Form 1—Vendor's statement

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

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Preliminary

To the purchaser:

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

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

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

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

Instructions to the vendor for completing this statement:

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

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

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

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

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

Part A—Parties and land ☒

1.	Purchaser:		
	Address:		
2.	Purchaser's registered agent:		☐
	Address:		
3.	Vendor:	**Catherine Louise Engela**	
	Address:	**547 Fullarton Road, Netherby, SA 5062**	
4.	Vendor's registered agent	**Klemich Real Estate**	☒
	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:	**Whole of the land comprised in Certificate of Title Register Book Volume 5033 Folio 620, being the property located at 6/72 Duthy Street, Malvern, South Australia 5061**	

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) 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) 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:

547 Fullarton Road, Netherby, SA 5062

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

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

brenton@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; or

(b) if you intend to serve the notice by fax or email, you obtain a record of the transmission of the fax or email.

5—Effect of service

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

(a) the amount of any deposit paid if the deposit did not exceed $100; or

(b) an amount paid for an option to purchase the land.

Proceeding with the purchase

If you wish to proceed with the purchase—

(a) it is strongly recommended that you take steps to make sure your interest in the property is adequately insured against loss or damage; and

(b) pay particular attention to the provisions in the contract as to time of settlement - it is essential that the necessary arrangements are made to complete the purchase by the agreed date - if you do not do so, you may be in breach of the contract; and

(c) you are entitled to retain the solicitor or registered conveyancer of your choice.

Part C—Statement with respect to required particulars

(section 7(1))

To the purchaser:

I, Catherine Louise Engela, of 547 Fullarton Road, Netherby, SA 5062 being the *vendor/~~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: 12/10/2024 .....

Signed: Signed by: Engela 5490228908AE684E .....

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

(section 9)

To the purchaser:

I, Nathan Gary Justin of NGJ Forms Pty Ltd of Suite 8, Level 1, 28 Greenhill Road, Wayville SA 5034 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: 11 October 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, <u>but not</u> 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 <u>each</u> 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 <u>all</u> of the requested particulars are contained in an attachment (instead of in the item) in accordance with the Note preceding this table, identify the attachment in the place provided in column 2 and (if required by the Note) identify the parts of the attachment that contain the particulars.]

1. General			
1.1	Mortgage of land ***[Note**– Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	***Is this item applicable?*** ***Will this be discharged or satisfied prior to or at settlement?*** ***Are there attachments?*** *If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):* Number of mortgage (if registered): Name of mortgagee:	☐ [ ] [ ]
1.2	Easement (whether over the land or annexed to the land) **Note**– "Easement" includes rights of way and party wall rights *[**Note**– Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	***Is this item applicable?*** ***Will this be discharged or satisfied prior to or at settlement?*** ***Are there attachments?*** *If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):* **REFER TO CERTIFICATE OF TITLE (ANNEXURE B) & PROPERTY INTEREST REPORT PAGE 13 (ANNEXURE C)** Description of land subject to easement: **PORTION OF LAND IN THE SAID CERTIFICATE OF TITLE** **SEE FURTHER CERTIFICATE OF TITLE (ANNEXURE B)** Nature of easement: **STATUTORY EASEMENT AS REFERRED TO ON PAGE 13 OF THE PROPERTY INTEREST REPORT** **SEE FURTHER CERTIFICATE OF TITLE (ANNEXURE B)** 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?	☒ [**NO**] [**YES**]

		[ ] If YES, give details: **[ ]**	
1.3	Restriction covenant *[**Note**– Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	***Is this item applicable?*** ***Will this be discharged or satisfied prior to or at settlement?*** ***Are there attachments?*** *If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):* 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. The item and its heading must be included in the statement even if not applicable.]*	***Is this item applicable?*** ***Will this be discharged or satisfied prior to or at settlement?*** ***Are there attachments?*** *If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):* Names of parties: Period of lease, agreement for lease etc: From to Amount of rent or licence fee: $ per (period) Is the lease, agreement for lease etc in writing? **[ ]** If the lease or licence was granted under an Act relating to the disposal of Crown lands, specify— (a) the Act under which the lease or licence was granted: (b) the outstanding amounts due (including any interest or penalty):	☐ [ ] [ ]

5. *Development Act 1993* (repealed)

5.1	section 42—Condition (that	***Is this item applicable?***	☐

	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.]*	***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. The item and its heading must be included in the statement even if not applicable.]*	***Is this item applicable?*** ***Will this be discharged or satisfied prior to or at settlement?*** ***Are there attachments?*** *If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):* Nature of condition(s):	☐ [ ] [ ]

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.]*	***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):* **REFER TO PROPERTY INTEREST REPORT AND SAPPA REPORT (ANNEXURE C) REFER TO COUNCIL SEARCH (ANNEXURE D)** 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 PROPERTY INTEREST REPORT AND SAPPA REPORT (SEE ANNEXURE C) REFER TO COUNCIL SEARCH (SEE ANNEXURE D)** 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	☒ [**NO**] [**YES**]

		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 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):* Date of authorisation: Name of relevant authority that granted authorisation: Condition(s) of authorisation:	☐ [ ] [ ]

Schedule—Division 2—Other particulars ☒

(section 7(1)(b))

Particulars relating to strata unit ☒

1 Name of strata corporation: **STRATA CORPORATION 3759 INC**

Address of strata corporation: **72 DUTHY STREET, MALVERN SA 5061**

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):
ADMIN LEVY: $548.88 PER QUARTER (PAID TO 30/09/2024)
SINKING LEVY: $93.75 PER QUARTER (PAID TO 30/09/2024)
ARREARS: REFER TO STRATA CORPORATION SEARCH (ANNEXURE E)
SPECIAL LEVY: REFER TO STRATA CORPORATION SEARCH (ANNEXURE E)

(b) particulars of the assets and liabilities of the strata corporation:
REFER TO STRATA CORPORATION SEARCH (ANNEXURE E)

(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 STRATA CORPORATION SEARCH (ANNEXURE E)

(d) particulars of the unit entitlement of the unit:
250 OF 2000

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**]

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:

REFER TO STRATA CORPORATION SEARCH (ANNEXURE E)

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

Name: **STRATA DATA**

Address: **647 PORTRUSH ROAD, GLEN OSMOND SA 5064**

Note—

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

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

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

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

Schedule—Division 3—Community lots and strata units ☒

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

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

Governance

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

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

Use of your property

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

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

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

Are you buying a debt?

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

Expenses

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

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

Guarantee

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

Contracts

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

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

Buying off the plan

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

Mixed use developments—voting rights

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

Further information

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

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

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

You can also seek advice from a legal practitioner.

Annexures

The following documents are annexed hereto –

1. Annexure A – Form R3 Buyers Information Guide
2. Annexure B – Copy of Certificate of Title Volume 5033 Folio 620
3. Annexure C – Copies of:
    a. Property Interest Report
    b. SAPPA Parcel Report
    c. Certificate of Emergency Services Levy Payable
    d. Certificate of Land Tax Payable
    e. Certificate of Water and Sewer Charges and Encumbrance Information
4. Annexure D – Council Search
5. Annexure E – Strata Corporation Search

Acknowledgement of Receipt of Form 1

Statement Under Section 7

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

Dated this day of 2024

Signed: ……..
Purchaser

Annexure A

Form R3 – Buyers Guide

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.

Annexure B

Certificate of Title

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 5033 Folio 620

Parent Title(s) CT 4124/91

Creating Dealing(s) CONVERTED TITLE

Title Issued 19/07/1991 **Edition** 8 **Edition Issued** 15/06/2023

Estate Type

FEE SIMPLE (UNIT)

Registered Proprietor

CATHERINE LOUISE ENGELA
OF 547 FULLARTON ROAD NETHERBY SA 5062

Description of Land

UNIT 6 STRATA PLAN 3759
IN THE AREA NAMED MALVERN
HUNDRED OF ADELAIDE

Easements

NIL

Schedule of Dealings

NIL

Notations

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

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Annexure C

Property Interest Report & Searches

Property Interest Report

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

Title Reference	CT 5033/620	**Reference No.**	2611185
Registered Proprietors	C L*ENGELA	**Prepared**	02/10/2024 16:06
Address of Property	Unit 6, 72 DUTHY STREET, MALVERN, SA 5061		
Local Govt. Authority	THE CORPORATION OF THE CITY OF UNLEY		
Local Govt. Address	181 UNLEY RD UNLEY, SA 5061		

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 Leader Street Bakery - The owners of 4 Leah Street (95-103 Leader Street), Forestville are proposing to rezone approx. 7,300m2 of land occupied by the existing Goodman Fielder bakery operations to an Urban Neighbourhood Zone, which will facilitate a predominately medium density residential infill project. 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. Code Amendment Future Living - seeks to enhance housing diversity by providing housing options for smaller household types, and responding to the ageing demographics of the state's population by providing greater opportunities for ageing in place. For more information, visit the Code Amendments 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	State Planning Commission in the Department for Housing and Urban Development

	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.]*	has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
29.3	section 139 - Notice of proposed work and notice may require access	Contact the vendor for these details
29.4	section 140 - Notice requesting access	Contact the vendor for these details
29.5	section 141 - Order to remove or perform work	State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
29.6	section 142 - Notice to complete development	State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
29.7	section 155 - Emergency order	State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
29.8	section 157 - Fire safety notice	Building Fire Safety Committee in the Department for Housing and Urban Development has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
29.9	section 192 or 193 - Land management agreement	Refer to the Certificate of Title
29.10	section 198(1) - Requirement to vest land in a council or the Crown to be held as open space	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
29.11	section 198(2) - Agreement to vest land in a council or the Crown to be held as open space	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
29.12	Part 16 Division 1 - Proceedings	Contact the Local Government Authority for details relevant to this item also Contact the vendor for other details that might apply
29.13	section 213 - Enforcement notice	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
29.14	section 214(6), 214(10) or 222 - Enforcement order	Contact the Local Government Authority for details relevant to this item also State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title

30. *Plant Health Act 2009*

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

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

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

32. *South Australian Public Health Act 2011*

32.1	section 66 - Direction or requirement to avert spread of disease	Public Health in DHW has no record of any direction or requirement affecting this title
32.2	section 92 - Notice	Public Health in DHW has no record of any notice affecting this title also Contact the Local Government Authority for other details that might apply
32.3	*South Australian Public Health (Wastewater) Regulations 2013* Part 4 - Condition (that continues to apply) of an approval	Public Health in DHW has no record of any condition affecting this title also Contact the Local Government Authority for other details that might apply

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

33.1	section 23 - Notice of contribution payable	DEW has no record of any notice affecting this title

34. *Water Industry Act 2012*

34.1	Notice or order under the Act requiring payment of charges or other amounts or making other requirement	An SA Water Certificate will be forwarded. If you do not receive the certificate please contact the SA Water Customer Contact Centre on 1300 650 950 also The Office of the Technical Regulator in DEM has no record of any notice or order affecting this title also Lightsview Re-Water Supply Co Pty Ltd has no record of any notice or order affecting this title. also Robusto Investments Pty. Ltd. trading as Compass Springs has no current record of any notice or order affecting this title. also Alano Utilities Pty. Ltd. has no record of any notice or order affecting this title.

35. *Water Resources Act 1997* (repealed)

35.1	section 18 - Condition (that remains in force)	DEW has no record of any condition affecting this title

	of a permit	
35.2	section 125 (or a corresponding previous enactment) - Notice to pay levy	DEW has no record of any notice affecting this title

36. Other charges

36.1	Charge of any kind affecting the land (not included in another item)	Refer to the Certificate of Title also Contact the vendor for these details also Contact the Local Government Authority for other details that might apply

Other Particulars

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

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

Additional Information

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

1.	Pipeline Authority of S.A. Easement	Epic Energy has no record of a Pipeline Authority Easement relating to this title
2.	State Planning Commission refusal	No recorded State Planning Commission refusal
3.	SA Power Networks	SA Power Networks has no interest other than that recorded on the attached notice or registered on the Certificate of Title
4.	South East Australia Gas Pty Ltd	SEA Gas has no current record of a high pressure gas transmission pipeline traversing this property
5.	Central Irrigation Trust	Central Irrigation Trust has no current records of any infrastructure or Water Delivery Rights associated to this title.
6.	ElectraNet Transmission Services	ElectraNet has no current record of a high voltage transmission line traversing this property
7.	Outback Communities Authority	Outback Communities Authority has no record affecting this title
8.	Dog Fence *(Dog Fence Act 1946)*	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.

SAPPA Parcel Report

Date Created: October 2, 2024

The South Australian Property and Planning Atlas is available at the Plan SA website https://sappa.plan.sa.gov.au/



Address Details

Unit Number:	6
Street Number:	72
Street Name:	DUTHY
Street Type:	ST
Suburb:	MALVERN
Postcode:	5061

Property Details:

Council:	CITY OF UNLEY
State Electorate:	UNLEY (2014), UNLEY (2018), UNLEY (2022)
Federal Electorate:	ADELAIDE (2013), ADELAIDE (2016), ADELAIDE (2019)
Hundred:	ADELAIDE
Valuation Number:	0911668458

Scale ≈ 1:1128 (on A4 page)

50 metres≈

The information provided, is not represented to be accurate, current or complete at the time of printing this report.

The Government of South Australia accepts no liability for the use of this data, or any reliance placed on it.

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Title Reference: CT5033/620

Plan No. Parcel No.: S3759U6

Zoning details next page

Government of South Australia
Attorney-General's Department

Zone Details

Zones

Established Neighbourhood (Z1506) - EN

Overlays

Airport Building Heights (Regulated) (O0303) - 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.

Historic Area (O2406) - Un13

The Historic Area Overlay aims to reinforce historic themes and characteristics through conservation, contextually responsive development, design and adaptive reuse that responds to the attributes expressed in the Historic Area Statement.

