around the perimeter of the subject land.
3. All carparking areas and driveways shall be surfaced with a minimum of 100mm reinforced concrete.
4. All new boundary fencing (the rear/side boundary fences) shall be constructed of colorbonded steel decking, with capping, to a height of 1.8 metres from the ground level of the subject land.
5. The development be maintained and kept in a neat and tidy manner at all times.
6. All buildings shall be connected to Engineering and Water Supply Department mains sewer.
7. Stormwater from all roofs, gutters, downpipes and paved areas shall be drained to the street watertable by means of an effective underground drainage system.
8. The applicant shall ensure that, upon proper application being made to the relevant bodies, strata titles will be issued in respect to all dwellings erected upon the subject land.
9. No dwellings shall be occupied until such time as strata titles have been issued in respect to each dwelling erected upon the subject land.
10. No Strata Certificates will be issued until all works, including landscaping, have been completed and all relevant conditions of approval complied with, unless the Council has accepted, in writing, alternative arrangements.
11. All landscaping, as indicated on plan no. 84041 SKIC submitted with this application, shall be completed prior to the occupation of the dwellings unless the Council has approved, in writing, alternative arrangements.

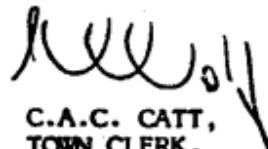
CAC

APPLICATION NO: 843996

CONDITIONS OF APPROVAL (CONT'D.)

12. All plants, shrubs, trees and lawns shall be maintained and nurtured at all times. Any diseased plants, shrubs, trees or lawns being replaced whenever necessary.
13. Concrete cutting strips, 150mm wide, shall be constructed wherever lawned areas adjoin boundary fences, screen walls or screen fences.
14. All works be carried out in strict accordance with plan no. 84041 SKIC as submitted with this application.
15. The ends of all driveways are to be extended to provide a suitable manoeuvring area for vehicles to the reasonable satisfaction of Council.
16. That a plan of land division be lodged with the City of Noarlunga vesting free of cost, the extension of Douglas Avenue and the cul-de-sac in the name of the Council.

Reason: To ensure the amenity of the locality and to allow for the orderly and proper planning of the zone.


C.A.C. CATT,
TOWN CLERK.



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: 2662463

DATE OF ISSUE

04/04/2025

ECKERMANN FORMS
POST OFFICE BOX 7340
HUTT STREET ADELAIDE SA 5000

ENQUIRIES:

Tel: (08) 8226 3750

Email: revsaesl@sa.gov.au

OWNERSHIP NUMBER

10802058

OWNERSHIP NAME

G L & A M BRISTOW

PROPERTY DESCRIPTION

4 / 2 DOUGLAS AVE / REYNELLA SA 5161 / UNIT 4

ASSESSMENT NUMBER

8644900502

TITLE REF.

(A "+" indicates multiple titles)

CT 5007/823

CAPITAL VALUE

\$320,000.00

AREA / FACTOR

R4
1.000

LAND USE / FACTOR

RE
0.400

LEVY DETAILS:

FINANCIAL YEAR

2024-2025

FIXED CHARGE

+ VARIABLE CHARGE

- REMISSION

- CONCESSION

+ ARREARS / - PAYMENTS

= AMOUNT PAYABLE

\$ 50.00
\$ 120.55
\$ 74.25
\$ 0.00
\$ -96.30
\$ 0.00

Please Note:

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

EXPIRY DATE

03/07/2025



**Government of
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



Emergency Services Funding Act 1998

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

Please Note:

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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




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

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

For more information:

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

PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

 <p>Billers Code: 456285 Ref: 7000598917</p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au <small>© Registered to BPAY Pty Ltd ABN 69 079 137 518</small></p>	 <p>To pay via the internet go to: www.revenuesaonline.sa.gov.au</p>	 <p>Send your cheque or money order, made payable to the Community Emergency Services Fund, along with this Payment Remittance Advice to:</p> <p>Revenue SA Locked Bag 555 ADELAIDE SA 5001</p>
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OFFICIAL: Sensitive

**RevenueSA**

DEPARTMENT OF TREASURY AND FINANCE

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

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

PIR Reference No: 2662463

DATE OF ISSUE

04/04/2025

ECKERMANN FORMS
POST OFFICE BOX 7340
HUTT STREET ADELAIDE SA 5000

ENQUIRIES:

Tel: (08) 8226 3750

Email: landtax@sa.gov.au

OWNERSHIP NAME

G L & A M BRISTOW

FINANCIAL YEAR

2024-2025

PROPERTY DESCRIPTION

4 / 2 DOUGLAS AVE / REYNELLA SA 5161 / UNIT 4

ASSESSMENT NUMBER

8644900502

TITLE REF.

(A "+" indicates multiple titles)

CT 5007/823

TAXABLE SITE VALUE

\$61,000.00

AREA

0.0000 HA

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

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

Please Note:

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

ON OR BEFORE **03/07/2025**

See overleaf for further information

**Government of
South Australia**

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT

**RevenueSA**

DEPARTMENT OF TREASURY AND FINANCE

Land Tax Act 1936

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

Please Note:

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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




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

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

For more information:

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

PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

 Billers Code: 456293 Ref: 7000598826 Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au <small>® Registered to BPAY Pty Ltd ABN 69 079 137 518</small>	 To pay via the internet go to: www.revenuesaonline.sa.gov.au	 Send your cheque or money order, made payable to the Commissioner of State Taxation , along with this Payment Remittance Advice to: Revenue SA Locked Bag 555 ADELAIDE SA 5001
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OFFICIAL: Sensitive

Account Number	L.T.O Reference	Date of issue	Agent No.	Receipt No.
86 44900 50 2	CT5007823	4/4/2025	7793	2662463

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

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: G L & A M BRISTOW
Location: U4 2 DOUGLAS AVE REYNELLA UNIT 4
Description: 3H/UNIT CP P Capital Value: \$ 320 000
Rating: Residential

Periodic charges

Raised in current years to 31/3/2025

			\$
	Arrears as at: 30/6/2024	:	0.00
Water main available: 1/7/1987	Water rates	:	235.80
Sewer main available: 1/7/1987	Sewer rates	:	260.85
	Water use	:	134.13
	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	:	630.78CR
	Balance outstanding	:	0.00

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

Next quarterly charges: Water supply: 78.60 Sewer: 86.95 Bill: 4/6/2025

This account has no meter of its own but is supplied from account no 86 44900 39 3.

The Water Use apportionment option is Even.

The apportionment percentage for this account is 11.11%.

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

As constructed sanitary drainage drawings can be found at <https://maps.sa.gov.au/drainageplans/>.

SA Water has no record of an Encumbrance on this property as at the date of issue of this certificate.

South Australian Water Corporation

Name:
G L & A M BRISTOW

Water & Sewer Account
Acct. No.: 86 44900 50 2

Amount: _____

Address:
U4 2 DOUGLAS AVE REYNELLA UNIT 4

Payment Options

EFT

EFT Payment

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	8644900502



Bill code: 8888
Ref: 8644900502

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.

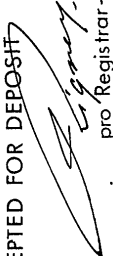
SA Water account number: 8644900502



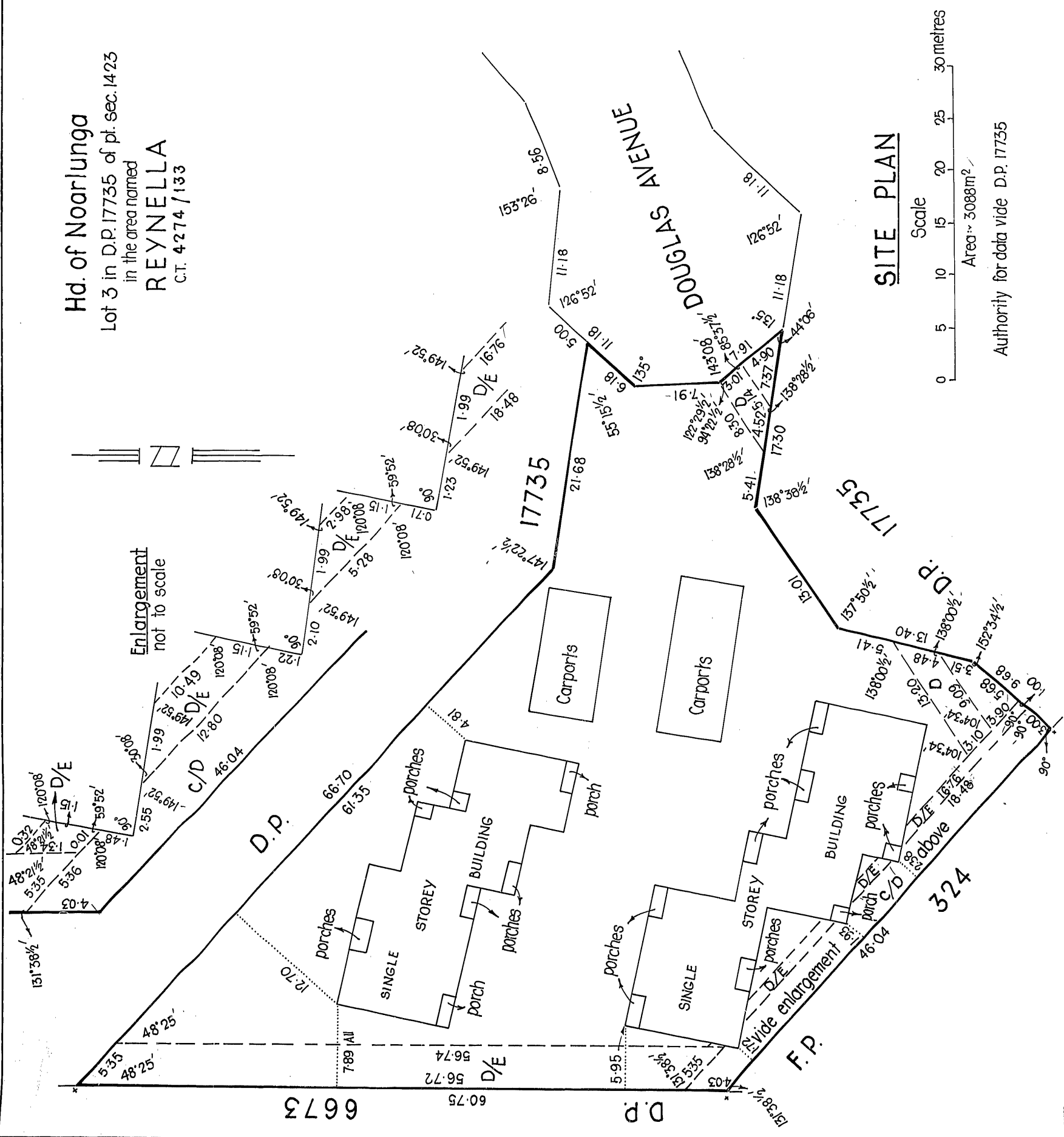
**Government of
South Australia**

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

STRATA PLAN NUMBER SP 7285
ACCEPTED FOR DEPOSIT  pro Registrar-General 11 / 3 / 1986
Reference Map No. 6627-11b
COUNCIL City of Noarlunga
THIS IS SHEET 1 OF 3 SHEETS

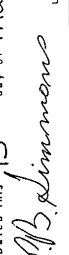
Hd. of Noarlunga
Lot 3 in D.P. 17735 of pt. sec. 1423
in the area named
REYNELLA
C.T. 4274 / 133



SITE PLAN

Scale
0 5 10 15 20 25 30 metres
Area ~ 3088m²
Authority for data vide D.P. 17735

- 1.) that portion of the common property marked c hereon is subject to an easement to the Min. of Water Resources for sewerage purposes vide SED 15900C.
- 2.) portion of the common property marked D is subject to an easement to the City of Noarlunga for drainage purposes vide SED 17735D.
- 3.) portion of the common property marked E is subject to an easement to the Min. of Water Resources for sewerage purposes vide SED 17735E.

Peter Bradley Simmons,
a Licensed Surveyor within the meaning of the
Surveyors Act, 1975, do hereby certify
that all the units and unit subdivisions and all
buildings and other structures depicted herein are
wholly comprised within the boundaries of the
parcel delineated on this strata plan.
2 that this strata plan represents an accurate
delineation of the units and unit subdivisions as
constructed or laid out on the parcel;
3 that this strata plan complies with the requirements
of regulation 19 of the Real Property Act
(Strata Titles) Regulations, 1989
Dated this 15th day of May 1986

Licensed Surveyor

MICROFILMED ON
18.9.86

7885

WARNING CREASING OR FOLDING WILL LEAD TO REJECTION

STRATA PLAN NUMBER

SP 7285

ACCEPTED FOR DEPOSIT

[Signature]

pro Registrar-General
11 / 9 / 1986.

