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 parentheses 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:
Street 1:

Suburb: State: Postcode:

2. Purchaser's registered agent: ☐

Address:
Street 1

~~Suburb: State: Postcode:~~

3. Vendor:
TREVOR JOHN SOUTHERN AND TRUDY ANTONIA SOUTHERN

Address:
Street 1: UNIT 24/112 GAGE STREET

Suburb: FIRLE State: SA Postcode: 5070

4. Vendor's registered agent:
KLEMICH REAL ESTATE PTY LTD (ACN 101 825 147) T/A KLEMICH REAL ESTATE ☑

Address:
Street 1: 1/245 FULLARTON ROAD

Suburb: EASTWOOD State: SA Postcode: 5063

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)*
UNIT 24 STRATA PLAN 1461 IN THE AREA NAMED FIRLE HUNDRED OF ADELAIDE

Street 1: UNIT 24/112 GAGE STREET

Suburb: FIRLE State: SA Postcode: 5070

being the *whole / ~~portion~~ of the land comprised in Certificate of Title
VOLUME 5068 FOLIO 680

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 24/112 GAGE STREET FIRLE SA 5070

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

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

EMAIL: sold@klemich.com.au and georgie@klemich.com.au

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

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

1/245 FULLARTON ROAD EASTWOOD SA 5063

(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;

(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, TREVOR JOHN SOUTHERN AND TRUDY ANTONIA SOUTHERN

of UNIT 24/112 GAGE STREET FIRLE SA 5070

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

Date: 19/05/2025 Date: 19/05/2025

Signed: Trevor Southern Signed: Trudy Southern

Date: Date:

Signed: Signed:

Part D—Certificate with respect to prescribed inquiries by registered agent ☑

(section 9)

To the purchaser:

I, SELINA DOLMAN OF NEST CONVEYANCING (SA) PTY LTD

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

Exceptions: NIL

Date: 19/05/2025

Signed:

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

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

(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.)

1. General

1.1 Mortgage of land

*(**Note:** Do not omit this item. The item and its heading must be included in the statement even if not applicable.)*

~~***Is this item applicable?***~~ ☐

Will this be discharged or satisfied prior to or at settlement?

Are there attachments?

If YES, identify the attachment(s):
(and, if applicable, the part(s) containing the particulars)

Number of mortgage: (if registered)

Name of mortgagee:

1.2 Easement

(whether over the land or annexed to the land)

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

*(**Note:** Do not omit this item. This item and its heading must be included in the statement even if not applicable.)*

Is this item applicable? ☑

Will this be discharged or satisfied prior to or at settlement? NO

Are there attachments? YES

If YES, identify the attachment(s):
(and, if applicable, the part(s) containing the particulars)

ANNEXURE A - PROPERTY INTEREST REPORT (page 12 of 13)

Description of land subject to easement:

THE WHOLE OF THE LAND IN CERTIFICATE OF TITLE VOLUME 5068 FOLIO 680

Nature of easement:

ELECTRICITY INFRASTRUCTURE BUILDING RESTRICTIONS AND STATUTORY EASEMENTS

Are you aware of any encroachment on the easement?

NO

If YES, give details:

If there is an encroachment, has approval for the encroachment been given?

If YES, give details:

1.3 Restrictive covenant

*(**Note:** Do not omit this item. This item and its heading must be included in the statement even if not applicable.)*

~~***Is this item applicable?***~~ ☐

Will this be discharged or satisfied prior to or at settlement?

Are there attachments?

If YES, identify the attachment(s):
(and, if applicable, the part(s) containing the particulars)

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?

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:** Do not omit this item. This item and its heading must be included in the statement even if not applicable.)*

~~***Is this item applicable?***~~ ☐

Will this be discharged or satisfied prior to or at settlement?

Are there attachments?

If YES, identify the attachment(s):
(and, if applicable, the part(s) containing the particulars)

Name 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)

5. *Development Act 1993* (repealed)

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

*(**Note** - Do not omit this item. This item and its heading must be included in the statement even if not applicable.)*

~~***Is this item applicable?***~~

Will this be discharged or satisfied prior to or at settlement?

Are there attachments?

If YES, identify the attachment(s)
(and, if applicable, the part(s) containing the particulars):

Condition(s) of authorisation:

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*** *- Do not omit this item. This item and its heading must be included in the statement even if not applicable.)*

Is this item applicable? ☑

Will this be discharged or satisfied prior to or at settlement? NO

Are there attachments? YES

If YES, identify the attachment(s):
(and, if applicable, the part(s) containing the particulars)

ANNEXURE B - CITY OF NORWOOD PAYNEHAM & ST PETERS RESPONSE

Nature of condition(s):

NATURE OF PROPOSED DEVELOPMENT: ERECTION OF TWENTY FOUR HOME UNITS
DATE OF DECISION: 06.06.1973

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?

If YES, identify the attachment(s):
(and, if applicable, the part(s) containing the particulars)

Date of notice:

Amount of levy payable:

21. *Local Government Act 1999*

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

Is this item applicable? ☑

Will this be discharged or satisfied prior to or at settlement? YES

Are there attachments? YES

If YES, identify the attachment(s):
(and, if applicable, the part(s) containing the particulars)

ANNEXURE B - CITY OF NORWOOD PAYNEHAM & ST PETERS RESPONSE

Date of notice, order etc:

06.05.2025

Name of council by which, or person by whom, notice, order etc is given or made:

CITY OF NORWOOD PAYNEHAM & ST PETERS

Land subject thereto:

CERTIFICATE OF TITLE VOLUME 5068 FOLIO 680
UNIT 24/112 GAGE STREET FIRLE SA 5070

Nature of requirements contained in notice, order etc:

ANNUAL COUNCIL RATES

Time for carrying out requirements:

PAID IN FULL ON OR BEFORE SETTLEMENT

Amount payable (if any):

$327.00

22. *Local Nuisance and Litter Control Act 2016*

22.1 section 30 - Nuisance or litter abatement notice

~~***Is this item applicable?***~~ ☐

Will this be discharged or satisfied prior to or at settlement?

Are there attachments?

If YES, identify the attachment(s):
(and, if applicable, the part(s) containing the particulars)

Date of notice:

Notice issued by:

Nature of requirements contained in notice:

Time for carrying out requirements:

23. *Metropolitan Adelaide Road Widening Plan Act 1972*

23.1 section 6 - Restriction on building work

~~***Is this item applicable?***~~

Will this be discharged or satisfied prior to or at settlement?

Are there attachments?

If YES, identify the attachment(s):
(and, if applicable, the part(s) containing the particulars)

Does the restriction apply to all of the land?

If NO, give details about the part of the land to which the restriction applies:

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 attachment even if not applicable.)*

Is this item applicable? ☑

Will this be discharged or satisfied prior to or at settlement? NO

Are there attachments? YES

If YES, identify the attachment(s):
(and, if applicable, the part(s) containing the particulars)

ANNEXURE B - CITY OF NORWOOD PAYNEHAM & ST PETERS RESPONSE

Title or other brief description of zone, subzone and overlay in which the land is situated: (as shown in the Planning and Design Code)

PARCEL ID: S1461 UN24

CERTIFICATE TITLE: CT5068/680

PROPERTY ADDRESS: UNIT 24 112 GAGE STREET FIRLE SA 5070

ZONES - HOUSING DIVERSITY NEIGHBOURHOOD (HDN)

SUBZONES - NO

ZONING OVERLAYS

OVERLAYS

AIRPORT BUILDING HEIGHTS (REGULATED) (ALL STRUCTURES OVER 45 METRES)

AFFORABLE HOUSING

PRESCRIBED WELLS AREA

REGULATED AND SIGNIFICANT TREE

STORMWATER MANAGEMENT

URBAN TREE CANOPY

REFER TO ANNEXURE B - CITY OF NORWOOD PAYNEHAM & ST PETERS RESPONSE WHICH INCLUDES THE PLANSA DATA EXTRACT FOR SECTION 7 REPORT FOR FURTHER INFORMATION REGARDING ZONING OVERLAYS RELATING TO THE PROPERTY

Is there a State heritage place on the land or is the land situated in a State heritage area?	NO
Is the land designated as a local heritage place?	NO
Is there a tree or stand of trees declared in Part 10 of the Planning and Design Code to be a significant tree or trees on the land?	NO
Is there a current amendment to the Planning and Design Code released for public consultation by a designated entity on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	YES

Note - For further information about the Planning and Design Code *www.code.plan.sa.gov.au*.

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 attachment even if not applicable.)*

Is this item applicable? ☑

Will this be discharged or satisfied prior to or at settlement? NO

Are there attachments? YES

If YES, identify the attachment(s):
(and, if applicable, the part(s) containing the particulars)

ANNEXURE B - CITY OF NORWOOD PAYNEHAM & ST PETERS RESPONSE WHICH INCLUDES THE PLANSA DATA EXTRACT FOR SECTION 7 REPORT IN PARTICULAR TO APPLICATION ID: 21028633

Date of authorisation:

ANNEXURE B - CITY OF NORWOOD PAYNEHAM & ST PETERS RESPONSE - PLANSA DATA EXTRACT FOR SECTION 7 REPORT

Name of relevant authority that granted authorisation:

ANNEXURE B - CITY OF NORWOOD PAYNEHAM & ST PETERS RESPONSE - PLANSA DATA EXTRACT FOR SECTION 7 REPORT

Condition(s) of authorisation:

ANNEXURE B - CITY OF NORWOOD PAYNEHAM & ST PETERS RESPONSE WHICH INCLUDES THE PLANSA DATA EXTRACT FOR SECTION 7 REPORT IN PARTICULAR TO APPLICATION ID: 21028633

29.3 section 139 - Notice of proposed work and notice may require access

~~***Is this item applicable?***~~ ☐

Will this be discharged or satisfied prior to or at settlement?

Are there attachments?

If YES, identify the attachment(s):
(and, if applicable, the part(s) containing the particulars)

Date of notice:

Name of person giving notice of proposed work:

Building work proposed: (as stated in the notice)

Other building work as required pursuant to the Act:

29.4 section 140 - Notice requesting access

~~***Is this item applicable?***~~

Will this be discharged or satisfied prior to or at settlement?

Are there attachments?

If YES, identify the attachment(s):
(and, if applicable, the part(s) containing the particulars)

Date of notice:

Name of person requesting access:

Reason for which access is sought: (as stated in the notice)

Activity of work to be carried out:

29.5 section 141 - Order to remove or perform work

~~***Is this item applicable?***~~

Will this be discharged or satisfied prior to or at settlement?

Are there attachments?

If YES, identify the attachment(s):
(and, if applicable, the part(s) containing the particulars)

Date of order:

Terms of order:

Building work (if any) required to be carried out:

Amount payable: (if any)

29.6 section 142 - Notice to complete development

~~***Is this item applicable?***~~

Will this be discharged or satisfied prior to or at settlement?

Are there attachments?

If YES, identify the attachment(s):
(and, if applicable, the part(s) containing the particulars)

Date of notice:

Requirements of notice:

Building work (if any) required to be carried out:

Amount payable: (if any)

29.7 section 155 - Emergency order

~~***Is this item applicable?***~~

Will this be discharged or satisfied prior to or at settlement?

Are there attachments?

If YES, identify the attachment(s):
(and, if applicable, the part(s) containing the particulars)

Date of order:

Name of authorised officer who made order:

Name of authority that appointed the authorised officer:

Nature of order:

Amount payable: (if any)

29.8 section 157 - Fire safety notice

Is this item applicable? ☐

Will this be discharged or satisfied prior to or at settlement?

Are there attachments?

If YES, identify the attachment(s):
(and, if applicable, the part(s) containing the particulars)

Date of notice:

Name of authority giving notice:

Requirements of notice:

Building work (if any) required to be carried out:

Amount payable: (if any)

29.9 section 192 or 193 - Land management agreement

Is this item applicable? ☐

Will this be discharged or satisfied prior to or at settlement?

Are there attachments?

If YES, identify the attachment(s):
(and, if applicable, the part(s) containing the particulars)

Date of agreement:

Names of parties:

Terms of agreement:

29.10 section 198(1) - Requirement to vest land in a council or the Crown to be held as open space

~~***Is this item applicable?***~~ ☐

Will this be discharged or satisfied prior to or at settlement?

Are there attachments?

If YES, identify the attachment(s):
(and, if applicable, the part(s) containing the particulars)

Date requirement given:

Name of body giving requirement:

Nature of requirement:

Contribution payable: (if any)

29.11 section 198(2) - Agreement to vest land in a council or the Crown to be held as open space

~~***Is this item applicable?***~~ ☐

Will this be discharged or satisfied prior to or at settlement?

Are there attachments?

If YES, identify the attachment(s):
(and, if applicable, the part(s) containing the particulars)

Date of agreement:

Names of parties:

Terms of agreement:

Contribution payable: (if any)

29.12 Part 16 Division 1 - Proceedings

~~***Is this item applicable?***~~

Will this be discharged or satisfied prior to or at settlement?

Are there attachments?

If YES, identify the attachment(s):
(and, if applicable, the part(s) containing the particulars)

Date of commencement of proceedings:

Date of determination or order: (if any)

Terms of determination or order: (if any)

29.13 section 213 - Enforcement notice

~~***Is this item applicable?***~~

Will this be discharged or satisfied prior to or at settlement?

Are there attachments?

If YES, identify the attachment(s):
(and, if applicable, the part(s) containing the particulars)

Date notice given:

Name of designated authority giving notice:

Nature of directions contained in notice:

Building work (if any) required to be carried out:

Amount payable: (if any)

29.14 section 214(6), 214(10) or 222 - Enforcement order

~~***Is this item applicable?***~~ ☐

Will this be discharged or satisfied prior to or at settlement?

Are there attachments?

If YES, identify the attachment(s):
(and, if applicable, the part(s) containing the particulars)

Date order made:

Name of court that made order:

Action number:

Names of parties:

Terms of order:

Building work (if any) required to be carried out:

Particulars relating to a strata unit ☑

1 Name of strata corporation: STRATA CORPORATION NO. 1461 INCORPORTED

Address of strata corporation: 112 GAGE STREET FIRLE SA 5070

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 TO ANNEXURE D - STATEMENT PURSUANT TO SECTION 41 (Strata Titles Act 1988) RESPONSE

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

REFER TO ANNEXURE D - STATEMENT PURSUANT TO SECTION 41 (Strata Titles Act 1988) RESPONSE

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

REFER TO ANNEXURE D - STATEMENT PURSUANT TO SECTION 41 (Strata Titles Act 1988) RESPONSE

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

43/1000

(f 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:

NIL - REFER TO ANNEXURE D - STATEMENT PURSUANT TO SECTION 41 (Strata Titles Act 1988) RESPONSE

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: EASTERN STRATA SERVICES (ATTENTION: TIM RETTIG)

Address: PO BOX 2 HIGHGATE SA 5063

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.

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.

A free telephone Strata and Community Advice Service is operated by the Legal Services Commission of South Australia: call 1300 366 424.

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.

ANNEXURES

~~* There are no documents annexed hereto~~

* The following documents are annexed hereto -

FORM R3 - BUYERS INFORMATION NOTICE

COPY OF CERTIFICATE OF TITLE TO THE LAND

ANNEXURE A - PROPERTY INTEREST REPORT

ANNEXURE B - CITY OF NORWOOD PAYNEHAM & ST PETERS RESPONSE

ANNEXURE C - EMERGENCY SERVICES LEVY
LAND TAX CERTIFICATE
SA WATER - CERTIFICATE OF CHARGES

ANNEXURE D - STATEMENT PURSUANT TO SECTION 41 (STRATA TITLES ACT 1998) RESPONSE

ANNEXURE E - HOME FIRE SAFETY FACT SHEET - SMOKE ALARM LEGISLATION

ACKNOWLEDGEMENT OF RECEIPT

* I / We, the abovenamed Purchaser(s), hereby acknowledge having received this day this Statement under section 7 under the *Land and Business (Sale and Conveyancing) Act* with the annexures as set out above.

Dated this _____ Day of _____ 20____

Signature of purchaser(s)

	Signature		Signature
_____	Date	_____	Date
	Signature		Signature
_____	Date	_____	Date

*(*Strike out whichever is not applicable)*

Form R3

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

Buyers information notice

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

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

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

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

Safety

- Is there **asbestos** in any of the buildings or elsewhere on the property e.g. sheds and fences?
- Does the property have any significant **defects** e.g. **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** (e.g. 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.