Prescribed Wells Area (O4804)

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

Regulated and Significant Tree (O5404)

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

Stormwater Management (O5710)

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

Urban Tree Canopy (O6302)

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.

Variations

Maximum Building Height (Metres) (V0002) - 5.6

Maximum building height is 5.6m

Minimum Frontage (V0004) - _15____

Minimum frontage for a detached dwelling is 15m

Minimum Site Area (V0005) - _750____

Minimum site area for a detached dwelling is 750 sqm

Maximum Building Height (Levels) (V0008) - 1

Maximum building height is 1 level

Minimum Side Boundary Setback (V0011) - 1_3

Minimum side boundary setback is 1m for the first building level; 3m for any second building level or higher

Site Coverage (V0012) - 50

Maximum site coverage is 50 per cent

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: 2611185

DATE OF ISSUE
03/10/2024

NGJ LEGAL PTY. LTD.
SUITE 8, LEVEL1
28 GREENHILL ROAD
WAYVILLE SA 5034

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

OWNERSHIP NUMBER	OWNERSHIP NAME
19684668	C L ENGELA

PROPERTY DESCRIPTION

6 / 72 DUTHY ST / MALVERN SA 5061 / UNIT 6

ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR
			R4	RE
0911668458	CT 5033/620	$245,000.00	1.000	0.400

LEVY DETAILS:

FINANCIAL YEAR
2024-2025

FIXED CHARGE	**$**	50.00
+ VARIABLE CHARGE	**$**	92.30
- REMISSION	**$**	56.85
- CONCESSION	**$**	0.00
+ ARREARS / - PAYMENTS	**$**	0.00
= AMOUNT PAYABLE	**$**	85.45

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 **01/01/2025**

Government of South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT

RevenueSA
DEPARTMENT OF TREASURY AND FINANCE

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

PAYMENT REMITTANCE ADVICE

OWNERSHIP NUMBER
19684668

OWNERSHIP NAME
C L ENGELA

ASSESSMENT NUMBER
0911668458

AMOUNT PAYABLE
$85.45

AGENT NUMBER
100029833

AGENT NAME
NGJ LEGAL PTY. LTD.

EXPIRY DATE
01/01/2025

+80013497040022> +001571+ <0551149391> <0000008545> +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: 2611185

DATE OF ISSUE
03/10/2024

NGJ LEGAL PTY. LTD.
SUITE 8, LEVEL1
28 GREENHILL ROAD
WAYVILLE SA 5034

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

OWNERSHIP NAME
C L ENGELA

FINANCIAL YEAR
2024-2025

PROPERTY DESCRIPTION
6 / 72 DUTHY ST / MALVERN SA 5061 / UNIT 6

ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	TAXABLE SITE VALUE	AREA
0911668458	CT 5033/620	$192,000.00	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 **01/01/2025**

Government of South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT

RevenueSA
DEPARTMENT OF TREASURY AND FINANCE
Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

Please Note:

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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

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

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

For more information:

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

PAYMENT 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.
09 11668 45 8	CT5033620	3/10/2024	8031	2611185

NGJ LEGAL PTY LTD
SUITE 8, LEVEL 1
28 GREENHILL ROAD
UNLEY SA 5061
Conveyancing@NGJLegal.com.au

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: C L ENGELA
Location: U6 72 DUTHY ST MALVERN UNIT 6
Description: 3HUNIT
Capital Value: $ 245 000
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	:	32.16
		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	:	197.71CR
		Balance outstanding	:	0.00

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

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

This account has no meter of its own but is supplied from account no 09 11668 19 1.

The Water Use apportionment option is Even.

The apportionment percentage for this account is 12.50%.

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

SA Water

South Australian Water Corporation

Name:
C L ENGELA

Water & Sewer Account
Acct. No.: 09 11668 45 8

Amount: _____

Address:
U6 72 DUTHY ST MALVERN UNIT 6

Payment Options

EFT

EFT Payment

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	0911668458

BPAY

Biller code: 8888
Ref: 0911668458

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: 0911668458

Annexure D

Council Searches

NGJ Legal
Suite 5, Level 1
102 Greenhill Road
UNLEY SA 5061

Date: 3 October 2024
Cert. No: 24256
Ref. No: TM 6/72 DUTHY
ST:9527

REQUEST FOR PROPERTY INFORMATION

Further to your request Council now provides that information required of it pursuant to the Local Government Act and the Land and Business (Sale and Conveyancing) Act.

PROPERTY ADDRESS: 6 / 72 Duthy Street, Malvern SA 5061
Owner: C L Engela
547 Fullarton Road
NETHERBY SA 5062

PROPERTY DESCRIPTION

Assessment No:	4626 8	Valuer Gen No:	0911668458
Section / Lot:	SP 3759 Unit 6		
Volume / Folio	CT-5033/620		
Ward	Unley Park	Hundred:	Adelaide

PURSUANT TO SECTION 187 OF THE **LOCAL GOVERNMENT ACT** I CERTIFY THAT THE FOLLOWING AMOUNTS ARE DUE AND PAYABLE IN RESPECT OF AND ARE A CHARGE AGAINST THE ABOVE PROPERTY.

Rates and Fines in Arrears	$0.00
Rates and Charges for current Fiscal Year (2024/25) which were adopted by Council on the 24 June 2024 and payable on or before 2 September 2024	$1,010.95
*Less Council Rebate	$0.00
Fines and Interest for current Fiscal Year	$ 0.00
Sundry other charges upon the Land	$0.00
Less Payments/Adjustments Received	($ 254.95)
Balance	
• rates and other monies due and payable	$756.00
includes legal costs, solicitors fees etc.	$ 0.00
TOTAL BALANCE	**$756.00**

***Please note**: this certificate is valid for 30 days from the date of issue. A subsequent search will be required after this period.

Authorised Officer

The following information is provided by council pursuant to the **Land and Business (Sale and Conveyancing) Act 1994** and the **Local Government Act**.

ADVISORY NOTE

Building Fire Risk

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

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

Part 3 – Development Plan
Development Act 1993
Description of Zone: N/A

State Heritage Place pursuant to the Heritage Act	**N/A**
Local Heritage Place pursuant to the Development Act	**N/A**
Significant Tree pursuant to the Development Plan on property	**N/A**

For updated zoning information, refer to the PlanSA Section 7 Report attached.

Section 42 – Condition(s) (that continue to apply) of a development authorisation.
(Note: this applies to all approvals under any development, planning or building legislation)
There are no development applications associated with this property.

Please Note that any City of Unley Development Approval land division condition which details the Development Assessment Commission's requirements regarding payment of moneys into the Planning and Development Fund should be considered as a note and does not constitute an ongoing City of Unley condition of development approval.

Repealed Act conditions (that continue to apply) of approvals or authorisations 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: For Repealed Act conditions, please view under "Section 42 – Condition(s) (that continue to apply) of a development authorisation". Applications from 1994 onwards (ie *Development Act*, *1993* conditions) are ***not*** included in the Repealed Act conditions.)

Part 2 – Items to be included if land affected

Development Act 1993

Section 50(1) – Requirement to vest land in Council or the Crown to be held as open-space.	**N/A**
Section 50(2) – Requirement to vest land in Council or the Crown to be held as open-space.	**N/A**
Order under Section 55 of the Development Act, 1993 to remove work or notice or order under Section 56 of that Act to complete development.	**N/A**
Land Management Agreement under Section 57 of the Development Act, 1993 (and under Planning Act, 1982).	**N/A**
Emergency order under Section 69 of the Development Act, 1993.	**N/A**
Fire Safety Notice under Section 71 of the Development Act, 1993.	**N/A**
Enforcement Notice under Section 84 or Order under Sections 85(6), 85(10) of the Development Act, 1993.	**N/A**
Proceedings under Division 2 of Part 11 of the Development Act, 1993.	**N/A**

Fire and Emergency Services Act 2005

Section 56 – Notice of action required concerning flammable materials on land	**N/A**
Section 83 – Notice of action required to protect against outbreak or spread of fire	**N/A**

Food Act 2001

Section 44 – Improvement Notice	**N/A**
Section 46 – Prohibition Order	**N/A**

Housing Improvement Act 2016

Section 23 – Declaration that house is undesirable or unfit for human habitation	**N/A**
Date of Declaration	**N/A**
Particulars required to be provided under Section 23	**N/A**

Local Government Act

For information pursuant to Local Government Act, 1934 and charges against the land, see front page.

For information pursuant to Local Government Act, 1999 and charges against the land, see front page.

Local Nuisance and Litter Control Act 2016

Section 30 – Nuisance or litter abatement notice	**N/A**

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 the PlanSA Section 7 Report attached.

Is the land situated in a State Heritage place?	Refer attached report
Is the land designated as a place of local heritage value?	Refer attached report
Is there a tree declared to be a significant tree or a stand of trees declared to be significant trees on the land?	Refer attached report

Is there a current amendment to the Planning and Design Code released for public consultation by the State Planning Commission on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?
Refer to PlanSA - https://plan.sa.gov.au/have_your_say/code-amendments

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	No
Section 198(1) – Requirement to vest land in the Council to be held as private open space	No
Section 198(2) – Requirement to vest land in the Council to be held as private open space	No
Part 16 Division 1 – Proceedings	No
Section 213 – Enforcement notice	No
Section 214(6),214(10) or 222 – Enforcement Order	No

South Australian Public Health Act 2011

Section 92 – Notice	**N/A**
South Australian Public Health *(Wastewater) Regulations 2013* Part 4-Condition (that continues to apply) of an approval	**N/A**

Building Indemnity Insurance
(Building Indemnity Insurance only applies to domestic building work that requires Development Approval, is more than $12,000 in value and commenced after 1 May 1987. The insurance is only applicable for the first five years after completion of the building work

and does not apply to domestic building work undertaken by 'Owner/Builders'). If no details appear below, no applicable Building Indemnity Insurance details exist.

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:

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

ENQUIRIES
The information herein is provided pursuant to the Council's obligations under Section 7 of the Land Business (Sales and Conveyancing) Act, 1994.
Only that information which is required to be provided has been given and that information should not be taken as a representation as to whether or not any other charges or encumbrances affect the subject land.
If there are any further or specific queries please contact Council.

AUTHORISED OFFICER

Data Extract for Section 7 search purposes

Valuation ID 0911668458

Data Extract Date: 04/10/2024

Parcel ID: S3759 U6

Certificate Title: CT5033/620

Property Address: UNIT 6 72 DUTHY ST MALVERN SA 5061

Zones
Established Neighbourhood (EN)

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.

Historic Area (Un13)

The Historic Area Overlay aims to reinforce historic themes and characteristics through conservation, contextually responsive development, design and adaptive reuse that responds to the attributes expressed in the Historic Area Statement.

Prescribed Wells Area

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

Regulated and Significant Tree

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

Stormwater Management

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

Urban Tree Canopy

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

Is the land situated in a State Heritage Place/Area

No

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

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

Is the land designated as a Local Heritage Place

No

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

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

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

No

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

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

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

Associated Development Authorisation Information

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

No

Land Management Agreement (LMA)

No

Annexure E

Strata Corporation Search

STRATA DATA

Date: October 3, 2024
To: NGJ
Email: TMason@ngj.net.au

Property Address: 6/72 DUTHY STREET MALVERN, SA 5061

Please find enclosed your **$105.60 Section Search** for the above mentioned property.

The section search is the initial search documentation that is required to be issued as a part of the sale contract and includes the following;

- 2 years of Minutes
- The previously accepted financial report
- Current policies of insurance
- Particulars of any contribution payable including any arrears
- Particulars of any expenditure that the 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
- The articles in force

Payment of updated financial search is recommended prior to settlement to confirm outstanding amounts, Financial Update searches are at a cost of $44.00 inclusive of GST.
Please note all searches are emailed to guarantee fast, efficient delivery.

Important Information: This property is part of a Strata plan, additional approval for pets may be required. This process involves seeking consent from the corporation, which may include a notice period and additional fees. Approval is not guaranteed and is subject to the rules and regulations of the Strata plan. Please consult the attached articles and resolutions for approvals currently in place.

Kind Regards,

Strata Data
For and on behalf of STRATA CORPORATION 3759 INC.

E: reception@stratadata.com.au
P: 08 8372 2777

STRATA DATA

Tax Invoice

ABN: 20 080 960 112

Date: 3-Oct-24

Invoice #: SS00001

Due Date: 3/10/2024

NGJ

Description		Total
		$105.60
Address:	6/72 DUTHY STREET MALVERN	
Corporation:	Strata Corporation 3759	
	GST	9.60
	Total	**$ 105.60**

Paid

Make all cheques payable to Strata Data or use invoice number as reference when paying by EFT.

