

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:

Amanda Louise Cousins

Address:

Unit 9/471 Grange Road, Seaton SA 5023

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]

The land situated at Unit 9/471 Grange Road, Seaton SA 5023 and being whole of the land in Certificate of Title
Volume 5032 Folio 117 and being whole of Unit 9 Strata Plan 3394 in the Area named Seaton in the Hundred of
Yatala

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

To the purchaser:

Right to cool-off (section 5)

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

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

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

2 – Time for service

The cooling-off notice must be served–

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

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

3 – Form of cooling-off notice

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

4 – Methods of service

The cooling-off notice must be–

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

Unit 9/471 Grange Road, Seaton SA 5023

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

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

08 8381 6222

(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~~,

Amanda Louise Cousins

of

Unit 9/471 Grange Road, Seaton SA 5023

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*.

Signed:

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

(section 9)

To the purchaser:

I,

Scott McPharlin

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

Signed:

 Signed on Greatforms by:

P75KATQPKRCQX3GVJEDDLUC5C

Scott McPharlin

03-Jun-2025

*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	<i>Is this item applicable?</i>	<input checked="" type="checkbox"/>
<i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	<i>Will this be discharged or satisfied prior to or at settlement?</i>	YES
	<i>Are there attachments?</i>	YES
	<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
	REFER ATTACHED CERTIFICATE OF TITLE	
	Number of mortgage (if registered):	
	13102491	
	Name of mortgagee:	
	WESTPAC BANKING CORPORATION (ACN: 007 457 141)	
1.2 Easement (whether over the land or annexed to the land)	<i>Is this item applicable?</i>	<input type="checkbox"/>
Note - "Easement" includes rights of way and party wall rights.	<i>Will this be discharged or satisfied prior to or at settlement?</i>	YES/NO
	<i>Are there attachments?</i>	YES/NO
	<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
	Description of land subject to easement:	
	Nature of easement:	
	Are you aware of any encroachment on the easement?	
	(If YES, give details):	
	If there is an encroachment, has approval for the encroachment been given?	
	(If YES, give details):	
1.3 Restrictive covenant	<i>Is this item applicable?</i>	<input type="checkbox"/>
<i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	<i>Will this be discharged or satisfied prior to or at settlement?</i>	YES/NO
	<i>Are there attachments?</i>	YES/NO
	<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
	Nature of restrictive covenant:	
	Name of person in whose favour restrictive covenant operates:	
	Does the restrictive covenant affect the whole of the land being acquired?	
	(If NO, give details):	
	Does the restrictive covenant affect land other than that being acquired?	

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> Names of parties: Period of lease, agreement for lease etc: From: To: Amount of rent or licence fee: per (period) Is the lease, agreement for lease etc in writing? 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: (b) the outstanding amounts due (including any interest or penalty):	<input type="checkbox"/> YES/NO YES/NO
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> REFER ATTACHED LOCAL GOVERNMENT SEARCH Condition(s) of authorisation: REFER ATTACHED LOCAL GOVERNMENT SEARCH APPLICATION NO.252/2206/03 - VERANDAH. APPROVED 10/10/2003	<input checked="" type="checkbox"/> NO YES
6. Repealed Act conditions		
6.1 Condition (that continues to apply) of an approval or authorisation granted under the Building Act 1971 (repealed), the City of Adelaide Development Control Act 1976 (repealed), the Planning Act 1982 (repealed) or the Planning and Development Act 1966 (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 ATTACHED LOCAL GOVERNMENT SEARCH Nature of condition(s): REFER ATTACHED LOCAL GOVERNMENT SEARCH APPLICATION NO.250/08225/74 - 24 UNITS. APPROVED 14/01/1974	<input checked="" type="checkbox"/> NO YES
7. Emergency Services Funding Act 1998		
7.1 section 16 - Notice to pay levy	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 ATTACHED CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE Date of notice: 23/05/2025 Amount of levy payable: \$0.05	<input checked="" type="checkbox"/> YES 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><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>REFER ATTACHED LOCAL GOVERNMENT SEARCH</p> <p>Date of notice, order etc:</p> <p>22/05/2025</p> <p>Name of council by which, or person by whom, notice, order etc is given or made:</p> <p>CITY OF CHARLES STURT COUNCIL</p> <p>Land subject thereto:</p> <p>CT 5032/117</p> <p>Nature of requirements contained in notice, order etc:</p> <p>GENERAL RATES 2024/2025 FINANCIAL YEAR</p> <p>Time for carrying out requirements:</p> <p>2024/2025 FINANCIAL YEAR</p> <p>Amount payable (if any):</p> <p>\$329.35</p>	<input checked="" type="checkbox"/> YES YES
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><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>REFER LOCAL GOVERNMENT SEARCH AND PLANSA DATA EXTRACT FOR SECTION 7 SEARCH PURPOSES</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>ZONED GENERAL NEIGHBOURHOOD TO THE CITY OF CHARLES STURT COUNCIL AREA</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>	<input checked="" type="checkbox"/> NO YES
<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><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>Date of authorisation:</p> <p>Name of relevant authority that granted authorisation:</p> <p>Condition(s) of authorisation:</p>	<input type="checkbox"/> YES/NO YES/NO
<p>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</p>		

Column 1	Column 2	Column 3
34. Water Industry Act 2012		
34.1 Notice or order under the Act requiring payment of charges or other amounts or making other requirement	<p><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 ATTACHED SA WATER CERTIFICATE</p> <p>Date of notice or order:</p> <p>23/05/2025</p> <p>Name of person or body who served notice or order:</p> <p>SA WATER</p> <p>Amount payable (if any) as specified in the notice or order:</p> <p>\$7.93</p> <p>Nature of other requirement made (if any) as specified in the notice or order:</p>	<div style="border: 1px solid black; padding: 2px; text-align: center;">✓</div> <p>YES</p> <p>YES</p>
36. Other charges		
36.1 Charge of any kind affecting the land (not included in another item)	<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 ATTACHED CERTIFICATE OF TITLE AND NOTE CHARGE PURSUANT TO SECTION 18A OF THE LEGAL SERVICES COMMISSION ACT 1977 - MC 14457251</p> <p>Person or body in whose favour charge exists:</p> <p>LEGAL SERVICES COMMISSION OF SA</p> <p>Nature of charge:</p> <p>THE APPLICANT(S) APPLIES TO HAVE A CHARGE OVER THE ESTATE OF INTEREST OF THE AFFECTED PARTY REGISTERED/NOTED ON THE LAND DESCRIBED.</p> <p>THE DIRECTOR, LEGAL SERVICES COMMISSION CERTIFIES THAT LEGAL COSTS ARE TO BE CHARGED ON THE LAND DESCRIBED.</p> <p>Amount of charge (if known):</p>	<div style="border: 1px solid black; padding: 2px; text-align: center;">✓</div> <p>YES</p> <p>YES</p>

SCHEDULE – DIVISION 2

OTHER PARTICULARS

(section 7(1)(b))

Particulars relating to strata unit



- 1 Name of strata corporation:
STRATA CORPORATION NO.3394 INC.
Address of strata corporation:
471 GRANGE ROAD, SEATON SA 5023
- 2 Application must be made in writing to the strata corporation for the particulars and documents referred to in 3 and 4. Application must also be made in writing to the strata corporation for the articles referred to in 6 unless the articles are obtained from the Lands Titles Registration Office.
- 3 Particulars supplied by the strata corporation or known to the vendor:
 - (a) particulars of contributions payable in relation to the unit (including details of arrears of contributions related to the unit):
REFER INFORMATION SUPPLIED BY THE STRATA MANAGER
 - (b) particulars of the assets and liabilities of the strata corporation:
REFER INFORMATION SUPPLIED BY THE STRATA MANAGER
 - (c) particulars of expenditure that the strata corporation has incurred, or has resolved to incur, and to which the unit holder of the unit must contribute, or is likely to be required to contribute:
REFER INFORMATION SUPPLIED BY THE STRATA MANAGER
 - (d) particulars of the unit entitlement of the unit:
11/144

[If any of the above particulars have not been supplied by the strata corporation by the date of this statement and are not known to the vendor, state "not known" for those particulars.]
- 4 Documents supplied by the strata corporation that are enclosed:
 - (a) a copy of the minutes of the general meetings of the strata corporation and management committee
*for the 2 years preceding this statement/~~since the deposit of the strata plan;~~
(*Strike out or omit whichever is the greater period)
YES
 - (b) a copy of the statement of accounts of the strata corporation last prepared;
YES
 - (c) a copy of current policies of insurance taken out by the strata corporation.
YES

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

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

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

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

Name:

JE WHITES STRATA & COMMUNITY MANAGEMENT

Address:

55 WOODVILLE ROAD, WOODVILLE SA 5046

Note—

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

**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 **14** inclusive, together with the following annexures and supporting documents (if any):

FORM R3 Buyers Information Notice

CERTIFICATE(S) OF TITLE

R3 - BUYERS INFORMATION NOTICE

PROPERTY INTEREST REPORT

SA WATER CERTIFICATE

CERTIFICATE OF LAND TAX PAYABLE

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

LOCAL GOVERNMENT RATES SEARCH

LOCAL GOVERNMENT PROPERTY INFORMATION & PARTICULARS

INFORMATION SUPPLIED BY THE STRATA MANAGER

APPLICATION TO REGISTER/NOTE CHARGE - LEGAL SERVICES COMMISSION - MC 14457251

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.

REAL PROPERTY ACT, 1886



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



Certificate of Title - Volume 5032 Folio 117

Parent Title(s) CT 4100/552

Creating Dealing(s) CONVERTED TITLE

Title Issued 12/07/1991 **Edition** 7 **Edition Issued** 13/05/2019

Estate Type

FEE SIMPLE (UNIT)

Registered Proprietor

AMANDA LOUISE COUSINS
OF UNIT 9 471 GRANGE ROAD SEATON SA 5023

Description of Land

UNIT 9 STRATA PLAN 3394
IN THE AREA NAMED SEATON
HUNDRED OF YATALA

Easements

NIL

Schedule of Dealings

Dealing Number	Description
13102491	MORTGAGE TO WESTPAC BANKING CORPORATION (ACN: 007 457 141)
14457251	CHARGE UNDER LEGAL SERVICES COMMISSION ACT 1977 PURSUANT TO SECTION 18A

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 5032/117
Status: CURRENT
Edition: 7

Dealings

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

Priority Notices

NIL

Registrar-General's Notes

No Registrar-General's Notes exist for this title

Certificate of Title

Title Reference: CT 5032/117

Status: CURRENT

Parent Title(s): CT 4100/552

Dealing(s) Creating Title: CONVERTED TITLE

Title Issued: 12/07/1991

Edition: 7

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
05/02/2025	10/02/2025	14457251	NOTICE OF CHARGE	REGISTERED	LEGAL SERVICES COMMISSION OF SA
29/04/2019	13/05/2019	13102491	MORTGAGE	REGISTERED	WESTPAC BANKING CORPORATION (ACN: 007 457 141)
29/04/2019	13/05/2019	13102490	TRANSFER	REGISTERED	AMANDA LOUISE COUSINS
29/04/2019	13/05/2019	13102489	DISCHARGE OF MORTGAGE	REGISTERED	12054855
13/12/2013	04/02/2014	12054855	MORTGAGE	REGISTERED	ING BANK (AUSTRALIA) LTD.
13/12/2013	04/02/2014	12054854	TRANSFER	REGISTERED	ABBY JOHUNNAH SHORE
13/12/2013	04/02/2014	12054853	DISCHARGE OF MORTGAGE	REGISTERED	8582602
05/07/2011	11/07/2011	11610085	CHANGE OF ADDRESS	REGISTERED	KURT RUSSELL GUTSCHE
01/11/2002	11/11/2002	9457398	DISCHARGE OF MORTGAGE	REGISTERED	9087858
27/04/2001	18/05/2001	9087858	MORTGAGE	REGISTERED	COMMONWEALTH BANK OF AUSTRALIA
09/11/1998	19/11/1998	8582602	MORTGAGE	REGISTERED	COMMONWEALTH BANK OF AUSTRALIA
09/11/1998	19/11/1998	8582601	TRANSFER	REGISTERED	KURT RUSSELL GUTSCHE

Certificate of Title

Title Reference CT 5032/117
Status CURRENT
Easement NO
Owner Number 18220634
Address for Notices UNIT 9, 471 GRANGE RD SEATON, SA 5023
Area NOT AVAILABLE

Estate Type

Fee Simple (Unit)

Registered Proprietor

AMANDA LOUISE COUSINS
OF UNIT 9 471 GRANGE ROAD SEATON SA 5023

Description of Land

UNIT 9 STRATA PLAN 3394
IN THE AREA NAMED SEATON
HUNDRED OF YATALA

Last Sale Details

Dealing Reference TRANSFER (T) 13102490
Dealing Date 29/04/2019
Sale Price \$306,000
Sale Type FULL VALUE / CONSIDERATION AND WHOLE OF LAND

Constraints

Encumbrances

Dealing Type	Dealing Number	Beneficiary
MORTGAGE	13102491	WESTPAC BANKING CORPORATION (ACN: 007 457 141)

Stoppers

Dealing Type	Dealing Number	Beneficiary
NOTICE OF CHARGE	14457251	LEGAL SERVICES COMMISSION OF SA

Valuation Numbers

Valuation Number	Status	Property Location Address
2517402001	CURRENT	Unit 9, 471 GRANGE ROAD, SEATON, SA 5023

Notations

Dealings Affecting Title

NIL

Notations on Plan

NIL

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number	2517402001
Type	Site & Capital Value
Date of Valuation	01/01/2024
Status	CURRENT
Operative From	01/07/1978
Property Location	Unit 9, 471 GRANGE ROAD, SEATON, SA 5023
Local Government	CHARLES STURT
Owner Names	AMANDA LOUISE COUSINS
Owner Number	18220634
Address for Notices	UNIT 9, 471 GRANGE RD SEATON, SA 5023
Zone / Subzone	GN - General Neighbourhood
Water Available	Yes
Sewer Available	Yes
Land Use	1310 - Ground Floor Home Unit Only
Description	H UNIT GAR
Local Government Description	Residential

Parcels

Plan/Parcel	Title Reference(s)
S3394 UNIT 9	CT 5032/117

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$116,000	\$400,000			

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Previous	\$105,000	\$365,000			

Building Details

Valuation Number	2517402001
Building Style	High Quality Conventional
Year Built	1976
Building Condition	Very Good
Wall Construction	Brick
Roof Construction	Tiled (Terra Cotta or Cement)
Equivalent Main Area	92 sqm
Number of Main Rooms	4

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

Property Interest Report

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

Title Reference	CT 5032/117	Reference No. 2676334
Registered Proprietors	A L*COUSINS	Prepared 22/05/2025 17:05
Address of Property	Unit 9, 471 GRANGE ROAD, SEATON, SA 5023	
Local Govt. Authority	CITY OF CHARLES STURT	
Local Govt. Address	PO BOX 1 WOODVILLE SA 5011	

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)
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1. General

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

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

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

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

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

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

also

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

2. Aboriginal Heritage Act 1988

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

an area surrounding a site

- 2.3 Part 3 Division 6 - Aboriginal heritage agreement

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

also

Refer to the Certificate of Title

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

- 3.1 section 8 - Human remains interred on land

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

also

contact the vendor for these details

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

- 4.1 section 5 - Notice requiring payment

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

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

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

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

- 5.4 section 55 - Order to remove or perform work

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

also

Contact the Local Government Authority for other details that might apply

- 5.5 section 56 - Notice to complete development

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

also

Contact the Local Government Authority for other details that might apply

- 5.6 section 57 - Land management agreement

Refer to the Certificate of Title

- 5.7 section 60 - Notice of intention by building owner

Contact the vendor for these details

- 5.8 section 69 - Emergency order

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

also

Contact the Local Government Authority for other details that might apply

- 5.9 section 71 - Fire safety notice

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

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

6. Repealed Act conditions

6.1	Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act, 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1966</i> (repealed) <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
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7. Emergency Services Funding Act 1998

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

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

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

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

17. *Land Acquisition Act 1969*

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

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

Act

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

19. *Land Tax Act 1936*

- | | | |
|------|---|---|
| 19.1 | Notice, order or demand for payment of land tax | A Land Tax Certificate will be forwarded.
If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750.