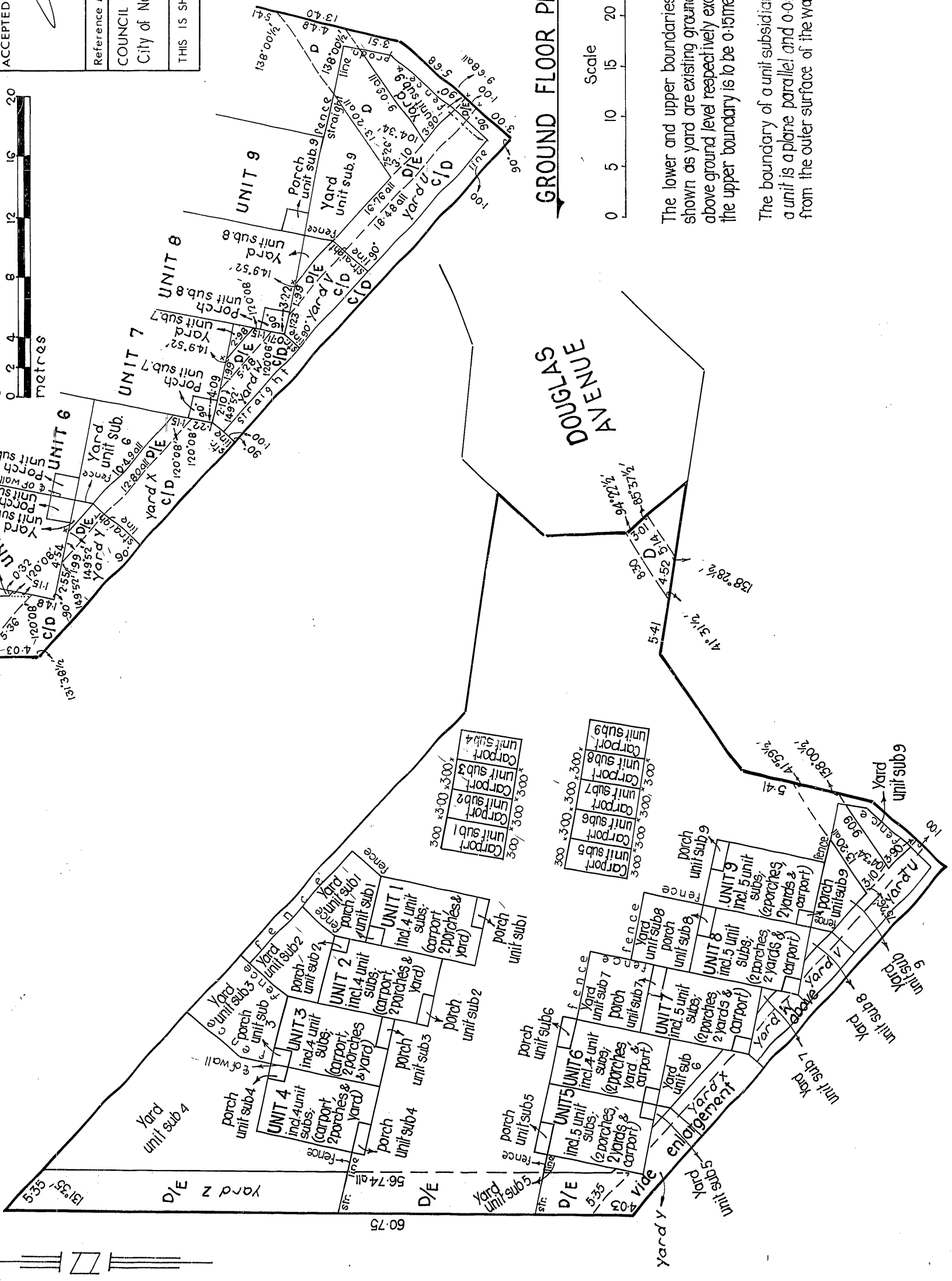
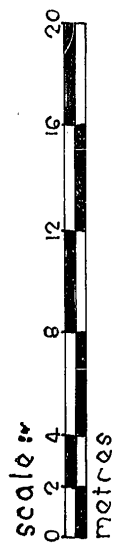
Reference Map No. **6627-11b**

COUNCIL

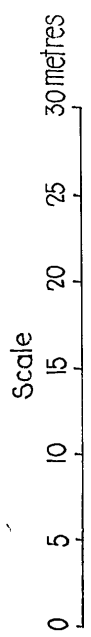
City of Noarlunga

THIS IS SHEET 2 OF 3 SHEETS

Enlargement



GROUND FLOOR PLAN



The lower and upper boundaries of the unit subsidiaries shown as yard are existing ground level and 3.00metres above ground level respectively except where eaves exist then the upper boundary is to be 0.15metres below the eaves.

The boundary of a unit subsidiary where it abuts a unit is a plane parallel and 0.02 metres distant from the outer surface of the wall of the unit.

67283

LTO H

NO COPY TO BE MADE
18.07.86

SP 7285

Authenticated vide
Application No. 6239904
and Accepted for Deposit

pro Registrar-General
11/9/1986

THIS IS SHEET 3 OF 3 SHEETS

SCHEDULE OF UNIT ENTITLEMENT

[illegible]

2020

Property Interest Report

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

Title Reference	CT 5007/823	Reference No. 2662463
Registered Proprietors	G L & A M*BRISTOW	Prepared 03/04/2025 15:08
Address of Property	Unit 4, 2 DOUGLAS AVENUE, REYNELLA, SA 5161	
Local Govt. Authority	CITY OF ONKAPARINGA	
Local Govt. Address	PO BOX 1 NOARLUNGA CENTRE SA 5168	

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

Table of Particulars

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

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

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

1. General

- | | | |
|-----|--|--|
| 1.1 | Mortgage of land

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

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

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

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

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

also

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

2. Aboriginal Heritage Act 1988

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

an area surrounding a site

- 2.3 Part 3 Division 6 - Aboriginal heritage agreement

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

also

Refer to the Certificate of Title

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

- 3.1 section 8 - Human remains interred on land

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

also

contact the vendor for these details

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

- 4.1 section 5 - Notice requiring payment

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

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

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

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

- 5.4 section 55 - Order to remove or perform work

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

also

Contact the Local Government Authority for other details that might apply

- 5.5 section 56 - Notice to complete development

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

also

Contact the Local Government Authority for other details that might apply

- 5.6 section 57 - Land management agreement

Refer to the Certificate of Title

- 5.7 section 60 - Notice of intention by building owner

Contact the vendor for these details

- 5.8 section 69 - Emergency order

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

also

Contact the Local Government Authority for other details that might apply

- 5.9 section 71 - Fire safety notice

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

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

6. Repealed Act conditions

6.1	Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act, 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1966</i> (repealed) <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
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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.	<i>Fences Act 1975</i>	
9.1	section 5 - Notice of intention to perform fencing work	Contact the vendor for these details
10.	<i>Fire and Emergency Services Act 2005</i>	
10.1	section 105F - (or section 56 or 83 (repealed)) - Notice to take action to prevent outbreak or spread of fire	Contact the Local Government Authority for other details that might apply Where the land is outside a council area, contact the vendor
11.	<i>Food Act 2001</i>	
11.1	section 44 - Improvement notice	Public Health in DHW has no record of any notice or direction affecting this title also Contact the Local Government Authority for other details that might apply
11.2	section 46 - Prohibition order	Public Health in DHW has no record of any notice or direction affecting this title also Contact the Local Government Authority for other details that might apply
12.	<i>Ground Water (Qualco-Sunlands) Control Act 2000</i>	
12.1	Part 6 - risk management allocation	Qualco Sunlands Ground Water Control Trust has no record of any allocation affecting this title
12.2	section 56 - Notice to pay share of Trust costs, or for unauthorised use of water, in respect of irrigated property	DEW Water Licensing has no record of any notice affecting this title
13.	<i>Heritage Places Act 1993</i>	
13.1	section 14(2)(b) - Registration of an object of heritage significance	Heritage Branch in DEW has no record of any registration affecting this title
13.2	section 17 or 18 - Provisional registration or registration	Heritage Branch in DEW has no record of any registration affecting this title
13.3	section 30 - Stop order	Heritage Branch in DEW has no record of any stop order affecting this title
13.4	Part 6 - Heritage agreement	Heritage Branch in DEW has no record of any agreement affecting this title also Refer to the Certificate of Title
13.5	section 38 - "No development" order	Heritage Branch in DEW has no record of any "No development" order affecting this title
14.	<i>Highways Act 1926</i>	
14.1	Part 2A - Establishment of control of access from any road abutting the land	Transport Assessment Section within DIT has no record of any registration affecting this title
15.	<i>Housing Improvement Act 1940 (repealed)</i>	
15.1	section 23 - Declaration that house is undesirable or unfit for human habitation	Contact the Local Government Authority for other details that might apply
15.2	Part 7 (rent control for substandard houses) - notice or declaration	Housing Safety Authority has no record of any notice or declaration affecting this title
16.	<i>Housing Improvement Act 2016</i>	

16.1	Part 3 Division 1 - Assessment, improvement or demolition orders	Housing Safety Authority has no record of any notice or declaration affecting this title
16.2	section 22 - Notice to vacate premises	Housing Safety Authority has no record of any notice or declaration affecting this title
16.3	section 25 - Rent control notice	Housing Safety Authority has no record of any notice or declaration affecting this title

17. *Land Acquisition Act 1969*

17.1	section 10 - Notice of intention to acquire	Refer to the Certificate of Title for any notice of intention to acquire also Contact the Local Government Authority for other details that might apply
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18. *Landscape South Australia Act 2019*

18.1	section 72 - Notice to pay levy in respect of costs of regional landscape board	The regional landscape board has no record of any notice affecting this title
18.2	section 78 - Notice to pay levy in respect of right to take water or taking of water	DEW has no record of any notice affecting this title
18.3	section 99 - Notice to prepare an action plan for compliance with general statutory duty	The regional landscape board has no record of any notice affecting this title
18.4	section 107 - Notice to rectify effects of unauthorised activity	The regional landscape board has no record of any notice affecting this title also DEW has no record of any notice affecting this title
18.5	section 108 - Notice to maintain watercourse or lake in good condition	The regional landscape board has no record of any notice affecting this title
18.6	section 109 - Notice restricting the taking of water or directing action in relation to the taking of water	DEW has no record of any notice affecting this title
18.7	section 111 - Notice to remove or modify a dam, embankment, wall or other obstruction or object	The regional landscape board has no record of any notice affecting this title
18.8	section 112 - Permit (or condition of a permit) that remains in force	The regional landscape board has no record of any permit (that remains in force) affecting this title also DEW has no record of any permit (that remains in force) affecting this title
18.9	section 120 - Notice to take remedial or other action in relation to a well	DEW has no record of any notice affecting this title
18.10	section 135 - Water resource works approval	DEW has no record of a water resource works approval affecting this title
18.11	section 142 - Site use approval	DEW has no record of a site use approval affecting this title
18.12	section 166 - Forest water licence	DEW has no record of a forest water licence affecting this title
18.13	section 191 - Notice of instruction as to keeping or management of animal or plant	The regional landscape board has no record of any notice affecting this title
18.14	section 193 - Notice to comply with action order for the destruction or control of animals or plants	The regional landscape board has no record of any notice affecting this title
18.15	section 194 - Notice to pay costs of destruction or control of animals or plants on road reserve	The regional landscape board has no record of any notice affecting this title
18.16	section 196 - Notice requiring control or quarantine of animal or plant	The regional landscape board has no record of any notice affecting this title
18.17	section 207 - Protection order to secure compliance with specified provisions of the	The regional landscape board has no record of any notice affecting this title

Act

- | | | |
|-------|--|---|
| 18.18 | section 209 - Reparation order requiring specified action or payment to make good damage resulting from contravention of the Act | The regional landscape board has no record of any notice affecting this title |
| 18.19 | section 211 - Reparation authorisation authorising specified action to make good damage resulting from contravention of the Act | The regional landscape board has no record of any notice affecting this title |
| 18.20 | section 215 - Orders made by ERD Court | The regional landscape board has no record of any notice affecting this title |
| 18.21 | section 219 - Management agreements | The regional landscape board has no record of any notice affecting this title |
| 18.22 | section 235 - Additional orders on conviction | The regional landscape board has no record of any notice affecting this title |

19. *Land Tax Act 1936*

- | | | |
|------|---|---|
| 19.1 | Notice, order or demand for payment of land tax | 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
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25. *Native Vegetation Act 1991*

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

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

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

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

27.1	section 21 - Notice of levy or contribution payable	Outback Communities Authority has no record affecting this title
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28. ***Phylloxera and Grape Industry Act 1995***

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

29. ***Planning, Development and Infrastructure Act 2016***

- 29.1 Part 5 - Planning and Design Code
[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]
- Contact the Local Government Authority for the title or other brief description of the zone or subzone in which the land is situated.
- also
- Heritage Branch in DEW has no record of a State Heritage Area created prior to 15 January 1994 under the former South Australian Heritage Act 1978 affecting this title
- also
- For details of this item, including State Heritage Areas which have been authorised or put under interim effect since 15 January 1994, contact the Local Government Authority
- also
- Contact the Local Government Authority for other details that might apply to a place of local heritage value
- also
- For details of declared significant trees affecting this title, contact the Local Government Authority
- also

Code Amendment

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

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.