647 Portrush Rd, Glen Osmond SA 5064. Tel: Office 8372 2777 Fax 8379 0703

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

REQUESTED BY:
Name: NGJ
Address: TMason@ngj.net.au

REGARDING:
Corporation: STRATA CORPORATION 3759 INC.
Unit No. & Address: 6/72 DUTHY STREET MALVERN
Owners: Catherine Engela

PART 1 : FINANCIAL DETAILS

1.1 Lot Entitlement

Lot Entitlement = 250 Total of all Entitlements = 2000

1.2 Maintenance Contributions

Last Levy Paid	Amount	Paid To
Admin Fund Levy	$548.88	30/09/2024
Sinking Fund Levy	$93.75	30/09/2024
Current Levy	**Amount**	**Frequency**
Admin Fund Levy	$548.88	Quarterly
Sinking Fund Levy	$93.75	Quarterly

1.3 Arrears

Levies	Due as at 03/10/2024	Charged but due after 03/10/2024
Admin Fund Levy	$548.88	$0.00
Sinking Fund Levy	$93.75	$0.00
Special Levy (Admin Fund)	$1,625.00	$0.00
Amount Due	$2,267.63	$0.00

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

Biller Code: 96503
Ref: 23201195700000375967

1.4 Lot Expenditure by the Strata Corporation

(a) Incurred by the Corporation to which the unit holder must or is likely to be required to contribute :
Refer minutes of meetings

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

1.5 Assets and Liabilities of the Corporation

(a) Fund Name : STRATA DATA CLIENTS TRUST ACCOUNT

(b) Held at : Macquarie Trust Account (BCSA)

(c) Sum standing to the credit of fund: $44,472.42 comprising Admin: $24,745.29 and Sinking: $19,727.13

(d) Amount committed to expenses : Refer to minutes of meetings is incurred for : Refer to minutes of meetings

(e) Amount earmarked for future expenses : Refer to minutes of meetings for the purpose of : Refer to minutes of meetings

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

Refer to minutes of meetings

(g) Amount held in external account : $0.00

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

Refer to minutes of meetings

Water Payment Method: Individual Owners pay

PART 2 : INSURANCE

Insurer : CHU

Type of Cover	Sum Insured	Policy Number	Expiry Date
Voluntary workers	$200,000.00	68985	05/06/2025
Public Liability	$20,000,000.00	68985	05/06/2025
Common contents	$21,700.00	68985	05/06/2025
Lot Owners fixtures and improvements	$250,000.00	68985	05/06/2025
Government Audit Costs	$25,000.00	68985	05/06/2025
Catastrophe Cover	$651,000.00	68985	05/06/2025
Office Bearers	$250,000.00	68985	05/06/2025
Building	$2,170,000.00	68985	05/06/2025
Fidelity Guarantee	$100,000.00	68985	05/06/2025

Notes

PART 3 : DOCUMENTS SUPPLIED

(a) Minutes of General & Committee Meetings of the Corporation for the last two years

(b) Details of any special or unanimous resolutions affecting the unit or common property passed in the last five (5) years (excluding those contained in (a) above)

(c) Statement of Accounts of the Corporation last prepared

(d) The Articles now in force

(e) All current policies of insurance taken out by the Corporation

PART 4 : DOCUMENT INSPECTION

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

Statement Dated 03/10/2024

Signed for and on behalf of STRATA CORPORATION 3759 INC.



Sebastian Trigos

Body Corporate Manager

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

The Strata Titles Act requires that :

1.1 (schedule 3 pt 12) "A unit holder must immediately notify the Strata Corporation of :
(a) any change in the ownership of the unit, or change in the address of the owner
(b) any change in the occupancy of the unit" (eg. Tenants)
i.e. Let us know ASAP the new owners name and address on the attached form.

1.2 (section 27(5)) "The Corporation may recover an unpaid contribution (and any interest on any such contribution) such as debt from the unit holder of the unit in respect of which the contribution is payable (whether or not that person was the unit holder when the liability arose)" i.e. : The new owner will have to pay any outstandings if you do not adjust them at settlement.

1.3 This statement is issued on the basis that any payment by the unit holder by cheque or other instrument will be honoured at the first presentation. i.e. : if the cheque bounces, the owner's financial details in 1.2/1.3 on page 1 will be wrong.

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

STRATA DATA

ABN 20 080 960 112

647 PORTRUSH ROAD
GLEN OSMOND SA 5064
Phone: 8372 2777
Email: reception@stratadata.com.au

PLEASE COMPLETE AND RETURN VIA EMAIL WHEN SETTLEMENT IS FINALISED

ANY OUTSTANDING ACCOUNTS MUST BE FINALISED AT SETTLEMENT

UNIT OWNER UPDATE

(to be filled in only for new owners)

STRATA CORPORATION 3759 INC.
6/72 DUTHY STREET MALVERN

SETTLEMENT DATE / / 20

UNIT OWNERS NAME

UNIT OWNERS ADDRESS

DATE & PLACE OF BIRTH (COMPANY TITLES ONLY)

CONTACT DETAILS HOME WORK

MOBILE EMAIL

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

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

RENTAL MANAGER/AGENTS

(if applicable)

ADDRESS

CONTACT PERSON

CONTACT DETAILS HOME WORK

MOBILE EMAIL

TENANT NAMES

CONTACT DETAILS HOME WORK

MOBILE EMAIL

CONVEYANCER ACTING ON BEHALF OF VENDOR

CONVEYANCER ACTING ON BEHALF OF PURCHASER

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

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

Minutes of the Annual General Meeting

Corporation .

Address *V*

Meeting Date **4t of May 2023 commencing at 4:00 M**

Location **Via Video / Teleconference by oom Sout Australia**

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resent in erson

Unit: 8 Mark Anthony Manning

Apologies

Unit: 3 Amelia Constance Hosking

resent by ro y

Unit: 1 Mr & Mrs Dean Beauchamp by Proxy to Strata Data

Unit: 6 Timothy John Schultz, Naomi Lois Schultz by Proxy to Strata Data

In attendance

Sebastian Trigos representing Strata Data

uorum

The Body Corporate Manager declared that a quorum was not in attendance and the meeting was adjourned at 4:30 pm. General discussion took place until 6:30 pm.

Minutes of the Adjourned Annual General Meeting

Corporation .

Address *V*

Meeting Date **25t of May 2023 commencing at 0:00 AM**

Location **Via Video / Teleconference by oom**

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resent in erson

Nil.

Apologies

Unit: 3 Amelia Constance Hosking

resent by ro y

Unit: 8 Mark Anthony Manning by proxy to Strata Data.
Unit: 1 Mr & Mrs Dean Beauchamp by Proxy to Strata Data
Unit: 6 Timothy John Schultz, Naomi Lois Schultz by Proxy to Strata Data

In attendance

Sebastian Trigos representing Strata Data

uorum

The Body Corporate Manager declared that a quorum was in attendance and the meeting opened at 10:30 am.

C airperson

It was resolved "that Sebastian Trigos of Strata Data assist the Presiding Officer by chairing the meeting". *rrie n ni o s*

Confirmation of Minutes

It was resolved "that the minutes of the previous General Meeting(s), held on 5th May 2022 & 6th December 2022 be accepted as a true and correct record of that meeting." *Carried Unanimously"*

inancial Report

It was resolved "that the statement of income and expenditure for the period Tuesday 01 March 2022 to Tuesday 28 February 2023 was reviewed, received and accepted as an accurate record of the corporation's current financial standing." *rrie n ni o s*
Strata Data was requested to provide an update as to if the special levy for fencing works had been collected and provide finding in a post meeting post.

Post Meeting Note: The Body Corporate Manager can confirm that the Fencing Special Levy has been paid by majority of owners with three (3) members still required to pay. One (1) owner is in a payment plan and has $307.75 owing the other two (2) members still have the full amounts outstanding. Total amount outstanding is $1,907.75. Two (2) of the members is currently with debt recovery.

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

Revie of Sums Insured

eneral Advice Warning

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

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

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

Strata Data tabled a quotation from Honan Insurance Brokers detailing insurance premiums from two separate insurers, inclusive of the current insurer. The current insurer also included a suggested Building Insurance increase of 10% as well as the cost of the policy should the Corporation choose to increase the building sum insured by 10%.

The Body Corporate declined to have an insurance valuation and resolved to maintain the current level of insurance cover as detailed below.

It was resolved "that the sums insured be:

Building Insurance	$1,790,000.00
Common Area Contents Insurance	$17,900.00
Public Liability Insurance	$20,000,000.00
Office Bearers Liability	$250,000.00
Catastrophe Insurance	30% of the building sum insured
Fidelity Guarantee	$100,000.00
Flood Cover	Refer to current Certificate of Currency
Excess	Refer to current Certificate of Currency
Renewal Date for these sums is	05/06/2023
Last Valuation Date	17/05/2022
Last Valuation Sum	$1,790,000.00

lood Cover

The policy currently includes flood cover.

Strata Data was appointed to place this insurance with CHU through Honan Insurance Group on behalf of the Corporation." *rrie n ni o s*

Contents and andlords Insurance

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

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

DS and S

For a copy of the Product Disclosure Statement (PDS) and the Financial Services Guide (FSG), please visit: https://www.stratadata.com.au/insurance/product-disclosure-statements/

Use of Contractors

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

re erre on r ors

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

on re erre on r ors ro e

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

on ro e on r ors

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

Maintenance Re uirements

Sc eduled Cleaning of utters and Do n ipes

It was resolved "that Strata Data would arrange one (1) quotation for the cleaning of gutters, downpipes, stormwater drains, laundry roof and carport twice per year in May by Adelaide General Property Maintenance. That the contractor would contact the Presiding Officer prior to attending, so that detailed discussions of works can be taken on site. Once the quotation available would be sent to the Presiding officer to provide further instructions. *rrie n ni o s*

rounds Maintenance – Revie of Current Sc edule

The members present agreed to continue to contract Nick Sanders Maintenance Services to attend to grounds maintenance of the gardens and cleaning of stairwells as per below scope of works:

Monthly Basis - Garden Scope

- Spraying of Weeds and Removal
- Pruning of shrubs and small trees when required
- Blow Vac of debris and disposal

Monthly Basis - Stairwell Scope

- Sweeping and Washing of Stairwell Floors
- Dust Railings and Window Ledges
- Removal Cobwebs

Monthly Basis – Laundry Scope

- Sweeping and Washing of Floors
- Dust Benches and Window Ledges
- Removal Cobwebs

Storm ater reventative Maintenance Hydro et Clean

The members present agreed that the above item was not required at this time.

Se er reventative Maintenance Hydro et Clean
The members present advised the above item was not required at this time.

W ite Ant Inspection
The members present advised the above item was not required at this time.
It was noted that owners could conduct their own termite inspections and to notify the corporation immediately if activity is found.

ront Door eypad for Security
The meeting discussed the quotation number 15959 from Austronics for $3,400.00 inc GST (which accompanied the agenda notice).

After discussions, it was resolved “that the above item was not required at this time and Strata Data was requested to place the above item on the agenda of the next Annual General Meeting for further discussions”. *rrie n ni o s*

ainting of Internal oyer Areas Removal of Cupboard Updating looring and Stairs
Mark Anthony Manning kindly offered to obtain quotation for the above works.

It was resolved “that once the above quotation is in hand it would be forwarded to the Presiding Officer who was appointed to provide further instructions.” *rrie n ni o s*

ainting of etterbo
Mark Anthony Manning kindly offered to complete the above works at no additional costs to the Corporation. Mark Anthony Manning would advise the Body Corporate Manager once works have completed.

Install of Individual ockers for eac Unit in t e round Internal oyer Area or Small S eds along t e Rear ence for eac Unit
The members present advised the above item was not required at this time and Strata Data was requested to place the above item on the agenda of the next Annual General Meeting for further discussions.

ull Do n t e Carport and ot Replace and aint ines for 3 Ve icles The members present advised the above item was not required at this time and Strata Data was requested to place the above item on the agenda of the next Annual General Meeting for further discussions.

arden ngoing Works
After discussion, it was resolved “that the ongoing garden works would have a capped budget of $1,000.00 for this financial year.” *rrie n ni o s*

Updating of lectrical Board
After discussion the members present advised that the quotation number 12396 from Maintenance Matters for $18,921.00 that accompanied the agenda notice was not required at this time and Strata Data was requested to place the above item on the agenda of the next Annual General Meeting for further discussions

lectrical Meter Bo ock
It was resolved “that Strata Data would arrange one (1) quotation to replace the elecitrical meterbox lock. The contractor is to contact Mark Anthony Manning prior to attending so that detailed discussions of works can be taken on site. Once the quotation is available it would be sent to the Presiding Officer to provide further instructions. *rrie n ni o s*

Repairs to Common ig t at t e Back of t e Corporation

It was resolved “that Strata Data would obtain two (2) quotations from Maintenance Matters and C&R All Spark Electrical. The contractors are to contact Mark Anthony Manning prior to attending so that a detailed scope of works can be discussed on site. Once the quotations are available they would be sent to the Presiding Officer to provide further instructions*”. rrie n ni o s*

otential Mould/Salt Damp on Back Wall of Units 3 4
Strata Data was requested to provide an update on the above matter and provide a post meeting note.

ost Meeting ote: The Body Corporate Manager advised that the mould appeared when Unit 3 incurred resultant damage after a pipe burst. An insurance claim has been lodged and the insurer is arranging quotations. The mould will be cleaned up once resultant damage repairs have been completed.

ternal Cracking Splitting of Concrete and Brinks Sinking at
After discussion, it was resolved “that the Presiding Officer would monitor the cracks and advised Strata Data if further actions are required”. *rrie n ni o s*

Underside of Balcony Repairs
The members present advised the above item was not required at this time and Strata Data was requested to place the above item on the agenda of the next Annual General Meeting for further discussions

Update on ence to be Installed around t e erimeter of t e Corporation
Mark Anthony Manning kindly offered to oversee the above item towards its completion and advise Strata Data if any action is required from Strata Data.

Breat er/Vent pipes unit 8 3
After discussion, it was resolved “that Strata Data would organise a quotation from Maintenance Matters to repair the breather pipes/vent near unit 8. The contractor is to contact Mark Anthony Manning prior to attending so that a detailed scope of works can be discussed on site. Once the quotation is available it would be sent to the Presiding officer to provide further instructions”. *rrie n ni o s*

t er Relevant Business
Sinking und Analysis
It was resolved The sinking fund report prepared by Solutions In Engineering as distributed with the agenda was tabled and reviewed. It was resolved “that the proposed works and associated recommended levy contributions contained within the report be reviewed every third year as required by legislation.” *rrie n ni o s*

Sinking und Analysis Revie
The members present reviewed the sinking fund report prepared by Solutions In Engineering in line with legislation and it was noted the sinking fund balance and plan of works does not aligned with the report.