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

20. *Local Government Act 1934 (repealed)*

- | | | |
|------|---|---|
| 20.1 | Notice, order, declaration, charge, claim or demand given or made under the Act | Contact the Local Government Authority for other details that might apply |
|------|---|---|

21. *Local Government Act 1999*

- | | | |
|------|---|---|
| 21.1 | Notice, order, declaration, charge, claim or demand given or made under the Act | Contact the Local Government Authority for other details that might apply |
|------|---|---|

22. *Local Nuisance and Litter Control Act 2016*

- | | | |
|------|--|---|
| 22.1 | section 30 - Nuisance or litter abatement notice | Contact the Local Government Authority for other details that might apply |
|------|--|---|

23. *Metropolitan Adelaide Road Widening Plan Act 1972*

- | | | |
|------|--|--|
| 23.1 | section 6 - Restriction on building work | Transport Assessment Section within DIT will respond with details that may be relevant to this item |
|------|--|--|

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
- The Planning and Design Code (the Code) is a statutory instrument under the *Planning, Development and Infrastructure Act 2016* for the purposes of development assessment and related matters within South Australia. The Code contains the planning rules and policies that guide what can be developed in South Australia. Planning authorities use these planning rules to assess development applications. To search and view details of proposed statewide code amendments or code amendments within a local government area, please search the code amendment register on the SA Planning Portal:
https://plan.sa.gov.au/have_your_say/code-amendments/code_amendment_register 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.

- | | |
|---|--|
| 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>) | This title falls outside the Dog Fence rateable area. Accordingly, the Dog Fence Board holds no current interest in relation to Dog Fence rates. |
| 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.

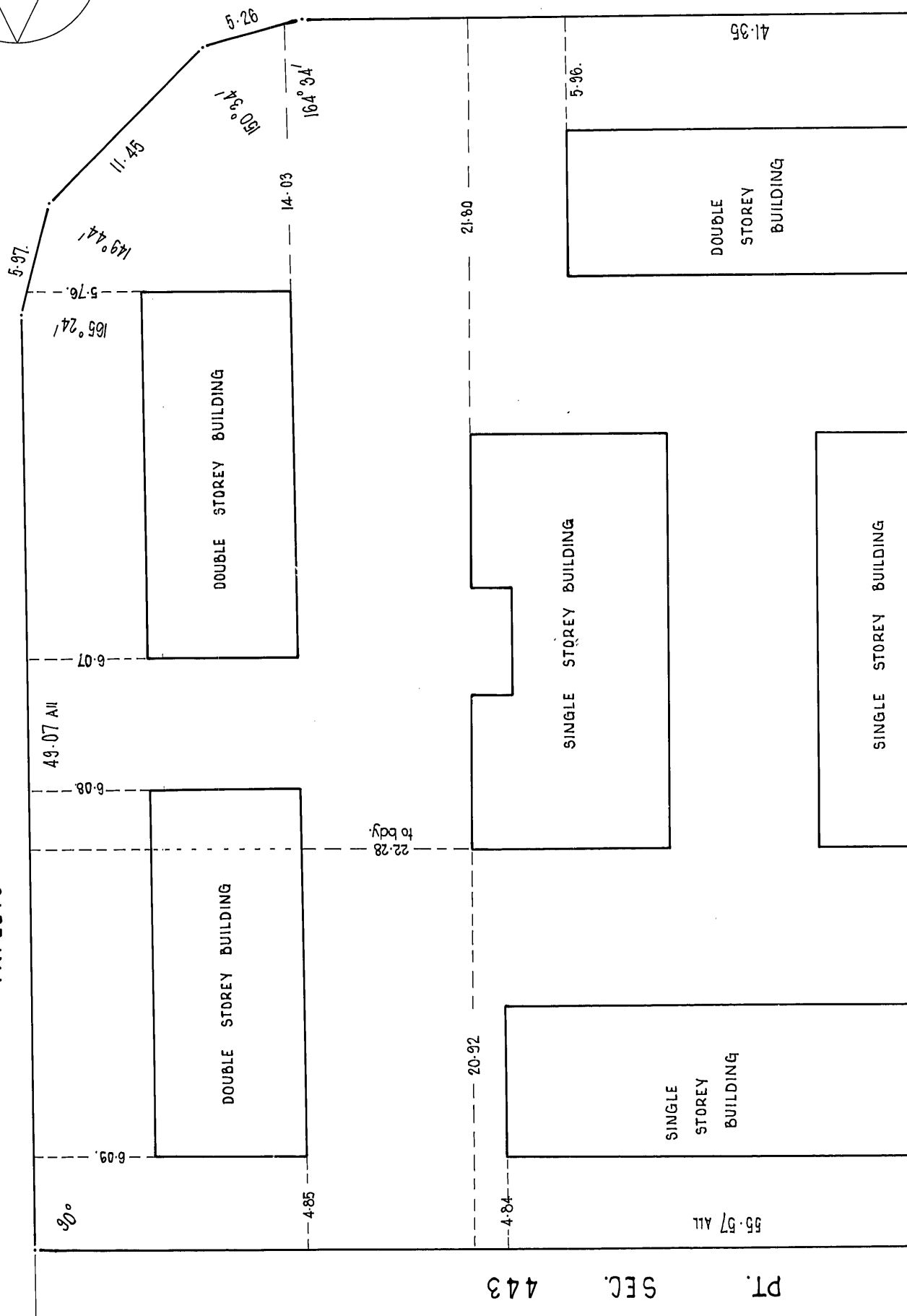
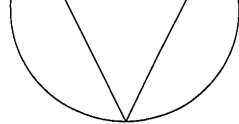
PT. SEC. 443

TAPLEYS HILL ROAD

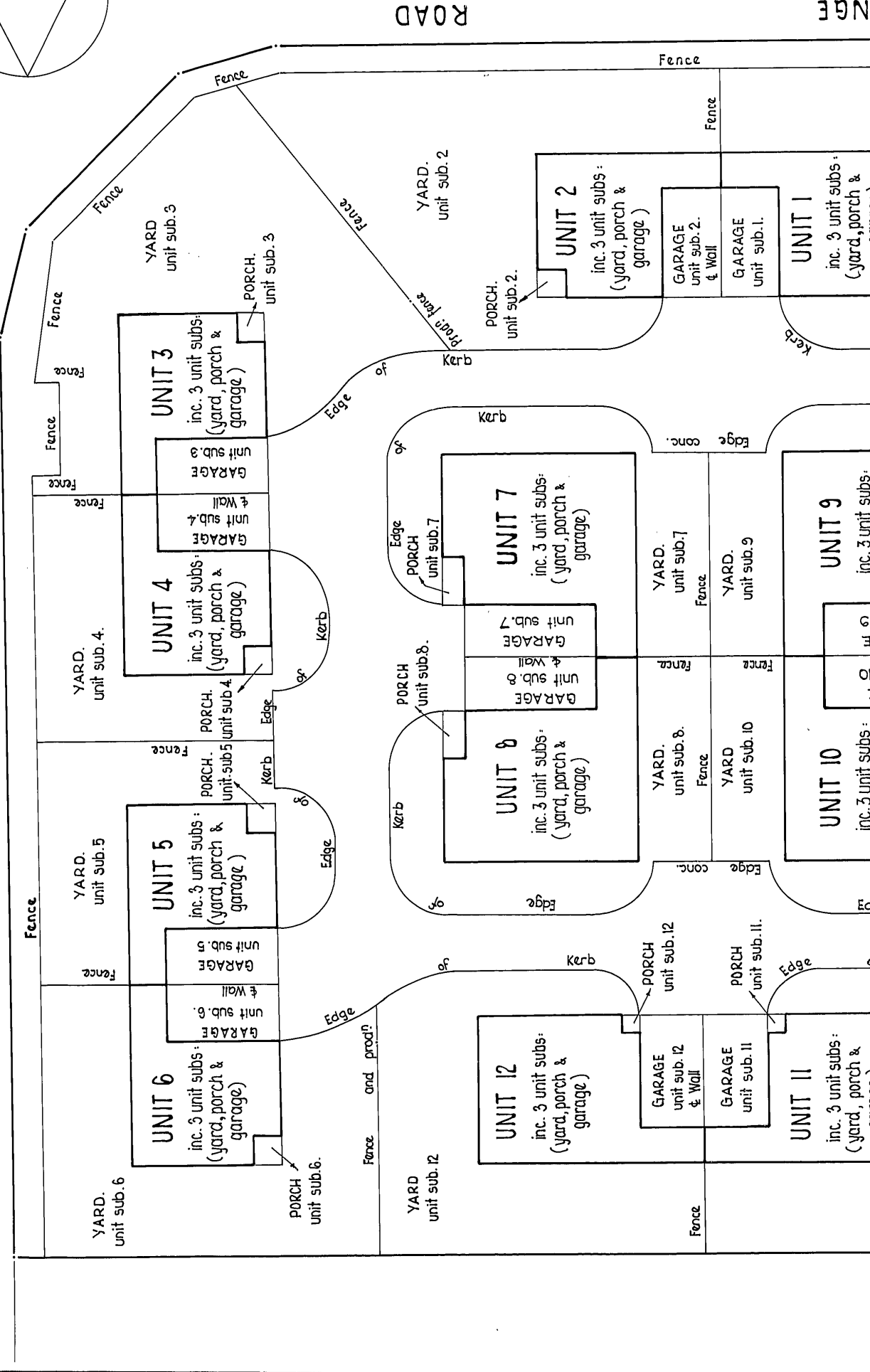
G R A N G E

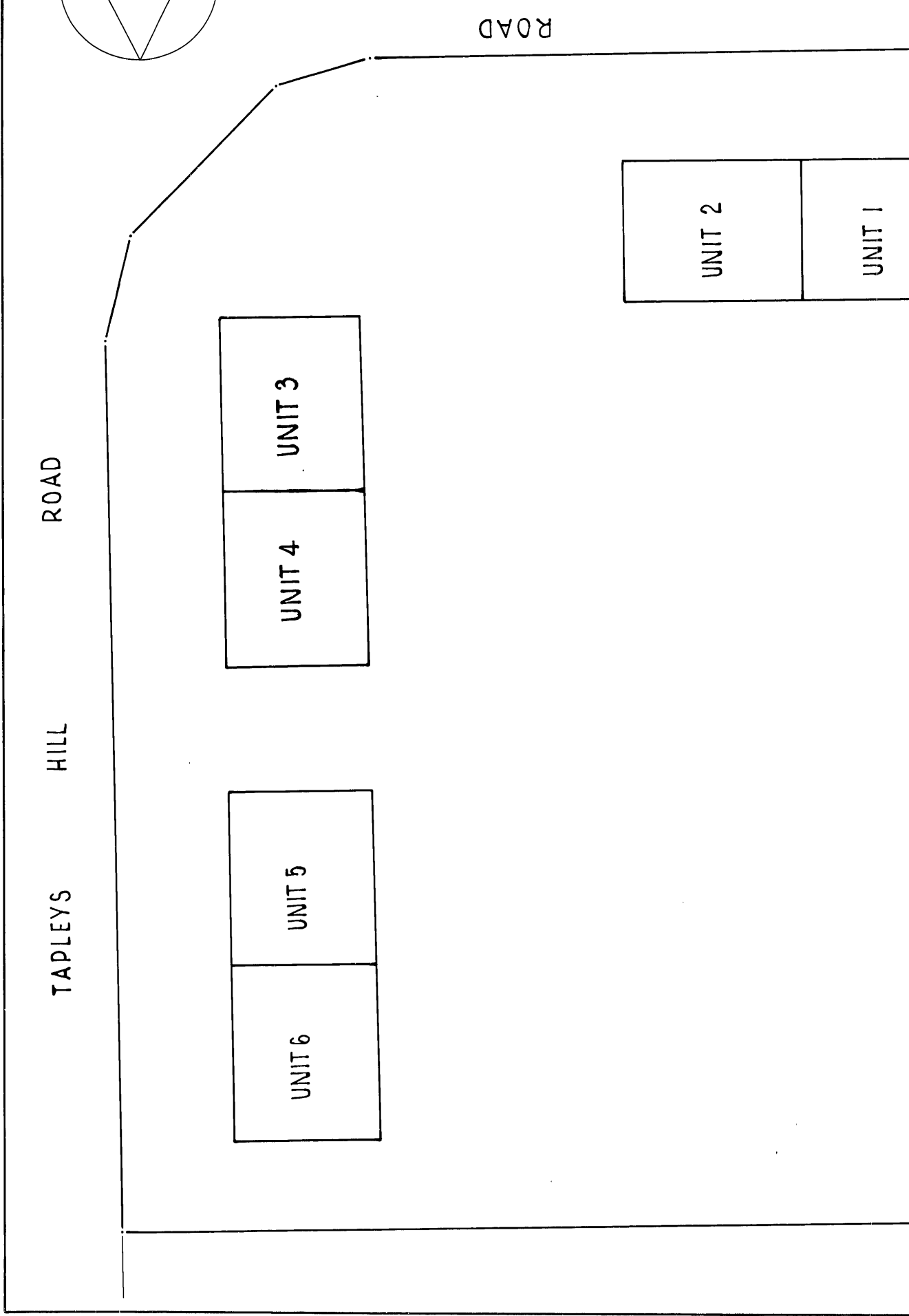
Metric

ROAD



TAPLEYS HILL ROAD





SCHEDULE OF UNIT ENTITLEMENT					
UNIT NO.	UNIT ENTITLEMENT	CURRENT C's of T.		UNIT NO.	UNIT ENTITLEMENT
		VOLUME	FOLIO		
1	13				
2	13				
3	13				
4	13				
5	13				
6	13				
7	11				
8	11				
9	11				
10	11				
11	11			AGGREGATE	
12	11			COMMON PROPERTY	
ROAD or RESERVE ALLOTMENTS					

MC 14457251

Lodged: 05 February 2025 11:18:42 AM
1 OF 1

LANDS TITLES REGISTRATION OFFICE
SOUTH AUSTRALIA

Registered: 10 February 2025 11:22:47 AM

Form A3.2 (v3.0)
Version 40.5



APPLICATION TO REGISTER / NOTE CHARGE PURSUANT TO SECTION 18A OF THE LEGAL SERVICES COMMISSION ACT 1977

Responsible Subscriber: LEGAL SERVICES COMMISSION OF SA - STATUTORY
CHARGE (SECTION 18A) (EL - PEXA) (E151747)
Customer Reference: 24018579 (MC)

ELN Lodgement Case ID: 1322190748
ELN Workspace ID: 13052298

PRIVACY COLLECTION STATEMENT: The information in this form is collected under statutory authority and is used for the purpose of maintaining publicly searchable registers and indexes. It may also be used for other authorised purposes in accordance with Government legislation and policy requirements.

