ADELAIDE FORM 1

Form 1 - Vendor's Statement

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

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Preliminary

To the purchaser:

The purpose of a statement under section 7 of the *Land and Business (Sale and Conveyancing) Act 1994* is to put you on notice of certain particulars concerning the land to be acquired.

If you intend to carry out building work on the land, change the use of the land or divide the land, you should make further inquiries to determine whether this will be permitted. For example, building work may not be permitted on land not connected to a sewerage system or common drainage scheme if the land is near a watercourse, dam, bore or the River Murray and Lakes.

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

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

Instructions to the vendor for completing this statement:

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

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

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

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

All questions must be answered with a YES or NO (inserted in the place indicated by a rectangle or square brackets below or to the side of the question).
If there is insufficient space to provide any information required, continue on attachments.

Proudly associated with

Adelaide Conveyancing &
Blackwood & Belair Conveyancing

Part A - Parties and land

1 Purchaser:

Address:

2 ~~Purchaser's registered agent:~~

Address:

3 Vendor:

LUCY JANE HOSKING

Address:

Unit 16, 54-58 JOHN STREET, PAYNEHAM SA 5070

4 Vendor's registered agent:

Klemich Real Estate Pty Ltd
ABN 70 101 825 147 RLA 174424

Address:

Suite 1, 245 Fullarton Road Eastwood SA 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 16, 54-58 JOHN STREET, PAYNEHAM SA 5070

Being the whole of the land comprised in Certificate of Title Volume 5051 Folio 356. Unit 16 in Strata Plan 1042 in the area named Payneham, Hundred of Adelaide.

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

To the purchaser:

Right to cool-off (section 5)

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

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

(a) you purchased by auction; or

(b) you purchased on the same day as you, or some person on your behalf, bid at the auction of the land; or

(c) you have, before signing the contract, received independent advice from a legal practitioner and the legal practitioner has signed a certificate in the prescribed form as to the giving of that advice; or

(d) you are a body corporate and the land is not residential land; or

(e) the contract is made by the exercise of an option to purchase not less than 5 clear business days after the grant of the option and not less than 2 clear business days after service of this form; or

(f) the sale is by tender and the contract is made not less than 5 clear business days after the day fixed for the closing of tenders and not less than 2 clear business days after service of this form; or

(g) the contract also provides for the sale of a business that is not a small business.

2 - Time for service

The cooling-off notice must be served -

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

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

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

3 - Form of cooling-off notice

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

4 - Methods of service

The cooling-off notice must be -

(a) given to the vendor personally; or

(b) posted by registered post to the vendor at the following address:

Unit 16, 54-58 JOHN STREET, PAYNEHAM SA 5070

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

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

sold@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:

Suite 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.

Docusign Envelope ID: BCAE2A75-8275-4938-B746-1D5BBEC1AF19

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,~~ LUCY JANE HOSKING

of Unit 16, 54-58 JOHN STREET, PAYNEHAM 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:	08/08/2024	Date:	
Signed	Signed by: Lucy Jane Hosking FD6EA135CD4B4EC...	Signed	
Date:		Date:	
Signed		Signed	

Part D - Certificate with respect to prescribed inquiries by registered agent ✓

(section 9)

To the purchaser:

I, Jennifer Lee Punke of Form 1 Adelaide Pty Ltd ACN: 158 212 312

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: 08/08/2024

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. This item and its heading must be included in the statement even if not applicable.]*

	Column 3
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):

Refer to Certificate of Title - Volume 5051 Folio 356

Number of mortgage (if registered):

Mortgage No. 14118974

Name of mortgagee:

AFSH NOMINEES PTY. LTD. (ACN: 143 937 437)

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):

Refer page 13 of 14 of attached Property Interest Report

Description of land subject to easement:

The Whole of the Land in Certificate of Title Volume 5051 Folio 356

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?

NO

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):

Refer to City of Norwood Payneham & St Peters Council Search

Nature of condition(s):

Refer to City of Norwood Payneham & St Peters Council Search

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? YES

Are there attachments? YES

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

Refer to CERTIFICATE OF EMERGENCY SERVICES LEVY

Date of notice:

26/07/2024

Amount of levy payable:

$ 107.90

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):

Refer to City of Norwood Payneham & St Peters Council Plan SA Section 7 Report & Property Interest Report page 8

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

Zone: General Neighbourhood (GN)
Overlays: Refer to City of Norwood Payneham & St Peters Council Plan SA Section 7 Report
- Airport Building Heights (Regulated) (All structures over 45 metres)
- Affordable Housing
- Hazards (Flooding - General)
- Prescribed Wells Area
- Regulated and Significant Tree
- Stormwater Management
- Urban Tree Canopy
- Water Resources

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 visit 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?

Are there attachments?

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

Date of authorisation:

Name of relevant authority that granted authorisation:

Condition(s) of authorisation:

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 1042 Inc

Address of strata corporation: 54-58 John Street Payneham 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 Searches from Best Strata

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

Refer to Searches from Best Strata

(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 Searches from Best Strata

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

Unit Entitlement: 9 Total Unit Entitlement :140

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

4 Documents supplied by the strata corporation that are enclosed:

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

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

YES

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

YES

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

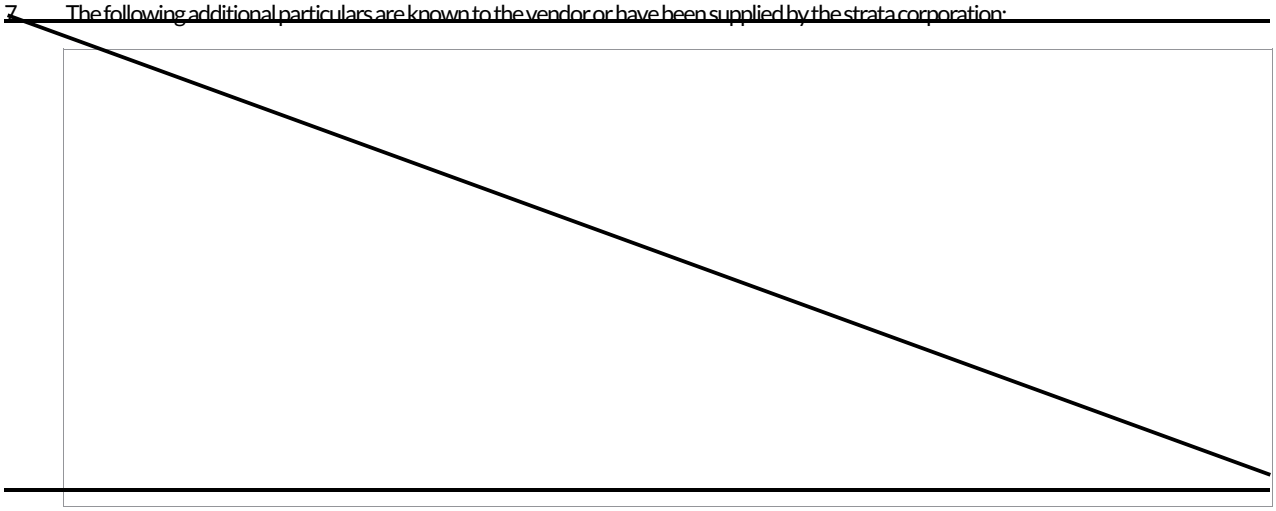
YES

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

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

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

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



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

Name:	Best Strata
Address:	3 / 188 Fullarton Road Dulwich SA 5065

Note-

1 A strata corporation must (on application by or on behalf of a current owner, prospective purchaser or other relevant person) provide the particulars and documents referred to in 3(a)-(c), 4 and 6 and must also make available for inspection its accountancy records and minute books, any contract with a body corporate manager, the register of unit holders and unit holder entitlements that it maintains and any documents in its possession relating to the design and construction of the buildings or improvements on the site or relating to the strata scheme.

2 Copies of the articles of the strata corporation may also be obtained from the Lands Titles Registration Office.

3 All owners of a strata unit are bound by the articles of the strata corporation. The articles regulate the rights and liabilities of owners of units in relation to their units and the common property and matters of common concern.

4 For a brief description of some of the matters that need to be considered before purchasing a strata unit, see Division 3 of this Schedule.

Schedule-Division 3-Community lots and strata units ✓

Matters to be considered in purchasing a community lot or strata unit

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

Governance

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

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

Use of your property

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

Depending on the rules, you might not be permitted to make changes to the exterior of your unit, such as installing a television aerial or an air-conditioner, building a pergola, attaching external blinds etc without the permission of the body corporate. A meeting may be needed before permission can be granted. Permission may be refused.

Note that the articles or by-laws **could change** between now and when you become the owner: the body corporate might vote to change them. Also, if you are buying before the community plan is registered, then any by-laws you have been shown are just a draft.

Are you buying a debt?

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

Expenses

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

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

Guarantee

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

Contracts

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

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

Buying off the plan

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

Mixed use developments—voting rights

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

Further information

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

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(s) of title to the land~~

FORM R7 - Warning Notice
CERTIFICATE OF TITLE
PROPERTY INTEREST REPORT
CITY OF NORWOOD PAYNEHAM & St PETERS COUNCIL SEARCH
EMERGENCY SERVICES LEVY NOTICE
LAND TAX NOTICE
SA WATER CERTIFICATE OF CHARGES
STRATA PLAN
STRATA CORPORATION - Particulars supplied pursuant to Section 41

*(*Strike out whichever is not applicable)*

ACKNOWLEDGEMENT OF RECEIPT OF FORM 1 – VENDOR'S STATEMENT

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

*I / We the abovenamed Purchaser(s), hereby acknowledge having received this day the Form 1 with the annexures as set out above.

Dated this _____ Day of _____ 20

Signed: _____

_____

_____

_____

Purchaser(s)

Form R3

Buyers information notice

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

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

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

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

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

Safety

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

Enjoyment

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

Value

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

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

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

Form R7

Warning Notice

Financial and Investment Advice

Land and Business (Sale and Conveyancing) Act 1994 section 24B
Land and Business (Sale and Conveyancing) Regulations 2010 regulation 21

A land agent or sales representative who provides financial or investment advice to you in connection with the sale or purchase of land or a business is obliged to tell you the following —

You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice.

NOTE: For the purposes of section 24B of the Act, an agent or sales representative who provides financial or investment advice to a person in connection with the sale or purchase of land or a business must

- in the case of oral advice - immediately before giving the advice, give the person warning of the matters set out in this Form orally, prefaced by the words "**I am legally required to give you this warning**"; or
- in the case of written advice - at the same time as giving the advice or as soon as reasonably practicable after giving the advice, give the person this Form, printed or typewritten in not smaller than 12-point type.

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.

Certificate of Title - Volume 5051 Folio 356

Parent Title(s) CT 4274/740

Creating Dealing(s) CONVERTED TITLE

Title Issued 01/11/1991 **Edition** 6 **Edition Issued** 14/09/2023

Estate Type

FEE SIMPLE (UNIT)

Registered Proprietor

LUCY JANE HOSKING
OF UNIT 16 54 - 58 JOHN STREET PAYNEHAM SA 5070

Description of Land

UNIT 16 STRATA PLAN 1042
IN THE AREA NAMED PAYNEHAM
HUNDRED OF ADELAIDE

Easements

NIL

Schedule of Dealings

Dealing Number	Description
14118974	MORTGAGE TO AFSH NOMINEES PTY. LTD. (ACN: 143 937 437)

Notations

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

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

Property Interest Report

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

Title Reference	CT 5051/356	**Reference No.**	2590897
Registered Proprietors	L J*HOSKING	**Prepared**	25/07/2024 15:43
Address of Property	Unit 16, 54-58 JOHN STREET, PAYNEHAM, 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 Code Amendment Residential Driveway Crossovers –draft design standard aiming to improve public safety and enhance streetscapes across SA. Minor changes to the Planning and Design Code have also been drafted to complement the design standard and support its delivery and are open for consultation as part of this process. For more information, refer to the 'Code Amendments' page on the PlanSA portal: https://plan.sa.gov.au/have_your_say/ or phone PlanSA on 1800752664. Code Amendment Kensington and Portrush Road, Norwood Community Facilities - The owners of the Straight Smile Centre dental and orthodontics clinic, located on the corner of Kensington Road and Portrush Road, are proposing to rezone the land occupied by their business, together with the surrounding sites, to reflect the long-standing use of the majority of the land. For more information, refer to the 'Code Amendments' page on the PlanSA portal: https://plan.sa.gov.au/have_your_say/ or phone PlanSA on 1800752664. Code Amendment Ancillary Accommodation and Student Accommodation Definitions Review Code Amendment - The Chief Executive of the Department for Trade and Investment has initiated the Ancillary Accommodation and Student Accommodation Definitions Review Code Amendment to review the definitions for 'ancillary accommodation' and 'student accommodation'. For more information and to view the DPA online, visit the amendment webpage on the SA Planning Portal https://plan.sa.gov.au/have_your_say/general_consultations or phone PlanSA on 1800752664.
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)

	Part 3 - Notice	Public Health in DHW has no record of any notice or direction affecting this title

31.1		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	Refer to the Certificate of Title

included in another item)

also

Contact the vendor for these details

also

Contact the Local Government Authority for other details that might apply

Other Particulars

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

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

Additional Information

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

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

Notices

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

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

Building restrictions

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

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

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

Statutory easements

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

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

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

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

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

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

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

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

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

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

Information should be obtained from:

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

Landscape South Australia 2019

Water Resources Management - Taking of underground water

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

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

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

Product	Check Search
Date/Time	25/07/2024 03:43PM
Customer Reference	B225394
Order ID	20240725008582

Certificate of Title

Title Reference: CT 5051/356

Status: CURRENT

Edition: 6

Dealings

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

Priority Notices

NIL

Registrar-General's Notes

No Registrar-General's Notes exist for this title

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

Certificate of Title

Title Reference	CT 5051/356
Status	CURRENT
Easement	NO
Owner Number	19778461
Address for Notices	UNIT 16, 54 - 58 JOHN ST PAYNEHAM, SA 5070
Area	NOT AVAILABLE

Estate Type

Fee Simple (Unit)

Registered Proprietor

LUCY JANE HOSKING
OF UNIT 16 54 - 58 JOHN STREET PAYNEHAM SA 5070

Description of Land

UNIT 16 STRATA PLAN 1042
IN THE AREA NAMED PAYNEHAM
HUNDRED OF ADELAIDE

Last Sale Details

Dealing Reference	TRANSFER (T) 13118065
Dealing Date	27/05/2019
Sale Price	$311,000
Sale Type	FULL VALUE / CONSIDERATION AND WHOLE OF LAND

Constraints

Encumbrances

Dealing Type	Dealing Number	Beneficiary
MORTGAGE (CHANGE OF PROPRIETOR NAME)	14118974	AFSH NOMINEES PTY. LTD. (ACN: 143 937 437)

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
1901979492	CURRENT	Unit 16, 54-58 JOHN STREET, PAYNEHAM, SA 5070

Notations

Dealings Affecting Title

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NIL

Notations on Plan

NIL

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number	1901979492
Type	Site & Capital Value
Date of Valuation	01/01/2024
Status	CURRENT
Operative From	01/07/1973
Property Location	Unit 16, 54-58 JOHN STREET, PAYNEHAM, SA 5070
Local Government	NORWOOD PAYNEHAM & ST PETERS
Owner Names	LUCY JANE HOSKING
Owner Number	19778461
Address for Notices	UNIT 16, 54 - 58 JOHN ST PAYNEHAM, SA 5070
Zone / Subzone	GN - General Neighbourhood
Water Available	Yes
Sewer Available	Yes
Land Use	1310 - Ground Floor Home Unit Only
Description	4H/UNIT CP
Local Government Description	Residential

Parcels

Plan/Parcel	Title Reference(s)
S1042 UNIT 16	CT 5051/356

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	$196,000	$400,000			
Previous	$189,000	$365,000			

Building Details

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

Valuation Number	1901979492
Building Style	Conventional
Year Built	1973
Building Condition	Very 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

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

CERTIFICATE OF RATES AND CHARGES

Issued under Section 187 of the Local Government Act 1999

To: Form 1 Adelaide Pty Ltd
PO Box 544
BLACKWOOD SA 5051

Date: 26/07/2024

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	**5127**
Owner's Name	Ms L J Johnson
Valuation No	1901979492
Property Address	16/54-58 John Street PAYNEHAM 5070
Property Description	SP 1042,Adelaide CT 5051/356

Particulars of Rates and Charges in the 2024-2025 Financial Year:	
Balance b/forward 2023-2024	$0.00
2024-2025 Rates + Landscape Levy	**$1,306.09**
Plus Legal Fees	$0.00
Plus Fines & Interest	$0.00
Less Concession/Rebate	$0.00
Less Payments	$0.00
Plus Property Related Debts	
Balance Now Due and Payable	**$1,306.09**
Settlement via BPay	**Biller Code: 3251** **Reference: 0051272**

2024-2025 Rates including Landscape Levy	**$1,306.09**
2024-2025 Capital Value	**$400,000**

Note the 1st Quarter of Rates is due 6 September 2024

Notes for your information:

- The next date for Fines and Interest to be calculated is 5 July 2024.
- 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

100% Australian Made
Recycled Paper

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

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: 26/07/2024
Certificate No: 25531

To: Form 1 Adelaide Pty Ltd
PO Box 544
BLACKWOOD SA 5051

Details of Property Referred To:

Rates Assessment Number	:	5127 2
Valuer General Number	:	1901979492
Owner Details	:	Ms L J Johnson
Property Address	:	16/54-58 John Street PAYNEHAM 5070
Property Description	:	SP 1042,Adelaide CT 5051/356
Hundred	:	Adelaide
Ward	:	Payneham Ward - Ward 3

Prescribed Encumbrances for 16/54-58 John Street PAYNEHAM 5070

Column 1 **Prescribed encumbrance**	**Column 2** **Other particulars required**
Development Act 1993 (repealed)	
section 42—Condition (that continues to apply) of a development authorisation	Date of authorisation: **N/A** Name of relevant authority that granted authorisation: Condition(s) of authorisation:
Repealed Act conditions	
Condition (that continues to apply) of an approval or authorisation granted under the *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)**
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—Order to remove or perform work	**NO**
section 56—Notice to complete development	**NO**
section 57—Land management agreement	**NO**
section 69—Emergency order	**NO**
section 71—Fire safety notice	**NO**

Column 1 Prescribed encumbrance	Column 2 Other particulars required
section 84—Enforcement notice	**NO**
section 85(6), 85(10) or 106—Enforcement order	**NO**
Part 11 Division 2—Proceedings	**NO**
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	Date order made: **N/A** Name of court that made order: Action number: Name of parties: Terms of order: Building work (if any) required to be carried out:
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*)*	Person or body in whose favour charge exists: **N/A** Nature of charge: Amount of charge (if known):

Particulars of Building Indemnity Insurance

Note—Building indemnity insurance is not required for—

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

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

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

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

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

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

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

1 Name(s) of person(s) insured:……...

2 Name of insurer:……..

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

4 Name of builder:……...

5 Builder's licence number:……

6 Date of issue of insurance:…….

7 Description of insured building work:……

……

……...

Exemption from holding insurance:

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

N/A

If **YES**, give details:

(a) Date of the exemption:…….

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

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

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

……

……

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

……

……

Particulars relating to Environment Protection

Further information held by councils

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

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

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

NO

Note—

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

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

It should be noted that—

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

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

This statement is made the **7 August 2024**

MARIO BARONE
CHIEF EXECUTIVE OFFICER

Data Extract for Section 7 search purposes

Valuation ID 1901979492

Data Extract Date: 07/08/2024

Parcel ID: S1042 U16

Certificate Title: CT5051/356

Property Address: UNIT 16 54 -58 JOHN ST PAYNEHAM SA 5070

Zones
General Neighbourhood (GN)

Subzones
No

Zoning overlays

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

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

Affordable Housing

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

Hazards (Flooding - General)

The Hazards (Flooding - General) Overlay seeks to minimise impacts of general flood risk through appropriate siting and design of 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.

Water Resources

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

Is the land situated in a State Heritage Place/Area

No

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

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

Is the land designated as a Local Heritage Place

No

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

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

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

No

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

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

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

Associated Development Authorisation Information

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

No

Land Management Agreement (LMA)

No

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 26th July, 1972.

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

Owner's Name Toulantas Bros. Pty. Ltd.
(Surname) (Christian Names)

Address 44 Grange Road, Hindmarsh

Your application for use of land at:
Lot 83(b) John St., Payneham

for the purpose of: erecting sixteen single-storey home units

in accordance with application dated 26/7/72

is hereby granted consent / ~~refused consent~~ subject to the following conditions: See attached list.

This consent is valid for a period of 12 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.
~~Secretary to the Authority.~~

Date 5th September, 1972.

One copy
29-5-73

Dealt with at
S/Council
Meeting
22/5/73

Toulantas Bros. Pty. Ltd. John St., Payneham

Subject to the following conditions:

1. That units 10-16 inclusive be relocated in a position 5 ft. north of that shown on the drawings so that the walls of the units do not encroach upon the proposed easement but in no circumstances shall the building be closer than 20 ft. from the alignment of John Street.

2. That the developer grants at no cost to the Council a drainage easement over the south-west corner of the site in accordance with drawing No. S.K.P. 448 dated 4th August, 1972, prepared by Council's drainage consultants, B.C. Tonkin & Associates. Council to accept the cost for any surveys or documents required to effect the granting of this easement.

3. That all storm-water from roofs, gutters, down-pipes and paved areas be piped either into John Street or direct into Third Creek.

4. That the drying area for unit 9 be relocated and adapted to provide drying facilities for unit No.10.

5. That the drying area for Unit No.11 be relocated.

6. That the proposed incinerator be relocated in a brick enclosure in the south-west corner of the site, clear of the proposed easement.

7. That 5 ft. high fences of galvanised iron or other approved material be erected on the boundaries of the land, measured from the level of paved areas within the subject site.

8. That all filling above the existing level of land adjacent to the boundaries of the site to be retained by properly designed concrete retaining walls.

9. That the developer bear the cost of any work required within the proposed drainage easement to effect completion of this proposal.

10. That all areas (except porches) shaded green on the plans submitted be planted with lawn.

11, That trees and shrubs shown on the drawings are of a species able to attain a height of 5 ft. for shrubs, 10 ft. for trees, within a period of four years. Planting to consist of at least 50% trees. Four additional trees to be planted in the front lawn adjacent to the eastern side of the site entrance.

12. That rubbish enclosures be moved to a location immediately adjacent to the street and enclosed by 5 ft. screen walls.

13. That strata titles be taken out in respect of the proposal (certificate for same not to be issued until all the above conditions are complied with.)