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

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

It was resolved “that completion of a Maintenance Condition and Safety Report is not required at this time as one was conducted in 2020.” *rrie n ni o s*

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

Removal of Common Carport Special Resolution
It was resolved "that the body corporate would remove the common carport and not replace." *i e n ni o s*

Crack rocedure
The members present advised the above item was not required at this time and Strata Data was requested to place the above item on the agenda of the next Annual General Meeting for further discussions.

W ite gravel
After discussion, it was resolved “that Strata Data would obtain a quotation from a prefer landscaping contractor. The contractor is to contact Mark Anthony Manning prior to attending so that a detailed discussions of works can be taken on site. Once the quotation is available, it would be sent to the Presiding officer to provide further instructions. *rrie n ni o s*

Resident ngagement
Strata Data believes that a sense of engagement amongst residents is important in building community. Therefore, should you wish to organise a working bee, sausage sizzle or order pizzas etc. for a “Get to Know Your Neighbours” event, the costs can be re-imbursed by the Corporation. Simply forward to your Body Corporate Manager receipts approved by the Committee or an Office Bearer as applicable. The cost of the event can be funded from existing funds or by adding a specific line item in the budget.

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

evel of Maintenance und Contributions

a) Administration Fund – Recurrent Expenditure

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

b) Sinking Fund – Non-Recurrent Expenditure

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

The Body Corporate Manager tabled a budget with a total annual contribution of $18,560.00. This Budget was not approved:

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

Administration Fund	$17,064.00
Sinking Fund	$ 3,000.00

Total Contribution $20,064.00

This contribution is payable quarterly and divided by entitlement on 1st of July 2023.

Any major works unable to be paid from accumulated funds or any fund shortages are to be paid by way of a special levy." *rrie n ni o s*

It was resolved "That a special levy totalling $5,000.00 would be raised to cover the cost of the insurance premium due to unfinancal owners not paying their quarterly levies. That the levy would be due in 14 days from the date the levy was struck." *rrie n ni o s*

All o ners are reminded that levies are due st January st April st July st October

lection of fficers

It was resolved "that Mark Anthony Manning be appointed to the positions of Presiding Officer, Secretary and Treasurer for the forthcoming year. That the Presiding Officer be delegated authority to make decisions (that require ordinary resolutions only) on behalf of the Corporation and be the main contact point between Strata Data and the corporation. That a Committee comprising of

Appointment of Body Corporate Manager

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

The agreed management fee for the coming year is $2,808.00 including GST.

e t Annual eneral Meeting

The next Annual General Meeting will be held on Thursday 9th of May 2024 at 4:00 pm via Zoom.

Closure

There being no further business, owners and visitors were thanked for their attendance and the meeting closed at 10:45 am.



Minutes of the Annual General Meeting

Corporation .

Address *V*

Meeting Date **t of May 2024 commencing at 4:00 M**

Location **647 ortrus Road len smond Sout Australia 5064**

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resent in erson

Unit: 2 Andy Scott
Unit: 3 Jonathan Penberthy

Apologies

Nil.

resent by ro y

In attendance

Sebastian Trigos representing Strata Data
Unit: 8 Mark Anthony Manning

uorum

The Body Corporate Manager declared that a quorum was not in attendance and the meeting was adjourned at 4:00 pm. General discussion took place until 5:15 pm.

Minutes of the Adjourned Annual General Meeting

Corporation .

Address *V*

Meeting Date **20t of May 2024 commencing at :00 AM**

Location **647 ortrus Road len smond Sout Australia 5064**

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resent in erson
Unit: 8 Mark Anthony Manning

Apologies
Nil.

resent by ro y
Unit: 1 Mr & Mrs Dean Beauchamp by Proxy to Strata Data

In attendance
Sebastian Trigos representing Strata Data

uorum
The Body Corporate Manager declared that a quorum was in attendance and the meeting opened at 11:00 am.

C airperson
It was resolved "that Sebastian Trigos of Strata Data assist the Presiding Officer by chairing the meeting". *rrie n ni o s*

Confirmation of Minutes
It was resolved "That the minutes of the previous General Meeting(s), held 25th of May 2023 be accepted as a true and correct record of that meeting." *Carried Unanimously"*

inancial Report
It was resolved "that the statement of income and expenditure for the period Wednesday 01 March 2023 to Wednesday 28 February 2024 was reviewed, received and accepted as an accurate record of the corporation's current financial standing." *rrie n ni o s*

ublic fficer
W at are t e responsibilities of t e public officer A public officer is the Company's representative to the Australian Tax Office and is responsible for the Company's obligations under the Income Tax Assessment Act 1936. They must be able to establish their identity and be available when contacted by the ATO regarding the company's tax obligations.

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

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

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

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

Strata Data tabled a quotation from Honan Insurance Brokers detailing insurance premiums from two separate insurers, inclusive of the current insurer. The current insurer also included a suggested Building Insurance increase of 10% as well as the cost of the policy should the Corporation choose to increase the building sum insured by 10%.

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

It was resolved - “that the sums insured be:

Building Insurance	As per Valuation
Common Area Contents Insurance	As per Valuation
Public Liability Insurance	$20,000,000.00
Office Bearers Liability	$250,000.00
Catastrophe Insurance	30% of the building sum insured
Fidelity Guarantee	$100,000.00
Machinery Breakdown	Not Selected
Excess	Refer to current Certificate of Currency
Renewal Date for these sums is	05/06/2024
Last Valuation Date	17/05/2022
Last Valuation Sum	$1,790,000.00

lood Cover
The policy currently includes flood cover.

Strata Data was appointed to place this insurance with CHU through Honan Insurance Group on behalf of the Corporation.” *rrie n ni o s*

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

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

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

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

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

Non Approved Contractors
A Non Approved Contractor is one that is unable to provide appropriate licences and/or insurances. Should the Body Corporate choose to engage these contractors there are many risks involved. Strata

Data does not become involved in any aspect of dealing with these contractors, however, upon written instruction from an Office Bearer, Strata Data will make payment of an invoice.

Maintenance Re uirements
Sc eduled Cleaning of utters and Do n ipes
It was resolved “that Strata Data would arrange two (2) quotations for the cleaning of gutters, downpipes, stormwater drains, laundry roof and carport twice per year in June 2024 and November 2024 by Adelaide General Property Maintenance and Gutter Cleaners. That both contractors would contact the Presiding Officer prior to attending, so that detailed discussions of works can be taken on site. Once both quotations become available those would be sent to the Presiding officer to provide further instructions.” *rrie n ni o s .*

rounds Maintenance – Revie of Current Sc edule
The members present agreed to continue to contract Nick Sanders Maintenance Services to attend to grounds maintenance of the gardens and cleaning of stairwells as per below scope of works:

Monthly Basis - Garden Scope
• Spraying of Weeds and Removal
• Pruning of shrubs and small trees when required
• Blow Vac of debris and disposal

Monthly Basis - Stairwell Scope
• Sweeping and Washing of Stairwell Floors
• Dust Railings and Window Ledges
• Removal Cobwebs

Monthly Basis – Laundry Scope
• Sweeping and Washing of Floors
• Dust Benches and Window Ledges
• Removal Cobwebs

Meeting note:
It was noted that the contractor’s attendance occurs the third week of each month.

Storm ater reventative Maintenance Hydro et Clean
The members present advised the above item was not required at this time. That Strata Data would add this item to the next Annual General Meeting for further review and instructions.

Se er reventative Maintenance Hydro et Clean
The members present advised the above item was not required at this time. That Strata Data would add this item to the next Annual General Meeting for further review and instructions.

W ite Ant Inspection
Strata Data was requested to arrange for Exit Pest SA. to complete a white ant inspection to all units in June 2024. The contractor is to be requested to advise all residents in writing of the inspection date whilst providing reasonable notice.

ront Door eypad for Security
The members present advised the above item was not required at this time. That Strata Data would be removed from the agenda items.

Installation of Individual ockers for eac Unit
The members present advised the above item was not required at this time. That Strata Data would be removed from the agenda items.

ull Do n t e Carport and ot Replace and aint ines for 3 Ve icles
The members present reviewed the Maintenance and safety condition report obtained in 2020, after discussions it was resolved “That Strata Data would arrange two (2) quotations for the repairs or replacement of the carpark bitumen area including the line marking. That once those quotations are

on hand those would be forwarded to the corporation presiding officer for further review and instructions." *rrie n ni o s .*

Updating of lectrical Board
The body corporate manager advised that an indicative price quotation for the replacement of the electrical switch board, would be in the range of $20,000.00 to $25,000.00.

After discussion it was resolved that "Strata Data would obtain two (2) quotations for the electrical switch board replacement from C & R All Spark and a second preferred contractor. that once both quotations are on hand those would be forwarded to the corporation presiding officer for further review and instructions. That the corporation would use a portion of the existing sinking fund $12,000.00 to fund this project that the remaining amount $13,000.00 would be raised as a special levy. That the special levy be due in 4 months from the date the levy is struck." *rrie n ni o s .*

Underside of Balcony Repairs
The members present reviewed the Maintenance and safety condition report obtained in 2020, after discussions it was resolved "That Strata Data would arrange two (2) quotations for the repairs of the rear balconies. That once those quotations are on hand those would be forwarded to the corporation presiding officer for further review and instructions." *rrie n ni o s .*

Crack rocedure
After discussions it was resolved "That Strata Data would include the Preventive Crack Maintenance Procedure. That Strata Data would add this item to the next Annual General Meeting for further review and instructions." *rrie n ni o s .*

Meeting notes:
It was noted that the corporation presiding officer would visit the property to prepare a visual report from the grounds on the items that require maintenance attention in due course.

t er Relevant Business
Sinking und Analysis Revie
The members present reviewed the Sinking Fund Analysis report prepared by solutions in Engineering in line with legislation and it was noted the sinking fund balance and plan of works was not aligned with the report. That the corporation sinking fund is tracking behind $8,567.86.

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

It was resolved "that completion of a Maintenance Condition and Safety Report is not required at this time." *rrie n ni o s*

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

Meeting note:
The members present requested that the maintenance condition and safety report obtained in 2020 be added as part of the set of minutes.

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

evel of Maintenance und Contributions

a) Administration Fund – Recurrent Expenditure

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

b) Sinking Fund – Non-Recurrent Expenditure

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

The Body Corporate Manager tabled a budget with a total annual contribution of $20,064.00. This Budget was not approved:

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

Administration Fund	$17,564.00
Sinking Fund	$3,000.00
Total Contribution	$20,564.00

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

Any major works unable to be paid from accumulated funds or any fund shortages are to be paid by way of a special levy." *rrie n ni o s*

It was resolved "That a special levy totalling 13,000.00 be raised to cover the cost of the electrical switch board replacement. That the levy be due in four months from the date the levy is struck." *rrie n ni o s*

All o ners are reminded that levies are due st January st April st July st October

lection of fficers

It was resolved "that Mark Anthony Manning be appointed to the positions of Presiding Officer, Secretary and Treasurer for the forthcoming year. That the Presiding Officer be delegated authority to make decisions (that require ordinary resolutions only) on behalf of the Corporation and be the main contact point between Strata Data and the corporation. That a committee comprising of the Office Bearers is appointed." *rrie n ni o s*

Appointment of Body Corporate Manager

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

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

The agreed management fee for the coming year is $2,988.00 including GST.

e t Annual eneral Meeting

The next Annual General Meeting will be held on Thursday 8th of May 2025 at 4:00 pm via Zoom and by RSVP for a meeting location.

Closure

There being no further business, owners and visitors were thanked for their attendance and the meeting closed at 12:15 pm.



Minutes of the Extraordinary General Meeting

Corporation .

Address *V*

Meeting Date **6t of December 2022 commencing at :00 AM**

Location **ostal Vote Sout Australia**

---

resent in erson
Nil

Apologies
Unit 4 Miss Henrietta Theresa Balnaves Proxy to Strata Data

resent by ro y
Unit 1 Mr Dean Beauchamp by Proxy to Strata Data
Unit 2 Andy Scott by Proxy to Strata Data
Unit: 6 Timothy John Schultz Proxy to Strata Data
Unit: 8 Carmen Lavinia D'Ettorre Proxy to Strata Data

In attendance
Carman Adams representing Strata Data

uorum
The Body Corporate Manager declared that a quorum was in attendance and the meeting was Opened at 11:00 am.

C airperson
It was resolved “that Carman Adams of Strata Data assist the Presiding Officer by chairing the meeting”. *rrie n ni o s*

residing fficer ominations
It was resolved "that Henrietta Balnaves be appointed to the positions of Presiding Officer, Secretary and Treasurer for the forthcoming year. That the Presiding Officer be delegated authority to make decisions (that require ordinary resolutions only) on behalf of the Corporation and be the main contact point between Strata Data and the corporation. That a committee comprising of the Office Bearers is appointed.” *rrie n ni o s*

ainting of Internal oyer
It was resolved “That the corporation proceed with painting of the internal foyer in the colour Dulux Natural White with the scope of works to include sanding and re-varnishing of steps. The Presiding Officer to be authorised to provide further instructions on behalf of the body corporate.” *rrie n ni o s*

It was noted that no costs were provided including who is paying for the materials. It was assumed that unit 8 is providing the labour for free and that the body corporate would cover the material costs from the sinking fund.

Removal of Cupboard in oyer
It was resolved “That the cupboard located in the foyer of the corporation be removed and either relocated outside the back entrance of the corporation or removed and disposed of if unable to be salvaged.” *rrie n ni o s*

Internal aint Colours – Special Resolution
It was resolved “That the corporation internal colour scheme be changed to ‘Natural White’ for the walls, skirtings, window/door frames and ceiling to match the external of the corporation.” *rrie n ni o s*

Installation of Bike Rack Under Stair ell
It was resolved “That the corporation be permitted to install a secured bike rack under the stairwell, provided it is in keeping with the colours and schemes of the Corporation and all installation costs and all future repair/replacement/ maintenance is the responsibility of the corporation.” *rrie n ni o s*

It was noted that the bicycle rack and bicycles must not protrude onto the common walkway that acts as an emergency exits in line with fire legislation.