LAND DESCRIPTION

THE WHOLE OF THE LAND IN CT VOLUME 5032 FOLIO 117

ESTATE & INTEREST

FEE SIMPLE

AFFECTED PARTY (Full name and address)

AMANDA LOUISE COUSINS OF UNIT 9 471 GRANGE RD SEATON SA 5023

APPLICANT (Full name and address)

LEGAL SERVICES COMMISSION OF SA OF 159 GAWLER PL ADELAIDE SA 5000

SPECIFY NATURE OF APPLICATION

THE APPLICANT(S) APPLIES TO HAVE A CHARGE OVER THE ESTATE OR INTEREST OF THE AFFECTED PARTY REGISTERED / NOTED ON THE LAND DESCRIBED.

THE DIRECTOR, LEGAL SERVICES COMMISSION CERTIFIES THAT LEGAL COSTS ARE TO BE CHARGED ON THE LAND DESCRIBED.

DATED 04 FEBRUARY 2025

CERTIFICATION

The Certifier has retained the evidence supporting this Registry Instrument or Document.

The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.

TANIA SULAN

Practitioner Certifier

For: LEGAL SERVICES COMMISSION OF SA

On behalf of: LEGAL SERVICES COMMISSION OF SA

This is a representation of an instrument that was electronically lodged



JE WHITES

Strata & Community
Management

55 Woodville Road, Woodville

Ph (08) 8444 6444

Site www.jewhites.com.au

ABN 41 050 206 525

RLA 195966

3 June 2025

Bishop Conveyancing Pty Ltd
4 Tora Court,
Park Holme SA 5043

TAX INVOICE

FOR: Searching and completing document for Provisions of
Section 41 Certificate;
In connection with:
Strata Corporation No 3394 Inc
9/471 Grange Road, Seaton SA 5023

FEE: As prescribed (\$96.00) \$96.00

Plus GST (10%) \$9.60

TOTAL DUE: **\$105.60**

With Compliments

PAID

STATEMENT PURSUANT TO SECTION 41 OF THE *STRATA TITLES ACT 1988*

Date of Statement: **26 May 2025**

Unit in respect of which the Statement is issued: **Unit 9** in **Units Plan No. 3394** at **471 Grange Road, SEATON SA 5023**

Person requesting certificate:

Name: Bishop Conveyancing Pty Ltd,

Address: 4 Tora Court Park Holme SA 5043

The Strata corporation certifies the following with respect to the Unit being the subject of this Statement:

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

Total amount last determined with respect to the lot

Amount	Period
\$1,416.00	01 Sep 2024 to 31 Aug 2025

Number of instalments payable (if contributions payable by instalments) 4

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

Amount	Period	Date due
\$354.00	01Sep 2024 to 30 Nov 2024	01 Sep 2024
\$354.00	01 Dec 2024 to 28 Feb 2025	01 Dec 2024
\$354.00	01 Mar 2025 to 31 May 2025	01 Mar 2025
\$354.00	01 Jun 2025 to 31 Aug 2025	01 Jun 2025

Amount owing \$0.00

Interest due on unpaid levies \$0.00

Amount in credit for prepaid levies \$0.00

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

Total amount last determined with respect to the lot

Amount	Period
\$488.00	01 Sep 2024 to 31 Aug 2025

Number of instalments payable (if contributions payable by instalments) 4

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

Amount	Period	Date due
\$122.00	01Sep 2024 to 30 Nov 2024	01 Sep 2024
\$122.00	01 Dec 2024 to 28 Feb 2025	01 Dec 2024
\$122.00	01 Mar 2025 to 31 May 2025	01 Mar 2025
\$122.00	01 Jun 2025 to 31 Aug 2025	01 Jun 2025

Amount owing \$0.00

Interest due on unpaid levies \$0.00

Amount in credit for prepaid levies \$0.00

3. Special contributions

None

4. Particulars of Assets and Liabilities of the Corporation

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

5. Particulars of any Expenditure

(a) Incurred by the Corporation

Please refer to Annual General Meeting 2024

.....

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

.....

6. Insurance policies

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

Policy No. 69867 CHU Insurance

Type: Strata Broker:

Premium: \$12,128.81 Paid on: 19/09/2024 Policy start date: 16/09/2024 Next due: 16/09/2025

<i>Cover</i>	<i>Sum insured</i>	<i>Excess</i>
Building	\$6,015,120.00	\$2,000.00
Common Area Contents	\$5,150.00	\$0.00
Loss Of Rent & Temporary Accommodation	\$902,268.00	\$0.00
Public Liability	\$30,000,000.00	\$0.00
Voluntary Workers	\$200,000.00	\$0.00
Fidelity Guarantee	\$250,000.00	\$0.00
Office Bearers Liability	\$1,000,000.00	\$0.00
Government Audit Costs	\$25,000.00	\$0.00
Appeal Expenses	\$100,000.00	\$0.00
Legal Defence Expenses	\$50,000.00	\$0.00
Lot Owners Fixtures & Improvements (per Lot)	\$250,000.00	\$0.00
Excess		\$2,000.00

7. Documents Supplied

- (i) Minutes of general meetings of the corporation and meetings of the management committee for the last two years
- (ii) Statement of Accounts of the corporation last prepared by the corporation
- (iii) The Articles for the time being in force
- (iv) The current policies of insurance taken out by the corporation

8. Water - Owner

9. Payments – Settlement fees can be paid using the following details:

Biller Code: 96503

Ref: 205021298 75389 (take out the space)

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

NOTE:

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

This Statement was prepared on behalf of Strata Corporation 3394 Inc. by

Debbie McDonald on behalf of

Jodie Schugmann
J E Whites Pty Ltd
55 Woodville Road
Woodville SA 5011

Balance Sheet

As at 26/05/2025

Strata Corporation 3394 Inc.

471 Grange Road, SEATON SA 5023

	Current period
Owners' funds	
Administrative Fund	
Surplus / Deficit for Year--Admin	(2,624.38)
Opening Balance--Admin	7,663.85
	5,039.47
Sinking Fund	
Surplus / Deficit for Year--Sinking	4,802.11
Opening Balance--Sinking	3,829.43
	8,631.54
Net owners' funds	\$13,671.01
Represented by:	
Assets	
Administrative Fund	
Cash at Bank--Admin	7,298.22
Levies owed by Unit Holders--Admin	418.00
	7,716.22
Sinking Fund	
Cash at Bank--Sinking	9,409.87
Levies owed by Unit Holders--Sinking	144.00
	9,553.87
Unallocated Money	
Cash at Bank--Unallocated	4.69
	4.69
<i>Total assets</i>	17,274.78
Less liabilities	
Administrative Fund	
Prepaid Levies--Admin	2,676.75
	2,676.75
Sinking Fund	
Prepaid Levies--Sinking	922.33
	922.33
Unallocated Money	
Prepaid Levies--Unallocated	4.69
	4.69
<i>Total liabilities</i>	3,603.77
Net assets	\$13,671.01



Strata and Community Title Services

23 November 2023

Dear Corporation Member

Please find enclosed a copy of the Minutes of the recent Annual General Meeting for STRATA CORP.03394 INC 471 Grange Road, SEATON, SA, 5023.

Management and staff appreciate your confidence in appointing Whittles as your Body Corporate Managers for the coming year, and assure you of our diligent and professional attention to the Corporation's affairs.

For your information, we have forwarded to your Presiding Officer our standard form of contract for execution on the Corporation's behalf which is to be returned to this office for keeping with the Corporation's files.

Should you have any queries or require attention, please do not hesitate to contact the undersigned.

Yours faithfully

Susan Brennan
Body Corporate Manager

Minutes of the Annual General Meeting STRATA CORP.03394 INC

Meeting Date	24 October 2023																						
Meeting Location	Join via Teleconference Only, Dial, 08 8249 7831, SA, 5000																						
Time	03:00 PM	Closed: 03:45 PM																					
Lots Represented	<table> <tr> <td>2</td><td>J Simpson</td><td>Owner present</td></tr> <tr> <td>3</td><td>O Saran</td><td>Electronic vote</td></tr> <tr> <td>5</td><td>M T Trimboli</td><td>Electronic vote</td></tr> <tr> <td>7</td><td>B & S Vujcic</td><td>Electronic vote</td></tr> <tr> <td>8</td><td>M Dreckow & L Farrell</td><td>Owner present</td></tr> <tr> <td>10</td><td>W Warnock</td><td>Electronic vote</td></tr> <tr> <td>11</td><td>B E Morris</td><td>Owner present</td></tr> </table>		2	J Simpson	Owner present	3	O Saran	Electronic vote	5	M T Trimboli	Electronic vote	7	B & S Vujcic	Electronic vote	8	M Dreckow & L Farrell	Owner present	10	W Warnock	Electronic vote	11	B E Morris	Owner present
2	J Simpson	Owner present																					
3	O Saran	Electronic vote																					
5	M T Trimboli	Electronic vote																					
7	B & S Vujcic	Electronic vote																					
8	M Dreckow & L Farrell	Owner present																					
10	W Warnock	Electronic vote																					
11	B E Morris	Owner present																					
Chairperson	J Simpson																						
Quorum	The Body Corporate Manager declared a quorum was present (in person or by proxy). Those owners who were in arrears were not considered towards the quorum count.																						

Item 1

Declaration of Interest

All owners or their nominees, are reminded that they are required to advise the meeting if they have any direct or indirect pecuniary interest in any matter to be considered by the meeting. Whittles refers all Members to the Corporation's Agreement for disclosure of all its relevant interests.

Motion 2

Acceptance of Minutes

Ordinary Resolution

PASSED BY SIMPLE MAJORITY that in accordance with s33(4b)(b) of the *Strata Titles Act 1988*, the minutes of the Extraordinary General Meeting held on 17 FEB 2023 and sent to owners be accepted as a true and correct record of the proceedings of that meeting.

Passed by Simple Majority

Motion 3

Acceptance of Statement of Accounts

Ordinary Resolution

PASSED BY SIMPLE MAJORITY that in accordance with s33(4b)(c) of the *Strata Titles Act 1988*, the unaudited Statement of Accounts for the financial year ending 31 MAY 2023, which have been circulated to all members, is accepted.

Passed by Simple Majority

Motion 4**Appointment of Manager****Ordinary Resolution**

PASSED BY SIMPLE MAJORITY that the Body Corporate under s23(6) of the *Strata Titles Act 1988*:

- i. appoint Whittles Management Services Pty Ltd as its Manager to supply Services,
- ii. make the appointment for a Term of twelve (12) months, being from the 1 JUN 2023 to 31 MAY 2024 and that upon expiry of the Term this agreement will continue on a month to month basis until the next Annual General Meeting or until delegation is revoked,
- iii. authorise limited powers to Whittles Management Services Pty Ltd,
- iv. agree to pay Service Fees to Whittles Management Services Pty Ltd,
- v. acknowledge the Disclosures by Whittles Management Services Pty Ltd and
- vi. execute the Services Agreement that specifies the details of the terms and conditions of the appointment, with Whittles Management Services Pty Ltd.

The Services Agreement is available for viewing at whittles.com.au through your owner portal.

Passed by Simple Majority**Election of Office Bearers and Committee**

THAT in accordance with s23(1) and 35(1) of the *Strata Titles Act 1988*, the meeting appointed the following Office Bearers and Committee Members.

Limitations Imposed

The Body Corporate Manager advises that the Management Committee and Officers of the Body Corporate do not have powers to resolve matters subject to special or unanimous resolutions.

Committee Meetings should be conducted in accordance with s35(8) of the *Strata Titles Act 1988*.

An agenda should be forwarded to all committee members and decisions at the meeting minuted, copies of which are to be placed with the Body Corporate records.

Election of Presiding Officer

Mrs J Simpson has been elected unopposed as Presiding Officer.

Election of Secretary

M Dreckow has been elected unopposed as Secretary.

Election of Treasurer

M Dreckow has been elected unopposed as Treasurer.

Election of Ordinary Member

Item 6**Accredited Contractors (Advice)**

To ensure compliance with work health and safety requirements to protect both contractors and Body Corporate's, Whittles only engage accredited contractors who comply with state and territory legislation. If the Body Corporate decides, by act or omission to engage a contractor who is not accredited with Whittles, the Body Corporate acts as the Person Conducting a Business or Undertaking, in regard to the common property for the purposes of occupational health and safety legislation. This means, that if the contractor engaged by the Body Corporate does not have the necessary accreditation, an injured party may seek damages from the Body Corporate.

The Corporate Manager will only request quotations from, and instruct works to be undertaken on behalf of the Body Corporate, by accredited contractors. However, non-accredited contractor's invoices will be processed for payment only when instructed to do so by the Body Corporate Chairperson or a person authorised by the Body Corporate to do so.