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: 2590897

FORM ONE ADELAIDE PTY LTD
POST OFFICE BOX 544
BLACKWOOD SA 5051

DATE OF ISSUE
26/07/2024

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

OWNERSHIP NUMBER	OWNERSHIP NAME
19778461	L J HOSKING

PROPERTY DESCRIPTION

U16 54-58 JOHN ST / PAYNEHAM SA 5070 / UNIT 16

ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR
			R4	RE
1901979492	CT 5051/356	$400,000.00	1.000	0.400

LEVY DETAILS:

FINANCIAL YEAR
2024-2025

FIXED CHARGE	**$**	50.00
+ VARIABLE CHARGE	**$**	150.70
- REMISSION	**$**	92.80
- CONCESSION	**$**	0.00
+ ARREARS / - PAYMENTS	**$**	0.00
= AMOUNT PAYABLE	**$**	107.90

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 **24/10/2024**

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

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

PAYMENT REMITTANCE ADVICE

OWNERSHIP NUMBER
19778461

OWNERSHIP NAME
L J HOSKING

ASSESSMENT NUMBER
1901979492

AMOUNT PAYABLE
$107.90

AGENT NUMBER
100019894

AGENT NAME
FORM ONE ADELAIDE PTY LTD

EXPIRY DATE
24/10/2024

+80013144350022> +001571+ <0551165643> <0000010790> +444+

Please Note:

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

For more information:

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

PAYMENT OF THIS CERTIFICATE CAN ONLY BE MADE

Online at: **OR** **By Post to:**

www.revenuesaonline.sa.gov.au

RevenueSA
Locked Bag 555
ADELAIDE SA 5001

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

CERTIFICATE OF LAND TAX PAYABLE

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

PIR Reference No: 2590897

DATE OF ISSUE
26/07/2024

FORM ONE ADELAIDE PTY LTD
POST OFFICE BOX 544
BLACKWOOD SA 5051

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

OWNERSHIP NAME
L J HOSKING

FINANCIAL YEAR
2024-2025

PROPERTY DESCRIPTION
U16 54-58 JOHN ST / PAYNEHAM SA 5070 / UNIT 16

ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	TAXABLE SITE VALUE	AREA
1901979492	CT 5051/356	$196,000.00	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 **24/10/2024**

Government of South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT

RevenueSA
DEPARTMENT OF TREASURY AND FINANCE
Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

Please Note:

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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

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

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

For more information:

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

PAYMENT OF THIS CERTIFICATE CAN ONLY BE MADE

Online at: **OR** **By Post to:**

www.revenuesaonline.sa.gov.au

RevenueSA
Locked Bag 555
ADELAIDE SA 5001

Account Number	L.T.O Reference	Date of issue	Agent No.	Receipt No.
19 01979 49 2	CT5051356	29/7/2024	7745	2590897

FORM 1 ADELAIDE PTY LTD
PO BOX 544
BLACKWOOD SA 5051
form1@form1adelaide.com.au

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: L J JOHNSON
Location: U16 54-58 JOHN ST PAYNEHAM UNIT16 S1042
Description: 4H/UNIT CP
Capital Value: $ 400 000
Rating: Residential

Periodic charges

Raised in current years to 30/9/2024

				$
		Arrears as at: 30/6/2024	:	0.00
Water main available:	1/7/1973	Water rates	:	78.60
Sewer main available:	1/7/1973	Sewer rates	:	86.95
		Water use	:	0.00
		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	:	0.00
		Balance outstanding	:	165.55

Degree of concession: 00.00%
Recovery action taken: ACCOUNT SENT

Next quarterly charges: Water supply: 78.60 Sewer: 86.95 Bill: 9/10/2024

This account has no meter of its own but is supplied from account no 19 01979 08 9.

The Water Use apportionment option is Nil.

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

South Australian Water Corporation

Name:
L J JOHNSON

Water & Sewer Account
Acct. No.: 19 01979 49 2

Amount: _____

Address:
U16 54-58 JOHN ST PAYNEHAM UNIT16
S1042

Payment Options

EFT

EFT Payment

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	1901979492

Biller code: 8888
Ref: 1901979492

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: 1901979492

BESTSTRATA

T 08 8431 2287
F 08 8311 5225
E info@beststrata.com.au
Unit 2, 188 Fullarton Road Dulwich SA 5065
PO Box 229 Fullarton SA 5063
ABN 84 945 930 989

www.beststrata.com.au

7 August 2024

Name: **Adelaide Conveyancing**
Address: **P O Box 800, Brighton SA 5048**

Dear Sir / Madam,

RE: **Section 41 Financial Updates**
54-58 John Street, Payneham SA 5070 - Unit 16

Please find attached the Section 41 Statement for Unit 16, 54-58 John Street, Payneham SA 5070 and related documents.

When settlement is finalised, could you please advise us of the new owner's details. An owner update form is enclosed for you to use.

Please contact us if you have any queries regarding the attached statement.

Yours sincerely,

Best Strata
3 / 188 Fullarton Road
Dulwich SA 5065

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

Date of Statement: **7 August 2024**

Unit in respect of which the Statement is issued: **Unit 16** in **Strata Plan** No**. 1042 at 54-58 John Street, Payneham SA 5070**

Person requesting certificate:
Name: Fiona Sierp Form 1,
Address: www.form1@form1adelaide.com.au

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

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

Total amount last determined with respect to the lot

Amount	Period
$1,748.60	01 Jul 2024 to 30 Jun 2025

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

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

Amount	Period	Date due
$437.15	01 Jul 2024 to 30 Sep 2024	01 Jul 2024
$437.15	01 Oct 2024 to 31 Dec 2024	01 Oct 2024
$437.15	01 Jan 2025 to 31 Mar 2025	01 Jan 2025
$437.15	01 Apr 2025 to 30 Jun 2025	01 Apr 2025

Amount owing $437.15

Interest due on unpaid levies $3.69

Amount in credit for prepaid levies $0.00

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

Total amount last determined with respect to the lot

Amount	Period
$401.80	01 Jul 2024 to 30 Jun 2025

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

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

Amount	Period	Date due
$100.45	01 Jul 2024 to 30 Sep 2024	01 Jul 2024
$100.45	01 Oct 2024 to 31 Dec 2024	01 Oct 2024
$100.45	01 Jan 2025 to 31 Mar 2025	01 Jan 2025
$100.45	01 Apr 2025 to 30 Jun 2025	01 Apr 2025

Amount owing $100.45

Interest due on unpaid levies $1.02

Amount in credit for prepaid levies $0.00

3. Special contributions

None

4. Particulars of Assets and Liabilities of the Corporation

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

5. Particulars of any Expenditure

(a) Incurred by the Corporation

Refer Minutes
……..

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

Refer Minutes
……

6. Insurance policies

Particulars of all insurance policies taken out by the strata corporation.
None

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

NOTE:

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

This Statement was prepared on behalf of Strata Corporation No 1042 Inc. by



Hamish Watson
Body Corporate Manager
Best Strata
3 / 188 Fullarton Road
Dulwich SA 5065

BEST STRATA
ABN 84 945 930 989

UNIT 3, 188 FULLARTON ROAD
DULWICH SA 5065
Phone: (08) 8431 2287
Fax: (08) 8311 5225

PLEASE COMPLETE AND RETURN WHEN SETTLEMENT IS FINALISED
ANY OUTSTANDING ACCOUNTS MUST BE FINALISED AT SETTLEMENT

UNIT OWNER UPDATE

(to be filled in only for new owners)

STRATA CORPORATION NO. 1042 INC.
16 / 54-58 John Street, Payneham SA 5070

SETTLEMENT DATE _____

UNIT OWNER/S NAME _____

UNIT OWNER/S ADDRESS _____

DATE & PLACE OF BIRTH _____

CONTACT DETAILS HOME: _____ WORK: _____

MOBILE: _____ EMAIL: _____

CORRESPONDENCE TO OWNER / AGENT

ACCOUNTS TO OWNER / AGENT

WILL THIS UNIT BE RENTED YES / NO
If yes then please complete the details below

AGENT _____

ADDRESS _____

_____

CONTACT PERSON _____

CONTACT DETAILS HOME: _____ WORK: _____

MOBILE: _____ EMAIL: _____

TENANT NAMES _____

CONTACT DETAILS HOME: _____ WORK: _____

MOBILE: _____ EMAIL: _____

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

Unit 3, 188 Fullarton Road, Dulwich SA 5065
PO Box 229, Fullarton, SA 5063
Tel: 08 8431 2287
Email: contact@beststrata.com.au

www.beststrata.com.au

Reminder Notice August 2024

Lucy Jane Johnson
16 / 54-58 John Street
Payneham SA 5070

Issued 02 Aug 2024 on behalf of:

Strata Corporation No 1042 Inc.
54-58 John Street
SA 5070
ABN: 68 396 878 179

For lot: 16
Reference Number: 010420164
Lucy Jane Johnson

Description	Due	Amount Due	Amount Paid	Interest Accrued*	Interest Paid	Balance
Quarterly Admin/Sinking Levy 01/07/2024 - 30/09/2024	01/07/2024	$537.60	$0.00	$4.71	$0.00	$542.31
Totals		**$537.60**	**$0.00**	**$4.71**	**$0.00**	**$542.31**

* interest calculated at 10% pa to 02/08/2024.

PAYMENT OPTIONS

BPAY	**BPAY®** Biller Code: 122473	Contact your financial institution to make payment from your bank account.
Phone	**Phone** 1300 002 801	Call 1300 002 801 anytime to pay by credit card. Surcharges apply.
Credit Card	**Credit Card** www.beststrata.com.au	Visit www.beststrata.com.au to make payment by credit card. Surcharges apply.
in person	**Australia Post**	Present and pay this invoice by cheque, eftpos or cash at any Australia Post outlet.
Direct Debit	**Direct Debit**	Automatic payment from your bank account. Contact us for further information.
Cheque	**Cheque**	Mail a cheque to Best Strata, PO Box 229, Fullarton, SA 5063. Please make cheques payable to “Best Strata Clients Trust Account”

Reference Number
010420164

New Charges Due By
1/07/2024

Amount Due
$542.31

*3587 010420164

BESTSTRATA

Contribution Levy Invoice

Approved

Property Reference Number	999990104
Date & Time:	03:31:01 PM 07 Aug 2024
Amount	**$44.66**
Transaction Result	**Approved**
Receipt Number	109634
Paid by	516323...065

Make Another Payment | Print Receipt | Close

nab Secure payments enabled by NAB

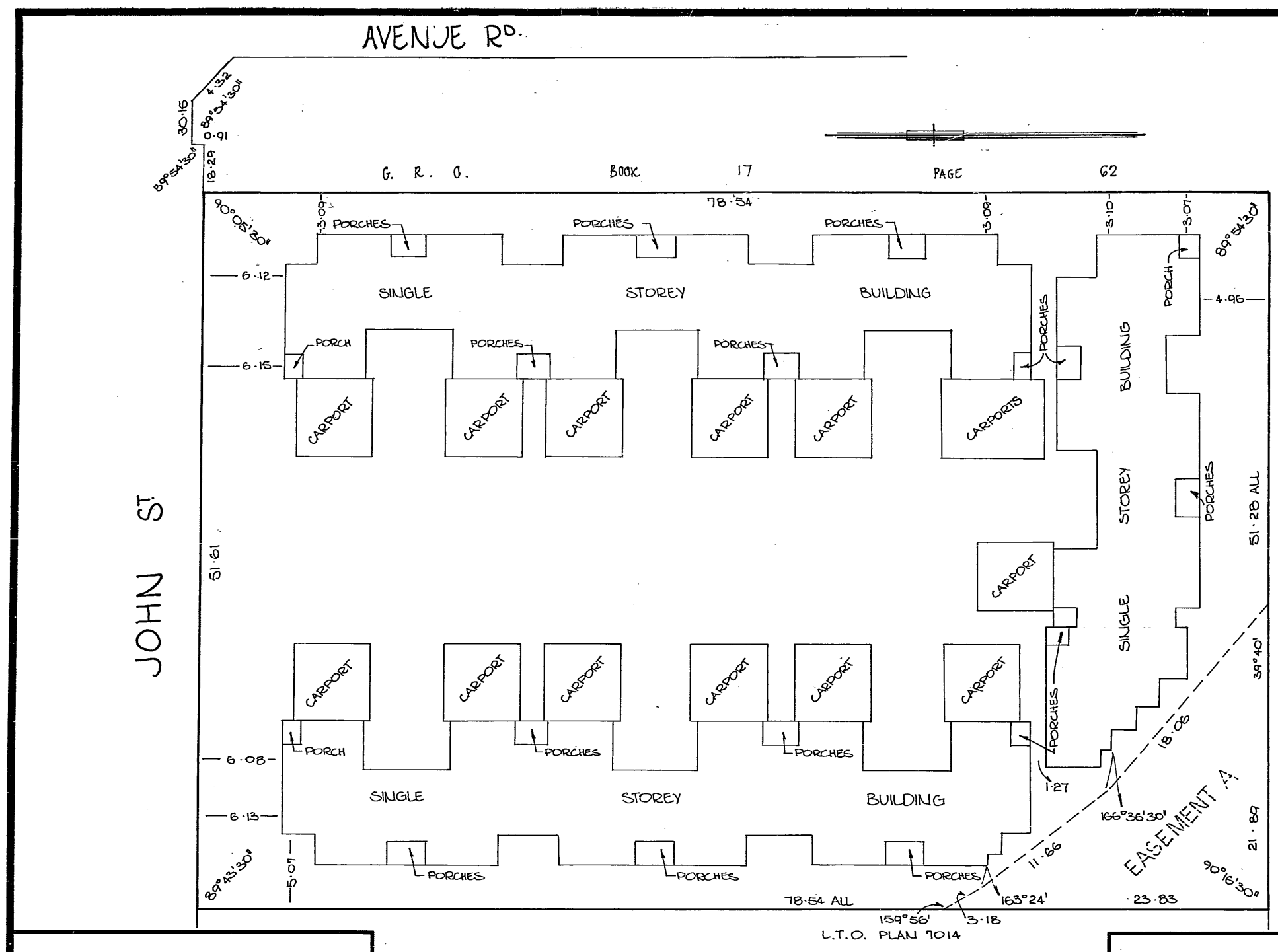
STRATA PLAN 1042

IST. OF 3 SHEETS

ACCEPTED AND DEPOSITED
CHIEF DRAFTING OFFICER
for Registrar-General 29.6.1973

SITE PLAN

Alpha Easement Identifier
vide Dkt. 4370/1976
pro R.G. 4-11-91



MICROFILMED
6.11.91

TODD & Co.
SURVEYING AND PLANNING CONSULTANTS
20 FRANKLIN ST., ADELAIDE 5000
PHONE 51 2786
FILE REF.
T 24-98 /

HUNDRED OF ADELAIDE

LOT 83 OF G.R.O. BOOK 17 PAGE 62
PT SECTION 285
IN THE AREA NAMED
"PAYNEHAM"

REFERENCE : VOL. 3895 FOL. 161

I, RAYMOND JAMES TODD a Licensed Surveyor within the meaning of the Surveyors Act, 1935-1961, do hereby certify:

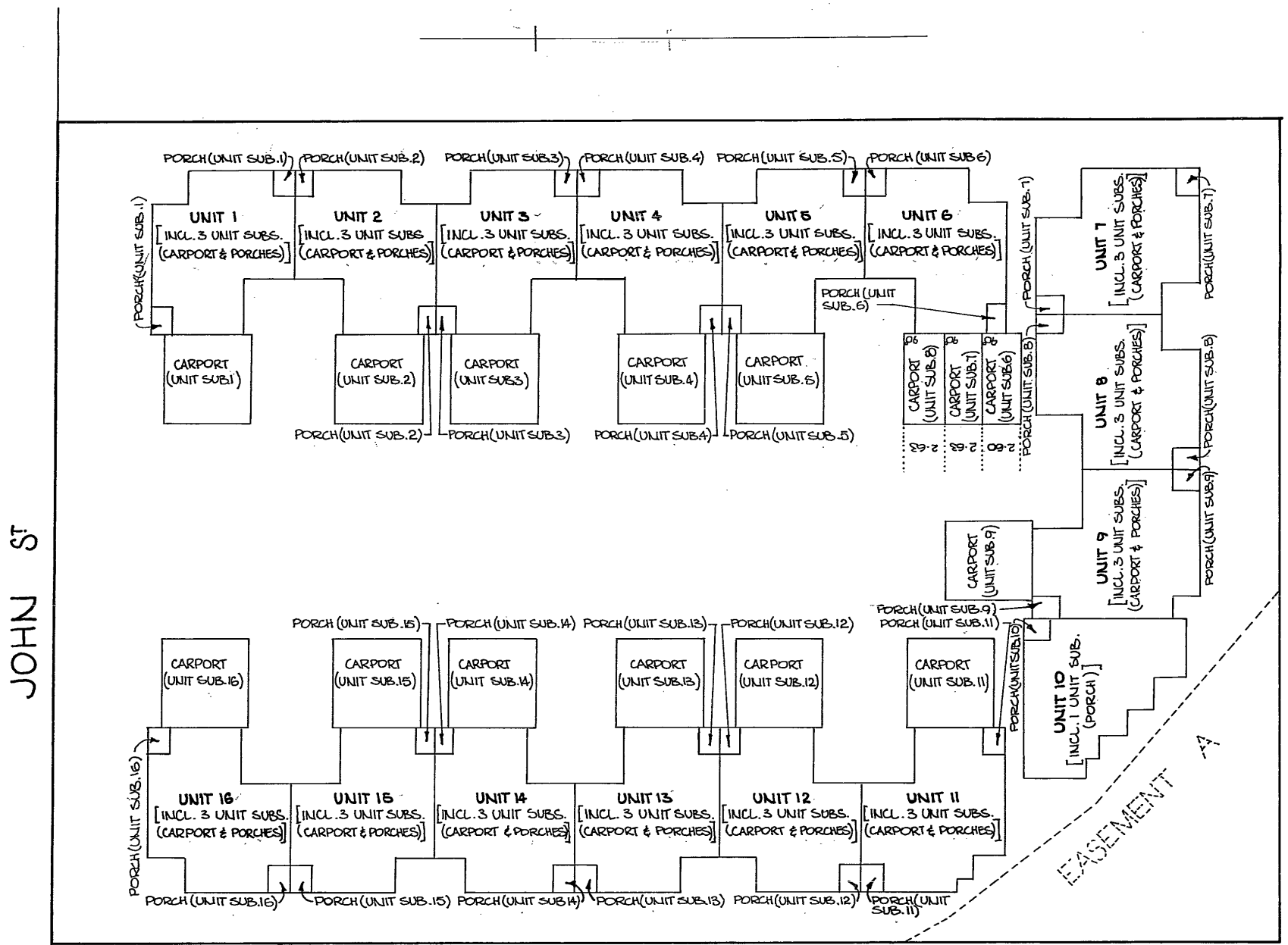
1. that all the units and unit subsidiaries and all buildings and other structures depicted hereon are wholly comprised within the boundaries of the parcel delineated on this strata plan;
2. that this strata plan represents an accurate delineation of the units and unit subsidiaries (if any) as constructed 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 SECOND day of APRIL 1973.

STRATA PLAN 1042

2ND OF 3 SHEETS

ACCEPTED AND DEPOSITED
E A Sweetman
CHIEF DRAFTING OFFICER
For Registrar-General 29.6.73



TODD & Co.
SURVEYING AND PLANNING CONSULTANTS
20 FRANKLIN ST., ADELAIDE 5000
PHONE 51 2786

FILE REF.

T2498 /

GROUND FLOOR PLAN

METRES 6 4 2 0 12 METRES

SCALE

MICROFILMED
6.11.91

SCHEDULE OF UNIT ENTITLEMENT

UNIT Nº	UNIT ENTITLEMENT	CURRENT C's. of T. VOLUME	CURRENT C's. of T. FOLIO	UNIT Nº	UNIT ENTITLEMENT	CURRENT C's. of T. VOLUME	CURRENT C's. of T. FOLIO
1	9						
2	9						
3	8						
4	8						
5	8						
6	8						
7	9						
8	9						
9	9						
10	9						
11	9						
12	9						
13	9						
14	9						
15	9						
16	9						
AGGREGATE	140			AGGREGATE			
				COMMON PROPERTY			

Authenticated Vide Application Nº 3467149

S.E. Cresswell

Registrar General.

REGISTRAR-GENERAL SOUTH AUSTRALIA

STRATA PLAN 1042

3RD. of 3 SHEETS

ACCEPTED AND DEPOSITED

CHIEF DRAFTSMAN

Pro Registrar General

29/6/1973

MICROFILMED 6.11.91

Minutes of Annual General Meeting

Strata Corporation No 1042 Inc.
54-58 John Street Payneham 5070

Held at Online or by Phone (GoToMeeting) or Best Strata Office 2 / 188 Fullarton Road, Dulwich SA 5065
On
Monday 08 May 2023 at 5:30pm

WELCOME
Meeting opened at 5:30pm. All those in attendance were welcomed to the meeting. The Presiding Officer, Ms V Ravi, presided over the meeting. With the approval of the Corporation, Hamish Watson of Best Strata assisted the Presiding Officer in the conduct of the meeting and recording the minutes. A quorum was declared with 15 of the 16 unit holders in attendance in person or by proxy.

ATTENDANCE LIST

Present in Person

Ms P Carpentieri	Online	Lot 001
Mr D & Ms J Dietrich	Online	Lot 006
Mr S Savenkoff	In person	Lot 007
Ms V Ravi	Online	Lot 008
Mrs K Dermody	In person	Lot 009
Ms C Leondiou	Online	Lot 010
Mrs L Trigg	In person	Lot 012
Ms S Forde	Online	Lot 015
Mrs L Johnson	In person	Lot 016

Present by Proxy

Ms M Muhlhanby proxy to Best Strata	Lot 002
Strata & Comm Title Coordinator of Renewal SA by proxy to Best Strata	Lot 003
Mrs B Doan by proxy to Mr K Doan	Lot 004
Mr F Villani by proxy to Best Strata	Lot 005
Mr M & Ms T Bowering by proxy to Best Strata	Lot 011
Ms E Mcinerney by proxy to Mr A Grant	Lot 013

Guests
Mr S Trigg as a guest of Unit 12
Mr D Hosking as a guest of Unit 16

In Attendance
Hamish Watson representing Best Strata.

DISCLOSURE OF PECUNIARY INTEREST
The Manager advised that it is an offence to not disclose any direct or indirect pecuniary interest in a matter relating to the Corporation. Under the Strata Titles Act 1988 (s27D [1]), a delegate of a Strata Corporation who has a direct or indirect pecuniary interest in a matter in relation to which he or she proposes to perform delegated functions or powers must disclose the nature of the interest, in writing, to the Corporation before performing the functions or powers.