Installation of Black in Board
It was resolved “That the corporation be permitted to install a black pin board mounted to the wall in the internal foyer of the corporation. The Presiding Officer will hold responsibility for keeping information on the pin board updated and reflect any changes/upgrades decided by the body corporate.” *rrie n ni o s*

Closure
There being no further business, owners and visitors were thanked for their attendance and the meeting closed at 11:15 am.

STRATA DATA

Summary Financial Statement

STRATA CORPORATION3759 INC.
Address: 72 DUTHY STREET MALVERN, South Australia 5061
ABN: 99332064462

INCOME & EXPENDITURE STATEMENT

BETWEEN 01/03/2022 AND 28/02/2023

	ADMIN	SINKING	TOTAL
INCOME			
Admin Fund Levy	$13,886.31	-	$13,886.31
Interest on Overdue Levies	$451.58	-	$451.58
Interest Received	$126.15	-	$126.15
Sinking Fund Levy	-	$6,625.00	$6,625.00
Special Levy (Admin Fund)	$875.00	-	$875.00
Special Levy (Sinking Fund)	-	$7,827.00	$7,827.00
TOTAL INCOME	**$15,339.04**	**$14,452.00**	**$29,791.04**
OUTGOINGS			
Audit	$157.50	-	$157.50
Bank Charges	$47.53	-	$47.53
Body Corporate Management	$2,604.32	-	$2,604.32
Cleaning Common Areas	$522.50	-	$522.50
Debt Recovery Fees	$937.44	-	$937.44
Disbursements	$499.32	-	$499.32
Electricity	$283.48	-	$283.48
Final Fee Notice	($16.30)	-	($16.30)
Grounds Maintenance	$1,884.25	-	$1,884.25
Gutter Cleaning	$924.00	-	$924.00
Insurance Premium	$4,496.75	-	$4,496.75
Insurance Valuation	$330.00	-	$330.00
Legal Fees	$790.00	-	$790.00
Meeting Fees	$486.00	-	$486.00
Pest Control	$198.00	-	$198.00
Plumbing Repairs & Maintenance	$313.20	$12,667.41	$12,980.61
Public Officer	$114.00	-	$114.00
Tax Return	$189.00	-	$189.00

WHS Compliance	$118.00	-	$118.00
TOTAL OUTGOINGS	**$14,878.99**	**$12,667.41**	**$27,546.40**

SUMMARY

OPENING BALANCE AS AT 01/03/2022	$2,784.24	$10,879.58	$13,663.82
TOTAL INCOME	$15,339.04	$14,452.00	$29,791.04
TOTAL OUTGOINGS	$14,878.99	$12,667.41	$27,546.40
CLOSING BALANCE AS AT 28/02/2023	**$3,244.29**	**$12,664.17**	**$15,908.46**
NET SURPLUS	$460.05	$1,784.59	$2,244.64

STRATA DATA

Summary Financial Statement

STRATA CORPORATION3759 INC.
Address: 72 DUTHY STREET MALVERN, South Australia 5061
ABN: 99332064462

INCOME & EXPENDITURE STATEMENT

BETWEEN 01/03/2023 AND 28/02/2024

	ADMIN	SINKING	TOTAL
INCOME			
Admin Fund Levy	$13,799.40	-	$13,799.40
Interest on Overdue Levies	$82.82	-	$82.82
Interest Received	$569.77	-	$569.77
Sinking Fund Levy	-	$3,706.42	$3,706.42
Special Levy (Admin Fund)	$3,875.00	-	$3,875.00
Special Levy (Sinking Fund)	-	$3,696.30	$3,696.30
TOTAL INCOME	**$18,326.99**	**$7,402.72**	**$25,729.71**
OUTGOINGS			
Audit	$172.00	-	$172.00
Body Corporate Management	$2,806.54	-	$2,806.54
Building Repairs & Maintenance	-	$847.56	$847.56
Caretaking	$93.50	-	$93.50
Cleaning Common Areas	$654.50	-	$654.50
Debt Recovery Fees	($55.00)	-	($55.00)
Disbursements	$532.51	-	$532.51
Electrical Works	$456.75	-	$456.75
Electricity	$327.68	-	$327.68
Final Fee Notice	$16.30	-	$16.30
Grounds Maintenance	$1,653.06	-	$1,653.06
Insurance Premium	$4,936.75	-	$4,936.75
Landscaping	-	$1,244.52	$1,244.52
Legal Fees	$2,811.43	-	$2,811.43
Meeting Fees	$615.00	-	$615.00
Public Officer	$125.00	-	$125.00
Tax Return	$206.00	-	$206.00
Transfer Between Funds	($2,150.00)	$2,150.00	-

WHS Compliance	$129.00	-	$129.00
TOTAL OUTGOINGS	**$13,331.02**	**$4,242.08**	**$17,573.10**

SUMMARY

OPENING BALANCE AS AT 01/03/2023	$3,244.29	$12,664.17	$15,908.46
TOTAL INCOME	$18,326.99	$7,402.72	$25,729.71
TOTAL OUTGOINGS	$13,331.02	$4,242.08	$17,573.10
CLOSING BALANCE AS AT 28/02/2024	**$8,240.26**	**$15,824.81**	**$24,065.07**
NET SURPLUS	$4,995.97	$3,160.64	$8,156.61

STRATA PLAN NUMBER

SP 3759

ACCEPTED FOR DEPOSIT

pro Registrar-General

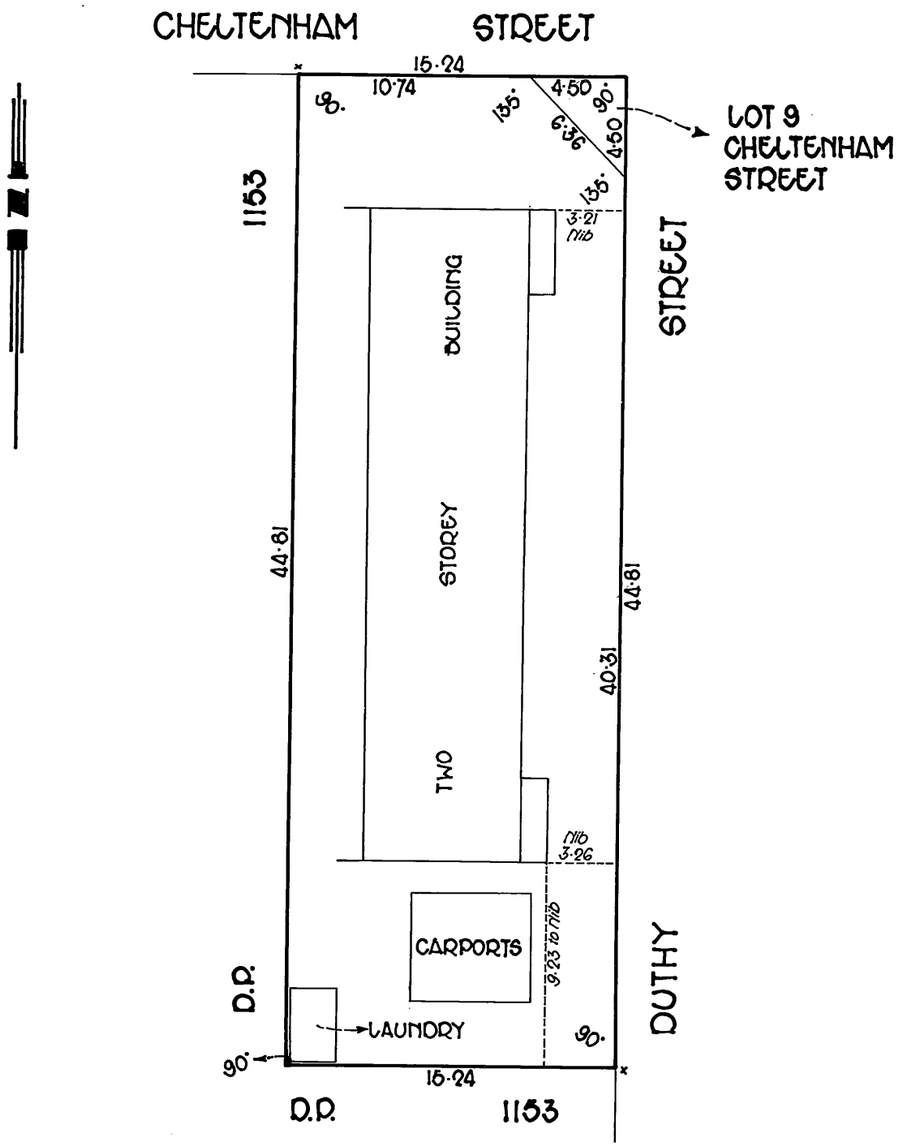
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Reference Map No.

COUNCIL

City of Unley

THIS IS SHEET 1 OF 3 SHEETS



HUNDRED OF ADELAIDE
PT LOT 496 OF D.P. 1153
PT SEC. 243
in the area named
MALVERN

Reference: Volume 1471 Folio 158

SITE PLAN

scale:

metres 0 2 4 8 12 16 20 metres

Tot. Area 683 m²

I, John Charles **Bested** a Licensed Surveyor within the meaning of the Surveyors Act, 1975, 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 as constructed or laid out on the parcel;

Dated this 28th day of November 1977.

Licensed Surveyor

JOHN C. BESTED
LICENSED SURVEYOR
23 KAPOOLA AVE., FELIXSTOW 5070
PHONE 337 4679

Ref: 1147

LTO 12

7 · 6+1

STRATA PLAN NUMBER

SP 3759

ACCEPTED FOR DEPOSIT

pro Registrar-General

8/ 8 /1978

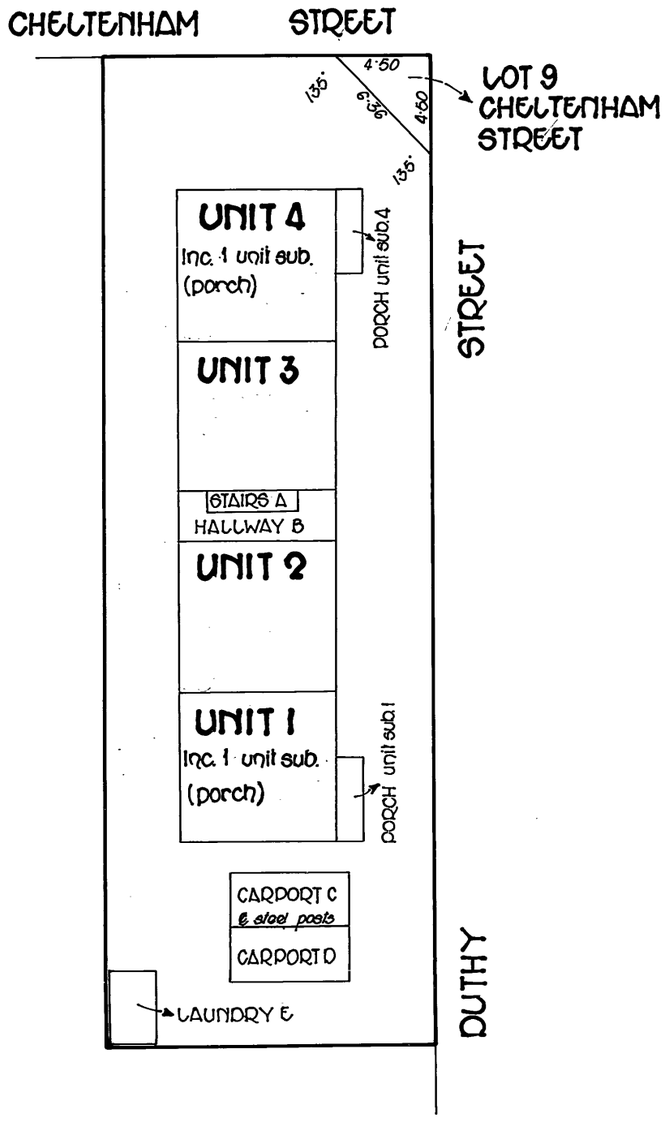
Reference Map No.

COUNCIL

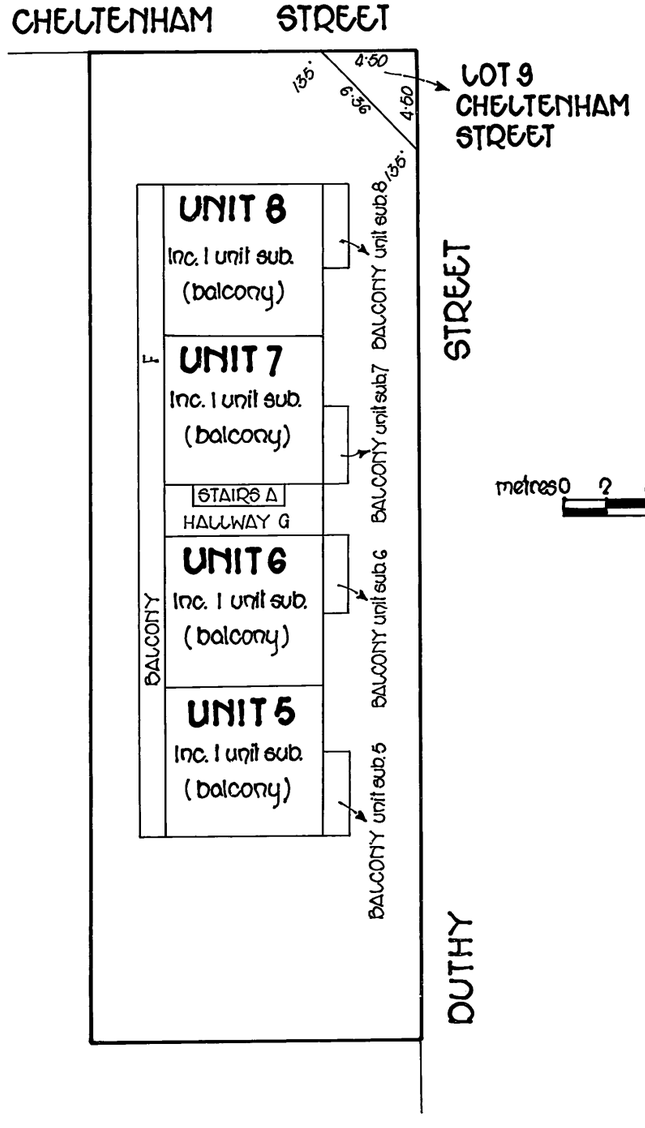
City of Unley

THIS IS SHEET 2 OF 3 SHEETS

GROUND FLOOR PLAN



FIRST FLOOR PLAN



scale of

metres 0 2 4 8 12 16 20 metres

The lower and upper boundaries of the unit subsidiaries shown as yards are existing ground level and 3.09 metres above existing ground level respectively except where eaves exist, then the upper boundary to be 0.15 metres below the level of the eaves.

