

FORM 1 - Vendor's Statement

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

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Preliminary

To the purchaser:

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

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

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

Instructions to the vendor for completing this statement:

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

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

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

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

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

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

PART A – PARTIES AND LAND

1 Purchaser:

Address:

2 Purchaser's registered agent:

Address:

3 Vendor:

Toby James Terlet

Address:

11 Finke Avenue, West Lakes Shore SA 5020

4 Vendor's registered agent:

Magain Real Estate Happy Valley Pty Ltd T/A Magain Real Estate

Address:

Shop 15, Woodcroft Market Plaza, 217 Pimpala Road Woodcroft SA 5162

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

6 Description of the land:

[Identify the land including any certificate of title reference]

Being the land situated at Unit 7/17-19 Church Street, Marden SA 5070 and being whole of the land in

Certificate of Title Volume 5054 Folio 569 and being whole of Unit 7 Strata Plan 11621 in the Area named

Marden in the Hundred of Adelaide

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

To the purchaser:

Right to cool-off (section 5)

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

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

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

2 – Time for service

The cooling-off notice must be served–

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

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

3 – Form of cooling-off notice

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

4 – Methods of service

The cooling-off notice must be–

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

11 Finke Avenue, West Lakes Shore SA 5020

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

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

lindy@magain.com.au

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

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

Shop 15, Woodcroft Market Plaza, 217 Pimpala Road Woodcroft SA 5162

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

Note–

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

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

5 – Effect of service

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

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

Proceeding with the purchase

If you wish to proceed with the purchase—

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

PART C – STATEMENT WITH RESPECT TO REQUIRED PARTICULARS

(section 7(1))

To the purchaser:

*I / ~~We~~,

Toby James Terlet

of

11 Finke Avenue, West Lakes Shore SA 5020

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

Date: _____ Signed: _____

Date: _____ Signed: _____

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

(section 9)

To the purchaser:

I,

Lindy Kriticos

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

Exceptions:

NIL

Date: _____ Signed: _____

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

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

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

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

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

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

TABLE OF PARTICULARS

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

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

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

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

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

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

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

Column 1	Column 2	Column 3
1. General		
1.1 Mortgage of land	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>REFER TO CERTIFICATE OF TITLE VOLUME 5054/ FOLIO 469</p> <p>Number of mortgage (if registered):</p> <p>13878946</p> <p>Name of mortgagee:</p> <p>AFSH Nominees PTY LTD (ACN 143937437)</p>	<input checked="" type="checkbox"/> YES YES
<p><i>[Note -</i> <i>Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p>		
1.2 Easement (whether over the land or annexed to the land)	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>Refer to certificate of title volume 50534/ folio 569</p> <p>Description of land subject to easement:</p> <p>unit 7 strata plan 11621 in the area named Marden , hundred of Adelaide</p> <p>Nature of easement:</p> <p>Together with free and unrestricted right(s) of way over land Marked A on DP 32348</p> <p>Are you aware of any encroachment on the easement?</p> <p>NO</p> <p>(If YES, give details):</p> <p>If there is an encroachment, has approval for the encroachment been given?</p> <p>NO</p> <p>(If YES, give details):</p>	<input checked="" type="checkbox"/> NO YES
<p><i>[Note -</i> <i>Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p>		
1.3 Restrictive covenant	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>Nature of restrictive covenant:</p> <p>Name of person in whose favour restrictive covenant operates:</p> <p>Does the restrictive covenant affect the whole of the land being acquired?</p> <p>(If NO, give details):</p> <p>Does the restrictive covenant affect land other than that being acquired?</p>	<input type="checkbox"/> YES/NO YES/NO
<p><i>[Note -</i> <i>Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p>		

Column 1	Column 2	Column 3
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.) [Note - <i>Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	Is this item applicable? Will this be discharged or satisfied prior to or at settlement? Are there attachments? <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> please refer to Lease agreement and extensions Names of parties: Judith Ratsch Period of lease, agreement for lease etc: From: 24/10/2024 To: 24/10/2025 Amount of rent or licence fee: 430.00 per (period) week Is the lease, agreement for lease etc in writing? YES If the lease or licence was granted under an Act relating to the disposal of Crown lands, specify- (a) the Act under which the lease or licence was granted: n/a (b) the outstanding amounts due (including any interest or penalty): n/a	<input checked="" type="checkbox"/> NO YES
5. Development Act 1993 (repealed)		
5.1 section 42 - Condition (that continues to apply) of a development authorisation [Note - <i>Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	Is this item applicable? Will this be discharged or satisfied prior to or at settlement? Are there attachments? <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> Condition(s) of authorisation:	<input type="checkbox"/> YES/NO YES/NO
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) [Note - <i>Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	Is this item applicable? Will this be discharged or satisfied prior to or at settlement? Are there attachments? <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> refer to council rates notice Nature of condition(s): see attached decision notification form P.A.T No 504 of 1990 DA 8149	<input checked="" type="checkbox"/> NO YES

Column 1	Column 2	Column 3
21. Local Government Act 1999		
21.1 Notice, order, declaration, charge, claim or demand given or made under the Act	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</p> <p>refer certificate of rates and charges</p> <p>Date of notice, order etc:</p> <p>19/2/2025</p> <p>Name of council by which, or person by whom, notice, order etc is given or made:</p> <p>City of Norwood, Payneham and St Peters</p> <p>Land subject thereto:</p> <p>7/17 - 19 Church street MARDEN SA 5070</p> <p>Nature of requirements contained in notice, order etc:</p> <p>payment of rates</p> <p>Time for carrying out requirements:</p> <p>annual rates notice 2024/2025</p> <p>Amount payable (if any):</p> <p>327.00</p>	<div style="text-align: right;"> <input checked="" type="checkbox"/> YES YES </div>
29. Planning, Development and Infrastructure Act 2016		
29.1 Part 5 - Planning and Design Code	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</p> <p>REFER TO PLAN SA REPORT</p> <p>Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code):</p> <p>General Neighbourhood</p> <p>Is there a State heritage place on the land or is the land situated in a State heritage area?</p> <p>NO</p> <p>Is the land designated as a local heritage place?</p> <p>NO</p> <p>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?</p> <p>NO</p> <p>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?</p> <p>YES</p> <p>Note-</p> <p>For further information about the Planning and Design Code visit www.code.plan.sa.gov.au</p>	<div style="text-align: right;"> <input checked="" type="checkbox"/> NO YES </div>
<p>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</p>		
29.2 section 127 - Condition (that continues to apply) of a development authorisation	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</p> <p>Date of authorisation:</p> <p>Name of relevant authority that granted authorisation:</p> <p>Condition(s) of authorisation:</p>	<div style="text-align: right;"> <input type="checkbox"/> YES/NO YES/NO </div>
<p>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</p> <p style="font-size: 2em; opacity: 0.5; text-align: center;">N/A</p>		

SCHEDULE – DIVISION 2

OTHER PARTICULARS

(section 7(1)(b))

Particulars relating to community lot (including strata lot) or development lot



- 1 Name of community corporation:
Strata Corporation 11621inc, lot 7 Corp ABN 20843967599
Address of community corporation:
Unit 11/ 17-19 Church street Marden SA
- 2 Application must be made in writing to the community corporation for the particulars and documents referred to in 3 and 4.
Application must also be made in writing to the community corporation for the documents referred to in 6 unless those documents are obtained from the Lands Titles Registration Office.
- 3 Particulars supplied by the community corporation or known to the vendor:
 - (a) particulars of contributions payable in relation to the lot (including details of arrears of contributions related to the lot):
refer to Strata Corporation 11621inc, attached
 - (b) particulars of assets and liabilities of the community corporation:
Strata Corporation 11621inc, - attached
 - (c) particulars of expenditure that the community corporation has incurred, or has resolved to incur, and to which the owner of the lot must contribute, or is likely to be required to contribute:
- refer Attached strata Search
 - (d) if the lot is a development lot, particulars of the scheme description relating to the development lot and particulars of the obligations of the owner of the development lot under the development contract:
n/a
 - (e) if the lot is a community lot, particulars of the lot entitlement of the lot:
please refer to a schedule of unit entitlements - refer to strata corp number 11621 inc

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

- 4 Documents supplied by the community corporation that are enclosed:
 - (a) a copy of the minutes of the general meetings of the community corporation and management committee
*for the 2 years preceding this statement/since the deposit of the community plan;
(*Strike out or omit whichever is the greater period)
YES
 - (b) a copy of the statement of accounts of the community corporation last prepared;
YES
 - (c) a copy of current policies of insurance taken out by the community corporation.
YES

[For each document indicate (YES or NO) whether or not the document has been supplied by the community corporation by the date of this statement.]
- 5 If "not known" has been specified for any particulars in 3 or a document referred to in 4 has not been supplied, set out the date of the application made to the community corporation and give details of any other steps taken to obtain the particulars or documents concerned:
n/a

- 6 The following documents are enclosed:
 - ~~(a) a copy of the scheme description (if any) and the development contract (if any);~~
 - (b) a copy of the by-laws of the community scheme.

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

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

Name:

UNITCARE SERVICES

Address:

PO BOX 4040 NORWOOD SA 5067

Note—

- (1) A community corporation must (on application by or on behalf of a current or prospective owner or other relevant person) provide the particulars and documents referred to in 3(a)-(c) and 4 and must also make available for inspection any information required to establish the current financial position of the corporation, a copy of any contract with a body corporate manager and the register of owners and lot entitlements that the corporation maintains: see sections 139 and 140 of the *Community Titles Act 1996*.
- (2) Copies of the scheme description, the development contract or the by-laws of the community scheme may be obtained from the community corporation or from the Lands Titles Registration Office.
- (3) All owners of a community lot or a development lot are bound by the by-laws of the community scheme. The by-laws regulate the rights and liabilities of owners of lots in relation to their lots and the common property and matters of common concern.
- (4) For a brief description of some of the matters that need to be considered before purchasing a community lot, see Division 3 of this Schedule.

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

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

Governance

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

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

Use of your property

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

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

Are you buying a debt?

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

Expenses

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

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

Guarantee

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

Contracts

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

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

Buying off the plan

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

Mixed use developments - voting rights

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

Further information

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

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

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

You can also seek advice from a legal practitioner.

ACKNOWLEDGEMENT OF RECEIPT OF FORM 1

The Purchaser acknowledges receipt of the following:

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

the above being identified by pages numbered 1 to 13 inclusive, together with the following annexures and supporting documents (if any):

FORM R3 Buyers Information Notice

GENERAL RATES FOR THE FINANCIAL YEAR

COPY OF CONTRACT

COPY OF COUNCIL SEARCH

COPY OF PROPERTY INTEREST REPORT

COPY OF SA WATER NOTICE

COPY OF EMERGENCY SERVICES LEVY PAYABLE CERTIFICATE

COPY OF LAND TAX PAYABLE CERTIFICATE

COPY OF STRATA PLAN ****

COPY OF STRATA SEARCH

SIGNED BY THE PURCHASER:

Date: _____ Signed: _____

Date: _____ Signed: _____

The Purchaser:

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

Form R3

Buyers information notice

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

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

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

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

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

Safety

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

Enjoyment

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

Value

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

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

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

BODY CORPORATE SEARCH STATEMENT

Note: This facsimile and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom it is addressed. If you have received this facsimile in error please notify the sender.

THIS SEARCH DOCUMENT IS ONLY VALID FOR DATE OF ISSUE. A FREE UPDATE IS AVAILABLE IF REQUESTED WITHIN 3 MONTHS OF THE PAYMENT FOR THE ORIGINAL SEARCH - ONLY FOR PAYING APPLICANT

SEARCH DOCUMENT FOR A STRATA/COMMUNITY UNIT

Requested by: Name NORTH EAST CONVEYANCING

Address/Fax reception@neconveyancing.com.au

Re: STRATA CORPORATION 11621 INC.. UNIT/LOT: 7 CORP' ABN 20843967599

Unit/Lot No & Street Address: 7/17-19 CHURCH STREET , MARDEN 5070

Owner(s): JOBY TERLET

PART 1: FINANCIAL DETAILS

1.1 UNIT/LOT ENTITLEMENT:

Unit/Lot Entitlement: 625 **Total of all Unit/Lot Entitlements:** 10,000

1.2 MAINTENANCE CONTRIBUTIONS:

Levy Due Payable	Amount	Paid To	Frequency
Admin' Levy:	\$202.50	31/03/2025	Quarterly
Sinking Levy:	\$150.94	31/03/2025	Quarterly

1.3 ARREARS AT 26/02/2025 :

TOTAL OUTSTANDING TO DATE : * \$1.00 ******

Admin' Levy \$1.00, Sinking Levy \$1.00

Other Overdue Levies - amount due \$1.00

Interest \$1.00

[NB: Interest accrues daily at 15.00% per annum]

1.4 EXPENDITURE BY THE CORPORATION:

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

Refer to minutes \$

(b) Incurred by the Corporation to incur, to which the Unit/Lot holder must, or is likely to be required to contribute:

Refer to minutes \$

1.5 ASSETS AND LIABILITIES OF THE CORPORATION:

(a) Fund Name: UNIT/LOT SERVICES TRUST ACCOUNT

(b) Held at: BANK SA, 245 MAIN ROAD, BLACKWOOD 5051

(c) Sum standing to the credit of fund \$26,864.02

(d) Amount committed to expenses \$ Incurred for S&S BUDGET

(e) Amount earmarked for future expenses \$17,864.00 purpose SEE BUDGET

(f) Particulars of other assets: All those defined as common property upon the land: Refer to minutes

(g) Amount held in external account

(h) Liabilities (excluding those above and as described in 1.3 above): Refer to minutes

NOTE: Water billing arrangements: OWNERS PAY DIRECT AND EQUALLY TO SA WATER

PART 2: INSURANCES

Insurer: STRATA COMMUNITY INSURANCE

Property Cover: \$5,035,000.00
 Expiry Date: 01/09/2025
 Policy No: SSEC21005678

Public Liability: \$30,000,000.00
 Expiry Date: 01/09/2025
 Policy No: SSEC21005678

Other Covers:

LOSS OF RENT	\$905,250.00
CATASTROPHE	\$905,250.00
FIDELITY GUARANTEE	\$100,000.00
OFFICE DEAFERS LIABILITY	\$1,000,000.00
VOLUNTARY WORKERS PERS ACCID	\$200,000.00
LEGAL DEFENCE EXPENSES / AUDIT	\$50,000.00
OWNERS FIXTURES	\$500,000.00
FLOOD	\$1.00
FLOATING FLOORS	\$1.00
COMMON CONTENTS	\$50,550.00

PART 3: DOCUMENTS SUPPLIED

(included if not required)

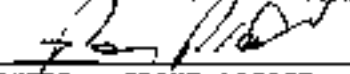
- (a) Minutes of General & Committee meetings of the Corporation for the last two (2) years.
- (b) Details of any special or unanimous resolutions affecting the unit/lot or common property passed in the last five (5) years (excluding those contained in (a) above)
- (c) Statement of Accounts of the Corporation last prepared
- (d) The Articles/By Laws now in force
- (e) All current policies of insurance taken out by the Corporation
- (f) ~~Strata Description - if a Community Title not applicable to the development~~

PART 4: DOCUMENT INSPECTION

The Corporation's records are available for inspection at
 UNITCASE SERVICES WWW.UNITCASE.COM.AU,
 on any working day between 10:00am and 4:00pm. Phone 08 8333 5200 to
 make an appointment. (NHA fee of \$5.00 may be charged for an inspection)

Statement dated: 26/02/2025

Signed for and on behalf of STRATA CORPORATION 11621 INC.

By: 
 FAY PRECIOUS - GROUP ASSIST

Position: Corporation Manager
 Phone 08 8333 5200

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

1. The Strata & Community Titles Act requires that:

A valid Certificate must immediately identify the body responsible for:

- (a) the owner of the unit/lot of the strata and change of the address of the owner;
- (b) any change in the ownership of the unit/lot; and

and that the body must also the new owner name and address in the strata plan.

As the body responsible may receive an appeal contribution from any interest in the strata (including, but not limited to:

the unit/lot holder of the strata and appeal of which the contribution is payable) between 01/01/2014 and 31/12/2014, the body must:

1. not fail to pay the contribution; and the new owner will have to pay any outstanding if you do not register the settlement.

2. this statement is issued on the basis that any payment by the body to the body responsible by stamp or by other instrument will be

accepted as the final payment. (not of the body responsible for the contribution details in the strata plan) will be using

This statement does not take into account any decisions or arrangements of the Corporation or its subsequent to the issue of this statement. Contact with the strata plan for more information.

Dated 26 FEB 2025

FINANCIAL STATEMENT FOR STRATA CORPORATION 11621 INC. (Man GA/16)
ADDRESS 17 - 19 CHURCH STREET MARDEN 5070
BETWEEN 01 JUL 2024 AND 26 FEB 2025
PAGE 1, PRINTED 26/02/2025

	ADMIN	SINKING	TOTAL
INCOME			
ACCOUNT FEE CHARGED ON OVERDUE ACCOUNT	12.00	.00	
CORP' FEE CHARGED ON OVERDUE LEVYS	7.55	.00	
INTEREST PAID BY BANK	616.80	.00	
SUNDRY INCOME	413.45	.00	
SINK FUND LEVY	.00	5244.80	
ADMIN FUND LEVY	9119.70	.00	
TOTAL INCOME	10169.50	5244.80	15414.30
OUTGOINGS			
ACCOUNT FEE CHARGED ON OVERDUE ACCOUNT	12.00	.00	
BANK CHARGES	67.38	.00	
INCOME TAX / PUBLIC OFFICER FUNCTIONS	217.00	.00	
MANAGEMENT FEES	2112.00	.00	
POSTAGE & COPYING	147.41	.00	
INSURANCE PREMIUM	9661.57	.00	
SUNDRY OUTGOINGS	413.45	.00	
INCOME TAX PAYMENT	344.30	.00	
GROUNDS MAINTENANCE	131.16	.00	
GUTTER AND STORMWATER MAINTENANCE	1155.00	.00	
ROOF & GUTTER WORKS	8725.00	.00	
AUDIT, RECONCILIATION & ARCHIVING	416.00	.00	
DEBT RECOVERY FEES	4413.90	.00	
ELECTRICITY CHARGES	263.36	.00	
TOTAL OUTGOINGS	28079.53	.00	28079.53
OPENING BALANCE	26029.20	12720.05	38749.25
TOTAL INCOME	10169.50	5244.80	15414.30
TOTAL OUTGOINGS	28079.53	.00	28079.53
CLOSING BALANCE	8119.17	17964.85	26084.02

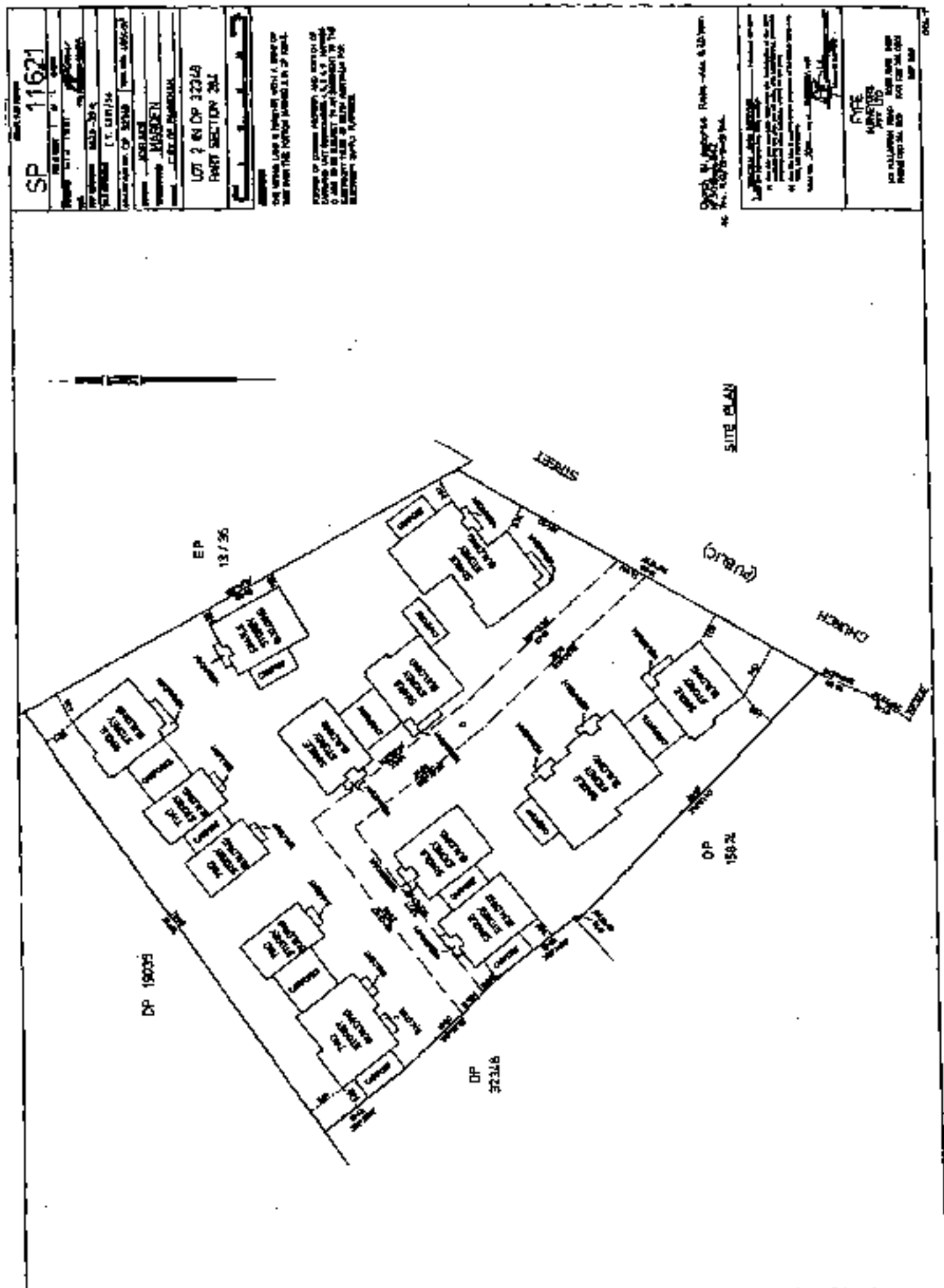
BALANCE SHEET

ASSETS

CASH AT BANK	26094.92
LEVIES IN ARREARS	
UNIT/LOT NO. AMOUNT	
1 .20	
13 9318.10	
TOTAL LEVIES IN ARREARS	9318.30

LIABILITIES

LEVIES PAID IN FULL IN ADVANCE	
UNIT/LOT NO. AMOUNT	
2 410.15	
TOTAL FULLY PAID LEVIES PAID IN ADVANCE	410.15
BALANCE	34992.17