CERTIFICATE OF TITLE

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LAND SERVICES SA

Product	Register Search (CT 5068/680)
Date/Time	06/05/2025 11:05AM
Customer Reference	Southern
Order ID	20250506003520

REAL PROPERTY ACT, 1886
South Australia

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

REGISTRAR-GENERAL SOUTH AUSTRALIA

Certificate of Title - Volume 5068 Folio 680

Parent Title(s) CT 4019/629

Creating Dealing(s) CONVERTED TITLE

Title Issued 13/04/1992 **Edition** 4 **Edition Issued** 13/08/2021

Estate Type

FEE SIMPLE (UNIT)

Registered Proprietor

TRUDY ANTONIA SOUTHERN
TREVOR JOHN SOUTHERN
OF UNIT 24 112 GAGE STREET FIRLE SA 5070
AS JOINT TENANTS

Description of Land

UNIT 24 STRATA PLAN 1461
IN THE AREA NAMED FIRLE
HUNDRED OF ADELAIDE

Easements

NIL

Schedule of Dealings

NIL

Notations

Dealings Affecting Title NIL

Priority Notices NIL

Notations on Plan

Lodgement Date	Dealing Number	Description	Status
24/03/2015	12299174	APPLICATION TO AMEND ARTICLES	FILED

Registrar-General's Notes NIL

Administrative Interests NIL

Copyright: www.landservices.com.au/copyright | Privacy: www.landservices.com.au/privacy | Terms of Use: www.landservices.com.au/sailis-terms-of-use

STRATA PLAN 1461

1ST OF 3 SHEETS

HUNDRED OF ADELAIDE

PT LOT 44, L.T.O. PLAN 1080

SEC. 303

in the area named

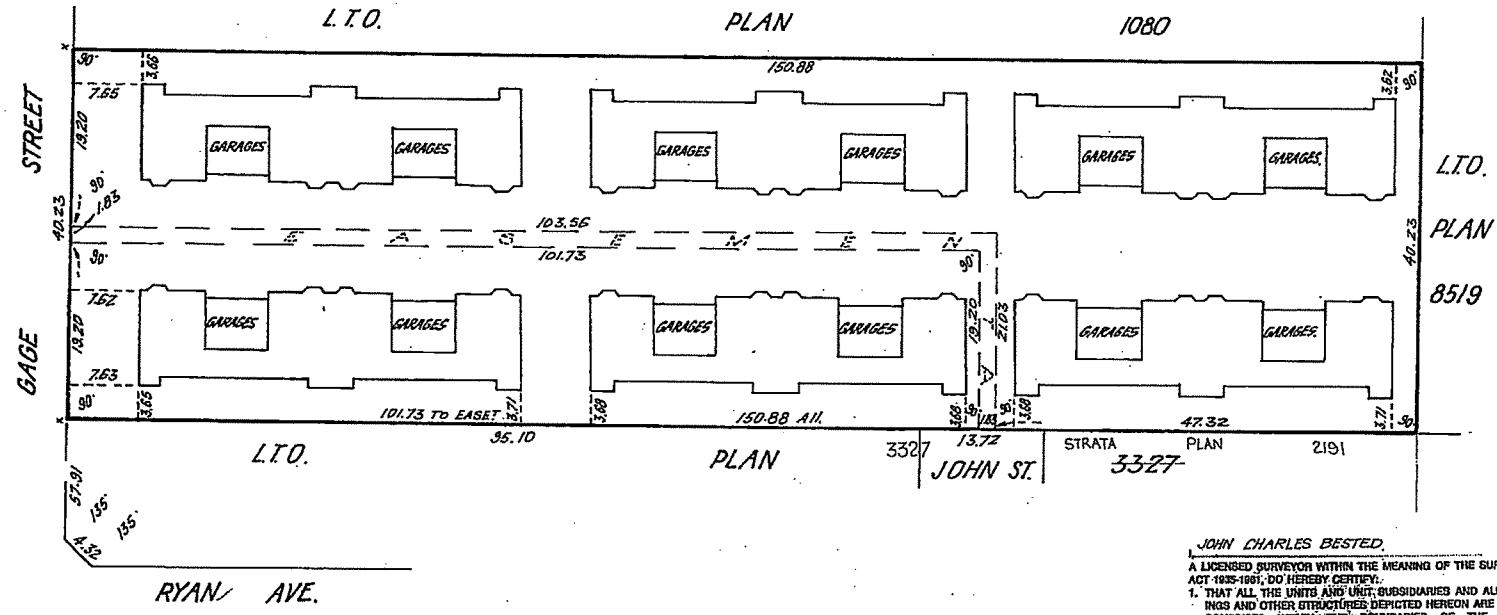
FIRLE

Reference:- Vol. 1405 Fol. 14

ACCEPTED AND DEPOSITED

CHIEF DRAFTING OFFICER

Pro Registrar-General 26.6.1974



SITE PLAN

SCALE

0 10 20 30

1:400 METRES.

Alpha Easement Identifier
Vide Dft 4370/1976
pro. R.G. 13-4-92

JOHN CHARLES BESTED

A LICENSED SURVEYOR WITHIN THE MEANING OF THE SURVEYORS ACT 1935-1961, DO HEREBY CERTIFY:

1. THAT ALL THE UNITS AND UNIT SUBSIDIARIES AND ALL BUILDINGS AND OTHER STRUCTURES DEPICTED HEREON ARE WHOLLY COMPRISED WITHIN THE BOUNDARIES OF THE PARCEL DELINEATED ON THIS STRATA PLAN;
2. THAT THIS STRATA PLAN REPRESENTS AN ACCURATE DELINEATION OF THE UNITS AND UNIT SUBSIDIARIES (IF ANY) AS CONSTRUCTED OR LAID OUT ON THE PARCEL;
3. THAT THIS STRATA PLAN COMPLIES WITH THE REQUIREMENTS OF REGULATION 19 OF THE REAL PROPERTY ACT (STRATA TITLES) REGULATIONS, 1969.

DATED THIS 9 DAY OF April 1974

LICENSED SURVEYOR

JOHN C. BESTED
LICENSED SURVEYOR
23 KAPOOLA AVE., FELIXSTOW 5070
PH 337 4579
F. 5167

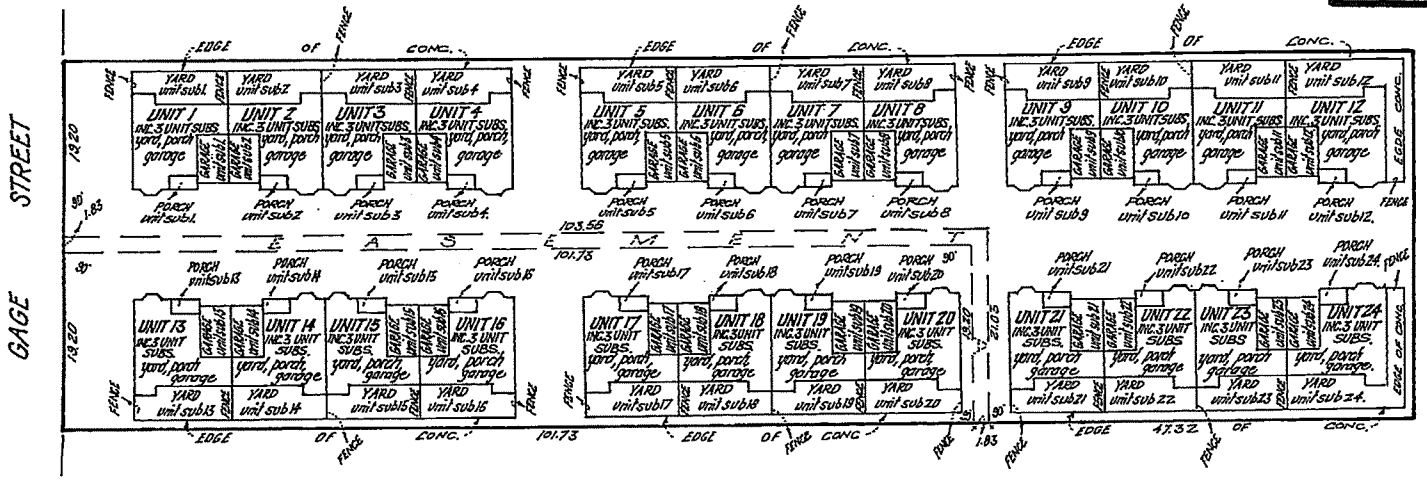
MICROFILMED 23.4.92.

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STRATA PLAN 1461

2ND. OF 3 SHEETS

ACCEPTED AND DEPOSITED
CHIEF DRAFTING OFFICER
Pro Registrar-General 26-6-74



FLOOR PLAN

SCALE

0 10 20 30

1:400 METRES.

The lower and upper boundaries of the unit subdivisions shown as yards are existing ground level and 3.05 metres above existing ground level respectively except where eaves exist, then the upper boundary to be 0.15 metres below the level of the eaves.

The boundary of a unit where it abuts a unit subdivisions is a line midway between the inner and outer surfaces of the walls of the said unit.

The boundary of a unit subdivisions where it abuts a unit is a line parallel to and 0.03 metres distant from the outer surface of the wall of the unit.

The upper boundary of a unit subdivisions shown as porch carport, garage or carpark is a line 0.15 metres below the level of the existing eaves of that particular unit subdivisions or if not fully covered then 0.15 metres below the existing eaves of the units.

The height of each unit is limited to a line midway between the upper and lower surfaces of the ceiling of that unit.

JOHN C. BESTED
LICENSED SURVEYOR
23 KAPOOLA AVE., FELIXSTOW 5070
PH 337 4879
F. 5167

MICROFILMED
23.4.92.

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SCHEDULE OF UNIT ENTITLEMENT

UNIT Nº	UNIT ENTITLEMENT	CURRENT C's. of T. VOLUME	CURRENT C's. of T. FOLIO
1	43		
2	41		
3	41		
4	42		
5	42		
6	41		
7	41		
8	42		
9	42		
10	41		
11	41		
12	43		
13	43		
14	41		
15	41		
16	42		
17	42		
18	41		
19	41		
AGGREGATE			

UNIT Nº	UNIT ENTITLEMENT	CURRENT C's. of T. VOLUME	CURRENT C's. of T. FOLIO
20	42		
21	42		
22	41		
23	41		
24	43		
AGGREGATE	1000		
COMMON PROPERTY			

Authenticated Vide Application Nº 3622244

L.E. Cresswell
Registrar General.

REGISTRAR-GENERAL SOUTH AUSTRALIA

STRATA PLAN 1461

3RD. of 3 SHEETS

ACCEPTED AND DEPOSITED
CHIEF DRAFTING OFFICER
Pro Registrar General
26/6/1974

MICROFILMED
23.4.92.

ANNEXURE A

PROPERTY INTEREST REPORT

nest conveyancing

Property Interest Report

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

Title Reference	CT 5068/680	**Reference No.**	2671283
Registered Proprietors	T J & T A*SOUTHERN	**Prepared**	06/05/2025 11:05
Address of Property	Unit 24, 112 GAGE STREET, FIRLE, SA 5070		
Local Govt. Authority	NORWOOD PAYNEHAM & ST PETERS		
Local Govt. Address			

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

Table of Particulars

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

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

Prescribed encumbrance		Particulars (Particulars in bold indicates further information will be provided)
1.	**General**	
1.1	Mortgage of land *[**Note** - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	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 *[**Note** - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	Refer to the Certificate of Title
1.3	Restrictive covenant *[**Note** - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	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.) *[**Note** - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	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 *[**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
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 *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** - 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

7. *Emergency Services Funding Act 1998*

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

8. *Environment Protection Act 1993*

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

8.9	section 103P - Notation of site contamination audit report in relation to the land	EPA (SA) does not have any current Orders registered on this title
8.10	section 103S - Notice of prohibition or restriction on taking water affected by site contamination in relation to the land	EPA (SA) does not have any current Orders registered on this title

9. *Fences Act 1975*

9.1	section 5 - Notice of intention to perform fencing work	Contact the vendor for these details

10. *Fire and Emergency Services Act 2005*

10.1	section 105F - (or section 56 or 83 (repealed)) - Notice to take action to prevent outbreak or spread of fire	Contact the Local Government Authority for other details that might apply Where the land is outside a council area, contact the vendor

11. *Food Act 2001*

11.1	section 44 - Improvement notice	Public Health in DHW has no record of any notice or direction affecting this title also Contact the Local Government Authority for other details that might apply
11.2	section 46 - Prohibition order	Public Health in DHW has no record of any notice or direction affecting this title also Contact the Local Government Authority for other details that might apply

12. *Ground Water (Qualco-Sunlands) Control Act 2000*

12.1	Part 6 - risk management allocation	Qualco Sunlands Ground Water Control Trust has no record of any allocation affecting this title
12.2	section 56 - Notice to pay share of Trust costs, or for unauthorised use of water, in respect of irrigated property	DEW Water Licensing has no record of any notice affecting this title

13. *Heritage Places Act 1993*

13.1	section 14(2)(b) - Registration of an object of heritage significance	Heritage Branch in DEW has no record of any registration affecting this title
13.2	section 17 or 18 - Provisional registration or registration	Heritage Branch in DEW has no record of any registration affecting this title
13.3	section 30 - Stop order	Heritage Branch in DEW has no record of any stop order affecting this title
13.4	Part 6 - Heritage agreement	Heritage Branch in DEW has no record of any agreement affecting this title also Refer to the Certificate of Title
13.5	section 38 - "No development" order	Heritage Branch in DEW has no record of any "No development" order affecting this title

14. *Highways Act 1926*

14.1	Part 2A - Establishment of control of access from any road abutting the land	Transport Assessment Section within DIT has no record of any registration affecting this title

15. *Housing Improvement Act 1940* (repealed)

15.1	section 23 - Declaration that house is undesirable or unfit for human habitation	Contact the Local Government Authority for other details that might apply
15.2	Part 7 (rent control for substandard houses) - notice or declaration	Housing Safety Authority has no record of any notice or declaration affecting this title

16. *Housing Improvement Act 2016*

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

17. *Land Acquisition Act 1969*

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

18. *Landscape South Australia Act 2019*

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

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

19. *Land Tax Act 1936*

19.1	Notice, order or demand for payment of land tax	A Land Tax Certificate will be forwarded. If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750. Clients who have misplaced or not received their certificates and are RevenueSA Online users should log into RevenueSA Online and reprint their certificates www.revenuesaonline.sa.gov.au

20. *Local Government Act 1934* (repealed)

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

21. *Local Government Act 1999*

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

22. *Local Nuisance and Litter Control Act 2016*

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

23. *Metropolitan Adelaide Road Widening Plan Act 1972*

23.1	section 6 - Restriction on building work	Transport Assessment Section within DIT has no record of any restriction affecting this title

24. *Mining Act 1971*

24.1	Mineral tenement (other than an exploration licence)	Mineral Tenements in the Department of Energy and Mining has no record of any proclamation affecting this title
24.2	section 9AA - Notice, agreement or order to waive exemption from authorised operations	Contact the vendor for these details
24.3	section 56T(1) - Consent to a change in authorised operations	Contact the vendor for these details
24.4	section 58(a) - Agreement authorising tenement holder to enter land	Contact the vendor for these details
24.5	section 58A - Notice of intention to commence authorised operations or apply for lease or licence	Contact the vendor for these details
24.6	section 61 - Agreement or order to pay compensation for authorised operations	Contact the vendor for these details
24.7	section 75(1) - Consent relating to extractive minerals	Contact the vendor for these details
24.8	section 82(1) - Deemed consent or agreement	Contact the vendor for these details

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

25. *Native Vegetation Act 1991*

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

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

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

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

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

28. *Phylloxera and Grape Industry Act 1995*

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

29. *Planning, Development and Infrastructure Act 2016*

29.1	Part 5 - Planning and Design Code *[**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 *Livestock Act, 1997*	Animal Health in PIRSA has no record of any notice or order affecting this title

Additional Information

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

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

Notices

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

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

Building restrictions

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

In addition, if a building or structure is erected in proximity to a powerline of an electricity entity in contravention of the *Electricity Act*, the entity may seek a court order:
a) requiring the person to take specified action to remove or modify the building or structure within a specified period;
b) for compensation from the person for loss or damage suffered in consequence of the contravention; and/or
c) for costs reasonably incurred by the entity in relocating the powerline or carrying out other work.

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

Statutory easements

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

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

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

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

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

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

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

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

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

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

Information should be obtained from:

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

Landscape South Australia 2019

Water Resources Management - Taking of underground water

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

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

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

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LAND SERVICES SA

Product	Title and Valuation Package
Date/Time	06/05/2025 11:05AM
Customer Reference	Southern
Order ID	20250506003520

Certificate of Title

Title Reference	CT 5068/680
Status	CURRENT
Easement	NO
Owner Number	18031446
Address for Notices	UNIT 24, 112 GAGE ST FIRLE, SA 5070
Area	NOT AVAILABLE

Estate Type

Fee Simple (Unit)

Registered Proprietor

TRUDY ANTONIA SOUTHERN
TREVOR JOHN SOUTHERN
OF UNIT 24 112 GAGE STREET FIRLE SA 5070
AS JOINT TENANTS

Description of Land

UNIT 24 STRATA PLAN 1461
IN THE AREA NAMED FIRLE
HUNDRED OF ADELAIDE

Last Sale Details

Dealing Reference	TRANSFER (T) 13587503
Dealing Date	10/08/2021
Sale Price	$390,000
Sale Type	FULL VALUE / CONSIDERATION AND WHOLE OF LAND

Constraints

Encumbrances

NIL

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
1903217547	CURRENT	Unit 24, 112 GAGE STREET, FIRLE, SA 5070

Notations

Dealings Affecting Title

NIL

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Notations on Plan

Lodgement Date	Dealing Number	Descriptions	Status
24/03/2015 14:25	12299174	APPLICATION TO AMEND ARTICLES	FILED

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number	1903217547
Type	Site & Capital Value
Date of Valuation	01/01/2024
Status	CURRENT
Operative From	01/07/1974
Property Location	Unit 24, 112 GAGE STREET, FIRLE, SA 5070
Local Government	NORWOOD PAYNEHAM & ST PETERS
Owner Names	TRUDY ANTONIA SOUTHERN TREVOR JOHN SOUTHERN
Owner Number	18031446
Address for Notices	UNIT 24, 112 GAGE ST FIRLE, SA 5070
Zone / Subzone	HDN - Housing Diversity Neighbourhood
Water Available	Yes
Sewer Available	Yes
Land Use	1310 - Ground Floor Home Unit Only
Description	4 H/UNIT G
Local Government Description	Residential

Parcels

Plan/Parcel	Title Reference(s)
S1461 UNIT 24	CT 5068/680

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	$210,000	$435,000			
Previous	$200,000	$395,000			

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Building Details

Valuation Number	1903217547
Building Style	Colonial
Year Built	1972
Building Condition	Good
Wall Construction	Brick
Roof Construction	Tiled (Terra Cotta or Cement)
Equivalent Main Area	88 sqm
Number of Main Rooms	4

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

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LAND SERVICES SA

Product	Historical Search
Date/Time	06/05/2025 11:05AM
Customer Reference	Southern
Order ID	20250506003520

Certificate of Title

Title Reference: CT 5068/680

Status: CURRENT

Parent Title(s): CT 4019/629

Dealing(s) Creating Title: CONVERTED TITLE

Title Issued: 13/04/1992

Edition: 4

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
10/08/2021	13/08/2021	13587503	TRANSFER	REGISTERED	TRUDY ANTONIA SOUTHERN, TREVOR JOHN SOUTHERN
27/07/2010	13/08/2010	11434190	TRANSFER	REGISTERED	DAPHNE ELIZABETH GRAY
27/07/2010	13/08/2010	11434189	DISCHARGE OF MORTGAGE	REGISTERED	10571534
12/10/2009	09/11/2009	11286724	VESTING (GLOBAL UPDATE)	REGISTERED	CREDIT UNION SA LTD. 10571534
25/10/2006	02/11/2006	10571534	MORTGAGE	REGISTERED	POWERSTATE CREDIT UNION LTD. (ACN: 087 651 223)
25/10/2006	02/11/2006	10571533	TRANSFER	REGISTERED	MICHAEL NORMAN HADGIS
25/10/2006	02/11/2006	10571532	DISCHARGE OF MORTGAGE	REGISTERED	5340057
23/11/1984	30/11/1984	5340057	MORTGAGE	REGISTERED	

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LAND SERVICES SA

Product	Check Search
Date/Time	06/05/2025 11:05AM
Customer Reference	Southern
Order ID	20250506003520

Certificate of Title

Title Reference: CT 5068/680

Status: CURRENT

Edition: 4

Dealings

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

Priority Notices

NIL

Notations on Plan

Lodgement Date	Completion Date	Dealing Number	Description	Status	Plan
24/03/2015	28/05/2015	12299174	APPLICATION TO AMEND ARTICLES	FILED	S1461

Registrar-General's Notes

No Registrar-General's Notes exist for this title

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ANNEXURE B

CITY OF NORWOOD PAYNEHAM & ST PETERS RESPONSE

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CERTIFICATE OF RATES AND CHARGES

Issued under Section 187 of the Local Government Act 1999

To: Nest Conveyancing
60 Lambert Road
ROYSTON PARK SA 5070

Date: 06/05/2025

City of Norwood Payneham & St Peters

175 The Parade
Norwood SA 5067

PO Box 204
Kent Town SA 5071

Telephone
8366 4555

Email
townhall@npsp.sa.gov.au

Website
www.npsp.sa.gov.au

Particulars of the Property:	
Assessment No	**2104**
Owner's Name	Ms T A Southern & Mr T J Southern
Valuation No	1903217547
Property Address	24/112 Gage Street FIRLE 5070
Property Description	SP 1461,Adelaide CT 5068/680

Particulars of Rates and Charges in the 2024-2025 Financial Year:	
Balance b/forward 2023-2024	$0.00
2024-2025 Rates + Landscape Levy	**$1,308.64**
Plus Legal Fees	$0.00
Plus Fines & Interest	$0.00
Less Concession/Rebate	$0.00
Less Payments	-$981.64
Plus Property Related Debts	
Balance Now Due and Payable	**$327.00**
Settlement via BPay	**Biller Code: 3251** **Reference: 0021044**

2024-2025 Rates including Landscape Levy	**$1,308.64**
2024-2025 Capital Value	**$435,000**

Please Note the 4th Quarter of Rates is due by 6 June 2025

Notes for your information:

- The next date for Fines and Interest to be calculated is 14 April 2025.
- If Balance Due above is *Nil*, the rates have been paid to 30 June 2025.
- Upon settlement of the property, the total balance to 30 June 2025 is required to be paid to the Council. Action to recover unpaid rates will be taken against the owner of the property at the time of declaration of rates.
- A fine of 2% will be imposed on any current Rate not paid by the due date and interest at the prescribed rate will be added each month on unpaid arrears.
- This certificate relates only to the abovementioned assessment. If other assessments are included at the same address (eg: tenancies/shops) additional certificates will only be issued upon payment of additional fees.