The boundary of a unit is midway between the inner and outer surfaces of the walls of the said unit.

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

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

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

JOHN C. BESTED
LICENSED SURVEYOR
23 KAPOOLA AVE., FELIXSTOW 5070
PHONE 337 4679

Ref: 1147

SCHEDULE OF UNIT ENTITLEMENT

UNIT Nº.	UNIT ENTITLEMENT	CURRENT C's of T. VOLUME	CURRENT C's of T. FOLIO
1	250		
2	250		
3	250		
4	250		
5	250		
6	250		
7	250		
8	250		
AGGREGATE	2 000		

UNIT Nº	UNIT ENTITLEMENT	CURRENT C's of T. VOLUME	CURRENT C's of T. FOLIO
AGGREGATE			
COMMON PROPERTY			
ROAD or RESERVE ALLOTMENTS			

STRATA PLAN NUMBER

SP 3759

Authenticated vide
Application No. 4189682
and Accepted for Deposit

pro PRINCIPAL DRAFTING OFFICER

pro Registrar-General
8 / 8 /1978

THIS IS SHEET 3 OF 3 SHEETS

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SINKING FUND BUDGET

72 Duthy Street

Malvern SA 5061

Strata Corporation 3759



Report details	
Inspection date:	29/06/2015
Inspector:	Mauro Formichelli

NEW SOUTH WALES
Level 6, 115 Pitt St Sydney 2000
PO Box A72 Sydney South NSW 1235

QUEENSLAND
18 Park Rd Milton 4064
PO Box 1584 Milton 4064

VICTORIA
Level 1, 1 Queens Rd Melbourne 3004
GPO Box 3025 Melbourne 3001

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ABN 77 079 173 194

06 July 2015

The Managing Committee

72 Duthy Street
Malvern SA 5061

Dear Committee Members,

Thank you for appointing our company to conduct your Sinking Fund Budget.

Based on our survey of your property, we have determined that the Strata Corporation will need to increase its contributions in the short term to cover its forecast maintenance fund expenses. We recommend that the levies initially be set at the level shown in this report. Once the short-term expenses have been paid for, we recommend that this report be updated to confirm that the levies can be reduced to the level shown in this report.

This budget should be updated regularly to account for actual changes in construction and maintenance costs, unanticipated changes in the property's condition over time, changes in legal requirements and any discrepancies between the forecast and actual maintenance fund balances. Regular updates also create peace of mind and assist the Strata Corporation to manage the risk of litigation from individual owners (current and future) for breaches of its duty to maintain the common property by providing reasonable, up-to-date estimates of the cost of necessary maintenance work and repairs.

Key Report Data Levies Summary – First Financial Year

Levy Per Unit Entitlement (Total sinking fund levy divided by unit entitlements)	$0.50
Total Unit Entitlements	2000
Total Sinking Fund Levy	$1,000.00

The data used to arrive at the above figures is in the attached report. It is designed for ease of reading. For your convenience here is your Report Index:

Report Index	**Page No.**
Owners Report Summary	**Section 1**
Building Details and Report Inputs Page	2
15 Year Cash Flow Tracking & Graph with New Levies	3
15 Year Cash Flow Tracking & Graph with Old Levies	4
Report Detail	**Section 2**
15 Year Anticipated Expenditure Table	5
Building Data List from Property Inspection	8
Inspector's Building Report & Building Specific Report Notes	10
Report Notes	11

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Yours sincerely,



The Team at Solutions in Engineering

Building Details & Report Inputs

Supplied information

Building Address	72 Duthy Street Malvern SA 5061
	3759
Plan Type	Strata Corporation
Registered Plan Date/Year of Construction	1978
Number of Lot Entitlements/Utility interests	2000
Number of Units	8
Estimated Starting Sinking Fund Balance	$2,990
Starting date of Financial Year for Report	2/05/2014
GST Status	Not Registered for GST
Current Sinking Fund Levy per Lot Entitlement	$0.50

Report assumptions & information

Assumed Interest Rate on invested funds (For funds over $10,000)	3.35%
Company Taxation Rate	30.00%
Interest on Invested Funds - Based on Assumed Interest Rate minus Company Taxation Rate. Calculated only on sinking fund balances over $10,000.	2.35%
Contingency Allowance - For minor and/or unforeseen expenses	8%
Assumed Rate of Inflation for Building Maintenance Costs - Based on average annual building cost increase between 2002 and 2012	3.10%
Forecast Period - Number of years the forecast looks out.	15 years

15 Year Levy Table

Year	Year To	Total Contribution	Contribution per Lot Entitlement	Quarterly Contribution
1	1/05/2015	1,000.00	0.50	0.13
2	1/05/2016	8,000.00	4.00	1.00
3	1/05/2017	16,500.00	8.25	2.06
4	1/05/2018	17,011.50	8.51	2.13
5	1/05/2019	7,800.00	3.90	0.98
6	1/05/2020	8,041.80	4.02	1.01
7	1/05/2021	8,291.10	4.15	1.04
8	1/05/2022	8,548.12	4.27	1.07
9	1/05/2023	8,813.11	4.41	1.10
10	1/05/2024	9,086.32	4.54	1.14
11	1/05/2025	9,368.00	4.68	1.17
12	1/05/2026	9,658.41	4.83	1.21
13	1/05/2027	9,957.82	4.98	1.25
14	1/05/2028	10,266.51	5.13	1.28
15	1/05/2029	10,584.77	5.29	1.32

15 Year Cash Flow Tracking Sheet

The table below shows the cash flow starting with the anticipated **'Opening Balance'** at the start of the first financial year which you provided to us. We then add the **'Total Levy Contributions'** for the year and any **'Interest'** on balances greater than $10,000. Any **'Anticipated Expenses'** are then allowed for leaving a **'Closing Balance'** for the year which in turn becomes the **'Opening Balance'** for the following year. In summary:
Opening Balance + Total Levy Contributions + Interest – Anticipated Expenses = Closing Balance

Year	Year To	Opening Balance	Total Levy Contributions	Interest	Anticipated Expenses	Closing Balance
1	1/05/2015	2,990.00	1,000.00	0.00	0.00	3,990.00
2	1/05/2016	3,990.00	8,000.00	0.00	2,117.00	9,873.00
3	1/05/2017	9,873.00	16,500.00	0.00	24,934.00	1,439.00
4	1/05/2018	1,439.00	17,011.50	0.00	11,265.00	7,185.50
5	1/05/2019	7,185.50	7,800.00	234.69	2,197.00	13,023.19
6	1/05/2020	13,023.19	8,041.80	312.96	7,453.00	13,924.95
7	1/05/2021	13,924.95	8,291.10	353.43	6,062.00	16,507.48
8	1/05/2022	16,507.48	8,548.12	413.44	6,377.00	19,092.04
9	1/05/2023	19,092.04	8,813.11	514.45	3,214.00	25,205.60
10	1/05/2024	25,205.60	9,086.32	603.80	8,110.00	26,785.72
11	1/05/2025	26,785.72	9,368.00	0.00	28,625.00	7,528.72
12	1/05/2026	7,528.72	9,658.41	0.00	14,061.00	3,126.13
13	1/05/2027	3,126.13	9,957.82	157.52	2,804.00	10,437.47
14	1/05/2028	10,437.47	10,266.51	279.15	7,384.00	13,599.13
15	1/05/2029	13,599.13	10,584.77	398.54	3,865.00	20,717.44

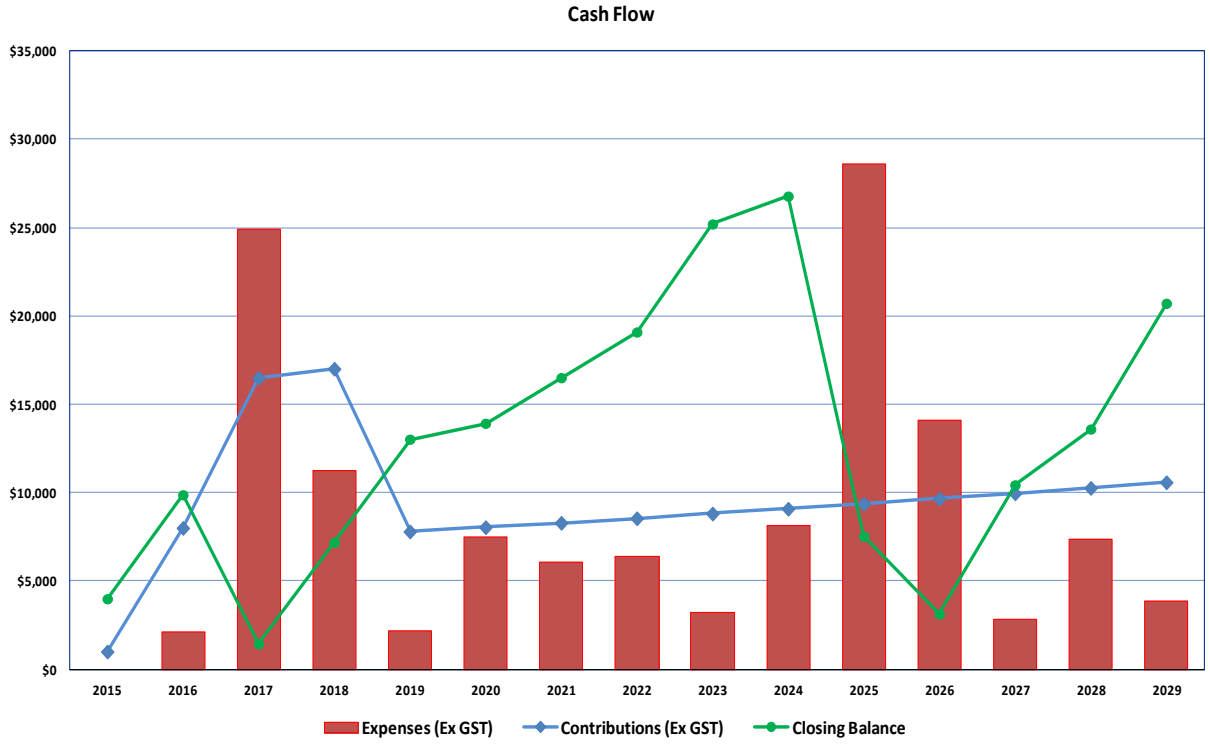
Please note that all figures in this table are exclusive of GST

15 Year Cash Flow Graph

The graph below tracks the 'Contributions' (the amount collected in levies), the projected 'Closing balance' of the sinking fund and the likely 'Expenses' for each year of this forecast. The three lines in the graph are:
Contributions line - Total sinking fund contributions per year.

Closing balance line - Balance in the sinking fund at the end of the year after all income and expenses.

Closing balance line – Shows the amount left in the sinking fund bank account at the end of the year after all anticipated expenses have been allowed for.



What will happen if you stay with your current levy amount?

The table and graph below use the same information as on the previous page except they show the cash flow for the scheme if you do not vary your current levy amount.