PREVIOUS MINUTES
It was resolved that the minutes of the Annual General Meeting held on 04 May 2022 be accepted as an accurate record of that meeting. All agreed.

FINANCIAL STATEMENT
It was resolved that the financial statement for the period 1 March 2022 to 28 February 2023 be accepted as an accurate record of the Corporation's current financial position. All agreed.

ELECTION OF OFFICE BEARERS
It was resolved that the following appointments be made for the coming year;

Presiding Officer:	Mrs L Johnson
Secretary:	Mrs K Dermody
Treasurer:	Mr S Savenkoff

All agreed.

MANAGEMENT COMMITTEE
It was resolved that the management committee shall consist of;

Ms P Carpentieri	Lot 001
Ms M Muhlhan	Lot 002
Mr S Savenkoff	Lot 007
Ms V Ravi	Lot 008
Mrs K Dermody	Lot 009
Mrs L Trigg	Lot 012
Mrs L Johnson	Lot 016

All agreed.

Please Note: The management committee does not have the power to do anything for which a special or unanimous resolution of the Strata Corporation is required (section 35(3) of the Strata Titles Act 1988).

APPOINTMENT OF MANAGER
It was resolved that Best Strata be appointed to assist in the management of the Corporation for the following year. All agreed. The following fees apply;

Management Fee	$ 3,336	per annum
Meeting Fee	$ 165	*see rates below
Overheads	$ 3.40	per unit per month
Audit Fee	$ 145	per unit per annum
Tax Return Preparation	$ 165	per return
Bank Fees	At cost	

*Starting between 9:00am and 4:30pm	$132 – in person at office or online
Starting between 5.00pm and 6:00pm	$165 – online
Starting between 5.00pm and 6:00pm	$250 – in person at office

Meetings online or in Best Strata Office
Additional charges after 75 minutes at $110 per hour (15 minute blocks).
Meetings in other locations incur travel charge at $110 per hour (minimum 1 hour charged)

Mrs K Dermody queried why the Overheads (Postage) were $3.40 per unit per month when most communication was via email, she usually printed and posted communications with residents, so the actual postage would be minimal and it was agreed that the Manager would check whether this fee could be reduced.

Note from Manager: Following the meeting this was discussed with the principal of Best Strata who advised that the overhead fee is a general overhead charge and not just for postage.

It was resolved that the Presiding Officer be authorised to examine the management agreement and to sign the agreement on behalf of the Corporation. All agreed.

ARM Contractor Compliance
ARM Contractor Compliance is a third party company engaged by Best Strata. The company ensures that any contractor that is sent to the property to carry out any works is properly licensed, insured and holds a valid ABN. The charge is minimal, being approximately $11.00 per unit per year. This service is optional, however if the Corporation wishes to opt out of this service, Best Strata will only send quote requests and work orders to a small group of contractors. If the Corporation wishes to use contractors outside of this group, they will need to issue any work orders and quote requests themselves.

It was resolved that the Corporation employs the service of ARM Contractor Compliance to check the credentials of any contractors engaged by the Corporation at the property.

INSURANCE
Section 30 of the Strata Titles Act 1988 requires the Strata Corporation to keep all buildings and building improvements on the site insured to their full replacement value.

Section 31 of the Strata Titles Act 1988 requires the Strata Corporation to keep itself insured against liability in tort to a minimum of $10 Million (Public Liability), hold Fidelity Guarantee Insurance to a minimum of $50,000, and any other liability as determined by a special resolution of the Corporation.

The Corporation's current policy details are as follows;

Insurer:	CHU Underwriting Agencies
Policy Number:	HU0041106
Renewal Date:	15/05/2023

Current Sums Insured are;

Building	$ 3,620,000.00
Lost Rent / Temp Accommodation	$ 543,000.00
Public Liability	$ 20,000,000.00
Voluntary Workers Personal Acc	$ 200,000.00
Fidelity Guarantee	$ 100,000.00
Office Bearers Liability	$ 250,000.00
Catastrophe	$ 543,000.00
Common Contents	$ 36,200.00

Excess on claims: $500
Flood in included

It was noted that the most recent valuation was carried out on 20 April 2020 and the replacement value was assessed to be $3,620,000.

Insurance Valuation / Review Sums Insured
It was resolved that the Corporation increase the building sum insured amount at the next renewal date on 15 May 2023 from $3,620,000.00 to $ 4,000,000.00. All agreed.

It was resolved that the Corporation proceed with an insurance valuation prior to the 2024 renewal date. The Manager was instructed to send a workorder to valuer for a valuation report to be completed in about March 2024.

Renewal / Placement
The Manager presented insurance renewal documents sourced by Surewise Insurance Brokers from CHU Underwriting Agencies Pty Ltd. It was resolved that the Manager arrange for the insurance policy to be placed through Surewise Insurance Brokers, with CHU from the next renewal date. All agreed.

It was advised at the meeting that Best Strata has an arrangement to use Surewise for placement of insurance policies. Therefore the Management Committee will approach alternative brokers and insurers next year to see if alternative quotes can be sourced. Surewise have only been able to provide one quote this year.

Product Disclosure Statement and Financial Services Guide
The Product Disclosure Statement and the Financial Services Guide are available to members of the Corporation by request to the Manager.

Contents Insurance
The Manager informed owners that the Strata Corporation's insurance policy does not cover owners' or tenants' contents including items such as carpets, curtains and light fittings. It also does not cover owners' legal liability in their unit subsidiary. It is the responsibility of each unit holder to arrange contents insurance for their unit.

MAINTENANCE

Grounds Maintenance
It was noted that Brookdene Lawn Mowing attended the property every 4 weeks to mow and edge the common property lawns. They charged $186-$245 per visit. Owners were happy to continue with the service.

Gutter Cleaning
It was noted that the gutters and downpipes were cleaned in June 2022, a full clean, and February 2023, Units 12 to 16, by Active Grounds and Gardens at a cost of $990 and $528. It was agreed to proceed with a further clean of all gutters and downpipes in May 2023 and Units 12-16 in November 2023.

The Manager to request contractors to take more care when on the roofs to limit damage to tiles. The owner of Unit 1 requested that the contractors clean their gutters from a ladder and do not get on the roof of Unit 1.

Note: Following the meeting the owner of Unit 1 advised that they will clean their gutters and wished to be excluded from the service.

Pest Inspection
It was noted that damage caused by termites was not an insured event in terms of the building insurance policy.
It was noted that the last pest inspection was carried out by ARL Environmental Pest Prevention Services in December 2017. No termite activity was found.

The Strata Corporation declined to have the units inspected for termite activity this year but agreed an inspection should be scheduled for next year and plan for inspection every 5 years. Instructions to be confirmed at the next Annual General Meeting.

Driveway Works
Ms K Dermody advised that Roker Asphalt had attended the site to provide an assessment. They advised that the work quoted by Schmaal Contractors to provide a surface coat of bitumen would only provide a short term solution, cracking would be expected to reappear, water pooling and trip hazards would result and the new surface would have a useful life of approximately two years.

It was agreed that the Management Committee would monitor the condition of the driveway and arrange spot repairs as required. The owners arranging required repairs will be reimbursed for materials on presentation of a receipt to the manager for approval by the committee.

It was noted that previous works by Schmaal Contractors to lower the water pipe that runs the length of the driveway has resulted in significant improvement to the issues of temperature of water supplied to the units at the end of the group in summer.

It was noted that the Corporation will need to raise levies and save funds for at least another year for a long-term solution as a priority.

Fencing
It was discussed that Ziegler Property Solutions carried out works to brace the fence behind Unit 1 but the result has been that the fence is still moving and the new bracing has damaged the brickwork of the retaining wall under the fence.

It was agreed that the Manager would contact Ziegler PS to advise that the Corporation is not satisfied with payment in full for the works carried out to date as they have resulted in potential further costs for repairs to the brickwork. The Manager will advise the Management Committee of the outcome.

It was agreed that Ms L Johnson would contact the neighbour to discuss this matter. (Note: this was prior to discussion below about retaining wall and there are now alternative actions potentially required). It was noted that the Manager can put the neighbour on notice of potential liability, due to fence being located within their property boundary, on direction from the Management Committee.

It was noted that Concept Fencing have provided a quote for works to stabilize the fence, including installing additional fence posts. It was agreed that a new fencing notice requesting a 50% contribution could be issued to the neighbour, on the basis that the initial work was agreed upon by both parties but has proven unsuccessful in stabilizing the fence.

Retaining Wall
Mr K Doan advised that the retaining wall has shifted and is now leaning into the property. It was agreed that Mr Doan would provide photos for comparison with the dilapidation report and that the Manager would arrange for an engineer to attend on direction of the Management Committee.

Downpipe Repair
At previous Annual General Meetings Mr S Savenkoff advised the down pipe on the kitchen eastern wall needs to be repaired. The Manager advised that quotes had been received in June 2022 of $585 for replacement of Unit 7 downpipe and $490 for replacement of 'old downpipe at the end of the driveway' on the post of Unit 9 carport. It was agreed that the Manager would arrange for alternative quotes to be obtained for these works and forwarded to the Management Committee for consideration.

Painting - Car Port Posts
At previous Annual General Meetings it was noted that the paint work on some of the car port posts are peeling and rust developing. After discussion it was agreed to put this item on hold until the next Annual General Meeting when a maintenance schedule and projected budget for the group could be created.

BUDGET

Contributions
The Manager presented a budget estimate for the coming year and recommended that the administration levy increase to $27,000 per annum in the budget issued with the meeting notice (from $21,300) and the sinking fund levy remain at $6,250 per annum.

The Manager noted that the increase in insurance from the estimated premium of $9,269 to the quoted $12,359.90 would indicate that the Corporation would have a projected deficit of $3,300 an increase to $30,300 was proposed to give a balanced administration fund budget.

The owners discussed that with the quote from Schmaarl ($21,350) removed from the budget the significant raise to levies was not required however a raise is needed and there is intention for a special levy to be raised when driveway works are scheduled next year.

After discussion it was resolved that annual contributions be as follows;

Administration Fund Contribution	$23,000.00
Sinking Fund Contribution	$6,250.00
Total Contribution	$29,250.00

The contribution is payable quarterly, divided by unit entitlement and will commence on 1 July 2023. All agreed.

The Manager advised that if Corporation funds are insufficient to cover Corporation outgoings throughout the year a special levy will be raised.

It was specifically noted that a special levy may be required for work to remediate the retaining wall or driveway.

Forward Budget
The Manager presented a forward budget to the Corporation pursuant to Section 33A of the Strata Titles Act 1988, which requires the Strata Corporation to present a statement of proposed non-recurrent expenditure at each Annual General Meeting. For a group of 7-19 units, the statement needs to cover 3 years, and new information must be prepared every 3 years.

The Manager advised that a Sinking Fund Forecast report could be obtained for a cost of $620 to $840. It was agreed that the Manager would provide sample reports to the Management Committee who are authorised to provide directions to the Manager to obtain a report if required.

POLICIES & APPROVALS
The Manager advised that if an owner wishes to apply to the Strata Corporation at any time other than the Annual General Meeting for an approval of any kind, for which a meeting is to be arranged, that owner, and not the Strata Corporation, would be responsible for paying the meeting fee.

Proposed Special Resolution – Solar Panels Unit 13
It was resolved by Special Resolution that the owner of unit 13 be granted approval to install a solar system on the roof above unit 13.

As previously resolved the installation would have to be to the rear of the roof so as to not be visible from the driveway. Details of the proposed installation would be required to be approved by the Management Committee prior to installation commencing.

OTHER BUSINESS
There was no other business.

NEXT ANNUAL GENERAL MEETING
The tentative date for the next Annual General Meeting is Wednesday 1 May 2024 at 5:30pm at Online or by Phone (GoToMeeting).

CLOSURE
Owners were thanked for their attendance.
The meeting was closed at 7:53pm.

Minutes of Annual General Meeting

Strata Corporation No 1042 Inc.
54-58 John Street Payneham SA 5070

Held at Online or by Phone (GoToMeeting)
OR
Best Strata Offices, 3 / 188 Fullarton Road, Dulwich 5065
On
Wednesday 01 May 2024 at 5:30pm

WELCOME
Meeting opened at 5:40pm. All those in attendance were welcomed to the meeting.
The Presiding Officer, Ms L Johnson, presided over the meeting. With the approval of the Corporation, Hamish Watson of Best Strata assisted the Presiding Officer in the conduct of the meeting and recording the minutes.
A quorum was declared with 11 of the 16 unit holders in attendance in person or by proxy.

ATTENDANCE LIST

Present in Person

Mr F Villani	Lot 005
Mr S Savenkoff	Lot 007
Mrs K Dermody	Lot 009
Ms C Leondiou	Lot 010
Ms L Johnson	Lot 016

Present Online

Ms P Carpentieri	Lot 001
Mrs B Doan	Lot 004
Ms S Forde	Lot 015

Present by Proxy

Ms M Muhlhan	Lot 002 by proxy to Best Strata
Strata & Comm Title Coordinator of Renewal SA	Lot 003 by proxy to Best Strata
Ms E Mcinerney	Lot 013 by proxy to Mrs K Dermody

Apologies

Mr D Dietrich	Lot 006

In Attendance
Hamish Watson representing Best Strata.

DISCLOSURE OF PECUNIARY INTEREST
The Manager advised that it is an offence to not disclose any direct or indirect pecuniary interest in a matter relating to the Corporation. Under the Strata Titles Act 1988 (s27D [1]), a delegate of a Strata Corporation who has a direct or indirect pecuniary interest in a matter in relation to which he or she proposes to perform delegated functions or powers must disclose the nature of the interest, in writing, to the Corporation before performing the functions or powers.

PREVIOUS MINUTES
It was resolved that the minutes of the Annual General Meeting held on 08 May 2023 be accepted as an accurate record of that meeting. All agreed.

FINANCIAL STATEMENT
It was resolved that the financial statement for the period 1 March 2023 to 29 February 2024 be accepted as an accurate record of the Corporation's current financial position. All agreed.

ELECTION OF OFFICE BEARERS
It was resolved that the following appointments be made for the coming year;

Presiding Officer:	Mrs L Johnson
Secretary:	Mrs K Dermody
Treasurer:	Mr S Savenkoff

All agreed.

MANAGEMENT COMMITTEE
It was resolved that the management committee shall consist of;

Ms P Carpentieri	Lot 001
Mr R Petty Strata & Comm Title Coordinator of Renewal SA	Lot 003
Mr S Savenkoff	Lot 007
Mrs K Dermody	Lot 009
Ms L Johnson	Lot 016

All agreed.

Please Note: The management committee does not have the power to do anything for which a special or unanimous resolution of the Strata Corporation is required (section 35(3) of the Strata Titles Act 1988).

APPOINTMENT OF MANAGER
It was resolved that Best Strata be appointed to assist in the management of the Corporation for the following year. The following fees apply;

Management Fee	$ 3,536	per annum
Meeting Fee	$ 250	*see rates below
Overheads	$ 3.60	per unit per month
Audit Fee	$ 14	per unit per annum
Tax Return Preparation	$ 165	per return
Bank Fees	At cost	

*Starting between 9:00am and 4:30pm	$132 – in person at office or online
Starting between 5.00pm and 6:00pm	$165 – online
Starting between 5.00pm and 6:00pm	$250 – in person at office

Meetings online or in Best Strata Office
Additional charges after 75 minutes at $110 per hour (15 minute blocks).
Meetings in other locations incur travel charge at $110 per hour (minimum 1 hour charged)
All agreed.

It was resolved that the Presiding Officer be authorised to examine the management agreement and to sign the agreement on behalf of the Corporation. All agreed.

ARM Contractor Compliance
ARM Contractor Compliance is a third party company engaged by Best Strata. The company ensures that any contractor that is sent to the property to carry out any works is properly licensed, insured and holds a valid ABN. The charge is minimal, being approximately $11.00 per unit per year. This service is optional, however if the Corporation wishes to opt out of this service, Best Strata will only send quote requests and work orders to a small group of contractors. If the Corporation wishes to use contractors outside of this group, they will need to issue any work orders and quote requests themselves.

It was resolved that the Corporation employs the service of ARM Contractor Compliance to check the credentials of any contractors engaged by the Corporation at the property.

INSURANCE
Section 30 of the Strata Titles Act 1988 requires the Strata Corporation to keep all buildings and building improvements on the site insured to their full replacement value.

Section 31 of the Strata Titles Act 1988 requires the Strata Corporation to keep itself insured against liability in tort to a minimum of $10 Million (Public Liability), hold Fidelity Guarantee Insurance to a minimum of $50,000, and any other liability as determined by a special resolution of the Corporation.

The Corporation's current policy details are as follows;

Insurer:	CHU Underwriting Agencies
Policy Number:	HU0041106
Renewal Date:	15/05/2024

Current Sums Insured are;

Building	$ 5,220,000
Lost Rent / Temp Accommodation	$ 783,000
Public Liability	$ 20,000,000
Voluntary Workers Personal Acc	$ 200,000
Fidelity Guarantee	$ 100,000
Office Bearers Liability	$ 250,000
Catastrophe	$ 783,000
Common Contents	$ 40,000

Excess on claims: $500
Flood included

It was noted that the most recent valuation was carried out on 13 June 2023 and the replacement value was assessed to be $5,220,000. The Corporation was previously insured for $3,620,000.00 prior to receiving the valuation.

Insurance Valuation / Review Sums Insured
The Manager informed the Corporation that it could obtain an insurance valuation to determine replacement value. The estimated cost for this valuation is $385.
The Strata Corporation declined to have an insurance valuation, and agreed to keep the building sum insured amount at the existing amount at the next renewal date. All agreed.

Renewal / Placement
The Manager presented insurance quotes sourced by Surewise Insurance Brokers from CHU Underwriting Agencies Pty Ltd, Strata Unit Underwriting Agency and Strata Community Insurance Agency.
It was resolved that the Manager arrange for the insurance policy to be placed through Surewise Insurance Brokers, with Strata Community Insurance Agency from the next renewal date. All agreed.

Product Disclosure Statement and Financial Services Guide
The Product Disclosure Statement and the Financial Services Guide are available to members of the Corporation by request to the Manager.

Office Bearers Liability
It was agreed that the Manager would obtain a cost to increase Office Bearer Liability cover from $250,000 to $500,000 and the Management Committee would provide directions to the Manager.

Contents Insurance
The Manager informed owners that the Strata Corporation's insurance policy does not cover owners' or tenants' contents including items such as carpets, curtains and light fittings. It also does not cover owners' legal liability in their unit subsidiary. It is the responsibility of each unit holder to arrange contents insurance for their unit.

MAINTENANCE

Grounds Maintenance
It was noted that Brookdene Lawn Mowing attended the property every 4-6 weeks to mow and edge the common property lawns and trim plants where required.
A discussion was held regarding whether the contractor spends the agreed amount of time each visit. It was agreed to monitor whether the gardener is onsite less than what is contracted. The gardener can be asked by Strata Manager for response/explanation after 3 months of monitoring.
It was noted that individual requests for specific maintenance must go through Strata and not directly communicated to the contractor. The contractor is very much appreciated by the majority of owners and the owners would not like for them to withdraw their services.
It was noted that the gardener has been overly heavily pruning the hedges on occasion and agreed that the Manager would convey this to the contractor.

Gutter Cleaning
It was noted that the gutters and downpipes were last cleaned in June 2023 by Active Grounds and Gardens at a cost of $935.
It was agreed to proceed with a further clean of all gutters and downpipes except Unit 1 in May and Units 12 to 16 in November 2024 by Active Grounds and Gardens.

It was agreed that Ms P Carpentieri would arrange for clean of Unit 1 gutters from ladder. It was noted that the gutters are common property and the work committed to will need to be conducted to an equivalent standard to the rest of the units.

Pest Inspection
It was noted that damage caused by termites was not an insured event in terms of the building insurance policy.
It was noted that the last pest inspection was carried out by ARL Environmental Pest Prevention Services in December 2017. No evidence of Termites was found.

It was resolved that the Manager arrange for a termite inspection to be carried out at the property. The estimated cost is $99 per unit. All agreed.

Retaining Wall
Ms L Johnson advised that Adelaide Retaining Walls would be attending along with Mr R Petty and the neighbour Mr M Zammil on 2 May 2024 to inspect the retaining wall and advise on their recommendations. It was agreed that the Management Committee and Sub Committee for the retaining wall project would provide directions to the Manager based on the recommendations received.

Fencing
It was noted that Concept Fencing provided a quote in March 2023 for works to stabilize the fence, including installing additional fence posts. It was agreed that the Manager would confirm with Concept Fencing whether the quote was still current or would require updating and the Management Committee would provide directions noting that the retaining wall project is currently a higher priority.

Gutter Repairs
It was agreed that the Manager would request a quote from Active Grounds and Gardens to replace the downpipes on Unit 7 and carport of Unit 9 and the Management Committee would provide directions.

Stormwater Drain
It was agreed that the Manager would request a quote for installation of a downpipe to the gutter between Units 8 and 9 to be channeled along fence to the stormwater drain adjacent the property and the Management Committee would provide directions.

Common Lighting
It was reported that the light in the carport of Unit 6 is not working it was agreed that Mr S Savenkoff would arrange for a replacement flouro tube and would be reimbursed the cost on provision of a receipt.

Air Conditioner Unit 12
It was agreed that the owner would need to find solution to relocate the external component of an air conditioner to allow required access through the common property in the event of an emergency.

BUDGET

Contributions
The Manager presented a budget estimate for the coming year and recommended that the administration levy increase to $32,200 per annum (from $23,000) and the sinking fund levy remain at $6,250 per annum. Based on the reduction of insurance premium by changing from CHU to SCI a revised recommendation for the administration levy was proposed at $27,200 per annum.

After discussion it was resolved that annual contributions be as follows;

Administration Fund Contribution	$27,200.00
Sinking Fund Contribution	$6,250.00
Total Contribution	$33,450.00

The contribution is payable quarterly, divided by unit entitlement and will commence on 1 July 2024. All agreed.

The Management Committee advised that the indicative cost to the Corporation for a replacement retaining wall, based on a 50% share with the neighbour, is expected to be in the order of $40,000 and special levies would be required to fund the works.

The Manager advised that if Corporation funds are insufficient to cover Corporation outgoings throughout the year a special levy will be raised. The Manager may need to transfer funds from the sinking fund in order to ensure sufficient funds are available.

Forward Budget
The Manager presented a forward budget to the Corporation pursuant to Section 33A of the Strata Titles Act 1988, which requires the Strata Corporation to present a statement of proposed non-recurrent expenditure at each Annual General Meeting.
For a group of 7-19 units, the statement needs to cover 3 years, and new information must be prepared every 3 years.