SP 11621

LOT 2 IN DP 32349
PART SECTION 261

OWNER: [illegible]
ADDRESS: [illegible]
CITY OF [illegible]

OWNER: [illegible]
ADDRESS: [illegible]
CITY OF [illegible]

OWNER: [illegible]
ADDRESS: [illegible]
CITY OF [illegible]

OWNER: [illegible]
ADDRESS: [illegible]
CITY OF [illegible]

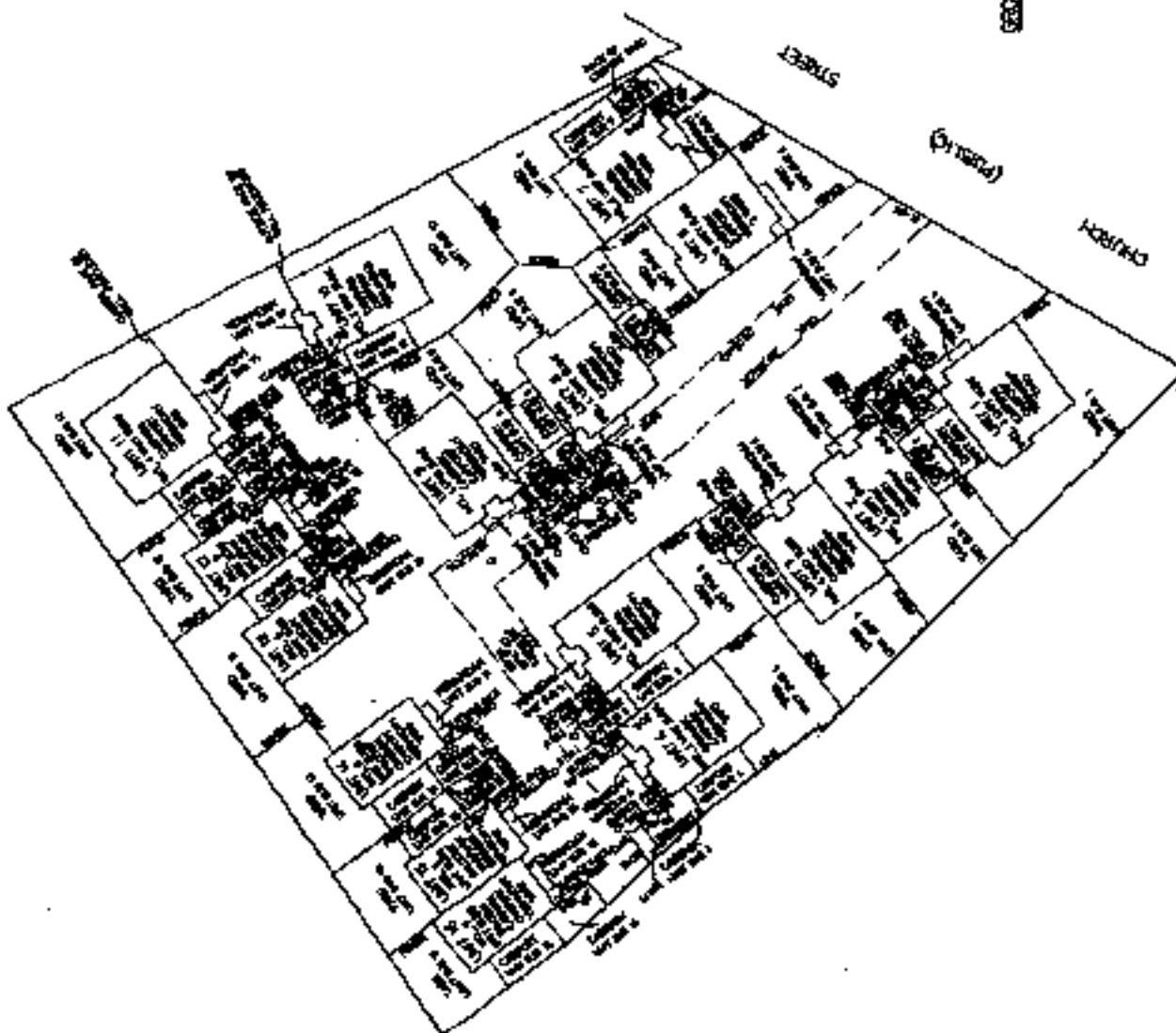
OWNER: [illegible]
ADDRESS: [illegible]
CITY OF [illegible]

OWNER: [illegible]
ADDRESS: [illegible]
CITY OF [illegible]

OWNER: [illegible]
ADDRESS: [illegible]
CITY OF [illegible]

PROJECT	10-15-14-01
DATE	10-15-14-01
DESIGNER	10-15-14-01
CHECKER	10-15-14-01
DATE	10-15-14-01
PROJECT	10-15-14-01
DATE	10-15-14-01
PROJECT	10-15-14-01
DATE	10-15-14-01
PROJECT	10-15-14-01
DATE	10-15-14-01

THE LINES AND LETTERS INDICATED BY A DOTTED LINE ARE NOT TO BE CONSIDERED AS PART OF THE SURVEY. THEY ARE MERELY A GUIDE TO THE LOCATION OF THE SURVEY. THEY ARE NOT TO BE USED AS A BASIS FOR ANY OTHER SURVEY.



10-15-14-01

Application No. 7190813	STRATA PLAN NUMBER SP 21623
	DEPOSITED 14/11/1991 <i>Blane</i> AND REGISTRAR-GENERAL.
	THIS IS SHEET 4 OF 4 SHEETS

SCHEDULE OF UNIT ENTITLEMENTS

UNIT NO.	UNIT ENTITLEMENT	UNIT NO.	UNIT ENTITLEMENT	UNIT NO.	UNIT ENTITLEMENT
1	625				
2	620				
3	620				
4	620				
5	620				
6	625				
7	625				
8	614				
9	610				
10	625				
11	625				
12	630				
13	636				
14	636				
15	630				
16	630				
				AGGREGATE	
					ROAD OR RESERVE ALLOCATIONS
AGGREGATE	10800	AGGREGATE			

STRATA CORPORATION 11621 INC
A117-19 CHURCH STREET, MARDEN

The following is a summary of policy decisions, special and unanimous resolutions passed by the Corporation along with the current set of articles/by-laws.

The relevant minutes should be consulted for the precise wording of the resolutions.

POLICIES & APPROVALS

AGM 2024

Policy - Insurance Excess Payments:

It was resolved that any insurance claim that is to do with the property of the unit owner, the unit owner will pay the insurance excess of \$1,000. Any claim related to the common property, the Corporation will pay the excess. The unit owner has a right of written appeal to the Management Committee.

Harsting Policy since AGM 2017 - Overdue Contributions Interest and Fees: That the payment of the Corporation Account Notice is the responsibility of each lot holder and accounts must be paid within twenty-eight (28) days of the due date for payment. If any account is not paid within 28 days of the due date lot owners are required to pay interest on the overdue amount at the rate of twelve (12%) per annum calculated from the due date until payment, and to pay all expenses incurred in pursuing recovery of overdue amounts including (but not limited to) legal fees, administrative costs, location and service fees and any commission payable to debt recovery consultants or solicitors. If the account is not paid by the due date a reminder notice will be sent with a late payment charge as per the contract fee.

Animals:

It was agreed that owners may apply for approval on an individual basis in accordance with the current Strata Pet Policy, July 2019. The Corporation delegates authority to the Management Committee to approve any applications for animals.

Real Estate Agents Signs:

Allowed - An agent instructed to offer any unit "For Sale" be permitted to erect one vertical (portrait) sign only, of dimensions not greater than two (2) metre square. This sign must indicate the number of the unit and is to be installed as near as practicable to the front boundary of the premises and be removed not later than 48 hours after a contract for sale of the unit has been signed.

Insulation:

It was resolved that the Corporation grant consent for all owners to install insulation in the roof space above their unit, subject to the unit holder and their successors in title agreeing without any further notice that the costs of and incidental to installation, maintenance, repairs and replacement shall be at all times at the expense of that unit holder from time to time. That the work be undertaken to a trade standard and that no insulation be installed on or above down lights, transformers and other equipment subject to heating

AGM 2023

Policy - Insurance Excess Payments:

It was resolved that any insurance claim that is to do with the property of the unit owner, the unit owner will pay the insurance excess of \$1,000. Any claim related to the common property, the Corporation will pay the excess. The unit owner has a right of written appeal to the Management Committee.

OVERDUE CONTRIBUTIONS INTEREST AND FEES:

Existing Policy since AGM 2017 - Overdue Contributions Interest and Fees: That the payment of the Corporation Account Notice is the responsibility of each lot holder and accounts must be paid within twenty-eight (28) days of the due date for payment. If any account is not paid within 28 days of the due date lot owners are required to pay interest on the overdue amount at the rate of twelve (12%) per annum calculated from the due date until payment, and to pay all expenses incurred in pursuing recovery of overdue amounts including (but not limited to) legal fees, administrative costs, location and service fees and any commission payable to debt recovery consultants or solicitors. If the account is not paid by the due date a reminder notice will be sent with a late payment charge as per the contract fee.

Animals:

It was agreed that owners may apply for approval on an individual basis in accordance with the current Strata Pet Policy, July 2019. The Corporation delegates authority to the Management Committee to approve any applications for animals.

Real Estate Agents Signs:

Allowed - An agent instructed to offer any unit "For Sale" be permitted to erect one vertical (portrait) sign only, of dimensions not greater than two (2) metre square. This sign must indicate the number of the unit and is to be installed as near as practicable to the front boundary of the premises and be removed not later than 48 hours after a contract for sale of the unit has been signed.

Insulation:

It was resolved that the Corporation grant consent for all owners to install insulation in the roof space above their unit, subject to the unit holder and their successors in title agreeing without any further notice that the costs of and incidental to installation, maintenance, repairs and replacement shall be at all times at the expense of that unit holder from time to time. That the work be undertaken to a trade standard and that no insulation be installed on or above down lights, transformers and other equipment subject to heating.

AGM 2022

Policy - Insurance Excess Payments:

It was resolved that any insurance claim that is to do with the property of the unit owner, the unit owner will pay the insurance excess. Any claim related to the common property, the Corporation will pay the excess. The unit owner has a right of written appeal to the Management Committee.

It was noted that the excess is \$500.

Policy - Overdue Contributions Interest & Fees: That the payment of the Corporation Account Notice is the responsibility of each lot holder and accounts must be paid within twenty-eight (28) days of the due date for payment. If any account is not paid within 28 days of the due date lot owners are required to pay interest on the overdue amount at the rate of twelve (12%) per annum calculated from the due date until payment, and to pay all expenses incurred in pursuing recovery of overdue amounts including (but not limited to) legal fees, administrative costs, location and service fees and any commission payable to debt recovery consultants or solicitors. If the account is not paid by the due date a reminder notice will be sent with a late payment charge as per the contract fee.

EGM Meeting Charges.

It was resolved that should any owner wishing to apply to the Corporation, for an approval of any kind, other than at the annual general meeting, which is for their exclusive benefit, the prescribed meeting fee to conduct an Extraordinary General Meeting will be charged to the unit holder.

Insulation:

It was resolved that the Corporation grant consent for all owners to install insulation in the roof space above their unit, subject to the unit holder and their successors in title agreeing without any further notice that the costs of and incidental to installation, maintenance, repairs and replacement shall be at all times at the expense of that unit holder from time to time. That the work be undertaken to a trade standard and that no insulation be installed on or above down lights, transformers and other equipment subject to heating.

AGM 2020

OVERDUE CONTRIBUTIONS INTEREST and FEES: That the payment of the Corporation Account Notice is the responsibility of each unit holder and accounts must be paid within twenty eight (28) days of the due date for payment. If any account is not paid within 28 days of the due date unit owners are required to pay interest on the overdue amount at the rate of twelve (12%) per annum calculated from the due date until payment, and to pay all expenses incurred in pursuing recovery of overdue amounts including (but not limited to) legal fees, administrative costs, location and service fees and any commission payable to debt recovery consultants or solicitors. If the account is not paid by the due date a reminder notice will be sent with a late payment charge as per the contract fee.

AGM 2018

PET POLICY: The Corporation delegates authority to the management committee to approve any applications for animals.

AGM 2017

OVERDUE CONTRIBUTIONS INTEREST and FEES: That the payment of the Corporation Account Notice is the responsibility of each unit holder and accounts must be paid within twenty eight (28) days of the due date for payment. If any account is not paid within 28 days of the due date unit owners are required to pay interest on the overdue amount at the rate of twelve (12%) per annum calculated from the due date until payment, and to pay all expenses incurred in pursuing recovery of overdue amounts including (but not limited to) legal fees, administrative costs, location and service fees and any commission payable to debt recovery consultants or solicitors. If the account is not paid by the due date a reminder notice will be sent with a late payment charge of \$12.00 including GST.

Committee Meeting 15/11/2017
Approval Broadband Dish - Unit 4

Committee Meeting 09/09/2014
Approval Cat - Unit 2: The committee approved application for a cat in unit 2 on medical grounds.

AGM 2012
House Rules amended.

07/09/2011

NO ANIMALS ARE PERMITTED TO BE KEPT ON PROPERTIES ... with the following exceptions (See Pet Policy)

AGM 2011

Overdue Contributions Interest & Fees: That the payment of the Corporation Account Notice is the responsibility of each unit holder and accounts must be paid within twenty-eight (28) days of the due date for payment. If any account is not paid within 28 days of the due date unit owners are required to pay interest on the overdue amount at the rate of twelve (12%) per annum calculated from the due date until payment, and to pay all expenses incurred in pursuing recovery of overdue amounts including (but not limited to) legal fees, administrative costs, location and service fees and any commission payable to debt recovery consultants or solicitors. If the account is not paid by the due date a reminder notice will be sent with a late payment charge of \$11 including GST.

TV Antenna: Roof Mounted: Unit holders may install one roof mounted television antenna for each unit subject to all wiring being hidden.

In accordance with the provisions of the Strata Titles Act, 1988 and pursuant to the Notices of Motion included in the "Notice of Meeting", it was resolved by Special Resolution that the Corporation grant consent for the previous standard approvals, subject to the unit holder and their successors in title agreeing without any further notice that the costs of and incidental to installation, maintenance, repairs and replacement shall be at all times at the expense of that unit holder from time to time.

ECM 08.04.11

SOLAR INSTALLATIONS: Solar installations (solar power / solar hot water / solar heating): Unit holders may install solar heating / solar power/solar hot water service equipment to the roof of their unit subject to:

- * The location and design being approved by the management committee.
- * It being fitted by a qualified tradesperson
- * It being installed if possible at the rear of the home below the ridge line
- * The unit holder indemnifying the Corporation for any overloading of roof structures and is liable for any resultant engineers reports and / or repairs in the event of damage of the buildings.

In accordance with the provision of the Strata Titles Act, 1988 and pursuant to the Notices of Motion included in the "Notice of Meeting" it was resolved by Special Resolution that the Corporation grant consent for the previous standard approvals, subject to the unit holder and their successors in title agreeing without any further notice that the costs of and incidental to installation, maintenance, repairs and replacement shall be at all times at the expense of that unit holder from time to time.

Unit 4: The application by the Owner of unit 4 was approved subject to the installation of solar cells being undertaken in accord with their supplied plans. (North face of the Common Property Roof above their Unit).

30/8/10

Insurance Excess Payments: It was resolved that any insurance claim that is to do with the property of the owners, the owner will pay the insurance excess. Any claim related to the common property, the Corporation will pay the excess. The unit owner has a right of written appeal to the Management Committee.

Animals: It was agreed to delegate authority to approve applications for animals to the committee. The committee will review the criteria for approvals for animals and form a more detailed policy to cover the corporation and any approved animals.

19/10/09

Animals: It was agreed to delegate authority to approve applications for animals to the committee. The committee will review the criteria for approvals for animals and form a more detailed policy to cover the corporation and any approved animals. The manager agreed to provide the committee with the details of other

policies adopted by other corporations for their consideration.

Gas Installation: It was agreed to grant permission for unit 7 to install a gas connection to the unit to cater for a new hot water system. The connection will run directly from the street to the unit across the unit subsidiary yard. All associated cost with the installation will be at the expense of the unit holder.

In accordance with the provisions of the Strata Titles Act, 1988 and pursuant to the Notices of Motion included in the "Notice of Meeting", it was resolved by Special Resolution that the Corporation grant consent for the previous standard approvals, subject to the unit holder and their successors in title agreeing without any further notice that the costs of and incidental to installation, maintenance, repairs and replacement shall be at all times at the expense of that unit holder from time to time.

24/7/08

Pet Dog - Unit 4: A King Charles Spaniel was approved for Unit 4.

Paving of Rear Yard - Unit 4: Approval was given for the owners of Unit 4 to pave their rear yard.

Verandahs: It was resolved that owners may install verandahs provided that they are constructed according to all council regulations and that they maintain the continuity of the appearance of the group.

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

1. Interest on Overdue Levies

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

2. Accounting Fees

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

3 Debt Collection

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

4. Costs

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

Parking: All owners are reminded that the Visitors' Car Parking Area is not to be used by resident owners on a permanent basis.

ETSA Meter box Keys: It was resolved that if any resident owner wishes to avail themselves of a meter box key, such can be obtained from Chris (Unit 8) at the cost of having it cut.

26/7/07

Solar Electricity Converters: It was agreed that should any owner wish to be permitted to have installed solar electricity collection cells on their respective roof to power their own unit's electricity requirements must apply to the Corporation through a General Meeting. Such meeting can be an Extraordinary General Meeting, at which the members can attend by proxy vote. Such a meeting (Bank Meeting) will incur a cost of \$66 to the owner making the application.

28/7/05

Water Hammer: It was confirmed that each owner is responsible for water hammer within their unit. It was recommended that all owners should have their taps and washers serviced, as worn washers are a common reason for water hammers.

For Sale Signs: Real Estate For Sale signs may be erected at the front of the property on the right hand side of the entrance, provided that they do not exceed 900 mm by 600 mm and are removed within seven (7) days of a contract being signed.

29/7/04

Gutter Cleaning: It was confirmed that each owner is responsible for the cleaning of their own respective gutters.

Letterbox Replacement: It was agreed that individual owners may replace their respective letterboxes provided that the style and colour maintains the continuity of the rest of the letterboxes.

Painting of Inside of Unit 11 Fence: An application to paint the inside of the fence at Unit 11 was not approved.

2/8/01

Smoke Detectors: It was advised that it is now compulsory for the new owners of any unit to ensure within six (6) months of purchase of the unit that either a hard-wired or a ten (10) year lithium battery operated smoke detector is installed. It was further advised that there is a school of thought in legal circles, which feels that any death or injury caused by the absence, or non-working of a smoke alarm will be actionable as a breach of statutory duty and negligence. Therefore in the case of rented units, it is recommended that hard-wired units or ten year lithium operated units be installed.

5/8/99

Overdue Account Charges: Advised that monthly invoices would be forward to remind owners of their overdue contributions and that a charge of \$5 will apply. This charge is allowed for in the Management Agreement and will be an expense to be paid by the unit owner(s) involved. Agreed that in the case of contributions being more than three months in arrears, the above charge is authorised.

7/8/97

Overdue Interest: Agreed that the payment of the Strata Fund Account is a unit holder responsibility and must be paid within 28 days of the due date. If any account is not paid, unit owners are required to pay interest on the overdue amount at the rate of 15% per annum calculated from the due date of the account until payment, and to pay all expenses incurred in pursuing recovery of overdue amounts.

Lattice Screens: May be erected in any yard subsidiary as has been approved at Unit 7.

Book Meetings: Agreed that should any person wish to apply to the Corporation for an approval of any kind which is for their exclusive benefit, other than at the AGM, will be charged a \$50 fee.

Replanting Landscaping: Resolved unanimously that unit owners may replace the plants in the common area landscaping at the front of their respective unit, replacement and maintenance to be at owners expense.

Animal Keeping: Agreed that all future applications be accompanied by a Veterinarian's Certificate stating the animal has been desexed, applications will be automatically declined without it.