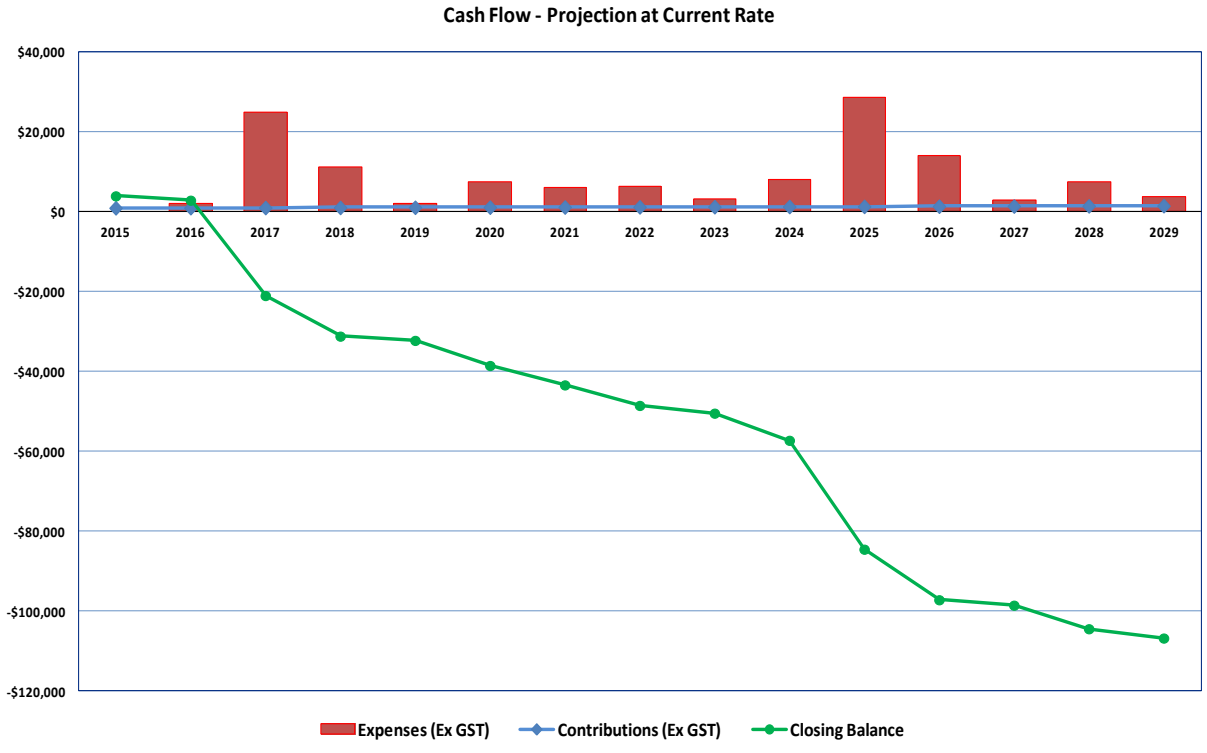
15 Year Cash Flow Tracking Sheet

The table below shows the cash flow for the entirety of the forecast. In summary:
Opening Balance + Total Levy Contributions + Interest – Anticipated Expenses = Closing Balance

Year	Year To	Opening Balance	Total Levy Contributions	Interest	Anticipated Expenses	Closing Balance
1	1/05/2015	2,990.00	1,000.00	0.00	0.00	3,990.00
2	1/05/2016	3,990.00	1,031.00	0.00	2,117.00	2,904.00
3	1/05/2017	2,904.00	1,062.96	0.00	24,934.00	-20,967.04
4	1/05/2018	-20,967.04	1,095.91	0.00	11,265.00	-31,136.13
5	1/05/2019	-31,136.13	1,129.88	0.00	2,197.00	-32,203.25
6	1/05/2020	-32,203.25	1,164.91	0.00	7,453.00	-38,491.34
7	1/05/2021	-38,491.34	1,201.02	0.00	6,062.00	-43,352.32
8	1/05/2022	-43,352.32	1,238.25	0.00	6,377.00	-48,491.07
9	1/05/2023	-48,491.07	1,276.64	0.00	3,214.00	-50,428.43
10	1/05/2024	-50,428.43	1,316.22	0.00	8,110.00	-57,222.21
11	1/05/2025	-57,222.21	1,357.02	0.00	28,625.00	-84,490.19
12	1/05/2026	-84,490.19	1,399.09	0.00	14,061.00	-97,152.10
13	1/05/2027	-97,152.10	1,442.46	0.00	2,804.00	-98,513.64
14	1/05/2028	-98,513.64	1,487.18	0.00	7,384.00	-104,410.46
15	1/05/2029	-104,410.46	1,533.28	0.00	3,865.00	-106,742.18

15 Year Cash Flow Graph

The graph below tracks the 'Contributions' (the amount collected in levies), the projected 'Closing balance' of the sinking fund and the likely 'Expenses' for each year of this forecast. The three lines in the graph are:
Contributions line - Total sinking fund contributions per year.
Closing balance line - Balance in the sinking fund at the end of the year after all income and expenses.
Closing balance line – Shows the amount left in the sinking fund bank account at the end of the year after all anticipated expenses have been allowed for.



Anticipated Expenditures Table Year 1 - 15

This table shows when expenses will occur in the next 15 years. From left to right the columns are:-
'Expenditure Items' - lists the different areas and items of expenditure.
'Current Cost' - shows the current maintenance expenditure costs in today's dollars.
'Year 1' to 'Year 15' - shows the costs in the year in which they occur including the 'Assumed Rate of Inflation' compounded annually until the cost is due.

At the bottom on each column there are three lines. Firstly, a **'Sub Total (Inc. GST)'** followed by a line calculating the '**Contingency Allowance (Inc. GST)'** for unforeseen and minor expenses and finally **'Total Expenses (Inc. GST)'** for that year. Please note: This page rounds figures to the nearest whole dollar.

Expenditure Item	Current Cost	Year 1 (2015)	Year 2 (2016)	Year 3 (2017)	Year 4 (2018)	Year 5 (2019)	Year 6 (2020)	Year 7 (2021)	Year 8 (2022)	Year 9 (2023)	Year 10 (2024)	Year 11 (2025)	Year 12 (2026)	Year 13 (2027)	Year 14 (2028)	Year 15 (2029)
1. Building exterior																
Repaint eaves / balcony ceilings	1,345	-	-	1,430	-	-	-	-	-	-	-	1,825	-	-	-	-
Repaint timber fascia	1,589	-	-	1,689	-	-	-	-	-	-	-	2,156	-	-	-	-
Repaint guttering	1,166	-	-	1,239	-	-	-	-	-	-	-	1,582	-	-	-	-
Repaint downpipes	563	-	-	598	-	-	-	-	-	-	-	764	-	-	-	-
Repaint service pipes	578	-	-	614	-	-	-	-	-	-	-	784	-	-	-	-
Repaint standard doors - one side including architraves	941	-	-	1,000	-	-	-	-	-	-	-	1,277	-	-	-	-
Repaint standard doors - both sides including architraves	317	-	-	337	-	-	-	-	-	-	-	430	-	-	-	-
Maintain / repair timber windows	1,274	-	-	1,354	-	-	-	-	-	-	-	-	-	-	-	-
Repaint timber window frames	3,616	-	-	3,844	-	-	-	-	-	-	-	4,907	-	-	-	-
Repaint balcony posts	529	-	-	562	-	-	-	-	-	-	-	718	-	-	-	-
Repaint metal balustrades	3,200	-	-	3,401	-	-	-	-	-	-	-	4,342	-	-	-	-
Inspect and repair balustrades (total: 49 Lm) - 10%	915	-	-	973	-	-	-	-	-	-	-	-	-	-	-	-
Sub Total (Incl. GST)		**0**	**0**	**17,041**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**18,785**	**0**	**0**	**0**	**0**
2. Roof																
Maintain / repair Zincalume guttering (total: 58 Lm) - 20%	405	-	-	430	-	-	-	-	-	-	-	550	-	-	-	-
Maintain / repair Zincalume downpipes (total: 28 Lm) - 25%	228	-	-	242	-	-	-	-	-	-	-	309	-	-	-	-
Maintain / repair metal roof (total: 89 m2) - 15%	969	-	-	-	-	-	-	-	1,200	-	-	-	-	-	-	-
Sub Total (Incl. GST)		**0**	**0**	**672**	**0**	**0**	**0**	**0**	**1,200**	**0**	**0**	**859**	**0**	**0**	**0**	**0**
3. Access for work at heights																
Scaffolding for work at heights	1,900	-	-	2,020	-	-	-	-	-	-	-	2,578	-	-	-	-
Sub Total (Incl. GST)		**0**	**0**	**2,020**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2,578**	**0**	**0**	**0**	**0**

Expenditure Item	Current Cost	Year 1 (2015)	Year 2 (2016)	Year 3 (2017)	Year 4 (2018)	Year 5 (2019)	Year 6 (2020)	Year 7 (2021)	Year 8 (2022)	Year 9 (2023)	Year 10 (2024)	Year 11 (2025)	Year 12 (2026)	Year 13 (2027)	Year 14 (2028)	Year 15 (2029)
4. Stairwells																
Repaint ceilings / underside of stairs	483	-	-	-	529	-	-	-	-	-	-	-	676	-	-	-
Repaint walls	1,770	-	-	-	1,940	-	-	-	-	-	-	-	2,476	-	-	-
Repaint doors - one side including architraves	346	-	-	-	379	-	-	-	-	-	-	-	484	-	-	-
Repair or replace door furniture including closers	452	-	-	-	-	-	-	-	-	-	-	-	632	-	-	-
Maintain / repair entry doors	274	-	282	-	-	-	-	329	-	-	-	-	383	-	-	-
Replace non-slip strips	566	-	-	-	620	-	-	-	-	-	-	-	792	-	-	-
Re-stain and seal timber stair treads	738	-	-	-	809	-	-	-	-	-	-	-	1,033	-	-	-
Maintain / repair timber stair treads (total: 16) - 20%	342	-	-	-	375	-	-	-	-	-	-	-	-	-	509	-
Replace vinyl flooring	1,599	-	-	-	-	-	-	1,920	-	-	-	-	-	-	-	-
Repaint metal balustrades	785	-	-	-	860	-	-	-	-	-	-	-	-	-	-	-
Inspect and repair balustrades (total: 12 Lm) - 15%	366	-	-	-	401	-	-	-	-	-	-	-	-	-	-	-
Repaint stair strings	322	-	-	-	353	-	-	-	-	-	-	-	451	-	-	-
Sub Total (Incl. GST)		**0**	**282**	**0**	**6,266**	**0**	**0**	**2,249**	**0**	**0**	**0**	**0**	**6,927**	**0**	**509**	**0**
5. Carports																
Maintain / repair Zincalume guttering (total: 5 Lm) - %	169	-	174	-	-	-	-	-	-	-	222	-	-	-	-	-
Maintain / repair metal roof (total: 28 m2) - 20%	447	-	-	-	-	-	-	537	-	-	-	-	-	-	-	-
Repaint roof structure	1,037	-	-	1,102	-	-	-	-	-	-	-	1,407	-	-	-	-
Repaint posts	319	-	-	339	-	-	-	-	-	-	-	433	-	-	-	-
Sub Total (Incl. GST)		**0**	**174**	**1,441**	**0**	**0**	**0**	**537**	**0**	**0**	**222**	**1,840**	**0**	**0**	**0**	**0**
6. Vehicle accessways																
Topcoat bitumen surface	1,669	-	-	-	-	-	1,944	-	-	-	-	-	-	-	-	-
Maintain bitumen surface (total: 99 m2) - 15%	455	-	469	-	-	-	530	-	-	-	599	-	-	-	677	-
Sub Total (Incl. GST)		**0**	**469**	**0**	**0**	**0**	**2,474**	**0**	**0**	**0**	**599**	**0**	**0**	**0**	**677**	**0**
7. External walkways																
Maintain / repair concrete surface (total: 168 m2) - 5%	554	-	571	-	-	-	-	665	-	-	-	-	775	-	-	-
Sub Total (Incl. GST)		**0**	**571**	**0**	**0**	**0**	**0**	**665**	**0**	**0**	**0**	**0**	**775**	**0**	**0**	**0**

Expenditure Item	Current Cost	Year 1 (2015)	Year 2 (2016)	Year 3 (2017)	Year 4 (2018)	Year 5 (2019)	Year 6 (2020)	Year 7 (2021)	Year 8 (2022)	Year 9 (2023)	Year 10 (2024)	Year 11 (2025)	Year 12 (2026)	Year 13 (2027)	Year 14 (2028)	Year 15 (2029)
8. Fixtures and fittings																
Replace letterboxes (total: 8)	531	-	-	-	-	-	-	-	-	678	-	-	-	-	-	-
Maintain common property electrical	1,800	-	-	1,913	-	2,034	-	2,162	-	2,298	-	2,443	-	2,596	-	2,760
Maintain common light fittings	450	-	464	-	493	-	524	-	557	-	592	-	630	-	669	-
Maintain common property plumbing	1,550	-	-	-	1,699	-	1,806	-	1,919	-	2,040	-	2,169	-	2,305	-
Replace wall mounted clothesline	534	-	-	-	-	-	-	-	-	-	-	-	-	-	-	819
Sub Total (Incl. GST)		**0**	**464**	**1,913**	**2,192**	**2,034**	**2,330**	**2,162**	**2,476**	**2,976**	**2,632**	**2,443**	**2,799**	**2,596**	**2,974**	**3,579**
9. Fence maintenance																
Repair or replace Colorbond panel fence (total: 61 Lm – rate 50%)	1,282	-	-	-	-	-	-	-	-	-	1,687	-	-	-	-	-
Sub Total (Incl. GST)		**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1,687**	**0**	**0**	**0**	**0**	**0**
10. Landscaping																
Maintain gardens	1,800	-	-	-	1,973	-	2,097	-	2,229	-	2,369	-	2,518	-	2,677	-
Sub Total (Incl. GST)		**0**	**0**	**0**	**1,973**	**0**	**2,097**	**0**	**2,229**	**0**	**2,369**	**0**	**2,518**	**0**	**2,677**	**0**
Grand Total (Incl. GST)		**0**	**1,960**	**23,087**	**10,431**	**2,034**	**6,901**	**5,613**	**5,905**	**2,976**	**7,509**	**26,505**	**13,019**	**2,596**	**6,837**	**3,579**
Contingency Allowance (Incl. GST)		**0**	**157**	**1,847**	**834**	**163**	**552**	**449**	**472**	**238**	**601**	**2,120**	**1,042**	**208**	**547**	**286**
Grand Total Expenses (Incl. Contingency Allowance and GST)		**0**	**2,117**	**24,934**	**11,265**	**2,197**	**7,453**	**6,062**	**6,377**	**3,214**	**8,110**	**28,625**	**14,061**	**2,804**	**7,384**	**3,865**

Building Data List from the Property Inspection for Strata Corporation 3759

This table has all the data collected by the building inspector while inspecting the complex. The columns from left to right are:-

'Items' – identifies and describes the maintenance item
'Qty' – lets you know the total quantity of that item
'Unit' – is the unit rate used to measure the quantity
'Rate' – is the cost of each unit in dollars
'Value' – is the quantity (Qty) multiplied by the Rate ($)
'Next Due' - is the remaining life in years until an item needs money spent on it.
'Total Life' - is the total life the item after it is replaced, repaired or repainted.
'Comments' – details any useful explanatory notes for the item.