Proposed non-recurrent expenditure includes replacement of retaining wall, driveway maintenance and downpipes replacement and installation.

POLICIES & APPROVALS
The Manager advised that if an owner wishes to apply to the Strata Corporation at any time other than the Annual General Meeting for an approval of any kind, for which a meeting is to be arranged, that owner, and not the Strata Corporation, would be responsible for paying the meeting fee.

OTHER BUSINESS

Installations and Prescribed Works
It was agreed that the Management Committee would review the house rules in regards to the process for owners seeking approval for any installations or prescribed works.
It was noted that owners should contact the Manager to confirm whether proposed works require approval.

Council Reserve Trees
It was noted that there is a large tree in the reserve adjacent to the western boundary that poses a risk of falling debris causing damage to the Corporation's property. It was agreed that the Manager would send a letter to the City of Norwood, Payneham and St Peters in regards to the liability risk.

Parking
All owners are reminded not to park on the street front on Friday to allow access for bin collection.

NEXT ANNUAL GENERAL MEETING
The tentative date for the next Annual General Meeting is Wednesday 7 May 2025 at 5:30pm at Online or by Phone (GoToMeeting) or Best Strata Offices, 3 / 188 Fullarton Road, Dulwich 5065.

CLOSURE
Owners were thanked for their attendance.
The meeting was closed at 7:12pm.

BEST STRATA

FINANCIAL STATEMENT FOR STRATA CORPORATION NO 1042 INC.
ADDRESS : 54-58 JOHN STREET PAYNEHAM 5070
ACN : **ABN : 68 396 878 179**

BETWEEN 01 March 2022 AND 28 February 2023

 PRINTED 28/03/2023

INCOME & EXPENDITURE STATEMENT

	ADMIN	SINKING	TOTAL
INCOME			
ADMINISTRATION			
CREDIT CARD SURCHARGE	21.71		
ADMINISTRATION TOTAL	**21.71**		
INTEREST			
INTEREST ON OVERDUE LEVIES	4.10		
INTEREST RECEIVED	370.74		
INTEREST TOTAL	**374.84**		
LEVIES			
ADMIN FUND LEVY	20,994.90		
HOLD FUNDS	-447.10		
SINKING FUND LEVY		6,427.75	
SPECIAL LEVY	16,000.00		
LEVIES TOTAL	**36,547.80**	**6,427.75**	
OWNER			
ACCOUNT FEE CHARGED ON OVERDUE ACCOUNTS	44.00		
OWNER TOTAL	**44.00**		
TRANSFER			
TRANSFER SINKING TO ADMIN	5,000.00		
TRANSFER TOTAL	**5,000.00**		
TOTAL INCOME	**41,988.35**	**6,427.75**	**48,416.10**
OUTGOINGS			
ADMINISTRATION			
AUDIT	176.00		
BANK CHARGES	93.81		
DISBURSEMENTS AND OVERHEADS	614.05		
MEETING FEES	154.00		
MANAGEMENT FEES	3,066.54		
ADMINISTRATION TOTAL	**4,104.40**		
INSURANCE			
INSURANCE PREMIUM	8,059.75		
INSURANCE TOTAL	**8,059.75**		
OWNER			
ACCOUNT FEE CHARGED ON OVERDUE ACCOUNTS	33.00		
OWNER TOTAL	**33.00**		
REPAIRS & MAINTENANCE			
BUILDING MAINTENANCE	550.00		
CONCRETING WORKS	5,225.00		
ELECTRICAL WORKS	198.99		
GENERAL REPAIRS/MAINTENANCE	275.00		
GUTTER AND STORMWATER MAINTENANCE	990.00		
PLUMBING MAINTENANCE		25,740.00	
ROOF MAINTENANCE	528.00		
REPAIRS & MAINTENANCE TOTAL	**7,766.99**	**25,740.00**	
SERVICES			
GROUNDS MAINTENANCE	2,776.00		
CONTRACTOR COMPLIANCE CHECKING	144.00		

SERVICES TOTAL	**2,920.00**		
TAX			
INCOME TAX RETURN PREPARATION	132.00		
TAX TOTAL	**132.00**		
TRANSFER			
TRANSFER SINKING TO ADMIN		5,000.00	
TRANSFER TOTAL		**5,000.00**	
UTILITIES			
ELECTRICITY CHARGES	589.92		
WATER CHARGES	3,843.64		
UTILITIES TOTAL	**4,433.56**		
TOTAL OUTGOINGS	**27,449.70**	**30,740.00**	**58,189.70**

SUMMARY

OPENING BALANCE	8,562.67	24,979.24	33,541.91
TOTAL INCOME	41,988.35	6,427.75	48,416.10
TOTAL EXPENSE	27,449.70	30,740.00	58,189.70
CLOSING BALANCE	23,101.32	666.99	23,768.31
NET SURPLUS	14,538.65	-24,312.25	-9,773.60

BEST STRATA

FINANCIAL STATEMENT FOR STRATA CORPORATION NO 1042 INC.
ADDRESS : 54-58 JOHN STREET PAYNEHAM 5070
ACN : ABN : 68 396 878 179

 PRINTED 28/03/2023

BALANCE SHEET AS AT 28 February 2023

ASSETS

CASH AT BANK

[$23,101.32/ $666.99]	23,768.31	
TOTAL CASH AT BANK		**23,768.31**

LEVIES IN ARREARS

LOT NO.	OWNER	AMOUNT	
006	MR D R & MS J B DIETRICH	397.45	
TOTAL LEVIES IN ARREARS			**397.45**

TOTAL ASSETS	**24,165.76**

LIABILITIES

UNPAID BILLS

CREDITOR	AMOUNT	
FLOWTEC PLUMBING AND GAS	434.98	
BROOKDENE LAWN MOWING	235.00	
AGL SOUTH AUSTRALIA PTY LTD	143.11	
TOTAL UNPAID BILLS		**813.09**

TOTAL LIABILITIES	**813.09**

NET CASH POSITION	**23,352.67**

STRATA CODE : 1042 GROUP CODE : DATE FROM : 01/03/2022
LOT NO. : ACCOUNT CODE : DATE TO : 28/02/2023

Ref. No.	Date	Detail	Strata Code	Payer/Payee	Cheque/Receipt	Debit $	Credit $
GROUP CODE : ADMIN ADMINISTRATION							
ACCOUNT CODE : AUD AUDIT							
572306	22/10/2022	AUDIT FOR THE PERIOD ENDING 30 JUNE 2022	1042	BEST STRATA	C 2416	176.00	0.00
					ACCOUNT TOTAL	176.00	0.00
ACCOUNT CODE : BANK BANK CHARGES							
522870	05/03/2022	BANK FEES CHARGED TO THE GROUP RECOVERED FOR THE PERIOD 01/02/2022 TO 28/02/2022	1042	BEST STRATA	C 2330	3.05	0.00
531128	03/04/2022	BANK FEES CHARGED TO THE GROUP RECOVERED FOR THE PERIOD 01/03/2022 TO 31/03/2022	1042	BEST STRATA	C 2339	5.57	0.00
536478	02/05/2022	BANK FEES CHARGED TO THE GROUP RECOVERED FOR THE PERIOD 01/04/2022 TO 30/04/2022	1042	BEST STRATA	C 2349	7.87	0.00
541543	08/06/2022	BANK FEES CHARGED TO THE GROUP RECOVERED FOR THE PERIOD 01/05/2022 TO 31/05/2022	1042	BEST STRATA	C 2363	2.31	0.00
541622	08/06/2022	CREDIT CARD MERCHANT FEES FROM 02/04/2022 TO 01/06/2022	1042	BEST STRATA	C 2363	6.46	0.00
549935	04/07/2022	BANK FEES CHARGED TO THE GROUP RECOVERED FOR THE PERIOD 01/06/2022 TO 30/06/2022	1042	BEST STRATA	C 2374	7.83	0.00
554665	03/08/2022	BANK FEES CHARGED TO THE GROUP RECOVERED FOR THE PERIOD 01/07/2022 TO 31/07/2022	1042	BEST STRATA	C 2386	6.61	0.00
560162	06/09/2022	CREDIT CARD MERCHANT FEES FROM 30/07/2022 TO 31/08/2022	1042	BEST STRATA	C 2397	6.28	0.00
560198	06/09/2022	BANK FEES CHARGED TO THE GROUP RECOVERED FOR THE PERIOD 01/08/2022 TO 31/08/2022	1042	BEST STRATA	C 2397	4.42	0.00
569777	11/10/2022	BANK FEES CHARGED TO THE GROUP RECOVERED FOR THE PERIOD 01/09/2022 TO 30/09/2022	1042	BEST STRATA	C 2411	11.29	0.00
574653	03/11/2022	CREDIT CARD MERCHANT FEES FROM 01/10/2022 TO 31/10/2022	1042	BEST STRATA	C 2420	5.50	0.00
574664	03/11/2022	BANK FEES CHARGED TO THE GROUP RECOVERED FOR THE PERIOD 01/10/2022 TO 31/10/2022	1042	BEST STRATA	C 2420	5.95	0.00
578100	08/12/2022	BANK FEES CHARGED TO THE GROUP RECOVERED FOR THE PERIOD 01/11/2022 TO 30/11/2022	1042	BEST STRATA	C 2434	4.73	0.00
585697	03/01/2023	BANK FEES CHARGED TO THE GROUP RECOVERED FOR THE PERIOD 01/12/2022 TO 31/12/2022	1042	BEST STRATA	C 2440	7.54	0.00
591489	04/02/2023	BANK FEES CHARGED TO THE GROUP RECOVERED FOR THE PERIOD 01/01/2023 TO 31/01/2023	1042	BEST STRATA	C 2449	8.40	0.00
					ACCOUNT TOTAL	93.81	0.00
ACCOUNT CODE : DISB DISBURSEMENTS AND OVERHEADS							
522869	05/03/2022	POSTAGE FROM 01/03/2022 TO 31/03/2022 PAID	1042	BEST STRATA	C 2330	49.60	0.00
531127	03/04/2022	POSTAGE FROM 01/04/2022 TO 30/04/2022 PAID	1042	BEST STRATA	C 2339	49.60	0.00
536477	02/05/2022	POSTAGE FROM 01/05/2022 TO 31/05/2022 PAID	1042	BEST STRATA	C 2349	49.60	0.00
541768	08/06/2022	POSTAGE FROM 01/06/2022 TO 30/06/2022	1042	BEST STRATA	C 2363	51.20	0.00
549934	04/07/2022	POSTAGE FROM 01/07/2022 TO 31/07/2022 PAID	1042	BEST STRATA	C 2374	51.20	0.00
554664	03/08/2022	POSTAGE FROM 01/08/2022 TO 31/08/2022 PAID	1042	BEST STRATA	C 2386	51.20	0.00
560277	06/09/2022	POSTAGE FROM 01/09/2022 TO 30/09/2022	1042	BEST STRATA	C 2397	51.20	0.00
569776	11/10/2022	POSTAGE FROM 01/10/2022 TO 31/10/2022 PAID	1042	BEST STRATA	C 2411	51.20	0.00
574767	03/11/2022	POSTAGE FROM 01/11/2022 TO 30/11/2022	1042	BEST STRATA	C 2420	51.20	0.00
578098	08/12/2022	POSTAGE FROM 01/12/2022 TO 31/12/2022 PAID	1042	BEST STRATA	C 2434	51.20	0.00

* denotes that the transaction is negated

BEST STRATA

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ACCOUNT LEDGER

STRATA CODE : 1042 GROUP CODE : DATE FROM : 01/03/2022
LOT NO. : ACCOUNT CODE : DATE TO : 28/02/2023

Ref. No.	Date	Detail	Strata Code	Payer/Payee	Cheque/Receipt	Debit $	Credit $
GROUP CODE : ADMIN ADMINISTRATION							
ACCOUNT CODE : DISB DISBURSEMENTS AND OVERHEADS							
583291	22/12/2022	Fencing notice 13/12/22	1042	BEST STRATA	C 2439	4.45	0.00
585696	03/01/2023	POSTAGE FROM 01/01/2023 TO 31/01/2023 PAID	1042	BEST STRATA	C 2440	51.20	0.00
591488	04/02/2023	POSTAGE FROM 01/02/2023 TO 28/02/2023 PAID	1042	BEST STRATA	C 2449	51.20	0.00
					ACCOUNT TOTAL	614.05	0.00
ACCOUNT CODE : MEET MEETING FEES							
541831	08/06/2022	MEETING FEE FOR AGM N HELD ON 04/05/2022	1042	BEST STRATA	C 2363	154.00	0.00
					ACCOUNT TOTAL	154.00	0.00
ACCOUNT CODE : MFEE MANAGEMENT FEES							
522868	05/03/2022	MANAGEMENT FEE FROM 01/03/2022 TO 31/03/2022 PAID	1042	BEST STRATA	C 2330	249.92	0.00
531126	03/04/2022	MANAGEMENT FEE FROM 01/04/2022 TO 30/04/2022 PAID	1042	BEST STRATA	C 2339	249.92	0.00
536476	02/05/2022	MANAGEMENT FEE FROM 01/05/2022 TO 31/05/2022 PAID	1042	BEST STRATA	C 2349	249.92	0.00
541858	08/06/2022	MANAGEMENT FEE FROM 01/06/2022 TO 30/06/2022	1042	BEST STRATA	C 2363	257.42	0.00
549933	04/07/2022	MANAGEMENT FEE FROM 01/07/2022 TO 31/07/2022 PAID	1042	BEST STRATA	C 2374	257.42	0.00
554663	03/08/2022	MANAGEMENT FEE FROM 01/08/2022 TO 31/08/2022 PAID	1042	BEST STRATA	C 2386	257.42	0.00
560316	06/09/2022	MANAGEMENT FEE FROM 01/09/2022 TO 30/09/2022	1042	BEST STRATA	C 2397	257.42	0.00
569775	11/10/2022	MANAGEMENT FEE FROM 01/10/2022 TO 31/10/2022 PAID	1042	BEST STRATA	C 2411	257.42	0.00
574837	03/11/2022	MANAGEMENT FEE FROM 01/11/2022 TO 30/11/2022	1042	BEST STRATA	C 2420	257.42	0.00
578097	08/12/2022	MANAGEMENT FEE FROM 01/12/2022 TO 31/12/2022 PAID	1042	BEST STRATA	C 2434	257.42	0.00
585695	03/01/2023	MANAGEMENT FEE FROM 01/01/2023 TO 31/01/2023 PAID	1042	BEST STRATA	C 2440	257.42	0.00
591487	04/02/2023	MANAGEMENT FEE FROM 01/02/2023 TO 28/02/2023 PAID	1042	BEST STRATA	C 2449	257.42	0.00
					ACCOUNT TOTAL	3,066.54	0.00
ACCOUNT CODE : SURC CREDIT CARD SURCHARGE							
537792	05/05/2022	CREDIT CARD SURCHARGE	1042	MS K DERMODY	R 126898	0.00	6.71
557809	29/08/2022	CREDIT CARD SURCHARGE	1042	MS K DERMODY	R 131565	0.00	8.29
571720	21/10/2022	CREDIT CARD SURCHARGE	1042	MS K DERMODY	R 135207	0.00	6.71
					ACCOUNT TOTAL	0.00	21.71
GROUP CODE : INS INSURANCE							
ACCOUNT CODE : INSP INSURANCE PREMIUM							
541989	09/06/2022	Insurance renewal (CHU) 15/05/2022 to 15/05/2023	1042	NEWMARKET GRANDWEST PTY LTD	C 2364	8,059.75	0.00
					ACCOUNT TOTAL	8,059.75	0.00
GROUP CODE : INT INTEREST							
ACCOUNT CODE : IFEE INTEREST ON OVERDUE LEVIES							

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STRATA CODE : 1042 **GROUP CODE :** **DATE FROM : 01/03/2022**
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	Detail					

GROUP CODE : INT INTEREST

ACCOUNT CODE : IFEE INTEREST ON OVERDUE LEVIES

556955	15/08/2022	1042	MRS B DOAN	R 131331	0.00	0.32
	INTEREST ON OVERDUE ACCOUNTS					
575637	10/11/2022	1042	MRS B DOAN	R 135607	0.00	0.76
	INTEREST ON OVERDUE ACCOUNTS					
575652	10/11/2022	1042	MS E MCINERNEY	R 135611	0.00	0.85
	INTEREST ON OVERDUE ACCOUNTS					
594106	27/02/2023	1042	MRS B DOAN	R 140028	0.00	2.17
	INTEREST ON OVERDUE ACCOUNTS					
				ACCOUNT TOTAL	0.00	4.10

ACCOUNT CODE : INTR INTEREST RECEIVED

522222	05/03/2022	1042	BEST STRATA	R 123285	0.00	4.53
	INTEREST FOR THE PERIOD 01/02/2022 TO 28/02/2022					
530565	03/04/2022	1042	BEST STRATA	R 125610	0.00	2.78
	INTEREST FOR THE PERIOD 01/03/2022 TO 31/03/2022					
535855	02/05/2022	1042	BEST STRATA	R 126846	0.00	11.98
	INTEREST FOR THE PERIOD 01/04/2022 TO 30/04/2022					
539979	08/06/2022	1042	BEST STRATA	R 127451	0.00	11.87
	INTEREST FOR THE PERIOD 01/05/2022 TO 31/05/2022					
549362	04/07/2022	1042	BEST STRATA	R 130153	0.00	10.36
	INTEREST FOR THE PERIOD 01/06/2022 TO 30/06/2022					
554038	03/08/2022	1042	BEST STRATA	R 131066	0.00	12.16
	INTEREST FOR THE PERIOD 01/07/2022 TO 31/07/2022					
558354	05/09/2022	1042	BEST STRATA	R 131735	0.00	17.18
	INTEREST FOR THE PERIOD 01/08/2022 TO 31/08/2022					
569191	11/10/2022	1042	BEST STRATA	R 134997	0.00	22.55
	INTEREST FOR THE PERIOD 01/09/2022 TO 30/09/2022					
577394	07/12/2022	1042	BEST STRATA	R 136026	0.00	88.77
	INTEREST FOR THE PERIOD 01/10/2022 TO 30/11/2022					
585083	03/01/2023	1042	BEST STRATA	R 138106	0.00	126.51
	INTEREST FOR THE PERIOD 01/12/2022 TO 31/12/2022					
590897	04/02/2023	1042	BEST STRATA	R 139657	0.00	62.05
	INTEREST FOR THE PERIOD 01/01/2023 TO 31/01/2023					
				ACCOUNT TOTAL	0.00	370.74

GROUP CODE : LEVIES LEVIES

ACCOUNT CODE : ADMI ADMIN FUND LEVY

524546	12/03/2022	1042	MS E MCINERNEY	R 122719	0.00	342.30
	AMT. PAID IN ADVANCE ADUSTED AGAINST ADMIN FUND LEVY FROM 01/04/2022 TO 30/06/2022					
526224	16/03/2022	1042	MS C LEONDIOU	R 123733	0.00	342.30
	ADMIN FUND LEVY FROM 01/04/2022 TO 30/06/2022					
526476	17/03/2022	1042	THE ESTATE OF MR P HAMILTON	R 123822	0.00	342.30
	ADMIN FUND LEVY FROM 01/04/2022 TO 30/06/2022					
527987	24/03/2022	1042	SA HOUSING AUTHORITY	R 124460	0.00	304.30
	ADMIN FUND LEVY FROM 01/04/2022 TO 30/06/2022					
528422	28/03/2022	1042	TOOP AND TOOP REAL ESTATE	R 124643	0.00	342.30
	ADMIN FUND LEVY FROM 01/04/2022 TO 30/06/2022					
529048	29/03/2022	1042	MS P CARPENTIERI	R 124938	0.00	342.30
	ADMIN FUND LEVY FROM 01/04/2022 TO 30/06/2022					
529594	31/03/2022	1042	OUWENS CASSERLY PROPERTY MANAG	R 125153	0.00	342.30
	ADMIN FUND LEVY FROM 01/04/2022 TO 30/06/2022					
530189	01/04/2022	1042	CENTURY 21 - WESTERN COASTAL	R 125439	0.00	342.30
	ADMIN FUND LEVY FROM 01/04/2022 TO 30/06/2022					
530408	01/04/2022	1042	MR S SAVENKOFF	R 125549	0.00	342.30
	ADMIN FUND LEVY FROM 01/04/2022 TO 30/06/2022					
532632	04/04/2022	1042	MS L JOHNSON	R 125700	0.00	342.30
	ADMIN FUND LEVY FROM 01/04/2022 TO 30/06/2022					