Item 7**Annual Compliance Register (Advice)**

The *Work Health and Safety Act 2012*, recognises that a Body Corporate's common property is a workplace, as such the Body Corporate is responsible for ensuring the workplace is free from hazard, as far as reasonably practicable. Whittles has established a register to ensure owners are fully aware of their legislative and reporting requirements for the Body Corporate. Many different areas are subject to annual compliance and the Body Corporate Manager may review at the meeting all Body Corporate obligations and where necessary, update any compliance reports required to be held on file.

All legislative compliance reports will be reviewed promptly as required and any maintenance attended to in accordance with Australian Standards or Industry best practice using qualified and reputable practitioners. To ensure that the Body Corporate obligations are met and maintained during the year, the Compliance Register will be updated throughout the year.

Item 8**Current Insurance Details (Advice)**

A copy of the Body Corporate's current certificate of currency is available for viewing at whittles.com.au through your owner portal.

Item 9**Insurance Valuation (Advice)**

A comprehensive professional valuation for insurance purposes performed in 10/22 recommended insurance cover of \$5,680,000 and is available for viewing at whittles.com.au through your owner portal.

Motion 10		
Insurance Renewal	Ordinary Resolution	
<p>PASSED BY SIMPLE MAJORITY that the Body Corporate Manager is to arrange quotes and/or renewal of the Body Corporate's insurance for a sum insured of \$5,680,000 with the Authorised Representative of MGA Insurance Brokers Pty Ltd, who have an association with Whittles. A Financial Services Guide is available on request.</p> <p>Owners are reminded that where repairs are carried out under insurance and the repairs benefit a particular unit, the unit owner may be responsible for the payment of any excess subject to any explicit instructions to the contrary by the Body Corporate.</p> <p>Whittles recommends consideration be given to the following additional cover options if not already included in the policy; office bearers liability, flood or catastrophe, electrical surge, loss of rent and machinery breakdown.</p> <p>Contents Insurance The Body Corporate Manager advises members of the necessity for them to arrange individually for adequate insurance for contents of their units, inclusive of carpets, drapes, light fittings, etc., whether or not the unit is occupied by the unit owner or tenant, and it was noted that the Body Corporate's Legal Liability cover applied primarily to common property and that unit owners should be separately insured for cover in relation to their own premises.</p>		
Passed by Simple Majority		

Item 11		
General Business		
<p>The manager will follow up with the tree contractor re the removal of the trees that was agreed to earlier in the year.</p> <p>The manager will organise a quote for the gutter work to be carried out. All owners are asked to liaise with the owner of unit 11, Ben, re any issues they are having with their gutters and he will compile a file for the manager.</p> <p>The Presiding Officer will organise a map to be placed out the front for delivery drivers etc to enable them to identify units.</p>		

Motion 12		
Repainting all previously painted external surfaces and common property	Ordinary Resolution	
<p>DEFEATED BY SIMPLE MAJORITY that the Body Corporate agree to paint all previously painted external surfaces and common property and a Special Levy be raised in accordance with in accordance with Unit Entitlement Values to cover the cost of the quote provided by Cameron Davidson.</p>		
Defeated by Simple Majority		

Motion 13		
Administrative Fund Budget	Ordinary Resolution	
<p>PASSED BY SIMPLE MAJORITY that in accordance with s27 of the <i>Strata Titles Act 1988</i>, the attached Administrative Fund budget be approved and adopted.</p> <p>Contributions reflected in this budget are the same as the previous budget with quarterly contributions for the Corporation of \$5,000.00 for the financial year ending 31 MAY 2024.</p> <p>This budget is based on the requirements for the Body Corporate during the coming year and DOES NOT provide for additional works as may be agreed to or arranged by owners at the Annual General Meeting.</p> <p>Contributions will be raised in accordance with Unit Entitlement Values.</p>		
Passed by Simple Majority It was agreed by owners present to raise the contributions by 10% effective March, 2024.		

Motion 14		
Sinking Fund Budget	Ordinary Resolution	
<p>PASSED BY SIMPLE MAJORITY that in accordance with s27 of the <i>Strata Titles Act 1988</i>, the attached Sinking Fund budget be approved and adopted.</p> <p>Contributions reflected in this budget are the same as the previous budget with quarterly contributions for the Corporation of \$1,000.00 for the financial year ending 31 MAY 2024.</p> <p>This budget is based on the requirements for the Body Corporate during the coming year and DOES NOT provide for additional works as may be agreed to or arranged by owners at the Annual General Meeting.</p> <p>Contributions will be raised in accordance with Unit Entitlement Values.</p>		
Passed by Simple Majority It was agreed by owners present to raise the contributions by 10% effective March, 2024.		

Motion 15		
Insufficient Funds Special Levy Authority	Ordinary Resolution	
<p>PASSED BY SIMPLE MAJORITY that should there be insufficient funds in the Administration Account of the Body Corporate to meet the payment of the premium for insurance, rates and taxes or other like expenses as and when those expenses become due for payment and which if unpaid would expose the Body Corporate to risk or the imposition of fines or other sanctions, then, and only then, the Body Corporate Manager is authorised, but in consultation with the Presiding Officer, to raise a special levy to meet the shortfall required to ensure payment of the relevant expense provided that the amount of the special levy so raised is to be in accordance with Unit Entitlement Values and must not exceed the sum of \$10,000.00.</p> <p>If the maximum levy amount is insufficient to meet the relevant expense or expenses, then any additional special levy necessary to meet such expense must be authorised by the Body Corporate at a duly convened General Meeting of owners.</p>		
Passed by Simple Majority		

Motion 16		
Special Levy	Ordinary Resolution	
<p>DEFEATED BY SIMPLE MAJORITY that a levy totalling \$30,000.00 be raised in accordance with Unit Entitlement Values to those persons registered as proprietors of a unit and be made payable on or before 15 FEB 2024 for the purpose of Exterior painting.</p>		
Defeated by Simple Majority		

Motion 17		
Interest Charged on Overdue Contributions/Levies	Ordinary Resolution	
<p>PASSED BY SIMPLE MAJORITY that in accordance with the provisions of s27(4) of the <i>Strata Titles Act 1988</i>, the Body Corporate will apply arrears interest of 15% per annum calculated daily, if payment of a contribution or levy or an instalment of a contribution or levy is not received in full within 30 days of the due date.</p> <p>The Presiding Officer is authorised to waive penalty interest charges in extenuating circumstances at their discretion.</p>		
Passed by Simple Majority		

Motion 18		
Recovery of Overdue Contributions/Levies	Ordinary Resolution	
<p>PASSED BY SIMPLE MAJORITY that in accordance with s27(5) of the <i>Strata Titles Act 1988</i>, Whittles is authorised to take all necessary action, without the need for further authority, including instructing a debt recovery company to initiate legal proceedings against owners on behalf of STRATA CORP.03394 INC when they are in arrears to recover overdue contributions and levies, penalties and recovery costs incurred.</p> <p>Whittles charge the debtor for the issue of a first arrears notice if payment of a contribution or levy or an instalment of a contribution or levy is not received in full within 27 days of the due date. (27 days or more overdue), and when issuing instructions to the debt recovery company.</p> <p>Fees charged by third party providers will be recovered from the debtor at cost per invoice.</p> <p>Owners are advised of the following debt recovery process:</p> <ol style="list-style-type: none"> 1. Owners are issued their contribution notice approximately 3 weeks before the due date. 2. If this is not paid by the due date owners are issued a reminder notice approximately 14 days after the due date. 3. Once 27 days or more overdue, a final notice is issued to the owner incurring a \$44.00 fee. Payment is to be made in full within 21 days from date of issue. 4. Interest starts accumulating on the overdue amounts approximately 5 days after the final notice is issued. 5. Once the 21 days has expired, the account will be referred to debt collection, which will incur a Whittles administration fee and an establishment fee from the debt collection agency. 		
Passed by Simple Majority		

Item 19		
Next Meeting & Closure		
The next AGM will be held on a date to be advised in July, 2024.		

Owners are able to access & update their personal details through Whittles Owner Portal online.

To access your account go to www.whittles.com.au select 'Owner Portal' and enter the following details:

- Account code
- Plan number
- Unit number
- PIN (if this is your first time logging in, leave pin blank as you will be prompted to set a pin)

*** Please note that Whittles encourages owners to receive all correspondence and account notices via email, this ensures timely delivery of documents.**

BUDGET

STRATA CORP.03394 INC
471 GRANGE ROAD, SEATON

Year ending May 2024

ADMINISTRATION FUND

	Jun-Aug 23	Sept-Nov 23	Dec-Feb 24	Mar-May 24	Annual Total
INCOME					
Contributions	5,000.00	5,000.00	5,000.00	6,050.00	\$21,050.00
Arrears	458.00	0.00	0.00	0.00	\$458.00
Advances	-410.00	-0.00	-0.00	-0.00	-\$410.00
Total	5,048.00	5,000.00	5,000.00	6,050.00	\$21,098.00
EXPENDITURE					
Common property	250.00	250.00	0.00	500.00	\$1,000.00
Electrical	125.00	125.00	125.00	125.00	\$500.00
Grounds	500.00	500.00	500.00	500.00	\$2,000.00
Grounds - Tree lopping	0.00	0.00	6,270.00	0.00	\$6,270.00
Gutters & downpipes	2,400.00	0.00	0.00	0.00	\$2,400.00
Insurance - Renewal	0.00	9,675.00	0.00	0.00	\$9,675.00
Management - Additional services fee	75.00	75.00	75.00	75.00	\$300.00
Management - Agreed Services	768.75	768.75	768.75	768.75	\$3,075.00
Management - Asset Maintenance Services	54.00	54.00	54.00	54.00	\$216.00
Management - Disbursement Fees	204.75	204.75	204.75	204.75	\$819.00
Plumbing	450.00	450.00	450.00	450.00	\$1,800.00
Technology and System Fees	53.00	53.00	53.00	53.00	\$212.00
Total	4,880.50	12,155.50	8,500.50	2,730.50	\$28,267.00

SINKING FUND

	Jun-Aug 23	Sept-Nov 23	Dec-Feb 24	Mar-May 24	Annual Total
INCOME					
Contributions	1,100.00	1,100.00	1,100.00	1,210.00	\$4,510.00
Arrears	0.00	0.00	0.00	0.00	\$0.00
Advances	-99.00	-0.00	-0.00	-0.00	-\$99.00
Total	1,001.00	1,100.00	1,100.00	1,210.00	\$4,411.00

CASH FLOW SUMMARY

	Jun-Aug 23	Sept-Nov 23	Dec-Feb 24	Mar-May 24	Annual Total
<u>ADMINISTRATION FUND</u>					
Opening Balance	9,421.64	9,589.14	2,433.64	-1,066.86	\$9,421.64
Add: Contributions	5,000.00	5,000.00	5,000.00	6,050.00	\$21,050.00
Add: Arrears	458.00	0.00	0.00	0.00	\$458.00
Minus: Advances	410.00	0.00	0.00	0.00	\$410.00
Minus: Expenditures	4,880.50	12,155.50	8,500.50	2,730.50	\$28,267.00
CLOSING BALANCE	9,589.14	2,433.64	-1,066.86	2,252.64	\$2,252.64
<u>SINKING FUND</u>					
Opening Balance	4,298.43	5,299.43	6,399.43	7,499.43	\$4,298.43
Add: Contributions	1,100.00	1,100.00	1,100.00	1,210.00	\$4,510.00
Add: Arrears	0.00	0.00	0.00	0.00	\$0.00
Minus: Advances	99.00	0.00	0.00	0.00	\$99.00
Minus: Expenditures	0.00	0.00	0.00	0.00	\$0.00
CLOSING BALANCE	5,299.43	6,399.43	7,499.43	8,709.43	\$8,709.43

CALCULATION OF CONTRIBUTIONS

Total Unit Entitlement 144
Number of Units 12

Unit Number	— Effective from 15/03/24 —		— Effective from 15/03/24 —	
	UEV	ADMIN Fund	UEV	SINKING Fund
1	13	\$546	13	\$99
2	13	\$546	13	\$99
3	13	\$546	13	\$99
4	13	\$546	13	\$99
5	13	\$546	13	\$99
6	13	\$546	13	\$99
7	11	\$462	11	\$84
8	11	\$462	11	\$84
9	11	\$462	11	\$84
10	11	\$462	11	\$84
11	11	\$462	11	\$84
12	11	\$462	11	\$84
QUARTERLY TOTAL		<u>\$6,048.00</u>		<u>\$1,098.00</u>

CALCULATION OF LEVIES

Total Unit Entitlement 144
Number of Units 12
Due date **15/02/24**

SPECIAL LEVY - PAINTING - S17530

External Painting Levy

Unit Number	UEV	Contribution
1	13	\$2,708
2	13	\$2,708
3	13	\$2,708
4	13	\$2,708
5	13	\$2,708
6	13	\$2,708
7	11	\$2,292
8	11	\$2,292
9	11	\$2,292
10	11	\$2,292
11	11	\$2,292
12	11	\$2,292
ONCE-OFF		<i>\$30,000.00</i>

Strata Titles Act 1988 MINUTES OF EXTRAORDINARY GENERAL MEETING

471 Grange Road, Seaton 5023
Strata Corporation 3394 Inc.

Date: 12 May 2024

Time: 11.00am to noon

Place: Unit 3, 471 Grange Road, Seaton 5023
Strata Corporation 3394

1. Opening

Meeting commenced at 11.00am with a quorum as follows:

1. Attendance

1. Present:

Mirella Trimboli
Olja Gligorevic
Samira Vujcic
Melissa Dreckow
Ben Morris
Neil and Sam Page
Janet Simpson

2. Proxies

Barry Oates_by proxy to _Mirella Trimboli
Amanda Cousins_by proxy to Mirella Trimboli
Wendy Warnock_by proxy to Mirella Timboli

2. Election of Chairperson

It was agreed by Members present and by proxy that Mirella Trimboli would chair the meeting. **Carried.**

3. Confirmation of Previous Minutes

It was agreed by Members present and by proxy that the minutes of the previous meeting be accepted. **Carried.**

4. Termination of current Body Corporate Manager

It was resolved to terminate the services of Whittles as Body Corporate Manager and that no alterations or renewal of the existing insurance policy be enacted by current management, that the group wait to make a decision on insurance renewals or alterations at the upcoming annual general meeting with the new management company.

Decision: Votes in favour ____9____ Votes against
____2____

Carried.

5. Appointment of new Body Corporate Manager

It was resolved that JE Whites be appointed as the new Body Corporate Manager to assist the Corporation by undertaking the functions, powers, and duties contained in the Strata Titles Act 1988 per the management quote provided.

It was resolved that the next annual general meeting be facilitated by the new manager as opposed to current management.

Decision: Votes in favour ____9____ Votes against ____2____
Carried.

6. Closure of Meeting

It was agreed that JE Whites would notify Whittles of termination of services and ask that they liaise the transfer with the new manager.