Mario Barone
CHIEF EXECUTIVE OFFICER

Member League of Historical Cities

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

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City of Norwood Payneham & St Peters

City of Norwood Payneham & St Peters
Head Office: 175 The Parade, Norwood
Mailing Address: PO Box 204, KENT TOWN SA 5071

Telephone (08) 8366 4555

Property Information and Particulars

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

Certificate Date: 06/05/2025
Certificate No: 26582

To: Nest Conveyancing
60 Lambert Road
ROYSTON PARK SA 5070

Details of Property Referred To:

Rates Assessment Number	:	2104 4
Valuer General Number	:	1903217547
Owner Details	:	Ms T A Southern & Mr T J Southern
Property Address	:	24/112 Gage Street FIRLE 5070
Property Description	:	SP 1461,Adelaide CT 5068/680
Hundred	:	Adelaide
Ward	:	Maylands/Trinity Ward - Ward 4

Prescribed Encumbrances for 24/112 Gage Street FIRLE 5070

Column 1 Prescribed encumbrance	Column 2 Other particulars required
Development Act 1993 (repealed)	
section 42—Condition (that continues to apply) of a development authorisation	Date of authorisation: Name of relevant authority that granted authorisation: Condition(s) of authorisation:
Repealed Act conditions	
Condition (that continues to apply) of an approval or authorisation granted under the *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)	See attached Decision Notification Form:

Column 1 Prescribed encumbrance	Column 2 Other particulars required
Planning, Development and Infrastructure Act 2016	
Part 5 – Planning and Design Code	Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code): **(Refer to PlanSA Section 7 extract report)** Is there a State heritage place on the land or is the land situated in a State heritage area? **NO** Is the land designated as a local heritage place? **NO** Is there a tree or stand of trees declared in Part 10 of the Planning and Design Code to be a significant tree or trees on the land? **NO** Is there a current amendment to the Planning and Design Code released for public consultation by a designated entity on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation? **YES** For information on any proposed Code Amendments which may interest you, please refer to the PlanSA Website: https://plan.sa.gov.au/have_your_say/code-amendments
Section 127 - Condition (that continues to apply) of a development authorisation	**(Refer to PlanSA Section 7 extract report)** **ID 21028633**
Development Act 1993 (repealed)	
section 50(1)—Requirement to vest land in a council or the Crown to be held as open space	**NO**
section 50(2)—Agreement to vest land in a council or the Crown to be held as open space	**NO**
section 55—Or der to remove or perform work	**NO**
section 56—Notice to complete development	**NO**
section 57—Land management agreement	**NO**
section 69—Emergency order	**NO**
section 71—Fire safety notice	**NO**

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

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

Column 1 Prescribed encumbrance	Column 2 Other particulars required
South Australian Public Health Act 2011	
Section 92-Notice	**NO**
South Australian Public Health (Wastewater) Regulations 2013 Part 4-Condition (that continues to apply) of an approval	**NO**
Other charges	
Charge of any kind affecting the land (not included in another item*)*	**NO**

Particulars of Building Indemnity Insurance

Note—Building indemnity insurance is not required for—

(a) domestic building work for which approval under the *Planning, Development and Infrastructure Act 2016,* the repealed *Development Act 1993* or the repealed *Building Act 1971* is or was not required; or

(b) minor domestic building work (see section 3 of the *Building Work Contractors Act 1995*); or

(c) domestic building work commenced before 1 May 1987; or

(d) building work in respect of which an exemption from the application of Division 3 of Part 5 of the *Building Work Contractors Act 1995* applies under the *Building Work Contractors Regulations 2011*; or

(e) building work in respect of which an exemption from the application of Division 3 of Part 5 of the *Building Work Contractors Act 1995* has been granted under section 45 of that Act.

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

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

1 Name(s) of person(s) insured:……...

2 Name of insurer:……..

3 Limitations on the liability of the insurer:……..

4 Name of builder:……...

5 Builder's licence number:……

6 Date of issue of insurance:……

7 Description of insured building work:……

……

……...

Exemption from holding insurance:

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

NO

If **YES**, give details:

(a) Date of the exemption:…….

(b) Name of builder granted the exemption:……..

(c) Licence number of builder granted the exemption:……

(d) Details of building work to which the exemption applies: ……

……

……

(e) Details of conditions (if any) to which the exemption is subject: ……..

……

……

Particulars relating to Environment Protection

Further information held by councils

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

(a) commercial or industrial activity at the land; or

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

NO

Note—

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

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

It should be noted that—

(a) the approval of development by a council does not necessarily mean that the development has taken place;

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

This statement is made the **19 May 2025**

MARIO BARONE
CHIEF EXECUTIVE OFFICER

PlanSA

Data Extract for Section 7 search purposes

Valuation ID 1903217547

Data Extract Date: 19/05/2025

Parcel ID: S1461 UN24

Certificate Title: CT5068/680

Property Address: UNIT 24 112 GAGE ST FIRLE SA 5070

Zones
Housing Diversity Neighbourhood (HDN)

Subzones
No

Zoning overlays

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

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

Affordable Housing

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

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.

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.

Application ID: 21028633

Development Description: Construction of a verandah

Site Address: UNIT 24 112 GAGE ST FIRLE SA 5070

Development Authorisation: Planning Consent

Date of authorisation: 21 October 2021

Name of relevant authority that granted authorisation: City of Norwood, Payneham and St. Peters

Condition 1

The development granted Planning Consent shall be undertaken and completed in accordance with the stamped plans and documentation, except where varied by conditions below (if any).

Condition 2

All stormwater from buildings and paved areas shall be disposed of in accordance with recognised engineering practices in a manner and with materials that does not result in the entry of water onto any adjoining property or any building, and does not affect the stability of any building and in all instances the stormwater drainage system shall be directly connected into either the adjacent street kerb & water table or a Council underground pipe drainage system

Development Authorisation: Building Consent

Date of authorisation: 26 October 2021

Name of relevant authority that granted authorisation: City of Norwood, Payneham and St. Peters

Associated Building Indemnity Insurance

Building Work: Construction of a verandah

Building Work ID: 24075

Not Applicable

Development Authorisation: Development Approval: Planning Consent and Building Consent

Date of authorisation: 26 October 2021

Name of relevant authority that granted authorisation: City of Norwood, Payneham and St. Peters

Land Management Agreement (LMA)

No

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FIFTH SCHEDULE

PLANNING AND DEVELOPMENT ACT 1966-1969

South Australia

THE METROPOLITAN DEVELOPMENT PLAN CORPORATION OF THE CITY OF PAYNEHAM

PLANNING REGULATIONS - ZONING

To the Applicant by application dated 8th May, 1973

Consent to
proposed use of land
~~Refusal of~~

Owner's Name VISCARIELLO (Surname) Luigi (Christian Names)

Address 8 Pam Street, Firle 5070

Your application for use of land at: Allotment No. Pt. 44 Gage Street, Firle. (No. 112/114)

for the purpose of: erection of twenty four home units

in accordance with application dated: 8th May, 1973

is hereby granted consent/~~refused consent~~ subject to the following conditions:

See attached sheet.

This consent is valid for a period of twelve months only,
(which period shall not be less than twelve months).
If development is not substantially completed within this period, a fresh consent must be obtained before commencing or continuing the use of land.

A right of appeal to the Planning Appeal Board is available in respect of refusals of consent or granting of consent subject to conditions.
For procedure, see Planning Appeal Board Regulations.

Signed _____
Town Clerk.

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L. Viscariello

6th June, 1973

Conditions of approval relating to Consent Use application for the erection of twenty four home units at Allotment No. Pt. 44 Gage Street, Firle (No. 112/114):

1. The applicant grant a 6ft. wide registered easement over the land to the Corporation for drainage purposes.
2. The applicant enters into an agreement with the Corporation to contribute 80% of the cost of laying a 12" diameter concrete pipe through the said easement. The work of laying the pipe to be carried out by Council staff or by contractors nominated by the Council. The cost of all designs, surveys and plans relating to the easement or the laying of the stormwater pipe therein to be borne by the Council.
3. The applicant be given the right to connect site drains carrying stormwater into the aforesaid 12" stormwater pipe in a manner approved by Council's Works Overseer or Drainage Consultants.
4. The cyclone wire fence on the northern boundary of the land be replaced by a galvanised iron fence 6ft. high measured from the final level of the subject site.
5. A properly designed and constructed concrete retaining wall be constructed on the north eastern corner of the site in order to retain site filling.
6. Suitable retaining walls be constructed on the boundary of the land wherever necessary to retain either the subject site or adjoining land.
7. The fence across the northernmost end of John Street be of 6ft. high brush construction on top of a concrete plynth. The fence to extend 30ft. west of the western alignment of the street and 30ft. east of the eastern alignment of the street.
8. The applicant plant not less than forty trees and/or shrubs in the proposed lawned areas adjoining the centre driveway of the scheme and in the lawned areas between units one, thirteen and the Gage Street alignment.
9. A 6ft. high galvanised iron fence be erected on the southern boundary of the site excluding that part of the boundary mentioned in Condtion 7 and the westernmost 25ft. of the boundary.
10. Working drawings incorporate the requirements of conditions 1 - 9 where applicable.
11. Strata Titles be obtained in respect of each unit.
12. Conditions 1 - 11 be completed prior to any of the units being occupied.

Signed J. Williams

Date 6th June, 1973

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DECISION NOTIFICATION FORM

Section 126(1) of the Planning, Development and Infrastructure Act 2016

TO THE APPLICANT(S):

Name: premium home improvements
Postal address: 78 NORTH TERRACE KENT TOWN SA 5067
Email: george@premiumhome.com.au

IN REGARD TO:

Development application no.: 21028633	Lodged on: 23 Sep 2021
Nature of proposed development: Construction of a verandah	

LOCATION OF PROPOSED DEVELOPMENT:

Location reference: UNIT 24 112 GAGE ST FIRLE SA 5070		
Title ref.: CT 5068/680	**Plan Parcel:** S1461 UN24	**Council:** THE CITY OF NORWOOD PAYNEHAM AND ST PETERS

DECISION:

Decision type	Decision (granted/refused)	Decision date	No. of conditions	No. of reserved matters	Entity responsible for decision (relevant authority)
Planning Consent	Granted	21 Oct 2021	2	0	Assessment Manager at City of Norwood, Payneham and St. Peters
Building Consent	Granted	26 Oct 2021	1	0	City of Norwood, Payneham and St. Peters
Development Approval - Planning Consent; Building Consent	Granted	26 Oct 2021	3	0	City of Norwood, Payneham and St. Peters

FROM THE RELEVANT AUTHORITY: City of Norwood, Payneham and St. Peters
Date: 26 Oct 2021

CONDITIONS

Planning Consent

Condition 1

The development granted Planning Consent shall be undertaken and completed in accordance with the stamped plans and documentation, except where varied by conditions below (if any).

Condition 2
All stormwater from buildings and paved areas shall be disposed of in accordance with recognised engineering practices in a manner and with materials that does not result in the entry of water onto any adjoining property or any building, and does not affect the stability of any building and in all instances the stormwater drainage system shall be directly connected into either the adjacent street kerb & water table or a Council underground pipe drainage system

Building Consent

Unconditional

ADVISORY NOTES

General Notes

1. No work can commence on this development unless a Development Approval has been obtained. If one or more consents have been granted on this Decision Notification Form, you must not start any site works or building work or change of use of the land until you have received notification that Development Approval has been granted.
2. Appeal rights – General rights of review and appeal exist in relation to any assessment, request, direction or act of a relevant authority in relation to the determination of this application, including conditions.
3. A decision of the Commission in respect of a development classified as restricted development in respect of which representations have been made under section 110 of the Act does not operate—
    a. until the time within which any person who made any such representation may appeal against a decision to grant the development authorisation has expired; or
    b. if an appeal is commenced—
        i. until the appeal is dismissed, struck out or withdrawn; or
        ii. until the questions raised by the appeal have been finally determined (other than any question as to costs).

Planning Consent

Advisory Note 1
The Applicant is advised that the enclosure of the carport/verandah on any side with any solid material, roller door, or the like requires the further development approval of the Council

Advisory Note 2
The Council has not surveyed the subject land and has, for the purpose of its assessment, assumed that all dimensions and other details provided by the Applicant are correct and accurate.

Advisory Note 3
This Planning Consent will lapse within 24 months of the date of this notice unless full Development Approval has been obtained.

Advisory Note 4
The granting of this consent does not remove the need for the beneficiary to obtain all other consents which may be required by any other legislation.

The Applicant's attention is particularly drawn to the requirements of the *Fences Act 1975* regarding notification of any neighbours affected by new boundary development or boundary fencing. Further information is available in the 'Fences and the Law' booklet available through the Legal Services Commission.

Building Consent

None

CONTACT DETAILS OF CONSENT AUTHORITIES

Name: City of Norwood, Payneham and St. Peters	Type of consent: Planning; Building

Telephone: 0883664530	Email: developmentassessment@npsp.sa.gov.au
Postal address: PO Box 204, Kent Town SA 5071	

BUILDING CLASSIFICATION/S

Essential safety provisions apply: No

Building work Construction of a verandah

Building Classification	Approved number of occupants
10A - Open or private garage,shed etc	N/A

CERTIFICATE OF HOME OWNERS WARRANTY

Domestic building work must not commence before a copy of the certificate of Home Owners Warranty has been lodged with the relevant authority. If not already lodged, you must lodge the required certificate of insurance before notice is given of intended commencement of building work (regulation 36).

Building work Construction of a verandah

Certificate of Home Owners Warranty received: (Not specified)

REQUIRED NOTIFICATIONS

You are advised that notice and/or documentation must be provided to council when the following stages of building work are reached (regulation 93):

Building work Construction of a verandah

- Commencement of Building work (1 business day's notice)
- Completion of Building work (1 business day's notice)

Note regulation 57(7) allows the relevant authority issuing the notice to specify any additional stage of building work for which notice must be given to the council under regulation 93.

Where a building certifier is issuing the building consent the use of this regulation is to inform the council of stages of work when a notification should be provided and an inspection may occur at the council's discretion. If applicable, notifications specified under 57(7) are therefore intended to be in addition to mandatory notifications and any notifications specified by council under 93(1)(b) or (c) when issuing the final Development Approval.

*To submit the requested notifications, log in to the SA planning portal and select **Submit mandatory building notifications.***

STATEMENT OF COMPLIANCE

A Statement of Compliance is required at the completion of all building work, except in respect of a Class 10 building other than a swimming pool or private bushfire shelter.

Building Work Construction of a verandah

The following certificates, reports or other documents must be provided to the building certifier or council (as relevant) with the completed Statement of Compliance under regulation 57(8)(c).

- Nil

A blank copy of the Statement of Compliance is available on the SA planning portal. The Statement of Compliance and other required documents may be uploaded to the SA planning portal on completion.

BUILDING OCCUPATION/COMPLETION

Building work Construction of a verandah

Building classification 10A - Open or private garage,shed etc

A Certificate of Occupancy issued under section 152 is required for this building before it can be occupied: No

Note section 152 of the Act and regulation 103, requires a Certificate of Occupancy to be issued before a building can be occupied, except in respect of a Class 10 building under the Building Code (regulation 103(1)).

Section 152(2) of the Act states that 'A certificate of occupancy will be issued by council', noting that section 154 allows a building certifier to exercise this power should they elect to, where either: the building is owned occupied by the Crown or an agency or instrumentality of the Crown; or if they issued the building rules consent for that building.

The authority above – either building certifier or council – will therefore be responsible for issuing this Certificate following receipt of the Statement of Compliance and other documentation as required to provide assurance that the building is suitable for occupation.

Note the default authority for issuing this Certificate remains the council, should there be no building certifier or if the certifier elects not to issue this Certificate, noting that a council may still elect not to issue a certificate, if the council is not satisfied the building is suitable for occupation under section 152(6) of the Act.

Contact details for the purposes of this notification

Name	City of Norwood, Payneham and St. Peters
Email	developmentassessment@npsp.sa.gov.au
Phone	0883664530

Notifications may also be provided via the SA planning portal.