Code Amendment

City of Onkaparinga Local Heritage - Proposes to update the City of Onkaparinga's local heritage list within the Planning and Design Code. The proposal seeks to expand the application of the Local Heritage Places Overlay over properties adjoining a new local heritage place, and remove the Overlay from affected properties adjacent the proposed delisted local heritage places. 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	Contact the Local Government Authority for details relevant to this item

order

also

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

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

- 30.1 section 8 or 9 - Notice or order concerning pests

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

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

- 31.1 Part 3 - Notice

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

32. ***South Australian Public Health Act 2011***

- 32.1 section 66 - Direction or requirement to avert spread of disease

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

- 32.2 section 92 - Notice

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

also

Contact the Local Government Authority for other details that might apply

- 32.3 *South Australian Public Health (Wastewater) Regulations 2013* Part 4 - Condition (that continues to apply) of an approval

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

also

Contact the Local Government Authority for other details that might apply

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

- 33.1 section 23 - Notice of contribution payable

DEW has no record of any notice affecting this title

34. ***Water Industry Act 2012***

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

**An SA Water Certificate will be forwarded.
If you do not receive the certificate please contact the SA Water Customer Contact Centre on 1300 650 950**

also

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

also

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

also

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

also

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

35. *Water Resources Act 1997 (repealed)*

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

36. Other charges

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

also

Contact the vendor for these details

also

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

Other Particulars

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

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

Additional Information

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

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

Notices

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.

STATEMENT PURUSANT TO SECTION 41 (Strata Titles Act 1988 (as amended))

REQUESTED BY:**Name:** Eckermann**Address:** sophie.king@eckermanns.com.au**REGARDING:****Corporation:** STRATA CORPORATION 7285 INC.**Unit No. & Address:** 4/2 DOUGLAS AVENUE REYNELLA**Owners:** Graeme Leslie Bristow

Alison Mary Bristow

PART 1 : FINANCIAL DETAILS

1.1 Lot Entitlement

Lot Entitlement = 100

Total of all Entitlements = 900

1.2 Maintenance Contributions

Last Levy Paid	Amount	Paid To
Admin Fund Levy	\$542.20	30/06/2025
Sinking Fund Levy	\$38.89	30/06/2025
Current Levy	Amount	Frequency
Admin Fund Levy	\$542.20	Quarterly
Sinking Fund Levy	\$38.89	Quarterly

1.3 Arrears

Levies	Due as at 04/04/2025	Charged but due after 04/04/2025
Amount Due	\$0.00	\$0.00

** (NB: Interest accrues daily at 10 % per annum)

Advance Payments \$0.00

**Biller Code:** 96503**Ref:** 23201195700000728548

1.4 Lot Expenditure by the Strata Corporation

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

Refer minutes of meetings

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

Refer minutes of meetings

1.5 Assets and Liabilities of the Corporation

- (a) Fund Name : STRATA DATA CLIENTS TRUST ACCOUNT
- (b) Held at : Macquarie Trust Account (BCSA)
- (c) Sum standing to the credit of fund: \$15,158.36 comprising Admin: \$5,973.64 and Sinking: \$9,184.72
- (d) Amount committed to expenses : Refer to minutes of meetings is incurred for : Refer to minutes of meetings
- (e) Amount earmarked for future expenses : Refer to minutes of meetings for the purpose of : Refer to minutes of meetings

- (f) Particulars of other assets. All those defined as common property upon the land :

Refer to minutes of meetings

- (g) Amount held in external account : \$0.00

- (h) Liabilities (excluding those above as described in 1.2 herein)

Refer to minutes of meetings

Water Payment Method:

PART 2 : INSURANCE

Insurer : CHU

Type of Cover	Sum Insured	Policy Number	Expiry Date
Building	\$2,447,000.00	HU0040032	01/04/2026
Government Audit Costs	\$25,000.00	HU0040032	01/04/2026
Voluntary workers	\$200,000.00	HU0040032	01/04/2026
Office Bearers	\$250,000.00	HU0040032	01/04/2026
Common contents	\$24,470.00	HU0040032	01/04/2026
Public Liability	\$20,000,000.00	HU0040032	01/04/2026
Lot Owners fixtures and improvements	\$250,000.00	HU0040032	01/04/2026
Fidelity Guarantee	\$100,000.00	HU0040032	01/04/2026

Notes

PART 3 : DOCUMENTS SUPPLIED

- (a) Minutes of General & Committee Meetings of the Corporation for the last two 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 now in force
- (e) All current policies of insurance taken out by the Corporation

PART 4 : DOCUMENT INSPECTION

The Corporation's records are available for inspection at STRATA DATA, 647 PORTRUSH ROAD GLEN OSMOND SA 5064 on any working day between 10:00am and 4:00pm. Phone 8372 2777 to make an appointment.

Statement Dated 04/04/2025

Signed for and on behalf of STRATA CORPORATION 7285 INC.



Sebastian Trigos

Body Corporate Manager

Please Note : Conveyancer's attention is drawn to the following :

The Strata Titles Act requires that :

- 1.1 (schedule 3 pt 12) "A unit holder must immediately notify the Strata Corporation of :
(a) any change in the ownership of the unit, or change in the address of the owner
(b) any change in the occupancy of the unit" (eg. Tenants)
i.e. Let us know ASAP the new owners name and address on the attached form.
- 1.2 (section 27(5)) "The Corporation may recover an unpaid contribution (and any interest on any such contribution) such as debt from the unit holder of the unit in respect of which the contribution is payable (whether or not that person was the unit holder when the liability arose)" i.e. : The new owner will have to pay any outstandings if you do not adjust them at settlement.
- 1.3 This statement is issued on the basis that any payment by the unit holder by cheque or other instrument will be honoured at the first presentation. i.e. : if the cheque bounces, the owner's financial details in 1.2/1.3 on page 1 will be wrong.

The information provided in this certificate confirms any levies raised on our system at the time of issue. Please check with Strata Data to see if any recent meetings have taken place and/or special levies have been agreed to but not yet raised/generated on our system.

STRATA DATA

ABN 20 080 960 112

647 PORTRUSH ROAD
GLEN OSMOND SA 5064

Phone: 8372 2777

Email: reception@stratadata.com.au

PLEASE COMPLETE AND RETURN VIA EMAIL WHEN SETTLEMENT IS FINALISED

ANY OUTSTANDING ACCOUNTS MUST BE FINALISED AT SETTLEMENT

UNIT OWNER UPDATE

(to be filled in only for new owners)

STRATA CORPORATION 7285 INC.
4/2 DOUGLAS AVENUE REYNELLA

SETTLEMENT DATE	/ / 20		
UNIT OWNERS NAME			
UNIT OWNERS ADDRESS			
DATE & PLACE OF BIRTH	(COMPANY TITLES ONLY)		
CONTACT DETAILS	HOME	WORK	
	MOBILE	EMAIL	

CORRESPONDENCE TO OWNER / AGENT ACCOUNTS TO OWNER / AGENT (please circle)

Will this unit be rented Yes / No , if Yes then please complete the details below

RENTAL MANAGER/AGENTS	
(if applicable)	
ADDRESS	

CONTACT PERSON			
CONTACT DETAILS	HOME	WORK	
	MOBILE	EMAIL	

TENANT NAMES			
CONTACT DETAILS	HOME	WORK	
	MOBILE	EMAIL	

CONVEYANCER ACTING ON BEHALF OF VENDOR	
CONVEYANCER ACTING ON BEHALF OF PURCHASER	

Should the need arise for us to make contact with the new owner, it is important for us to have a complete set of accurate and up to date contact details. Please ensure that we are provided with the new owners contact details including a contact phone number, on the form provided.

Thank you for your assistance in keeping our records up-to-date.

Minutes of the Annual General Meeting

Corporation **STRATA CORPORATION 7285 INC.**
Address **2 DOUGLAS AVENUE REYNELLA**
Meeting Date **19th of February, 2025 commencing at 4:00 PM**
Location **(Carports)/2 DOUGLAS AVENUE REYNELLA, South Australia 5161**

Present in Person

Unit: 2 Mr Nathan J Cooney
Unit: 3 Kane Benjamin Elder
Unit: 4 Alison Mary Bristow
Unit: 8 Sajida Riaz, Arif Ghani
Unit: 9 Mr Geoffrey James Moran

Apologies

Nil.

Present by Proxy

Unit: 1 Michelle Anne Siebert, Carmel Joan Siebert by Proxy to Strata Data

In attendance

Sebastian Trigos representing Strata Data

Quorum

The Body Corporate Manager declared that a quorum was in attendance and the meeting opened at 4:00 pm.

Chairperson

It was resolved "that Sebastian Trigos of Strata Data assist the Presiding Officer by chairing the meeting". *Carried Unanimously*

Confirmation of Minutes

It was resolved "that the minutes of the previous General Meeting(s), held on 14th February 2024 be accepted as a true and correct record of that meeting." *Carried Unanimously*

Financial Report

It was resolved "that the statement of income and expenditure for the period Monday 01 January 2024 to Tuesday 31 December 2024 was reviewed, received and accepted as an accurate record of the corporation's current financial standing." *Carried Unanimously*

Public Officer

What are the responsibilities of the public officer? A public officer is the Company's representative to the Australian Tax Office and is responsible for the Company's obligations under the Income Tax Assessment Act 1936. They must be able to establish their identity and be available when contacted by the ATO regarding the company's tax obligations.

It was further resolved that Mr Paul Smith of the Strata Data Group be empowered to act as the Public Officer as defined under the Income Tax Assessment Act 1936 on behalf of the corporation.

Review of Sums Insured

General Advice Warning

Terandi Pty Ltd (ABN 20 080 960 112) acts as an Authorised Representative (AR Number: 1285659) of Honan Insurance Group (ABN 67 005 372 396, AFSL 246749). Any financial product advice that we give to you (including about a particular insurance policy) is factual and/or general advice only. This document does not take into account your objectives, needs or financial situation. You should consider whether our advice is appropriate for you and review any relevant PDS and policy wordings, Honan Important Notices and Terandi Pty Ltd's Financial Services Guide before you make any decision about an insurance product.

For a copy of the FSG, policy wordings and Honan important notices you can refer to our website: <https://www.stratadata.com.au/insurance/product-disclosure-statements/>

Strata Data cannot provide advice as to the appropriate level of building insurance. It is suggested that the Corporation arrange for an insurance valuation of the common buildings and areas to avoid a claim not being fully met due to the building being underinsured. Owners must notify Strata Data immediately of any possible claims that may be made against the policy.

The Body Corporate resolved to have an insurance valuation and instructed Strata Data to endorse the insurance policy at the valued amount or maintain the existing level of building sum insured, whichever is greater.

It was resolved "that the sums insured be:

Building Insurance	As per valuation
Common Area Contents Insurance	As per valuation
Public Liability Insurance	\$20,000,000.00
Office Bearers Liability	\$250,000.00
Catastrophe Insurance	Not Selected
Fidelity Guarantee	\$100,000.00
Machinery Breakdown	Not Selected
Excess	\$1,000.00
Renewal Date for these sums is	01/04/2025
Last Valuation Date	16/03/2021
Last Valuation Sum	\$1,860,000.00

Excess may be subject to change at next renewal.

Flood Cover

The policy currently includes flood cover.

Strata Data was requested to arrange quotations for the insurance, after the valuation is on hand or at renewal and is appointed to place this with a company as advised by the Presiding Officer on behalf of the corporation. Where instruction is not provided prior to expiry of the existing policy, the policy will be renewed with the current insurer" *Carried Unanimously*

Meeting note:

The presiding officer of the corporation requested that, where possible, quotations be provided at least 3 to 4 weeks before renewal to allow sufficient time for review and to issue formal instructions accordingly.

Contents and Landlords Insurance

The corporation's insurance policy does not cover an owner's contents (such as carpets, curtains and light fittings) or legal liability within their unit. Owners must take out their own insurance to cover these risks.

If you are in a Strata or Community Strata property and require a contents or landlord insurance policy you can obtain a quote or take cover with CHU by visiting our website <https://www.stratadata.com.au/insurance/> or call the Strata Data insurance team on (08) 8372 2777 for guidance.

Use of Contractors

The Body Corporate has complete choice over which contractors they engage to perform maintenance to the common property. The options that the Body Corporate have include:

Preferred Contractors

A Preferred Contractor is a contractor that has been proven to carry up to date & relevant insurance policies, business registration & licensing and their track record of work with Strata Data has shown that they operate at a high level of quality and competence.