Meeting closed at noon.

STRATA CORPORATION NO 3394 INC.
471 Grange Road, SEATON SA 5023

Minutes of the Annual General Meeting held at JE Whites - 55 Woodville Road, Woodville
on Thursday, 25 July 2024, commencing at 03:00 PM

1 ATTENDANCE, PROXIES, QUORUM AND CHAIRPERSON

Present:

Unit 3 - Ms O Saran

Unit 8 - Ms M Dreckow

Unit 11 - Mr B Morris (arrived 2:10pm)

Unit 12 - Mr N Page and guest, Sam

Proxies:

Unit 1 - Mr B Oates to Mrs Jodie Schugmann of JE Whites

Unit 2 - G & J Simpson to Mrs Jodie Schugmann of JE Whites

Unit 9 - Ms A Cousins to Mrs Jodie Schugmann of JE Whites

Unit 10 - Ms W Warnock to Mrs Jodie Schugmann of JE Whites

Apologies:

Nil

Presiding Officer: Ben Morris

PROCEEDINGS

Quorum:

Mrs Jodie Schugmann of JE Whites welcomed members present and declared a quorum in attendance.

Declaration of interest

All Members (or Nominee) must declare any interest that they may have in relation to any matters being discussed or determined at this meeting. These interests may be either direct or indirect in nature.

Members Advice

Members will find in the documentation of the Minutes several sections that are recorded at each meeting. As they are repeated from year to year, they may not be discussed in the same extent as actually recorded, but appear for the benefit of newcomers to the Corporation.

Members will find additional information attached to the final page of the minutes. This information is pertinent to the continued management of your Corporation, and is for the benefit of all Corporation Members.

ELECTION OF CHAIRPERSON

It was agreed by those Corporation members present that Mrs Jodie Schugmann assist the Corporation in chairing the meeting.

2 CONFIRMATION OF MINUTES & BUSINESS ARISING

The Minutes of the previous meeting dated 12/05/2024 were accepted as a true and correct account with no business arising. The Chairperson moved that the Minutes be accepted. Motion carried.

3 3.1 FINANCIAL STATEMENTS

The financial statements dated 31/05/2024 and 30/06/2024 showed a balance of \$4,182.85 Administrative Fund and \$2,726.43 Sinking Fund currently held in the Macquarie Bank, Sydney. The Chairperson tabled the statements and invited owners to comment. The financial statements were accepted. Motion carried.

Tax and Audits

Legislation requires each Corporation to lodge an annual tax return; legislation further requires that the Corporation's trust account is audited annually by an accredited auditor. The audit for 2025 will be undertaken by Perks Accountants & Wealth Advisers of 8/81 Flinders St, Adelaide, and a copy of the report will be available to all members and can be viewed at the JE Whites office.

3.2 DEBT COLLECTION

Levy Arrears

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

Interest Charged on Overdue Accounts

The Body Corporate Manager reported that the Strata Titles Act invokes penalty interest where payments of contributions and levies are paid late, in this case after a lapse of 28 days from the due date. The interest rate applied on behalf of the Corporation is 15% per annum calculated daily. All related costs associated with the recovery of any outstanding monies will be the responsibility of the relevant unit owner and as such will be recovered from that unit owner.

Accounting Fees

In accordance with the Management Agreement, owners are to be charged an accounting fee of \$11.00 (Inc GST) by the Body Corporate Manager for any accounts greater than 28 days overdue.

Debt Collection

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 at a fee of \$22.00 (Inc GST). The account would have to be at least 3 months overdue. The Presiding Officer will be contacted prior to any court action.

4 APPOINTMENT OF OFFICERS AND/OR MANAGEMENT COMMITTEE

Janet Simpson was thanked for being the Presiding Officer and Melissa Dreckow was thanked for being the Secretary & Treasurer for the past year.

It was resolved that Ben Morris be elected for the role of Presiding Officer, Janet Simpson elected as Secretary & Melissa Dreckow elected as Treasurer for the upcoming year.

5 APPOINTMENT OF MANAGEMENT/WORKS COMMITTEE

A Management Committee was not appointed.

6 APPOINTMENT OF BODY CORPORATE MANAGERS

It was resolved that JE Whites be appointed to assist the Corporation with management services as defined in the Strata Titles Act 1988 at an annual primary remuneration of \$2,940.00 inclusive of GST.

JE Whites' appointment will be for a period of 12 months from the date of this meeting and that upon expiry, management will continue on a month by month basis until the next meeting or the delegation of powers is revoked.

Any elected Office Bearer is authorised to sign the Management Agreement on behalf of the Strata Corporation. JE Whites explained that should the Management Agreement not be returned signed within 21 days of receipt, then the Manager will stamp the Strata Corporation's common seal on the Agreement on behalf of the Corporation, deeming the Agreement to be signed.

7 CORPORATION PUBLIC OFFICER

It was resolved that Mr Bryan Sutcliffe of JE Whites be empowered to act as the Public Officer of the Corporation as defined under the Income Tax Assessment Act 1936.

8 TAXATION AUTHORITY

JE Whites are authorised to represent the Corporation in all aspects of dealings with the Australian Taxation Office. The nominated representatives from JE Whites are Wendy Sly and Joanne Pearce.

9 INSURANCE REVIEW

9.1 Insurance - Authority to Act

The Corporation appoints JE Whites to arrange insurance requirements and give JE Whites full authority to act on the Corporation's behalf in respect of all policies of insurance currently held in the Corporation's name. Members agreed that JE Whites will arrange insurance or renewal only with or through authorised representatives and/or distributors.

9.2 Insurance Options

The Chairperson advised Members present that it is a requirement of the Strata Titles Act for the Corporation to insure the property for full replacement value or reinstatement value. JE Whites suggest regular insurance valuations to ensure compliance and adequate insurance cover.

Insurance renewal

The Corporation's insurance details are as follows:-

Policy No.69867

MGA Insurance Brokers Pty Ltd

Type : Strata

Premium : \$9,675.00 Paid on : 13/09/2023 Start : 16/09/2023 Next due : 16/09/2024

Cover	Sum Insured	Excess
Building	\$5,680,000.00	\$1,000.00
Common Area Contents	\$5,150.00	
Loss Of Rent & Temporary Accommodation	\$852,000.00	
Public Liability	\$30,000,000.00	
Voluntary Workers	\$200,000.00	
Fidelity Guarantee	\$250,000.00	
Office Bearers Liability	\$1,000,000.00	
Government Audit Costs	\$25,000.00	
Appeal Expenses	\$100,000.00	
Legal Defence Expenses	\$50,000.00	
Lot Owners Fixtures & Improvements (per Lot)	\$250,000.00	
Excess		\$1,000.00

The Members determined to increase the building sum insured by CPI at the next renewal. The Body Corporate Manager is to obtain two quotes at renewal and forward to the Officer Bearers. The Presiding Officer is to advise the Body Corporate Manager of the preferred insurer.

A motion was passed for the Body Corporate Manager to arrange an insurance valuation in June 2025 for the Corporation, with the insured amounts to be adjusted immediately according to the valuation report. Members agree that if the Corporation is underinsured, and the Corporation has a shortfall in funds, the resulting increase may result in a special levy to fund the increase towards insurance contributions.

Contents & Landlord Insurance

JE Whites advise all Members that the Corporation's building insurance policy contains neither contents nor landlord insurance protection. It is noted that the Corporation's legal liability cover applies primarily to common property and that Members should be separately insured for cover in relation to their own premises.

Disclosure

JE Whites is an authorised representative of CHU Underwriting Agencies for QBE Insurance, Flex Insurance for QBE Insurance and authorised distributor for SCI Insurance for Alliance Australia Insurance and receives a commission of 20% of the base premium only. JE Whites is an authorised distributor of Lync Insurance Brokers Pty Ltd, and receive a commission of 15% of the base premium only.

Members can view copies of quotes, renewals, renewal schedules, and certificates of currency (received from the provider after 1 July 2024) pertaining to their Corporation at any time on the JE Whites Owner's Portal. If you require assistance accessing your Owner Portal, please contact your JE Whites Body Corporate Manager.

JE Whites act on behalf of the Corporation for a host of insurance related matters. For a full list of the insurance-related services JE Whites provide your Corporation, please refer to the additional information attached to the final page of the minutes.

General Advice Warning

Any advice provided by JE Whites is general advice only. Before acting on any advice Members should consider its appropriateness having regard to your objectives, financial situation and needs. You should obtain and consider the relevant Product Disclosure Statement and Policy Wording for a financial product before making any decision about whether to acquire or hold that product.

Insurance Valuation

Part 30 (3) 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 the replacement. The Corporation is further required to keep itself insured against liability for negligence. JE Whites advise that their advice is of a general nature and not personal advice. Members are encouraged to seek independent advice, which would include a licensed valuers' opinion where applicable.

10 COMMON PROPERTY MAINTENANCE

The following items were discussed :-

10.1 Common Grounds

The Body Corporate Manager is to advise Property Maintenance Plus that their services are no longer required at the Corporation.

The Body Corporate Manager is to obtain a quote for a once-off clean up of the common area only. The contractor is to meet the Presiding Officer on site to determine the scope of works. Approval to proceed is to be by advisement of the Office Bearers.

10.2 Annual Gutter / Downpipe Clean

The Body Corporate Manager will diarise to obtain a quote of an annual gutter/downpipe clean in March 2025. The quote is to be sent for approval to the Office Bearers, with a work order to be placed for May 2025.

10.3 Bevan Plumbing

The owners confirmed they were happy with the current service from Bevan Plumbing. Drainage is to be monitored.

Eaves & Fascias

Owners advised that there is an issue with the eaves and fascias being water damaged. On 10/04/2024 Fix It Building attended and advised damage to eaves and timber is old and not wet. A large percentage of roof tiles have been replaced previously. As damage may also be occurring due to gutter fall, the Body Corporate Manager will arrange to have the fall assessed by a contractor eg. Hi Jet. The contractor is to attend to report of any issues they can determine with the roofs, gutters or downpipes. Depending on the findings, a quote from Jim's Building is to be obtained for the roofs, gutters and downpipes. The quote is to be broken by double storey units (Units 1, 2, 3, 4, 5 & 6) and single storey units (Units 7, 8, 9, 10, 11 & 12).

Once all is confirmed and/or rectified, a quote and scope of works to rectify all eaves and fascias is to be obtained.

All owners are to be updated as required. The Body Corporate Manager is to liaise with the Office Bearers.

Owners are reminded that maintenance items pertaining to the Strata Corporation *do not* need to wait until the Annual General Meeting to be discussed. All Owners are encouraged to contact JE Whites throughout the course of the year if they have identified maintenance items in need of addressing. Your Manager will liaise with the Presiding Officer and/or Management Committee to seek both approval, and a timely resolution to your maintenance concern. Your JE Whites Manager also proactively makes contact with your Corporation's Presiding Officer and/or Management Committee periodically throughout the year to ensure any maintenance matters are identified and resolved.

11 APPROVALS FOR INSTALLATIONS & ADDITIONS

All approvals proposed are to be voted on in accordance with current legislative requirements. These applications must be recorded on the Agenda for the meeting.

No approvals were sought at this meeting.

Members are advised that a complete list of the Corporation's approvals can be obtained by contacting the Body Corporate Manager.

12 WORK, HEALTH & SAFETY

In order to protect both parties and to comply with the Work, Health & Safety legislation, JE Whites enforce a safety compliance procedure for all contractors undertaking work on behalf of your Strata Corporation. This service is inclusive in JE Whites' primary remuneration fee.

JE Whites will only issue quote requests and work orders to contractors who have returned a signed safety compliance package acknowledging their understanding of the Safety Compliance Legislation. This document confirms that any persons undertaking work at your Strata Corporation (where necessary, and if they are required), be able to provide the required licence/certificates of competency for their prescribed occupations, and have safe work method statements for any high risk activity, or when using hazardous substances.

If your Strata Corporation wishes to employ a new/alternative contractor, a Safety Compliance Pack acknowledgment letter must be signed prior to the issuing of orders instructing them to undertake works.

It is noted that the Owner may be personally liable for any loss, damage, defective work, or public liability claim made, involving any unapproved contractor.

13 LEVY & BUDGET

Administrative Fund of \$ 18,500.00 and Sinking Fund \$ 0.00

The proposed 2024 - 2025 budget was presented by the Chairperson. It was resolved that the proposed budget be rejected.

Members present determined to vary the proposed budget and resolved to raise the following funds:-

Administrative Fund \$18,500.00 Sinking Fund \$6,340.00

This will be raised on unit entitlement between all owners.

The first levy will be due 1st September 2024, then 1st December 2024, 1st March 2025 and 1st June 2025 thereafter.

If the costs met by the Corporation in this period is less than the projected budget, the surplus funds will be carried over for future maintenance costs.

14 EMAILING CORRESPONDENCE

The Corporation discussed emailing all meeting minutes and appropriate correspondence to the members who have an email address in our system. Should any members wish to change this process for their unit, they are encouraged to reply to our emails requesting documentation via post. Motion passed.

15 OTHER BUSINESS, OWNER PORTAL ACCESS

Hard Rubbish Collections - City of Charles Sturt Council

An attachment is to be included with a copy of the meeting minutes regarding details for hard rubbish collections that can be arranged by owners via the Council.

Owner Portal

Online access enables you to log on at your convenience and access your information. In addition to being able to access all this data you can also view and download copies of documents relevant to your property and corporation. Our Online Owner Portal is accessible from our website www.jewhites.com.au (Portal Login tab). Your Access Code and password will be sent via separate mail, or should your AGM minutes be emailed, you will receive a second email with these details. Your password can be changed at your discretion once you have logged in. Please be assured should you sell your property the new owner will receive their own login details and any previous details will be unavailable.

Articles & Resolutions

The Chairperson advised Members present that following the meeting, the Body Corporate Manager will proactively provide each registered property management agency with copies of the Corporation's articles & resolutions, and request that these documents are provided to all existing, and future tenants residing at the Corporation. This is done to ensure that all residents are aware of, and respect the rules put in place by the Corporation Members.

Owners who manage their investment properties privately are encouraged to contact the Body Corporate Manager for an up-to-date copy of these documents, which should then be provide to their tenants.

Agenda items

Members are reminded that they are welcome, and encouraged to contact the Body Corporate Manager at any time during the year if they wish to add items to the Agenda for the next Annual General Meeting.

Important Disclosure

JE Whites wish to disclose the following:

No common shareholders with third party agencies

JE Whites has no common shareholders with insurance broking agencies, debt collection agencies, or maintenance companies.

No commissions on maintenance

JE Whites does not receive any commission or financial benefit from maintenance work carried out at your Corporation.