ANNEXURE C

EMERGENCY SERVICES LEVY
LAND TAX CERTIFICATE
SA WATER – CERTIFICATE OF CHARGES

nest conveyancing

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RevenueSA
DEPARTMENT OF TREASURY AND FINANCE
ABN 19 040 349 865
Emergency Services Funding Act 1998

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

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

PIR Reference No: 2671283

DATE OF ISSUE
06/05/2025

NEST CONVEYANCING (SA) PTY LTD
POST OFFICE BOX 3077
NORWOOD SA 5067

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

OWNERSHIP NUMBER
18031446

OWNERSHIP NAME
T J & T A SOUTHERN

PROPERTY DESCRIPTION
24 / 112 GAGE ST / FIRLE SA 5070 / UNIT 24

ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR
			R4	RE
1903217547	CT 5068/680	$435,000.00	1.000	0.400

LEVY DETAILS:

FINANCIAL YEAR
2024-2025

FIXED CHARGE	**$**	50.00
+ VARIABLE CHARGE	**$**	163.90
- REMISSION	**$**	100.95
- CONCESSION	**$**	0.00
+ ARREARS / - PAYMENTS	**$**	-112.95
= AMOUNT PAYABLE	**$**	0.00

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

EXPIRY DATE **04/08/2025**

Government of South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT

RevenueSA
DEPARTMENT OF TREASURY AND FINANCE
Emergency Services Funding Act 1998

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

Please Note:

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

For more information:

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

PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

Biller Code: 456285 **Ref: 7001667513** 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	**To pay via the internet go to:** www.revenuesaonline.sa.gov.au	Send your cheque or money order, made payable to the **Community Emergency Services Fund**, along with this **Payment Remittance Advice** to: **Revenue SA** **Locked Bag 555** **ADELAIDE SA 5001**

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RevenueSA
DEPARTMENT OF TREASURY AND FINANCE
ABN 19 040 349 865
Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE

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

PIR Reference No: 2671283

DATE OF ISSUE
06/05/2025

NEST CONVEYANCING (SA) PTY LTD
POST OFFICE BOX 3077
NORWOOD SA 5067

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

OWNERSHIP NAME
T J & T A SOUTHERN

FINANCIAL YEAR
2024-2025

PROPERTY DESCRIPTION
24 / 112 GAGE ST / FIRLE SA 5070 / UNIT 24

ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	TAXABLE SITE VALUE	AREA
1903217547	CT 5068/680	$210,000.00	0.0000 HA

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

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

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

ON OR BEFORE **04/08/2025**

Government of South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT

RevenueSA
DEPARTMENT OF TREASURY AND FINANCE
Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

Please Note:

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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

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

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

For more information:

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

PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

Biller Code: 456293 **Ref: 7001667422** 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	**To pay via the internet go to:** www.revenuesaonline.sa.gov.au	Send your cheque or money order, made payable to the **Commissioner of State Taxation**, along with this **Payment Remittance Advice** to: **Revenue SA** **Locked Bag 555** **ADELAIDE SA 5001**

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SA Water

Account Number	L.T.O Reference	Date of issue	Agent No.	Receipt No.
19 03217 54 7	CT5068680	7/5/2025	8476	2671283

NESTCONVEYANCING (SA) PTY LTD
PO BOX 3077
NORWOOD SA 5067
admin@nestconveyancing.com.au

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: TJ & TA SOUTHERN
Location: U24 112 GAGE ST FIRLE UNIT 24
Description: 4 H/UNIT G **Capital Value:** $ 435 000
Rating: Residential

Periodic charges

Raised in current years to 30/6/2025

				$
		Arrears as at: 30/6/2024	:	0.00
Water main available:	1/7/1974	Water rates	:	314.40
Sewer main available:	1/7/1974	Sewer rates	:	347.80
		Water use	:	271.39
		SA Govt concession	:	0.00
		Recycled Water Use	:	0.00
		Service Rent	:	0.00
		Recycled Service Rent	:	0.00
		Other charges	:	0.00
		Goods and Services Tax	:	0.00
		Amount paid	:	933.59CR
		Balance outstanding	:	0.00

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

Next quarterly charges: Water supply: Not declared Sewer: Not declared Bill: 9/7/2025

This account has no meter of its own but is supplied from account no 19 03217 04 5.

The Water Use apportionment option is Even.

The apportionment percentage for this account is 4.16%.

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.

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SA Water

South Australian Water Corporation

Name:
TJ & TA SOUTHERN

Water & Sewer Account
Acct. No.: **19 03217 54 7**

Amount: _____

Address:
U24 112 GAGE ST FIRLE UNIT 24

Payment Options

EFT

EFT Payment

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	1903217547

BPAY

Biller code: 8888
Ref: 1903217547

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: 1903217547

ANNEXURE D

STATEMENT PURSUANT TO SECTION 41 (Strata Titles Act 1988) RESPONSE

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APPLICATION/STATEMENT

STRATA TITLES ACT 1988 (SECTION 41)
COMMUNITY TITLES ACT 1996 (SECTIONS 11, 44, 51, 139)

APPROVED BY THE REAL ESTATE INSTITUTE OF SOUTH AUSTRALIA INC

From: Nest Conveyancing
P.O. Box 3077 Norwood SA 5067

Phone 08 7089700 Fax (insufficient details will cause delays)

To: The Secretary/Body Corporate Manager: **Eastern Strata Services**
P.O. Box 2
HIGHGATE S.A. 5063

Address of Secretary/Manager:

*Strata/*Community Corporation No 1461 Incorporated

on behalf of the: *owner / *mortgagee / *prospective purchaser / *prospective mortgagee in regard to:

*Unit/Lot No 2A in the above Corporation which is situated at: 112. Gage St Firle SA 5070.

and owned by T+T Southern (must be filled in for cross checking to ensure correct unit/lot)

I/We request that you provide the following information:

PART 1 FINANCIAL DETAILS

1.1 Unit/Lot Entitlement 43 Total of all Unit/Lot Entitlements 1000

1.2 (a) Maintenance Contributions

Amount Payable $ 675— per QUARTER paid to 30/4/25

(b) Levies Payable (Description, Amount, Due Date)

(1) FUTURE MAINTENANCE $ 321-88

(2) MAINTENANCE $ 353-12

$675—

Contributions $ Levies $ Interest $

As at 9/5/25 Total Arrears $ 675— FOR PERIOD 1/5/25 TO 31/7/25

N.B. Interest accrues daily at — % per annum

(d) Water charges to be paid by *Corporation / Owner

1.3 Liabilities of the Corporation

(a) Current liabilities incurred by the Corporation to which the unit/lot holder must or is likely to be required to contribute: (excluding 1.2) $ —

(1) $

(2)

(b) Future liabilities resolved to be incurred by the Corporation to which the unit/lot holder must or is likely to be required to contribute: (excluding 1.2) $ —

(1) $

(2)

1.4 Assets of the Corporation

Name of Fund: STRATA CORPORATION 1461 INCORPORATED

Where held: BANK SA. NORWOOD

(a) Sum standing to credit of fund $ 21674-86

(b) Amount budgeted for known expenses $ 61080— (see budget)

(c) Amount in Sinking Fund $ 19905-31 * INCLUDED AT (a) ABOVE Purpose FUTURE MAINTENANCE

(d) Particulars of other assets: (common property improvements that do not appear on the strata plans)

ACCOUNTS RECEIVABLE $ 18/28-18

* (Delete where not applicable)
Form No. 3022 v1.0
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PART 2 INSURANCE DETAILS

Insurer: CHU Residential Strata Insurance

Property Cover $ 8,925,000 Expiry Date 31/03/26 Policy No HU 0020734

Public Liability $ 20,000,000 Expiry Date / / Policy No

Other Cover (e.g. Voluntary Workers, Fidelity Guarantee, Machinery Breakdown, Flood)

(1) Vol Workers $200,000/2000 Expiry Date / / Policy No

(2) Fidelity $100,000 Expiry Date / / Policy No

(3) Catastrophe $1,677,500 Expiry Date / / Policy No

Office Bearers $500,000

PART 3 Please supply a copy of each of the following: (Applicant to delete if not required)

3.1 (a) ✓ Minutes of general meetings of the Corporation for the last two (2) years.

(b) ✓ Minutes of management committee meetings of the Corporation for the last two (2) years.

(c) ✓ Details of any "special resolution" or "unanimous resolution" affecting the unit/lot or common property passed during the last five (5) years (*excluding those contained in (a) above*)

Refer relevant minutes or summary sheet attached

3.2 ✓ Statement of Accounts of the Corporation last prepared.

3.3 ✓ The Articles (for Strata) / The By-Laws (for Community Scheme)

3.4 Certificate of Currency of Insurance. IF REQUIRED, PLEASE PHONE & IT WILL BE FORWARDED.

3.5 ✓ Insurance Policy(ies) currently in force by the Corporation.

3.6 N/A The Development Contract [Section 51] and Particulars of the owners obligations (Community Title).

3.7 N/A The Scheme Description [Section 11] (Community Title).

PART 4 Please complete the following:

The Corporation's records are available for inspection at 10 Riverdale Rd Myrtle Bank on any working day between the hours of 9:00 am and 4:30 pm. Contact phone 83386631

(A fee of $5.00 will be charged)

PART 5 Fees Payable (which must accompany this application - delete any item that does not apply)

5.1

*(a)	For supplying Part 1	$25.00
*(b)	For completing and supplying items 3.1 to 3.4 inclusive	$25.00
*(c)	For supplying item 3.5	$10.00
*(d)	For supplying item 3.6 (Community Title only)	$25.00
*(e)	For supplying item 3.7 (Community Title only)	$25.00
	Total fees payable on this application	$ 105-60

96 + GST 9-60

(*plus GST if body corporate or manager collect GST*)

5.2 Date of Application: 6/5/25 Signed for/on behalf of the Applicant

Date of Statement: 9/5/25 Signed for/on behalf of the Corporation

Eastern Strata Services
P.O. Box 2
HIGHGATE S.A. 5063

Applicant - Please Note:

1. This statement does not take into account any decisions or transactions of the Corporation at or subsequent to the issue thereof.
2. Applicants are invited to check the current status prior to settlement.
3. Please advise the Corporation the name and address of the new owner when settlement has been effected.
4. For Strata Title, this Application can also be made to any member of the Management Committee.
5. REISA recommends that a copy of the current policies of insurance taken out by the Strata Corporation is requested (refer 3.5)
6. Community By-laws (3.3), plans of division and development contract (3.6) are also available from the Registrar-General.

* (Delete where not applicable)

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1461

THOMAS INSURANCE BROKERS
ESTABLISHED 1975

Thomas Insurance Brokers Pty Ltd
AFS License No. 220218 ABN: 32 007 745 566
48A King William Road, Goodwood SA 5034
Postal address: PO Box 630 UNLEY SA 5061

T 08 8212 7100
E contact@thomasinsurance.com.au
www.thomasinsurance.com.au

You are reminded that the policy mentioned below falls due for renewal on 31/03/2025. To ensure your continued protection, payment must be received by the due date.
This is an invitation to renew, and not a demand for payment.

Strata Corporation No 1461 Inc
C/- Eastern Strata Services
PO Box 2
GLEN OSMOND SA 5064

TAX INVOICE

This document will be a tax invoice for GST when you make payment

Invoice Date: 7/03/2025
Invoice No: 212125
Our Reference: SP 1461

Should you have any queries in relation to this account, please contact your Account Manager
Brenda Harris

Class of Policy: Strata Title Insurance
Insurer: QBE Insurance (Australia) Limited
Level 15, 11 Waymouth Street Adelaide SA 5000
ABN: 95 054 880 554

The Insured: Strata Corporation No 1461 Inc

RENEWAL
Policy No: HU0020734
Period of Cover:
From **31/03/2025**
to **31/03/2026** at 4:00 pm

Details: See attached schedule for a description of the risk(s) insured

Renewal invitation for:
112 Gage Street, Firle SA 5070

YOUR DUTY OF DISCLOSURE - Before you enter into a Contract of general insurance with an Insurer, you have a duty under the Insurance Contracts Act 1984 to disclose to the Insurer every matter that you know, or could reasonably expect to know, is relevant to the Insurer's decision whether to accept the risk of Insurance and if so, on what terms. You have the same duty to disclose those matters to the Insurer before you renew, extend, vary or reinstate a Contract of general insurance. Your duty however, does not require disclosure of matter that diminishes the risk to be undertaken by the Insurer, that is common knowledge, that your Insurer knows or, in the ordinary course of business, ought to know, as to which the compliance with your duty is waived by the Insurer. **NON-DISCLOSURE** - If you fail to comply with your duty of disclosure, the Insurer may be entitled to reduce the liability under the Contract in respect of a claim or may cancel the Contract. If your non-disclosure is fraudulent, the Insurer may also have the option of avoiding the Contract from its beginning. Clients who are not fully satisfied with our services should contact our customer relations/complaints officer. We are members of the Aust. Financial Complaints Authority (AFCA) a free customer service, and follow the principles of the Insurance Brks. Code of Practice. Further information is available from our office, or visit www.afca.org.au

Your Premium:

Premium	UW Levy	Fire Levy	GST	Stamp Duty	iSurveyRisk	Broker Fee
$11,385.56	$150.00	$0.00	$1,178.58	$1,377.65	$0.00	$250.21

TOTAL **$14,342.00**

(A processing fee applies for Credit Card payments)

PAID
EFT
9/3/25
$14,342.00

DEFT PAYMENT SYSTEMS

Please turn over for further payment methods and instructions

BPAY
Biller Code: 20362
Ref: 40495481911635894

Pay by credit card (Visa, Mastercard, Amex or Diners)
at **www.deft.com.au**
A surcharge may apply.
DEFT Reference Number: 40495481911635894

Post Billpay
*498 404954 81911635894

THOMAS INSURANCE BROKERS PTY LTD
Our Reference: SP 1461
Invoice No: 212125
Due Date: 31/03/2025

Premium	**$11,385.56**
U'writer Levy	**$150.00**
Fire Levy	**$0.00**
GST	**$1,178.58**
Stamp Duty	**$1,377.65**
Broker Fee	**$250.21**
iSurveyRisk	**$0.00**
AMOUNT DUE	**$14,342.00**

+404954 81911635894<

001434200<3+

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Schedule of Insurance

Class of Policy: Strata Title Insurance
The Insured: Strata Corporation No 1461 Inc

Policy No: HU0020734
Invoice No: 212125
Our Ref: SP 1461

This policy has been placed through

CHU Underwriting Agencies Pty Ltd
ABN 95 054 880 554
208 Greenhill Road Easwood 5063

CHU Underwriting Agencies Pty Ltd is an underwriting agency who has placed the policy with

QBE Insurance (Australia) Limited
ABN 95 054 880 554
Level 15, 11 Waymouth Street Adelaide SA 5000

CHU RESIDENTIAL STRATA INSURANCE

Policy Number:	HU0020734
Policy Wording:	CHU Residential Strata Insurance Plan
The Insured:	Strata Corporation No 1461 Inc
Situation:	112 Gage Street, Firle SA 5070
POLICY PERIOD:	From: 4.00pm on 31st March 2025
	To: 4.00pm on 31st March 2026

Policies Selected

Policy 1 – Insured Property	
Building:	$8,925,000
Common Area Contents:	$0
Loss of Rent & Temporary Accommodation (total payable):	$1,338,750
Policy 2 – Liability to Others	
Sum Insured:	$20,000,000
Policy 3 – Voluntary Workers	
Death:	$200,000
Total Disablement:	$2,000 per week
Policy 4 – Fidelity Guarantee	
Sum Insured:	$100,000
Policy 5 – Office Bearers' Legal Liability	
Sum Insured:	$500,000
Policy 6 – Machinery Breakdown	
Sum Insured:	$100,000
Policy 7 – Catastrophe Insurance	
Sum Insured	$2,677,500
Extended Cover - Loss of Rent & Temporary Accommodation	$401,625
Escalation in Cost of Temporary Accommodation	$133,875
Cost of Removal, Storage and Evacuation	$133,875
Policy 8 – Government Audit Costs and Legal Expenses	
Government Audit Costs:	$25,000
Appeal expenses – common property health & safety breaches:	$100,000

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Schedule of Insurance

Class of Policy:	Strata Title Insurance	**Policy No:**	HU0020734
The Insured:	Strata Corporation No 1461 Inc	**Invoice No:**	212125
		Our Ref:	SP 1461

Legal Defence Expenses: $50,000

Policy 9 – Lot owners' fixtures and improvements (per lot)
Sum Insured: $250,000

Flood Cover is included.

Excesses
Policy 1 – Insured Property
Standard: $2,000
Other excesses payable are shown in the Policy Wording.

Policy 6 – Machinery Breakdown
Standard: $500
Conditions of this Invitation
This renewal invitation is based on the following. If any of these are incorrect, please contact us as it may affect the renewal invitation and the terms and conditions on which we will provide insurance cover.

1. The proposed Insured (either alone or jointly with any other person or entity) has not had any previous insurance declined, renewal refused, cancelled or special terms or conditions applied to any application, renewal or Policy.
2. The renewal invitation has been based on the claims noted in the attached claims history. No claims or incidents
have occurred to your knowledge or the knowledge of the insured that have not yet been notified to us.
3. No changes to the Description of Occupancies have occurred since your quotation request.

The Building Sum Insured (BSI) amount is based on the previous year's sum insured and may have an allowance added to help keep pace with inflation. Please be sure to review the BSI to ensure it meets your client's instructions and/or recent valuation.

Important Information
Confirmation of cover
The cover provided by this new business quote and/or endorsement quote for this contract of insurance is not confirmed until CHU has provided confirmation in writing and may be subject to change due to additional material information being made available. From time to time, our capital provider may also impose embargoes due to climatic events which prevent CHU from providing cover during a period of time.

Your duty when you renew your policy
This document sets out the information we hold about you, your property and your policy.

By law, you must take reasonable care not to make a misrepresentation. This means before renewal, you must review this information and tell us if anything is wrong or if there have been any changes. Some types of changes may impact our offer of renewal terms.

If we do not hear from you and you renew your policy, this means you agree that the information you have previously provided to us is correct and that nothing has changed.

If you do not tell us about anything that has changed, or if any of the information is misleading, incomplete, inaccurate or fraudulent we may reduce or not pay a claim, cancel your policy or treat it as if it never existed.

If anything is unclear, please contact us.

Excesses – explanatory notes
Whenever an Excess and amount is shown in the Schedule or Policy Wording, You must pay or contribute the stated amount for each claim You make against the Insured Event.