Non-Preferred Contractors (Approved)

A Non-Preferred (Approved) contractor is one that has passed the vetting process relating to Licencing, Insurance and up to date business registrations. Whilst these contractors may carry the

correct credentials that legally allow them to conduct business, their quality of work is unknown to Strata Data.

Non-Approved Contractors

A Non-Approved Contractor is one that is unable to provide appropriate licences and/or insurances. Should the Body Corporate choose to engage these contractors there are many risks involved. Strata Data does not become involved in any aspect of dealing with these contractors, however, upon written instruction from an Office Bearer, Strata Data will make payment of an invoice.

Works Fee

The repair and maintenance of the common property is one of the most important functions of the Body Corporate. As Managers we take this aspect very seriously and take great pride in working with owners and committees to achieve their goals of not only having safe common spaces, but also creating a place that people love and that maximises the value of the property.

The Works fee covers our cost of arranging a quotation (where the works are significant), issuing the work order, paying the invoice and assisting if there is an issue with the completed works.

The Works Fee is a flat fee of \$50 on invoices above \$1,000 or a reduced fee of 5% on invoices below \$1,000 (e.g. \$150 invoice is \$7.50 fee).

Maintenance Requirements

Scheduled Cleaning of Gutters and Down Pipes

Strata Data was requested to arrange for cleaning of gutters and downpipes by the contractor Adelaide General Property Maintenance in April 2025. Strata Data was requested to remind the contractor to also clean the rear gutters. That a letter be sent to all residents advising the date of attendance so that gates can be left unlocked.

Grounds Maintenance – Review of Current Schedule

The members present agreed to continue to contract Jim's mowing Morphett vale east to attend to grounds maintenance on monthly basis as per the below scope of works:

Garden Scope of Works:

- Poison weeds.
- Trim bushes (5-10 mins of trimming most visits to keep under control)
- Blow down paths and driveways and remove debris.

It was further resolved that "Strata Data would organize a general correspondence letter to all owners reminding them that any additional groundwork would be at the owners' cost." It was also resolved that "Strata Data would remind the contractor that any additional requested works needed to be approved by the corporation before proceeding". *Carried Unanimously*

Stormwater Preventative Maintenance (Hydrojet Clean)

It was resolved "That no further action was required at this time. That the abovementioned item be placed on the agenda for the next Annual General Meeting for review." *Caried Unanimously*

Sewer Preventative Maintenance (Hydrojet Clean)

It was resolved "That no further action was required at this time. That the abovementioned item be placed on the agenda for the next Annual General Meeting for review." *Caried Unanimously*

White Ant Inspection

It was noted that the last white ant inspection was conducted in 2022 after discussions It was resolved "That no further action was required at this time. That the abovementioned item be placed on the agenda for the next Annual General Meeting for review." *Caried Unanimously*

Boundary Fence

After discussions, it was resolved "That the boundary fence replacement project, shared between 2 Douglas Avenue, Reynella, and 3 Douglas Avenue, Reynella, would proceed with a capped budget of \$5,000.00. Once an updated quotation is on hand, it would be forwarded to the Corporation presiding officer who would be empowered to review and provide formal instructions. It was further resolved that the project would be funded from the Sinking Fund." *Caried Unanimously*.

Other Relevant Business

Maintenance Condition and Safety Report

The Body Corporate has a duty of care to ensure that the Common Property is free from hazards. The Strata Titles Act places an obligation upon the Body Corporate to maintain the Common Property, in doing so many hazards can be identified and reduced.

Strata Data recommends that the Body Corporate obtain a Maintenance Condition and Safety Report to assist in identifying all areas requiring repair and maintenance, as well as any areas that may pose a risk to any person's health and safety.

It was resolved "that completion of a Maintenance Condition and Safety Report is not required at this time." *Carried Unanimously*

Strata Data aims to have maintenance works completed quickly and within reasonable costs. When owners/agents send maintenance requests to Strata Data, we ask that wherever possible photos, location, and a description of the works be provided. This is to ensure that when an appropriate contractor is sent to site works can be completed quickly, resulting in lower costs to the Corporation.

Abandoned Vehicle in Common Property

After discussions, it was resolved "That Strata Data would inform the owners about the process for handling vehicles or items that have been dumped or abandoned on the common property in accordance with the Unclaimed Goods Act 1987. Additionally, it was agreed that the corporation's presiding officer would be authorised to review the relevant supporting documentation and provide further direction on any additional actions required." *Carried unanimously*

Unapproved Pet lot 5

After discussions, it was noted that the resident of Lot 5 has an unapproved pet (cat). After discussions It was resolved "That Strata Data would issue a letter to the Lot 5 owner or property manager, advising that, in accordance with Schedule 3, any pets require formal approval from the corporation's owners. The owner would be instructed to seek approval immediately or remove the pet from the property. The corporation would continue to monitor the situation and determine if further action is required." *Carried unanimously.*

Approvals, Alterations & Additions

Strata Data advised that should an owner at any time other than an Annual General Meeting choose to apply to the corporation for an approval of any kind which is for the exclusive benefit of that owner the prescribed meeting fee will apply and shall be charged to that owner.

Level of Maintenance Fund Contributions

a) Administration Fund – Recurrent Expenditure

Strata Data advised that owners must make provision for day-to-day, re-current expenses through an Administration Fund and presented an estimate of budget requirements for the coming year.

b) Sinking Fund – Non-Recurrent Expenditure

Strata Data advised that owners must make provision for long term, non-recurrent maintenance expenditure through a sinking fund and presented an estimate of budget requirements for the coming year.

The Body Corporate Manager tabled a budget with a total annual contribution of \$21,060.00. This Budget was not approved:

After discussion it was resolved "that the Annual Contributions be as follows:

Administration Fund	\$19,519.00
Sinking Fund	\$1,400.00
Total Contribution	\$20,919.00

This contribution is payable quarterly and divided by entitlement on 1st April 2025.

Any major works unable to be paid from accumulated funds or any fund shortages are to be paid by way of a special levy." *Carried Unanimously*

All owners are reminded that levies are due 1st January, 1st April, 1st July & 1st October.

Election of Officers

It was resolved “that Nathan J Cooney be appointed to the positions of Presiding Officer, Secretary and Treasurer for the forthcoming year. That the Presiding Officer be delegated authority to make decisions (that require ordinary resolutions only) on behalf of the Corporation, and be the main contact point between Strata Data and the corporation. That a Committee comprising of the Office Bearers is appointed.” *Carried Unanimously*

Appointment of Body Corporate Manager

It was resolved “That Strata Data be re-appointed as body corporate manager at the fee specified in the budget. That the Presiding Officer be authorised to sign the agreement on behalf of the Body Corporate. As it is mandatory under the Act to have a signed agreement, if the agreement has not been returned to Strata Data within 14 days, that the Body Corporate Manager sign the agreement on behalf of the Body Corporate. At the completion of the term, the appointment continues (with a 28 day notice period), unless decided otherwise at a general meeting of the Corporation.” *Carried Unanimously*

The Management Agreement will be available via the Client Portal following signing of the agreement.

The agreed management fee for the coming year is \$3,036 including GST.

Next Annual General Meeting

The next Annual General Meeting will be held on Thursday 19th February 2026 at 4:00 pm at (Carports) 2 Douglas Avenue Reynella, South Australia

Closure

There being no further business, owners and visitors were thanked for their attendance and the meeting closed at 4:45 pm.



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- Download meeting minutes;
- Access financial statements and live account balances;
- Update your contact details;
- View insurance information, both past and present;
- And much more....

How can I access the Portal?

- If you have already registered for portal access, please visit portal.stratadata.com.au.
- If you have not received an invite, please email portal@stratadata.com.au to request an invitation.

Minutes of the Annual General Meeting

Corporation **STRATA CORPORATION 7285 INC.**
Address **2 DOUGLAS AVENUE REYNELLA**
Meeting Date **14th of February, 2024 commencing at 4:00 PM**
Location **(Carports)/2 DOUGLAS AVENUE REYNELLA, South Australia 5161**

Present in Person

Unit: 1 Mrs Anne Victoria Rickards
Unit: 2 Mr Nathan J Cooney
Unit: 3 Mr Kane Benjamin Elder
Unit: 4 Mr Graeme Leslie Bristow, Alison Mary Bristow

Apologies

Nil.

Present by Proxy

Unit: 8 Sajida Riaz, Arif Ghaniby proxy to Strata Data

In attendance

Sebastian Trigos representing Strata Data

Quorum

The Body Corporate Manager declared that a quorum was in attendance and the meeting opened at 4:00 pm.

Chairperson

It was resolved "that Sebastian Trigos of Strata Data assist the Presiding Officer by chairing the meeting". *Carried Unanimously*

Confirmation of Minutes

It was resolved "that the minutes of the previous General Meeting(s), held on 15th of February 2023 be accepted as a true and correct record of that meeting." *Carried Unanimously" all good*

Financial Report

It was resolved "that the statement of income and expenditure for the period Sunday 01 January 2023 to Sunday 31 December 2023 was reviewed, received and accepted as an accurate record of the corporation's current financial standing." *Carried Unanimously*

It was further resolved that Mr Paul Smith of the Strata Data Group be empowered to act as the Public Officer as defined under the Income Tax Assessment Act 1936 on behalf of the corporation.

Review of Sums Insured

General Advice Warning

Terandi Pty Ltd (ABN 20 080 960 112) acts as an Authorised Representative (AR Number: 1285659) of Honan Insurance Group (ABN 67 005 372 396, AFSL 246749). Any financial product advice that we give to you (including about a particular insurance policy) is factual and/or general advice only. This document does not take into account your objectives, needs or financial situation. You should consider whether our advice is appropriate for you and review any relevant PDS and policy wordings, Honan Important Notices and Terandi Pty Ltd's Financial Services Guide before you make any decision about an insurance product.

For a copy of the FSG, policy wordings and Honan important notices you can refer to our website: <https://www.stratadata.com.au/insurance/product-disclosure-statements/>

Strata Data cannot provide advice as to the appropriate level of building insurance. It is suggested that the Corporation arrange for an insurance valuation of the common buildings and areas to avoid a claim not being fully met due to the building being underinsured. Owners must notify Strata Data immediately of any possible claims that may be made against the policy.

The Body Corporate declined to have an insurance valuation, but resolved to endorse at the next renewal date, an increase in the building insurance from \$1,860,000.00 up to the following amounts.

It was resolved "that the sums insured be:

Building Insurance	\$2,100,000.00
Common Area Contents Insurance	\$21,000.00
Public Liability Insurance	\$20,000,000.00
Office Bearers Liability	\$250,000.00
Catastrophe Insurance	Not Selected
Fidelity Guarantee	\$100,000.00
Machinery Breakdown	Not Selected
Excess	Refer to current Certificate of Currency
Renewal Date for these sums is	01/04/2024
Last Valuation Date	16/03/2021
Last Valuation Sum	\$1,860,000.00

Flood Cover

The policy currently includes flood cover.

Strata Data was requested to arrange quotations for the insurance, at renewal and is appointed to place this with a company as advised by the Presiding Officer on behalf of the corporation. Where instruction is not provided prior to expiry of the existing policy, the policy will be renewed with the current insurer" *Carried Unanimously*

After discussions it was resolved "That Strata Data would obtain four (4) quotations for the insurance premium including the current insurer CHU." *Carried Unanimously*

Contents and Landlords Insurance

The corporation's insurance policy does not cover an owner's contents (such as carpets, curtains and light fittings) or legal liability within their unit. Owners must take out their own insurance to cover these risks.

If you are in a Strata or Community Strata property and require a contents or landlord insurance policy you can obtain a quote or take cover with CHU by visiting our website <https://www.stratadata.com.au/insurance/> or call the Strata Data insurance team on (08) 8372 2777 for guidance.

Use of Contractors

The Body Corporate has complete choice over which contractors they engage to perform maintenance to the common property. The options that the Body Corporate have include:

Preferred Contractors

A Preferred Contractor is a contractor that has been proven to carry up to date & relevant insurance policies, business registration & licensing and their track record of work with Strata Data has shown that they operate at a high level of quality and competence.

Non-Preferred Contractors (Approved)

A Non-Preferred (Approved) contractor is one that has passed the vetting process relating to Licensing, Insurance and up to date business registrations. Whilst these contractors may carry the correct credentials that legally allow them to conduct business, their quality of work is unknown to Strata Data.

Non-Approved Contractors

A Non-Approved Contractor is one that is unable to provide appropriate licences and/or insurances. Should the Body Corporate choose to engage these contractors there are many risks involved. Strata Data does not become involved in any aspect of dealing with these contractors, however, upon written instruction from an Office Bearer, Strata Data will make payment of an invoice.