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	Detail					

GROUP CODE : LEVIES LEVIES

ACCOUNT CODE : ADMI ADMIN FUND LEVY

532730	04/04/2022	1042	MR F VILLANI	R 125749	0.00	304.30
	ADMIN FUND LEVY FROM 01/04/2022 TO 30/06/2022					
533251	05/04/2022	1042	MS V RAVI	R 126018	0.00	342.30
	ADMIN FUND LEVY FROM 01/04/2022 TO 30/06/2022					
533340	05/04/2022	1042	MR M & MS T BOWERING	R 126055	0.00	342.30
	ADMIN FUND LEVY FROM 01/04/2022 TO 30/06/2022					
535087	20/04/2022	1042	KINGSCOIN PROPERTY MANAGEMENT	R 126624	0.00	304.30
	ADMIN FUND LEVY FROM 01/04/2022 TO 30/06/2022					
535368	27/04/2022	1042	MRS B DOAN	R 126704	0.00	304.30
	ADMIN FUND LEVY FROM 01/04/2022 TO 30/06/2022					
537790	05/05/2022	1042	MS K DERMODY	R 126898	0.00	342.30
	ADMIN FUND LEVY FROM 01/04/2022 TO 30/06/2022					
543319	15/06/2022	1042	THE ESTATE OF MR P HAMILTON	R 127564	0.00	342.30
	ADMIN FUND LEVY FROM 01/07/2022 TO 30/09/2022					
543795	15/06/2022	1042	MS E MCINERNEY	R 127789	0.00	342.30
	ADMIN FUND LEVY FROM 01/07/2022 TO 30/09/2022					
544001	16/06/2022	1042	OUWENS CASSERLY PROPERTY MANAG	R 127886	0.00	342.30
	ADMIN FUND LEVY FROM 01/07/2022 TO 30/09/2022					
544242	16/06/2022	1042	CENTURY 21 - WESTERN COASTAL	R 128004	0.00	342.30
	ADMIN FUND LEVY FROM 01/07/2022 TO 30/09/2022					
545386	21/06/2022	1042	TOOP AND TOOP REAL ESTATE	R 128364	0.00	342.30
	ADMIN FUND LEVY FROM 01/07/2022 TO 30/09/2022					
546435	27/06/2022	1042	KINGSCOIN PROPERTY MANAGEMENT	R 128812	0.00	304.30
	ADMIN FUND LEVY FROM 01/07/2022 TO 30/09/2022					
546648	27/06/2022	1042	SA HOUSING AUTHORITY	R 128925	0.00	304.30
	ADMIN FUND LEVY FROM 01/07/2022 TO 30/09/2022					
546829	28/06/2022	1042	MS C LEONDIOU	R 129013	0.00	342.30
	ADMIN FUND LEVY FROM 01/07/2022 TO 30/09/2022					
547551	30/06/2022	1042	MR S SAVENKOFF	R 129329	0.00	342.30
	ADMIN FUND LEVY FROM 01/07/2022 TO 30/09/2022					
548410	01/07/2022	1042	MS P CARPENTIERI	R 129707	0.00	342.30
	ADMIN FUND LEVY FROM 01/07/2022 TO 30/09/2022					
548899	04/07/2022	1042	MR F VILLANI	R 129926	0.00	304.30
	ADMIN FUND LEVY FROM 01/07/2022 TO 30/09/2022					
549255	04/07/2022	1042	MS L JOHNSON	R 130102	0.00	342.30
	ADMIN FUND LEVY FROM 01/07/2022 TO 30/09/2022					
551422	07/07/2022	1042	MR M & MS T BOWERING	R 130235	0.00	342.30
	ADMIN FUND LEVY FROM 01/07/2022 TO 30/09/2022					
551793	07/07/2022	1042	MS V RAVI	R 130416	0.00	342.30
	ADMIN FUND LEVY FROM 01/07/2022 TO 30/09/2022					
553203	20/07/2022	1042	MS K DERMODY	R 130840	0.00	342.30
	ADMIN FUND LEVY FROM 01/07/2022 TO 30/09/2022					
556953	15/08/2022	1042	MRS B DOAN	R 131331	0.00	304.30
	ADMIN FUND LEVY FROM 01/07/2022 TO 30/09/2022					
561821	13/09/2022	1042	THE ESTATE OF MR P HAMILTON	R 131832	0.00	342.30
	ADMIN FUND LEVY FROM 01/10/2022 TO 31/12/2022					
562508	14/09/2022	1042	MS C LEONDIOU	R 132128	0.00	342.30
	ADMIN FUND LEVY FROM 01/10/2022 TO 31/12/2022					
563043	16/09/2022	1042	OUWENS CASSERLY PROPERTY MANAG	R 132343	0.00	342.30
	ADMIN FUND LEVY FROM 01/10/2022 TO 31/12/2022					
563177	16/09/2022	1042	CENTURY 21 - WESTERN COASTAL	R 132411	0.00	342.30
	ADMIN FUND LEVY FROM 01/10/2022 TO 31/12/2022					
564401	23/09/2022	1042	SA HOUSING AUTHORITY	R 132929	0.00	304.30
	ADMIN FUND LEVY FROM 01/10/2022 TO 31/12/2022					
564471	26/09/2022	1042	TOOP AND TOOP REAL ESTATE	R 132946	0.00	342.30
	ADMIN FUND LEVY FROM 01/10/2022 TO 31/12/2022					
565253	27/09/2022	1042	MS P CARPENTIERI	R 133286	0.00	342.30
	ADMIN FUND LEVY FROM 01/10/2022 TO 31/12/2022					

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STRATA CODE : 1042 **GROUP CODE :** **DATE FROM : 01/03/2022**
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GROUP CODE : LEVIES LEVIES						
ACCOUNT CODE : ADMI ADMIN FUND LEVY						
565872	30/09/2022	1042	MS L JOHNSON	R 133570	0.00	342.30
	ADMIN FUND LEVY FROM 01/10/2022 TO 31/12/2022					
566781	04/10/2022	1042	MS V RAVI	R 133967	0.00	342.30
	ADMIN FUND LEVY FROM 01/10/2022 TO 31/12/2022					
566964	04/10/2022	1042	MR F VILLANI	R 134060	0.00	304.30
	ADMIN FUND LEVY FROM 01/10/2022 TO 31/12/2022					
567163	04/10/2022	1042	MR M & MS T BOWERING	R 134160	0.00	342.30
	ADMIN FUND LEVY FROM 01/10/2022 TO 31/12/2022					
567196	04/10/2022	1042	KINGSCOIN PROPERTY MANAGEMENT	R 134175	0.00	304.30
	ADMIN FUND LEVY FROM 01/10/2022 TO 31/12/2022					
567285	04/10/2022	1042	MR S SAVENKOFF	R 134219	0.00	342.30
	ADMIN FUND LEVY FROM 01/10/2022 TO 31/12/2022					
571718	21/10/2022	1042	MS K DERMODY	R 135207	0.00	342.30
	ADMIN FUND LEVY FROM 01/10/2022 TO 31/12/2022					
575635	10/11/2022	1042	MRS B DOAN	R 135607	0.00	304.30
	ADMIN FUND LEVY FROM 01/10/2022 TO 31/12/2022					
575650	10/11/2022	1042	MS E MCINERNEY	R 135611	0.00	342.30
	ADMIN FUND LEVY FROM 01/10/2022 TO 31/12/2022					
581455	14/12/2022	1042	MS C LEONDIOU	R 136464	0.00	342.30
	ADMIN FUND LEVY FROM 01/01/2023 TO 31/03/2023					
582088	16/12/2022	1042	TOOP AND TOOP REAL ESTATE	R 136761	0.00	342.30
	ADMIN FUND LEVY FROM 01/01/2023 TO 31/03/2023					
582118	16/12/2022	1042	CENTURY 21 - WESTERN COASTAL	R 136777	0.00	342.30
	ADMIN FUND LEVY FROM 01/01/2023 TO 31/03/2023					
582417	19/12/2022	1042	MS E MCINERNEY	R 136876	0.00	342.30
	ADMIN FUND LEVY FROM 01/01/2023 TO 31/03/2023					
582449	19/12/2022	1042	MS L JOHNSON	R 136893	0.00	342.30
	ADMIN FUND LEVY FROM 01/01/2023 TO 31/03/2023					
582797	20/12/2022	1042	SA HOUSING AUTHORITY	R 137069	0.00	304.30
	ADMIN FUND LEVY FROM 01/01/2023 TO 31/03/2023					
583755	03/01/2023	1042	MS K DERMODY	R 137421	0.00	342.30
	ADMIN FUND LEVY FROM 01/01/2023 TO 31/03/2023					
584497	03/01/2023	1042	MS P CARPENTIERI	R 137810	0.00	342.30
	ADMIN FUND LEVY FROM 01/01/2023 TO 31/03/2023					
587390	05/01/2023	1042	MS V RAVI	R 138337	0.00	342.30
	ADMIN FUND LEVY FROM 01/01/2023 TO 31/03/2023					
587832	05/01/2023	1042	MR F VILLANI	R 138553	0.00	304.30
	ADMIN FUND LEVY FROM 01/01/2023 TO 31/03/2023					
588491	06/01/2023	1042	MR S SAVENKOFF	R 138871	0.00	342.30
	ADMIN FUND LEVY FROM 01/01/2023 TO 31/03/2023					
589897	18/01/2023	1042	MR M & MS T BOWERING	R 139352	0.00	342.30
	ADMIN FUND LEVY FROM 01/01/2023 TO 31/03/2023					
590389	30/01/2023	1042	MS E DUKE & MR T TIPPINS	R 139493	0.00	342.30
	ADMIN FUND LEVY FROM 01/01/2023 TO 31/03/2023					
590391	30/01/2023	1042	MS L TRIGG	R 139494	0.00	342.30
	ADMIN FUND LEVY FROM 01/01/2023 TO 31/03/2023					
594104	27/02/2023	1042	MRS B DOAN	R 140028	0.00	304.30
	ADMIN FUND LEVY FROM 01/01/2023 TO 31/03/2023					
				ACCOUNT TOTAL	0.00	20,994.90
ACCOUNT CODE : HOLD HOLD FUNDS						
524548	12/03/2022	1042	MS E MCINERNEY	R 122719	0.00	-447.10
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					
549257	04/07/2022	1042	MS L JOHNSON	R 130102	0.00	0.10
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					
553899	02/08/2022	1042	MR M & MS T BOWERING	R 131039	0.00	447.10
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					
557179	17/08/2022	1042	MR M & MS T BOWERING	R 131039	0.00	-447.10
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					

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STRATA CODE : 1042 **GROUP CODE :** **DATE FROM : 01/03/2022**
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GROUP CODE : LEVIES LEVIES						
ACCOUNT CODE : HOLD HOLD FUNDS						
557181	17/08/2022	1042	MS L JOHNSON	R 130102	0.00	-0.10
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					
				ACCOUNT TOTAL	0.00	-447.10
ACCOUNT CODE : SINK SINKING FUND LEVY						
524547	12/03/2022	1042	MS E MCINERNEY	R 122719	0.00	104.80
	AMT. PAID IN ADVANCE ADUSTED AGAINST SINKING FUND LEVY FROM 01/04/2022 TO 30/06/2022					
526225	16/03/2022	1042	MS C LEONDIOU	R 123733	0.00	104.80
	SINKING FUND LEVY FROM 01/04/2022 TO 30/06/2022					
526477	17/03/2022	1042	THE ESTATE OF MR P HAMILTON	R 123822	0.00	104.80
	SINKING FUND LEVY FROM 01/04/2022 TO 30/06/2022					
527988	24/03/2022	1042	SA HOUSING AUTHORITY	R 124460	0.00	93.15
	SINKING FUND LEVY FROM 01/04/2022 TO 30/06/2022					
528423	28/03/2022	1042	TOOP AND TOOP REAL ESTATE	R 124643	0.00	104.80
	SINKING FUND LEVY FROM 01/04/2022 TO 30/06/2022					
529049	29/03/2022	1042	MS P CARPENTIERI	R 124938	0.00	104.80
	SINKING FUND LEVY FROM 01/04/2022 TO 30/06/2022					
529595	31/03/2022	1042	OUWENS CASSERLY PROPERTY MANAG	R 125153	0.00	104.80
	SINKING FUND LEVY FROM 01/04/2022 TO 30/06/2022					
530190	01/04/2022	1042	CENTURY 21 - WESTERN COASTAL	R 125439	0.00	104.80
	SINKING FUND LEVY FROM 01/04/2022 TO 30/06/2022					
530409	01/04/2022	1042	MR S SAVENKOFF	R 125549	0.00	104.80
	SINKING FUND LEVY FROM 01/04/2022 TO 30/06/2022					
532631	04/04/2022	1042	MS L JOHNSON	R 125700	0.00	0.10
	SINKING FUND LEVY FROM 01/01/2022 TO 31/03/2022					
532633	04/04/2022	1042	MS L JOHNSON	R 125700	0.00	104.80
	SINKING FUND LEVY FROM 01/04/2022 TO 30/06/2022					
532731	04/04/2022	1042	MR F VILLANI	R 125749	0.00	93.15
	SINKING FUND LEVY FROM 01/04/2022 TO 30/06/2022					
533252	05/04/2022	1042	MS V RAVI	R 126018	0.00	104.80
	SINKING FUND LEVY FROM 01/04/2022 TO 30/06/2022					
533341	05/04/2022	1042	MR M & MS T BOWERING	R 126055	0.00	104.80
	SINKING FUND LEVY FROM 01/04/2022 TO 30/06/2022					
535088	20/04/2022	1042	KINGSCOIN PROPERTY MANAGEMENT	R 126624	0.00	93.15
	SINKING FUND LEVY FROM 01/04/2022 TO 30/06/2022					
535369	27/04/2022	1042	MRS B DOAN	R 126704	0.00	93.15
	SINKING FUND LEVY FROM 01/04/2022 TO 30/06/2022					
537791	05/05/2022	1042	MS K DERMODY	R 126898	0.00	104.80
	SINKING FUND LEVY FROM 01/04/2022 TO 30/06/2022					
543320	15/06/2022	1042	THE ESTATE OF MR P HAMILTON	R 127564	0.00	104.80
	SINKING FUND LEVY FROM 01/07/2022 TO 30/09/2022					
543796	15/06/2022	1042	MS E MCINERNEY	R 127789	0.00	104.80
	SINKING FUND LEVY FROM 01/07/2022 TO 30/09/2022					
544002	16/06/2022	1042	OUWENS CASSERLY PROPERTY MANAG	R 127886	0.00	104.80
	SINKING FUND LEVY FROM 01/07/2022 TO 30/09/2022					
544243	16/06/2022	1042	CENTURY 21 - WESTERN COASTAL	R 128004	0.00	104.80
	SINKING FUND LEVY FROM 01/07/2022 TO 30/09/2022					
545387	21/06/2022	1042	TOOP AND TOOP REAL ESTATE	R 128364	0.00	104.80
	SINKING FUND LEVY FROM 01/07/2022 TO 30/09/2022					
546436	27/06/2022	1042	KINGSCOIN PROPERTY MANAGEMENT	R 128812	0.00	93.15
	SINKING FUND LEVY FROM 01/07/2022 TO 30/09/2022					
546649	27/06/2022	1042	SA HOUSING AUTHORITY	R 128925	0.00	93.15
	SINKING FUND LEVY FROM 01/07/2022 TO 30/09/2022					
546830	28/06/2022	1042	MS C LEONDIOU	R 129013	0.00	104.80
	SINKING FUND LEVY FROM 01/07/2022 TO 30/09/2022					
547552	30/06/2022	1042	MR S SAVENKOFF	R 129329	0.00	104.80
	SINKING FUND LEVY FROM 01/07/2022 TO 30/09/2022					
548411	01/07/2022	1042	MS P CARPENTIERI	R 129707	0.00	104.80
	SINKING FUND LEVY FROM 01/07/2022 TO 30/09/2022					

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STRATA CODE : 1042 **GROUP CODE :** **DATE FROM : 01/03/2022**
LOT NO. : **ACCOUNT CODE :** **DATE TO : 28/02/2023**

Ref. No.	Date / Detail	Strata Code	Payer/Payee	Cheque/Receipt	Debit $	Credit $
GROUP CODE : LEVIES LEVIES						
ACCOUNT CODE : SINK SINKING FUND LEVY						
548900	04/07/2022	1042	MR F VILLANI	R 129926	0.00	93.15
	SINKING FUND LEVY FROM 01/07/2022 TO 30/09/2022					
549256	04/07/2022	1042	MS L JOHNSON	R 130102	0.00	104.80
	SINKING FUND LEVY FROM 01/07/2022 TO 30/09/2022					
551423	07/07/2022	1042	MR M & MS T BOWERING	R 130235	0.00	104.80
	SINKING FUND LEVY FROM 01/07/2022 TO 30/09/2022					
551794	07/07/2022	1042	MS V RAVI	R 130416	0.00	104.80
	SINKING FUND LEVY FROM 01/07/2022 TO 30/09/2022					
553204	20/07/2022	1042	MS K DERMODY	R 130840	0.00	104.80
	SINKING FUND LEVY FROM 01/07/2022 TO 30/09/2022					
556954	15/08/2022	1042	MRS B DOAN	R 131331	0.00	93.15
	SINKING FUND LEVY FROM 01/07/2022 TO 30/09/2022					
561822	13/09/2022	1042	THE ESTATE OF MR P HAMILTON	R 131832	0.00	104.80
	SINKING FUND LEVY FROM 01/10/2022 TO 31/12/2022					
562509	14/09/2022	1042	MS C LEONDIOU	R 132128	0.00	104.80
	SINKING FUND LEVY FROM 01/10/2022 TO 31/12/2022					
563044	16/09/2022	1042	OUWENS CASSERLY PROPERTY MANAG	R 132343	0.00	104.80
	SINKING FUND LEVY FROM 01/10/2022 TO 31/12/2022					
563178	16/09/2022	1042	CENTURY 21 - WESTERN COASTAL	R 132411	0.00	104.80
	SINKING FUND LEVY FROM 01/10/2022 TO 31/12/2022					
564402	23/09/2022	1042	SA HOUSING AUTHORITY	R 132929	0.00	93.15
	SINKING FUND LEVY FROM 01/10/2022 TO 31/12/2022					
564472	26/09/2022	1042	TOOP AND TOOP REAL ESTATE	R 132946	0.00	104.80
	SINKING FUND LEVY FROM 01/10/2022 TO 31/12/2022					
565254	27/09/2022	1042	MS P CARPENTIERI	R 133286	0.00	104.80
	SINKING FUND LEVY FROM 01/10/2022 TO 31/12/2022					
565873	30/09/2022	1042	MS L JOHNSON	R 133570	0.00	104.80
	SINKING FUND LEVY FROM 01/10/2022 TO 31/12/2022					
566782	04/10/2022	1042	MS V RAVI	R 133967	0.00	104.80
	SINKING FUND LEVY FROM 01/10/2022 TO 31/12/2022					
566965	04/10/2022	1042	MR F VILLANI	R 134060	0.00	93.15
	SINKING FUND LEVY FROM 01/10/2022 TO 31/12/2022					
567164	04/10/2022	1042	MR M & MS T BOWERING	R 134160	0.00	104.80
	SINKING FUND LEVY FROM 01/10/2022 TO 31/12/2022					
567197	04/10/2022	1042	KINGSCOIN PROPERTY MANAGEMENT	R 134175	0.00	93.15
	SINKING FUND LEVY FROM 01/10/2022 TO 31/12/2022					
567286	04/10/2022	1042	MR S SAVENKOFF	R 134219	0.00	104.80
	SINKING FUND LEVY FROM 01/10/2022 TO 31/12/2022					
571719	21/10/2022	1042	MS K DERMODY	R 135207	0.00	104.80
	SINKING FUND LEVY FROM 01/10/2022 TO 31/12/2022					
575636	10/11/2022	1042	MRS B DOAN	R 135607	0.00	93.15
	SINKING FUND LEVY FROM 01/10/2022 TO 31/12/2022					
575651	10/11/2022	1042	MS E MCINERNEY	R 135611	0.00	104.80
	SINKING FUND LEVY FROM 01/10/2022 TO 31/12/2022					
581456	14/12/2022	1042	MS C LEONDIOU	R 136464	0.00	104.80
	SINKING FUND LEVY FROM 01/01/2023 TO 31/03/2023					
582089	16/12/2022	1042	TOOP AND TOOP REAL ESTATE	R 136761	0.00	104.80
	SINKING FUND LEVY FROM 01/01/2023 TO 31/03/2023					
582119	16/12/2022	1042	CENTURY 21 - WESTERN COASTAL	R 136777	0.00	104.80
	SINKING FUND LEVY FROM 01/01/2023 TO 31/03/2023					
582418	19/12/2022	1042	MS E MCINERNEY	R 136876	0.00	104.80
	SINKING FUND LEVY FROM 01/01/2023 TO 31/03/2023					
582450	19/12/2022	1042	MS L JOHNSON	R 136893	0.00	104.80
	SINKING FUND LEVY FROM 01/01/2023 TO 31/03/2023					
582798	20/12/2022	1042	SA HOUSING AUTHORITY	R 137069	0.00	93.15
	SINKING FUND LEVY FROM 01/01/2023 TO 31/03/2023					
583756	03/01/2023	1042	MS K DERMODY	R 137421	0.00	104.80
	SINKING FUND LEVY FROM 01/01/2023 TO 31/03/2023					

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BEST STRATA

Version 01.76.74
Date Printed 28/03/2023

ACCOUNT LEDGER

STRATA CODE : 1042 **GROUP CODE :** **DATE FROM : 01/03/2022**
LOT NO. : **ACCOUNT CODE :** **DATE TO : 28/02/2023**

Ref. No.	Date / Detail	Strata Code	Payer/Payee	Cheque/Receipt	Debit $	Credit $
GROUP CODE : LEVIES LEVIES						
ACCOUNT CODE : SINK SINKING FUND LEVY						
584498	03/01/2023	1042	MS P CARPENTIERI	R 137810	0.00	104.80
	SINKING FUND LEVY FROM 01/01/2023 TO 31/03/2023					
587391	05/01/2023	1042	MS V RAVI	R 138337	0.00	104.80
	SINKING FUND LEVY FROM 01/01/2023 TO 31/03/2023					
587833	05/01/2023	1042	MR F VILLANI	R 138553	0.00	93.15
	SINKING FUND LEVY FROM 01/01/2023 TO 31/03/2023					
588492	06/01/2023	1042	MR S SAVENKOFF	R 138871	0.00	104.80
	SINKING FUND LEVY FROM 01/01/2023 TO 31/03/2023					
589898	18/01/2023	1042	MR M & MS T BOWERING	R 139352	0.00	104.80
	SINKING FUND LEVY FROM 01/01/2023 TO 31/03/2023					
590390	30/01/2023	1042	MS E DUKE & MR T TIPPINS	R 139493	0.00	104.80
	SINKING FUND LEVY FROM 01/01/2023 TO 31/03/2023					
590392	30/01/2023	1042	MS L TRIGG	R 139494	0.00	104.80
	SINKING FUND LEVY FROM 01/01/2023 TO 31/03/2023					
594105	27/02/2023	1042	MRS B DOAN	R 140028	0.00	93.15
	SINKING FUND LEVY FROM 01/01/2023 TO 31/03/2023					
				ACCOUNT TOTAL	0.00	6,427.75
ACCOUNT CODE : SLEVY SPECIAL LEVY						
557178	17/08/2022	1042	MR M & MS T BOWERING	R 131039	0.00	447.10
	AMT. PAID IN ADVANCE ADUSTED AGAINST SPECIAL LEVY - CIVIL WORKS AND ASPHALT DUE ON 31/08/2022					
557180	17/08/2022	1042	MS L JOHNSON	R 130102	0.00	0.10
	AMT. PAID IN ADVANCE ADUSTED AGAINST SPECIAL LEVY - CIVIL WORKS AND ASPHALT DUE ON 31/08/2022					
557270	19/08/2022	1042	THE ESTATE OF MR P HAMILTON	R 131430	0.00	1,000.00
	SPECIAL LEVY - CIVIL WORKS AND ASPHALT DUE ON 31/08/2022					
557444	23/08/2022	1042	MS K DERMODY	R 131485	0.00	447.10
	SPECIAL LEVY - CIVIL WORKS AND ASPHALT DUE ON 31/08/2022					
557808	29/08/2022	1042	MS K DERMODY	R 131565	0.00	552.90
	SPECIAL LEVY - CIVIL WORKS AND ASPHALT DUE ON 31/08/2022					
557812	29/08/2022	1042	MS C LEONDIOU	R 131568	0.00	1,000.00
	SPECIAL LEVY - CIVIL WORKS AND ASPHALT DUE ON 31/08/2022					
557870	30/08/2022	1042	SA HOUSING AUTHORITY	R 131604	0.00	1,000.00
	SPECIAL LEVY - CIVIL WORKS AND ASPHALT DUE ON 31/0					
557983	01/09/2022	1042	MR M & MS T BOWERING	R 131625	0.00	552.90
	SPECIAL LEVY - CIVIL WORKS AND ASPHALT DUE ON 31/08/2022					
558031	01/09/2022	1042	MR S SAVENKOFF	R 131642	0.00	1,000.00
	SPECIAL LEVY - CIVIL WORKS AND ASPHALT DUE ON 31/08/2022					
558032	01/09/2022	1042	CENTURY 21 - WESTERN COASTAL	R 131643	0.00	1,000.00
	SPECIAL LEVY - CIVIL WORKS AND ASPHALT DUE ON 31/08/2022					
558034	01/09/2022	1042	MR F VILLANI	R 131645	0.00	1,000.00
	SPECIAL LEVY - CIVIL WORKS AND ASPHALT DUE ON 31/08/2022					
558050	01/09/2022	1042	MS P CARPENTIERI	R 131651	0.00	1,000.00
	SPECIAL LEVY - CIVIL WORKS AND ASPHALT DUE ON 31/08/2022					
558203	02/09/2022	1042	MS L JOHNSON	R 131688	0.00	999.90
	SPECIAL LEVY - CIVIL WORKS AND ASPHALT DUE ON 31/08/2022					
558305	05/09/2022	1042	KINGSCOIN PROPERTY MANAGEMENT	R 131715	0.00	1,000.00
	SPECIAL LEVY - CIVIL WORKS AND ASPHALT DUE ON 31/08/2022					
558797	06/09/2022	1042	MS E MCINERNEY	R 131746	0.00	1,000.00
	SPECIAL LEVY - CIVIL WORKS AND ASPHALT DUE ON 31/08/2022					
560362	07/09/2022	1042	MS V RAVI	R 1	0.00	1,000.00
	SPECIAL LEVY - CIVIL WORKS AND ASPHALT DUE ON 31/08/2022					
560388	08/09/2022	1042	OUWENS CASSERLY PROPERTY MANAG	R 131763	0.00	1,000.00
	SPECIAL LEVY - CIVIL WORKS AND ASPHALT DUE ON 31/08/2022					
561631	09/09/2022	1042	MRS B DOAN	R 131771	0.00	1,000.00
	SPECIAL LEVY - CIVIL WORKS AND ASPHALT DUE ON 31/08/2022					
561745	12/09/2022	1042	TOOP AND TOOP REAL ESTATE	R 131802	0.00	1,000.00
	SPECIAL LEVY - CIVIL WORKS AND ASPHALT DUE ON 31/08/2022					
				ACCOUNT TOTAL	0.00	16,000.00