HOUSE RULES

MANAGEMENT COMMITTEE Strata Corporation 11621 Inc - 8 January 1997

1. INTRODUCTION

Welcome to 17-19 Church Street

The following rules will assist you in understanding that living in a strata community is different from living in your own independent home,

2. RUBBISH COLLECTION

The Norwood, Payneham & St Peters Council contractors collect the rubbish early on Friday morning. Please do not place plastic bags out, they must be inside a bin.

Please put the bins out Thursday night and collect them by Friday night so residents close to the entrance are not inconvenienced visually or by the odour. Bins must not be left in front of the units but are to be placed out of sight either in the carport or in the back yard.

3. DRIVEWAY

Please keep vehicle speed to 7kph (walking speed).

4. ANIMALS

Occupiers must NOT maintain any domestic animal in a unit or common property unless prior approval has been obtained from the Strata Corporation.

All approvals remain at the pleasure of the Strata Corporation's appointed officers and noise, damage or failure to co-operate i.e., proper disposal of "kitty litter", will result in the approval being withdrawn.

5. PARKING

Parking is restricted to two (2) vehicles per unit only i.e., visitors may have to park in Church street or within your carport. Residents please use your carport as a first preference when parking your car.

There is adequate parking for a second car in front of the unit carport. This area is a designated carpark for the unit.

The common carparking areas are to be kept free for casual visitors (i.e., no permanent parking allowed).

Do not park in the main driveways or in front of any unit as this may inhibit access to emergency and council services.

Parking is not permitted in the rear yard of any unit.

Any oil spillages must be cleaned up promptly or cleansing work will be carried out and costs recovered from the unit owner.

6. NOISE and BEHAVIOUR

All occupants must NOT:

Use the premises in such a manner as to annoy or inconvenience any other occupant.

Cause any nuisance or hazard.

Create undue noise in a unit or on common property i.e., grounds. (The Strata Titles Act 1988 defines undue noise as 'Any noise that can be heard from outside the unit'.

Permit any visitor to create undue noise in a unit or on common property i.e., grounds.

Litter or despoil any part of the common property, (including throwing refuse or other objects from balconies).

Allow any child in your care to tamper with the letterbox complex, despoil or litter any part of the building or property.

Allow any child in your care to cause a nuisance, hazard or endangerment, or to inconvenience or annoy any other occupant.

Hang any article, including clothing, from balcony rails or any other part of the property. (Articles of clothing may be dried on balconies provided that the height of the "clothes horse" remains below that of the railing.)

Erect any structure on or change the appearance of any unit or unit subsidiary without the express permission of the Strata Corporation.

Alter the nature or the character of any unit or common property.

Restrain or restrict any agent or servant of the Strata Corporation from carrying out maintenance or repair work, or periodic cleaning and service.

Use the premises or permit it to be used for any unlawful purpose.

Allow items of a personal nature to be left on balconies or on the common property.

7. OCCUPANCY CHANGES

Please ensure either the Presiding Officer or Body Corporate Management Company is notified promptly of any changes in tenants.

Please also make sure a copy of this document together with Schedule 3 of the Strata Titles Act, 1988 is included in any tenancy agreement documents.

8. GROUNDS MAINTENANCE

Should you have any ideas for improvement or want to carry out any work in the common property in front of your unit, please contact the committee.

9. VISITOR BEHAVIOUR

Please remember that unit owners as well as tenants are responsible for the behaviour of visitors.

If you are a tenant, misbehaviour of a visitor could result in the necessity to recommend to a landlord that your tenancy be terminated.

10. UNITS FOR SALE

Real Estate For Sale Signs may be erected at the front of the property on the right side of the entrance provided that they do not exceed 900 mm by 600 mm and are removed within seven (7) days of a contract being signed.

11. SERVICES

Should you notice the security lighting or the irrigation system malfunctioning, please contact the committee who will arrange the necessary adjustments.

Any wasted water could result in an additional water rate for the whole complex, the cost of which is shared equally by each resident.

In the case of electricity problems, firstly ensure that the unit's internal fuses are intact and change any that are not. If the problem continues then contact the committee, Presiding Officer or Body Corporate Manager.

Your co-operation in adhering to these rules will enhance the living enjoyment in the Strata Corporation by improving the safety and convenience of all concerned.

8/8/96

Exclusive Benefit Recoveries: Agreed that should any building or building improvement repairs and maintenance be carried out for the exclusive benefit of a particular unit then the Corporation may recover such costs from the unit holder(s) concerned.

Overdue Interest: Agreed that the payment of the Strata Fund Account be an owner responsibility and is to be paid within 28 days of the due date. Any outstanding amounts will bear an interest of 2% per month and owners will be required to pay any expenses incurred in the recovery of the overdue amount.

Levy Raising Authority: Resolved that should additional funds be required, authority be given to any of the appointed officers to obtain the necessary capital from the persons registered as proprietors of a unit at the date when the Corporation's liability arose and be raised in accordance with the units of entitlement.

Automatic Sprinklers - installed at Unit 8.

Pavers - to be installed at Unit 8.

Pergola - to be installed at Unit 8.

Shed - to be installed at Unit 8.

Pay TV Antenna & Cabling: May be installed in the complex under following conditions.

1. All installations be out of sight and unobtrusive.
2. All installations to be at the cost of the carrier.
3. Antenna must be at the rear of the unit.
4. Antenna must be placed on the roof of the unit making the application.
5. No overhead cabling permitted.
6. Owners and tenants to be advised when any application is made so they may take advantage of carrier's offer to totally wire multiple unit buildings if more than one unit resident applies at the same time.
7. The carrier to reinstate all common property to its original condition.

31/10/95

Water Charges: Resolved unanimously that all water charges be recovered by invoice to individual unit owners (of the second stage) by equal amounts.

Contributions: Resolved that the annual contributions shall be in accordance with the schedule of units of entitlement and be due on the following dates:

1 January; 1 July and payable within 28 days.

Sail Awning: Approved at Unit 13.

1/5/93

Amalgamation: Approved in principle the amalgamation with Strata Corporation No 12016 Inc.

Blinds: External canvas blinds of Brella pattern PB 21 permitted at all units.

5/5/92

Articles: Resolved that Schedule 3 of the Strata Titles Act, 1988 be adopted as the Articles of the Corporation.

Locks: Unit holder may install additional door locks.

Common Property: Each unit occupier is expected to maintain the common garden adjacent to their unit and sweep the driveway.

Rainwater Tanks: May be installed provided they match the building trim.

Pergolas: Permitted provided they are on steel stands to the general standard of the building and are painted to match.

Sheds: Permitted provided they are no higher than 1.9m and match the colour of the fences.

Sky lights: May be installed at any unit.

Heater Flues: May be installed at any unit.

Low TV Antenna: May be installed.

Airconditioning: May be installed where not normally in view from the common land. Two storey units may install airconditioners in the side wall above their carport.

Security Screens: Security screen doors matching the building may be installed.

Security Alarms: May be installed.

Blinds / Shutters: May be installed at the rear of units.

Security Shutters: Cream only to be installed at the front of units.

Solar Tinting: 50% maximum. Must be removed if it becomes a nuisance.

Animals: Unit occupier permitted only one cat or small dog provided they are desexed. Dogs to be kept on a leash when on common property and any faecal dropping removed immediately.

Birds / Aquarium - permitted.

For Sale Signs: Real Estate For Sale signs may be erected at the front of the property on the right hand side of the entrance, provided that they do not exceed 900 mm by 600 mm and are removed within seven (7) days of a contract being signed.

Parking: Not permitted on access roadways.

ARTICLES OF STRATA CORPORATION

GOOD REPAIR

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.

NOISE AND USE OF COMMON PROPERTY

2. A person bound by these articles -

- (a) must not obstruct the lawful use of the common property by any person;
- (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;
- (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.

UNLAWFUL USE

3. A person bound by these articles must not use the unit, or permit the unit to be used, for any unlawful purpose.

ANIMALS

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.

PARKING & CARS

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 authorized 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 authorized by the strata corporation.

COMMON PROPERTY USE/DAMAGE

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.

OFFENSIVE MATERIALS/REFUSE

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.

SIGNS

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 any part of his or her unit so as to be visible from outside the building; or
- (b) on any part of the common property

MAY DECORATE INSIDE

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.

DANGEROUS SUBSTANCES

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.

GARBAGE & BINS

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.

CHANGE OF OWNERSHIP/TENANCY

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 the owner.
- (b) any change in the occupancy of the unit.



STRATA COMMUNITY INSURANCE



stratacommunityinsurance.com.au

T 1300 SCINSURE (1300 724 678)

E myenquiry@scinsurance.com.au

A Level 12 182 Victoria Square, Adelaide, SA 5000

CERTIFICATE OF CURRENCY

THE INSURED

POLICY NUMBER	SRSC21005673
PDS AND POLICY WORDING	Residential Strata Product Disclosure Statement and Policy Wording <u>SC1034-Policy-RS-PPW-02/2021</u> Supplementary Product Disclosure Statement <u>SC1A-036_SPDS_RSC-1/2021</u>
THE INSURED	Strata Corporation No. 11621
SITUATION	17-19 Church Street, Marden SA 5070
PERIOD OF INSURANCE	Commencement Date 4:00pm on 01/08/2024 Expiry Date 4:00pm on 01/09/2025
INTERMEDIARY	Unitcare Services
ADDRESS	PO Box 4040 Norwood South, SA 5067
DATE OF ISSUE	23/08/2024

POLICY LIMITS / SUMS INSURED

SECTION 1	PART A	1. Building	\$6 035,000
		Common Area Contents	\$60,350
	PART B	2. Terrorism Cover under Section 1 Part A2	Applies
		Loss of Rent/Temporary Accommodation	\$905,250
	OPTIONAL COVERS	1. Flood	Not Included
		2. Floating Floors	Included
SECTION 2	Liability		\$30 000,000
SECTION 3	Voluntary Workers		Included
SECTION 5	Fidelity Guarantee		\$100,000
SECTION 6	Office Bearers' Liability		\$1,000,000
SECTION 7	Machinery Breakdown		Not Included
SECTION 8	Catastrophe		\$905,250
SECTION 9	PART A	Government Audit Costs – Professional Fees	\$25,000
	PART B	Appeal Expenses	\$100,000
	PART C	Legal Defence Expenses	\$50,000
SECTION 10	Lot Owners' Fixtures and Improvements		\$300,000
SECTION 11	Loss of Lot Market Value		Not Included

This certificate of currency has been issued by Strata Community Insurance Agencies Pty Ltd, ABN 72 165 914 009 AFSL 457787 on behalf of the insurer Allianz Australia Insurance Limited, ABN 15 000 122 850, AFSL 234708 and confirms that on the Date of Issue a policy existed for the Period of Insurance and sums insured shown herein. The Policy may be subsequently altered or cancelled in accordance with its terms after the Date of Issue of this notice without further notice to the holder of this notice. It is issued as a matter of information only and does not confer any rights on the holder.

The Strength of Experience.

2024/08/23 14:00:00 17-19 Church Street, Marden SA 5070

Reception

From: Madeleine Martin <madeleine.d.martin@gmail.com>
Sent: Thursday, 13 February 2025 3:57 PM
To: Christopher Rains; Nellie Perera; Claire Davill, Paul Hampton-Smith; Joseph Nes; Kim; Madeleine Martin
Cc: Pam
Subject: Strata 11621 Minutes 13 February 2025 - Reimbursement
Attachments: _Strata Corporation 11621 Inc Minutes 20250213.pdf

Dear Committee and Pam Proctor,

Please find attached a copy of Minutes approving reimbursement of \$131.16 to Chris Rains for communal garden related expenses.

Minutes for Committee Meeting

Strata/Community Corporation 11621

Inc

Minutes of the Committee Meeting of the Corporation

Held at via email

on 13th August

2025

PROCEEDINGS

[illegible]

- o Raise a special levy to boost funds
- o Transfer \$.00 from sinking fund to Administration fund (if sufficient funds are available in the sinking fund).
- o Pay the next levy fees in advance (This is a short term solution).

SPECIAL LEVY TO COVER WORKS IF NEEDED:

Resolved that a levy totalling: \$ be chargeable in respect of each unit to those persons registered as proprietors of a unit at the date of this meeting and be due on for the purpose of

*The levy will be divided between owners by the same method currently used by your group

Signed Print Name: Madeleine Martin

* A quorum is a number ascertained by dividing the total number of members of the committee by two, ignoring any fraction resulting from the division and adding one

PROCEEDINGS					
PRESENT	UNIT	Ph/email	PRESENT	UNIT	Ph/email
Chris Rains			Madeleine Martin		
Paul Hampton-Smith			Kim Rusalev		
Claire Davill			Nellie Premakumara		
Joseph Nes					
Main nt en a ne e/ O th er	It was Resolved:				
	The Committee has decided that we purchase a new speed safety sign to replace the existing one at the entrance to our group of units.				
	The sign will say Shared Zone - picture of a person and a car - with the speed limit of 10 written on it.				
	The sign will be Class 2 Reflective which is clearly visible for night drivers.				
	The sign is to be ordered and collected from SOS Safety Signs 93 Muller Road, Hampstead Gardens, (826663600)				
	The cost \$65.00				
	Madeleine Martin will purchase the sign and send UCS/Whittles the invoice for reimbursement.				
	The work of attaching the sign to the existing post and disposing of the old sign will be undertaken by Chris Rains.				
SPECIAL LEVY TO COVER WORKS IF NEEDED:					
Resolved that a levy totalling: \$ be chargeable in respect of each					

unit to those persons registered as proprietors of a unit at the date of this meeting and be
due on _____ for the purpose of _____

***The levy will be divided between owners by the same method currently used by your group.**

Signed _____

Print Name: Madeleine Marlin

* A quorum is a number ascertained by dividing the total number of members of the committee by two, ignoring any fraction resulting from the division and adding one.

TC BUILDING GROUP PTY LTD

ABN:37 670 426 418 Email: tcbuilt@proton.me

Phone: 0452592166

GREENACRES

SA 5086

Australia

INVOICE

Bill To

Paul Hampton Smith
U11 17-19 Church Street
Marden SA 5070

Invoice# 240910
Invoice Date 1 Sep 2024
Due Date 6 Sep 2024

Item Name	Quantity	Rate	Amount
Roof valley cleaning and seal application for rust . This will give an extra few years to the rusted roof valley .	1	440	440.00
Stain seal water stained ceiling prime and paint ceiling. Paint is supplied by owner . Checking plasterboard ceiling from above to make sure there is no mould growing on it. We have find no mould . Cleaning all gutters .	1	140	140.00
		Subtotal	580.00
		GST (10%)	58.00
		Total	\$638.00

Notes

Thank you for your business !

Terms & Conditions

Payment details : Acc name : TC BUILDING GROUP PTY LTD BSB : 062692 Acc#: 81972472
Please make the payment by the due date.

Minutes for Committee Meeting

Strata/Community Corporation 11621

Inc

Minutes of the Committee Meeting of the Corporation

Held at via email

on 05 September

/2024

PROCEEDINGS					
PRESENT	UNIT	Ph/email	PRESENT	UNIT	Ph/email
Chris Rains	8		Madeleine Martin	10	
Paul Hampton-Smith	11		Joseph Nes	16	
Claire Davill	4		Kim Rusalea	1	
Nellie Premakumara	15				
M a i n t e n a n c e/ O t h e r	It was Resolved:				
	The Committee would like the Invoice attached to be paid. The invoice relates to work done on the roof and ceiling of Unit 11. The work was completed to the owner's satisfaction.				
	Invoice no. 240910 dated 1st September, 2024 for the amount of \$638.00				
	T. C. Building Group				
I n s u r a n c e					

L a w f u n d s	
Signed _____ Print Name: Madeleine Martin	

* A quorum is a number ascertained by dividing the total number of members of the committee by two, ignoring any fraction resulting from the division and adding one.

Reception

From: Madeleine Martin <madeleine.d.martin@gmail.com>
Sent: Thursday, 5 September 2024 3:22 PM
To: strata11621_committee@googlegroups.com; nelljune26@yahoo.com.au, Cheryl
Subject: Strata 11621 Minutes of Meeting - U11 roof work
Attachments: 20240905.pdf; IMG_20240901_0004.pdf

Dear Committee Members and Cheryl (Unitcare Services),

Attached are the Minutes dated 5th September 20234

Minutes for Committee Meeting

Strata/Community Corporation 11621

Inc

Minutes of the Committee Meeting of the Corporation

Held at via email

on 05 September

/2024

PROCEEDINGS					
PRESENT	UNIT	Ph/email	PRESENT	UNIT	Ph/email
Chris Rains	8		Madeleine Martin	10	
Paul Hampton-Smith	11		Joseph Nes	16	
Claire Davill	4		Kim Rusalen	1	
Nellie Premakumara	15				

M a i n t e n a n c e / O t h e r	<p>It was Resolved:</p> <hr/> <hr/> <p>_____The Committee would like the invoice attached to be paid. The invoice relates to work done on the roof and ceiling of Unit 11. The work was completed to the owner's satisfaction.</p> <p>_____Invoice no. 240910 dated 1st September, 2024 for the amount of \$638.00 T. C. Building Group</p> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>
I n s u r a n c e	

L o w f u n d s	
Signed _____ Print Name: Madeleine Martin	

*A quorum is a number ascertained by dividing the total number of members of the committee by two, ignoring any fraction resulting from the division and adding one.

TC BUILDING GROUP PTY LTD

ABN:37 670 426 418 Email: tcbuilt@proton.me

Phone: 0452592166

GREENACRES

SA 5086

Australia

INVOICE

Bill To

Paul Hampton Smith
U11 17-19 Church Street
Marden SA 5070

Invoice# 240910

Invoice Date 1 Sep 2024

Due Date 6 Sep 2024

Item Name	Quantity	Rate	Amount
Roof valley cleaning and seal application for rust . This will give an extra few years to the rusted roof valley .	1	440	440.00
Stain seal water stained ceiling prime and paint ceiling. Paint is supplied by owner . Checking plasterboard ceiling from above to make sure there is no mould growing on it. We have find no mould . Cleaning all gutters .	1	140	140.00
Subtotal			580.00
GST (10%)			58.00
Total			\$638.00

TCBUILT

Thank you for your business !

TCBUILT PTY LTD

Payment details : Acc name : TC BUILDING GROUP PTY LTD BSB : 062692 Acc#: 81972472

Please make the payment by the due date.

STRATA CORPORATION 11621 INC.

**Minutes of the Annual General Meeting of the Corporation held at
u11 17-19 Church Street, Marden
on Tuesday 6/8/2024 at 7.30pm**

PROCEEDINGS

PRESENT: (In person or by proxy)	UNIT
Kim Rusalen	1
Paul Brown	3
Kenneth Clarke & Claire Davill	4
Suzanne Simpson	6
Chris Rains	8
Susan Crawford	9
Madeleine Martin	10
Paul Hampton-Smith	11
Josephine Wundersitz	12
Ranjith Premakumara & Nellie Perera	15
Joseph Nes & Hyunkyung Jeong	16

GUESTS:

Des (Suzanne Simpson's husband)
Toni Coleman

CHAIR:

The Presiding Officer welcomed those present and opened the meeting.

MINUTE SECRETARY:

The Secretary agreed to record the minutes.

QUORUM:

A quorum was declared present in person or by proxy.

CORPORATION MEMBERS REGISTER:

The members' register/unit list was circulated and updated for return to UnitCare Services. It was agreed a copy will be forwarded to all unit owners with the minutes.

MINUTES:

It was resolved that the minutes of the previous Annual General Meeting be taken as read & accepted as a correct record.

Business arising: Any matters that need to be readdressed will be discussed & recorded under common property maintenance, under another relevant agenda item or under other business.

Moved Madeleine/Kinn agree

CORRESPONDENCE/ACTIVITY REPORT:

The correspondence and activity report for the year was reviewed and tabled by the Presiding Officer. It was agreed that any matters arising be deferred for discussion under the relevant agenda item. It was agreed that the activity report, together with the transaction ledger continue to be sent to the treasurer on a quarterly basis.

FINANCIAL STATEMENT:

The Corporation's financial statement of accounts for the current period as circulated to all members was tabled and reviewed. It was resolved that the financial statement of accounts be received.

Moved Chris/Suzanne agree

Interest, Tax and Audits: Legislation requires that monies held in Trust Accounts are to earn interest and as a result an annual tax return is required. Interest is credited monthly based on the Corporation's minimum monthly balance. The legislation also requires an annual (to 30 June each year) audit of the UnitCare Services Trust Account by a registered company auditor. The report is made available to the Corporation Treasurer around September each year.

APPOINTMENT OF MANAGERS: GroupAssist Management Option:

That UnitCare Services, and/or their nominee, is appointed to assist the Corporation in terms of the GroupAssist Management option by undertaking all those functions, powers and duties, except maintenance and assisting with meetings, as contained in the Strata Titles Act 1988 at a (reduced) annual primary remuneration of \$198 including GST per unit.

Additional recoverable charges may be made for audit/reconciliation/archiving, government fees including GST, bank fees and stamp duty. Postage and photocopying charges will be debited to the Corporation as actually expended.

Duties of the appointed Managers: General:

To provide so far as is reasonably necessary general (accounting only) advice and assistance to the Corporation and its officers and to assist them in the performance of their responsibilities under the Act.

Meetings: Arrange the Annual General meeting, prepare and distribute notices, including notices of meetings. Will assist the Secretary with advice on conducting meetings if required. Will assist the Secretary in providing a meeting proforma to assist in the preparation of minutes of meetings and distribute such minutes to all unit holders. Will draft a budget to assist in the corporation's financial calculations.