The remuneration paid directly from the Corporation to JE Whites is disclosed within this document, as well as the Corporation's Management Agreement.

16 CLOSURE OF MEETING

The Chairperson closed the meeting at 3:00pm and thanked all for their attendance or proxy submission. The next AGM for the Corporation is scheduled to be tentatively held on or around the same time, date and location in August 2025.

ADDITIONAL INFORMATION

After-hours emergency maintenance: JE Whites offer a 24/7 after-hours emergency maintenance phone line to all its clients. The phone line is operated by a member of the JE Whites staff with access to your Corporation's file, maintenance history, and preferred contractors. In the event of an emergency maintenance matter, simply contact the JE Whites office to be directed to the out of office hours emergency maintenance line.

Maintenance: Owners are reminded that maintenance items pertaining to the Strata Corporation *do not* need to wait until the Annual General Meeting to be discussed. All Owners are encouraged to contact JE Whites throughout the course of the year if they have identified maintenance items in need of addressing. Your Manager will liaise with the Presiding Officer and/or Management Committee to seek both approval, and a timely resolution to your maintenance concern. Your JE Whites Manager also proactively makes contact with your Corporation's Presiding Officer and/or Management Committee periodically throughout the year to ensure any maintenance matters are identified and resolved.

Articles & Resolutions: JE Whites proactively provide each registered property management agency with copies of your Corporation's articles & resolutions, and request that these documents are provided to all existing, and future tenants residing in your Corporation. This is done to ensure that all residents are both aware of, and respecting the rules put in place by the Corporation Members.

Duties of the appointed Body Corporate Manager:

General: To provide so far as is reasonably necessary general 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, prepare and distribute notices, including notices of meetings.

Attend General Meetings if needed and assist the Presiding Officer in the conduct of meetings. Assist the Secretary in the preparation of minutes of meetings and distribute such minutes.

Maintenance: Advise upon and arrange for the maintenance, repair and replacement of the common property in accordance with the Corporation's instructions. Organise emergency maintenance works.

Insurance:

- Quotation procurement, placement, and renewal services
- Obtaining and distributing insurance valuations
- Insurance claim management
- Lodging claims

- Ongoing insurance claim management
- Loss minimisation
- Liaising with loss adjusters and contractors
- Procuring and forwarding quotes to the insurer or broker
- Instructing trades to undertake approved indemnified
- Receiving and forwarding contractor invoices for approved works to the insurer or broker
- Receiving and receipting indemnification payment from the insurer and paying contractors
- Maintaining insurance records and insurance claim register
- Providing general advice
- Insurer negotiation and liaison services
- Making contest representation to the insurer if insurance claim is denied
- Providing documents required for non-property insurance claims (e.g. public liability) against the client where the insurer provides indemnity for legal costs
- Liaising with legal practitioners for non-property insurance claims
- Arranging insurance premium finance (loan/funding) if required

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 statements of accounts of the Corporation and arrange an annual audit of the books as required.

Secretarial: Promptly deal with the Corporation correspondence and requests for Search documents (section 41 search). Ensure that all appropriate and proper records of the Corporation are maintained and keep secure and confidential all books, records, Certificates of Title, Strata Plans, Schedules and the like.

Public Officer: Act as the Corporation's Public Officer for the purpose of Tax Returns & other matters as required by statute.

Office Bearers

At all times a Strata Corporation must have a presiding officer, a secretary and a treasurer who are appointed at the general meeting. These officers must be unit owners but one person may hold two or more of these positions. A Body Corporate Manager can assist in running the affairs of the corporation.

Presiding Officer

The Corporation has appointed JE Whites to carry out the below duties:

- Primary contact between the Manager and the Committee
- Attend meetings as required
- Chair all general meetings and committee meetings which they attend or, delegate this responsibility to the Corporation Manager

Secretary

The Corporation has appointed JE Whites to carry out the below duties:

- Prepare and distribute minutes of meetings of the corporation
- Submit a motion for confirmation of the minutes of any meeting of the corporation at the next meeting of the corporation
- Give the notices required to be given under the Act by the members of the corporation and the management committee
- Answer communications addressed to the corporation
- Deal with administrative and secretarial matters for the corporation and the Management Committee

Treasurer

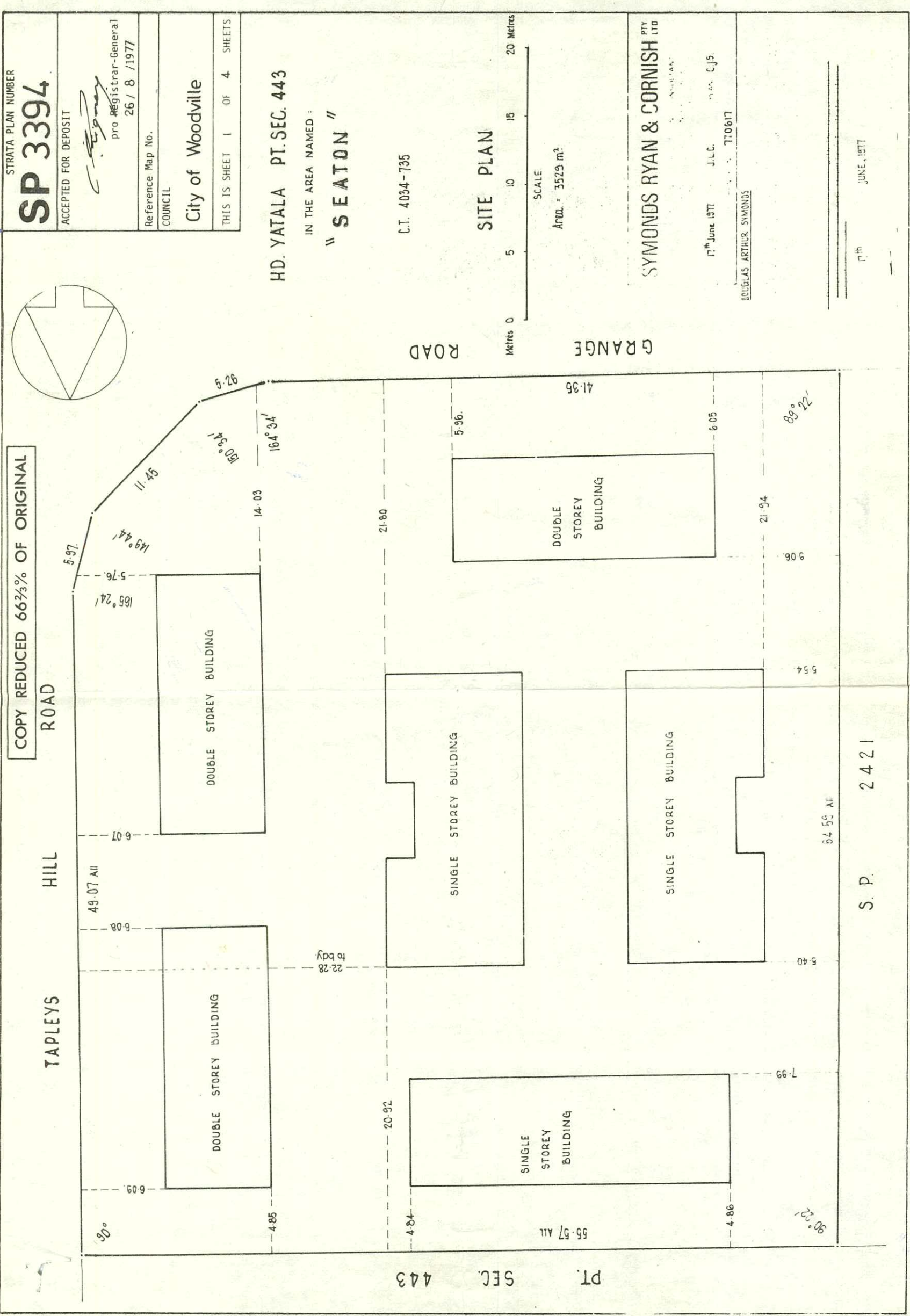
The Corporation has appointed JE Whites to carry out the below duties:

- Notify unit owners of any contributions to be raised from them in accordance with the Act
- Receive, acknowledge, bank and account for any money paid to the corporation
- Keep accounting records and prepare financial statements

Please Note: Officers of the Corporation do not have the powers to:

- Authorise any dealing with or any variation of the common property or to grant exclusive rights in respect of the enjoyment and use of any part thereof
- Authorise any decision that requires special resolution or unanimous resolution
- Authorise any capital improvements to the common property
- Authorise installations or additions to lots or common property

78 78



F.W.S. 2161541

STRATA PLAN NUMBER

SP 3394

ACCEPTED FOR DEPOSIT

Chapman

pro Registrar-General
26/ 8 /1977

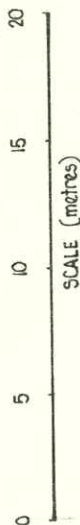
Reference Map No.

COUNCIL

City of Woodville

THIS IS SHEET 2 OF 4 SHEETS

GROUND FLOOR PLAN



LEGEND

The lower and upper boundaries of the unit
subsidiaries shown hereon as yards are existing
ground level and 0.15 m below the height of the
eaves of the appurtenant units.

The boundary of a unit subsidiary where it abuts
a unit is a plane parallel to and 0.01 m. from the
external wall surface of that unit.

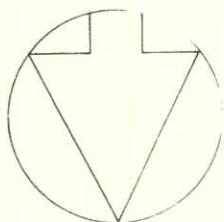
SYMONDS RYAN & CORNISH PTY LTD

SURVEYING AND SUBDIVISION CONSULTANTS
116A GREENHILL ROAD UNLEY 5061
PHONE 71 2024 /1 2503

DATE 17th June 1977 FIELD J.L.C. PLAN C.J.S.

REFERENCE NO 770617

COPY REDUCED 66 2/3% OF ORIGINAL

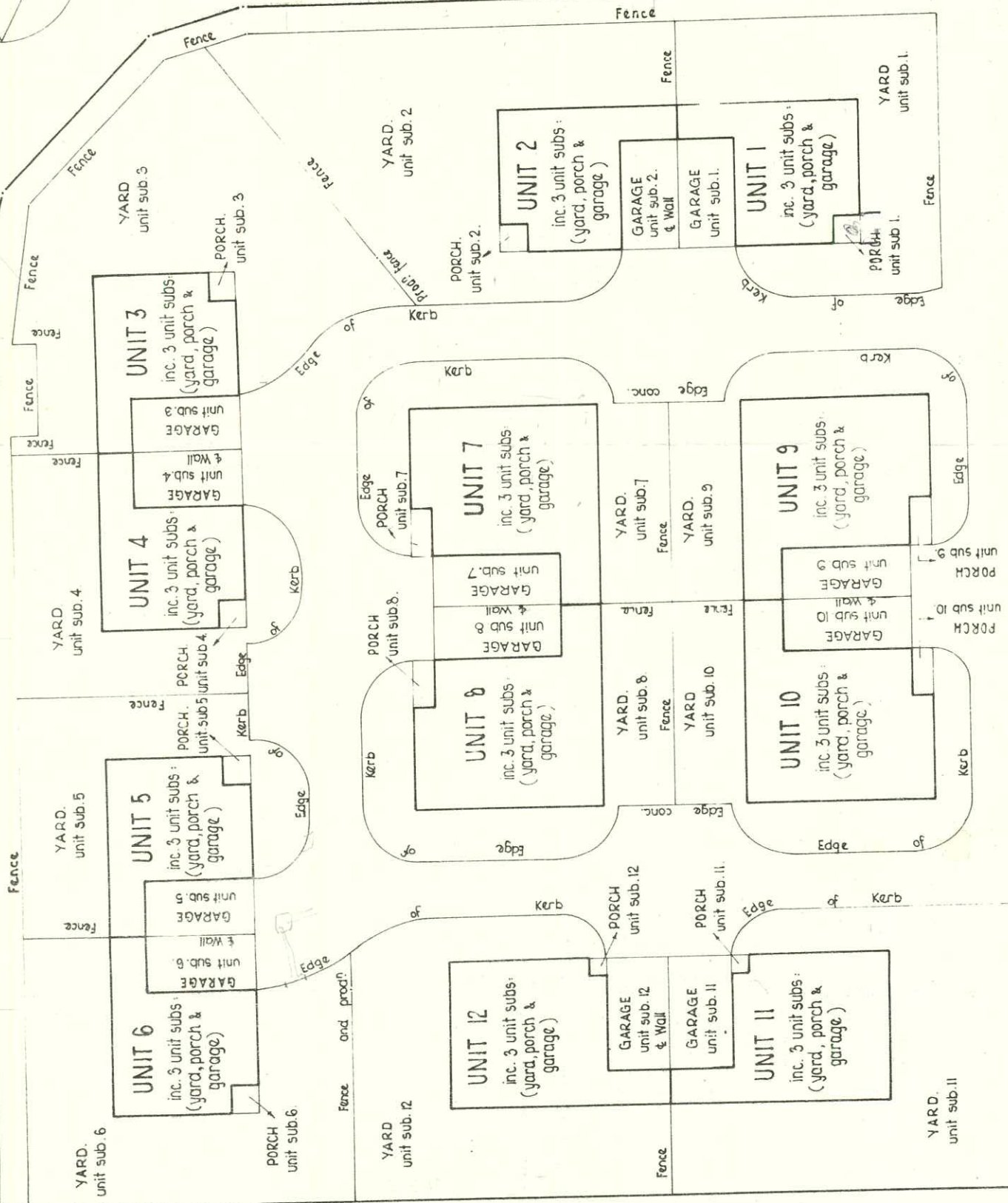


ROAD

HILL

TAPLEYS

GRANGE

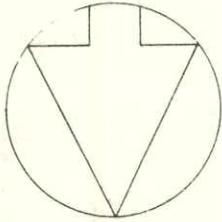


STRATA PLAN NUMBER
SP 3394

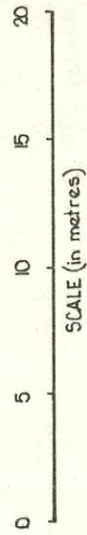
ACCEPTED FOR DEPOSIT
[Signature]
pro Registrar-General
26 / 8 / 1977