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STRATA CODE : 1042 GROUP CODE : DATE FROM : 01/03/2022
LOT NO. : ACCOUNT CODE : DATE TO : 28/02/2023

Ref. No.	Date	Strata Code	Payer/Payee	Cheque/Receipt	Debit $	Credit $
	Detail					
GROUP CODE : OWNER OWNER						
ACCOUNT CODE : AFEE ACCOUNT FEE CHARGED ON OVERDUE ACCOUNTS						
556956	15/08/2022	1042	MRS B DOAN	R 131331	0.00	11.00
	ACCOUNTING FEE ON OVERDUE ACCOUNTS					
560224	06/09/2022	1042	BEST STRATA	C 2397	11.00	0.00
	ACCOUNTING FEES PAID BY UNITS RECOVERED					
575638	10/11/2022	1042	MRS B DOAN	R 135607	0.00	11.00
	ACCOUNTING FEE ON OVERDUE ACCOUNTS					
575653	10/11/2022	1042	MS E MCINERNEY	R 135611	0.00	11.00
	ACCOUNTING FEE ON OVERDUE ACCOUNTS					
578099	08/12/2022	1042	BEST STRATA	C 2434	22.00	0.00
	ACCOUNTING FEES PAID BY UNITS RECOVERED					
594107	27/02/2023	1042	MRS B DOAN	R 140028	0.00	11.00
	ACCOUNTING FEE ON OVERDUE ACCOUNTS					
				ACCOUNT TOTAL	33.00	44.00
GROUP CODE : R&M REPAIRS & MAINTENANCE						
ACCOUNT CODE : BLDG BUILDING MAINTENANCE						
562462	13/09/2022	1042	ZIEGLER PROPERTY SOLUTIONS	C 2400	550.00	0.00
	Install new quarter round LOSP, gap fill paint new section 20/8/22					
				ACCOUNT TOTAL	550.00	0.00
ACCOUNT CODE : CONC CONCRETING WORKS						
521920	01/03/2022	1042	PRECISION CONCRETE & LANDSCAPE	C 2328	5,225.00	0.00
	Concrete pull up and relay 15/2/22					
				ACCOUNT TOTAL	5,225.00	0.00
ACCOUNT CODE : ELEC ELECTRICAL WORKS						
571775	21/10/2022	1042	RAWSONS ELECTRICAL PTY LTD	C 2415	198.99	0.00
	Attend property to repair light in batten under the carport for units 6, 7 and 8 29/9/22					
				ACCOUNT TOTAL	198.99	0.00
ACCOUNT CODE : GEN GENERAL REPAIRS/MAINTENANCE						
576535	22/11/2022	1042	ACTIVE GROUNDS AND GARDENS	C 2426	275.00	0.00
	Deliver roof tiles 2/8/22					
				ACCOUNT TOTAL	275.00	0.00
ACCOUNT CODE : GUTT GUTTER AND STORMWATER MAINTENANCE						
547888	30/06/2022	1042	ACTIVE GROUNDS AND GARDENS	C 2373	990.00	0.00
	Gutter cleaning 14/6/22					
				ACCOUNT TOTAL	990.00	0.00
ACCOUNT CODE : PLUM PLUMBING MAINTENANCE						
590078	20/01/2023	1042	SCHMAAL CONTRACTORS PTY LTD	C 2445	25,740.00	0.00
	Remove mains water pipe and install new 24/11/22					
				ACCOUNT TOTAL	25,740.00	0.00
ACCOUNT CODE : ROOF ROOF MAINTENANCE						
592853	08/02/2023	1042	ACTIVE GROUNDS AND GARDENS	C 2450	528.00	0.00
	Gutter cleaning 22/11/22					
				ACCOUNT TOTAL	528.00	0.00
GROUP CODE : SERV SERVICES						
ACCOUNT CODE : GROU GROUNDS MAINTENANCE						
527555	22/03/2022	1042	BROOKDENE LAWN MOWING	C 2335	222.00	0.00
	Lawn mowing, clean driveway. spraying and gardening 23/2/22					
534726	12/04/2022	1042	BROOKDENE LAWN MOWING	C 2343	186.00	0.00
	Lawn mowing 23/3/22					

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STRATA CODE : 1042 GROUP CODE : DATE FROM : 01/03/2022
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Ref. No.	Date	Strata Code	Payer/Payee	Cheque/Receipt	Debit $	Credit $
	Detail					
GROUP CODE : SERV SERVICES						
ACCOUNT CODE : GROU GROUNDS MAINTENANCE						
538073	10/05/2022	1042	BROOKDENE LAWN MOWING	C 2352	186.00	0.00
	Lawn mowing, gardening and clean driveway 21/4/22					
544787	16/06/2022	1042	BROOKDENE LAWN MOWING	C 2368	186.00	0.00
	Lawn mowing, gardening, clean driveway and fertilise 21/5/22					
552827	14/07/2022	1042	BROOKDENE LAWN MOWING	C 2379	186.00	0.00
	Lawn mowing and gardening 15/6/22					
556799	09/08/2022	1042	BROOKDENE LAWN MOWING	C 2388	195.00	0.00
	Lawn mowing and gardening 14/7/22					
562441	13/09/2022	1042	BROOKDENE LAWN MOWING	C 2400	195.00	0.00
	Lawn mowing, clean driveway and gardening 10/8/22					
569141	11/10/2022	1042	BROOKDENE LAWN MOWING	C 2410	235.00	0.00
	Lawn mowing, gardening and spraying 6/9/22					
575866	11/11/2022	1042	BROOKDENE LAWN MOWING	C 2423	235.00	0.00
	Lawn mowing, gardening and tidy up 6/10/22					
577869	08/12/2022	1042	BROOKDENE LAWN MOWING	C 2433	235.00	0.00
	Lawn mowing and grounds tidy up 3/11/22					
577871	08/12/2022	1042	BROOKDENE LAWN MOWING	C 2433	245.00	0.00
	Lawn mowing and grounds tidy up 30/11/23					
589423	13/01/2023	1042	BROOKDENE LAWN MOWING	C 2443	235.00	0.00
	Lawn mowing, gardening and tidy up 21/12/22					
593228	16/02/2023	1042	BROOKDENE LAWN MOWING	C 2453	235.00	0.00
	Lawn mowing and gardening 25/1/23					
				ACCOUNT TOTAL	2,776.00	0.00
ACCOUNT CODE : OHS CONTRACTOR COMPLIANCE CHECKING						
544722	16/06/2022	1042	BEST STRATA	C 2367	144.00	0.00
	ARM Contractor Compliance Recovery 2022					
				ACCOUNT TOTAL	144.00	0.00
GROUP CODE : TAX TAX						
ACCOUNT CODE : ITRP INCOME TAX RETURN PREPARATION						
572410	24/10/2022	1042	BEST STRATA	C 2416	132.00	0.00
	Income Tax Return Preparation and Lodgement FYE 30 June 2022					
				ACCOUNT TOTAL	132.00	0.00
GROUP CODE : TRF TRANSFER						
ACCOUNT CODE : TFSF TRANSFER SINKING TO ADMIN						
541900	09/06/2022	1042		C 0	5,000.00	0.00
	TRF					
541901	09/06/2022	1042		R 0	0.00	5,000.00
	TRF					
				ACCOUNT TOTAL	5,000.00	5,000.00
GROUP CODE : UTIL UTILITIES						
ACCOUNT CODE : POWER ELECTRICITY CHARGES						
524340	11/03/2022	1042	AGL SOUTH AUSTRALIA PTY LTD	C 81839	137.03	0.00
	Electricity Usage 25/11/2021 to 25/02/2022					
539747	06/06/2022	1042	AGL SOUTH AUSTRALIA PTY LTD	C 81912	144.23	0.00
	Electricity Usage 26/02/2022 to 26/05/2022					
561708	09/09/2022	1042	AGL SOUTH AUSTRALIA PTY LTD	C 81989	164.65	0.00
	Electricity Usage 27/05/2022 to 31/08/2022					
580488	09/12/2022	1042	AGL SOUTH AUSTRALIA PTY LTD	C 82065	144.01	0.00
	Electricity Usage 01/09/2022 to 28/11/2022					
				ACCOUNT TOTAL	589.92	0.00
ACCOUNT CODE : WATER WATER CHARGES						

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STRATA CODE : 1042 **GROUP CODE :** **DATE FROM : 01/03/2022**
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Ref. No.	Date	Strata Code	Payer/Payee	Cheque/Receipt	Debit $	Credit $
	Detail					
GROUP CODE : UTIL UTILITIES						
ACCOUNT CODE : WATER WATER CHARGES						
535190	20/04/2022	1042	SA WATER	C 81873	1,382.07	0.00
	Water Usage 15/12/2021 to 08/04/2022					
552986	15/07/2022	1042	SA WATER	C 81943	793.73	0.00
	Water Usage 08/04/2022 to 06/07/2022					
571431	14/10/2022	1042	SA WATER	C 82017	736.53	0.00
	Water Usage 06/07/2022 to 26/09/2022					
589515	13/01/2023	1042	SA WATER	C 82086	931.31	0.00
	Water Usage 26/09/2022 to 29/12/2022					
				ACCOUNT TOTAL	3,843.64	0.00

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BEST STRATA

FINANCIAL STATEMENT FOR STRATA CORPORATION NO 1042 INC.
ADDRESS : 54-58 JOHN STREET PAYNEHAM 5070
ACN : ABN : 68 396 878 179

BETWEEN 01 March 2023 AND 29 February 2024

 PRINTED 04/04/2024

INCOME & EXPENDITURE STATEMENT

	ADMIN	SINKING	TOTAL
INCOME			
ADMINISTRATION			
CREDIT CARD SURCHARGE	28.20		
ADMINISTRATION TOTAL	**28.20**		
INSURANCE CLAIM			
INSURANCE CLAIM-WATER DAMAGE	500.00		
INSURANCE CLAIM TOTAL	**500.00**		
INSURANCE RECOVERY			
INSURANCE RECOVERY-WATER DAMAGE	4,528.00		
INSURANCE RECOVERY TOTAL	**4,528.00**		
INTEREST			
INTEREST ON OVERDUE LEVIES	5.71		
INTEREST RECEIVED	743.11		
INTEREST TOTAL	**748.82**		
LEVIES			
ADMIN FUND LEVY	22,509.45		
SINKING FUND LEVY		6,310.70	
LEVIES TOTAL	**22,509.45**	**6,310.70**	
OWNER			
ACCOUNT FEE CHARGED ON OVERDUE ACCOUNTS	44.00		
OWNER TOTAL	**44.00**		
REPAIRS & MAINTENANCE			
BUILDING AND ENGINEER REPORTS	1,237.50		
REPAIRS & MAINTENANCE TOTAL	**1,237.50**		
TOTAL INCOME	**29,595.97**	**6,310.70**	**35,906.67**
OUTGOINGS			
ADMINISTRATION			
AUDIT	224.00		
BANK CHARGES	95.59		
DISBURSEMENTS AND OVERHEADS	643.11		
MEETING FEES	154.00		
MANAGEMENT FEES	3,274.26		
ADMINISTRATION TOTAL	**4,390.96**		
INSURANCE			
INSURANCE ENDORSEMENT	2,529.25		
INSURANCE PREMIUM	12,359.90		
INSURANCE VALUATION			
INSURANCE TOTAL	**14,889.15**		
INSURANCE CLAIM			
INSURANCE CLAIM-WATER DAMAGE	5,028.00		
INSURANCE CLAIM TOTAL	**5,028.00**		
OWNER			
ACCOUNT FEE CHARGED ON OVERDUE ACCOUNTS	44.00		
OWNER TOTAL	**44.00**		
REPAIRS & MAINTENANCE			
FENCING WORKS	495.00		

BEST STRATA

FINANCIAL STATEMENT FOR STRATA CORPORATION NO 1042 INC.
ADDRESS : 54-58 JOHN STREET PAYNEHAM 5070
ACN : **ABN : 68 396 878 179**

BETWEEN 01 March 2023 AND 29 February 2024

 PRINTED 04/04/2024

INCOME & EXPENDITURE STATEMENT

	ADMIN	SINKING	TOTAL
OUTGOINGS			
GUTTER AND STORMWATER MAINTENANCE	935.00		
IRRIGATION WORKS	380.00		
PLUMBING MAINTENANCE	434.98		
BUILDING AND ENGINEER REPORTS	2,475.00		
REPAIRS & MAINTENANCE TOTAL	**4,719.98**		
SERVICES			
GROUNDS MAINTENANCE	2,966.00		
CONTRACTOR COMPLIANCE CHECKING	176.00		
SERVICES TOTAL	**3,142.00**		
TAX			
INCOME TAX RETURN PREPARATION	165.00		
INCOME TAX PAYMENT / REFUND	108.00		
TAX TOTAL	**273.00**		
UTILITIES			
ELECTRICITY CHARGES	713.69		
WATER CHARGES	4,142.45		
UTILITIES TOTAL	**4,856.14**		
TOTAL OUTGOINGS	**37,343.23**	**0.00**	**37,343.23**

SUMMARY

OPENING BALANCE	23,101.32	666.99	23,768.31
TOTAL INCOME	29,595.97	6,310.70	35,906.67
TOTAL EXPENSE	37,343.23	0.00	37,343.23
CLOSING BALANCE	15,354.06	6,977.69	22,331.75
NET SURPLUS	-7,747.26	6,310.70	-1,436.56

BEST STRATA

FINANCIAL STATEMENT FOR STRATA CORPORATION NO 1042 INC.
ADDRESS : 54-58 JOHN STREET PAYNEHAM 5070
ACN : ABN : 68 396 878 179

BALANCE SHEET AS AT 29 February 2024

ASSETS

CASH AT BANK

[$15,354.06/ $6,977.69]	22,331.75	
TOTAL CASH AT BANK		**22,331.75**

LEVIES IN ARREARS

LOT NO.	OWNER	AMOUNT	
012	MS K FUNNEKOTTER	482.64	
TOTAL LEVIES IN ARREARS			**482.64**
TOTAL ASSETS			**22,814.39**

LIABILITIES

UNPAID BILLS

CREDITOR	AMOUNT	
AGL SOUTH AUSTRALIA PTY LTD	66.78	
BROOKDENE LAWN MOWING	261.00	
TOTAL UNPAID BILLS		**327.78**
TOTAL LIABILITIES		**327.78**

NET CASH POSITION **22,486.61**

STRATA CODE : 1042 GROUP CODE : DATE FROM : 01/03/2023
LOT NO. : ACCOUNT CODE : DATE TO : 29/02/2024

Ref. No.	Date / Detail	Strata Code	Payer/Payee	Cheque/Receipt	Debit $	Credit $
GROUP CODE : ADMIN ADMINISTRATION						
ACCOUNT CODE : AUD AUDIT						
645151	07/10/2023	1042	BEST STRATA	C 2543	224.00	0.00
	AUDIT FOR THE PERIOD ENDING 30 JUNE 2023					
				ACCOUNT TOTAL	224.00	0.00
ACCOUNT CODE : BANK BANK CHARGES						
596291	04/03/2023	1042	BEST STRATA	C 2459	1.80	0.00
	BANK FEES CHARGED TO THE GROUP RECOVERED FOR THE PERIOD 01/02/2023 TO 28/02/2023					
605004	05/04/2023	1042	BEST STRATA	C 2471	7.43	0.00
	BANK FEES CHARGED TO THE GROUP RECOVERED FOR THE PERIOD 01/03/2023 TO 31/03/2023					
609142	01/05/2023	1042	BEST STRATA	C 2481	5.42	0.00
	BANK FEES CHARGED TO THE GROUP RECOVERED FOR THE PERIOD 01/04/2023 TO 30/04/2023					
613376	01/06/2023	1042	BEST STRATA	C 2494	0.84	0.00
	BANK FEES CHARGED TO THE GROUP RECOVERED FOR THE PERIOD 01/05/2023 TO 31/05/2023					
624927	04/07/2023	1042	BEST STRATA	C 2508	6.08	0.00
	CREDIT CARD MERCHANT FEES FROM 01/06/2023 TO 30/06/2023					
625015	04/07/2023	1042	BEST STRATA	C 2508	10.32	0.00
	BANK FEES CHARGED TO THE GROUP RECOVERED FOR THE PERIOD 01/06/2023 TO 30/06/2023					
628294	02/08/2023	1042	BEST STRATA	C 2519	7.07	0.00
	BANK FEES CHARGED TO THE GROUP RECOVERED FOR THE PERIOD 01/07/2023 TO 31/07/2023					
632547	04/09/2023	1042	BEST STRATA	C 2530	3.35	0.00
	BANK FEES CHARGED TO THE GROUP RECOVERED FOR THE PERIOD 01/08/2023 TO 31/08/2023					
643563	03/10/2023	1042	BEST STRATA	C 2541	6.27	0.00
	CREDIT CARD MERCHANT FEES FROM 01/09/2023 TO 29/09/2023					
643682	03/10/2023	1042	BEST STRATA	C 2541	11.92	0.00
	BANK FEES CHARGED TO THE GROUP RECOVERED FOR THE PERIOD 01/09/2023 TO 30/09/2023					
649799	04/11/2023	1042	BEST STRATA	C 2555	6.08	0.00
	CREDIT CARD MERCHANT FEES FROM 30/09/2023 TO 31/10/2023					
649829	04/11/2023	1042	BEST STRATA	C 2555	7.38	0.00
	BANK FEES CHARGED TO THE GROUP RECOVERED FOR THE PERIOD 01/10/2023 TO 31/10/2023					
654709	07/12/2023	1042	BEST STRATA	C 2565	1.25	0.00
	BANK FEES CHARGED TO THE GROUP RECOVERED FOR THE PERIOD 01/11/2023 TO 30/11/2023					
663755	08/01/2024	1042	BEST STRATA	C 2571	10.02	0.00
	BANK FEES CHARGED TO THE GROUP RECOVERED FOR THE PERIOD 01/12/2023 TO 31/12/2023					
668911	05/02/2024	1042	BEST STRATA	C 2581	4.42	0.00
	BANK FEES CHARGED TO THE GROUP RECOVERED FOR THE PERIOD 01/01/2024 TO 31/01/2024					
668950	05/02/2024	1042	BEST STRATA	C 2581	5.94	0.00
	CREDIT CARD MERCHANT FEES FROM 30/12/2023 TO 31/01/2024					
				ACCOUNT TOTAL	95.59	0.00
ACCOUNT CODE : DISB DISBURSEMENTS AND OVERHEADS						
596289	04/03/2023	1042	BEST STRATA	C 2459	51.20	0.00
	POSTAGE FROM 01/03/2023 TO 31/03/2023 PAID					
605003	05/04/2023	1042	BEST STRATA	C 2471	51.20	0.00
	POSTAGE FROM 01/04/2023 TO 30/04/2023 PAID					
609141	01/05/2023	1042	BEST STRATA	C 2481	51.20	0.00
	POSTAGE FROM 01/05/2023 TO 31/05/2023 PAID					
613374	01/06/2023	1042	BEST STRATA	C 2494	54.39	0.00
	POSTAGE FROM 01/06/2023 TO 30/06/2023 PAID					
625200	04/07/2023	1042	BEST STRATA	C 2508	54.39	0.00
	POSTAGE FROM 01/07/2023 TO 31/07/2023					
628293	02/08/2023	1042	BEST STRATA	C 2519	54.39	0.00
	POSTAGE FROM 01/08/2023 TO 31/08/2023 PAID					
632545	04/09/2023	1042	BEST STRATA	C 2530	54.39	0.00
	POSTAGE FROM 01/09/2023 TO 30/09/2023 PAID					
643825	03/10/2023	1042	BEST STRATA	C 2541	54.39	0.00
	POSTAGE FROM 01/10/2023 TO 31/10/2023					
649983	04/11/2023	1042	BEST STRATA	C 2555	54.39	0.00
	POSTAGE FROM 01/11/2023 TO 30/11/2023					