Maintenance: Will not advise upon and arrange for the maintenance, repair and replacement of the common property. An after-hours emergency maintenance service is available. A list of preferred contractors will be supplied with the minutes.

Fence Notices: Assist the corporation in complying with the Fences Act.

Insurance: Place and renew insurances in accordance with the Corporations instructions and have any claim promptly processed.

Accounting: Collect, bank and account for maintenance contributions, levies, interest accruing or other amounts due to the Corporation. Send notices levying maintenance or other contributions and pay accounts and outgoings. Prepare annual financial statements of accounts of the Corporation and arrange an annual tax return as required by law. To supply a copy of any irregular accounts, expenses and liabilities to officers/committee for review. To pay irregular accounts, expenses and liabilities after 10 days if no objections are received from officers/committee.

Clerical: Promptly deal with the Corporation correspondence and requests for Searches (section 41s). Ensure that all appropriate and proper records of the Corporation are maintained and keep secure and confidential all books, records, common seal, certificates of title, strata plans, specifications, reports, schedules and the like.

Public Officer: (Gordon Russell) to act as the Corporation's Public Officer for the purpose of signing Tax Returns and other such matters as required by statute.

Commissions: UnitCare Services may receive a commission for placing the Corporation's insurance.

Note: A management agreement will be posted to the group's Presiding Officer for signing.

Moved Claire/Paul H-S agree

ELECTION OF OFFICE BEARERS/APPOINTED OFFICERS: [Section 23]

Following discussion over the various duties of office bearers the following appointments were made:

Presiding Officer:	Kim Rusalea
Secretary:	Madeleine Martin
Treasurer:	Paul Hampton-Smith

Moved Clare/Paul agree

MANAGEMENT COMMITTEE: [Section 35]

It was resolved that the Management Committee shall consist of the appointed officers along with Chris Rains, Claire Davill, Nellie Premakumara, Joseph Nes.

Moved Chris/Madeleine agree

Note: Management Committees need to keep minutes of their meetings

INSURANCE:

The Presiding Officer advised that Section 30 of the Act imposes a duty on the Corporation to insure all building and building improvements for their full replacement value, including all costs incidental to and associated with their replacement.

General Advice Warning Any advice given by the manager is general advice. Owners can inform themselves through reading the Product Disclosure Statement. These are available from the office of UnitCare Services for group's insured through CIRU/QBE or SCI/Allianz.

The Corporation is further required to keep itself insured against liability for negligence (\$10,000,000 minimum) and against any other liabilities [e.g.: flood, office bearer liability, catastrophe] determined by a special resolution of the Corporation.

The Corporation's current policy details are as follows:

Underwriter	STRATA COMMUNITY INSURANCE
Renewal Date	01/09/2024
Building	\$6,035,000.00 Excess \$1,000.00
Loss of Rent	\$905,250.00
Catastrophe	\$905,250.00
Public Liability	\$30,000,000.00
Fidelity Guarantee	\$100,000.00
Office Bearers Liability	\$1,000,000.00
Voluntary Workers Pers Accident	\$200,000.00
Legal Defence Expenses / Audit	\$50,000.00 Excess \$1,000.00
Owners Fixtures	\$300,000.00
Flood	
Floating Floors	
Common Contents	\$60,350.00

For Insurance product details visit

stratacommunityinsure.com.au/products/residential-strata-insurance/

stratacommunityinsure.com.au/products/commercial-strata-insurance/

Insurance Valuation: (Last valuation 11/11/2022 - \$6,035,000.00)

Obtain Quotations: It was agreed that quotations be obtained for cover of \$4 before the renewal and sent to the Management Committee for a decision. If no decision is forthcoming the Manager will renew the existing policy for the suggested cover

Paul H-S phoned UCS7/8/24. Please hold off on renewal until options investigated.

Moved Kim/Paul agree

Policy - Insurance Excess Payments:

It was resolved that any insurance claim that is to do with the property of the unit owner, the unit owner will pay the insurance excess. Any claim related to the common property; the Corporation will pay the excess. The unit owner has a right of written appeal to the Management Committee.

Moved Nellie/Madeleine agree

Commissions: It was noted that UnitCare Services receive a commission if the Corporation's insurance is placed directly with CHU/QBE Insurance or SCV/Allianz.

Home/Contents Insurance: It was noted that it is necessary for unit owners to arrange individually for adequate insurance for home public liability insurance, as well as the contents of their homes inclusive of carpets, drapes, light fittings, etc., whether or not the home is occupied by the unit owner or a tenant, as such items are not included in the Corporation's insurance policy. It is recommended that owners seek independent advice from a suitably qualified insurance broker regarding any additional insurance required for their individual circumstances.

MAINTENANCE: Under Group Assist, UnitCare Services do not arrange your maintenance.

Painting: Owners agreed that painting was not needed at this stage and that any decision to paint the previously painted exterior surfaces of the units can be deferred.

Grounds Care/Lawn Care:

Chris Rains to replace plants in common area.

Termite Responsibility: The Presiding Officer advised that any termite damages within a unit would be a strata responsibility unless the entry of termites had resulted from negligence on the part of an owner, agent or their tenant. It was also noted that damage caused by termites was not an insured event in terms of the building insurance policy. It is recommended that termite inspections should occur annually.

Termite Inspections: Owners agreed not to have the units inspected for termite activity this year but to monitor the situation instead.

Residents are strongly requested not to facilitate the entry of termites through the storage of newspapers or wood against the building or putting soil against the exterior of the buildings.

Gutters:

Two storey units plus unit 1 and carport on unit 6 and unit 2 – gutters cleaned.

Next May (2025) most units will have gutters cleaned. Secretary will inform owners nearer the time.

Driveways/Paving:

Kerbing replacement undertaken units 10, 4 and 3. No further work required at this stage.

Roofing:

Ridge cap work has been completed on units 1, 12, 13, 14, 15, 16.

After inspection of other units' ridge caps, more work may need to be done in the future.

BUDGET:

The Presiding Officer circulated and presented the budget estimates proposal and pointed out that there were various philosophies that could be adopted to establish a budget.

☐ An accrued budget which sets aside a proportion of regular contributions for the specific purpose of providing for future expenditure eg Painting, Building Repairs (known as a Reserve Fund or Sinking Fund).

It was resolved following discussion that the attached recommended Budget Estimates be adopted.

DESCRIPTION	ESTIMATES
COMMON PROPERTY MAINTENANCE	
Emergency Maintenance	\$1,600
Gutter Cleaning (last done 7/2021)	review
Tennite Inspections	review
Grounds Care	\$250
RECURRENT EXPENDITURE	
Management Fee (group assist)	\$3,168
Bank Charges	\$75
Postage & Copying	\$160
Insurance (due 1/9/24)	\$10,300
Insurance Valuation	review
Electricity	\$200
Audit Fee	\$416
Income Tax Payment	\$285
Income Tax Return	\$217
TOTAL ESTIMATED COSTS	\$16,891

ADMINISTRATION FUND INCOME	
Annual Maintenance Fund contributions	\$16,800
Plus, Bank Interest	\$1,800
Plus, Arrears for Units	\$3,144
Minus Advances for Units	(\$4,168)
Plus, Other Income	\$0
Total Income =	\$17,576
Plus, last year's balance brought forward	\$26,028
Minus Total Estimated Costs	\$16,691
Transfers to (+) or from (-) Sinking Fund	\$0
Maintenance Fund Closing Balance =	\$26,914

SINKING FUND INCOME	
Annual Sinking Fund contributions	\$9,660
Transfers from Administration Fund	\$12,000
Plus, Special Levies	\$0
Total Income =	\$21,660
Plus, last year's balance brought forward	\$12,720
Less Work	\$0
Sinking Fund Closing Balance =	\$34,380

CONTRIBUTIONS:

Administration Fund: In accordance with this resolution, the **Total Annual Contribution** to the Administration Fund will be \$16,800.00.

Sinking/Reserve Fund: In accordance with this resolution, the **Total Annual Contribution** to the Sinking/Reserve Fund will be \$9,660.00.

FUNDS TRANSFER:

UnitCare Services are to transfer \$12,000.00 surplus from the administration fund to the sinking fund on 1st October 2024.

Moved Kim/Paul agree

OVERDUE CONTRIBUTIONS INTEREST AND FEES:

Policy - Overdue Contributions Interest and Fees: That the payment of the Corporation Account Notice is the responsibility of each lot holder and accounts must be paid within twenty-eight (28) days of the due date for payment. If any account is not paid within 28 days of the due date lot owners are required to pay interest on the overdue amount at the rate of twelve (12%) per annum calculated from the due date until payment, and to pay all expenses incurred in pursuing recovery of overdue amounts including (but not limited to) legal fees, administrative costs, location and service fees and any commission payable to debt recovery consultants or solicitors. If the account is not paid by the due date a reminder notice will be sent with a late payment charge as per the contract fee.

Moved Chris/Sue Simpson agree

(requires unanimous resolution - without any dissentient vote)

POLICIES & APPROVALS: (Requiring General Resolution)

Animals:

To Management Committee: The Corporation delegates authority to the Management Committee to approve any applications for animals.

Real Estate Agents Signs:

Allowed: An agent instructed to offer any unit "For Sale" be permitted to erect one vertical (portrait) sign only, of dimensions not greater than two (2) metre square. This sign must indicate the number of the unit and is to be installed as near as practicable to the front boundary of the premises and be removed not later than 48 hours after a contract for sale of the unit has been signed.

EGM Meeting Charges:

It was resolved that should any owner wishing to apply to the Corporation, for an approval of any kind, other than at the annual general meeting, which is for their exclusive benefit, the prescribed meeting fee to conduct an Extraordinary General Meeting will be charged to the unit holder.

Insulation:

It was resolved that the Corporation grant consent for all owners to install insulation in the roof space above their unit, subject to the unit holder and their successors in title agreeing without any further notice that the costs of and incidental to installation, maintenance, repairs and replacement shall be at all times at the expense of that unit holder from time to time. That the work be undertaken to a trade standard and that no insulation be installed on or above down lights, transformers and other equipment subject to heating.

Moved Chris/Kim agree

OTHER BUSINESS:

Unit 13 – debt recovery ongoing with support from Lynch Meyer.

Arrears as of 30th June 2024 \$3,144.65.

Next Year's Meeting: 12th August 2025

Meeting was closed at 8.50pm with thanks to all who attended.

Strata Corporation 11621 Inc

Minutes for Committee Meeting of the Corporation

07 July 2024 via email

PROCEEDINGS (Quorum = 3)				
Member	UNIT	Present Member	UNIT	Present
Chris Rains	8	Claire Davill	4	
Madeleine Martin Secretary	10	Paul Brown	3	
Paul Hampton-Smith Treasurer	11	Kim Rusalen	1	
<p>The Committee approve the Quote #390 from SA Softwash dated 4th July 2024.</p> <p>To undertake Ridgecap work on Units 1, 12, 13, 14, 15, 16 plus Roof Valley replacement at Unit 1</p> <p>Total cost \$8087.00</p>				
Signed Madeleine Martin, Secretary				

Strata Corporation 11621 Inc

Minutes for Committee Meeting of the Corporation

17 June 2024 via email

PROCEEDINGS (Quorum = 3)				
Member	UNIT	Present Member	UNIT	Present
Chris Rains	8	Claire Davill	4	email
Madeleine Martin	10	Paul Brown	3	email
Paul Hampton-Smith	11			

The Committee would like to nominate

Softwash Emille Yousefian <admin@sasoftwash.com.au>

Contact Pat from SA Softwash

The quote given

Both double and single story's are \$175 excl GST per unit for the lot

Total amount for 7 units = \$1,050 excl GST

We'll also take before and after photos that will be provided along with our invoice to ensure satisfaction.

The quote is for gutter cleaning - 4 two store units (13,14, 15 and 16), 2 single storey units (1 and 2) and 1 carport at unit 6

Signed Madeleine Martin, Secretary

Strata Corporation 11621 Inc.
Minutes for Committee Meeting of the Corporation
15 May 2024 via email

PROCEEDINGS (Quorum = 4)					
Member	UNIT	Present	Member	UNIT	Present
Kim Rusalen Presiding Officer	1	via email	Chris Balns Member	2	via email
Madeleine Martin Secretary	10		Claire Davill Member	3	via email
Paul Hampton-Smith Treasurer	11	via email	Paul Brown	4	
<p>Apology from Secretary, Madeleine Martin, who is overseas.</p> <p>Regarding debt recovery for overdue strata fees from Unit 13</p> <p>Lynch Myer lawyers have been pursuing this debt under approved instructions from the committee. According to the 1st May 2024 arrears report from UnitCare to the Treasurer, the debt value was \$2,986.40, comprising five strata levies since 1st April 2023, overdue account costs charged by UnitCare, and debt recovery costs from Lynch Myer.</p> <p>Lynch Myer will be attending court on 13th Jun 2024, and the owner of Unit 13 has been served a summons to appear. Given past lack of cooperation, it is quite possible that the owner will not appear, and Lynch Myer has stated that if this occurs they will press for orders to allow the Corporation to issue a Warrant of Sale on unit 13 to recover debt.</p> <p>Motion: If the owner of Unit 13 does not appear at the 13th June court hearing, to approve the proposed action by Lynch Myer lawyers to press for orders to allow the Corporation to issue a Warrant of Sale to recover debt.</p> <p>Moved - Paul Hampton-Smith; Seconded - Kim Rusalen; carried</p>					
Signed Paul Hampton-Smith, Treasurer					

Reception

From: Madeleine Martin <madeleine.d.martin@gmail.com>
Sent: Wednesday, 17 April 2024 6:07 PM
To: strata11621_committee@googlegroups.com; Michael Thomas
Subject: Strata 11621 Minutes - Kerbing
Attachments: Strata Corporation 11621 Inc Minutes 20240417.docx (3) pdf

Please find attached Minutes accepting the revised quote from Direct Maintenance.

This being \$9,900 for kerbing work on units 3, 4 and 10.

Strata Corporation 11621 Inc
Minutes for Committee Meeting of the Corporation
17 April 2024 via email

PROCEEDINGS (Quorum = 3)					
Member	UNIT	Present	Member	UNIT	Present
Chris Rains	8	email	Claire Davill Member	4	email
Madeline Martin Secretary	10	email	Paul Brown Member	3	email
Paul Hampton-Smith Treasurer	11	email			
<p>The Committee accepts the revised quote from Direct Maintenance for kerbing work on Units 3, 4 and 10 at a cost of \$9,900.</p> <p>The Secretary, Madeline Martin, will advise Direct Maintenance to commence work and they will forward an invoice to Unitcare Services on completion.</p>					
Signed Paul Hampton-Smith, Secretary					

Proforma Minutes for Committee Meeting

(Please have the secretary complete the minutes and forward to our office)

Strata/Community Corporation

Inc

Minutes of the Committee Meeting of the Corporation

Held at via email

on 3/4/24

/20

PROCEEDINGS

PROCEEDINGS					
PRESENT	UNIT	Ph/email	PRESENT	UNIT	Ph/email
Chris Reins			Madeleine Martin		
Paul Hampton-Smith					
Claire Davill					
Paul Brown					
M a i n t e n a n c e / O t h e r	It was Resolved.				
	The Commitee has decided that Madeleine Martin has been elected as Secretary of the Strata Committee				
	2024				
I n s u r a n c e					
	o It was agreed to leave the insurance cover as it stands				
	o It was agreed to accept the insurance company's recommended cover as per the renewal				
	o It was agreed to insure as follows				
	Buildings	\$			
	Public Liability	\$			
	Other	\$			

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- o Raise a special levy to boost funds
- o Transfer \$.00 from sinking fund to Administration fund (if sufficient funds are available in the sinking fund).
- o Pay the next levy fees in advance (This is a short term solution).

SPECIAL LEVY TO COVER WORKS IF NEEDED:

Resolved that a levy totalling: \$ be chargeable in respect of each unit to those persons registered as proprietors of a unit at the date of this meeting and be due on for the purpose of

*The levy will be divided between owners by the same method currently used by your group

Signed _____ Print Name: Madeline Martin

*A quorum is a number ascertained by dividing the total number of members of the committee by two, ignoring any fraction resulting from the division and adding one

Strata Corporation 11621 Inc
Minutes for Committee Meeting of the Corporation
16 October 2023 via email

PROCEEDINGS (Quorum = 4)					
Member	UNIT	Present	Member	UNIT	Present
Kim Rusalek; Presiding Officer	1	Y - Email	Claire Davill; Member	3	Y - Email
Tess Field; Secretary	16	Y - Email	Chris Rains; Member	8	Y - Email
Paul Hampton-Smith; Treasurer	11	Y - Email	Madeleine Martin; Member	10	Y - Email
			Paul Brown; Member	3	Y - Email
<p>The committee</p> <ul style="list-style-type: none"> agreed to reimburse Chris Rains \$116.45 for plants as described. Receipt attached. <p>Today, Madeleine and I went to the Stude Flora Nursery where we purchased seven Leptospermums (1.5-2m x 1.5-2m) to plant in the front garden along the green fence. These plants were on special, but when paying for them the correct discount was not applied. We also purchased six bags of compost. I then went to the Klemzig Garden Centre to purchase a bag of gypsum.</p> <p>The dockets show the original charge.</p> <p>7 x plants @ \$90.65 (\$12.95 each) 6 x Compost @ \$53.70 (\$8.95 each) Total cost \$144.35</p> <p>A credit was then issued for \$38.83 Revised cost \$105.50 + Gypsum \$10.95 <u>Total reimbursement cost \$116.45</u></p> <p>I shall dig the compost and gypsum into the garden area where the heavy clay soil persists, then wait a few weeks before planting to allow the compost to break down, as planting immediately will burn the young roots of the Leptospermums.</p>					
Signed Tess Field, Secretary					

== DUPLICATE RECEIPT ==
 State Flora - Belair
 A&M : 38 702 093 234
 BELAIR N.P., BELAIR 5062
 TAX INVOICE

TEL 08 8278 7777

Sale 13-Dec-2023 @ 11:45 am
 Deer Matsush
 Recd 312-81-175736

* 30L SAC Cornet	\$53.70
8 @ \$6.71 each	
2120300013	
* SF Pot - 140mm	\$20.65
7 @ \$2.95 each	
P600100767	

TOTAL PRICE	\$144.35
PRICE TO PAY	\$144.35
EFTPOS	\$144.35
EFT 1stApr88	
312-81-175736-00	

TOTAL INCLUDES GST OF 112.12
 *112m Includes GST
 Lines: 2, Items: 13

Discounted Goods are non-refundable or non

=====

PLEASE RETAIN YOUR DOCKET

=====

== DUPLICATE RECEIPT ==
 State Flora - Belair
 A&M : 38 702 093 234
 BELAIR N.P., BELAIR 5062
 TAX INVOICE

TEL 08 8278 7777

Sale 13-Dec-2023 @ 11:48 am
 Deer Matsush
 Recd 312-81-175736

* SF Pot - 140mm	-\$38.85
-9 @ \$2.85 each	
P600100767	

TOTAL PRICE	-\$38.85
PRICE TO PAY	-\$38.85
EFTPOS	-\$38.85
EFT 1stApr88	
312-81-175736-00	

TOTAL INCLUDES GST OF -13.53
 *135m Includes GST
 Lines: 1, Items: 3

Discounted Goods are non-refundable or non

=====

PLEASE RETAIN YOUR DOCKET

=====

KLEEMZIG
 GARDEN CENTRE
 30 DE ANNE STREET ST 5067
 PM 4881 M 3853 01343
 AM 4878578868 (BY JIMMIE)
 THANK YOU :)

01/12/2023 77.14/2023 11.57
 01 01/12/2023 000000

SALE 10.95 \$10.95
 SALES/THE/ITEMS
 SUBTOTAL \$10.95

EFT 10.95 \$10.95
 RL GST 10.95 \$10.95

EFTPOS \$10.95

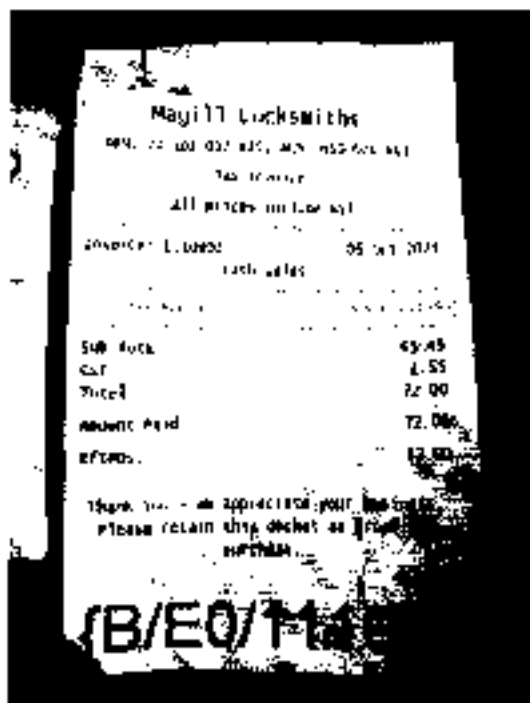
Strata Corporation 11621 Inc
Minutes for Committee Meeting of the Corporation
07 October 2023 via email

PROCEEDINGS (Quorum = 4)					
Member	UNIT	Present	Member	UNIT	Present
Kim Rusalek; Presiding Officer	1	Y - Email	Claire Davill; Member	3	
Tess Field; Secretary	16	Y - Email	Chris Rains; Member	8	Y - Email
Paul Hampton-Smith; Treasurer	11	Y - Email	Madeleine Martin; Member	10	
			Paul Brown; Member	3	Y - Email
<p>The committee</p> <ul style="list-style-type: none"> agreed to engage Grant McCue to repair ceiling of front bedroom at unit 6, as per quote provided below, "Rescrew sagging ceiling, flush & paint". 					
Signed <i>Tess Field</i> , Secretary					



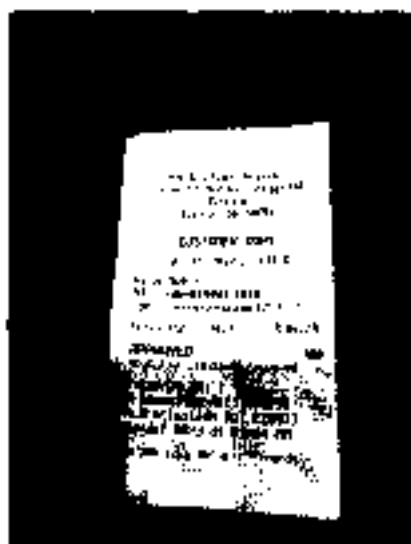
Strata Corporation 11621 Inc
Minutes for Committee Meeting of the Corporation
07 October 2023 via email

PROCEEDINGS (Quorum = 4)					
Member	UNIT	Present	Member	UNIT	Present
Kim Rusalew; Presiding Officer	1	Y - Email	Claire Davill; Member	3	
Tess Field; Secretary	16	Y - Email	Chris Rains; Member	8	Y - Email
Paul Hampton-Smith; Treasurer	11	Y - Email	Madeleine Martin; Member	10	Y - Email
			Paul Brown; Member	3	
<p>The committee</p> <ul style="list-style-type: none"> agreed to reimburse Tess Field \$72 for the cost of further key cutting so each committee member has a copy of the two electricity meter cabinet keys, as per the receipt below. 					
Signed Tess Field, Secretary					



Strata Corporation 11621 Inc
Minutes for Committee Meeting of the Corporation
05 October 2023 via email

PROCEEDINGS (Quorum = 4)					
Member	UNIT	Present	Member	UNIT	Present
Kim Rusalev; Presiding Officer	1	Y - Email	Claire Davill; Member	3	Y - Email
Tess Field; Secretary	16	Y - Email	Chris Rains; Member	8	Y - Email
Paul Hampton-Smith, Treasurer	11	Y - Email	Madeleine Martin; Member	10	Y - Email
			Paul Brown; Member	3	Y - Email
<p>The committee</p> <ul style="list-style-type: none"> agreed to reimburse Madeleine Martin \$38 for key cutting for Electricity Meter Box cabinets 					
Signed Tess Field, Secretary					



STRATA CORPORATION 11621 INC.