Water Damage Excess

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Schedule of Insurance

Class of Policy:	Strata Title Insurance	**Policy No:**	HU0020734
The Insured:	Strata Corporation No 1461 Inc	**Invoice No:**	212125
		Our Ref:	SP 1461

The following Excess will apply to Policy 1 – Insured Property for loss or damage caused by:
a. Damage from bursting, leaking, discharging or overflowing of tanks, apparatus or pipes
b. Rainwater
The additional Excess payable will be shown on Your Policy Schedule.
Other excesses apply. These are listed on your Policy Schedule or described in the Policy Wording.

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MINUTES OF THE GENERAL MEETING OF STRATA CORPORATION 1461 INC.
held at 112 Gage Street FIRLE S.A. 5070 on Thursday the 20th February 2025 at 7.00 p.m.

Present:
Unit 4. Mr. Ross Johns, Unit 7. Mr. Mervyn & Mrs. Margaret Boundy with Mr. Paul Boundy, Unit 9. Ms Simone Fejer, Unit 10. Ms Marissa Nero with Mr. Dominico Nero, Unit 11. Mr. Tommy Cudmore, Unit 12. Ms Voola Varvounis, Unit 17. Mr. Antonio Canala, Unit 18. Ms Angela D'Ortenzio, Unit 24. Mrs. Trudy Southern with Mr. Tim Rettig representing Eastern Strata Services

Proxies: Unit 3. Mr. Colin Ludwig and Unit 21. Ms Jussey Verco- both to Voola Varvounis, Unit 13. Mr. Paul De Passos to the Chairperson, Unit 20. Ms Franwyn Botha to Mr. George Marchetti, Unit 1. Mr. George Marchetti to Voola Varvounis,

Apologies: Unit 15. Mr. Jeff Birrell

Quorum: As 14 units were represented in person or by proxy, a quorum was declared.

Chairperson: Tim Rettig was requested to assist by chairing the meeting.

Confirmation of Minutes of the Previous Meeting: The minutes of the previous Annual General Meeting held on the 28th February 2024 were tabled and adopted on the motion by Mervyn Boundy and seconded by Simone Fejer as being a correct record of the proceeds of the Meeting.

Matters Arising: None

Financials: The Financial Statement for the 12 months to 31st January 2025 was tabled and showed a Net Surplus of -$1611.39 and Total Equity of $7217.98.
The accounts were then approved as fair and reasonable by Ross Johns, seconded by Trudy Southern.

Insurance: The Insurance is with CHU Underwriting Agencies Pty Ltd for QBE Insurance (Australia) Limited.
The Insurance is current to the 31st March 2024 for Building of $8,500,000-, Catastrophe $2,550,000- ,Loss of Rent/Temporary Accommodation $1,179,000- plus Extended cover for Loss of Rent /Temporary Accommodation $382,500- plus Escalation in cost of Temporary Accommodation $127,500- plus Cost of Removal, Storage & Evacuation $127,500-, Public Liability of $20,000,000-, Voluntary Workers $200,000-/$2,000-, Fidelity Guarantee of $100,000-, Office Bearers Liability $500,000- and Lot Owners Fixtures and Fittings of $250,000- per lot. The Strata was last valued for Insurance purposes in February 2023 and the recommendations were:-Building at $7,800,000-, Loss of Rent/Alternative Accommodation at $1,200,000- and Catastrophe of $2,730,000-. The Manager may be paid a referral fee on placing the Insurance with a Broker, that at 0.5% on the Insurance Premium only.
The meeting decided that the covers in place now where sufficient for the next 12 months.

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Administrative Budget: The Budget for the 12 months to 31st January 2026 was presented to the meeting and discussed. The Manager explained to the Meeting that he had formulated the Budget on Building Maintenance priorities and forwarded to the Committee for comment. The proposal put forward by the Manager and agreed by the Committee was for the Quarterly Maintenance to be $353.12 & Future Maintenance (Sinking Fund) fees be $321.88- in total $675.00 per quarter per Unit. This was put to a vote and the meeting agreed with $675.00.
The Quarters and payments due:
1/2/25 to 30/4/25- payment due by 28/2/25
1/5/25 to 31/7/25- payment due by 31/5/25
1/8/25 to 31/10/25- payment due by 31/8/25
1/11/25 to 31/1/26-payment due by 30/11/25

Building Maintenance: All the Woodwork repairs have been completed. The Roofer had started on the complex, but after repairing 4 Units and starting on another 4, had injured his back and will be off-work until August. It was decided to find another quote to complete the Roof repairs and if it comes in around $23000-, to go ahead (with Committee approval), if a higher quote, to wait until August and have the original Contractor finish the job. The Plumber had inspected all Units for any water leaks into the footings and all but 2 Units passed satisfactorily. Of the 2 Units identified as needing repairs, both had been repaired at the date of the meeting.
The dividing fences in some Units have deteriorated and the Manager to inspect and work out which need replacing. Then to have them replaced if funds permit this year.
External Painting was discussed. The manager to have any items identified on the report received from AGPM in September 2013 completed and then work out a plan to repaint any areas of major concern, this year.
Voola Varvounis to contact Colin Ludwig and ask him to talk with the Church people next door about the deteriorating boundary fence- in particular the railings which had been reported to be failing.
The signs at the front of the property on Gage Street hadn't been replaced and Voola Varvounis offered to have this rectified.

Officers of the Strata Body:
It was resolved that the Officers for the coming year be:
Presiding Officer – Voola Varvounis
Secretary- Antonio Canala
Treasurer – Trudy Southern
A Management Committee consisting of the above Officer together with George Marchetti, Jussey Verco, Colin Ludwig, Fran Botha and Jeff Birrell

Appointment of Strata Manager: Eastern Strata Services was appointed to manage the Corporation for the next 12 months.

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Other Business: Antonio Canala asked if he could replace the dividing brush fence with something similar (Refer comments at Building Maintenance). Approved.
Angela D'Ortenzio asked if she could replace the Bird of Paradise in her front garden with a Lemon Tree or another plant. Approved.
Marissa Nero asked if she could put up a fence across the rear of her yard to enclose that yard. Approved at her expense. Marissa also asked if she could replace the existing air-conditioner with a new one. This is located at the rear of her property. Approved.
The meeting closed at 8.00 p.m.

Signed as a correct record.

Chairperson.

PS. Names of some Contractors who undertake work around the Strata-

Gardener- The Garden Guise- (Iggy), 0404 380 480
Electrician- Anthony Polglase 0417 852 266
Plumber- Henry Kozoolin 0417 813 404
Builder- George- Direct Maintenance Services 0415 396 556
Handyman- Michael Clark 0435 855 610

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STRATA CORPORATION 1461 INCORPORATED
Balance Sheet
As of January 31, 2025

	Jan 31, 25
ASSETS	
Current Assets	
Chequing/Savings	
Bank SA	23,579.89
Total Chequing/Savings	23,579.89
Accounts Receivable	
Trade receivables	3,543.40
Total Accounts Receivable	3,543.40
Total Current Assets	27,123.29
TOTAL ASSETS	27,123.29
LIABILITIES	
Current Liabilities	
Other Current Liabilities	
Provision- Future Maintenance	19,905.31
Total Other Current Liabilities	19,905.31
Total Current Liabilities	19,905.31
TOTAL LIABILITIES	19,905.31
NET ASSETS	7,217.98
EQUITY	
Opening Bal Equity	8,829.37
Net Income	-1,611.39
TOTAL EQUITY	7,217.98

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STRATA CORPORATION 1461 INCORPORATED
Profit & Loss
February 2024 through January 2025

	Feb 24 - Jan 25
Ordinary Income/Expense	
Income	
Maintenance Contributions	
Maint 1	1,250.00
Maint 2	1,250.00
Maint 3	1,250.00
Maint 4	1,250.00
Maint 5	1,250.00
Maint 6	1,250.00
Maint 7	1,250.00
Maint 8	1,250.00
Maint 9	1,250.00
Maint 10	1,250.00
Maint 11	1,250.00
Maint 12	1,250.00
Maint 13	1,250.00
Maint 14	1,250.00
Maint 15	1,250.00
Maint 16	1,250.00
Maint 17	1,250.00
Maint 18	1,250.00
Maint 19	1,250.00
Maint 20	1,250.00
Maint 21	1,250.00
Maint 22	1,250.00
Maint 23	1,250.00
Maint 24	1,250.00
Total Maintenance Contributions	30,000.00
Future Maintenance Contribution	
FM 1	2,148.00
FM 2	2,148.00
FM 3	2,148.00
FM 4	2,148.00
FM 5	2,148.00
FM 6	2,148.00
FM 7	2,148.00
FM 8	2,148.00
FM 9	2,148.00
FM 10	2,148.00
FM 11	2,148.00
FM 12	2,148.00
FM 13	2,148.00
FM 14	2,148.00
FM 15	2,148.00
FM 16	2,148.00
FM 17	2,148.00
FM 18	2,148.00
FM 19	2,148.00
FM 20	2,148.00
FM 21	2,148.00
FM 22	2,148.00
FM 23	2,148.00
FM 24	2,148.00
Total Future Maintenance Contribution	51,552.00
Re-imbursed Expenses	875.00
Total Income	82,427.00
Gross Profit	82,427.00
Expense	
Telephone, Stationery Etc	381.00
Strata Management	5,184.00
Gutter Cleaning	950.00
Pest Control	2,145.00
Gardening	7,590.00
Repairs and Maintenance	
Driveway	627.00
Roof Repairs	4,600.00
Carpentry	44,605.00

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STRATA CORPORATION 1461 INCORPORATED
Profit & Loss
February 2024 through January 2025

	Feb 24 - Jan 25
Plumbing	1,925.00
Total Repairs and Maintenance	51,757.00
Electricity	124.39
Insurance	15,485.00
Total Expense	83,616.39
Net Ordinary Income	-1,189.39
Other Income/Expense	
Other Income	
Transferfrom FM	51,130.00
Total Other Income	51,130.00
Other Expense	
Transfer to Provn for FM	51,552.00
Total Other Expense	51,552.00
Net Other Income	-422.00
Net Income	-1,611.39

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STRATA CORPORATION 1461 INCORPORATED

Ammended Administrative Budget for Expenditure for the year to 31st January 2026

	$'s
Maintenance	
Management	5232.00
Telephone, Postage and Stationery	380.00
Insurance	17400.00
Lawns & Grounds	7600.00
Gutter Cleaning	950.00
Building Repairs	1200.00
Pest Control	0.00
Plumbing Repairs	1000.00
Audit	0.00
Contingencies	8.00
Insurance Valuation	0.00
Communal Lighting	130.00
SUB TOTAL	33900.00
Future Maintenance	
General	
Painting over 2 years- 1st stage	24000.00
Carpentry	0.00
Roof repairs including gutters	22900.00
(Less amount from Future Maintenance Fund)	-16000.00
SUB TOTAL	30900.00
Total Contribution:	64800.00

Suggetsed Quarterly Fees to be:	Maintenance	Future Maint	Total
	353.13	321.88	675.00

QUARTERS ARE:	**PAYMENTS DUE:**	
1/2/25 to 30/4/25	**28/02/2025**	**675.00**
1/5/25 to 31/7/25	**31/05/2025**	**675.00**
1/8/25 to 31/10/25	**31/08/2025**	**675.00**
1/11/25 to 31/1/26	**30/11/2025**	**675.00**

YOU MAY DIRECT CREDIT IF YOU WISH
BANK DETAILS ARE:
Name: Strata Corporation 1461 Inc.
Bank: Bank SA
Branch: Unley
BSB: 105 011
ACCOUNT NUMBER: 134416540

PLEASE STATE YOUR UNIT NUMBER OR NAME

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MINUTES OF THE GENERAL MEETING OF STRATA CORPORATION 1461 INC.
held at 112 Gage Street FIRLE S.A. 5070 on Wednesday the 28th February 2024 at 6.30 p.m.

Present:
Unit 1. Mr. George Marchetti, Unit 3. Mr. Colin Ludwig, Unit 4. Mr. Ross & Mrs Debbie Johns, Unit 7. Mr. Mervyn Boundy with Mr. Paul Boundy, Unit 8. Ms Kristy Liebelt, Unit 9. Ms Simone Fejer, Unit 12. Ms Voola Varvounis, Unit 14. Mr. Jeff Laurence, Unit 17. Mr. Guiseppe Canala with Mr. Antonio Canala, Unit 18. Ms Angela D'Ortenzio, Unit 20. Ms Franwyn Botha, Unit 22. Ms Susan Ferulga for Mr. Stuart Lindsay, Unit 24. Mr. Trevor Southern with Mr. Tim Rettig & Ms Annie Jamieson representing Eastern Strata Services

Proxies: Unit 2. Mr. Graham & Mrs. Monica Loveday, Unit 6. Peter Sinclair, Unit 16. Ms Sarah Carpenter, Unit 19. Ms Judith Jefferson, Unit 23. Ms Anna Crisci- all to the Chairperson; Unit 5. Ms Suzanne Kelly, Unit 11. Mr. Tommy Cudmore, Unit 13. Noel & M Wright and Unit 21. Ms Jussey Verco-all to Ms Voola Varvounis.

Quorum: As 22 units were represented in person or by proxy, a quorum was declared.

Chairperson: Tim Rettig was requested to assist by chairing the meeting.

Confirmation of Minutes of the Previous Meeting: The minutes of the previous Annual General Meeting held on the 2nd March 2023 were tabled and adopted on the motion by Guiseppe Canala and seconded by Debbie Johns as being a correct record of the proceeds of the Meeting.

Matters Arising: None

Financials: The Financial Statement for the 12 months to 31st January 2024 was tabled. The Financials ending 31/1/24 showing a Net Surplus of $3075.55 and Total Equity of $8563.37 were tabled.
The accounts were then approved as reasonable by Voola Varvounis and seconded by Guiseppe Canala.

Insurance: The Insurance is with CHU Underwriting Agencies Pty Ltd for QBE Insurance (Australia) Limited.
The Insurance is current to the 31st March 2024 for Building of $7,800,000-, Catastrophe $2,340,000-plus Extended cover for Loss of Rent /Temporary Accommodation $351,000-plus Escalation in cost of Temporary Accommodation $117,000- plus Cost of Removal, Storage & Evacuation $117,000-, Public Liability of $20,000,000-, Voluntary Workers $200,000-/$2,000-, Loss of Rent/Temporary Accommodation $1,179,000-, Fidelity Guarantee of $100,000-, Office Bearers Liability $500,000- and Lot Owners Fixtures and Fittings of $250,000- per lot. The Strata was last valued for Insurance purposes in February 2023 and the recommendations were:-Building at $7,800,000-, Loss of Rent/Alternative Accommodation at $1,200,000- and Catastrophe of $2,730,000-. The Manager may be paid a referral fee on placing the Insurance with a Broker, that at 0.5% on the Insurance Premium only.
The Manager had the property re-valued for Insurance purposes on 28/2/23 and the new Valuation suggested Building of $7,800,000-, approximately $1,200,000- Loss of Rent and Catastrophe cover of 35% ($2,730,000-). The meeting discussed the Valuation and decided to increase Building to $8,500,000-with associated increase to the other parts of the Policy, for the coming 12 months.

Administrative Budget: The Budget for the 12 months to 31st January 2025 was presented to the meeting and discussed. The Manager explained to the Meeting that he had formulated the

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Budget on Building Maintenance priorities and discussed with the Committee. The proposal put forward by the Manager and agreed by the Committee was for the Quarterly Maintenance to be $312.50 & Future Maintenance (Sinking Fund) fees be $537.00- in total $849.50 per quarter per Unit. This was put to a vote and the meeting agreed with $849.50.

6.d- When the Manager had met with the Committee, the issue of Salt Damp in Units was raised as a firm, Tech-Dry, had inspected Units and quoted on repairs ($42,830-).
Salt Damp is not being considered this year as other priorities (Refer Building Maintenance in the next item) are being attended too first. While discussing the proposed Budget with the Committee, the Manager spoke with his Plumber about the salt damp issues identified.
The Plumber suggested that as this issue is not prevalent in all Units, it would be prudent to check drains and wet areas to ensure they are not leaking, prior to having any salt damp damage repaired. A Visual test is $485- for the complex and if any issues identified, the cost will be $205- per Unit to pressure test. The Committee was in favour of the inspections and authorised funds to come from the Strata to have these checks done. Owners/Tenants can expect the Plumber, Henry Kozoolin to arrange to test the wet areas and drains over the coming months. He will issue a report on all Units to the Committee. If any problems are found, Owners will be given until the end of 2024 to rectify the problems, at their cost.

Building Maintenance: Further to the AGM last year, the Manager had a firm undertake a comprehensive assessment of the issues with the buildings. From that, quotes were sought to (a). Repair the Roof, (b). Repairs to the external wood-work and (c). Salt Damp issues. The Committee discussed the report and quotes and formed the opinion that it was best to start repairs from the roof down. It was decided that the Roof restoration be undertaken as first priority with the carpentry repairs next. It is expected that sufficient funds will be on hand to have these 2 items completed this calendar year. Salt Damp and Painting issues will be prioritised for next Strata year.
The Gardener is employed to attend to the front areas of Units (Gardens and Lawns) with the rear sections to be maintained by Owners at their cost.

Officers of the Strata Body:
It was resolved that the Officers for the coming year be:
Presiding Officer – Voola Varvounis
Secretary- Franwyn Botha
Treasurer – Trudy Southern
And a Management Committee consisting of the above Officer together with George Marchetti, Jussey Verco, Colin Ludwig and Jeff Laurence

Appointment of Strata Manager: Eastern Strata Services was appointed to manage the Corporation for the next 12 months.

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Other Business:
There is a Parking Policy in place- the main stipulation is that cars be placed into Garages first and only one other car allowed to park in front of the garage, but not to be encroaching on the drive-way.
Visitor's parking areas are strictly for Visitors only and under no circumstances are Owners or Tenants to park there. Unfortunately, the Policy isn't being followed. The meeting decided that a warning would be given to each vehicle (unless it could be associated with a Unit) and if the vehicle hadn't been moved off the Visitor's area within 24 hours, a second warning be given. Failure to adhere to the Policy will incur a fine of $100- and be given to the Owner of the Unit.
Owners are advised of this Policy by these Minutes and a letter advising the Policy to be given to each Unit Tenant.

Animal Policy- an application had been received from the Agent for Unit 13 to allow the Tenant to keep a small dog. The Strata Policy was discussed and the application declined. The meeting closed at 7.25 p.m.