* denotes that the transaction is negated

BEST STRATA

Version 01.76.74
Date Printed 04/04/2024

ACCOUNT LEDGER

STRATA CODE : 1042 GROUP CODE : DATE FROM : 01/03/2023
LOT NO. : ACCOUNT CODE : DATE TO : 29/02/2024

Ref. No.	Date / Detail	Strata Code	Payer/Payee	Cheque/Receipt	Debit $	Credit $
GROUP CODE : ADMIN ADMINISTRATION						
ACCOUNT CODE : DISB DISBURSEMENTS AND OVERHEADS						
654708	07/12/2023	1042	BEST STRATA	C 2565	54.39	0.00
	POSTAGE FROM 01/12/2023 TO 31/12/2023 PAID					
663754	08/01/2024	1042	BEST STRATA	C 2571	54.39	0.00
	POSTAGE FROM 01/01/2024 TO 31/01/2024 PAID					
669105	05/02/2024	1042	BEST STRATA	C 2581	54.39	0.00
	POSTAGE FROM 01/02/2024 TO 29/02/2024					
				ACCOUNT TOTAL	643.11	0.00
ACCOUNT CODE : MEET MEETING FEES						
613375	01/06/2023	1042	BEST STRATA	C 2494	154.00	0.00
	MEETING FEE FOR AGM N HELD ON 08/05/2023 PAID					
				ACCOUNT TOTAL	154.00	0.00
ACCOUNT CODE : MFEE MANAGEMENT FEES						
596288	04/03/2023	1042	BEST STRATA	C 2459	257.42	0.00
	MANAGEMENT FEE FROM 01/03/2023 TO 31/03/2023 PAID					
605002	05/04/2023	1042	BEST STRATA	C 2471	257.42	0.00
	MANAGEMENT FEE FROM 01/04/2023 TO 30/04/2023 PAID					
609140	01/05/2023	1042	BEST STRATA	C 2481	257.42	0.00
	MANAGEMENT FEE FROM 01/05/2023 TO 31/05/2023 PAID					
613373	01/06/2023	1042	BEST STRATA	C 2494	278.00	0.00
	MANAGEMENT FEE FROM 01/06/2023 TO 30/06/2023 PAID					
625329	04/07/2023	1042	BEST STRATA	C 2508	278.00	0.00
	MANAGEMENT FEE FROM 01/07/2023 TO 31/07/2023					
628292	02/08/2023	1042	BEST STRATA	C 2519	278.00	0.00
	MANAGEMENT FEE FROM 01/08/2023 TO 31/08/2023 PAID					
632544	04/09/2023	1042	BEST STRATA	C 2530	278.00	0.00
	MANAGEMENT FEE FROM 01/09/2023 TO 30/09/2023 PAID					
643961	03/10/2023	1042	BEST STRATA	C 2541	278.00	0.00
	MANAGEMENT FEE FROM 01/10/2023 TO 31/10/2023					
650136	04/11/2023	1042	BEST STRATA	C 2555	278.00	0.00
	MANAGEMENT FEE FROM 01/11/2023 TO 30/11/2023					
654707	07/12/2023	1042	BEST STRATA	C 2565	278.00	0.00
	MANAGEMENT FEE FROM 01/12/2023 TO 31/12/2023 PAID					
663753	08/01/2024	1042	BEST STRATA	C 2571	278.00	0.00
	MANAGEMENT FEE FROM 01/01/2024 TO 31/01/2024 PAID					
669204	05/02/2024	1042	BEST STRATA	C 2581	278.00	0.00
	MANAGEMENT FEE FROM 01/02/2024 TO 29/02/2024					
				ACCOUNT TOTAL	3,274.26	0.00
ACCOUNT CODE : SURC CREDIT CARD SURCHARGE						
621568	30/06/2023	1042	MS S FORDE	R 146502	0.00	7.05
	CREDIT CARD SURCHARGE					
637687	25/09/2023	1042	MS S FORDE	R 149796	0.00	7.05
	CREDIT CARD SURCHARGE					
646713	26/10/2023	1042	MS K DERMODY	R 152457	0.00	7.05
	CREDIT CARD SURCHARGE					
661969	03/01/2024	1042	MS S FORDE	R 156003	0.00	7.05
	CREDIT CARD SURCHARGE					
				ACCOUNT TOTAL	0.00	28.20
GROUP CODE : INS INSURANCE						
ACCOUNT CODE : INSE INSURANCE ENDORSEMENT						
627069	21/07/2023	1042	SUREWISE INSURANCE BROKERS	C 2515	2,529.25	0.00
	Insurance endorsement (CHU) 27/06/2023 - 15/05/2024					
				ACCOUNT TOTAL	2,529.25	0.00

* denotes that the transaction is negated

STRATA CODE : 1042 GROUP CODE : DATE FROM : 01/03/2023
LOT NO. : ACCOUNT CODE : DATE TO : 29/02/2024

Ref. No.	Date	Strata Code	Payer/Payee	Cheque/Receipt	Debit $	Credit $
	Detail					
GROUP CODE : INS INSURANCE						
ACCOUNT CODE : INSP INSURANCE PREMIUM						
616647	06/06/2023	1042	SUREWISE INSURANCE BROKERS	C 2496	12,359.90	0.00
	Insurance renewal (CHU) 15/05/2023 - 15/05/2024					
				ACCOUNT TOTAL	12,359.90	0.00
ACCOUNT CODE : INSV INSURANCE VALUATION						
621366	29/06/2023	1042	BODY CORPORATE INSURANCE VALUA	C 2505	528.00	0.00
	Insurance valuation 26/6/23					
626726	18/07/2023	1042	BODY CORPORATE INSURANCE VALUA	C 36990	-528.00	0.00
	Refund for Insurance Valuation 26/06/2023					
				ACCOUNT TOTAL	0.00	0.00
GROUP CODE : INSCLA INSURANCE CLAIM						
ACCOUNT CODE : CWATER INSURANCE CLAIM-WATER DAMAGE						
607375	13/04/2023	1042	MS E DUKE & MR T TIPPINS	C 2475	4,528.00	0.00
	Insurance funds - Water Damage U14 ($5,028 less $500 excess)					
607511	14/04/2023	1042	MS E DUKE & MR T TIPPINS	C 2476	500.00	0.00
	Excess payment for claim - Water Damage Unit 14					
626140	11/07/2023	1042	MS E DUKE & MR T TIPPINS	R 147630	0.00	470.10
	EXCESS PAYMENT - UNIT 14					
638901	26/09/2023	1042	MS E DUKE & MR T TIPPINS	R 150374	0.00	29.90
	EXCESS PAYMENT - UNIT 14					
				ACCOUNT TOTAL	5,028.00	500.00
GROUP CODE : INSREC INSURANCE RECOVERY						
ACCOUNT CODE : RWATER INSURANCE RECOVERY-WATER DAMAGE						
607374	13/04/2023	1042	CHU	R 143472	0.00	4,528.00
	Insurance recovery - Water Damage U14 ($5,028 less $500 excess)					
				ACCOUNT TOTAL	0.00	4,528.00
GROUP CODE : INT INTEREST						
ACCOUNT CODE : IFEE INTEREST ON OVERDUE LEVIES						
630519	15/08/2023	1042	MS E MCINERNEY	R 148341	0.00	1.28
	INTEREST ON OVERDUE ACCOUNTS					
631525	29/08/2023	1042	MRS B DOAN	R 148593	0.00	1.14
	INTEREST ON OVERDUE ACCOUNTS					
638904	26/09/2023	1042	MS E DUKE & MR T TIPPINS	R 150374	0.00	1.75
	INTEREST ON OVERDUE ACCOUNTS					
670337	16/02/2024	1042	MS E MCINERNEY	R 157372	0.00	1.54
	INTEREST ON OVERDUE ACCOUNTS					
				ACCOUNT TOTAL	0.00	5.71
ACCOUNT CODE : INTR INTEREST RECEIVED						
595669	04/03/2023	1042	BEST STRATA	R 140158	0.00	62.82
	INTEREST FOR THE PERIOD 01/02/2023 TO 28/02/2023					
604440	05/04/2023	1042	BEST STRATA	R 143084	0.00	60.70
	INTEREST FOR THE PERIOD 01/03/2023 TO 31/03/2023					
608540	01/05/2023	1042	BEST STRATA	R 143774	0.00	68.49
	INTEREST FOR THE PERIOD 01/04/2023 TO 30/04/2023					
612746	01/06/2023	1042	BEST STRATA	R 144321	0.00	88.96
	INTEREST FOR THE PERIOD 01/05/2023 TO 31/05/2023					
623258	04/07/2023	1042	BEST STRATA	R 147304	0.00	51.13
	INTEREST FOR THE PERIOD 01/06/2023 TO 30/06/2023					
627666	02/08/2023	1042	BEST STRATA	R 148080	0.00	46.26
	INTEREST FOR THE PERIOD 01/07/2023 TO 31/07/2023					
631902	04/09/2023	1042	BEST STRATA	R 148689	0.00	48.32
	INTEREST FOR THE PERIOD 01/08/2023 TO 31/08/2023					

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BEST STRATA

Version 01.76.74
Date Printed 04/04/2024

ACCOUNT LEDGER

STRATA CODE : 1042 GROUP CODE : DATE FROM : 01/03/2023
LOT NO. : ACCOUNT CODE : DATE TO : 29/02/2024

Ref. No.	Date	Strata Code	Payer/Payee	Cheque/Receipt	Debit $	Credit $
	Detail					
GROUP CODE : INT INTEREST						
ACCOUNT CODE : INTR INTEREST RECEIVED						
641972	03/10/2023	1042	BEST STRATA	R 151671	0.00	47.25
	INTEREST FOR THE PERIOD 01/09/2023 TO 30/09/2023					
648147	04/11/2023	1042	BEST STRATA	R 152688	0.00	56.48
	INTEREST FOR THE PERIOD 01/10/2023 TO 31/10/2023					
654070	07/12/2023	1042	BEST STRATA	R 153341	0.00	79.77
	INTEREST FOR THE PERIOD 01/11/2023 TO 30/11/2023					
663157	08/01/2024	1042	BEST STRATA	R 156485	0.00	50.91
	INTEREST FOR THE PERIOD 01/12/2023 TO 31/12/2023					
667286	05/02/2024	1042	BEST STRATA	R 157097	0.00	82.02
	INTEREST FOR THE PERIOD 01/01/2024 TO 31/01/2024					
				ACCOUNT TOTAL	0.00	743.11
GROUP CODE : LEVIES LEVIES						
ACCOUNT CODE : ADMI ADMIN FUND LEVY						
599611	16/03/2023	1042	G & Q REAL ESTATE PTY LTD	R 141012	0.00	304.30
	ADMIN FUND LEVY FROM 01/01/2023 TO 31/03/2023					
599679	16/03/2023	1042	CENTURY 21 - WESTERN COASTAL	R 141045	0.00	342.30
	ADMIN FUND LEVY FROM 01/04/2023 TO 30/06/2023					
599980	17/03/2023	1042	MS C LEONDIOU	R 141157	0.00	342.30
	ADMIN FUND LEVY FROM 01/04/2023 TO 30/06/2023					
600026	17/03/2023	1042	SA HOUSING AUTHORITY	R 141181	0.00	304.30
	ADMIN FUND LEVY FROM 01/04/2023 TO 30/06/2023					
600438	21/03/2023	1042	MS L JOHNSON	R 141351	0.00	342.30
	ADMIN FUND LEVY FROM 01/04/2023 TO 30/06/2023					
601387	27/03/2023	1042	MS P CARPENTIERI	R 141753	0.00	342.30
	ADMIN FUND LEVY FROM 01/04/2023 TO 30/06/2023					
601638	28/03/2023	1042	MS E MCINERNEY	R 141872	0.00	342.30
	ADMIN FUND LEVY FROM 01/04/2023 TO 30/06/2023					
602809	03/04/2023	1042	MR S SAVENKOFF	R 142366	0.00	342.30
	ADMIN FUND LEVY FROM 01/04/2023 TO 30/06/2023					
603627	04/04/2023	1042	MS E DUKE & MR T TIPPINS	R 142747	0.00	342.30
	ADMIN FUND LEVY FROM 01/04/2023 TO 30/06/2023					
603929	04/04/2023	1042	MS V RAVI	R 142894	0.00	342.30
	ADMIN FUND LEVY FROM 01/04/2023 TO 30/06/2023					
603982	04/04/2023	1042	MR F VILLANI	R 142920	0.00	304.30
	ADMIN FUND LEVY FROM 01/04/2023 TO 30/06/2023					
606732	06/04/2023	1042	MS S FORDE	R 143209	0.00	342.30
	ADMIN FUND LEVY FROM 01/04/2023 TO 30/06/2023					
607340	13/04/2023	1042	MS L TRIGG	R 143450	0.00	342.30
	ADMIN FUND LEVY FROM 01/04/2023 TO 30/06/2023					
607649	17/04/2023	1042	G & Q REAL ESTATE PTY LTD	R 143519	0.00	304.30
	ADMIN FUND LEVY FROM 01/04/2023 TO 30/06/2023					
607894	20/04/2023	1042	MS K DERMODY	R 143604	0.00	342.30
	ADMIN FUND LEVY FROM 01/04/2023 TO 30/06/2023					
608155	26/04/2023	1042	MRS B DOAN	R 143653	0.00	304.30
	ADMIN FUND LEVY FROM 01/04/2023 TO 30/06/2023					
610514	03/05/2023	1042	MR M & MS T BOWERING	R 143809	0.00	342.30
	ADMIN FUND LEVY FROM 01/04/2023 TO 30/06/2023					
615958	06/06/2023	1042	MS C LEONDIOU	R 144397	0.00	369.65
	ADMIN FUND LEVY FROM 01/07/2023 TO 30/09/2023					
616458	06/06/2023	1042	MS K DERMODY	R 144628	0.00	369.65
	ADMIN FUND LEVY FROM 01/07/2023 TO 30/09/2023					
617813	13/06/2023	1042	SA HOUSING AUTHORITY	R 144919	0.00	328.55
	ADMIN FUND LEVY FROM 01/07/2023 TO 30/09/2023					
618595	16/06/2023	1042	G & Q REAL ESTATE PTY LTD	R 145230	0.00	328.55
	ADMIN FUND LEVY FROM 01/07/2023 TO 30/09/2023					
618653	16/06/2023	1042	CENTURY 21 - WESTERN COASTAL	R 145262	0.00	369.65
	ADMIN FUND LEVY FROM 01/07/2023 TO 30/09/2023					

* denotes that the transaction is negated

STRATA CODE : 1042 **GROUP CODE :** **DATE FROM : 01/03/2023**
LOT NO. : **ACCOUNT CODE :** **DATE TO : 29/02/2024**

Ref. No.	Date / Detail	Strata Code	Payer/Payee	Cheque/Receipt	Debit $	Credit $
GROUP CODE : LEVIES LEVIES						
ACCOUNT CODE : ADMI ADMIN FUND LEVY						
619826	22/06/2023	1042	MS P CARPENTIERI	R 145754	0.00	369.65
	ADMIN FUND LEVY FROM 01/07/2023 TO 30/09/2023					
621566	30/06/2023	1042	MS S FORDE	R 146502	0.00	369.65
	ADMIN FUND LEVY FROM 01/07/2023 TO 30/09/2023					
621677	30/06/2023	1042	MR S SAVENKOFF	R 146559	0.00	369.65
	ADMIN FUND LEVY FROM 01/07/2023 TO 30/09/2023					
622879	04/07/2023	1042	MR M & MS T BOWERING	R 147119	0.00	369.65
	ADMIN FUND LEVY FROM 01/07/2023 TO 30/09/2023					
622974	04/07/2023	1042	MR F VILLANI	R 147168	0.00	328.55
	ADMIN FUND LEVY FROM 01/07/2023 TO 30/09/2023					
626063	10/07/2023	1042	MS V RAVI	R 147604	0.00	369.65
	ADMIN FUND LEVY FROM 01/07/2023 TO 30/09/2023					
626858	20/07/2023	1042	MS L JOHNSON	R 147843	0.00	369.65
	ADMIN FUND LEVY FROM 01/07/2023 TO 30/09/2023					
627146	25/07/2023	1042	MS L TRIGG	R 147938	0.00	369.65
	ADMIN FUND LEVY FROM 01/07/2023 TO 30/09/2023					
630517	15/08/2023	1042	MS E MCINERNEY	R 148341	0.00	369.65
	ADMIN FUND LEVY FROM 01/07/2023 TO 30/09/2023					
631523	29/08/2023	1042	MRS B DOAN	R 148593	0.00	328.55
	ADMIN FUND LEVY FROM 01/07/2023 TO 30/09/2023					
635991	12/09/2023	1042	MS C LEONDIOU	R 149066	0.00	369.65
	ADMIN FUND LEVY FROM 01/10/2023 TO 31/12/2023					
636779	15/09/2023	1042	MS L JOHNSON	R 149392	0.00	369.65
	ADMIN FUND LEVY FROM 01/10/2023 TO 31/12/2023					
637111	18/09/2023	1042	G & Q REAL ESTATE PTY LTD	R 149539	0.00	328.55
	ADMIN FUND LEVY FROM 01/10/2023 TO 31/12/2023					
637313	18/09/2023	1042	SA HOUSING AUTHORITY	R 149643	0.00	328.55
	ADMIN FUND LEVY FROM 01/10/2023 TO 31/12/2023					
637685	25/09/2023	1042	MS S FORDE	R 149796	0.00	369.65
	ADMIN FUND LEVY FROM 01/10/2023 TO 31/12/2023					
638627	25/09/2023	1042	MS P CARPENTIERI	R 150253	0.00	369.65
	ADMIN FUND LEVY FROM 01/10/2023 TO 31/12/2023					
638902	26/09/2023	1042	MS E DUKE & MR T TIPPINS	R 150374	0.00	369.65
	ADMIN FUND LEVY FROM 01/07/2023 TO 30/09/2023					
638906	26/09/2023	1042	MS E DUKE & MR T TIPPINS	R 150374	0.00	369.65
	ADMIN FUND LEVY FROM 01/10/2023 TO 31/12/2023					
640663	03/10/2023	1042	MR F VILLANI	R 151088	0.00	328.55
	ADMIN FUND LEVY FROM 01/10/2023 TO 31/12/2023					
641071	03/10/2023	1042	MR S SAVENKOFF	R 151294	0.00	369.65
	ADMIN FUND LEVY FROM 01/10/2023 TO 31/12/2023					
641286	03/10/2023	1042	CENTURY 21 - WESTERN COASTAL	R 151389	0.00	369.65
	ADMIN FUND LEVY FROM 01/10/2023 TO 31/12/2023					
641533	03/10/2023	1042	MS E MCINERNEY	R 151514	0.00	369.65
	ADMIN FUND LEVY FROM 01/10/2023 TO 31/12/2023					
644092	04/10/2023	1042	MS L TRIGG	R 151722	0.00	369.65
	ADMIN FUND LEVY FROM 01/10/2023 TO 31/12/2023					
645247	09/10/2023	1042	MRS B DOAN	R 152026	0.00	328.55
	ADMIN FUND LEVY FROM 01/10/2023 TO 31/12/2023					
645318	10/10/2023	1042	MS V RAVI	R 152060	0.00	369.65
	ADMIN FUND LEVY FROM 01/10/2023 TO 31/12/2023					
646366	19/10/2023	1042	MR M & MS T BOWERING	R 152340	0.00	369.65
	ADMIN FUND LEVY FROM 01/10/2023 TO 31/12/2023					
646711	26/10/2023	1042	MS K DERMODY	R 152457	0.00	369.65
	ADMIN FUND LEVY FROM 01/10/2023 TO 31/12/2023					
656198	13/12/2023	1042	CENTURY 21 - WESTERN COASTAL	R 153396	0.00	369.65
	ADMIN FUND LEVY FROM 01/01/2024 TO 31/03/2024					
656598	13/12/2023	1042	MS K DERMODY	R 153593	0.00	369.65
	ADMIN FUND LEVY FROM 01/01/2024 TO 31/03/2024					

* denotes that the transaction is negated

BEST STRATA

Version 01.76.74
Date Printed 04/04/2024

ACCOUNT LEDGER

STRATA CODE : 1042 **GROUP CODE :** **DATE FROM : 01/03/2023**
LOT NO. : **ACCOUNT CODE :** **DATE TO : 29/02/2024**

Ref. No.	Date / Detail	Strata Code	Payer/Payee	Cheque/Receipt	Debit $	Credit $
GROUP CODE : LEVIES LEVIES						
ACCOUNT CODE : ADMI ADMIN FUND LEVY						
656912	13/12/2023	1042	MS E DUKE & MR T TIPPINS	R 153747	0.00	369.65
	ADMIN FUND LEVY FROM 01/01/2024 TO 31/03/2024					
657421	15/12/2023	1042	MS C LEONDIOU	R 153973	0.00	369.65
	ADMIN FUND LEVY FROM 01/01/2024 TO 31/03/2024					
657758	18/12/2023	1042	G & Q REAL ESTATE PTY LTD	R 154139	0.00	328.55
	ADMIN FUND LEVY FROM 01/01/2024 TO 31/03/2024					
658233	19/12/2023	1042	MR M & MS T BOWERING	R 154305	0.00	369.65
	ADMIN FUND LEVY FROM 01/01/2024 TO 31/03/2024					
659352	22/12/2023	1042	SA HOUSING AUTHORITY	R 154721	0.00	328.55
	ADMIN FUND LEVY FROM 01/01/2024 TO 31/03/2024					
660959	02/01/2024	1042	MS P CARPENTIERI	R 155524	0.00	369.65
	ADMIN FUND LEVY FROM 01/01/2024 TO 31/03/2024					
661336	03/01/2024	1042	MR S SAVENKOFF	R 155693	0.00	369.65
	ADMIN FUND LEVY FROM 01/01/2024 TO 31/03/2024					
661564	03/01/2024	1042	MR F VILLANI	R 155805	0.00	328.55
	ADMIN FUND LEVY FROM 01/01/2024 TO 31/03/2024					
661967	03/01/2024	1042	MS S FORDE	R 156003	0.00	369.65
	ADMIN FUND LEVY FROM 01/01/2024 TO 31/03/2024					
662648	05/01/2024	1042	MS L JOHNSON	R 156326	0.00	369.65
	ADMIN FUND LEVY FROM 01/01/2024 TO 31/03/2024					
662960	08/01/2024	1042	MS V RAVI	R 156427	0.00	369.65
	ADMIN FUND LEVY FROM 01/01/2024 TO 31/03/2024					
669223	06/02/2024	1042	MRS B DOAN	R 157099	0.00	328.55
	ADMIN FUND LEVY FROM 01/01/2024 TO 31/03/2024					
670335	16/02/2024	1042	MS E MCINERNEY	R 157372	0.00	369.65
	ADMIN FUND LEVY FROM 01/01/2024 TO 31/03/2024					
				ACCOUNT TOTAL	0.00	22,509.45
ACCOUNT CODE : SINK SINKING FUND LEVY						
599612	16/03/2023	1042	G & Q REAL ESTATE PTY LTD	R 141012	0.00	93.15
	SINKING FUND LEVY FROM 01/01/2023 TO 31/03/2023					
599680	16/03/2023	1042	CENTURY 21 - WESTERN COASTAL	R 141045	0.00	104.80
	SINKING FUND LEVY FROM 01/04/2023 TO 30/06/2023					
599981	17/03/2023	1042	MS C LEONDIOU	R 141157	0.00	104.80
	SINKING FUND LEVY FROM 01/04/2023 TO 30/06/2023					
600027	17/03/2023	1042	SA HOUSING AUTHORITY	R 141181	0.00	93.15
	SINKING FUND LEVY FROM 01/04/2023 TO 30/06/2023					
600439	21/03/2023	1042	MS L JOHNSON	R 141351	0.00	104.80
	SINKING FUND LEVY FROM 01/04/2023 TO 30/06/2023					
601388	27/03/2023	1042	MS P CARPENTIERI	R 141753	0.00	104.80
	SINKING FUND LEVY FROM 01/04/2023 TO 30/06/2023					
601639	28/03/2023	1042	MS E MCINERNEY	R 141872	0.00	104.80
	SINKING FUND LEVY FROM 01/04/2023 TO 30/06/2023					
602810	03/04/2023	1042	MR S SAVENKOFF	R 142366	0.00	104.80
	SINKING FUND LEVY FROM 01/04/2023 TO 30/06/2023					
603628	04/04/2023	1042	MS E DUKE & MR T TIPPINS	R 142747	0.00	104.80
	SINKING FUND LEVY FROM 01/04/2023 TO 30/06/2023					
603930	04/04/2023	1042	MS V RAVI	R 142894	0.00	104.80
	SINKING FUND LEVY FROM 01/04/2023 TO 30/06/2023					
603983	04/04/2023	1042	MR F VILLANI	R 142920	0.00	93.15
	SINKING FUND LEVY FROM 01/04/2023 TO 30/06/2023					
606733	06/04/2023	1042	MS S FORDE	R 143209	0.00	104.80
	SINKING FUND LEVY FROM 01/04/2023 TO 30/06/2023					
607341	13/04/2023	1042	MS L TRIGG	R 143450	0.00	104.80
	SINKING FUND LEVY FROM 01/04/2023 TO 30/06/2023					
607650	17/04/2023	1042	G & Q REAL ESTATE PTY LTD	R 143519	0.00	93.15
	SINKING FUND LEVY FROM 01/04/2023 TO 30/06/2023					
607895	20/04/2023	1042	MS K DERMODY	R 143604	0.00	104.80
	SINKING FUND LEVY FROM 01/04/2023 TO 30/06/2023					