Minutes of the Annual General Meeting of the Corporation held at

Unit 11 17-19 Church St on

05/09/2023 commencing at 07:30pm

PROCEEDINGS

PRESENT: (In person or by proxy)	UNIT	SIGNATURE
Kim Rusalen	1	
Paul Brown	3	
Claire Davitt	4	
Suzanne Simpson	6	
Chris Rains	8	
Susan Crawford	9	
Madeline Martin	10	
Paul Hampton-Smith	11	
Josephine Wundersitz by proxy to Madeline Martin	12	
Nellie Perera	15	
Toss Field	16	

Signatures and proxies posted to UnitCare

APOLOGIES: None

GUESTS: Toni Coleman

CHAIR:

The Presiding Officer welcomed those present and opened the meeting.

MINUTE SECRETARY:

The Secretary agreed to record the minutes.

QUORUM:

With ten present plus one proxy, a quorum was declared.

CORPORATION MEMBERS REGISTER:

The members' register/unit list was circulated and updated for return to UnitCare Services. It was agreed a copy will be forwarded to all unit owners with the minutes

MINUTES:

It was resolved that the minutes of the previous Annual General Meeting be taken as read & accepted as a correct record.

Moved: Chris Rains / Seconded: Paul Brown; all agreed

CORRESPONDENCE/ACTIVITY REPORT:

The correspondence and activity report for the year was reviewed and tabled by the Presiding Officer. It was agreed that any matters arising be deferred for discussion under the relevant agenda item. It was agreed that the activity report, together with the transaction ledger continue to be sent to the treasurer on a quarterly basis.

FINANCIAL STATEMENT:

The Corporation's financial statement of accounts for the current period as circulated to all members was tabled and reviewed. It was resolved that the financial statement of accounts be received.

Moved: Paul Hampton-Smith / Seconded: Madeleine Martin: all agreed

Interest, Tax and Audits: Legislation requires that monies held in Trust Accounts are to earn interest and as a result an annual tax return is required. Interest is credited monthly based on the Corporation's minimum monthly balance. The legislation also requires an annual (to 30 June each year) audit of the UnitCare Services Trust Account by a registered company auditor. The report is made available to the Corporation Treasurer around September each year.

APPOINTMENT OF MANAGERS: GroupAssist Management Option:

That UnitCare Services, and/or their nominee, is appointed to assist the Corporation in terms of the GroupAssist Management option by undertaking all those functions, powers and duties, except maintenance and assisting with meetings, as contained in the Strata Titles Act 1988 at a (reduced) annual primary remuneration of \$197.42 including GST per unit.

Additional recoverable charges may be made for audit/reconciliation/archiving, government fees including GST, bank fees and stamp duty. Postage and photocopying charges will be debited to the Corporation as actually expended.

Duties of the appointed Managers

General: To provide so far as is reasonably necessary general (accounting only) advice and assistance to the Corporation and its officers and to assist them in the performance of their responsibilities under the Act.

Meetings: Arrange the General and Committee meetings, if required, prepare and distribute notices, including notices of meetings. Will assist the Secretary with advice on conducting meetings if required. Will assist the Secretary in providing a meeting proforma to assist in the preparation of minutes of meetings and distribute such minutes to all unit holders. Will draft a budget to assist in the corporation's financial calculations.

Maintenance: Will not advise upon and arrange for the maintenance, repair and replacement of the common property. An after-hours emergency maintenance service is available. A list of preferred contractors will be supplied with the minutes.

Insurance: Place and renew insurances in accordance with the Corporations instructions and have any claim promptly processed.

Accounting: Collect, bank and account for maintenance contributions, levies, interest accruing or other amounts due to the Corporation. Send notices levying maintenance or other contributions and pay accounts and outgoings. Prepare annual financial statements of accounts of the Corporation and arrange an annual tax return as required by law. To supply a copy of any irregular accounts, expenses and liabilities to officers/committee for review. To pay irregular accounts, expenses and liabilities after 10 days if no objections are received from officers/committee.

Clerical: Promptly deal with the Corporation correspondence and requests for Searches (section 41 st). Ensure that all appropriate and proper records of the Corporation are maintained and keep secure and confidential all books, records, common seal, certificates of title, strata plans, specifications, reports, schedules and the like.

Public Officer: (Gordon Russell) to act as the Corporation's Public Officer for the purpose of signing Tax Returns and other such matters as required by statute

Commissions: UnitCare Services may receive a commission for placing the Corporation's insurance.

Note: A management agreement will be posted to the group's Presiding Officer for signing.

Motion: that the Strata will continue with the UnitCare Group/Assist management option

Moved: Paul Hampton-Smith / Seconded: Tess Field; all agreed

ELECTION OF OFFICE BEARERS/APPOINTED OFFICERS: [Section 23]

Following discussion over the various duties of office bearers the following appointments were made:

Presiding Officer: Kim Rusalea

Secretary: Tess Field

Treasurer: Paul Hampton-Smith

Moved: Paul Brown / Seconded Susan Crawford; all agreed

The meeting gave heartfelt thanks to Chris Rains for his major contribution as Presiding Officer for the Strata over a great many years.

MANAGEMENT COMMITTEE: [Section 35]

It was resolved that the Management Committee shall consist of the appointed officers along with Claire Davill; Chris Rains; Paul Brown; Madeleine Martin

Moved: Tess Field / Seconded: Paul Hampton-Smith; all agreed

The new management committee therefore consists of seven members in total, with a quorum of four. It was noted that the Management Committees is required to keep minutes of their meetings.

INSURANCE:

The Presiding Officer advised that Section 30 of the Act imposes a duty on the Corporation to insure all building and building improvements for their full replacement value, including all costs incidental to and associated with their replacement

General Advice Warning: Any advice given by the manager is general advice. Owners can inform themselves through reading the Product Disclosure Statement. These are available from the office of UnitCare Services for groups insured through CHU/QBE or SCF/Allianz.

The Corporation is further required to keep itself insured against liability for negligence (\$10,000,000 minimum) and against any other liabilities (e.g.: flood, office bearer liability, catastrophe) determined by a special resolution of the Corporation.

The Corporation's current policy details are as follows:

Underwriter: Strata Community Insurance

Renewal Date: 1/9/2023

Due to the AGM being after the renewal date, a 30 day cover note was requested by UnitCare to SCI.

Insurance Valuation: \$6,035,000, as of 11th November 2022. This is a 47% increase on the previous valuation in 2017.

To assist in the decision whether to include flood cover in the insurance, three flood maps were presented to the meeting, and also attached to these minutes. These were sourced from <https://www.waterconnect.sa.gov.au/>

1. *River Torrens Flood Inundation Study, 1999 - 1 in 500 chance.* No inundation evident in the area of the Strata
2. *First to Fifth Creek Floodplain Mapping, 2007 - 1 in 500 chance.* No inundation evident in the area of the Strata
3. *First to Fifth Creek Floodplain mapping 2007 - Probable Maximum Flood. Major inundation evident in the area of the Strata.*

All at the meeting noted that the *First to Fifth Creek Floodplain mapping 2007 - Probable Maximum Flood* is less likely than its companion *First to Fifth Creek Floodplain Mapping, 2007 - 1 in 500 chance*. The meeting therefore agreed that insurance excluding flood cover is an acceptable risk. **This decision to exclude flood cover is to be revisited at the next AGM.**

Motion: to accept the Strata Community Insurance quote of \$9,373.68 for 12 months of property building cover, excluding flood cover, at a strata valuation of \$6,035,000

Moved: Tess Fields / seconded: Kim Rusalec; all agreed

Policy - Insurance Excess Payments;

It was resolved that any insurance claim that is to do with the property of the unit owner, the unit owner will pay the insurance excess of \$1,000. Any claim related to the common property, the Corporation will pay the excess. The unit owner has a right of written appeal to the Management Committee

Moved: Claire Davill / Seconded: Chris Rains; all agreed

Commissions: It was noted that UnitCare Services receive a commission for placing the insurance direct with SCI/Allianz.

Home/Contents Insurance: It was noted that it is necessary for unit owners to arrange individually for adequate insurance for home public liability insurance, as well as the contents of their homes inclusive of carpets, drapes, light fittings, etc., whether or not the home is occupied by the unit owner or a tenant, as such items are not included in the Corporation's insurance policy. It is recommended that owners seek independent advice from a suitably qualified insurance broker regarding any additional insurance required for their individual circumstances.

MAINTENANCE:

Under Group Assist, the Strata Management Committee arranges maintenance.

Painting: Owners agreed that painting was not needed at this stage and that any decision to paint the previously painted exterior surfaces of the units can be deferred.

The budget includes an accrual of \$1,200 per year for painting. Total accrued so far is \$2,400. This gradual accumulation will contribute to this large future expenditure but is not likely to pay for it in full.

Grounds Care/Lawn Care:

The budget includes \$700 for grounds care

Termite Responsibility: The Presiding Officer advised that any termite damages within a unit would be a strata responsibility unless the entry of termites had resulted from negligence on the part of an owner, agent or their tenant. It was also noted that damage caused by termites was not an insured event in terms of the building insurance policy.

Owners agreed not to have the units inspected for termite activity this year but to monitor the situation instead

Residents are strongly requested not to facilitate the entry of termites through the storage of newspapers or wood against the building or putting soil against the exterior of the buildings.

Gutters:

The following is a combination of the AGM decision in 2021 plus a proposal from Chris Rains after the meeting.

All two storey units (13,14,15,16, but not unit 12, which has gutter guard), will have their gutters cleaned.

Due to extensive leaf drop, units 1 & 2 and the carport of unit 6 will also be included. All unit owners are given the opportunity to nominate their unit to have their gutters cleaned under the annual gutter cleaning programme

Communal/Security Lighting:

No work needed after the decommissioning of one electricity meter several years ago, and the successful upgrade of road bollard lighting in 2021.

Driveways/Paving:

Kerbing is crumbling in areas and becoming a safety risk. A quote dated 23rd August 2023 for kerbing repair was tabled from Urban Transformers.

The kerbing outside units 3, 4 & 10 have been budgeted for 2024 at a cost of \$10,340 GST incl. Further work currently quoted at \$6,360 GST incl. is planned for a future year.

Roofing:

No roofing repairs have been identified.

Fencing:

Unit 6 brush fence needs re-packing. To be assessed and allocate funds to repair this year or in next budget.

Other: (i.e. tree management, drain blockages, surface water disposal, etc.)

Bottlebushes have been trimmed at front. The common area near Unit 1 needs to be trimmed.

Wood lot in supporting posts needs attention.

Proposed to repair these progressively over the next few years, according to extent of damage.

The budget includes repair of three posts at units 4 and 11 at an estimated cost of \$2,000

BUDGET:

The secretary and treasurer circulated and presented the budget estimates proposal.

It was resolved following discussion that the attached recommended Budget Estimates be adopted.

The major items it includes are

- ☐ Accrual of \$1,200 per year to contribute to future painting
- ☐ \$10,340 for kerbing repairs near units 3, 4 & 10
- ☐ \$2,000 for repair of three wooden support posts in units 3 & 11
- ☐ \$9,373 for strata building insurance excluding flood cover
 - Transfer of \$6,000 from Sinking fund to Administration fund to set estimated level at 30/6/2024 of approximately \$15,000
- ☐ \$7,182 reduction of total funds on hand by 30/6/2024. However this is still one of the higher levels in the last ten years.
- ☐ No increase in strata fees. It is quite possible that an increase could be proposed for next year mainly due to the increased insurance premium.

Account	30/6/2023 actual	Estimate at 30/6/2024
Administration fund	\$25,380	\$14,867
Sinking fund	\$21,144	\$24,344
Total	\$46,524	\$39,211

Moved to accept budget: Kim Rusalev / Seconded: Chris Rains; all agreed

HONORARIUMS:

No honorariums were proposed

CONTRIBUTIONS:

Administration Fund: In accordance with this resolution, the Total Annual Contribution to the Administration Fund will remain at \$16,000.00

Sinking/Reserve Fund: In accordance with this resolution, the Total Annual Contribution to the Sinking/Reserve Fund will remain at \$9,200.00.

FUNDS TRANSFER:

UnitCare Services are to transfer \$6,000 from the Sinking Fund to the Administration Fund

Moved: Paul Hanipane-Smith / Seconded: Paul Brown; all agreed

OVERDUE CONTRIBUTIONS INTEREST AND FEES:

Existing Policy since AGM 2017 - Overdue Contributions Interest and Fees:

That the payment of the Corporation Account Notice is the responsibility of each lot holder and accounts must be paid within twenty-eight (28) days of the due date for payment. If any account is not paid within 28 days of the due date lot owners are required to pay interest on the overdue amount at the rate of twelve (12%) per annum calculated from the due date until payment, and to pay all expenses incurred in pursuing recovery of overdue amounts including (but not limited to) legal fees, administrative costs, location and service fees and any commission payable to debt recovery consultants or solicitors. If the account is not paid by the due date a reminder notice will be sent with a late payment charge as per the contract fee.

Motion: Re-confirming this existing policy

Moved: Paul Hampton-Smith / Seconded: Tess Field: all agreed

SPECIAL LEVY:

No special levy is required. It is quite possible that a levy will be required in future when repainting of the strata is planned.

POLICIES & APPROVALS: (Requiring General Resolution)

Animals:

It was agreed that owners may apply for approval on an individual basis in accordance with the current Strata Pet Policy, July 2019.

The Corporation delegates authority to the Management Committee to approve any applications for animals.

Real Estate Agents Signs:

An agent instructed to offer any unit "For Sale" be permitted to erect one vertical (portrait) sign only, of dimensions not greater than two (2) metre square. This sign must indicate the number of the unit and is to be installed as near as practicable to the front boundary of the premises and be removed not later than 48 hours after a contract for sale of the unit has been signed.

Insulation:

It was resolved that the Corporation grant consent for all owners to install insulation in the roof space above their unit, subject to the unit holder and their successors in title agreeing without any further notice that the costs of and incidental to installation, maintenance, repairs and replacement shall be at all times at the expense of that unit holder from time to time. That the work be undertaken to a trade standard and that no insulation be installed on or above down lights, transformers and other equipment subject to heating

Moved: Tess Field / Seconded: Kim Rusalen; all agreed

RESIDENT MATTERS:

There were no resident matters raised.

OTHER BUSINESS:

There were no items of other business raised.

Meeting was closed at 9:02pm with thanks to all who attended.

Next Year's Meeting:

Tentative date for next AGM is 7:30pm Tuesday 6th August 2024

Strata Corporation 11621 Inc

Proposed Budget Estimates for Period 1 Jul 23 to 30 Jun 24

(EST includes where it applies)

No Units: 16		QUARTER			
DESCRIPTION	ESTIMATES	1-Jul	1-Oct	1-Jan	1-Apr
COMMON PROPERTY MAINTENANCE		Apportion to Relevant Quarter(s)			
Emergency Maintenance	\$1,000	\$250	\$250	\$250	\$250
Coffee cleaning	\$350				\$350
Grounds Care	\$720	\$175	\$175	\$175	\$175
Wind rot repair (units 3 & 4 (three posts))	\$2,000				\$2,000
Carbonyl repair (units 3, 4 & 10)	\$40,040			\$10,010	
Furniture & outbuilding repair	\$1,220	\$300	\$300	\$300	\$300
RECURRENT EXPENDITURE		Apportion to Relevant Quarter(s)			
Management Fee (grouped)	\$3,850	\$782	\$782	\$782	\$782
Bank Charges	\$22	\$22	\$22	\$22	\$22
Postage & Copying	\$176	\$44	\$44	\$44	\$44
Insurance - due 1/20/23 (excluding flood cover)	\$3,373	\$3,373			
Electricity	\$419	\$105	\$105	\$105	\$105
Asphalt Fee	\$418	\$418			
Income Tax Payment	\$0				
Income Tax Return	\$217	\$217			
TOTAL ESTIMATED COSTS	\$29,451	\$11,695	\$1,695	\$12,029	\$4,608

ADMINISTRATION FUND INCOME		Cash Flow Analysis			
		Apportion to Relevant Quarter(s)			
Annual Maintenance Fund contributions	\$16,000	\$4,000	\$4,000	\$4,000	\$4,000
Plus: Bank Interest	\$1,206	\$302	\$302	\$302	\$302
Plus: group for Unit 10	\$449		\$449		
Minus: Advances for Units	(\$4,717)	(\$4,717)			
Total Income =	\$12,938	(\$416)	\$4,751	\$4,302	\$4,302
Plus last year's balance brought forward	\$25,780	\$25,780	\$11,272	\$22,342	\$14,604
Minus: Total Estimated Costs	\$29,451	\$11,695	\$1,695	\$12,029	\$4,009
Transfer to (or from): Sinking fund and with - \$15,600	(\$5,000)	(\$5,000)			
Maintenance Fund Closing Balance =	\$14,867	\$19,279	\$23,332	\$14,604	\$14,867
SINKING FUND INCOME		Apportion to Relevant Quarter(s)			
Annual Sinking Fund contributions	\$8,200	\$2,300	\$2,300	\$2,300	\$2,300
Transfer from Administration Fund	(\$5,000)				
Plus: Special Levies	\$0		\$0		
Total Income =	\$3,200	\$800	\$800	\$800	\$800
Plus last year's balance brought forward	\$21,844	\$21,144	\$21,844	\$22,744	\$21,544
Sinking Fund Closing Balance =	\$24,344	\$22,944	\$22,744	\$23,544	\$22,344