Installation of Solar Panels to the roof of Unit 17- An Application had been received (and Owners notified with the Notice of Meeting) to install solar panels to the roof. The matter was discussed and the application was passed by all Owners who had voted- in excess of 75%. No vote was recorded against the application.

Signs- Colin Ludwig suggested a Sign-writer quote to repaint the existing signs where necessary and he will give Voola the telephone number of the Contractor.

Signed as a correct record.

Chairperson.

P.S. Names of some Contractors who undertake work around the Strata-

Gardener- The Garden Guise- (Iggy), 0404 380 480
Electrician- Anthony Polglase 0417 852 266
Plumber- Henry Kozoolin 0417 813 404
Builder- George- Direct Maintenance Services 0415 396 556
Handyman- Michael Clark 0435 855 610

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STRATA CORPORATION 1461 INCORPORATED
Balance Sheet
As of January 31, 2024

	Jan 31, 24
ASSETS	
Current Assets	
Chequing/Savings	
Bank SA	30,203.11
Total Chequing/Savings	30,203.11
Accounts Receivable	
Trade receivables	574.27
Total Accounts Receivable	574.27
Total Current Assets	30,777.38
TOTAL ASSETS	**30,777.38**
LIABILITIES	
Current Liabilities	
Accounts Payable	
Trade creditors	2,730.70
Total Accounts Payable	2,730.70
Other Current Liabilities	
Provision- Future Maintenance	19,483.31
Total Other Current Liabilities	19,483.31
Total Current Liabilities	22,214.01
TOTAL LIABILITIES	**22,214.01**
NET ASSETS	**8,563.37**
EQUITY	
Opening Bal Equity	5,487.82
Net Income	3,075.55
TOTAL EQUITY	**8,563.37**

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STRATA CORPORATION 1461 INCORPORATED
Profit & Loss
February 2023 through January 2024

	Feb 23 - Jan 24
Ordinary Income/Expense	
Income	
Interest Recd on O/D Accounts	0.00
Maintenance Contributions	
Maint 1	1,804.68
Maint 2	1,804.68
Maint 3	1,804.68
Maint 4	1,804.68
Maint 5	1,804.68
Maint 6	1,804.68
Maint 7	1,804.68
Maint 8	1,792.58
Maint 9	1,804.68
Maint 10	1,804.68
Maint 11	1,804.68
Maint 12	1,804.68
Maint 13	1,804.68
Maint 14	1,804.68
Maint 15	1,804.68
Maint 16	1,804.68
Maint 17	1,804.68
Maint 18	1,804.68
Maint 19	1,804.68
Maint 20	1,804.68
Maint 21	1,804.68
Maint 22	1,795.18
Maint 23	1,804.67
Maint 24	1,804.68
Total Maintenance Contributions	43,290.71
Future Maintenance Contribution	
FM 1	348.32
FM 2	348.32
FM 3	348.32
FM 4	348.32
FM 5	348.32
FM 6	348.32
FM 7	348.32
FM 8	347.25
FM 9	348.32
FM 10	348.32
FM 11	348.32
FM 12	348.32
FM 13	348.32
FM 14	348.32
FM 15	348.32
FM 16	348.32
FM 17	348.32
FM 18	348.32
FM 19	348.32
FM 20	348.32
FM 21	348.32
FM 22	347.48
FM 23	348.25
FM 24	348.32
Total Future Maintenance Contribution	8,357.70
Re-imbursed Expenses	50.00
Total Income	51,698.41
Gross Profit	51,698.41
Expense	
Committee Expenses	18.40
Building Report	1,100.00
Telephone, Stationery Etc	336.60
Strata Management	5,160.00
Termite Inspection	1,100.00
Gutter Cleaning	120.00
Pest Control	1,320.00
Valuation	470.00

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STRATA CORPORATION 1461 INCORPORATED
Profit & Loss
February 2023 through January 2024

	Feb 23 - Jan 24
Gardening	8,899.00
Repairs and Maintenance	
Electrical	154.00
Plumbing	1,706.45
Garden Taps	68.25
Fence Repairs	2,640.00
Ceiling Repairs	5,418.00
Window Repairs	231.00
Signage	314.60
Total Repairs and Maintenance	10,532.30
Exit Fee	275.00
Insurance	10,933.86
Total Expense	40,265.16
Net Ordinary Income	11,433.25
Other Income/Expense	
Other Expense	
Transfer to Provn for FM	8,357.70
Total Other Expense	8,357.70
Net Other Income	-8,357.70
Net Income	3,075.55

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STRATA CORPORATION 1461 INCORPORATED

Ammended Administrative Budget for Expenditure for the year to 31st January 2025

	$'s
Maintenance	
Management	5184.00
Telephone, Postage and Stationery	480.00
Insurance	11600.00
Lawns & Grounds	8700.00
Gutter Cleaning	900.00
Building Repairs	1100.00
Pest Control	0.00
Plumbing Repairs	2000.00
Audit	0.00
Contingencies	36.00
Insurance Valuation	0.00
Communal Lighting	0.00
SUB TOTAL	30000.00
Future Maintenance	
General	
Painting	0.00
Carpentry	43052.00
Roof repairs including gutters	27500.00
(Less amount from Future Maintenance Fund)	-19000.00
SUB TOTAL	51552.00
Total Contribution:	81552.00

Suggetsed Quarterly Fees to be:	Maintenance	Future Maint	Total
	312.50	537.00	849.50

YOU MAY DIRECT CREDIT IF YOU WISH
BANK DETAILS ARE:
Name: Strata Corporation 1461 Inc.
Bank: Bank SA
Branch: Unley
BSB: 105 011
ACCOUNT NUMBER: Yet to be Opened

PLEASE STATE YOUR UNIT NUMBER OR NAME

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MINUTES OF COMMITTEE MEETING FOR STRATA CORPORATION 1461

DATE: WEDNESDAY 17/1/24

TIME: 7:00 PM

LOCATION: Unit 12

ATTENDANCE: George Marchetti, Colin Ludwig, Jeff Lawrence, Trudy Southern, Voola Varvounis.

EASTERN STRATA SERVICES: Tim Rettig

APOLOGIES: Susan Ferluga (as Proxy for Stewart Lindsay), Fran Botha

Discussion regarding 2nd quotes for maintenance as per spreadsheet provided by Tim Rettig and plan going forward.

Item:

Salt Damp – Tech Dry $42,830

Committee agreed this treatment can be delayed for at least 18 months. Suggestion that all drains be tested by Plumber to see if there is a presence of leaking plumbing. For all visual testing total cost of $485 for complex. Should issues be identified then pressure testing will be undertaken at a cost of $205 per unit. These costs will be covered by Strata. If issues identified for any units then owners will be given 1 year to have problem fixed.

Roof: All Round Group $27,500

All Ridge caps to be re-bedded and all broken tiles replaced. Quote equates to $1146.00 per unit.

Committee unanimously agreed this as top priority. Tim Rettig will contact All Round Group to request commencement of these repairs as soon as possible.

Carpentry : Peter Antoniou $43,010

Window repairs, Fascia Corner repairs, Scotia section repairs and Eves.

Committee unanimously agreed this is second priority, Tim Rettig will contact Peter Antoniou to agree with payment in instalments.

Painting – wait until all carpentry works completed to see what needs to be done.

Currently there is $19,000 in Strata's Future Maintenance fund.

It was agreed that quarterly levies should be increased to $537 + $312.50 = $849.50 for the next four quarters (2024). This will boost the Future Maintenance fund and enable the completion of Roofing and Carpentry repairs.

AGM will be called for Wednesday 28/2/24. Tim Rettig will present the Strata's budget and discuss Committee's recommendations for the plan towards achieving completion of repairs

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Tim Rettig

From: Voola Varvounis <voulezvools@live.com.au>
Sent: Saturday, 30 September 2023 11:51 AM
To: Tim Rettig
Subject: Minutes of Committee Meeting Strata 1461 27/9/23

Minutes of the Office Bearers and Committee of Strata Corp 1461

Held on Thursday 27th September January 2023 commencing at 7:00pm
Location: Unit 12
Attendees: Franwyn Botha, Trudy Southern, George Marchetti, Jeff Lawrence, Voola Varvounis, Colin Ludwig (via What's App)
Apologies: Stuart Lindsay
By Invitation: Susan Ferluga

Tim Rettig: Strata Manager

Strata Manager Tim Rettig provided each attendee with a copy of a spread sheet of issues identified following AGPM's recent building inspection – the report 114 pages with photo images had been emailed to committee members. Agreed that AGMP's quote expensive and further quotes be sought.

Prioritising in following order:

- Ridge Capping (seeking another quote from roofing contractor)
- Window repairs, fascia corner repairs, scotia section repairs, and eves (seeking quote from carpenter Peter Antoniou)
- Salt Damp (seeking report fromTechdry)

Unit 17 ceiling kitchen & lounge – Quote from George the Builder cheaper than AGPM's, will not worry about garage at this stage.

Once all quotes received repairs will be undertaken in order of priority and our financial position.

Following discussed
5 x Rubbish bins against wall of Unit 20 at John Street entrance - this is an owner's responsibility to communicate with their tenants. Trudy and Voola will door knock and ensure that all bins are removed the day after collection and if any units do not have a bin they will be allocated one from the surplus. Eastern Waste Services will be asked to remove any unclaimed bins.

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Cleaning or gutters
Voola will speak to our gardener Iggy regarding cleaning gutters. Iggy had mentioned that prior to taking up gardening he was working in roof maintenance, will ask him if he still has contacts for us to get quotes re roof capping repairs and cracked tile replacements.

Overhanging trees, bushes and vines
This is the owner's responsibility, any overhanging tree limbs, bushes and vines at rear of property must be pruned back to fence line. Front overhangs are on common land and the responsibility of Strata.

Brush Fence on boundary between rear of Units 21, 22 and #2 John Street
Brush Fence is in disrepair and tilting towards John Street unit, it was noted that the tenants there have a furnace which is used for burning, which presents a fire hazard. The unit complex is owned by the Deaf Society. Options are 1) Contact Deaf Society of this fire hazard or 2) contact Council.

It was agreed that a Committee meeting will be called once requested quotes have been received in order to discuss finances available and plan repairs in order of priority.

Meeting ended at 8:00pm.

Thanks
Voola
Sent from Mail for Windows

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RESOLUTIONS

UPDATED IN FILE SMART

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RESOLUTIONS AFFECTING STRATA CORPORATION NO. 1461 INC

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

DATE	RESOLUTION
22 Mar 04	**Appointment of Strata Manager:** Geof Kurtze Pty Ltd appointed as Strata Manager for an annual fee plus 10% of quoted/supervised works above $500 as per quote/proposal dated 6th March 2003. **Late payment of contributions / levies - administration charge:** Should a unit owner not make acceptable arrangements with the Strata Manager prior to the due date of a strata contribution or levy, a late payment fee of $20 will be charged to that unit owner, for every 30 days after the due date. Of this fee, $10 plus GST to be paid to Geof Kurtze Pty Ltd for administration expenses. **Legal action for breach of resolutions or Articles:** After consultation with the Presiding Officer, Geof Kurtze Pty Ltd be authorised to engage the services of a solicitor to instigate legal proceedings and/or write to a unit owner/s when the owner/occupier has breached the Strata Titles Act, Articles or Resolutions of the Corporation and aggrieved other residents of the complex, provided that at least two letters have been forwarded to the owner/s and/or agent concerning the occupiers. One of these letters to include a warning of legal recourse. All associated legal costs to be borne by the relevant unit owner/s and to become a debt against the unit. **Legal Recovery Action:** Geof Kurtze Pty Ltd be authorised to engage legal assistance for the recovery of unpaid strata contributions or levies that remain unpaid after a period of six weeks from the due date and where the owner has first been advised of such intended procedure. Any costs associated with the recovery of unpaid amounts are to be borne by the respective unit owner. **Broker Insurance Commissions:** The Strata Manager to receive commissions from the Insurance Broker, with whom the Corporation's insurance is placed. **Plumbing/maintenance expenditure:** Where plumbing or repairs are required as a result of damage, which a plumber/contractor attributes to vegetation from a subsidiary area, the owner of that unit will be liable for the repair expenditure and the expense will become a debt against that unit." **Gate maintenance:** Other than the two gates near units 1 and 13, individual owners are responsible for the maintenance and repair of gates on their subsidiary areas. **Electricity Reimbursement:** The owners of units 4, 5, 9, 15, 20 and 24 be reimbursed for electricity consumed for external lighting, in accordance with the formula provided by the Management Committee.
31 Mar 05	**Sun Blind Unit 13:** Approval given to Unit 13 to install a sun blind as long as it is the same as the blinds on the surrounding units in the Strata complex.
22 Mar 06	**Late Payment Fees:** The Late Payment Fee of $20 plus GST be paid to Geof Kurtze Strata & Corporate Management to cover administration costs incurred.
9 Oct 06	**Unit 24 gates:** The owner of Unit 24 is allowed to install two unlocked gates on the common property behind the strata unit. **Alterations:** A unit holder is financially responsible for any damage caused by any past or future alteration to the structure of his or her strata unit and any damage caused by such alteration to any other strata unit in that block of four strata units.
23 Jan 07	**Unit 5:** Approval given to the owner of unit 5 to plant hibiscus in front lawn, replace garage roller door and shorten clothesline.
17 Mar 08	**Destruction of old records:** Geof Kurtze Strata and Corporate Management be authorised to destroy old records, not required to be retained under the Strata Titles Act 1988 and Regulations and to also store required records, digitally, before destroying the original documents.

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

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15 Apr 09

Common Lighting Side of Unit 12
Following a detailed discussion in relation to the request from the owner of unit 12 that the Corporation pay for the installation of a sensor light on the eastern side of her unit wall it was resolved that as the owner was the only person to benefit from the installation that the request for Corporation funding be declined. However approval was given to the owner of unit 12 for the installation of a sensor light on the eastern wall of that unit subject to the light matching those sensor lights elsewhere installed at the Corporation.

17 Mar 10

Application to Install Air Conditioner Unit 10
Formal approval was given for the installation of a split system air conditioner at the rear of unit 10 this having been installed by the former owner.

Application for the Erection of Internal Fence at Unit 10
Approval was given to the owner of unit 10 for the installation of a 'blue board" fence on the inside of the current western and eastern rear boundary fences at that unit subject to painting the outside of the fence visible to neighbouring units with ongoing maintenance being an owner responsibility and hence expense.

Installation of a Trellis Unit 20
Approval was given to the owner of unit 20 for the installation of a trellis in the rear yard up to 2 metres in height abutting the inner side of the eastern and western dividing fences of that unit with ongoing maintenance being an owner responsibility and hence expense.

Remedial Works Unfinancial Owners
It was resolved that any request from a unit owner who is unfinancial for a period of 60 days or more for remedial works(excluding emergency remedial works) to their unit be deferred (subject to budget. availability) until that unit owner has extinguished all levy arrears outstanding to the Corporation.

Storage of Sulo Rubbish Bins
Owners are reminded that rubbish bins are to be placed kerbside in gage Street each Wednesday evening for a Thursday morning collection and returned to the unit rear yard by no later than Thursday evening. Bins must not be stored upon the Common Property but in the rear yard of the respective unit. Will all non-resident owners please advise their tenant(s)/letting agent of this obligation?

29 Mar 11

Application to Install Internal fence Unit 19
The 2011 AGM Agenda contained an application from the owner of unit 19 to erect a colorbond fence within the boundaries of the rear yard of that unit the approval of which should have been recorded as:-
"It was resolved that approval be given to the owner of unit 19 to enclose the rear yard of that unit by erecting a colorbond fence to a height of 1.8 metres within the current boundaries of the yard on the southern western and eastern sides at the unit owners expense subject to ongoing maintenance being an owner responsibility and hence expense."

Application to Remove Plantings from Front Garden
Approval was given for the owner of unit 19 to remove the current plantings at the front of that unit and replace them with water-wise plantings subject to ongoing maintenance being an owner obligation.

15 Mar 12

Pest Control
It was resolved by unit owners present that if termite damage is sustained within unit where the owner of that unit has not provided ongoing access to the rear yard and the inside of their unit when required then any termite damage sustained will be billed to the owner for payment.

Installation of Split System Air Conditioner Unit 4.
Retrospective approval was given to the owners of unit 4 for replacement of the existing air conditioner with a split level system which has been located in the same position as the previous unit subject to ongoing maintenance being an owner responsibility and hence expense.

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It was further resolved that the owners of unit 4 be required (to which Mr Johns agreed) to arrange for re-instatement of that area of brickwork where the air conditioner was temporarily installed to include removal of the dyna- bolts and re-mortar of brickwork damage caused during that installation and that this work be undertaken by no later than the 30th of April 2012.

Installation of Split System Air Conditioner
Approval was given to all owners for the replacement of their refrigerated air conditioner with a split level air conditioning system provided the compressor is located in the same place as the air conditioning unit that is being replaced and that any ducting is to match the adjacent brick work subject to ongoing maintenance being an owner responsibility and hence expense.

14 Mar 13 **Installation of External Flue Unit 4**
That approval is given to the owners of unit 4 for the installation of a flue to the recently installed gas heater.

Erection of a Pergola at Unit 14
That approval be given to the owners of unit 14 for the erection of a steel pergola in the rear yard (in terms of the specifications lodged with the Corporation) of that unit subject to the installation of a downpipe linked to the common stormwater system and also subject to Council approval if necessary with ongoing maintenance being an owner responsibility and hence approval.

Installation of an Additional Air Conditioner Unit 6
Approval was given to the owner of unit 6 for the installation of a domestic type split system air conditioner to be installed in the rear yard of that unit below the level of the unit dividing fence subject to the ducting to match the colour of the adjoining brickwork with ongoing maintenance being an owner responsibility and hence expense.

13 Mar 14 **NBN Roll Out**
It is was resolved that the Body Corporate Manager register the corporation for the NBN rollout subject to any cost to the corporation being approved by the Office Bearers or Management Committee, and provided it falls within the fiscal policy of the corporation, this allows any owners interested in connecting to the NBN to do so at their own cost. By submitting this registration, you consent to NBN Co, its employees, agents and contractors collecting and retaining your personal information on a register of apartment building owners/authorized representatives interested in connecting their building to the NBN. This information will be used to contact you for the purposes of connecting the building to the NBN"

Car Park Policy
Following a lengthy discussion on this matter it was resolved by a special resolution of unit owners to amend the Car Parking Policy as follows:-

(a) In addition to parking a motor vehicle in their unit garage residents may park one motor vehicle in that area of common property immediately in front of the garage roller door for their respective unit provided that the rear of the motor vehicle does no encroach on to the common driveway proper.
(b) The parking areas between units 4 to 5, 8 to 9 and 16 to 17 are for the sole use of visitors to the complex.
(c) Residents are not permitted to park in the parking bays designated for visitors nor elsewhere on the common property.
(d) That the Management Committee by simple resolution be authorised at their discretion to instruct the Body Corporate Manager to issue a penalty notice of up to $500.00 for any breach of the Parking Policy if there is a need to do so.