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STRATA CODE : 1042 GROUP CODE : DATE FROM : 01/03/2023
LOT NO. : ACCOUNT CODE : DATE TO : 29/02/2024

Ref. No.	Date	Detail	Strata Code	Payer/Payee	Cheque/Receipt	Debit $	Credit $
GROUP CODE : LEVIES LEVIES							
ACCOUNT CODE : SINK SINKING FUND LEVY							
608156	26/04/2023		1042	MRS B DOAN	R 143653	0.00	93.15
	SINKING FUND LEVY FROM 01/04/2023 TO 30/06/2023						
610515	03/05/2023		1042	MR M & MS T BOWERING	R 143809	0.00	104.80
	SINKING FUND LEVY FROM 01/04/2023 TO 30/06/2023						
615959	06/06/2023		1042	MS C LEONDIOU	R 144397	0.00	100.45
	SINKING FUND LEVY FROM 01/07/2023 TO 30/09/2023						
616459	06/06/2023		1042	MS K DERMODY	R 144628	0.00	100.45
	SINKING FUND LEVY FROM 01/07/2023 TO 30/09/2023						
617814	13/06/2023		1042	SA HOUSING AUTHORITY	R 144919	0.00	89.30
	SINKING FUND LEVY FROM 01/07/2023 TO 30/09/2023						
618596	16/06/2023		1042	G & Q REAL ESTATE PTY LTD	R 145230	0.00	89.30
	SINKING FUND LEVY FROM 01/07/2023 TO 30/09/2023						
618654	16/06/2023		1042	CENTURY 21 - WESTERN COASTAL	R 145262	0.00	100.45
	SINKING FUND LEVY FROM 01/07/2023 TO 30/09/2023						
619827	22/06/2023		1042	MS P CARPENTIERI	R 145754	0.00	100.45
	SINKING FUND LEVY FROM 01/07/2023 TO 30/09/2023						
621567	30/06/2023		1042	MS S FORDE	R 146502	0.00	100.45
	SINKING FUND LEVY FROM 01/07/2023 TO 30/09/2023						
621678	30/06/2023		1042	MR S SAVENKOFF	R 146559	0.00	100.45
	SINKING FUND LEVY FROM 01/07/2023 TO 30/09/2023						
622880	04/07/2023		1042	MR M & MS T BOWERING	R 147119	0.00	100.45
	SINKING FUND LEVY FROM 01/07/2023 TO 30/09/2023						
622975	04/07/2023		1042	MR F VILLANI	R 147168	0.00	89.30
	SINKING FUND LEVY FROM 01/07/2023 TO 30/09/2023						
626064	10/07/2023		1042	MS V RAVI	R 147604	0.00	100.45
	SINKING FUND LEVY FROM 01/07/2023 TO 30/09/2023						
626859	20/07/2023		1042	MS L JOHNSON	R 147843	0.00	100.45
	SINKING FUND LEVY FROM 01/07/2023 TO 30/09/2023						
627147	25/07/2023		1042	MS L TRIGG	R 147938	0.00	100.45
	SINKING FUND LEVY FROM 01/07/2023 TO 30/09/2023						
630518	15/08/2023		1042	MS E MCINERNEY	R 148341	0.00	100.45
	SINKING FUND LEVY FROM 01/07/2023 TO 30/09/2023						
631524	29/08/2023		1042	MRS B DOAN	R 148593	0.00	89.30
	SINKING FUND LEVY FROM 01/07/2023 TO 30/09/2023						
635992	12/09/2023		1042	MS C LEONDIOU	R 149066	0.00	100.45
	SINKING FUND LEVY FROM 01/10/2023 TO 31/12/2023						
636780	15/09/2023		1042	MS L JOHNSON	R 149392	0.00	100.45
	SINKING FUND LEVY FROM 01/10/2023 TO 31/12/2023						
637112	18/09/2023		1042	G & Q REAL ESTATE PTY LTD	R 149539	0.00	89.30
	SINKING FUND LEVY FROM 01/10/2023 TO 31/12/2023						
637314	18/09/2023		1042	SA HOUSING AUTHORITY	R 149643	0.00	89.30
	SINKING FUND LEVY FROM 01/10/2023 TO 31/12/2023						
637686	25/09/2023		1042	MS S FORDE	R 149796	0.00	100.45
	SINKING FUND LEVY FROM 01/10/2023 TO 31/12/2023						
638628	25/09/2023		1042	MS P CARPENTIERI	R 150253	0.00	100.45
	SINKING FUND LEVY FROM 01/10/2023 TO 31/12/2023						
638903	26/09/2023		1042	MS E DUKE & MR T TIPPINS	R 150374	0.00	100.45
	SINKING FUND LEVY FROM 01/07/2023 TO 30/09/2023						
638907	26/09/2023		1042	MS E DUKE & MR T TIPPINS	R 150374	0.00	100.45
	SINKING FUND LEVY FROM 01/10/2023 TO 31/12/2023						
640664	03/10/2023		1042	MR F VILLANI	R 151088	0.00	89.30
	SINKING FUND LEVY FROM 01/10/2023 TO 31/12/2023						
641072	03/10/2023		1042	MR S SAVENKOFF	R 151294	0.00	100.45
	SINKING FUND LEVY FROM 01/10/2023 TO 31/12/2023						
641287	03/10/2023		1042	CENTURY 21 - WESTERN COASTAL	R 151389	0.00	100.45
	SINKING FUND LEVY FROM 01/10/2023 TO 31/12/2023						
641534	03/10/2023		1042	MS E MCINERNEY	R 151514	0.00	100.45
	SINKING FUND LEVY FROM 01/10/2023 TO 31/12/2023						

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LOT NO. : ACCOUNT CODE : DATE TO : 29/02/2024

Ref. No.	Date	Detail	Strata Code	Payer/Payee	Cheque/Receipt	Debit $	Credit $
GROUP CODE : LEVIES LEVIES							
ACCOUNT CODE : SINK SINKING FUND LEVY							
644093	04/10/2023		1042	MS L TRIGG	R 151722	0.00	100.45
	SINKING FUND LEVY FROM 01/10/2023 TO 31/12/2023						
645248	09/10/2023		1042	MRS B DOAN	R 152026	0.00	89.30
	SINKING FUND LEVY FROM 01/10/2023 TO 31/12/2023						
645319	10/10/2023		1042	MS V RAVI	R 152060	0.00	100.45
	SINKING FUND LEVY FROM 01/10/2023 TO 31/12/2023						
646367	19/10/2023		1042	MR M & MS T BOWERING	R 152340	0.00	100.45
	SINKING FUND LEVY FROM 01/10/2023 TO 31/12/2023						
646712	26/10/2023		1042	MS K DERMODY	R 152457	0.00	100.45
	SINKING FUND LEVY FROM 01/10/2023 TO 31/12/2023						
656199	13/12/2023		1042	CENTURY 21 - WESTERN COASTAL	R 153396	0.00	100.45
	SINKING FUND LEVY FROM 01/01/2024 TO 31/03/2024						
656599	13/12/2023		1042	MS K DERMODY	R 153593	0.00	100.45
	SINKING FUND LEVY FROM 01/01/2024 TO 31/03/2024						
656913	13/12/2023		1042	MS E DUKE & MR T TIPPINS	R 153747	0.00	100.45
	SINKING FUND LEVY FROM 01/01/2024 TO 31/03/2024						
657422	15/12/2023		1042	MS C LEONDIOU	R 153973	0.00	100.45
	SINKING FUND LEVY FROM 01/01/2024 TO 31/03/2024						
657759	18/12/2023		1042	G & Q REAL ESTATE PTY LTD	R 154139	0.00	89.30
	SINKING FUND LEVY FROM 01/01/2024 TO 31/03/2024						
658234	19/12/2023		1042	MR M & MS T BOWERING	R 154305	0.00	100.45
	SINKING FUND LEVY FROM 01/01/2024 TO 31/03/2024						
659353	22/12/2023		1042	SA HOUSING AUTHORITY	R 154721	0.00	89.30
	SINKING FUND LEVY FROM 01/01/2024 TO 31/03/2024						
660960	02/01/2024		1042	MS P CARPENTIERI	R 155524	0.00	100.45
	SINKING FUND LEVY FROM 01/01/2024 TO 31/03/2024						
661337	03/01/2024		1042	MR S SAVENKOFF	R 155693	0.00	100.45
	SINKING FUND LEVY FROM 01/01/2024 TO 31/03/2024						
661565	03/01/2024		1042	MR F VILLANI	R 155805	0.00	89.30
	SINKING FUND LEVY FROM 01/01/2024 TO 31/03/2024						
661968	03/01/2024		1042	MS S FORDE	R 156003	0.00	100.45
	SINKING FUND LEVY FROM 01/01/2024 TO 31/03/2024						
662649	05/01/2024		1042	MS L JOHNSON	R 156326	0.00	100.45
	SINKING FUND LEVY FROM 01/01/2024 TO 31/03/2024						
662961	08/01/2024		1042	MS V RAVI	R 156427	0.00	100.45
	SINKING FUND LEVY FROM 01/01/2024 TO 31/03/2024						
669224	06/02/2024		1042	MRS B DOAN	R 157099	0.00	89.30
	SINKING FUND LEVY FROM 01/01/2024 TO 31/03/2024						
670336	16/02/2024		1042	MS E MCINERNEY	R 157372	0.00	100.45
	SINKING FUND LEVY FROM 01/01/2024 TO 31/03/2024						
					ACCOUNT TOTAL	0.00	6,310.70
GROUP CODE : OWNER OWNER							
ACCOUNT CODE : AFEE ACCOUNT FEE CHARGED ON OVERDUE ACCOUNTS							
596290	04/03/2023		1042	BEST STRATA	C 2459	11.00	0.00
	ACCOUNTING FEES PAID BY UNITS RECOVERED						
630520	15/08/2023		1042	MS E MCINERNEY	R 148341	0.00	11.00
	ACCOUNTING FEE ON OVERDUE ACCOUNTS						
631526	29/08/2023		1042	MRS B DOAN	R 148593	0.00	11.00
	ACCOUNTING FEE ON OVERDUE ACCOUNTS						
632546	04/09/2023		1042	BEST STRATA	C 2530	22.00	0.00
	ACCOUNTING FEES PAID BY UNITS RECOVERED						
638905	26/09/2023		1042	MS E DUKE & MR T TIPPINS	R 150374	0.00	11.00
	ACCOUNTING FEE ON OVERDUE ACCOUNTS						
643663	03/10/2023		1042	BEST STRATA	C 2541	11.00	0.00
	ACCOUNTING FEES PAID BY UNITS RECOVERED						
670338	16/02/2024		1042	MS E MCINERNEY	R 157372	0.00	11.00
	ACCOUNTING FEE ON OVERDUE ACCOUNTS						

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Ref. No.	Date	Strata Code	Payer/Payee	Cheque/Receipt	Debit $	Credit $
	Detail					
			ACCOUNT TOTAL		44.00	44.00
GROUP CODE : R&M REPAIRS & MAINTENANCE						
ACCOUNT CODE : FENCE FENCING WORKS						
625792	06/07/2023	1042	ZIEGLER PROPERTY SOLUTIONS	C 2509	495.00	0.00
	Fence repair Unit 1 22/2/23					
			ACCOUNT TOTAL		495.00	0.00
ACCOUNT CODE : GUTT GUTTER AND STORMWATER MAINTENANCE						
625798	06/07/2023	1042	ACTIVE GROUNDS AND GARDENS	C 2509	935.00	0.00
	Gutter cleaning 22/6/23					
			ACCOUNT TOTAL		935.00	0.00
ACCOUNT CODE : IRRI IRRIGATION WORKS						
646662	24/10/2023	1042	IRRIGATION DOCTOR	C 2550	380.00	0.00
	Reinstate irrigation system 5/10/23					
			ACCOUNT TOTAL		380.00	0.00
ACCOUNT CODE : PLUM PLUMBING MAINTENANCE						
594566	02/03/2023	1042	FLOWTEC PLUMBING AND GAS	C 2458	434.98	0.00
	Clear blockage in sewer drain affecting Units 13-15 15/2/23					
			ACCOUNT TOTAL		434.98	0.00
ACCOUNT CODE : REPO BUILDING AND ENGINEER REPORTS						
646273	18/10/2023	1042	TMK CONSULTING ENGINEERS	C 2548	2,475.00	0.00
	Retaining wall inspection and report 11/9 6/10/23					
646786	26/10/2023	1042	DAVID AND VERA	R 152493	0.00	1,237.50
	Payment for 50% contribution to retaining wall report received 23/10/23					
			ACCOUNT TOTAL		2,475.00	1,237.50
GROUP CODE : SERV SERVICES						
ACCOUNT CODE : GROU GROUNDS MAINTENANCE						
598604	10/03/2023	1042	BROOKDENE LAWN MOWING	C 2462	235.00	0.00
	Lawn mowing, gardening and tidy up 22/2/23					
607420	13/04/2023	1042	BROOKDENE LAWN MOWING	C 2475	220.00	0.00
	Lawn mowing, gardening and tidy up 22/3/23					
611108	11/05/2023	1042	BROOKDENE LAWN MOWING	C 2486	195.00	0.00
	Lawn mowing and gardening 19/4/23					
618350	15/06/2023	1042	BROOKDENE LAWN MOWING	C 2500	205.00	0.00
	Lawn mowing and gardening 17/5/23					
626303	12/07/2023	1042	BROOKDENE LAWN MOWING	C 2511	195.00	0.00
	Lawn mowing and tidy 16/6/23					
630735	15/08/2023	1042	BROOKDENE LAWN MOWING	C 2524	195.00	0.00
	Lawn mowing and gardening 13/7/23					
636626	15/09/2023	1042	BROOKDENE LAWN MOWING	C 2536	195.00	0.00
	Lawn mowing and gardening 9/8/23					
644671	06/10/2023	1042	BROOKDENE LAWN MOWING	C 2542	256.00	0.00
	Lawn mowing, gardening and tidy up 6/9/23					
657965	18/12/2023	1042	BROOKDENE LAWN MOWING	C 2567	250.00	0.00
	Lawn mowing, gardening and tidy 5/10/23					
657966	18/12/2023	1042	BROOKDENE LAWN MOWING	C 2567	250.00	0.00
	Lawn mowing, gardening and tidy 2/11/23					
657967	18/12/2023	1042	BROOKDENE LAWN MOWING	C 2567	255.00	0.00
	Lawn mowing, gardening and tidy 30/11/23					
666000	17/01/2024	1042	BROOKDENE LAWN MOWING	C 2575	255.00	0.00
	Lawn mowing, gardening and tidy up 22/12/23					
669895	14/02/2024	1042	BROOKDENE LAWN MOWING	C 2584	260.00	0.00
	Lawn mowing, gardening and spray weeds 24/1/24					
			ACCOUNT TOTAL		2,966.00	0.00

* denotes that the transaction is negated

BEST STRATA

Version 01.76.74
Date Printed 04/04/2024

ACCOUNT LEDGER

STRATA CODE : 1042 GROUP CODE : DATE FROM : 01/03/2023
LOT NO. : ACCOUNT CODE : DATE TO : 29/02/2024

Ref. No.	Date	Strata Code	Payer/Payee	Cheque/Receipt	Debit $	Credit $
	Detail					
GROUP CODE : SERV SERVICES						
ACCOUNT CODE : OHS CONTRACTOR COMPLIANCE CHECKING						
617125	07/06/2023	1042	BEST STRATA	C 2497	176.00	0.00
	ARM Contractor Compliance Recovery 2023					
			ACCOUNT TOTAL		176.00	0.00
GROUP CODE : TAX TAX						
ACCOUNT CODE : ITRP INCOME TAX RETURN PREPARATION						
647084	30/10/2023	1042	BEST STRATA	C 2552	165.00	0.00
	Income Tax Return Preparation and Lodgement FYE 30 June 2023					
			ACCOUNT TOTAL		165.00	0.00
ACCOUNT CODE : TAXP INCOME TAX PAYMENT / REFUND						
647676	30/10/2023	1042	DEPUTY COMMISSIONER OF TAXATIO	C 82341	108.00	0.00
	Income Tax Payment FYE 30 June 2023					
			ACCOUNT TOTAL		108.00	0.00
GROUP CODE : UTIL UTILITIES						
ACCOUNT CODE : POWER ELECTRICITY CHARGES						
598850	10/03/2023	1042	AGL SOUTH AUSTRALIA PTY LTD	C 82132	143.11	0.00
	Electricity Usage 29/11/2022 to 28/02/2023					
619026	19/06/2023	1042	AGL SOUTH AUSTRALIA PTY LTD	C 82217	153.76	0.00
	Electricity Usage 01/03/2023 to 30/05/2023					
635846	11/09/2023	1042	AGL SOUTH AUSTRALIA PTY LTD	C 82280	174.85	0.00
	Electricity Usage 31/05/2023 to 29/08/2023					
657236	14/12/2023	1042	AGL SOUTH AUSTRALIA PTY LTD	C 82352	157.48	0.00
	Electricity Usage 30/08/2023 to 28/11/2023					
667201	05/02/2024	1042	AGL SOUTH AUSTRALIA PTY LTD	C 82387	84.49	0.00
	Electricity Usage 29/11/2023 to 18/01/2024					
			ACCOUNT TOTAL		713.69	0.00
ACCOUNT CODE : WATER WATER CHARGES						
607605	14/04/2023	1042	SA WATER	C 82160	1,057.11	0.00
	Water Usage 29/12/2022 to 29/03/2023					
626573	14/07/2023	1042	SA WATER	C 82235	1,209.59	0.00
	Water Usage 29/03/2023 to 15/06/2023					
645984	13/10/2023	1042	SA WATER	C 82305	687.86	0.00
	Water Usage 15/06/2023 to 20/09/2023					
665763	15/01/2024	1042	SA WATER	C 82372	1,187.89	0.00
	Water Usage 20/09/2023 to 18/12/2023					
			ACCOUNT TOTAL		4,142.45	0.00

* denotes that the transaction is negated

STRATA COMMUNITY INSURANCE

stratacommunityinsure.com.au
T 1300 SCINSURE (1300 724 678)
E myenquiry@scinsure.com.au
A Level 12, 182 Victoria Square, Adelaide, SA 5000

CERTIFICATE OF CURRENCY

THE INSURED

POLICY NUMBER	POL11061315
PDS AND POLICY WORDING	Residential Strata Product Disclosure Statement and Policy Wording SCI034-Policy-RS-PPW-02/2021 Supplementary Product Disclosure Statement SCIA-036_SPDS_RSC-10/2021
THE INSURED	Strata Corporation No. 1042
SITUATION	54-58 John Street, Payneham, SA, 5070
PERIOD OF INSURANCE	Commencement Date: 4:00pm on 15/05/2024 Expiry Date: 4:00pm on 15/05/2025
INTERMEDIARY	Surewise
ADDRESS	Level 3, 149 Flinders Street, Adelaide, SA, 5000
DATE OF ISSUE	15/05/2024

POLICY LIMITS / SUMS INSURED

SECTION 1	PART A	1. Building	$5,220,000
		Common Area Contents	$40,000
		2. Terrorism Cover under Section 1 Part A2	Applies
	PART B	Loss of Rent/Temporary Accommodation	$783,000
	OPTIONAL COVERS	1. Flood	Included
		2. Floating Floors	Included
SECTION 2	Liability		$20,000,000
SECTION 3	Voluntary Workers		Included
SECTION 5	Fidelity Guarantee		$100,000
SECTION 6	Office Bearers' Liability		$500,000
SECTION 7	Machinery Breakdown		Not Included
SECTION 8	Catastrophe		$783,000
SECTION 9	PART A	Government Audit Costs – Professional Fees	$25,000
	PART B	Appeal Expenses	$100,000
	PART C	Legal Defence Expenses	$50,000
SECTION 10	Lot Owners' Fixtures and Improvements		$300,000
SECTION 11	Loss of Lot Market Value		Not Included

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

This certificate does not amend, extend, replace, negate or override the benefits, terms, conditions and exclusions as described in the Schedule documents together with the Product Disclosure Statement and insurance policy wording.