Notes/Recommendations

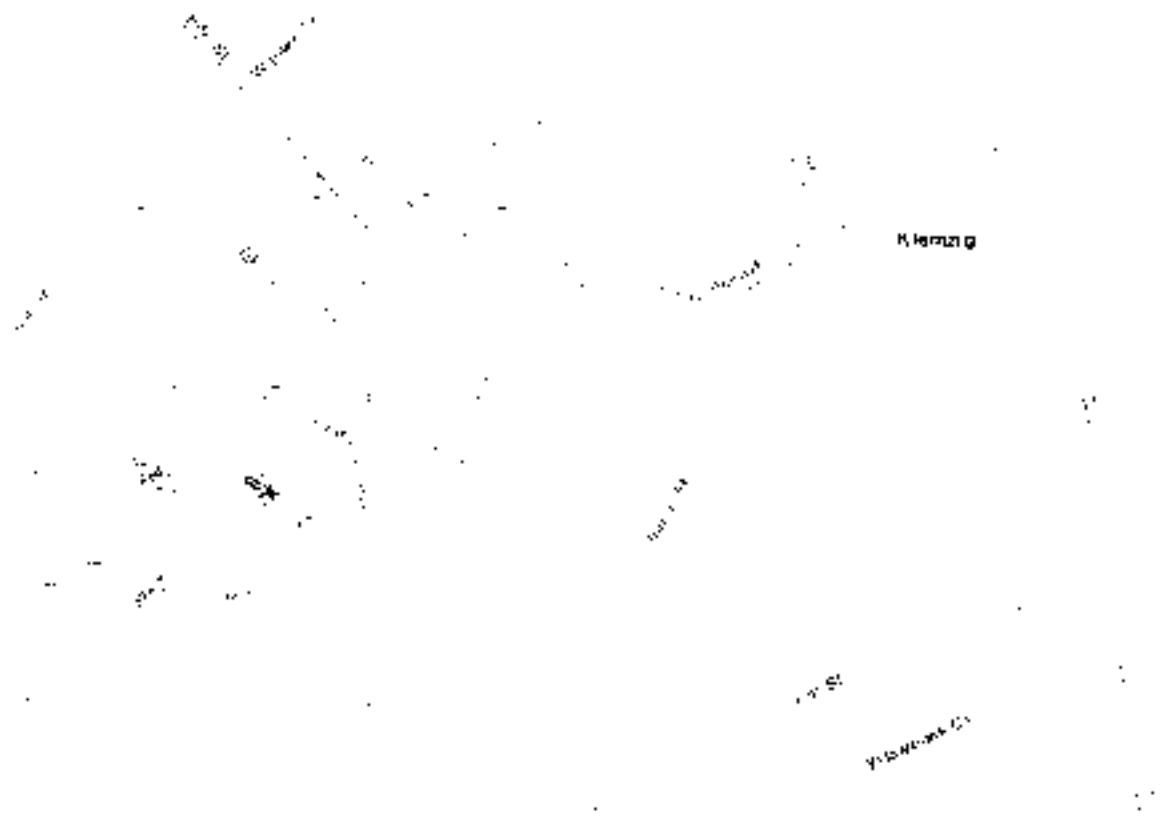
This budget has a closing admin balance of

\$14,867.00

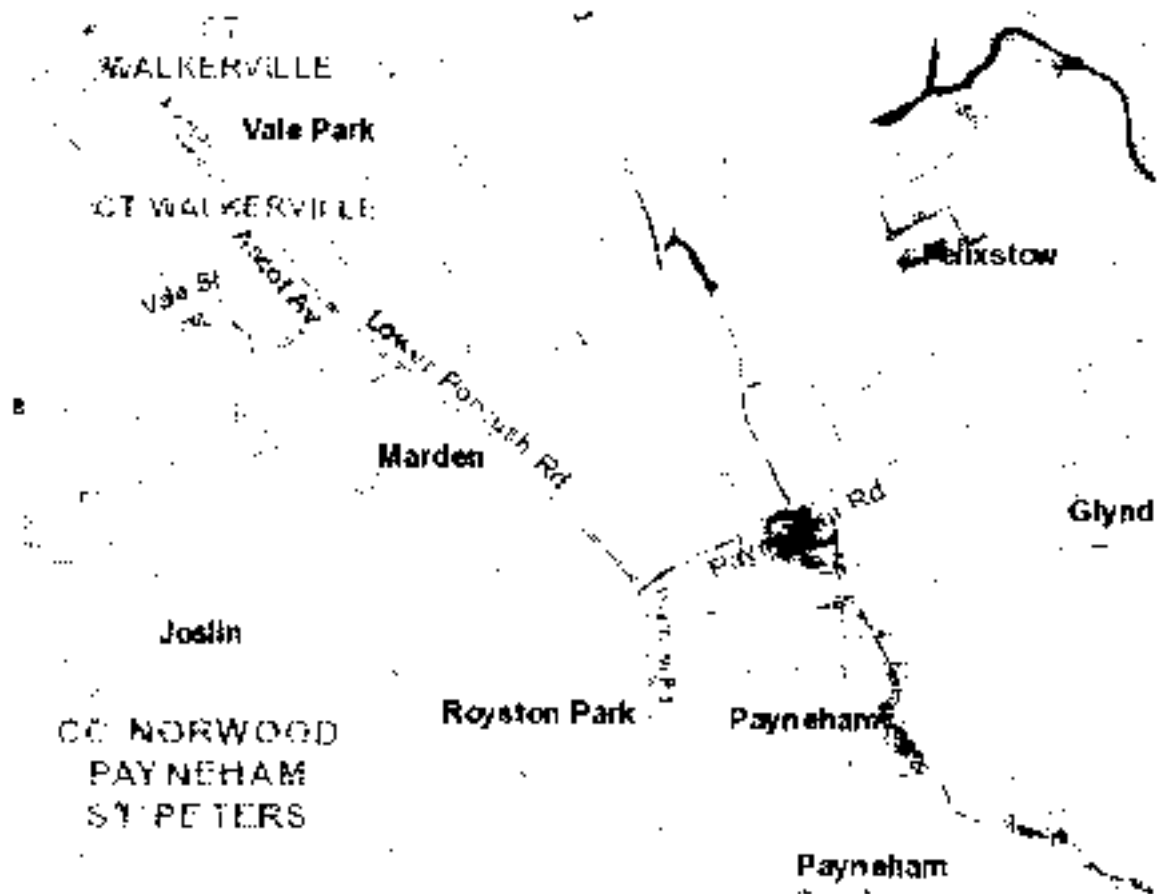
This budget has a closing sink balance of

\$24,344.00

Flood map 1: River Torrens Flood Inundation Study, 1999 - 1 in 500 chance



Flood map 2: First to Fifth Creek Floodplain Mapping, 2007 - 1 in 500 chance



Strata Corporation 11621 Inc
Minutes for Committee Meeting of the Corporation
20 February 2023 via email

PROCEEDINGS (Quorum = 3)					
Member	UNIT	Present	Member	UNIT	Present
Chris Rains Presiding Officer	8	email	Claire Davill Member	3	email
Madeleine Martin Treasurer	10	email	Tess Field Member	16	email
Paul Hampton-Smith Secretary	11	email			
<p>The committee agreed to reimburse Chris Rains \$53.94 for gardening expenses, see attached receipt.</p> <p>Here is the gardening report from Chris</p> <p>I have just purchased three plants to fill in at the patch of sandy soil near unit 6. I'm guessing this is where sand was stored during unit construction. The cost is \$53.94. I have not had time recently to pay too much attention to this garden as I have been busy with a project on Yorke Peninsula, undertaking Landcare work at Tarcowie (30kms NW of Jamestown) and working on a private irrigation project.</p> <p>I shall, over the next few weeks, prune one of the Callistemons which is creating far too much shade for the native plants. During the summer months we lost six of the eight Leptospermum shrubs planted along the green fence. Again, too much shade and heavy clay topsoil which excludes air. The topsoil here is, I think, the clay subsoil dumped into the front garden beds when construction of the entrance road was undertaken.</p> <p>To remedy this, I shall need to purchase some organic matter to encourage a friable soil up to 30cm depth. I shall purchase another six Leptospermum but grow them in larger containers ready for planting out later in the year.</p> <p>I recently pruned about ten Citrus Gall Wasp (CGW) lemon tree galls and cut them to pieces before dropping them into the green bin. I shall prune the lemon tree either early this season or late spring. If anyone has a lemon tree, pruning should be undertaken as indicated below.</p> <p>Early Autumn: new growth will harden before October when CGW lay eggs in new growth.</p> <p>Early Spring: pruning now does not allow enough time for new growth which CGW prefers for laying eggs during October</p>					
Signed Paul Hampton-Smith, Secretary					



WINDSHEAR DANGERS WHEN

[illegible]

Wed 14/04/2023 01:43:20 PM

FROM EMC RECTIFIERS TO

SALE
** TAX INVOICE **

DOI: 10.1002/for

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End of

U.S. DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT

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1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 26

But,

439.2

Call number 44-38861-1000

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© 1997 Blackwell Science Ltd *Journal of Internal Medicine* 241: 395–401

$$\mathcal{L}_\mu = \mathcal{L}_\mu^{\text{kin}} + \mathcal{L}_\mu^{\text{int}} + \mathcal{L}_\mu^{\text{ext}} + \mathcal{L}_\mu^{\text{ghost}}$$

$$\begin{aligned} & \|\mathbf{A}(\mathbf{t}) - \mathbf{A}(\mathbf{s})\|_{\infty} \leq \|\mathbf{A}(\mathbf{t}) - \mathbf{A}(\mathbf{s})\|_{\infty} \leq \|\mathbf{A}(\mathbf{t}) - \mathbf{A}(\mathbf{s})\|_{\infty} \leq \|\mathbf{A}(\mathbf{t}) - \mathbf{A}(\mathbf{s})\|_{\infty} \\ & \|\mathbf{A}(\mathbf{t}) - \mathbf{A}(\mathbf{s})\|_{\infty} \leq \|\mathbf{A}(\mathbf{t}) - \mathbf{A}(\mathbf{s})\|_{\infty} \leq \|\mathbf{A}(\mathbf{t}) - \mathbf{A}(\mathbf{s})\|_{\infty} \leq \|\mathbf{A}(\mathbf{t}) - \mathbf{A}(\mathbf{s})\|_{\infty} \end{aligned}$$

Source: *Journal of the American Statistical Association*, 1997, 92, 103-114.

Have Your Say

Use of dual feedback columnar
expansion for columnar structures

[illegible]

1997年4月1日
 1997年4月1日
 1997年4月1日
 1997年4月1日
 1997年4月1日

姓名: 王 强
 学 号: 123456789
 班 级: 计算机 1 班

* 产地: 云南
 411- 产地: 云南
 * 产地: 云南
 产地: 云南

Strata Corporation 11621 Inc
Minutes for Committee Meeting of the Corporation
3 February 2023 via email

| PROCEEDINGS (Quorum = 3) | | | | | |
|---|------|---------|-------------------------|------|---------|
| Member | UNIT | Present | Member | UNIT | Present |
| Chris Rains
Presiding Officer | 8 | email | Claire Davill
Member | 3 | email |
| Madeleine Martin
Treasurer | 10 | email | Tess Field
Member | 16 | |
| Paul Hampton-Smith
Secretary | 11 | email | | | |
| <p>Following water damage at unit 6, the committee approved the revised quote from RMS attached below for \$1,495 + GST.</p> <p>Because this is an insurance claim, the cost to the Strata is limited to the insurance excess of \$1,000.</p> | | | | | |
| Signed Paul Hampton-Smith, Secretary | | | | | |

QUOTATION No. 3713 Revised.

17th January 2022

**Unitcare Services
P.O. Box 4040
Norwood South. 5067.**

Strata No. Strata Corp 11621 / 17-19 Church St. Marden.

Dear Mike,

We have attended to this property and quote the following ;

- Unit 6 – There is water damage to the lounge room ceiling and wall.
To repair the ceiling damage, stain seal water marks x 2 coats and paint the entire ceiling and cornices.
- To repair the damaged plaster to the wall.
Flush all new work and prepare for painting. Required to colour match.
- Supply paint and paint the wall.
To remove all old material from the property and dispose of.

The cost to carryout this work will be \$1,495.00+gst

Regards,

David Fairclough (Contracts Manager)

*** TAX INVOICE INCLUDING GST ***

For supply of Search Documents by UnitCare Services
ABN 31 065 153 880 t/a UnitCare Services on
behalf of STRATA CORPORATION 11621 INC. / UNIT NO: 7

Name of requestee: NORTH EAST CONVEYANCING

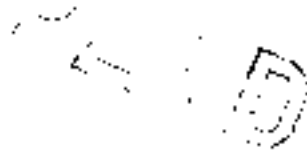
Fax Number: reception@neconveyancers.com.au

This is a valid tax invoice and includes GST.

Total of the invoice = \$ 105.60 inc GST

THANK YOU FOR YOUR FULL PAYMENT OF THIS INVOICE

Manager PAM PROCTOR - GROUP ASSIST



SEARCH REQUEST CHECK LIST
(mostly automated)

FOR: 11621/11621/7 Toby Terlet / MANAGER:PAM PROCTOR - GROUP ASSIST

Tick the following when completed:

DONE (tick)

Minutes or General & Committee meetings of
the Corporation for the last two (2) years.

☒ updates only add from
last search sent date

Details of any special or unusual resolutions
affecting the unit/lot or common property passed
in the last five (5) years (SEE BY LAWS)

☒ updates only add from
last search sent date

Statement of Accounts last prepared

☒

The Articles/By Laws now in force

☒ updates - print just in case

Plans - a copy of the body corp' plans

☒

Insurance policies taken out by the Corporation
Corporation: INCLUDE CURRENT INSURANCE CERTIFICATE
NB: THE FULL POLICY WORDING IS EXTRA AND OFTEN
NOT REQUESTED. ADDITIONAL FEES APPLY.

☒ updates include just in case

Owner request - if genuine owner request then all
owner unit account (add new levy) and change
Corporation in outgoings for acct code 541)

☒ MUST use 'SOME USE' stamp
on all pages

COMMUNITY TITLES ONLY - ONLY IF REQUESTED:

NOTE: Conveyancers download the following docs from LTO

Scheme Description
(required on groups & lots)

☒ not required for updates

Development Contract
(only applies to some schemes)

☒ not required for updates

NOTE: Must supply the above to Agents

TAX INVOICE - To be signed and faxed to agent/owner
HAS THE/DUE/PAYMENT BEEN RECEIVED?

☒ payment received
26/2/25

SCANNING - Scan all documents to client folder

☒

Signed as completed [Signature] 26/02/25

REGULATION CHARGES AT 2023:

\$nil for updates if response received one in last 3 months otherwise
full fees apply.

Strata \$40 / Comm' \$25 - gst for page 1 (\$71 to owners)

Strata \$40 / Comm' \$25 - gst for page 2. (\$8-gst to owners)

Strata \$16 / Comm' \$15 - gst for full insurance policy wording.

Full fee Strata \$150.60 / Comm' \$66.00 inc gst

NOTES: Updates ONLY require last 2 pages + any changes since the original search
was sent - ie: minutes from meeting of group & insurance cert if renewed.
Updates MUST be stamped with 'PROCESSED SUPPLIER' stamp.

Dated 26 FEB 2025

Reception

From: Reception <reception@1836conveyancing.com.au>
Sent: Tuesday, 25 February 2025 12:18 PM
To: Reception
Subject: Strata request- 5054/569
Attachments: BankSA Internet Banking Payment - Copy of receipt

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Team,

Can I please request a full strata search for the below property:

Address- 7,17-19 church street Marden
 CT: 5054/569
 Amount- \$105.60
 The receipt is attached for your convenience.

Thank you 😊

Kind regards,

Administration & Conveyancing Assistant

North East Conveyancers

1155/116 Broadharrow Road Adelaide Hills SA 5033
 1155/116 Broadharrow Road Adelaide Hills SA 5033
 Phone 08 8362 2222
 Fax 08 8362 2222
 Email reception@neconveyancers.com.au



North East Conveyancers

Servicing South Australia since 1983

| | | | | |
|--|------------------------------|----------------------------|------------------|------------------------|
| Account Number
19 03899 50 9 | L.T.O Reference
CT5054569 | Date of issue
19/2/2025 | Agent No.
336 | Receipt No.
2649244 |
|--|------------------------------|----------------------------|------------------|------------------------|

NORTH EAST CONVEYANCERS
PO BOX 2709
ADELAIDE SA 5001
reception@neconveyancers.com.au

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

| | | | |
|---------------------|----------------------------------|-----------------------|------------|
| Customer: | MR TJ TERLET | | |
| Location: | U7 17-19 CHURCH ST MARDEN UNIT 7 | | |
| Description: | 4H/U CP | Capital Value: | \$ 465 000 |
| Rating: | Residential | | |

Periodic charges

Raised in current years to 31/3/2025

| | | | \$ |
|-----------------------|--------------------------|----------------------------|-----------------|
| | Arrears as at: 30/6/2024 | : | 2.80CR |
| Water main available: | 1/7/1992 | Water rates | : 235.80 |
| Sewer main available: | 1/7/1992 | Sewer rates | : 260.85 |
| | | Water use | : 190.25 |
| | | 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 | : 686.90CR |
| | | Balance outstanding | : 2.80CR |

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

Next quarterly charges: Water supply: 78.60 Sewer: 86.95 Bill: 9/4/2025

This account has no meter of its own but is supplied from account no 19 03899 19 7.

The Water Use apportionment option is Even.

The apportionment percentage for this account is 2.43%.

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/>.



Government of
South Australia

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

1300 SA WATER
(1300 729 283)
ABN 49 336 525 019
www.sawater.com.au

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:
MR TJ TERLET

Water & Sewer Account
Acct. No.: 19 03899 50 9

Amount: _____

Address:
U7 17-19 CHURCH ST MARDEN UNIT 7

Payment Options



EFT Payment

| | |
|----------------------|-----------------------------|
| Bank account name: | SA Water Collection Account |
| BSB number: | 065000 |
| Bank account number: | 10622859 |
| Payment reference: | 1903899509 |



Bill code: 8888
Ref: 1903899509

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: 1903899509



Government of
South Australia

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

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



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: 2649244

NORTH EAST CONVEYANCERS
POST OFFICE BOX 2709
ADELAIDE SA 5001

DATE OF ISSUE

19/02/2025

ENQUIRIES:

Tel: (08) 8226 3750

Email: revsaesl@sa.gov.au

OWNERSHIP NUMBER

12605875

OWNERSHIP NAME

T J TERLET

PROPERTY DESCRIPTION

7 / 17-19 CHURCH ST / MARDEN SA 5070 / UNIT 7

ASSESSMENT NUMBER

1903899509

TITLE REF.

(A "+" indicates multiple titles)

CT 5054/569

CAPITAL VALUE

\$465,000.00

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
\$ 175.20
\$ 107.90
\$ 0.00
\$ -117.30
\$ 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

20/05/2025



**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 OF THIS CERTIFICATE CAN ONLY BE MADE**Online at:****OR****By Post to:****www.revenuesaonline.sa.gov.au****RevenueSA
Locked Bag 555
ADELAIDE SA 5001**

CERTIFICATE OF RATES AND CHARGES

Issued under Section 187 of the Local Government Act 1999



City of
Norwood
Payneham
& St Peters

To: North East Conveyancers
Level 1 18 Greenhill Road
WAYVILLE SA 5034

Date: 19/02/2025

| Particulars of the Property: | |
|------------------------------|-----------------------------------|
| Assessment No | 1188 |
| Owner's Name | Mr T J Terlet |
| Valuation No | 1903899509 |
| Property Address | 7/17-19 Church Street MARDEN 5070 |
| Property Description | SP 11621, Adelaide CT 5054/569 |

175 The Parade
Norwood SA 5067

PO Box 204
Kent Town SA 5071

Telephone
8366 4555

Email
townhall@npsp.sa.gov.au

Website
www.npsp.sa.gov.au

| Particulars of Rates and Charges in the 2024-2025 Financial Year: | |
|---|---|
| Balance b/forward 2023-2024 | \$0.00 |
| 2024-2025 Rates + Landscape Levy | \$1,310.82 |
| Plus Legal Fees | \$0.00 |
| Plus Fines & Interest | \$0.00 |
| Less Concession/Rebate | \$0.00 |
| Less Payments | -\$983.82 |
| Plus Property Related Debts | |
| Balance Now Due and Payable | \$327.00 |
| Settlement via BPay | Bill Code: 3251
Reference: 0011888 |



100% Australian Made
Recycled Paper

| | |
|---|-------------------|
| 2024-2025 Rates including Landscape Levy | \$1,310.82 |
| 2024-2025 Capital Value | \$465,000 |

Please Note the 3rd Quarter of Rates is due by 7 March 2025

Notes for your information:

- The next date for Fines and Interest to be calculated is 10 February 2025.
- If Balance Due above is Nil, the rates have been paid to 30 June 2025.
- Upon settlement of the property, the total balance to 30 June 2025 is required to be paid to the Council. Action to recover unpaid rates will be taken against the owner of the property at the time of declaration of rates.
- A fine of 2% will be imposed on any current Rate not paid by the due date and interest at the prescribed rate will be added each month on unpaid arrears.
- This certificate relates only to the abovementioned assessment. If other assessments are included at the same address (eg: tenancies/shops) additional certificates will only be issued upon payment of additional fees.