It was also resolved that the Body Corporate Manager will arrange for this policy to be registered with the Lands Titles Office so as to be included as a variation to the Corporation Articles and that the Presiding Officer be authorised to sign on behalf of the Corporation a Schedule 4-Certificate relating to the amendment of the articles of the Strata Corporation.

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Installation of Air Conditioner Unit 17
It was resolved that approval be given to the owner of unit 17 for the installation of a split system air conditioner at that unit subject to the compressor being located in either the rear yard or on the western wall of that unit at a level greater than head height that will not interfere with foot or vehicular traffic on that section of the common property and that any ducting will match the adjoining brickwork.

12 Mar 15

Debt Collection: All costs and fees incurred 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,
Overdue notices:- (a) Stage 1 debt recovery $11-00 (inclusive of GST), (b) Stage 2 debt recovery $11-00 (inclusive of GST), (c) Stage 3 debt recovery $22-00 (inclusive of GST), (d) interest charged at 15 % on overdue levies and debts after 30 days from due date,
Legal action charges – all court charges and fees and any costs awarded by the court.
UNANIMOUS
It was resolved that these costs (including all costs incurred by the strata corporation for recovery work) will be debited against the relevant unit holder as an amount due and owing to the corporation. UNANIMOUS
It was further agreed that where a special meeting is required to consider approvals for individuals, that person shall pay all costs of the meeting. UNANIMOUS

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

10 Mar 16

MANAGEMENT COMMITTEE
It was resolved to appoint a Management Committee comprising the office bearers, with authority to approve day to day maintenance and upkeep of the common areas. It was further resolved that the Management Committee be authorised to approve works to the value of $2,000 per job by a majority vote, without further reference to the corporation. All expenditure in excess of $2,000, or any expenditure from the Sinking Fund, will require an EGM or postal ballot.

Roof space repairs
Mr Mackie raised the matter that some owners are having work done inside their roof space however once the works are completed the roof tiles are not being replaced, this leaves the corporation open to further insurance claims for water damage as a result.

After some discussion it was resolved that any owner who has work done inside their roof space is to be responsible for ensuring their contractor replaces any roof tiles that may have been moved.

Termites - It was resolved to continue with the services of Adelaide Pest Control for the annual renewal of the Rentokil Pest Control Exterra Termite Monitoring system. All owners are reminded of their obligation to allow the contractor access to their respective units, should access not be made available that owner will be solely responsible for any termite related damage to their unit. In 2015 Units 2/10/22 were not inspected.

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Raise funds by special levy
It was resolved that should it be necessary to raise additional funds to meet necessary expenses by special levy that the office bearers must first be consulted.

9 Mar 17

Corporation files and Correspondence - Archive Collection
It was resolved "That at no additional cost to the Corporation, all records falling outside of the below regulation be destroyed by Adcorp Property Group within 28 days from the date of this meeting"
STRATA TITLES REGULATIONS 2003 - REG 10
10 - Record keeping
For the purposes of section 40 of the Act, the following periods are prescribed:
(a) in relation to minute books-30 years;
(b) in relation to accounting records -7 years;
(c) in relation to any statements of account-7 years;
(d) in relation to notices or orders served on the strata corporation-7 years;
(e) in relation to correspondence-7 years;
(f) in relation to notices of meetings-7 years;
(h) in relation to documentary material received by the strata corporation under section 38(3)(b) or (c) of the Act-30 years.

Request from Unit 9 to install fence and gate
It was resolved by Special Resolution that the owner of Unit 9 be permitted to install a standard Stratco Colorbond fence with a pedestrian gate to enclose their rear yard. The fence is to be the same height and colour as currently at Unit 8. All costs for installation and future repair or replacement to be borne by the unit owner.

Request from Unit 23 to install rear Colorbond fence
It was resolved by Special Resolution that the owner of Unit 23 be permitted to install a Colorbond post and rail fence in a colour complimentary to the corporation. All costs for installation and future repair or replacement to be borne by the unit owner.

Request from Unit 23 to install roller shutters to rear windows
It was resolved by Special Resolution that the owner of Unit 23 be permitted to install roller shutters to her rear windows in a colour complimentary to the building. All costs for installation and future repair or replacement to be borne by the unit owner. Any damage caused to the building during installation or future maintenance also to be borne by the unit owner.

Request from Unit 23 to install roof mounted digital aerial
After much discussion it was resolved not to allow the installation of a roof mounted aerial. Those owners present advised that all aerials should be installed in the ceiling.

Request from Unit 23 to install flue if required when replacing existing gas heater
It was resolved by Special Resolution that the owner of Unit 23 be permitted to install a flue if required when replacing the existing gas heater. All costs for installation and future repair or replacement to be borne by the unit owner. Any damage caused to the building during installation or future maintenance also to be borne by the unit owner.

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Schedule 3—Articles of Strata Corporation No. 1461 Inc.

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.

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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.

13 Car Park Policy

(a) In addition to parking a motor vehicle in their unit garage residents may park one motor vehicle in that area of common property immediately in front of the garage roller door for their respective unit provided that the rear of the motor vehicle does no encroach on to the common driveway proper.

(b) The parking areas between units 4 to 5, 8 to 9 and 16 to 17 are for the sole use of visitors to the complex.

(c) Residents are not permitted to park in the parking bays designated for visitors nor elsewhere on the common property.

(d) That the Management Committee by simple resolution be authorised at their discretion to instruct the Body Corporate Manager to issue a penalty notice of up to $500.00 for any breach of the Parking Policy if there is a need to do so.

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Guidelines For All Residents
Strata Corporation 1441: 112 Gage Street Firle SA

The Management Committee asks all residents to please follow these simple guidelines to ensure we can all continue to live harmoniously together and get maximum enjoyment from our homes:

CAR PARKING

Park only in your allocated car spaces (i.e. in or immediately in front of your garage)

Do not park in visitor car spaces (i.e. spaces between units 4&5, 8&9 and 15&16)

Do not park on the driveway

Do not park on the lawn areas

NOISE

Consider your neighbours at all times

Do not make unnecessary noise late at night or early in the morning

Do not run your car engine excessively while on the property

WHEELIE BINS

Collect your rubbish & waste bins from the street as soon as possible on Thursday

Do not store your bins on communal property but only in your unit

LETTERBOX ADVERTISING MATERIAL

Collect any advertising material from your letter box regularly

Consider putting a "No Junk Mail" or "Australia Post Only" sign on your letterbox

Arrange for someone to collect your mail and remove adverting material if you are Away

The Committee would like to thank you for your cooperation.

Management Committee Strata Corporation 1461 Inc.

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Orig. AA 12299174

14:25 24-Mar-2015
1 of 1 Fees: $152.00

LANDS TITLES REGISTRATION OFFICE
SOUTH AUSTRALIA

APPLICATION TO AMEND ARTICLES

FORM APPROVED BY THE REGISTRAR-GENERAL

BELOW THIS LINE FOR OFFICE & STAMP DUTY PURPOSES ONLY

Prefix
AA
Series No.

$60

BELOW THIS LINE FOR AGENT USE ONLY

CERTIFIED CORRECT FOR THE PURPOSES OF THE REAL PROPERTY ACT 1886

Orig AA

Signed: Registered conveyancer/Applicant

14:25 24-Mar-2015
1 of 1 Fees: $152.00
AGENT CODE

Lodged by: TONY SALVATI TSA1

Correction to: TONY SALVATI TSA1

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

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

PLEASE ISSUE NEW CERTIFICATE(S) OF TITLE AS FOLLOWS

1. .....
2. .....
3. Or .....
4. .....

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

14:25 24-Mar-2015
1 of 1

ITEM(S)	AGENT CODE

OV19

CORRECTION	PASSED
9/4/15	

REGISTERED 28/5/2015

Mark McNeil PRO REGISTRAR-GENERAL

REGISTRAR-GENERAL SOUTH AUSTRALIA

R-G 010107

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Schedule 4—Certificate relating to the amendment of the articles of a Strata Corporation

Strata Corporation No.1461 Incorporated

I George Marchetti of Unit 1/ 112 Gage Street Firle SA being an officer of the Strata Corporation No 1461 Incorporated, certify that the attached resolution is a true and correct copy of a special resolution amending the articles of the corporation passed at a duly convened meeting of the corporation on the 13th day of March 2014.

Dated the 27th. day of March 2014.

.....

Presiding Officer

STRATA CORPORATION 1461 INC. COMMON SEAL

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Form B2
This form may be used only when no panel form is suitable

APPLICATION TO AMEND ARTICLES

APPLICATION TO AMEND THE ARTICLES OF STRATA CORPORATION NO. 1461 INC.

Schedule 3 – Articles of Strata Corporation No. 1461 Inc.

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 other in the enjoyment of their rights in relation to the 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 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 article 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 into 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.

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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 party 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.

13 **Car Park Policy**

(a) In addition to parking a motor vehicle in their unit garage residents may park one motor vehicle in that area of common property immediately in front of the garage roller door for their respective unit provided that the rear of the motor vehicle does not encroach on to the common driveway property.

(b) The parking areas between units 4 to 5, 8 to 9 and 16 to 17 are for the sole use of visitors to the complex.

(c) Residents are not permitted to park in the parking bays designated for visitors nor elsewhere on the common property.

(d) That the Management Committee by simple resolution be authorised at their discretion to instruct the Body Corporate Manager to issue a penalty notice of up to $500.00 for any breach of the Parking Policy if there is a need to do so.

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MINUTES OF THE ANNUAL GENERAL MEETING STRATA CORPORATION No. 1461 INC. 112 Gage Street Firle

DATE Thursday the 13th of March 2014 at 5.00 pm.

LOCATION 43 George Street Norwood.

PRESENT

Unit # Represented by.	Unit # Represented by.
1 Mr Marchetti	2 Mr & Mrs Loveday proxy to G Kurtze Strata Mgmt.
3 Mr Burgess	4 Mr & Mrs Johns
5 Ms Raveane	7 Mr Mackie
12 Mr Rose & Ms Habenschuss	13 Mr & Mrs Wright proxy G Kurtze Strata Mgmt.
14 Mr Birrell	15 Ms Quinlan-Watson proxy to G Kurtze Strata Mgmt.
16 Ms Seears proxy to G Kurtze Strata Mgmt.	17 Ms Zong proxy to G Kurtze Strata Mgmt.
19 Ms Jefferson from 5.55pm	20 Ms Botha from 5.45pm
21 Mr Harris	22 Ms Balzan proxy G Kurtze Strata Mgmt.
Mr Ainsworth representing Geof Kurtze Strata & Corporate Management	

1.0 CHAIRPERSON

It was resolved that the Body Corporate Manager assist with the running of the meeting.

Quorum

A Quorum was declared as there were 16 out of 24 units represented.

2.0 MINUTES OF THE PREVIOUS MEETING

2.1 Confirmation

It was resolved that the Minutes of the Annual General Meeting held on 14/03/13 are accepted as a true and accurate record.

2.2 Business Arising

Nil.

3.0 CORRESPONDENCE

Correspondence is dealt with by the Body Corporate Manager as soon as it is received. Correspondence received since the last Annual General Meeting was tabled at the meeting.

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4.0 PRESENTATION OF FINANCIAL STATEMENT

It was resolved that the Audited Financial Statement for the period 1/02/13 to 31/01/14 be accepted and adopted.

5.0 APPOINTMENTS

5.1 Body Corporate Manager

It was resolved that Geof Kurtze Strata and Corporate Management be appointed as the Body Corporate Manager of the Corporation at a Fee of $4,200.00 (GST Inclusive) for the next twelve months. Additional fees for services provided as specified in the Management Agreement may be recovered by the Body Corporate Manager as incurred by the Corporation. The Management duties are in accordance with the duties as specified in the Management Agreement. The Presiding Officer was authorised to sign the Management Agreement on behalf of the Corporation.

5.2 Officers of the Corporation

It was resolved that Mr Marchetti be appointed to the position of Presiding Officer.
It was resolved that Mr Burgess be appointed to the position of Secretary and Treasurer.

5.3 Appointment of Management Committee

It was resolved that the Management Committee comprise the Office Bearers plus Ms Raveane of unit 5, Ms Jefferson of unit 19 and Ms Botha of unit 20.

It was further resolved that the Management Committee will meet as required at a time as directed by the Secretary/Treasurer.

6.0 INSURANCE

6.1 Review of Insurance

The Body Corporate Manager brought to the meetings attention that the *Financial Services Reform Act* prevents the Body Corporate Manager from the provision of insurance advice to both Strata Corporations and unit owners. The Corporation's insurance is arranged with Holdfast Insurance Brokers Pty Ltd (HIB) through an underwriter QUS Pty Ltd (QUS). HIB is an Australian Financial Services Licensee. Owners are to contact HIB direct on 8273-0900 for insurance advice and any decisions made about the product should be made in consultation with the Product Disclosure Statement.

The Body Corporate Manager explained the importance of continuity of cover to comply with the Body Corporate's legal responsibilities and of having sufficient insurance to cover the property according to increases in value it was also explained that the Body Corporate Manager is required to obtain clear instructions for the renewal of the insurance.

The Body Corporate Manager advised that Geof Kurtze is a qualified valuer and is able to provide at no cost to the Corporation a valuation review for insurance purposes prior to policy renewal on the 30th of March in each year.

It was resolved that the Body Corporate Manager will arrange a review of the insurance to be undertaken by Geof Kurtze in March 2014 prior to renewal of the existing policy.

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After a discussion it was resolved that the Body Corporate Manager will arrange renewal for the following cover:-

•	Building sum	$ as per valuation (currently $6,295,000)
•	Legal Liability	$20,000,000
•	Common Area Contents	$nil
•	Office Bearers Liability	$500,000
•	Catastrophe Cover	$ as per valuation (currently $1,888,500)
•	Fidelity Guarantee	$100,000

Excess:.$ 20,000 or 1% of the Sum Insured for Building(s) (whichever is the lesser) where the Building(s) Sum Insured is greater than $5,000,000 and the Building is occupied solely for residential purposes. Any other cause whatsoever $250.

6.2 Commission on Insurance

The Body Corporate Manager advised the meeting that some of the Corporations managed by Geof Kurtze Strata & Corporate Management have their insurance with QUS and arranged with HIB. As is the case with most insurance brokers part of the commission received from QUS for placement of the insurance may be paid to the Strata Manager. Although the amounts are not significant the receipt thereof assists in keeping the Body Corporate Management fees to a minimum.

6.3 Lodgement of Insurance Claims

Owners are to notify the Body Corporate Manager verbally with prompt written confirmation for any claims against the Corporation's insurance policy. For urgent events such as broken windows and the like the Body Corporate Manager will immediately upon receiving a call arrange for a contractor to undertake replacement or repairs.

7.0 MAINTENANCE

7.1 Grounds Maintenance and Pruning of Shrubs

It was resolved that the Body Corporate Manager will arrange for the annual prune of the Oleanders and Pine Trees in July of each year and the pruning of the fig tree opposite unit 6 at a time considered appropriate by Geoff Brereton.

It was also resolved that the two bushes adjacent to unit 9 be pruned and shaped from the top down. It was further resolved that the Lilli Pilli tree in front of unit 18 be also shaped at the appropriate time.

It was also resolved to continue with the services of Geoff Brereton the gardening contractor for another 12 months who is authorised to clean the gutters in May of each year and any other time as considered necessary whilst at the same time cut way all overhanging branches from the gutters. complex.

7.2 Pest Control

It was resolved that the Body Corporate Manager will arrange for the annual renewal of the Rentokil Pest Control Exterra Termite Monitoring system due on the first of October each year. All owners are reminded of their obligation to allow the contractor access to the rear of their unit. The Body Corporate Manager indicated that he will provide the dates of planned visits for the next 12 months with the minutes. Will non-resident owners please advise their tenant(s)/letting agent of this obligation?

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It was resolved by unit owners present that if termite damage is sustained within unit where the owner of that unit has not provided ongoing access to the rear yard and the inside of their unit when required then any termite damage sustained will be billed to the owner for payment.

7.3 Birchby Report Dampness Units 17-20

Owners present discussed the findings of the report at length. As Mr Birchby concluded there was little damage to the brick work at these units it was resolved to defer this matter for further review at the next Annual General Meeting.

7.4 Unit 1 Remedial Works

Owners discussed the report prepared by All Type Property Maintenance in relation to the cracks in the western external wall at unit 1 and resolved that in addition to the quote for $1,166.00 held that the Body Corporate manager will obtain one other quote and forward to the Management Committee for a decision to proceed with the project to be funded from the sinking fund.

8.0 BUDGET AND LEVY CONTRIBUTIONS

It was resolved by the vote of a majority of owners that the Corporation Budget and Administration Levy be set at a total of $25,540.00 with the Sinking Fund Levy being set at $2,400.00.

Levies are to be paid quarterly in advance in accordance with Equal Entitlement.

Administration Fund Levies will be due on the following dates:-

1st of May	2014
1st of August	2015
1st of November	2015
1st of February	2015

9.0 OTHER BUSINESS

9.1 Amendment to the Strata Titles Act.

The Body Corporate Manager provided unit owners with an overview of amendments to the Strata Titles Act which became effective on 28/10/13.

9.2 NBN Roll Out

It is was resolved that the Body Corporate Manager register the corporation for the NBN rollout subject to any cost to the corporation being approved by the Office Bearers or Management Committee, and provided it falls within the fiscal policy of the corporation, this allows any owners interested in connecting to the NBN to do so at their own cost. By submitting this registration, you consent to NBN Co, its employees, agents and contractors collecting and retaining your personal information on a register of apartment building owners/authorized representatives interested in connecting their building to the NBN. This information will be used to contact you for the purposes of connecting the building to the NBN"

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9.3 Car Park Policy

Following a lengthy discussion on this matter it was resolved by a special resolution of unit owners to amend the Car Parking Policy as follows:-

(a) In addition to parking a motor vehicle in their unit garage residents may park one motor vehicle in that area of common property immediately in front of the garage roller door for their respective unit provided that the rear of the motor vehicle does no encroach on to the common driveway proper.
(b) The parking areas between units 4 to 5, 8 to 9 and 16 to 17 are for the sole use of visitors to the complex.
(c) Residents are not permitted to park in the parking bays designated for visitors nor elsewhere on the common property.
(d) That the Management Committee by simple resolution be authorised at their discretion to instruct the Body Corporate Manager to issue a penalty notice of up to $500.00 for any breach of the Parking Policy if there is a need to do so.