Maintenance Requirements

Scheduled Cleaning of Gutters and Down Pipes

Strata Data was requested to arrange for cleaning of gutters and downpipes by the contractor Adelaide General Property Maintenance in April 2024. Strata Data was requested to remind the contractor to also clean the rear gutters. That a letter be sent to all residents advising the date of attendance so that gates can be left unlocked.

Grounds Maintenance – Review of Current Schedule

The members present agreed to continue to contract Property Maintenance Plus to attend to grounds maintenance on monthly basis as per the below scope of works:

Garden Scope of Works:

- Poison weeds.
- Trim bushes (5-10 mins of trimming most visits to keep under control)
- Blow down paths and driveways and remove debris.

It was further resolved that "Strata Data would organize a general correspondence letter to all owners reminding them that any additional groundwork would be at the owners' cost." It was also resolved that "Strata Data would remind the contractor that any additional requested works needed to be approved by the corporation before proceeding". *Carried Unanimously*

It was further resolved "That Strata Data would obtain three (3) additional quotations for the grounds maintenance on monthly basis based on the above scope of works.

Tree pruning post Meeting notes:

Strata data would like to advise that the trimming of the trees was arranged for Thursday, 27th July 2023.

Stormwater Preventative Maintenance (Hydrojet Clean)

Strata Data were instructed that this service is not presently required however it is to remain as an agenda item for the next Annual General Meeting.

Sewer Preventative Maintenance (Hydrojet Clean)

Strata Data were instructed that this service is not presently required however it is to remain as an agenda item for the next Annual General Meeting.

White Ant Inspection

Strata Data were instructed that this service is not presently required however it is to remain as an agenda item for the next Annual General Meeting.

Unit 3 & 4 Fence Damage

The members present advised that the condition of the boundary fence at the rear of unit's 1, 2, 3 & 4 requires replacement. After discussions it was resolved "That Strata Data would obtain two (2) quotations from Concept Fencing (preferred contractor) & Axon Fencing (None- preferred contractor) to replace the boundary fence with a colour bound in line with the corporation scheme colour. That prior to attending both contractors would contact the corporation presiding officer for further details. That once the quotation is on hand. The corporation would organise a committee meeting to review the quotation. That the corporation Presiding Officer would be empowered to provide further instructions". *Carried Unanimously*

Roof Issues unit 2 & 3

After discussions it was advised that the corporation is waiting for a quotation from the Emery Property Services (None preferred contractor). That once the quotation is on hand the corporation Presiding Officer would provide further instructions.

Light in the common area.

The members present advised that some of the lights in the common area are out of order. After discussions it was resolved that "The corporation Presiding Officer would replace the Light fluoroos and would seek reimbursement from the corporation. That a receipt would be sent to Strata Data for reimbursement via email.". *Carried Unanimously.*

Other Relevant Business

Sinking Fund Analysis

Maintenance Condition and Safety Report

The Body Corporate has a duty of care to ensure that the Common Property is free from hazards. The Strata Titles Act places an obligation upon the Body Corporate to maintain the Common Property, in doing so many hazards can be identified and reduced.

Strata Data recommends that the Body Corporate obtain a Maintenance Condition and Safety Report to assist in identifying all areas requiring repair and maintenance, as well as any areas that may pose a risk to any person's health and safety.

It was resolved "that completion of a Maintenance Condition and Safety Report is not required at this time." *Carried Unanimously*

Strata Data aims to have maintenance works completed quickly and within reasonable costs. When owners/agents send maintenance requests to Strata Data, we ask that wherever possible photos, location, and a description of the works be provided. This is to ensure that when an appropriate contractor is sent to site works can be completed quickly, resulting in lower costs to the Corporation.

Approvals, Alterations & Additions

Strata Data advised that should an owner at any time other than an Annual General Meeting choose to apply to the corporation for an approval of any kind which is for the exclusive benefit of that owner the prescribed meeting fee will apply and shall be charged to that owner.

Level of Maintenance Fund Contributions

- a) Administration Fund – Recurrent Expenditure

Strata Data advised that owners must make provision for day-to-day, re-current expenses through an Administration Fund and presented an estimate of budget requirements for the coming year.

- b) Sinking Fund – Non-Recurrent Expenditure

Strata Data advised that owners must make provision for long term, non-recurrent maintenance expenditure through a sinking fund and presented an estimate of budget requirements for the coming year.

The Body Corporate Manager tabled a budget with a total annual contribution of \$23,292.00. This Budget was not approved:

After discussion it was resolved "that the Annual Contributions be as follows:

Administration Fund	\$17,609.00
Sinking Fund	\$1,400.00
Total Contribution	\$19,009.00

This contribution is payable quarterly and divided by entitlement on 1st of April 2024.

Any major works unable to be paid from accumulated funds or any fund shortages are to be paid by way of a special levy." *Carried Unanimously*

It was resolved "That A special levy totalling \$7,500.00 be raised to cover the cost of the shortfall in the insurance premium. That the levy would be due 30 days from the date the levy was struck." *Carried Unanimously.*

All owners are reminded that levies are due 1st January, 1st April, 1st July & 1st October.

Election of Officers

It was resolved "that Nathan J Cooney be appointed to the positions of Presiding Officer, Secretary and Treasurer for the forthcoming year. That the Presiding Officer be delegated authority to make decisions (that require ordinary resolutions only) on behalf of the Corporation and be the main contact point between Strata Data and the corporation. That a committee comprising of the Office Bearers is appointed." *Carried Unanimously.*

Appointment of Body Corporate Manager

It was resolved "That Strata Data be re-appointed as body corporate manager at the fee specified in the budget. That the Presiding Officer be authorised to sign the agreement on behalf of the Body Corporate. As it is mandatory under the Act to have a signed agreement, if the agreement has not been returned to Strata Data within 14 days, that the Body Corporate Manager sign the agreement on behalf of the Body Corporate. At the completion of the term, the appointment continues (with a 28 day notice period), unless decided otherwise at a general meeting of the Corporation." *Carried Unanimously*

The agreed management fee for the coming year is \$2,846.64 including GST.

Next Annual General Meeting

The next Annual General Meeting will be held on Wednesday 12th of February 2025 at 4:00 pm at (Carports) 2 Douglas Avenue Reynella, South Australia 5161

Closure

There being no further business, owners and visitors were thanked for their attendance and the meeting closed at 5:20 pm.



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- Download meeting minutes;
- Access financial statements and live account balances;
- Update your contact details;
- View insurance information, both past and present;
- And much more....

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- If you have not received an invite, please email portal@stratadata.com.au to request an invitation.



Summary Financial Statement

STRATA CORPORATION 7285 INC.
Address: 2 DOUGLAS AVENUE REYNELLA, South Australia 5161
ABN: 39451870639

Version: 03.10.01

Date Printed 08/01/2024

Page 1

STRATA DATA

INCOME & EXPENDITURE STATEMENT BETWEEN 01/01/2023 AND 31/12/2023

	ADMIN	SINKING	TOTAL
INCOME			
Admin Fund Levy	\$16,401.10	-	\$16,401.10
Interest on Overdue Levies	\$8.98	-	\$8.98
Interest Received	\$490.15	-	\$490.15
Sinking Fund Levy	-	\$1,415.43	\$1,415.43
Special Levy (Admin Fund)	\$2,250.00	-	\$2,250.00
TOTAL INCOME	\$19,150.23	\$1,415.43	\$20,565.66
OUTGOINGS			
Audit	\$172.00	-	\$172.00
Bank Charges	\$2.50	-	\$2.50
Body Corporate Management	\$2,653.12	-	\$2,653.12
Building / Engineer Reports	-	\$758.00	\$758.00
Building Repairs & Maintenance	\$8,861.56	\$2,694.48	\$11,556.04
Concrete, Bitumen, Paving Repairs & Maintenance	\$264.00	-	\$264.00
Debt Recovery Fees	(\$55.00)	-	(\$55.00)
Disbursements	\$594.92	-	\$594.92
Electricity	\$330.72	-	\$330.72
Fencing Repairs & Maintenance	\$392.24	-	\$392.24
Final Fee Notice	(\$33.00)	-	(\$33.00)
Grounds Maintenance	\$5,081.55	-	\$5,081.55
Gutter Cleaning	\$863.50	-	\$863.50
Insurance Premium	\$5,792.30	-	\$5,792.30
Meeting Fees	\$382.75	-	\$382.75
Owner Overdue Account Fee	(\$22.00)	-	(\$22.00)
Plumbing Repairs & Maintenance	\$693.36	-	\$693.36
Public Officer	\$125.00	-	\$125.00
Roof Repairs & Maintenance	-	\$1,060.16	\$1,060.16
Tax Return	\$206.00	-	\$206.00
Transfer Between Funds	(\$8,020.00)	\$8,020.00	-
Tree Removal & Pruning	-	\$1,144.00	\$1,144.00



Summary Financial Statement

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Address: 2 DOUGLAS AVENUE REYNELLA, South Australia 5161
ABN: 39451870639

Version: 03.10.01
Date Printed 08/01/2024
Page 2

STRATA DATA

WHS Compliance	\$129.00	-	\$129.00
TOTAL OUTGOINGS	\$18,414.52	\$13,676.64	\$32,091.16

SUMMARY

OPENING BALANCE AS AT 01/01/2023	\$2,365.83	\$19,656.99	\$22,022.82
TOTAL INCOME	\$19,150.23	\$1,415.43	\$20,565.66
TOTAL OUTGOINGS	\$18,414.52	\$13,676.64	\$32,091.16
CLOSING BALANCE AS AT 31/12/2023	\$3,101.54	\$7,395.78	\$10,497.32
NET SURPLUS	\$735.71	(\$12,261.21)	(\$11,525.50)



STRATA DATA

Summary Financial Statement

STRATA CORPORATION7285 INC.
Address: 2 DOUGLAS AVENUE REYNELLA, South Australia 5161
ABN: 39451870639

Version: 03.10.01
Date Printed 09/01/2025
Page 1

INCOME & EXPENDITURE STATEMENT BETWEEN 01/01/2024 AND 31/12/2024

	ADMIN	SINKING	TOTAL
INCOME			
Admin Fund Levy	\$17,522.98	-	\$17,522.98
Interest on Overdue Levies	\$47.44	-	\$47.44
Interest Received	\$415.38	-	\$415.38
Sinking Fund Levy	-	\$1,400.04	\$1,400.04
Special Levy (Admin Fund)	\$7,500.06	-	\$7,500.06
TOTAL INCOME	\$25,485.86	\$1,400.04	\$26,885.90
OUTGOINGS			
Audit	\$179.00	-	\$179.00
Body Corporate Management	\$2,832.54	-	\$2,832.54
Building Repairs & Maintenance	\$744.85	-	\$744.85
Disbursements	\$650.12	-	\$650.12
Electricity	\$653.71	-	\$653.71
Final Fee Notice	\$66.00	-	\$66.00
Grounds Maintenance	\$5,180.00	-	\$5,180.00
Gutter Cleaning	\$891.00	-	\$891.00
Insurance Premium	\$6,145.65	-	\$6,145.65
Meeting Fees	\$202.50	-	\$202.50
Owner Overdue Account Fee	(\$11.00)	-	(\$11.00)
Public Officer	\$130.00	-	\$130.00
Signs	\$694.99	-	\$694.99
Tax Return	\$215.00	-	\$215.00
TOTAL OUTGOINGS	\$18,574.36		\$18,574.36

SUMMARY

OPENING BALANCE AS AT 01/01/2024	\$3,101.54	\$7,395.78	\$10,497.32
TOTAL INCOME	\$25,485.86	\$1,400.04	\$26,885.90
TOTAL OUTGOINGS	\$18,574.36	\$0.00	\$18,574.36
CLOSING BALANCE AS AT 31/12/2024	\$10,013.04	\$8,795.82	\$18,808.86
NET SURPLUS	\$6,911.50	\$1,400.04	\$8,311.54