Reference Map No.
COUNCIL
City of Woodville

THIS IS SHEET 3 OF 4 SHEETS



FIRST FLOOR PLAN

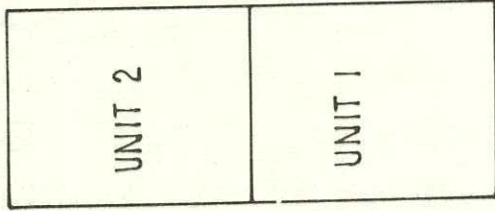
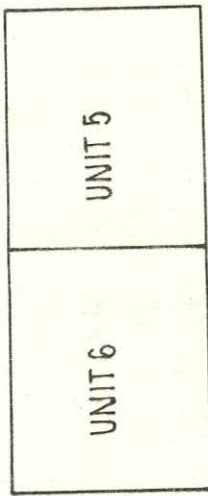
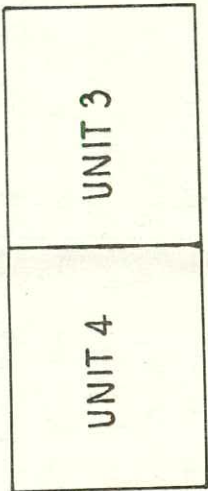


COPY REDUCED 66 2/3% OF ORIGINAL

ROAD

TAPLEYS

HILL



GRANGE

SYMONDS RYAN & CORNISH PTY LTD

SURVEYING AND SUBDIVISION CONSULTANTS
11A GREENHILL ROAD, UNLEY 5061
PHONE 2503 2503

DATE 17th June 1977 FIELD J.L.C. PLAN C.J.S.
REFERENCE NO 770617

SP 3394

Authenticated vide
Application No. 4083120
and Accepted for Deposit

pro
PRINCIPAL DRAFTING OFFICER
pro Registrar-General
26 / 8 / 1977

THIS IS SHEET 4 OF 7 SHEETS

SCHEDULE OF UNIT ENTITLEMENT

UNIT NO.	UNIT ENTITLEMENT	CURRENT C's of T.		UNIT NO.	UNIT ENTITLEMENT	CURRENT C's of T.	
		VOLUME	FOLIO			VOLUME	FOLIO
1	13	4100	544				
2	13	4100	545				
3	13	4100	546				
4	13	4100	547				
5	13	4100	548				
6	13	4100	549				
7	11	4100	550				
8	11	4100	551				
9	11	4100	552				
10	11	4100	553				
11	11	4100	554				
12	11	4100	555				
AGGREGATE	144			AGGREGATE			

ARTICLES OF STRATA CORPORATION

STRATA TITLES ACT 1988

SCHEDULE 3

1. (1) A unit holder must-

- (a) maintain the unit in good repair;
- (b) carry out any work ordered by a council or other public authority in respect of the unit.

(2) The occupier of a unit must keep it in a clean and tidy condition.

2. A person bound by these articles-

- (a) must not obstruct the lawful use of the common property by any person; and
- (b) must not use the common property in a manner that unreasonably interferes with the use and enjoyment of the common property by the other members of the strata community, their customers, clients or visitors; and
- (c) must not make, or allow his or her customers, clients or visitors to make, undue noise in or about any unit or the common property; and
- (d) must not interfere, or allow his or her customers, clients or visitors to interfere, with others in the enjoyment of their rights in relation to units or common property.

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

4. Subject to the *Strata Titles Act 1988*, a person bound by these articles must not, without the strata corporation's consent, keep any animal in, or in the vicinity of, a unit.

5. A person bound by these articles-

- (a) must not park a motor vehicle in a parking space allocated for others or on a part of the common property on which parking is not authorised by the strata corporation; and
- (b) must take reasonable steps to ensure that his or her customers, clients or visitors do not park in parking spaces allocated for others or on parts of the common property on which parking is not authorised by the strata corporation.

6. A person bound by these articles must not, without the consent of the strata corporation-

- (a) damage or interfere with any lawn, garden, tree, shrub, plant or flower on the common property; or
- (b) use any portion of the common property for his or her own purposes as a garden.

7. A person bound by these articles must not-

- (a) bring objects or materials onto the site of a kind that are likely to cause justified offence to the other members of the strata community; or
- (b) allow refuse to accumulate so as to cause justified offence to others.

8. A person bound by these articles must not, without the consent of the strata corporation, display any sign, advertisement, placard, banner or any other conspicuous material of a similar nature-

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

9. The occupier of a unit may, without the consent of the strata corporation, paint, cover or in any other way decorate the inside of any building forming part of the unit and may, provided that unreasonable damage is not caused to any common property, fix locks, catches, screens, hooks and other similar items to that building.

10. The occupier of a unit used for residential purposes must not, without the consent of the strata corporation, use or store on the unit or on the common property any explosive or other dangerous substance.

11. A person bound by these articles-

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

12. A unit holder must immediately notify the strata corporation of-

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

Strata Corporation 3394 Incorporated
471 Grange Road, Seaton SA 5023

REGISTER OF SPECIAL RESOLUTIONS AND UNANIMOUS RESOLUTIONS
AFFECTING A UNIT OR UNITS AND/OR THE COMMON PROPERTY

Date	Type of Resolution	Unit(s) and/or Common Property Affected	Resolution
18.06.98			Foxtel Foxtel requested permission to extend cabling onto common property. Corporation does not want any above ground cabling.
24.06.99		Unit 9	Air Conditioning Unit 9 sought permission to install split system air conditioner. Several other units have similar. Provided that the (compressor) unit is not visible from the front/side of the unit (i.e. is located in rear yard). Approved. Unanimous.
24.11.00		Unit 11	Air Conditioning Unit 11 Sought permission to install ducted air conditioning with air conditioner unit to be mounted on the roof of the unit, at the rear. The air conditioner to be positioned to minimise the protrusion above the roof line and to be in similar colour so as to best match the roof tiles. Installation is to be at owners cost and owner liable for any damage or repair to the roof which eventuates, as well as the ongoing maintenance associated with the air conditioner including the repair to any leak which may in future be attributed to the placement of the air conditioner upon the roof. Approved. 10 in favour.
23.07.01			Sensor Lights For some time there has been concern about the lighting in the complex. A quote was obtained for installation of public lighting, but would require new meter boxes and considerable trenching for underground wiring. A more simple and effective means would be to install sensor lights on all units. Corporation to meet installation costs, and unit owners bear the electricity usage. Unit owners who already have a sensor installed at the front of their property will be compensated for their expense. Unanimous. Strata Manager will arrange installation.
			Parking on Driveway Areas All owners and residents are reminded that parking on the common property (driveway) is a breach of Strata Articles. No vehicles are to be parked in the driveway or in front of carport doors. In particular, the small roadway round units 2-11 must be kept clear at all times. There have been

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Date	Type of Resolution	Unit(s) and/or Common Property Affected	Resolution
			previous incidents where emergency vehicles (Ambulance) was unable to access the roadway because of parked cars. Tolerance is allowable for service vehicles (such as electricians, etc.) and for other <u>very brief stoppages</u> . However, residents and/or visitors who can not park in their private car parking of a unit <u>must park in the street</u> please.
		Blanket all units	Roller Doors Unit 4 seeking permission to install roller door. Owners have resolved that all units may install roller doors. Colour to be consistent with existing. Unanimous.
		Blanket all units	Roller Shutters Unit 4 seeking permission to install. Other units already have. It was resolved to allow all unit owners to install roller shutters in colour consistent with existing. Unanimous.
		Blanket all units	Pergola Unit 4 and Unit 9 both seeking permission to erect pergola. Several units already have pergolas. Approval for all units to have pergolas to be constructed in a tradesman like manner, using quality material and to be consistent with the colour and style of the strata complex. Unanimous.
		Unit 4	Security Alarm Permission granted to unit 4 to install security alarm with light. Some concern was expressed about the flashing light. Other units in the group already have security systems installed. Approved. Unanimous.
			Foxtel Ratification of approval for Foxtel connection. Underground cable facility is already installed. Unanimous.
07.06.06			Animals It was resolved that each owner is permitted to keep one dog or one cat on condition that if the animal causes a nuisance, the strata corporation may revoke permission and the animal will have to be removed. Unanimous.
		Unit 3	Unit 3 Carport & Roller Door

Strata Corporation 3394 Incorporated
471 Grange Road, Seaton SA 5023

REGISTER OF SPECIAL RESOLUTIONS AND UNANIMOUS RESOLUTIONS
AFFECTING A UNIT OR UNITS AND/OR THE COMMON PROPERTY

Date	Type of Resolution	Unit(s) and/or Common Property Affected	Resolution
			Permission was given to unit 3 owner to renovate the carport and fit a roller door to match others, Unanimous.
			Unit 3 Shed Permission was granted to unit 3 owner to replace the old shed on her land. Unanimous.
28.06.10			Television Antennae All units may install television antennae subject to normal conditions. Unanimous.
25.06.14			Raise Funds by Special Levy It was resolved to authorise the Body Corporate Manager to raise additional funds when necessary to meet necessary expenses by special levy on demand without further reference to the Strata Corporation.
			Debt Collection for Outstanding Levies and Contributions It was agreed that a debt against a unit holder will be given to a debt collection agency to recover, and all the costs involved will be debited against the relevant unit holder as an amount due and owing to the corporation. Unanimous.
			Interest Charged on Overdue Levies and Other Debts to the Corporation Interest charged on overdue levies and other debts to the corporation is 15% after 30 days overdue. Unanimous.
			Bank Charges Charged to Owners Where Searches are Required to Determine Origin of Unidentified Monies That Adcorp Property Group Pty. Ltd. be granted consent after a period of 4 months to conduct, and charge to the individual owner a bank search to determine origin of unidentified monies being held in trust by Adcorp Property Group Pty. Ltd. Definite proof of payment will need to be provided should an owner wish to verify funds held prior to a search being completed. Unanimous.
			Car Parking

Strata Corporation 3394 Incorporated
471 Grange Road, Seaton SA 5023

REGISTER OF SPECIAL RESOLUTIONS AND UNANIMOUS RESOLUTIONS
AFFECTING A UNIT OR UNITS AND/OR THE COMMON PROPERTY

Date	Type of Resolution	Unit(s) and/or Common Property Affected	Resolution
			Residents are only permitted to park in their allocated parking spaces as per the strata plan. No parking is permitted on the common areas.
11.07.17			<p>Overdue notices:</p> <ul style="list-style-type: none"> a. Stage 1 debt recovery \$11.00 (inclusive of GST) after 30 days from due date, b. Stage 2 debt recovery \$11.00 (inclusive of GST) after 60 days from due date, c. Stage 3 debt recovery \$22.00 (inclusive of GST) after 90 days from due date, d. Interest charged at 15% per annum on overdue levies and debts after 30 days from due date. <p>Legal action charges</p> <p>All court charges and fees and any costs awarded by the court.</p> <p>It was resolved that these costs (including all costs incurred by the strata corporation for recovery work) will be debited against the relevant unit holder as an amount due and owing to the corporation. It was further agreed that where a special meeting is required to consider approvals for individuals, that person shall pay all costs of the meeting.</p>
			<p>Raise funds by special levy</p> <p>It was resolved to authorise the Body Corporate Manager to raise additional funds when necessary to meet necessary expenses by special levy on demand without further reference to the Strata Corporation.</p>
			<p>Debt Collection for outstanding levies and contributions</p> <p>It was agreed that a debt against a unit holder will be given to a debt collection agency to recover, and all costs incurred for collecting outstanding debts (including disbursements, court fees, debt collectors fees and Adcorp Property Groups legal action charges and all other costs and charges) will be debited against the unit from which the debt is pursued as an amount due and owing to the corporation.</p>
			<p>Bank charges charged to owners where searches are required to determine origin unidentified monies</p> <p>That Adcorp Property Group Pty. Ltd. be granted consent after a period of 4 months to conduct, and charge to the</p>

Strata Corporation 3394 Incorporated
471 Grange Road, Seaton SA 5023

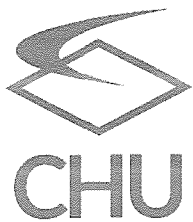
REGISTER OF SPECIAL RESOLUTIONS AND UNANIMOUS RESOLUTIONS
AFFECTING A UNIT OR UNITS AND/OR THE COMMON PROPERTY

Date	Type of Resolution	Unit(s) and/or Common Property Affected	Resolution
			individual owner a bank search to determine origin of unidentified monies being held in trust by Adcorp Property Group Pty. Ltd. Definite proof of payment will need to be provided should an owner wish to verify funds held prior to a search being completed.
			Corporation files and correspondence – Archive Collection “that at no additional cost to the Corporation, all records falling outside of the below regulation be destroyed by Adcorp Property Group withing 28 days from the date of this meeting”.
08.11.21	AGM		Rear Fence Replacement (Ordinary Resolution) That owners agree to replace the dividing fence at the rear of the group. MK Fencing has agreed to keep the cost the same as quoted in February 2020. An alternate quote has been obtained but came in more expensive than the original quote from MK Fencing. A Special Levy would need to be raised in accordance with Unit Entitlement Values to go towards the cost of the preferred quote. Option 1 - MK Fencing: \$1560.00 plus \$250.00 for removal & disposal Option 2 - MK Fencing: \$1365.00 plus \$250.00 for removal & disposal Fix It Building: \$2640.00 MOTION CARRIED
			Individual Water Meters (Ordinary Resolution) That owners agree to install individual water meters at the group at a cost of \$7,920.00, as per the quote supplied by Strata Water Solutions. MOTION DEFERRED
25.07.24	AGM	DEBT COLLECTION	<u>DEBT COLLECTION</u> Levy Arrears Following an overview of the procedures followed to collect overdue levies it was resolved to adopt the following policies and procedures: Interest Charged on Overdue Accounts The Body Corporate Manager reported that the Strata Titles Act invokes penalty interest where payments of contributions and levies are paid late, in this case after a lapse of 28 days from the due date. The interest rate

Strata Corporation 3394 Incorporated
471 Grange Road, Seaton SA 5023

REGISTER OF SPECIAL RESOLUTIONS AND UNANIMOUS RESOLUTIONS
AFFECTING A UNIT OR UNITS AND/OR THE COMMON PROPERTY

Date	Type of Resolution	Unit(s) and/or Common Property Affected	Resolution
			<p>applied on behalf of the Corporation is 15% per annum calculated daily. All related costs associated with the recovery of any outstanding monies will be the responsibility of the relevant unit owner and as such will be recovered from that unit owner.</p> <p>Accounting Fees In accordance with the Management Agreement, owners are to be charged an accounting fee of \$11.00 (Inc GST) by the Body Corporate Manager for any accounts greater than 28 days overdue.</p> <p>Debt Collection 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 at a fee of \$22.00 (Inc GST). The account would have to be at least 3 months overdue. The Presiding Officer will be contacted prior to any court action.</p>
		INSURANCE AUTHORITY	<p><u>Insurance - Authority to Act</u> The Corporation appoints JE Whites to arrange insurance requirements and give JE Whites full authority to act on the Corporation's behalf in respect of all policies of insurance currently held in the Corporation's name. Members agreed that JE Whites will arrange insurance or renewal only with or through authorised representatives and/or distributors.</p>



Level 13, 431 King William Street
Adelaide SA 5000

Certificate of Currency

CHU Residential Strata Insurance Plan

Policy No	69867
Policy Wording	CHU RESIDENTIAL STRATA INSURANCE PLAN
Period of Insurance	16/09/2024 to 16/09/2025 at 4:00pm
The Insured	STRATA CORPORATION NO. 3394 INC.
Situation	471 GRANGE ROAD SEATON SA 5023

Policies Selected

Policy 1 – Insured Property

Building: \$6,015,120

Common Area Contents: \$5,150

Loss of Rent & Temporary Accommodation (total payable): \$902,268

Policy 2 – Liability to Others

Sum Insured: \$30,000,000

Policy 3 – Voluntary Workers

Death: \$200,000

Total Disablement: \$2,000 per week

Policy 4 – Fidelity Guarantee

Sum Insured: \$250,000

Policy 5 – Office Bearers' Legal Liability

Sum Insured: \$1,000,000

Policy 6 – Machinery Breakdown

Not Selected

Policy 7 – Catastrophe Insurance

Not Selected

Policy 8 – Government Audit Costs and Legal Expenses

Government Audit Costs: \$25,000

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

Legal Defence Expenses: \$50,000

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

Sum Insured: \$250,000



Flood Cover is included.