Mario Barone
CHIEF EXECUTIVE OFFICER

Community
Well-being is...
Social Equity
Cultural Vitality
Economic Prosperity
Environmental
Sustainability



City of Norwood Payneham & St Peters

Head Office: 175 The Parade, Norwood
Mailing Address: PO Box 204, KENT TOWN SA 5071

Telephone (08) 8366 4555

Property Information and Particulars in response to an enquiry pursuant to Section 7 of the Land & Business (Sale & Conveyancing Act 1994)

To: North East Conveyancers
Level 1 18 Greenhill Road
WAYVILLE SA 5034

Certificate Date: 19/02/2025
Certificate No: 26237

Details of Property Referred To:

Rates Assessment Number : 1188 8
Valuer General Number : 1903899509
Owner Details : Mr T J Terlet
Property Address : 7/17-19 Church Street MARDEN 5070
Property Description : SP 11621, Adelaide CT 5054/569
Hundred : Adelaide
Ward : Torrens Ward - Ward 2

Prescribed Encumbrances for 7/17-19 Church Street MARDEN 5070

| Column 1
Prescribed encumbrance | Column 2
Other particulars required |
|--|---|
| Development Act 1993 (repealed) | |
| section 42—Condition (that continues to apply) of a development authorisation | Date of authorisation: N/A
Name of relevant authority that granted authorisation:
Condition(s) of authorisation: |
| Repealed Act conditions | |
| 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) | See attached Decision Notification Form
P.A.T No. 504 of 1990
DA 8149 |

| Column 1
Prescribed encumbrance | Column 2
Other particulars required |
|---|--|
| <i>Planning, Development and Infrastructure Act 2016</i> | |
| Part 5 – Planning and Design Code | <p>Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code):</p> <p>(Refer to PlanSA Section 7 extract report)</p> <p>Is there a State heritage place on the land or is the land situated in a State heritage area? NO</p> <p>Is the land designated as a local heritage place? NO</p> <p>Is there a tree or stand of trees declared in Part 10 of the Planning and Design Code to be a significant tree or trees on the land? NO</p> <p>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?</p> <p>YES</p> <p>For information on any proposed Code Amendments which may interest you, please refer to the PlanSA Website:</p> <p>https://plan.sa.gov.au/have_your_say/code-amendments</p> |
| Section 127 - Condition (that continues to apply) of a development authorisation | (Refer to PlanSA Section 7 extract report) |
| <i>Development Act 1993 (repealed)</i> | |
| section 50(1)—Requirement to vest land in a council or the Crown to be held as open space | NO |
| section 50(2)—Agreement to vest land in a council or the Crown 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—Fire safety notice | NO |

| Column 1
Prescribed encumbrance | Column 2
Other particulars required |
|---|--|
| section 84—Enforcement notice | NO |
| section 85(6), 85(10) or 106—
Enforcement order | NO |
| Part 11 Division 2—Proceedings | NO |
| <i>Fire and Emergency Services Act 2005</i> | |
| section 105F (or section 56 or 83
(repealed))—Notice to take action to
prevent outbreak or spread of fire | NO |
| <i>Food Act 2001</i> | |
| section 44—Improvement notice | NO |
| section 46—Prohibition order | NO |
| <i>Housing Improvement Act 1940 (repealed)</i> | |
| section 23—declaration that house is
undesirable or unfit for human
habitation | NO |
| Part 7 (rent control for substandard
houses) – Notice or declaration | N/A |
| <i>Land Acquisition Act 1969</i> | |
| Section 10 – Notice of intention to
acquire | NO |
| <i>Local Government Act 1934 (repealed)</i> | |
| Notice, order, declaration, charge,
claim or demand given or made under
the Act | NO |
| <i>Local Government Act 1999</i> | |
| Notice, order, declaration, charge,
claim or demand given or made under
the Act | NO |
| <i>Local Nuisance and Litter Control Act 2016</i> | |
| Section 30 – Nuisance or litter
abatement notice | N/A |

| Column 1
Prescribed encumbrance | Column 2
Other particulars required |
|--|--|
| <i>Planning, Development and Infrastructure Act 2016</i> | |
| section 141 – Order to remove or perform work | NO |
| section 142 – Notice to complete development | NO |
| section 155 – Emergency order | NO |
| section 157 – Fire safety notice | NO |
| Section 192 or 193 – Land management agreement | (Refer to PlanSA Section 7 extract report) |
| section 198(1) – Requirement to vest land in a council or the Crown to be held as open space | NO |
| section 198(2) – Agreement to vest land in a council or the Crown to be held as open space | NO |
| Part 16
Division 1 – Proceedings | NO |
| section 213 – Enforcement notice | NO |
| section 214(6), 214(10) or 222-
Enforcement order | Date order made: N/A
Name of court that made order: Action number:
Name of parties: Terms of order:
Building work (if any) required to be carried out: |
| <i>Public and Environmental Health Act 1987 (repealed)</i> | |
| Part 3—Notice | NO |
| Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) (revoked) Part 2—Condition (that continues to apply) of an approval | NO |
| Public and Environmental Health (Waste Control) Regulations 2010 (revoked) regulation 19—Maintenance order (that has not been complied with) | NO |

| Column 1
Prescribed encumbrance | Column 2
Other particulars required |
|--|---|
| South Australian Public Health Act 2011 | |
| Section 92-Notice | NO |
| South Australian Public Health (Wastewater) Regulations 2013 Part 4-Condition (that continues to apply) of an approval | NO |
| Other charges | |
| Charge of any kind affecting the land (not included in another item) | Person or body in whose favour charge exists: N/A
Nature of charge:
Amount of charge (if known): |

Particulars of Building Indemnity Insurance

Note—Building indemnity insurance is not required for—

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

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

Building Indemnity Insurance is required....**NO** (refer above note):

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

Exemption from holding insurance:

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

N/A

If **YES**, give details:

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

Particulars relating to Environment Protection

Further information held by councils

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

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

NO

Note—

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

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

It should be noted that—

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

This statement is made the **21 February 2025**

MARIO BARONE
CHIEF EXECUTIVE OFFICER

Data Extract for Section 7 search purposes

Valuation ID 1903899509

Data Extract Date: 21/02/2025

Parcel ID: S11621 UN7

Certificate Title: CT5054/569

Property Address: UNIT 7 17 -19 CHURCH ST MARDEN SA 5070

Zones

General Neighbourhood (GN)

Subzones

No

Zoning overlays

Overlays

Airport Building Heights (Regulated) (All structures over 110 metres)

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

Affordable Housing

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

Heritage Adjacency

The Heritage Adjacency Overlay seeks to ensure development adjacent to State and Local Heritage Places maintains the heritage and cultural values of those places.

Prescribed Wells Area

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

Regulated and Significant Tree

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

Stormwater Management

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

Traffic Generating Development

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

Urban Tree Canopy

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

Is the land situated in a State Heritage Place/Area

No

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

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

Is the land designated as a Local Heritage Place

No

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

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

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

No

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

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

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

Associated Development Authorisation Information

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

No

Land Management Agreement (LMA)

No

IN THE MATTER OF AN APPEAL

BETWEEN

CRAVEN SECURITIES LTD

AND

CORPORATION OF THE CITY OF PAYNEHAM

AND

D.W. DELMONT

PLANNING APPEAL TRIBUNAL
(P.A.T. No. 504 of 1990)

Before Mr. Commissioner Tomkinson

Adelaide 19th November 1990
Determination delivered Adelaide 20th November 1990

Planning Act 1982 as amended. Council refusal of planning consent for residential flat development. Settlement of issues between the parties. Planning consent issued with conditions.

ADVOCATES:

Ms. Cole of counsel for the appellant
Mr. Henry of counsel for respondent Council
Mr. Stokes for D.W. Delmont

THE TRIBUNAL DELIVERED THE FOLLOWING DETERMINATION:

Pursuant to the Planning Act 1982 as amended ("the Act") and the provisions of the Development Plan created under the Act by planning decision notification dated 2/10/90 the Council refused consent for development described as "to erect 24 single-storey and 17 two-storey residential flat buildings and associated car parking and landscaping", which development was proposed to be located at "Lots 26, 27, 28 and 29 Church Street Marden". D.W. Delmont Esq., who earlier made representations to the Council opposing the proposed development, became a party to the appeal.

The parties have settled their differences. On what is before the Tribunal I see no reason why planning consent should not issue subject to conditions.

The Determination of the Tribunal is that the Council's decision is reversed; Planning Approval is hereby granted for the development the subject of this appeal subject to the development being carried out in accordance with amended plans before the Tribunal as Exhibit A1 and in accordance with the following conditions, tendered and agreed between the parties as a draft, Exhibit A2 before the Tribunal. The said conditions are all to be complied with in every respect to the reasonable satisfaction of the Council.

- a. all paved driveways and parking areas being constructed and kerbed in a manner which, in the reasonable opinion of the Council, is satisfactory for movement and/or parking of such vehicles as may

appropriately come onto the various parts of the area concerned;

- b. provision being made for drainage of the subject land in the manner which, to the reasonable satisfaction of the Council may be accommodated by stormwater drainage facilities external to the subject land;
- c. safe and efficient provision being made for the installation of all public utilities underground, including sewer, water, electricity, telephone and gas service mains, in the manner which, in the reasonable opinion of the Council, will take sufficient account of foundation conditions and the need to allow for some soil movement in the event of settlement of filled areas taking place;
- d. all engineering works being carried out in accordance with recognised engineering practice, including roadworks, stormwater drainage and earthworks;
- e. site works and construction of the proposed buildings being carried out at all times in a manner which will minimise nuisance to residents in the locality and the public generally;
- f. external lighting of the site being restricted to that being necessary for security purposes only and directed and shaded to avoid light spill beyond the boundaries of the site, unless otherwise approved by the Council in writing;

- g. landscaping, as proposed, being established prior to occupation of the residential units with which it is directly or closely associated in a manner which will take account of the widening of Church Street by up to two metres;
- h. the landscaping, as proposed, being established, cultivated, tended and nurtured to ensure its maintenance in good health and condition at all times, dead or diseased trees, shrubs or ground cover being replaced whenever and so often as the occasion requires;
- i. all rubbish, refuse or waste materials being removed from the land as often as is necessary to maintain the land in a sanitary condition at all times;
- j. all driveways, parking areas and pathways being at all times kept in good and substantial repair.

The aforementioned Exhibits A1 and A2 before the Tribunal are to be retained by the Tribunal as part of its record.

CITY OF PAYNEHAM



196 O.G. Road, Felixstow

Postal Address:
P.O. Box 270, Marden, S.A. 5070

Telephone: (08) 336 1288

Refer Enquiries to:

Your ref:

Please Quote ref:

08MAY91

CRAVEN SECURITIES
SUITE 1
18 STUART ROAD
DULWICH 5070

RE : BUILDING APPLICATION 8149 - LTS.28&29 CHURCH STREET MAR

DEAR SIR/MADAM,

NOTICE IS HEREBY GIVEN PURSUANT TO SECTION 9 AND 44 OF THE BUILDING ACT 1970-1982 THAT APPROVAL IS GIVEN FOR THE BUILDING WORK DESCRIBED BELOW.

STAGE 1-16 UNITS

THE FOLLOWING CONDITIONS HAVE BEEN ATTACHED TO THIS APPROVAL AND MUST BE TAKEN INTO ACCOUNT DURING CONSTRUCTION.

ADDITIONAL CONDITIONS ARE DETAILED ON THE ATTACHED PAGE(S).

APPROVAL DATE : 8MAY91

G K RICHES
SENIOR BUILDING INSPECTOR

BUILDING APPLICATION : 8149 (continued)

WATER FROM THE ROOFS OF EVERY BUILDING AND PAVED AREAS SHALL BE DISPOSED OF IN SUCH A MANNER THAT IT DOES NOT FLOW OR DISCHARGE ONTO LAND OF AN ADJOINING OWNER EXCEPT WITH THE PRIOR CONSENT OF THAT OWNER.

ALL ROOF STORMWATER SHALL BE DISPOSED OF TO THE STREET WATER-TABLE AND ADEQUATE CONTROL OF SITE SURFACE WATER IS TO PREVENT THE WETTING UP OF THE FOOTINGS AND ADJACENT AREAS.

REGULATION 6.3A STATES "NO PERSON SHALL OCCUPY ANY PORTION OF A BUILDING OF CLASS II, III, IV, V, VI, VII, VIII OR IX UNTIL A CERTIFICATE OF CLASSIFICATION HAS BEEN ISSUED IN ACCORDANCE WITH THESE REGULATIONS".

ALL DAMP-PROOF COURSES SHALL COMPLY WITH REGULATION 47.10A AND ALL DAMP-PROOF MEMBRANES SHALL COMPLY WITH REGULATION 47.11 (1) OF THE BUILDING REGULATIONS.

THE FINAL STORMWATER AND DRAINAGE PLANS ARE TO BE SUBMITTED TOGETHER WITH DRAINAGE CALCULATIONS.

THE FINAL SEWER PLAN IS TO BE SUBMITTED.

ROOF TRUSS CALCULATIONS ARE TO BE SUBMITTED. THE DESIGN LOADS ARE TO INCLUDE ALL EXTRANEEOUS LOADS WHICH ARE TO BE APPLIED TO THE STRUCTURAL ROOF SYSTEM.

A GARBAGE RECEPTACLE ENCLOSURE SHALL BE PROVIDED TO THE SATISFACTION OF COUNCIL DETAILS OF WHICH SHALL BE SUBMITTED FOR APPROVAL BEFORE COMPLETION OF WORK.

A CLOSET FIXTURE LOCATED AT OR ABOUT GROUND LEVEL AND IS ACCESSIBLE WITHOUT ENTERING A SOLE OCCUPANCY UNIT SHALL BE PROVIDED.

INSTALLATION OF SERVICES IN WALLS REQUIRED TO BE FIRE RATED SHALL BE INSTALLED SO THAT ITS FIRE-RESISTING PERFORMANCE WILL NOT BE IMPAIRED.

AMENDED FIRST FLOOR FRAMING PLAN TO BE SUBMITTED BEFORE THIS WORK COMMENCES (PRESENT SUBMISSION DOES NOT COMPLY WITH AS1684-1975 SAA TIMBER FRAMING CODE).

BUILDING APPLICATION : 8149 (continued)

A SEPARATE APPLICATION TO THE COUNCIL IS REQUIRED FOR ANY INSTALLATION OF OR MODIFICATION TO STORMWATER DRAINS, UNDERGROUND ELECTRICAL SERVICES OR CROSSOVERS ETC BEYOND YOUR PROPERTY ALIGNMENT.

THE APPLICANT SHALL AT HIS/HER OWN EXPENSE IN ALL THINGS CARRY OUT ALL ALTERATIONS TO EXISTING INVERTS, WATERTABLES, FOOTPATHS, PAVEMENTS OR OTHER WORKS IN THE PUBLIC ROADS ADJACENT TO THE SUBJECT LAND NECESSARY TO GIVE EFFECT TO THE DEMOLITION OF BUILDINGS OR STRUCTURES, SITEWORKS AND THE CONSTRUCTION OF THE BUILDINGS OR STRUCTURES AND OTHER WORKS FORMING PARTS OF THE BUILDING APPLICATION APPROVAL TO THE REASONABLE SATISFACTION OF THE COUNCIL AND SHALL AT HIS/HER OWN EXPENSE IN ALL THINGS REPAIR AND MAKE GOOD ANY DAMAGE CAUSED BY ANY SUCH INVERTS, KERBS, WATERTABLES, FOOTPATHS, PAVEMENTS OR OTHER SUCH WORKS TO THE REASONABLE SATISFACTION OF THE COUNCIL.

YOU ARE REQUIRED TO COMPLY WITH THE PROVISIONS OF REGULATION 48.1 AND PROTECT THE BUILDING WORK IN ACCORDANCE WITH THE PROVISIONS OF AUSTRALIAN STANDARD 2057 "PROTECTION OF BUILDINGS AGAINST SUBTERRANEAN TERMITES - CHEMICAL TREATMENT OF SOIL FOR BUILDINGS UNDER CONSTRUCTION", EXCEPT THAT THE EXTENT OF THE TREATMENT MUST NOT EXTEND BEYOND THE PERIMETER OF THE BUILDING OR ANY PAVING SURROUNDING THE BUILDING".

PLEASE NOTE

RULE 8 OF AS 2057 - 1986 REQUIRES WHEN EACH STAGE OF THE TREATMENT HAS BEEN COMPLETED, THE CONTRACTOR RESPONSIBLE FOR CARRYING OUT THE TREATMENT SHALL FURNISH THE PERSON SOLICITING THE TREATMENT WITH THE ORIGINAL CERTIFICATE OR PART CERTIFICATE INDICATING WHAT STAGE HAS BEEN COMPLETED. THE DUPLICATE COPY MUST BE PROVIDED TO THE LOCAL GOVERNMENT BUILDING INSPECTOR. THE TRIPPLICATE COPY SHOULD BE RETAINED BY THE CONTRACTOR RESPONSIBLE FOR CARRYING OUT THE TREATMENT.

THE ENGINEER RESPONSIBLE FOR THE SITE INVESTIGATION AND FOOTING CONSTRUCTION REPORT REQUIRES THAT NOTIFICATION BE GIVEN TO ENABLE HIM TO CARRY OUT INSPECTIONS PRESCRIBED WITHIN THE REPORT.

COPIES OF CERTIFICATES OF INSPECTION, PROVIDED BY THE ENGINEER OR HIS APPOINTEE WHO CARRIES OUT THE INSPECTION, SHALL BE PRESENTED TO THE COUNCIL FORTHWITH AFTER EACH INSPECTION BEING COMPLETED.

THE APPROVAL BY THE COUNCIL OR BY ANY OFFICER OF THE COUNCIL OF ANY TECHNICAL DETAILS, PARTICULARS, PLANS, DRAWINGS OR SPECIFICATIONS SHALL NOT RELEIVE ANY PERSON FROM THEIR OBLIGATIONS TO COMPLY WITH THE PROVISIONS OF SECTION 10 (3) OF THE BUILDING ACT 1971 WHICH READS AS FOLLOWS:-

BUILDING APPLICATION : 8149 (continued)

"A PERSON, IN PERFORMING ANY BUILDING WORK, SHALL COMPLY WITH THE PROVISIONS OF THIS ACT AND SHALL ENSURE THAT THE BUILDING WORK COMPLIES WITH THE REQUIREMENTS OF THIS ACT.

PENALTY - DIVISION 6 FINE

DEFAULT PENALTY - DIVISION 10 FINE

SECTION 52 (1) OF THE BUILDING ACT STATES "THIS ACT DOES NOT AFFECT, OR EXEMPT ANY PERSON FROM THE OBLIGATION TO COMPLY WITH THE PROVISIONS OF ANY OTHER ACT OR REGULATIONS UNDER ANY OTHER ACT".

IMPORTANT NOTE

THIS APPROVAL AND THE CONDITIONS ATTACHED THERETO, DO NOT, AND SHALL NOT, BE CONSTRUED TO SIGNIFY THE COUNCIL'S APPROVAL OF ANY BUILDING OR STRUCTURE WHICH IS, OR MAY BE SUBJECT TO THE PROVISIONS OF THE ELECTRICITY TRUST OF SOUTH AUSTRALIA'S REGULATIONS CONTROLLING BUILDING OR DEVELOPMENT WITHIN PRESCRIBED DISTANCES OF OVERHEAD POWER SUPPLY LINES, OR ALTERNATIVELY, UNDERGROUND POWER SUPPLY LINES.

FOR FURTHER INFORMATION CONTACT THE ELECTRICITY TRUST OF SOUTH AUSTRALIA.