7885

STRATA PI AN NUMBER

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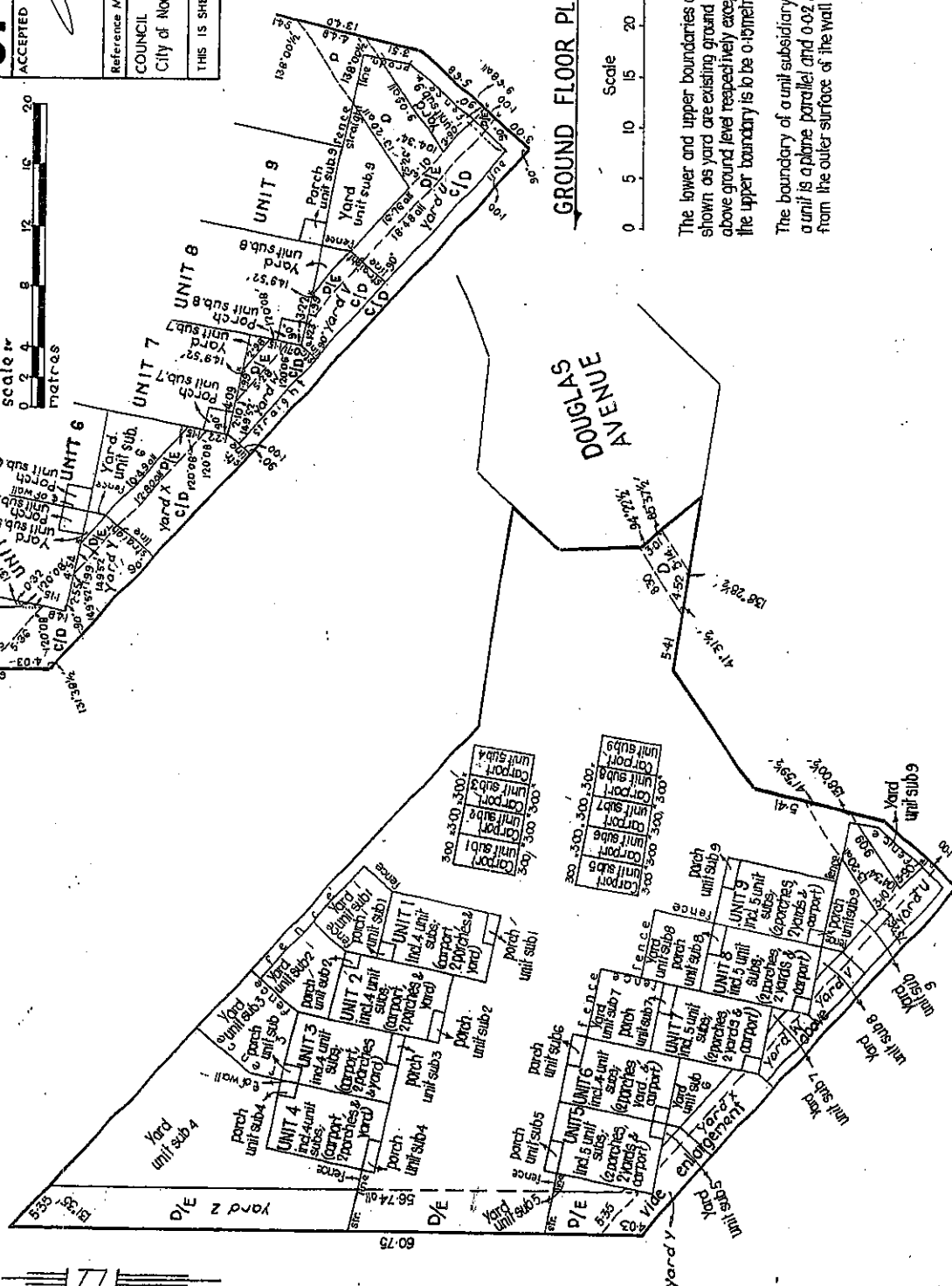
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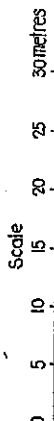
Reference No. 6527-11b

COUNCIL
City of Noarlunga

THIS IS SHEET 2 OF 3 SHEETS



GROUND FLOOR PLAN



The lower and upper boundaries of the unit subsidaries shown as yard are existing ground level and 300metres above ground level respectively except where caves exist then the upper boundary is to be 0.15metres below the caves.

The boundary of a unit subsidiary where it abuts a unit is a plane parallel and 0.02 metres distant from the outer surface of the wall of the unit.

ATO 5

TO THE
RECEIVED
OFFICE OF THE
SHERIFF
COUNTY OF
LOS ANGELES
JAN 10 1964

Sinking Fund Forecast

SC 7285 Inc



Scheme Number: SC 7285

COMPILED BY Sydney Lue

On March 14 2016

15 Years Starting at : Jan 01 2016

Reference Number V11: 86340

FORECAST REPORT CONTENTS

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ANNUAL BALANCE FORECAST, EXPENDITURE AND CONTRIBUTIONS 4

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INTRODUCTION

In accordance with your instructions we have carried out an inspection of the property in order to determine a Forecast to assist the managers and owners in setting the appropriate fees to cover the building maintenance costs.

LOCATION OF PROPERTY

2 Douglas Avenue, Rynella, SA 5161

PROPOSED LEVIES

We have estimated that the proposed levies in this report will be adequate to meet projected costs, not Traditionally in the administration fund.

We recommend that the forecast be regularly updated to ensure that an accurate assessment of the building and facilities management and to incorporate into the forecast any major changes brought about by legislation, or pricing.

The Sinking Fund Levy per entitlement per annum already set is :	\$10.67
Number of Lot/Unit Entitlements:	900
Opening Balance	\$7,363
The Proposed Sinking Fund levy per entitlement per annum is :	\$10.67

METHODOLOGY

We have adopted a forecast period of this report for 15 Years. However, the items that have an effective life beyond the forecast period are taken into consideration in the calculation of the yearly estimated Sinking Fund Levy, as well as those items less than 15 Years. Sinking Fund Items that are identified in the report have been given a materially effective life at the time of inspection, that relates to its current condition compared to being replaced or painted. We also suggest that the committee review the forecast on an annual basis to take into account changes to the configuration of the building as the building ages.

The levy income has been determined by forecasting the expected expenditure to maintain the building and the effective life and making an allowance for those items that do not have a set lifespan. The levy income is initially adjusted to smooth the effects of major cost fluctuations given the initial fund balance and income depending on the financial position of the building. Levy income is then generally increased at a rate of 4% per annum over the remaining years of the forecast.

Interest receivable on the Sinking Fund Account has been allowed for in the calculation of funds available at a rate of 2.5%. The Interest receivable amount has been determined by using a net rate of 2.5% on the fund balance at the end of the preceding financial year and makes an allowance for charges that may arise. Where the rate is set to 0% it is not anticipated that sufficient interest will be accrued in the forecast period.

Replacement costs have been calculated by the current cost for each item to a standard, the same or better than the original at the time of inspection. These forecast costs are increased each year at a rate of 4% per annum, this rate is reflective of building price indices which are historically higher than the general inflation rate. A contingency of 10% per annum has been applied to the forecast costs, it is applied to each item cost in the year the cost that is forecast to occur for allowance of variations from quotations obtained in advance.

The effective life for each item identified is based on its materially effective life at the time of inspection, therefore no consideration has been made for the economic life of plant, equipment, finishes or upgrades.

This report assumes that all plant and equipment will be maintained under comprehensive maintenance agreements. Expenditure incurred for maintenance agreements is taken to be covered within the Administrative Fund Budget.

GST has been incorporated to the financials

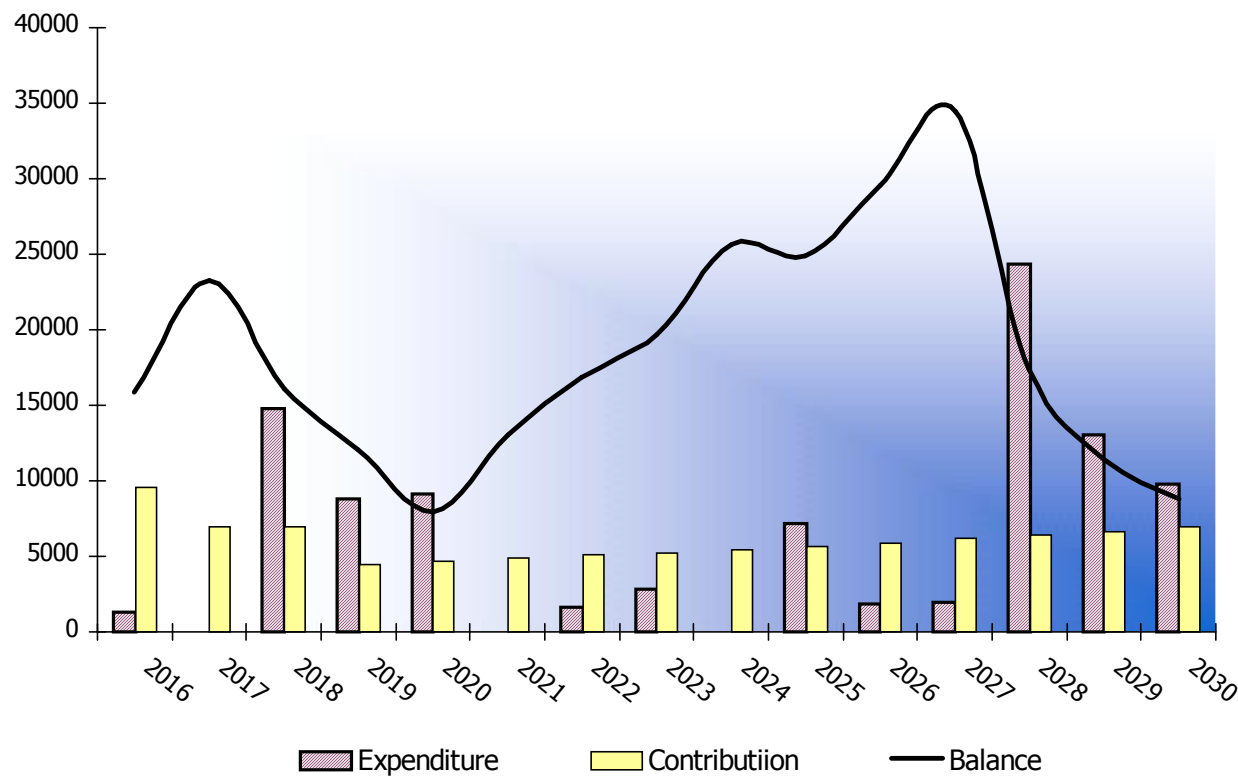
SC 7285 Inc

ANNUAL BALANCE FORECAST, EXPENDITURE AND CONTRIBUTION

Year		Costs	Income		Annual Fund Balance		Per Entitlement Levy
Life Years	Financial Year Starting	Estimated Expenditure (Inc GST)	Contribution Total P.A. incl 4.00% Inflation	Bank Interest at 2.50%	Opening Balance (Beginning of Year)	Closing Balance (End of Year)	
1	Jan 16	\$1,258	\$9,600	184	\$7,363	\$15,889	\$10.67
2	Jan 17	\$0	\$7,000	397	\$15,889	\$23,286	\$7.78
3	Jan 18	\$14,823	\$7,000	582	\$23,286	\$16,045	\$7.78
4	Jan 19	\$8,848	\$4,500	401	\$16,045	\$12,098	\$5.00
5	Jan 20	\$9,097	\$4,680	302	\$12,098	\$7,983	\$5.20
6	Jan 21	\$0	\$4,867	200	\$7,983	\$13,050	\$5.41
7	Jan 22	\$1,592	\$5,062	326	\$13,050	\$16,846	\$5.62
8	Jan 23	\$2,815	\$5,264	421	\$16,846	\$19,716	\$5.85
9	Jan 24	\$0	\$5,475	493	\$19,716	\$25,684	\$6.08
10	Jan 25	\$7,165	\$5,694	642	\$25,684	\$24,855	\$6.33
11	Jan 26	\$1,863	\$5,922	621	\$24,855	\$29,535	\$6.58
12	Jan 27	\$1,937	\$6,159	738	\$29,535	\$34,495	\$6.84
13	Jan 28	\$24,318	\$6,405	862	\$34,495	\$17,444	\$7.12
14	Jan 29	\$13,095	\$6,661	436	\$17,444	\$11,446	\$7.40
15	Jan 2030	\$9,806	\$6,927	286	\$11,446	\$8,853	\$7.70

SC 7285 Inc

FORECAST OF COSTS,INCOME AND BANK BALANCE



The Expected Costs (Expenditure) are a summary of the Yearly Expenses expected in the Forecast Year.

The Income represents the Proposed Levies (Contributions) for Each Financial Year.
The Closing Bank Balance is at the end of the Year, After Costs have been taken Out.