It was also resolved that the Body Corporate Manager will arrange for this policy to be registered with the Lands Titles Office so as to be included as a variation to the Corporation Articles and that the Presiding Officer be authorised to sign on behalf of the Corporation a Schedule 4-Certificate relating to the amendment of the articles of the Strata Corporation.

9.4 Storage of Rubbish Bins

Owners are reminded that rubbish bins must be removed from the kerbside collection point by 6.00 pm on the day of collection and stored in the rear yard of their respective unit. Rubbish bins are not to be stored on the common property. Will non-resident owner please inform their tenant(s)/managing agent of this obligation?

9.5 Legal Action Unit 10

The Body Corporate Manager informed that the Corporation recently undertook action in the Adelaide Magistrates Court against the owner of unit 10 in relation to the unauthorised parking of several motor vehicles on the common property and for excessive noise. The court ruled in favour of the Corporation and was awarded costs of $672.00, this amount together with the Corporation legal cost of $2.268.85 has been billed to the owner of unit 10.

The Body Corporate Manager explained to owners should the owner of unit 10 not pay the legal costs to the Corporation by the due date of the 1st of April he will recommend to the Corporation the lodgement of a Form 18 with the Adelaide Magistrates Court in relation to the Examination of Financial Position which if necessary may involve an instruction to the Sherriff for seizure of goods in payment of the debt to the Corporation.

In relation to the continued illegal parking on the common areas at the complex the Management Committee at its next meeting will compile a record of the ongoing parking breaches upon which the Corporation will lodge a Form 21 Application for a special hearing by Magistrate Shammer for a breach of her orders handed down on the 14th of February 2014.

9.6 Arrears Outstanding to the Corporation Unit 18

The Body Corporate Manager advised that the owner of unit 18 is in arrears to the Corporation for an amount of $1,594.99 as at the 31st of January 2014. Currently the arrears are $1,612.04 (including legal fees).and at this juncture the agreed repayment program is being honoured. The owner of unit 18 is aware that should she fall behind the agreed payment programme that the Corporation will refer this matter back to the Adelaide Magistrates Court.

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It was resolved that the Body Corporate Manager obtain from the owner of unit 18 more definitive details of her claim that the amount owning to the Corporation will be paid in full from pre-payment of the proceeds of a superannuation policy in May 2014.

9.7 Installation of Air Conditioner Unit 17

It was resolved that approval be given to the owner of unit 17 for the installation of a split system air conditioner at that unit subject to the compressor being located in either the rear yard or on the western wall of that unit at a level greater than head height that will not interfere with foot or vehicular traffic on that section of the common property and that any ducting will match the adjoining brickwork.

9.8 Common Property Rear Walkway Units 9 & 10

Following a complaint from unit owners the Body Corporate Manager wrote to the owners of units 9 and 10 asking they remove items stored on the common area walkway at the rear of those units. As these items had not been removed by the day of this meeting it was resolved that unless the items were removed from this area by the 31st of March then the Body Corporate manager is authorised to remove these items and bill the owners of units 9 and 10 for the costs thereof.

Owners are reminded that the path at the rear of the units is a public walkway and an escape route should in case of a fire a unit owner is unable to exit their unit from the front door.

10.0 NEXT MEETING

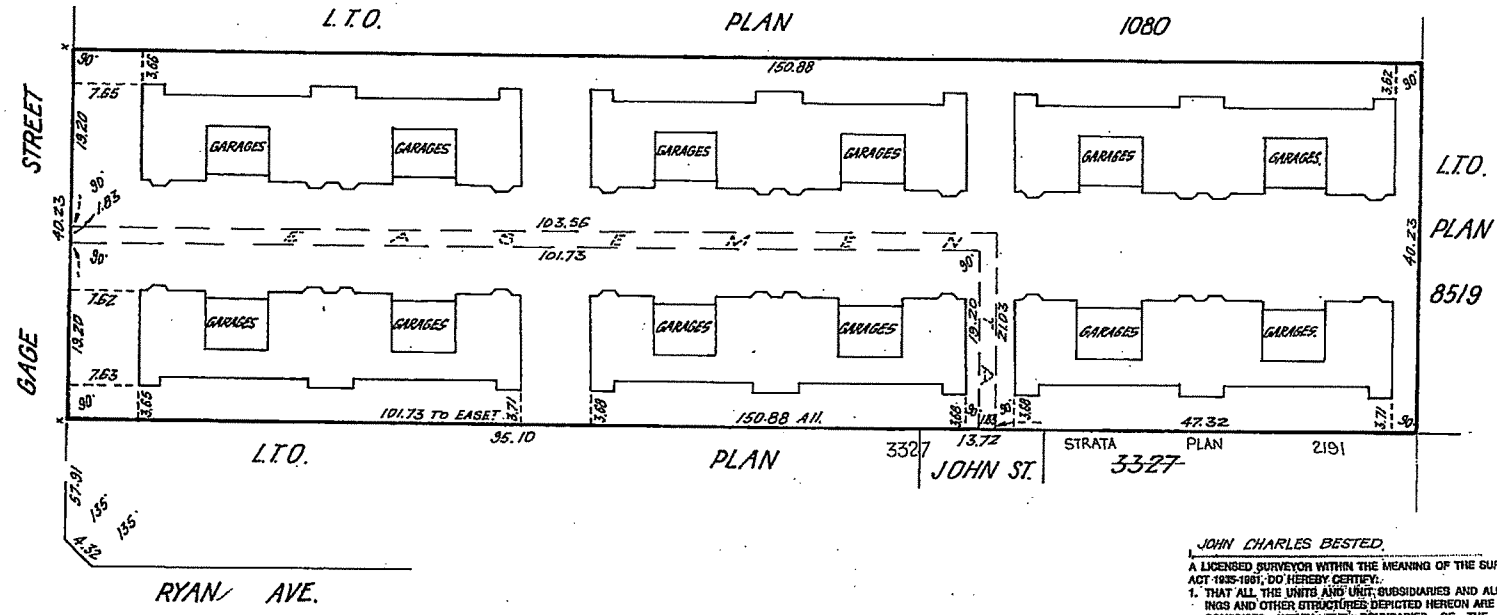
To be held at 5.00 pm on Thursday the 12th of March 2015 at 43 George Street Norwood.

The Meeting Closed at 6.05 pm.

STRATA PLAN 1461
1ST. OF 3 SHEETS

HUNDRED OF ADELAIDE
PT. LOT 44, L.T.O. PLAN 1080
SEC. 303
in the area named
FIRLE
Reference:- Vol. 1405 Fol. 14

ACCEPTED AND DEPOSITED
CHIEF DRAFTING OFFICER
Pro Registrar-General 26.6.1974



SITE PLAN
SCALE
0 10 20 30
1:400 METRES.

Alpha Easement Identifier
Vide Dft 4370/1976
pro. R.G. 13-4-92

JOHN C. BESTED
LICENSED SURVEYOR
23 KAPOOLA AVE., FELIXSTOW 5070
PH 337 4579
F. 5167

JOHN CHARLES BESTED,
A LICENSED SURVEYOR WITHIN THE MEANING OF THE SURVEYORS ACT 1935-1961, DO HEREBY CERTIFY:
1. THAT ALL THE UNITS AND UNIT SUBSIDIARIES AND ALL BUILDINGS AND OTHER STRUCTURES DEPICTED HEREON ARE WHOLLY COMPRISED WITHIN THE BOUNDARIES OF THE PARCEL DELINEATED ON THIS STRATA PLAN;
2. THAT THIS STRATA PLAN REPRESENTS AN ACCURATE DELINEATION OF THE UNITS AND UNIT SUBSIDIARIES (IF ANY) AS CONSTRUCTED OR LAID OUT ON THE PARCEL;
3. THAT THIS STRATA PLAN COMPLIES WITH THE REQUIREMENTS OF REGULATION 19 OF THE REAL PROPERTY ACT (STRATA TITLES) REGULATIONS, 1969.

DATED THIS 9 DAY OF April 1974
LICENSED SURVEYOR

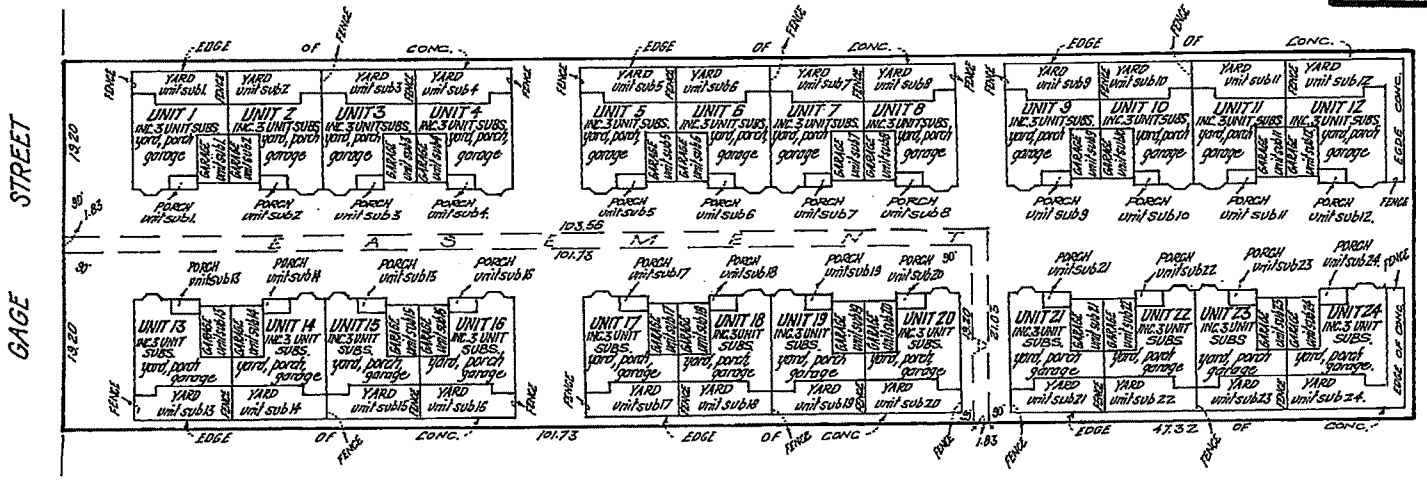
MICROFILMED
23.4.92.

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STRATA PLAN 1461

2ND. OF 3 SHEETS

ACCEPTED AND DEPOSITED
CHIEF DRAFTING OFFICER
Pro Registrar-General 26-6-74



FLOOR PLAN

SCALE

0 10 20 30

1:400 METRES.

JOHN C. BESTED
LICENSED SURVEYOR
23 KAPOOLA AVE., FELIXSTOW 5070
PH 337 4879
F. 5167

The lower and upper boundaries of the unit subsidiaries shown as yards are existing ground level and 3.05 metres above existing ground level respectively except where eaves exist, then the upper boundary to be 0.15 metres below the level of the eaves.

The boundary of a unit where it abuts a unit subsidiary is a line midway between the inner and outer surfaces of the walls of the said unit.

The boundary of a unit subsidiary where it abuts a unit is a line parallel to and 0.03 metres distant from the outer surface of the wall of the unit.

The upper boundary of a unit subsidiary shown as porch carport, garage or carpark is a line 0.15 metres below the level of the existing eaves of that particular unit subsidiary or if not fully covered then 0.15 metres below the existing eaves of the units.

The height of each unit is limited to a line midway between the upper and lower surfaces of the ceiling of that unit.

MICROFILMED
23.4.92.

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SCHEDULE OF UNIT ENTITLEMENT

UNIT Nº	UNIT ENTITLEMENT	CURRENT C's. of T. VOLUME	CURRENT C's. of T. FOLIO
1	43		
2	41		
3	41		
4	42		
5	42		
6	41		
7	41		
8	42		
9	42		
10	41		
11	41		
12	43		
13	43		
14	41		
15	41		
16	42		
17	42		
18	41		
19	41		
AGGREGATE			

UNIT Nº	UNIT ENTITLEMENT	CURRENT C's. of T. VOLUME	CURRENT C's. of T. FOLIO
20	42		
21	42		
22	41		
23	41		
24	43		
AGGREGATE	1000		
COMMON PROPERTY			

Authenticated Vide Application Nº 3622244

L.E. Cresswell
Registrar General.

REGISTRAR-GENERAL SOUTH AUSTRALIA

STRATA PLAN 1461

3RD. of 3 SHEETS

ACCEPTED AND DEPOSITED
CHIEF DRAFTING OFFICER
Pro Registrar General
26/6/1974

MICROFILMED
23.4.92.

ANNEXURE E

HOME FIRE SAFETY FACT SHEET

SMOKE ALARM LEGISLATION

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Home fire safety fact sheet

Smoke Alarm Legislation

Regulation 76B of the Regulations under the Development Act, 1993 requires that smoke alarms complying with Australian Standard 3786 be fitted to all "Class 1 and 2 buildings." (Compliance with Australian Standard 3786 will be shown on the smoke alarm packaging.)

"Class 1 and 2 buildings" means:

Any single dwelling including detached houses or attached houses such as row houses, terrace houses, town houses, villa units, etc.

- A boarding house, guest house, hostel or the like with a total floor area not exceeding 300m^2 and in which not more than 12 persons would ordinarily be resident.

  Note: Larger buildings of these types will require a commercial type fire alarm system.

- Any building containing two or more sole-occupancy units each being a separate dwelling (i.e. flats, motel units, apartments and the like) where the building is not required to be fitted with a commercial type fire alarm system.

The Building Code of Australia also requires domestic smoke alarms complying with Australian Standard 3786 in Class 3 and 4 buildings

- Class 3 building means a residential building, other than a Class 1 or 2 building, which is a common place of long term or transient living for a number of unrelated persons (maximum 20 persons 2 storeys or less). Example: boarding-house, hostel, backpackers' accommodation or residential part of a hotel, motel, school or detention centre.

- Class 4 means a dwelling in a building not purpose built for accommodation. Example: A flat over a shop.

New Buildings

Building Approval On Or After 1 January 1995

Since 1 January 1995, smoke alarms have been required in all new homes in South Australia. These alarms must be hard-wired to the 240 volt mains power supply unless the dwelling is not connected to such a supply.

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They should also be fitted with a back-up battery to provide power in case of a mains power supply failure.

In dwellings not connected to mains power, smoke alarms powered by 10 year life, non-replaceable, non-removable, permanently connected batteries may be installed.

Existing Buildings

Building Approval Before 1 January 1995

As a minimum requirement all homes where building approval was granted before 1 January 1995 are required to be fitted with a smoke alarm powered by a replaceable battery subject to the following change of ownership conditions.

Change of ownership on or after 1 February 1998

From 1 February 1998, if there is a change of ownership of the land on which any building covered by this legislation is built, the new owner must, within 6 months of title transfer, install smoke alarms either:

- hard-wired to the 240 volt household power supply (unless the dwelling is not connected to such a supply); or
- powered by 10 year life, non-replaceable, non-removable, permanently connected batteries.

Home owners were required to comply with the smoke alarm legislation for existing buildings by 1 January 2000.

Interconnection Of Alarms

- From 1 May 2014, smoke alarms have been required to be interconnected in all new class 1 dwellings, within sole-occupancy units of class 2 and 3 buildings and in class 4 parts of buildings. (Class 4 is a single dwelling in an office building, retail building, storage building, manufacturing building or public building.)
- In existing buildings (i.e. those approved before 1 May 2014) any extension or addition (approved from 1 May 2014) which requires more than one smoke alarm must have those alarms interconnected however there is not a requirement to interconnect to alarms in the existing building.
- Smoke alarms in subsequent extensions will be required to interconnect to any alarms in extensions approved after 1 May 2014.

How Many Smoke Alarms And Where?

The Development Regulations require that one or more smoke alarms must be installed in every dwelling in locations that will provide reasonable warning to occupants of sleeping areas so that they may safely evacuate in the event of a fire.

For detailed and specific information about smoke alarms please see our Home Fire & Life Safety Fact Sheet "Smoke Alarms".

Adelaide Station
99 Wakefield Street
Adelaide SA 5000

Enquiries 8204 3611
samfscommunitysafety@sa.gov.au
www.mfs.sa.gov.au

Government of South Australia
METROPOLITAN FIRE SERVICE SOUTH AUSTRALIA
JAN 2020

Audit Trail

Document

Request Id	0e68eea3-3e3c-4202-a5e8-c3fc98f91f1b
Created	May 19th 2025, 4:34 PM
Completed	May 19th 2025, 5:22 PM

Signing Complete

Agency

Name	NEST CONVEYANCING (SA) PTY LTD
ABN	66 932 042 195
Address	60 Lambert Road Royston Park SA 5070

Agent

Name	Selina Dolman
Email	selina@nestconveyancing.com.au

Signing Events

- Selina Dolman created the signing request. — May 19th 2025, 4:34 PM

  Please sign this form by clicking the button below:

- Agent - Selina Dolman was sent the signing request. — May 19th 2025, 4:34 PM
  selina@nestconveyancing.com.au
- Vendor (1) - Trevor Southern was sent the signing request. — May 19th 2025, 4:34 PM
  txs0001@gmail.com
- Vendor (2) - Trudy Southern was sent the signing request. — May 19th 2025, 4:34 PM
  txs0001@gmail.com
- Agent - Selina Dolman viewed the signing request. — May 19th 2025, 4:34 PM
- Agent - Selina Dolman signed the document. — May 19th 2025, 4:34 PM

- Vendor (2) - Trudy Southern viewed the signing request. — May 19th 2025, 5:18 PM
- Vendor (2) - Trudy Southern signed the document. — May 19th 2025, 5:21 PM

- Vendor (1) - Trevor Southern viewed the signing request. — May 19th 2025, 5:21 PM
- Vendor (1) - Trevor Southern signed the document. — May 19th 2025, 5:22 PM



Form

Form Id 3345359

Name
Southern - 24/112 Gage St Firle (Klemich Real Estate)

Template Form 1

Recipients (7)

Agent - Selina Dolman
selina@nestconveyancing.com.au

Vendor (1) - Trevor Southern
txs0001@gmail.com

Vendor (2) - Trudy Southern
txs0001@gmail.com