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: 2649244

NORTH EAST CONVEYANCERS
POST OFFICE BOX 2709
ADELAIDE SA 5001

DATE OF ISSUE

19/02/2025

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

| OWNERSHIP NAME | | FINANCIAL YEAR | |
|---|-----------------------------------|--------------------|-----------|
| T J TERLET | | 2024-2025 | |
| PROPERTY DESCRIPTION | | | |
| 7 / 17-19 CHURCH ST / MARDEN SA 5070 / UNIT 7 | | | |
| ASSESSMENT NUMBER | TITLE REF. | TAXABLE SITE VALUE | AREA |
| | (A "+" indicates multiple titles) | | |
| 1903899509 | CT 5054/569 | \$225,000.00 | 0.0000 HA |
| DETAILS OF THE LAND TAX PAYABLE FOR THE ABOVE PARCEL OF LAND: | | | |
| CURRENT TAX | \$ 0.00 | SINGLE HOLDING | \$ 0.00 |
| - DEDUCTIONS | \$ 0.00 | | |
| + ARREARS | \$ 0.00 | | |
| - PAYMENTS | \$ 0.00 | | |
| = <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 20/05/2025

See overleaf for further information



Government of
South Australia

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

Please Note:

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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

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

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

For more information:

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

PAYMENT OF THIS CERTIFICATE CAN ONLY BE MADE

Online at:

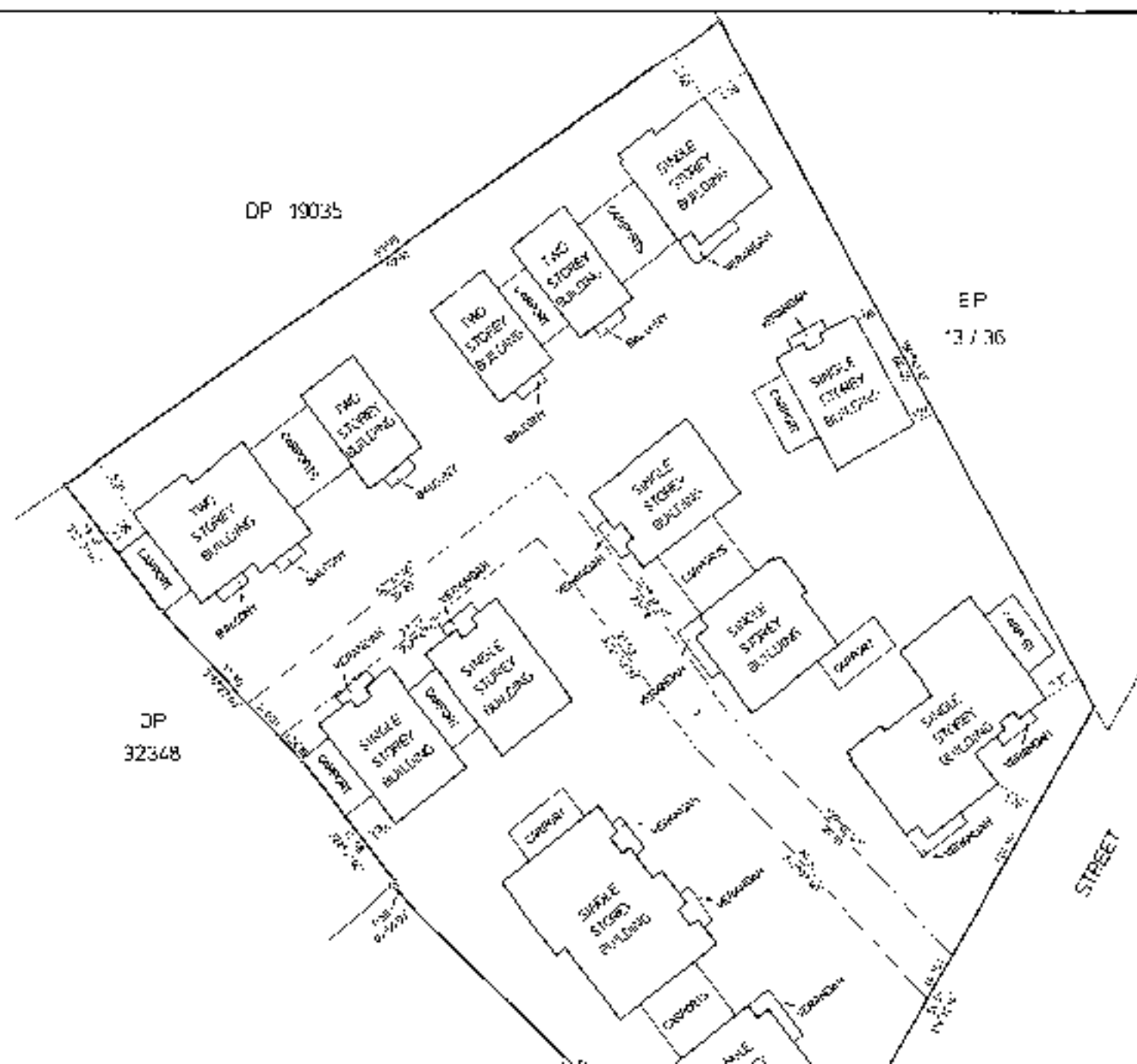
OR

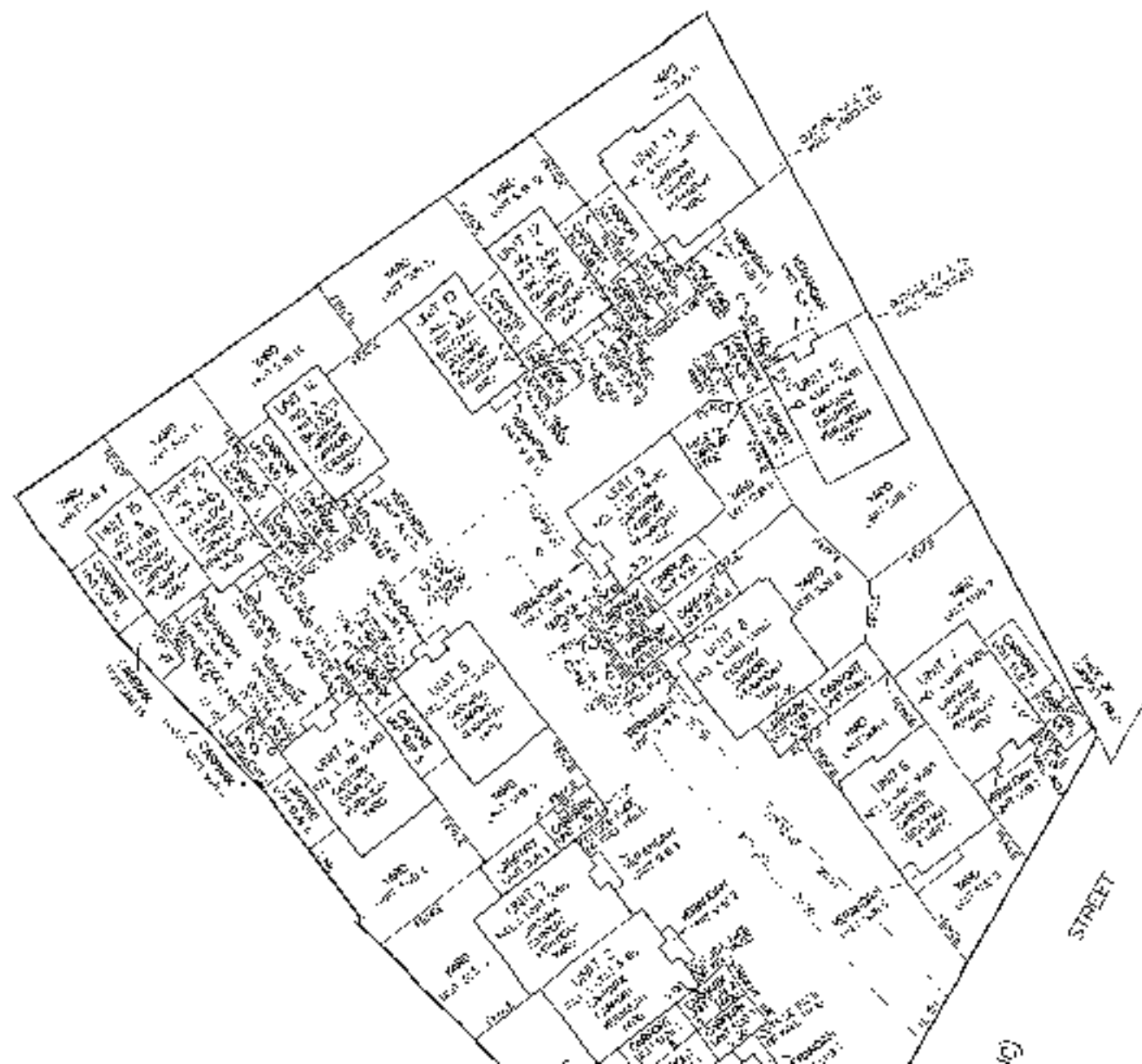
By Post to:

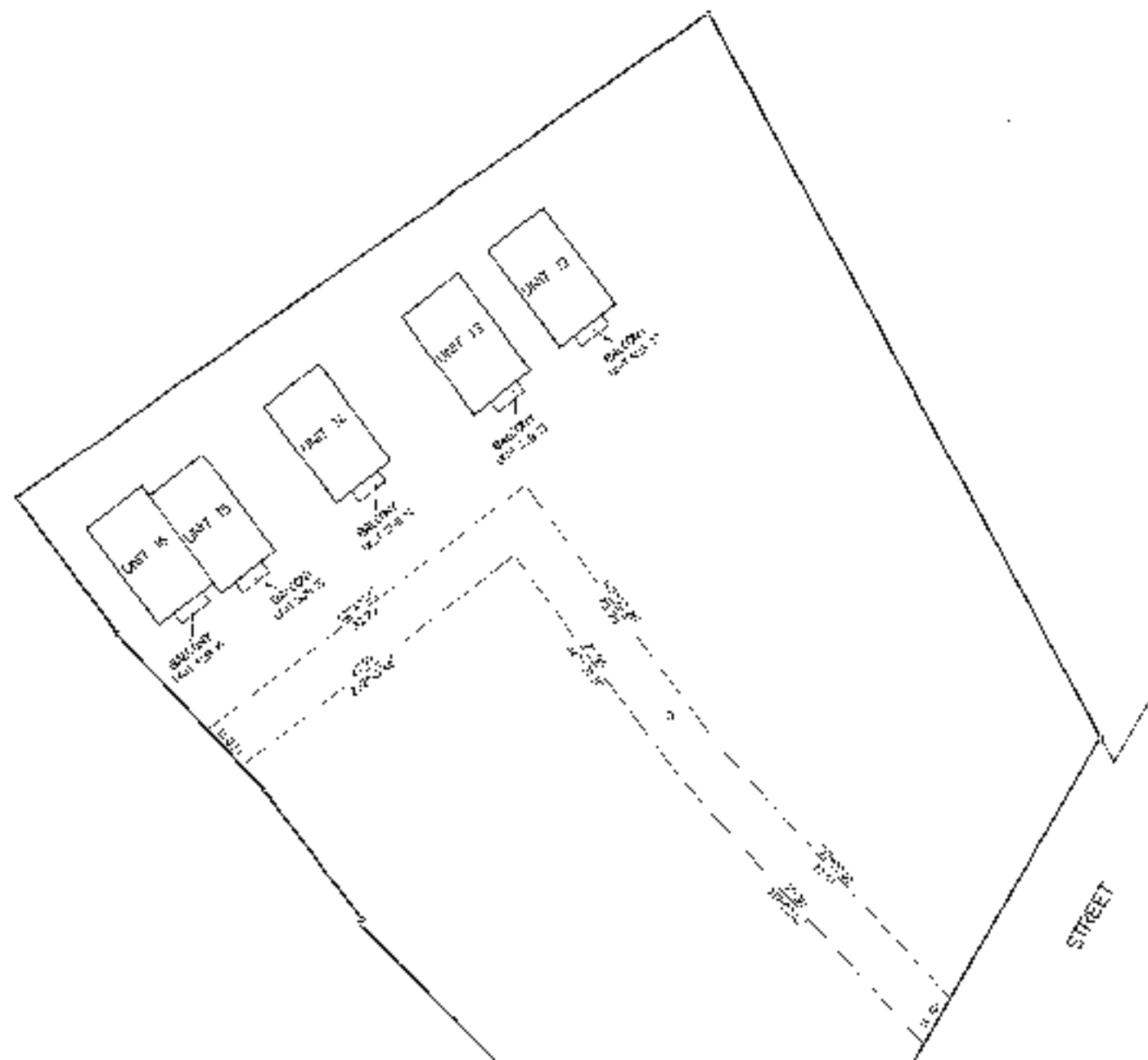
www.revenuesaonline.sa.gov.au

RevenueSA
Locked Bag 555
ADELAIDE SA 5001

5B411







| | |
|-----------------------------|---------------------------------------|
| Application No. 7190933 | STRATA PLAN NUMBER |
| | SP 11621 |
| | DEPOSITED 14/11/1991 |
| | <i>Moore</i>
PRD REGISTRAR-GENERAL |
| THIS IS SHEET 4 OF 4 SHEETS | |

SCHEDULE OF UNIT ENTITLEMENTS

| UNIT NO. | UNIT ENTITLEMENT | UNIT NO. | UNIT ENTITLEMENT | UNIT NO. | UNIT ENTITLEMENT |
|----------|------------------|----------|------------------|-----------|------------------|
| 1 | 625 | | | | |
| 2 | 620 | | | | |
| 3 | 620 | | | | |
| 4 | 620 | | | | |
| 5 | 620 | | | | |
| 6 | 625 | | | | |
| 7 | 625 | | | | |
| 8 | 614 | | | | |
| 9 | 615 | | | | |
| 10 | 625 | | | | |
| 11 | 625 | | | | |
| 12 | 630 | | | | |
| 13 | 638 | | | | |
| 14 | 638 | | | | |
| 15 | 630 | | | | |
| 16 | 630 | | | | |
| | | | | AGGREGATE | |

Certificate of Title

| | |
|---------------------|--|
| Title Reference | CT 5054/569 |
| Status | CURRENT |
| Easement | YES |
| Owner Number | 12605875 |
| Address for Notices | 11A FINKE AV WEST LAKES SHORE, SA 5020 |
| Area | NOT AVAILABLE |

Estate Type

Fee Simple (Unit)

Registered Proprietor

TOBY JAMES TERLET
OF UNIT 7 17 - 19 CHURCH STREET MARDEN SA 5070

Description of Land

UNIT 7 STRATA PLAN 11621
IN THE AREA NAMED MARDEN
HUNDRED OF ADELAIDE

Last Sale Details

| | |
|-------------------|--|
| Dealing Reference | TRANSFER (T) 10333228 |
| Dealing Date | 31/10/2005 |
| Sale Price | \$235,000 |
| Sale Type | TRANSFER FOR FULL MONETARY CONSIDERATION |

Constraints

Encumbrances

| Dealing Type | Dealing Number | Beneficiary |
|--------------|----------------|--|
| MORTGAGE | 13878946 | AFSH NOMINEES PTY. LTD. (ACN: 143 937 437) |

Stoppers

NIL

Valuation Numbers

| Valuation Number | Status | Property Location Address |
|------------------|---------|--|
| 1903899509 | CURRENT | Unit 7, 17-19 CHURCH STREET, MARDEN, SA 5070 |

Notations

Dealings Affecting Title

NIL

Notations on Plan

NIL

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

| | |
|------------------------------|--|
| Valuation Number | 1903899509 |
| Type | Site & Capital Value |
| Date of Valuation | 01/01/2024 |
| Status | CURRENT |
| Operative From | 01/07/1992 |
| Property Location | Unit 7, 17-19 CHURCH STREET, MARDEN, SA 5070 |
| Local Government | NORWOOD PAYNEHAM & ST PETERS |
| Owner Names | TOBY JAMES TERLET |
| Owner Number | 12605875 |
| Address for Notices | 11A FINKE AV WEST LAKES SHORE, SA 5020 |
| Zone / Subzone | GN - General Neighbourhood |
| Water Available | Yes |
| Sewer Available | Yes |
| Land Use | 1310 - Ground Floor Home Unit Only |
| Description | 4H/U CP |
| Local Government Description | Residential |

Parcels

| Plan/Parcel | Title Reference(s) |
|---------------|--------------------|
| S11621 UNIT 7 | CT 5054/569 |

Values

| Financial Year | Site Value | Capital Value | Notional Site Value | Notional Capital Value | Notional Type |
|----------------|------------|---------------|---------------------|------------------------|---------------|
| Current | \$225,000 | \$465,000 | | | |
| Previous | \$225,000 | \$430,000 | | | |

Building Details

| | |
|-----------------------------|-------------------------------|
| Valuation Number | 1903899509 |
| Building Style | Conventional |
| Year Built | 1991 |
| Building Condition | Basic |
| Wall Construction | Brick |
| Roof Construction | Tiled (Terra Cotta or Cement) |
| Equivalent Main Area | 88 sqm |
| Number of Main Rooms | 4 |

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



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 5054 Folio 569

Parent Title(s) CT 4391/54
Creating Dealing(s) SA 7190933
Title Issued 26/11/1991 **Edition** 8 **Edition Issued** 07/09/2022

Estate Type

FEE SIMPLE (UNIT)

Registered Proprietor

TOBY JAMES TERLET
OF UNIT 7 17 - 19 CHURCH STREET MARDEN SA 5070

Description of Land

UNIT 7 STRATA PLAN 11621
IN THE AREA NAMED MARDEN
HUNDRED OF ADELAIDE

Easements

TOGETHER WITH FREE AND UNRESTRICTED RIGHT(S) OF WAY OVER THE LAND MARKED A ON DP 32348

Schedule of Dealings

| Dealing Number | Description |
|----------------|--|
| 13878946 | MORTGAGE TO AFSH NOMINEES PTY. LTD. (ACN: 143 937 437) |

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 5054/569
Status: CURRENT
Edition: 8

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

Property Interest Report

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

| | | |
|------------------------|--|---------------------------|
| Title Reference | CT 5054/569 | Reference No. 2649244 |
| Registered Proprietors | T J*TERLET | Prepared 18/02/2025 15:01 |
| Address of Property | Unit 7, 17-19 CHURCH STREET, MARDEN, SA 5070 | |
| Local Govt. Authority | NORWOOD PAYNEHAM & ST PETERS | |
| Local Govt. Address | | |

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

Table of Particulars

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

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

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

1. General

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

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

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

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

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

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

also

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

2. Aboriginal Heritage Act 1988

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

an area surrounding a site

- 2.3 Part 3 Division 6 - Aboriginal heritage agreement

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

also

Refer to the Certificate of Title

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

- 3.1 section 8 - Human remains interred on land

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

also

contact the vendor for these details

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

- 4.1 section 5 - Notice requiring payment

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

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

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

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

- 5.4 section 55 - Order to remove or perform work

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

also

Contact the Local Government Authority for other details that might apply

- 5.5 section 56 - Notice to complete development

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

also

Contact the Local Government Authority for other details that might apply

- 5.6 section 57 - Land management agreement

Refer to the Certificate of Title

- 5.7 section 60 - Notice of intention by building owner

Contact the vendor for these details

- 5.8 section 69 - Emergency order

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

also

Contact the Local Government Authority for other details that might apply

- 5.9 section 71 - Fire safety notice

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

| | | |
|------|--|---|
| 5.10 | section 84 - Enforcement notice | State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title

also

Contact the Local Government Authority for other details that might apply |
| 5.11 | section 85(6), 85(10) or 106 - Enforcement order | State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title

also

Contact the Local Government Authority for other details that might apply |
| 5.12 | Part 11 Division 2 - Proceedings | Contact the Local Government Authority for other details that might apply

also

Contact the vendor for these details |

6. Repealed Act conditions

| | | |
|-----|--|---|
| 6.1 | Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act, 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1966</i> (repealed)

<i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i> | State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title

also

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

7. Emergency Services Funding Act 1998

| | | |
|-----|---------------------------------|---|
| 7.1 | section 16 - Notice to pay levy | An Emergency Services Levy Certificate will be forwarded.
If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750.

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

8. Environment Protection Act 1993

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

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

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

17. *Land Acquisition Act 1969*

| | | |
|------|---|---|
| 17.1 | section 10 - Notice of intention to acquire | Refer to the Certificate of Title for any notice of intention to acquire
also
Contact the Local Government Authority for other details that might apply |
|------|---|---|

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 |
| 25. <i>Native Vegetation Act 1991</i> | | |
| 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. <i>Natural Resources Management Act 2004 (repealed)</i> | | |
| 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. <i>Outback Communities (Administration and Management) Act 2009</i> | | |
| 27.1 | section 21 - Notice of levy or contribution payable | Outback Communities Authority has no record affecting this title |

28. *Phylloxera and Grape Industry Act 1995*

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

29. *Planning, Development and Infrastructure Act 2016*

- 29.1 Part 5 - Planning and Design Code
[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**
- Inter-War Housing Heritage -** The City of Norwood Payneham & St Peters is proposing to introduce heritage protection for some buildings constructed in the Inter-war era. Specifically, the Code Amendment proposes to include 20 dwellings as Local Heritage Places and apply the Historic Area Overlay in part of Heathpool where there is a cohesive historic character due to the presence of significant original Inter-war dwellings. 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 for further information or phone PlanSA 1800 752 664.
- Code Amendment**
- Accommodation Diversity -** The State Planning Commission is proposing refinements to policy to provide more flexibility in housing design to encourage housing choices to meet the needs of South Australians. For more information and to view the DPA online, visit the amendment webpage on the SA Planning Portal: https://plan.sa.gov.au/have_your_say/general_consultations or phone PlanSA on 1800 752 664.
- Code Amendment**
- Assessment Improvements -** proposes a series of technical amendments to the Code informed through the experience of planning practitioners and other users to improve assessment outcomes. The Code Amendment forms part of the Government of South Australia's response to the Planning System Implementation Review; it will implement some of the recommendations of the Expert Panel that were supported by the Government. For more information and to view the DPA online, visit the amendment webpage on the SA Planning Portal: https://plan.sa.gov.au/have_your_say/general_consultations or phone PlanSA on 1800 752 664.
- 29.2 section 127 - Condition (that continues to apply) of a development authorisation
[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]
- State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title
- also
- Contact the Local Government Authority for other details that might apply

| | | |
|-------|--|---|
| 29.3 | section 139 - Notice of proposed work and notice may require access | Contact the vendor for these details |
| 29.4 | section 140 - Notice requesting access | Contact the vendor for these details |
| 29.5 | section 141 - Order to remove or perform work | State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title

also

Contact the Local Government Authority for other details that might apply |
| 29.6 | section 142 - Notice to complete development | State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title

also

Contact the Local Government Authority for other details that might apply |
| 29.7 | section 155 - Emergency order | State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title

also

Contact the Local Government Authority for other details that might apply |
| 29.8 | section 157 - Fire safety notice | Building Fire Safety Committee in the Department for Housing and Urban Development has no record of any order or notice affecting this title

also

Contact the Local Government Authority for other details that might apply |
| 29.9 | section 192 or 193 - Land management agreement | Refer to the Certificate of Title |
| 29.10 | section 198(1) - Requirement to vest land in a council or the Crown to be held as open space | State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title

also

Contact the Local Government Authority for other details that might apply |
| 29.11 | section 198(2) - Agreement to vest land in a council or the Crown to be held as open space | State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title

also

Contact the Local Government Authority for other details that might apply |
| 29.12 | Part 16 Division 1 - Proceedings | Contact the Local Government Authority for details relevant to this item

also

Contact the vendor for other details that might apply |
| 29.13 | section 213 - Enforcement notice | State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title

also

Contact the Local Government Authority for other details that might apply |
| 29.14 | section 214(6), 214(10) or 222 - Enforcement order | Contact the Local Government Authority for details relevant to this item

also

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

30. *Plant Health Act 2009*

| | | |
|------|---|---|
| 30.1 | section 8 or 9 - Notice or order concerning pests | Plant Health in PIRSA has no record of any notice or order affecting this title |
|------|---|---|

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

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

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

- 32.1 section 66 - Direction or requirement to avert spread of disease
Public Health in DHW has no record of any direction or requirement affecting this title
- 32.2 section 92 - Notice
Public Health in DHW has no record of any notice affecting this title
also
Contact the Local Government Authority for other details that might apply
- 32.3 *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.

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| 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.