SC 7285 Inc

YEARLY PROJECTED FORECAST SUMMARY

Year Starting **January 2016** Expense

FENCING

- Maintain Fencing \$1,258

Total Forecast Expenditure for year commencing: January 2016 **\$1,258**

Year Starting **January 2018** Expense

EXTERNAL FACADE

- Repaint Soffits \$6,860

- Maintain Pathways \$681

- Repaint Door Face \$1,102

- Repaint Window/Door frames \$5,227

FIXTURES/FITTINGS

- Maintain Lighting \$953

Total Forecast Expenditure for year commencing: January 2018 **\$14,823**

Year Starting **January 2019** Expense

DRIVEWAY /CAR PARK & PAVING

- Maintain Carports/Roof \$1,416

ROOF

- Maintain Guttering and Downpipes \$1,699

- Maintain Roof \$5,733

Total Forecast Expenditure for year commencing: January 2019 **\$8,848**

Year Starting **January 2020** Expense

FENCING

- Maintain Underground Pipework \$3,680

FIXTURES/FITTINGS

- Maintain Signage \$883

- Maintain Switchboard/ Electrical \$1,472

- Maintain/Repair Mail Boxes \$1,590

LANDSCAPING

- Remove Trees/Roots \$1,472

Total Forecast Expenditure for year commencing: January 2020 **\$9,097**

Year Starting **January 2022** Expense

DRIVEWAY /CAR PARK & PAVING

- Maintain Driveway Area \$1,592

Total Forecast Expenditure for year commencing: January 2022 **\$1,592**

Year Starting **January 2023** Expense

FENCING

- Maintain Fencing \$1,656

FIXTURES/FITTINGS

- Maintain Lighting \$1,159

Total Forecast Expenditure for year commencing: January 2023 **\$2,815**

Year Starting **January 2025** Expense

EXTERNAL FACADE

- Maintain Pathways \$896

FENCING

- Maintain Underground Pipework \$4,478

LANDSCAPING

- Remove Trees/Roots \$1,791

Total Forecast Expenditure for year commencing: January 2025 **\$7,165**

Year Starting **January 2026** Expense

DRIVEWAY /CAR PARK & PAVING

- Maintain Carports/Roof \$1,863

Total Forecast Expenditure for year commencing: January 2026 **\$1,863**

Year Starting **January 2027** Expense

FIXTURES/FITTINGS

- Maintain Switchboard/ Electrical \$1,937

Total Forecast Expenditure for year commencing: January 2027 **\$1,937**

Year Starting **January 2028** Expense

EXTERNAL FACADE

- Repaint Soffits	\$10,154
- Repaint Door Face	\$1,632
- Repaint Window/Door frames	\$7,737

FIXTURES/FITTINGS

- Maintain Signage	\$1,209
- Maintain/Repair Mail Boxes	\$2,176
- Maintain Lighting	\$1,410

Total Forecast Expenditure for year commencing: January 2028 **\$24,318**

Year Starting **January 2029** Expense

DRIVEWAY /CAR PARK & PAVING

- Maintain Driveway Area	\$2,095
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ROOF

- Maintain Guttering and Downpipes	\$2,514
- Maintain Roof	\$8,486

Total Forecast Expenditure for year commencing: January 2029 **\$13,095**

Year Starting **January 2030** Expense

FENCING

- Maintain Fencing	\$2,179
- Maintain Underground Pipework	\$5,448

LANDSCAPING

- Remove Trees/Roots	\$2,179
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Total Forecast Expenditure for year commencing: January 2030 **\$9,806**

Item	Cost ** (Ex GST)	Replace In	Remain Life/Int Years	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
EXTERNAL FACADE																		
- Repaint Soffits	\$5,040	2018	10			6860										10154		
- Maintain Pathways	\$500	2018	7			681							896					
- Repaint Door Face	\$810	2018	10			1102										1632		
- Repaint Window/Door frames	\$3,840	2018	10			5227										7737		
ROOF																		
- Maintain Guttering and Downpipes	\$1,200	2019	10				1699										2514	
- Maintain Roof	\$4,050	2019	10				5733										8486	
DRIVEWAY /CAR PARK & PAVING																		
- Maintain Driveway Area	\$1,000	2022	7							1592								2095
- Maintain Carports/Roof	\$1,000	2019	7				1416							1863				
FENCING																		
- Maintain Fencing	\$1,000	2016	7	1258							1656							2179
- Maintain Underground Pipework	\$2,500	2020	5					3680					4478					5448
LANDSCAPING																		
- Remove Trees/Roots	\$1,000	2020	5					1472					1791					2179
FIXTURES/FITTINGS																		
- Maintain Signage	\$600	2020	8					883								1209		
- Maintain Switchboard/ Electrical	\$1,000	2020	7					1472							1937			
- Maintain/Repair Mail Boxes	\$1,080	2020	8					1590								2176		
- Maintain Lighting	\$700	2018	5			953					1159					1410		

REPORT NOTES -

The replacement costs included in the report are for budgeting purposes and have been obtained from a number of sources including building cost information guides, painting contractors, plant and equipment suppliers, manufactures and installers and working knowledge of each buildings configuration at the time of inspection.

Every effort has been made to accurately estimate the costs of the items identified in this report, however if there items were put to tender, it would be expected that the quotations would vary and it is recommended that quotations are sourced as in advance of any anticipated sinking fund maintenance costs as possible.

The estimated life of each item is made at the time of the site inspection and the life cycles of each of the items having regard to where the building is located, as buildings in a salt environment tend to have a lesser life cycle and a higher maintenance requirement.

This sinking fund is not a building condition survey. We recommend that a periodic survey be carried out by qualified building contractors to assess the building condition, if required. The inspection of the common property of the scheme is a visual inspection only limited to those areas of the common property that are fully accessible and visible to the inspector from floor or ground level at the time of inspection.

COMPILED BY: Peter Greenham

Peter Greenham's Qualifications include:

Associate Diploma (Laboratory Operations), Diploma (Civil Engineering), Diploma (Quality Management), Diploma (Business), Diploma (Training and Assessment), Diploma (Laboratory Technology), Lead Environmental Auditor, National Association of Testing Authorities Technical Assessor for Construction Materials. Member of the Australian Organisation for Quality.

READILY ACCESSIBLE AREA INSPECTED

The inspection covered the Readily Accessible Areas of the property including:

Building Interior, Building Exterior, Roof Exterior, Driveway Areas, The grounds including, landscaping, retaining walls, fences within the property boundaries.

The inspection did not include areas which were inaccessible, not readily accessible or obstructed at the time of inspection. Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection of the property.

Other Comments

GENERAL CONDITIONS OF ENGAGEMENT**1 CONSULTANT'S RESPONSIBILITIES AND OBLIGATIONS**

1.2 Independent Inspections Pty Ltd ("Consultant") will:

- (a) perform the services ("Services") which it has agreed to perform for its client ("Client") including any variations with due care, skill and diligence;
- (b) comply with the requirements of all legislation, statutory instruments, codes and mandatory standards applicable to the performance of the Services; and
- (c) perform the Services in a timely manner or within an agreed program for the commencement and completion of the Services to the extent that it is within the Consultant's reasonable control to do so

2 PAYMENT

2.1 The Client will pay to the Consultant the agreed fee for the performance of the Services plus related disbursements. If no fee or basis for calculating the fee has been agreed, then the Consultant is entitled to be paid a reasonable fee taking into consideration the Consultant's Schedule of Hourly Rates, By Category, For Fees on a Time Basis, current at the time the Services are performed, a copy of which shall be provided by the Consultant to the Client upon request.

2.2 Tax invoices issued by the Consultant for payment for the Services performed must be paid by the Client within 14 days of receipt, unless otherwise agreed.

2.3 If the Consultant's fees exclude any goods and services tax or the like tax ("GST"), the Client shall also pay to the Consultant the GST applicable to those fees.

2.4 Late payment of fees shall constitute a default and the client shall be a default interest on overdue amounts from the date of payment at a rate of 10% of the amount due each 7 days overdue.

3 VARIATIONS/DOCUMENTS

3.1 The Consultant shall be entitled to be paid a reasonable fee or compensation (including related costs, expenses, loss or damage) for any change required or performed to the Services, unless it is due to a default of the Consultant, as well as a reasonable extension of time to complete the Services as a consequence of the change

4 CLIENT'S RESPONSIBILITIES AND OBLIGATIONS

4.1 The Client agrees prior to placing the order that they have read and agreed to the conditions of engagement and by the placement of the order by phone, fax or email is liable for charges incurred.

4.2 The Client will provide the Consultant with all relevant information and documents relating to the Client's requirements;

4.3 promptly and satisfactorily answer all reasonable enquiries and furnish information requested by the Consultant;

4.4 take all reasonable steps to avoid doing or omitting anything which may delay the Consultant in performing the Services;

4.5 bear the costs of all fees and charges in connection with the performance of the Services including those associated with complying with statutory and

regulatory requirements such as permit or approval fees; and

4.6 discharge its obligations reasonably and in good faith.

4.7 An instruction by the Client to vary anything in drawings, specifications or other documents issued previously by the Consultant and complying with this Agreement or where amendments to such documents become necessary or desirable because of circumstances beyond the reasonable control of the Consultant, such instructions or amendments shall be considered to be a change to the Services.

4.8 The Client accepts the risk of using drawings, specifications, reports or any other documents issued by the Consultant in electronic form without requesting and checking them for accuracy against an original hard copy version.

5 DELAY AND EXTENSION OF TIME

5.1 The Consultant will be entitled to a reasonable extension of time for the performance of the Services if the Consultant is delayed in performing the Services

by an act, omission or event beyond the reasonable control of the Consultant.

5.2 If the Consultant is delayed in performing the Services by the Client or its contractors or agents, the Client will pay to the Consultant such costs, expenses, loss or damage incurred by the Consultant or for which the Consultant is liable due to the delay

6 TERMINATION AND SUSPENSION OF SERVICES

6.1 Where either party commits a breach of this Agreement, the other party may give the defaulting party written notice specifying the breach and the period for its rectification, which shall not be less than 14 days from the date of service of the notice. If the defaulting party fails to rectify the breach within the period specified

in the notice, the other party may, without further notice, suspend or terminate this Agreement.

6.2 Either party may suspend or terminate this Agreement by written notice to the other party:

(a) Where a party, in the reasonable opinion of the other party suffers or may potentially suffer an adverse or potentially adverse alteration in its financial capacity to function as a solvent business or entity

(b) In the event of any occurrence or threat made by anyone in that is connected with Terrorism or War and in connection with this Agreement.

7 LIABILITY

7.1 The Consultant accepts responsibility for the performance or non-performance of the Services to the extent provided in this Agreement.

7.2 Consultant shall have no liability to the Client for or in connection with any indirect, economic, special or consequential loss or damage including without limitation; loss of actual or anticipated profit or revenue, business interruption or shutdown, loss of production, delay costs, loss of opportunity, income or rent, financing and holding costs in connection with the Services.

7.3 Notwithstanding any other provision of this Agreement,

(a) to the extent permissible by law, the Consultant will only be liable to the Client whether under contract, in tort, under statute or otherwise for any loss, damage or injury to the extent and in the proportion to which such loss, damage or injury is caused by the fault of the Consultant; and

(b) unless the Consultant's liability is limited under subclause 7.4, the Consultant's aggregate liability to the Client arising out of the performance or nonperformance of the Services, whether under the law of contract, tort (including negligence), statute or otherwise, shall be limited to the extent permissible by law to the fee payable to the Consultant under this Agreement (excluding GST and reimbursable expenses) or \$100,000, whichever is the lesser

7.4 This subclause 7.4 only applies if the law governing this Agreement is that of an Australian State or Territory and/or the Commonwealth of Australia. The liability of the Consultant for breach of any term, condition or warranty under or implied by the Trade Practices Act 1974 ("Act") shall be limited, at the option of the Consultant, and to the extent permitted by the Act, to:

(i) the supplying of the Services again; or

(ii) the payment of the cost of having the Services supplied again.

7.5 Any liability which the Consultant may have in connection with the Services, whether under the law of contract, tort (including negligence), statute or otherwise, shall be deemed to have been discharged at the expiration of 2 years from the completion of the Services and the Client is thereafter barred from commencing any action or making any claims against the Consultant in connection with the Services, unless legal proceedings are issued and the associated formal documentation served upon the Consultant within that period

8 ASBESTOS, MOULD TERRORISM

8.1 Notwithstanding anything else in this Agreement or any document or representations made by anyone and to the extent permitted by law, the Consultant shall not be liable or held responsible whether under the law of contract, tort (including negligence), statute or otherwise for any loss, damage, cost or expense of whatsoever nature (including personal injury and death) directly or indirectly caused by, resulting from, based upon, attributable to, in consequence of or in connection with asbestos or Mould or any act of Terrorism or War regardless of any other cause or event contributing concurrently or in any other sequence.

8.2 The Client releases the Consultant from all causes of action, proceedings, claims, demands, liabilities or rights which the Client has or may have had but for subclause 8.1 above and this subclause 8.2 and is barred from commencing any proceedings against the Consultant for any loss or damage caused by anything in connection with asbestos, Mould, Terrorism or War.

8.3 For the purposes of this clause:

(a) "Mould" means fungi, moulds, spores or mycotoxins of any kind;

(b) "Terrorism" means an act, including but not limited to the use of force or violence and/or the threat thereof, of any person or group of persons, whether acting alone or on behalf of or in connection with any organisation or government, committed for political, religious, ideological or similar purposes including the intention to influence any government and/or to put the public, or any section of the public in fear; and

(c) "War" means war, invasion, acts of foreign enemies, hostilities (whether war be declared or not), civil war, rebellion, revolution, insurrection, military or usurped power or confiscation or nationalisation or requisition of, or damage to, property by or under the order of any government or public local authority.