Date Printed

11/09/2024

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



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: 2676334

BISHOP CONVEYANCING PTY LTD
POST OFFICE BOX 218
PARK HOLME SA 5043

DATE OF ISSUE

23/05/2025

ENQUIRIES:

Tel: (08) 8226 3750

Email: revsaesl@sa.gov.au

OWNERSHIP NUMBER

18220634

OWNERSHIP NAME

A L COUSINS

PROPERTY DESCRIPTION

9 / 471 GRANGE RD / SEATON SA 5023 / UNIT 9

ASSESSMENT NUMBER

2517402001

TITLE REF.

(A "+" indicates multiple titles)

CT 5032/117

CAPITAL VALUE

\$400,000.00

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
\$ 150.70
\$ 119.35
\$ 46.00
\$ -35.30
\$ 0.05

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

21/08/2025



**Government of
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

PAYMENT REMITTANCE ADVICE

OWNERSHIP NUMBER

18220634

OWNERSHIP NAME

A L COUSINS

ASSESSMENT NUMBER

2517402001

AMOUNT PAYABLE

\$0.05

AGENT NUMBER

100026815

AGENT NAME

BISHOP CONVEYANCING PTY LTD

EXPIRY DATE

21/08/2025

+70022957100022> +001571+ <0550872441> <0000000005> +444+

Please Note:

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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




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

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

For more information:

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

PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

 <p>Billers Code: 456285 Ref: 7002295710</p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au © Registered to BPAY Pty Ltd ABN 69 079 137 518</p>	 <p>To pay via the internet go to: www.revenuesaonline.sa.gov.au</p>	 <p>Send your cheque or money order, made payable to the Community Emergency Services Fund, along with this Payment Remittance Advice to:</p> <p>Revenue SA Locked Bag 555 ADELAIDE SA 5001</p>
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OFFICIAL: Sensitive



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: 2676334

DATE OF ISSUE

23/05/2025

BISHOP CONVEYANCING PTY LTD
POST OFFICE BOX 218
PARK HOLME SA 5043

ENQUIRIES:

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

OWNERSHIP NAME

A L COUSINS

FINANCIAL YEAR

2024-2025

PROPERTY DESCRIPTION

9 / 471 GRANGE RD / SEATON SA 5023 / UNIT 9

ASSESSMENT NUMBER

2517402001

TITLE REF.

(A "+" indicates multiple titles)

CT 5032/117

TAXABLE SITE VALUE

\$116,000.00

AREA

0.0000 HA

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

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

Please Note:

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

ON OR BEFORE

21/08/2025



**Government of
South Australia**

See overleaf for further information

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 OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

 <p>Billers Code: 456293 Ref: 7002295629</p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au © Registered to BPAY Pty Ltd ABN 69 079 137 518</p>	 <p>To pay via the internet go to: www.revenuesaonline.sa.gov.au</p>	 <p>Send your cheque or money order, made payable to the Commissioner of State Taxation, along with this Payment Remittance Advice to:</p> <p>Revenue SA Locked Bag 555 ADELAIDE SA 5001</p>
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OFFICIAL: Sensitive

Account Number	L.T.O Reference	Date of issue	Agent No.	Receipt No.
25 17402 00 1	CT5032117	23/5/2025	121	2676334

BISHOP CONVEYANCING
 PO BOX 218
 PARK HOLME SA 5043
 michele@bishopconveyancing.com.au

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: A L COUSINS
 Location: U9 471 GRANGE RD SEATON UNIT 9
 Description: H UNIT GAR Capital Value: \$ 400 000
 Rating: Residential

Periodic charges

Raised in current years to 30/6/2025

			\$
	Arrears as at: 30/6/2024	:	0.00
Water main available: 1/7/1978	Water rates	:	314.40
Sewer main available: 1/7/1978	Sewer rates	:	347.80
	Water use	:	539.89
	SA Govt concession	:	418.48CR
	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	:	775.68CR
	Balance outstanding	:	7.93

Degree of concession: 100.00% Date granted: 29/4/2019

Recovery action taken: OVERDUE

Next quarterly charges: Water supply: Not declared Sewer: Not declared Bill: 23/7/2025

This account has no meter of its own but is supplied from account no 25 17393 99 3.

The Water Use apportionment option is Even.

The apportionment percentage for this account is 8.33%.

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

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

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

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

South Australian Water Corporation

Name:
A L COUSINS

Water & Sewer Account
Acct. No.: 25 17402 00 1

Amount: _____

Address:
U9 471 GRANGE RD SEATON UNIT 9

Payment Options

EFT

EFT Payment

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	2517402001



Bill code: 8888
Ref: 2517402001

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: 2517402001



**Government of
South Australia**

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

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

72 Woodville Road, Woodville, South Australia 5011
PO Box 1, Woodville SA 5011
T: 08 8408 1111 F: 08 8408 1122 charlessturt.sa.gov.au



Local Government Search (Form 1)

Certificate Number:	CERT1660/25
Date:	22 May 2025



Billor Code: 10330
Ref No: 1180538

Bishop Conveyancing
4 Tora Court
PARK HOLME SA 5043

Property No: 118053
Assessment No: 2517402001

Owner: Ms A L Cousins
Property: 9/471 Grange Road SEATON SA 5023

Lot/Section/Title Reference: Lot 9 SP 3394 Vol 5032 Fol 117

Ward: Grange

Pursuant to Section 187 of the Local Government Act 1999 I certify that the following amounts are due and payable in respect of, and are a charge against, the above property as at the date of this certificate:

Rates for Financial Year 01/07/24 to 30/06/25	\$1,285.00
Levies for Financial Year 01/07/24 to 30/06/25	
Regional Landscape Levy	\$28.35
Payments/Adjustments for Current Financial Year	(\$984.00)
Amount Due & Payable	\$329.35

Please note: City of Charles Sturt uses a **differential rating system** with a minimum amount. This is where a different rate in the dollar is used to determine the rates levied based on whether the land is used for residential, commercial, industrial, primary production, vacant or other purposes. Should the land use change within the financial year there may be an adjustment to the differential rate charged for the future financial year and rates levied.

Outstanding rates balance is correct as at the above date. If you are seeking updated rating information more than 30 days from the above date or in a new financial year, a new Section 187 request is required to be lodged.

Chief Executive Officer

Per Authorised Officer:

Property No: 118053
Property Address: 9/471 Grange Road SEATON SA 5023

Prescribed enquiries under section 7 of the Land and Business (Sale and Conveyancing) Act and Regulations.

Prescribed Encumbrances	Other Particulars Required
<i>Development Act 1993 (Repealed)</i>	
Part 3 – Development Plan	
Title or other brief description of zone or policy area in which the land is situated (as shown in the Development Plan):	
For updated zoning information, refer to Data Extract for Section 7 search purposes below.	
Is the land situated in a designated State Heritage area?	No
Is the land designated as a place of Local Heritage value?	No
<i>Development Act 1993 (Repealed)</i>	
Section 42 – Condition (that continues to apply) of a development authorisation	Yes

Application No. 252/2206/03

Description Verandah

Decision: #APPROVED

Issue Date 10/10/2003

1. Develop in accordance with the approved plans

That the proposal shall be developed in accordance with the details and approved plans stamped by Council except where varied by the conditions herein and shall be completed to the reasonable satisfaction of Council prior to occupation of the proposed development.

Reason: To ensure the development proceeds in an orderly manner.

2. Structure not Enclosed

The carport/verandah shall not be enclosed on any side with any solid material, roller door, or the like.

Reason: To preserve and enhance the amenity of the locality.

1. Disposal of Stormwater


The design & construction of a drainage system and the position and manner of discharge of a stormwater drain must not:-

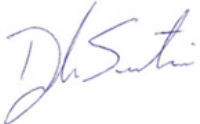
- result in the entry of water into a building; or
- affect the stability of a building; or
- create any unhealthy or dangerous condition on the site or within the building; or
- must not flow or discharge onto land of an adjoining owner; and
- must not flow across footpaths or public ways.

Reason: To prevent the penetration of water that could cause loss of amenity and undue dampness or deterioration of building elements.

Building Indemnity Insurance - No	
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 (Repealed)?	No
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)	Yes
Application No. 250/08225/74 Description Application for 24 units. Issue Date 14/01/1974 1. The location of fences and landscaped areas being amended to comply with the enclosed plan. 2. The location of the two eucalyptus trees along the Tapleys Hill Road street alignment which are to be retained. 3. All external fences being 6 feet high and a typical street elevation and cross-section of the fences being submitted to Council Officers for approval.	
Planning, Development and Infrastructure Act 2016	

Part 5 – Planning and Design Code	Refer to the PlanSA Data Extract for Section 7 Search purposes below.
Section 127 – Condition (that continues to apply) of a development authorisation Copies of Decision Notification Forms can be downloaded from the PlanSA website – Development application register PlanSA	Refer to the PlanSA Data Extract for Section 7 Search purposes below.
<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 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	Refer to the PlanSA Data Extract for Section 7 Search purposes below.
Section 69 – Emergency order	No
Section 71 – Fire safety notice	No
Section 84 – Enforcement notice	No
Section 85(6), 85(10) – Enforcement order	No
Section 106 – Enforcement order	No

Part 11 Division 2 – Proceedings	No
<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 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) – Applications to Court	No
Section 222 – Enforcement order to rectify breach	No
Confirmed – Planning and Development: 	
<i>Fire and Emergency Services Act 2005</i>	
Section 105F (or Section 56 or 83 (repealed)) – Notice of action required concerning flammable materials on land	No

Local Nuisance and Litter Control Act 2016	
Section 30 – Nuisance or litter abatement notice	No
Local Government Act 1934 and/or Local Government Act 1999	
Notice, order, declaration, charge, claim or demand given or made under the Act	No
Confirmed – Community Safety: 	
Food Act 2001	
Section 44 – Improvement notice	No
Section 46 – Prohibition order	No
Public and Environmental Health Act 1987 (repealed)	
Part 3 – Notice	No
<i>Public and Environmental Health (Waste Control) Regulations 2010 (or 1995)</i> Part 2 – Condition (that continues to apply) of an approval	No
<i>Public and Environmental Health (Waste Control) Regulations 2010 (revoked)</i> Regulation 19 – Maintenance order (that has not been complied with)	No
South Australian Public Health Act 2011	
Section 66 – Direction or requirement to avert spread of disease	No
Section 92 – Notice	No
South Australian Public Health (Wastewater) Regulations 2013 Part 4 – Condition (that continues to apply) of an approval	No

Confirmed – Environmental Health: <i>G. Miller</i>	
Local Government Act 1934 (repealed) and/or Local Government Act 1999	
Notice, order, declaration, charge, claim or demand given or made under the Act	No
Confirmed – Community Safety: <i>[Signature]</i>	
Water Industry Act 2012	
Notice or order under the Act requiring payment of charges or other amounts or making other requirement	No
Confirmed – Alternative Water: <i>[Signature]</i>	
Land Acquisitions Act 1969	
Section 10 Notice of intention to acquire	No
Confirmed – Property Management, Planning and Strategy: <i>[Signature]</i>	

The information herein is provided pursuant to Council's obligations under Section 7 of the Land and Business (Sales and Conveyancing) Act and Regulations. Only information, which is required to be provided, has been given and that information should not be taken as a representation as to whether or not any charges or encumbrances affect the Subject Land.

NOTICES

Aluminium Composite Panel Cladding (ACP) is defined as flat or profiled aluminium sheet material in composite with any type of material. ACP is an external building cladding material which can create a fire risk if used or installed incorrectly.

Both Vendors and Purchasers should take reasonable steps to determine if ACP has been identified on any buildings on the land, and also the status of any required remediation works related to the presence of ACP on such building.

INFORMATION NOTE

CHANGES TO PLANNING POLICY AFFECTING LAND IN COUNCIL'S AREA

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

Council takes this opportunity to inform you that pursuant to the Planning Development and Infrastructure Act 2016 (Section 65, Clause 2 of Schedule 6 and Clause 9 (7) of Schedule 8), the Council's Development Plan will be repealed in full and replaced with the Planning and Design Code (Code) at a time on or before 1 July 2020. For further information regarding this change, including the opportunity for comment in relation to the content of the Code, please refer to the SA Planning Portal at <https://www.saplanningportal.sa.gov.au>.

Additional Information

This information is provided as additional information, it is not information that Council is statutorily obliged to provide.

Parts of the City are subject to flooding. This situation may be subject to change over time. Flood plain mapping data is available on Council's website.

Data Extract for Section 7 search purposes

Valuation ID 2517402001

Data Extract Date: 23/05/2025

Parcel ID: S3394 UN9

Certificate Title: CT5032/117

Property Address: UNIT 9 471 GRANGE RD SEATON SA 5023

Zones

General Neighbourhood (GN)

Subzones

No

Zoning overlays

Overlays

Airport Building Heights (Regulated) (All structures over 15 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.

Advertising Near Signalised Intersections

The Advertising Near Signalised Intersections Overlay seeks to ensure advertising near signalised intersections does not pose an unacceptable risk to pedestrian or road safety.

Building Near Airfields

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

Future Road Widening

The Future Road Widening Overlay seeks to ensure development will not compromise efficient delivery of future road widening requirements.

Major Urban Transport Routes

The Major Urban Transport Routes Overlay seeks to ensure safe and efficient vehicle movement and access along major urban transport routes.

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