9 MISCELLANEOUS

9.1 If the Consultant began to perform the Services before this Agreement was agreed to by all the parties, the terms of this Agreement shall apply retrospectively from when the Services began to be performed.

9.2 If the whole or any part of a clause in this Agreement is unenforceable for any reason, it shall be severed from this Agreement so that the remaining part of the clause or Agreement continues to operate as if the severed part had never been included in this Agreement.

9.3 Any conditions identified as Special Conditions shall take precedence over any other clause in this Agreement.

9.4 The Agreement shall be governed and construed in accordance with the laws of the Country, State or Territory where the majority of the Services are performed.

9.5 The Consultant shall retain copyright of all the intellectual property prepared by the Consultant. The Client shall be entitled to use them or copy them only for the works and the purpose for which they were intended. The ownership of date and factual information collected by the Consultant and paid for by the client shall, after payment by the Client, lie with the Client. The Client may reproduce drawings, specifications and other documents in which the Consultant has copyright, as reasonably required in connection with the project but not otherwise. The Client shall have no right to use any of these documents where any or all of the fees and expenses payable to the Consultant have not been paid in accordance with this agreement

FORECAST EXPENDITURE BY BUILDING AREAS

Wednesday, 16 March 2016

Area	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
DRIVEWAY /CAR PARK & PAVING	0	0	0	1416	0	0	1592	0	0	0	1863	0	0	2095	0
EXTERNAL FACADE	0	0	13870	0	0	0	0	0	0	896	0	0	19523	0	0
FENCING	1258	0	0	0	3680	0	0	1656	0	4478	0	0	0	0	7627
FIXTURES/FITTINGS	0	0	953	0	3945	0	0	1159	0	0	0	1937	4795	0	0
LANDSCAPING	0	0	0	0	1472	0	0	0	0	1791	0	0	0	0	2179
ROOF	0	0	0	7432	0	0	0	0	0	0	0	0	0	11000	0
	1258		14823	8848	9097		1592	2815		7165	1863	1937	24318	13095	9806

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—
- (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.

RESOLUTIONS AFFECTING STRATA CORPORATION 7285 INC

DISCLAIMER - Strata Data will not be held liable for any missing, incomplete or incorrect information provided prior to the commencement of our management: 05/01/2002

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

DATE	RESOLUTION
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22/01/02	<u>Smoke Alarm Legislation</u>
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Under new fire safety legislation, which commenced on 1st February 1998, all residences must have in place by 1st January 2000 one or more self-contained smoke alarms which comply with the Australian Standard. We would recommend in any event that all owners have these in place as soon as possible as a general safety measure. In addition, any transfer of property after 1st February 1998 requires the purchaser within six months of settlement, to install a 10 year lithium battery or hard-wired smoke detector powered through a mains source of electricity. Penalty for non compliance-\$750

Whilst we have obtained clarification on the responsibility for the installation of smoke detectors as being that of an owner, if a corporation wishes to undertake this work, this is quite acceptable.

External Doors, Window Frames and Flyscreens

Due to the possibility of maintenance costs to the units' external doors, windows and flyscreens being higher in some units than others due to excessive wear and tear, section 27 (6) of the Strata Titles Act 1988 (as amended) be invoked and the costs of such repairs and replacements be borne by the individual unit owners rather than the Corporation. Such items as repainting to be undertaken on a Corporation basis.

Security Doors and Security Window Screens

Owners may install security doors and security window screens provided that they match those doors and window screens already existing on other units.

Advertising Signs

In the event of a unit being offered for sale or auction that signs no larger than 1metre x 2 metres should be permitted for a reasonable time and that they are to be removed within two weeks of a successful contract being signed. To Let signs are not permitted.

Alteration/Additions

All future alterations/additions by owners eg. pergolas, garden sheds, security doors, airconditioners etc. should be placed on the Agenda for decisions and voting at Annual General Meetings. Should owners wish approvals to be granted between meetings, an application may be forwarded to Strata Data with the relevant plans and specifications. Applications and/or plans will be circularized with a voting return to all owners giving them 14 days in which to reply.

Any cost associated with an application to install or erect any such additions or alterations eg. postage photocopying etc will be borne by the relevant unit owners, when the application for approval is made between General Meetings.

NOTE: If an alteration requires an amendment to the Strata Plan a Unanimous Resolution must be passed at a General Meeting of the Strata Corporation.

Legal Recoveries

That Strata Data be granted approval to seek legal assistance for the recovery of unpaid maintenance contributions or levies which remain unpaid after a period of six weeks from the due date, having first notified the owner of such action. All associated costs for the recovery to be borne by the relevant unit owner and to become a debt against the unit.

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

That Strata Data be granted approval to seek the services of a solicitor to write to the owner of a unit whereby the occupier has clearly breached the Strata Titles Act and caused distress to other residents of the complex, provided that at least two letters, one of which to include a warning of legal recourse, have been forwarded to the owner and/or agent concerning the occupiers. The cost of all associated legal fees to be borne by the relevant unit owner and to become a debt against the unit.

Insurance Excess

That the unit making a claim that attracts an excess, will pay the excess. If a common area claim then the corporation would pay.

Air Conditioners

All units are given permission to install Split Level Air Conditioners as long as the external unit is in the rear yard subsidiary and that all costs installing and maintaining the Air Conditioner is at the unit owners expense.

Approval to unit 1

It was moved Mrs Moss seconded Mr Fletcher that Ms Wood from unit 1 be granted approval to keep a cat.

18/01/06

Air Conditioner (Unit 7)

The owner of Unit 7 was granted permission to install 2 external air conditioning motors at the front of the unit.

Power Point to Carport (Unit 9)

The owner of Unit 9 was granted permission to install a weather proofed power point on the carport adjacent to area allocated to Unit 9. All associated costs will be borne by the owner.

07/06/06

Installation of Pavers (Unit 5)

Permission was granted to Unit 5 to install pavers to the front of their unit on the common area. If these pavers are to be removed then it was agreed that the turf will be reinstated.

- 14/02/07** **Pergola installation – Unit 3**
That approval be given to the owners of Unit 3 to install a pergola. Any cost associated with the installation of the pergola and any future costs with regards to maintenance and repair to the same will be borne by the relevant unit owner.
- 13/02/08** **Legal Recoveries**
That Strata Data is granted approval to seek legal assistance for the recovery of unpaid maintenance contributions or levies which remain unpaid after a period of six weeks from the due date, having first notified the owner of such action. All costs for the recovery to be borne by the relevant unit owner and become a debt against the unit.
- Petty Cash**
A petty cash amount of \$200.00 be provided to the Presiding officer for the purchase of common expense items when required.
- Dog Request – Unit 6**
The owner of unit 6 is granted approval to keep a small dog within her unit.
- 26/02/09** **Hot Water Unit Installations**
Individual unit owners may install gas or electric hot water heaters externally on the condition they don't block access around the building and install solar collectors on the roof on the condition they are not placed on the street front elevation and a qualified person signs off on the roof structure being adequate to support the additional load. All repairs to the building and ongoing maintenance will be that individual unit owners responsibility.
- Digital Television Reception**
Individual unit owners may install external mounted digital TV antennas to receive a digital service on the condition they are not located on the front of the building.
- 18/2/13** **Cat Approval – Unit 8**
The meeting approved the resident of Unit 8 to keep a cat within the unit.
- Interest Applied on Overdue Levies**
That, in accordance with Section 27 (4) of the Strata Titles Act 1988 (as amended), if a levy is not paid on the date by which it becomes due and payable in accordance with a Resolution of the Corporation, the Corporation resolves to apply interest charges on those levies at a rate of 10% per annum.

- 10/03/15 Corporation's Right to Impose Penalties for Ongoing Breaches of the Strata Titles Act (as amended)**
that, under the instruction of the Corporation's Office Bearers, the Body Corporate Manager may impose on any Unit holder a penalty for the ongoing breaches of the Strata Titles Act 9as amended) of up to, and inclusive of, \$500./00 for Residential Strata Corporations or, up to and inclusive of, \$2,000.00 for Commercial Strata Corporations (payable to the Strata Corporation). Subject to their being at least two letters, one of which includes a warning of a penalty being imposed, having been forwarded to the unit owner and or agent concerning the occupants.
- 22/2/17 Permission for Unit 4 to Install a Pergola**
Permission was granted to Unit 4 in installing a pergola at the rear of the unit provide that the colour will match the existing colour of the Body Corporate.
- Permission for Unit 4 to have a Pet Dog**
Permission was granted to Unit 4 to have a pet dog and that such approval shall remain at the pleasure of the Strata Corporation.
- 21/2/18 External Painting**
That owners are permitted to paint the external part of the building keeping in mind the colour scheme of the corporation. There is no specific time frame for the painting but it will be done as and when it is required.
- 20/02/19 Insurance Excess**
That the cost of the insurance excess be borne by the Unit from which the claim originated. That where a claim has originated from Common Property, the Body Corporate be responsible for the cost of the excess. That where a claim against a unit owner's alteration and/or addition is made, the responsibility of the insurance excess relating to that claim be borne by that unit owner.
- 16/02/22 Related costs for recovery of outstanding money – Unanimous Resolution**
That the Body Corporate seek to recover overdue levies which remain unpaid after a period of four weeks from the due date, having first notified the owner of proposed action. Related costs associated with the recovery of outstanding money shall be levied as a debt against the unit.
- 15/02/23 Fines for Breaches**
That Under the instruction of the Corporation's Office Bearers, the Body Corporate Manager may impose on any Unit holder a penalty for any ongoing beaches of the articles of up to, and inclusive of, \$500.00 for Residential Strata Corporations or, up to and inclusive of, \$2,000.00 for Commercial Strata Corporations (payable to the Strata Corporation). Subject to there being at least two letters, one of which includes a warning of a penalty being imposed, having been forwarded to the unit owner and or agent concerning the occupants.



STRATA DATA

4 April 2025

IMPORTANT NOTICE TO NEW OWNER | LANDLORD & CONTENTS INSURANCE

The property you are considering purchasing is part of a Strata / Community group managed by Strata Data. As such the common/shared areas are already covered by the mandatory Body Corporates insurance policy.

However, your personal property & public liability within your own unit is not covered by your Body Corporates insurance, so resident owners and investor owners must take out their own insurance to cover these risks. If you are a resident owner you need separate contents insurance, and if you are an investor owner you need separate landlords insurance.

Please find in the following pages further information on both of these insurance products.

To access great rates on these insurances please go to www.stratadata.com.au/insurance

Best,

MARC STEEN

Chief Operating Officer

DISCLAIMER: Please note this is not financial advice and does not take into account your individual circumstances. It is your responsibility to determine what insurance products are right for you.

BETTER TOGETHER stratadata.com.au

ADELAIDE | 647 Portrush Rd, Glen Osmond SA 5064 PO Box 219 Glen Osmond SA 5064 T 08 8372 2777 F 08 8379 0703
MELBOURNE | 39/574 Plummer St, Port Melbourne VIC 3207 PO Box 715 Port Melbourne VIC 3207 T 03 9676 9555 F 03 9676 9455 ABN 20 080 960 112



Level 13, 431 King William Street
Adelaide SA 5000

Certificate of Currency

CHU Residential Strata Insurance Plan

Policy No	HU0040032
Policy Wording	CHU RESIDENTIAL STRATA INSURANCE PLAN
Period of Insurance	01/04/2025 to 01/04/2026 at 4:00pm
The Insured	STRATA CORPORATION NO. 7285 INC.
Situation	2 DOUGLAS AVENUE REYNELLA SA 5161

Policies Selected

Policy 1 – Insured Property

Building: \$2,447,000

Common Area Contents: \$24,470

Loss of Rent & Temporary Accommodation (total payable): \$367,050

Policy 2 – Liability to Others

Sum Insured: \$20,000,000

Policy 3 – Voluntary Workers

Death: \$200,000

Total Disablement: \$2,000 per week

Policy 4 – Fidelity Guarantee

Sum Insured: \$100,000

Policy 5 – Office Bearers' Legal Liability

Sum Insured: \$250,000

Policy 6 – Machinery Breakdown

Not Selected

Policy 7 – Catastrophe Insurance

Not Selected

Policy 8 – Government Audit Costs and Legal Expenses

Government Audit Costs: \$25,000

Appeal expenses – common property health & safety breaches: \$100,000

Legal Defence Expenses: \$50,000

Policy 9 – Lot owners' fixtures and improvements (per lot)

Sum Insured: \$250,000



Flood Cover is included.

Date Printed

25/03/2025

This certificate confirms this policy is in force for the Period of Insurance shown, subject to the policy terms, conditions and exclusions. It is a summary of cover only (for full details refer to the current policy wording QM562-1023 and schedule). It does not alter, amend or extend the policy. This information is current only at the date of printing.

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 recommends that you check the website: www.cbs.sa.gov.au

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

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

Safety

- Is there **asbestos** in any of the buildings or elsewhere on the property 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.