Items	Qty	Unit	Rate ($)	Value ($)	Next Due	Total Life	Comments
1. Building exterior							
Repaint eaves / balcony ceilings	61	m2	22.05	1,345.00	3	8	Ongoing painting program
Repaint timber fascia	79	Lm	20.11	1,589.00	3	8	Ongoing painting program
Repaint guttering	58	Lm	20.11	1,166.00	3	8	Ongoing painting program
Repaint downpipes	28	Lm	20.11	563.00	3	8	Ongoing painting program
Repaint service pipes	33	Lm	17.50	578.00	3	8	Ongoing painting program
Repaint standard doors - one side including architraves	11	Ea	85.59	941.00	3	8	Ongoing painting program
Repaint standard doors - both sides including architraves	3	Ea	105.60	317.00	3	8	Ongoing painting program
Maintain / repair timber windows	1	Item	1,274.19	1,274.00	3	16	Repair as required
Repaint timber window frames	34	Ea	106.34	3,616.00	3	8	Ongoing painting program
Repaint balcony posts	24	Lm	22.05	529.00	3	8	Ongoing painting program
Repaint metal balustrades	49	Lm	65.30	3,200.00	3	8	Ongoing painting program
Inspect and repair balustrades (total: 49 Lm) - 10%	5	Lm	182.90	915.00	3	16	Repair as required
2. Roof							
Maintain / repair Zincalume guttering (total: 58 Lm) - 20%	12	Lm	33.72	405.00	3	8	Maintain / repair as required
Maintain / repair Zincalume downpipes (total: 28 Lm) - 25%	7	Lm	32.60	228.00	3	8	Maintain / repair as required
Maintain / repair metal roof (total: 89 m2) - 15%	13	m2	74.52	969.00	8	16	Maintain / repair as required
3. Access for work at heights							
Scaffolding for work at heights	1	Item	1,900.00	1,900.00	3	8	Quotation required

Items	Qty	Unit	Rate ($)	Value ($)	Next Due	Total Life	Comments
4. Stairwells							
Repaint ceilings/underside of stairs	24	m2	20.11	483.00	4	8	Ongoing painting program
Repaint walls	88	m2	20.11	1,770.00	4	8	Ongoing painting program
Repaint doors - one side including architraves	4	Ea	86.45	346.00	4	8	Ongoing painting program
Repair or replace door furniture including closers	1	Item	451.86	452.00	12	16	Repair or replace as required
Maintain / repair entry doors	1	Item	274.19	274.00	2	5	Maintain / repair as required
Replace non-slip strips	16	Lm	35.38	566.00	4	8	Replace as required
Re-stain and seal timber stair treads	16	m2	46.13	738.00	4	8	Re-stain and seal as required
Maintain / repair timber stair treads (total: 16) - 20%	3	Ea	114.06	342.00	4	10	Maintain / repair as required
Replace vinyl flooring	24	m2	66.63	1,599.00	7	10	Replace as required
Repaint metal balustrades	12	Lm	65.41	785.00	4	16	Ongoing painting program
Inspect and repair balustrades (total: 12 Lm) - 15%	2	Lm	182.90	366.00	4	16	Repair as required
Repaint stair strings	16	Lm	20.11	322.00	4	8	Ongoing painting program
5. Carports							
Maintain / repair Zincalume guttering (total: 5 Lm) - %	5	Lm	33.72	169.00	2	8	Maintain / repair as required
Maintain / repair metal roof (total: 28 m2) - 20%	6	m2	74.52	447.00	7	16	Maintain / repair as required
Repaint roof structure	52	Lm	19.94	1,037.00	3	8	Ongoing painting program
Repaint posts	16	Lm	19.94	319.00	3	8	Ongoing painting program
6. Vehicle accessways							
Topcoat bitumen surface	99	m2	16.86	1,669.00	6	18	Reseal as required
Maintain bitumen surface (total: 99 m2) - 15%	15	m2	30.35	455.00	2	4	Ongoing maintenance program
7. External walkways							
Maintain / repair concrete surface (total: 168 m2) - 5%	8	m2	69.21	554.00	2	5	Repair as required
8. Fixtures and fittings							
Replace letterboxes (total: 8)	4	Ea	132.66	531.00	9	25	Replace as required
Maintain common property electrical	1	Item	1,800.00	1,800.00	3	2	Ongoing maintenance program - substratum wiring
Maintain common light fittings	1	Item	450.00	450.00	2	2	Ongoing maintenance allowance
Maintain common property plumbing	1	Item	1,550.00	1,550.00	4	2	Ongoing maintenance program - substratum pipes
Replace wall mounted clothesline	1	Ea	533.98	534.00	15	20	Replace as required
9. Fence maintenance							
Repair or replace Colorbond panel fence (total: 61 Lm – rate 50%)	18	Lm	71.20	1,282.00	10	15	Repair or replace as required - shared boundary fence
10. Landscaping							
Maintain gardens	1	Item	1,800.00	1,800.00	4	2	Ongoing maintenance program

Inspector's Report for Strata Corporation 3759

1. Actual Painting quotations can vary to our Painting Cost Estimates due to colour selection changes (i.e.: changing from light to dark or dark to light that may require multiple coats). Often over product specification that includes either an impact membrane or 3 coat system can add up to 15-20% to the painting per square metre rate.

2. IMPORTANT NOTES ABOUT PAINTING: Painting a building serves two main purposes: improving the appearance of the building; and protecting the painted surface. From a maintenance point of view, this second purpose is more important. By sealing the surface, paint protects the building from damage caused by water, salt or air pollutants. Although most paints will hold their appearance for at least ten years, before cracking or peeling occurs, they become porous and lose their protective abilities well before this point. As such, we recommend that surfaces are repainted more frequently.

High-quality elastomeric paints, when properly applied, can achieve longer-lasting results, however the higher cost of this paint, lower spread rates and higher labour costs associated with this work tends to increase painting cost by approximately 50%, and so has not been included in this forecast.

Washing or pressure cleaning a painted surface can significantly diminish its function as a protective coating. If the surface is not repainted after the timeframe recommended above it will become more vulnerable to water, salt and/or pollutants. The resulting damage can considerably increase the cost of surface preparation before future repainting and, in extreme cases lead to concrete cancer, requiring major repairs.

3. The maintenance of fences between properties is regulated under the Fences Act 1975, which states that each adjoining owner shall pay half the cost of maintain an adequate fence. As such, we have applied a fifty percent rate to all maintenance work on these fences in this report.

4. The bitumen driveway will require resurfacing from time to time in addition to spot maintenance to address minor issues as they arise. An allowance has been made in this report to assist with the cost of these ongoing works based on the average life expectancy of bitumen driveways. Bitumen driveways are more susceptible to environmental factors than other areas of the property, such as heavy rain leading to subsidence and pot-holing and heavy vehicle traffic. It is important that any deterioration is addressed promptly, as the deterioration of bitumen tends to accelerate when not maintained, significantly increasing overall maintenance costs. As such, we recommend that the Strata Corporation regularly monitor the state of repair of the driveway and, if necessary, allocate additional funds for prompt maintenance.

5. We have recommended that the balance of the Sinking Fund be allowed to increase over the length of this report, leading to a significant balance in the later years. It is necessary to allow a larger balance over time to offset the effects of inflation on building material and labour costs and also to ensure that adequate funds are available to provide for major works (which frequently become necessary as the building ages but which cannot be reliably forecast this far in advance). Based on historical data and current trends, we anticipate that building construction and maintenance costs will increase by approximately fifty percent every fifteen years. This recommendation will be reviewed each time this report is updated, in light of price levels and the state of the building at the time of each update.

6. A walkway maintenance program was included for repairs and maintenance to the external common area walkways.

7. Based on our assessment of the maintenance needs of the property, we believe that the levies currently being paid by the owners are inadequate to meet the forecast liabilities of the Sinking Fund. As such, we have recommended that the levies are increased for four years and then subsequently decreased. We recommend that this report be updated no less than every three years to ensure that it captures market variations and any changes in the building itself.

Report Notes

Sinking Fund Budget (SA)

This budget satisfies the current requirements of Section 26 and 27 of the Strata Titles Act 1988 (SA). The legislation states:-

25—Functions
The functions of the strata corporation are as follows:
(a) to administer and maintain the common property for the benefit of the unit holders and, to such extent as may be appropriate, other members of the strata community;

27—Power to raise money
(1) A strata corporation may raise such funds (including reserve funds for future expenditure of a capital nature) as it thinks necessary.
(2) For the purpose of raising funds the strata corporation may, by resolution, levy contributions against all unit holders.
(3) The contributions—
(a) will be proportional to the unit entitlements of the various units; or
(b) will be determined on such other basis as the strata corporation decides by unanimous resolution.

THIS REPORT DEALS WITH THE SINKING FUND BUDGET.

Figures used and updates - The figures used in the forecast are typical for this type of building and normal usage. The Strata Corporation has some discretion in the timing of most maintenance items. The purpose of this forecast is to ensure monies are available when required to cover foreseeable expenses.

Contingency - A contingency has been allowed for any unforeseen expenses. Please refer to the second page of the report.

Interest, Taxation and Inflation - The standard interest rate used by Solutions in Engineering is based on the Reserve Bank of Australia's (RBA) historical series for Cash Management and Online Savings Account interest rates for the past previous fifteen years. The company tax rate is applied to interest income unless Solutions in Engineering is advised that the Strata Corporation is exempt from tax on external income. The standard inflation rate used by Solutions in Engineering is based upon the entire RBA historical series for Construction, Manufacturing and Property Services inflation, commencing March 1999. While historical figures are not an accurate predictor of specific future outcomes, over the life of this report (fifteen years), interest rates and inflation should approach long-term averages. Changes in economic conditions may affect the accuracy of these figures. This report should be updated at regular intervals to ensure that any such changes are taken into account.

Administration Budget - Items of a recurrent nature that are covered by the administration budget such as maintenance contract for lifts, fire protection equipment, air conditioners, cleaning and gardening are not included. Neither are items of a minor recurrent nature with varying life spans such as light bulbs and exit light battery packs.

Safety - The inspection does not cover safety issues.

Lifts - Due to the many types of lift contracts covering varying parts and aspects of lift maintenance, no allowance is made unless instructed by the Strata Corporation Committee/Representative.

Fire Maintenance – We have assumed that the Fire Maintenance Contractor has covered the Fire Maintenance Items; no allowance is made unless instructed by the Strata Corporation Committee/Representative.

Items with Indefinite Lives - There is no allowance for replacement of items that, if properly maintained, should last indefinitely, (unless otherwise requested by the Strata Corporation); for example: sanitary fittings and lift carriage interiors. This forecast deals only with estimating the timing of physical obsolescence.

Improvements - The Strata Corporation may resolve to undertake improvements not related to normal maintenance. No allowance has been made for these items unless instructed.

Defects - No allowance has been made for correction of defects resulting from faulty construction except where nominated in the report. The inspectors report summarises only issues observed during our inspection and is not a structural report.

Ongoing Maintenance Programs - The lives of some items overall may have been extended indefinitely due to the use of an ongoing maintenance program. When there is any doubt in our minds about how and when an item may need replacement or maintenance, we give control to the Strata Corporation. With allowances for ongoing maintenance programs, allow funds to be available for maintenance, gradual replacement or in some cases accumulation of funds for total replacement in the long term. The lives of some items can vary considerably, especially with issues such as:

- Usage.
- Accidental damage to floor tiles, which may or may not be still available or in stock.
- Fences can be maintained and replaced gradually or all at once.
- Metal and Aluminium Balustrades can last anywhere between 10 and 50 years, depending on the original quality, coatings (painting) and maintenance.
- Concrete driveways that have been cracked but are still perfectly sound and serviceable.
- Pumps and Fans can last indefinitely or wear out relatively quickly. This often depends on the quality of internal construction and finish.

Updates - The forecast is made with the best available data at this time. The forecast should be upgraded at regular intervals. We recommend a minimum of bi-annual updates.

Supply terms and conditions - All services provided by Solutions in Engineering are supplied on the basis of **Supply Terms and Conditions** which are available from our Office and from our website www.solutionsinengineering.com

Please read the information and the notes on the Inspector's report to gain the most from this report.

CERTIFICATE OF COMPLETION *(MAINTENANCE)*

DATE OF WORK	27/07/2020	REGISTER or JOB No.:	**6485**	ENQUIRY No.:	**23720**
PERSONS CARRYING OUT WORK	Lee Jenkins Jr				
PROPERTY ADDRESS	72 Duthy Street, Malvern				
NAME OF CLIENT AUTHORIZING WORK TO PROCEED	Strata Data Group ï Carman Adams				

Work Carried Out *(Brief Scope)*

Carters attended site at the request of Strata Data Group to clean dust / debris to the base of electrical cabinets, items 3a & 6a were cleaned using an approved HEPA vacuum system in accordance with the óAsbestos Approved Code of Practiceô
During site visit x30 asbestos awareness signs were installed to items A, B, C, D, F, 1, 2, 3, 4, 5 & 6 listed within the asbestos register to gain regulatory compliance.

TICK	ITEM NOôS	DESCRIPTION OF WORK
☐		Item removed in accordance with ñApproved Code of Practiceò
☒	3a, 6a	Dust and debris in base of electrical cabinet cleaned out using approved asbestos rated vacuum system in accordance with ñApproved Code of Practiceò
☐		Asbestos waste collected and disposed of in accordance with EPA requirements.
☐		Item made safe in accordance with ñApproved Code of Practiceò
☐		ñAll Clearòair monitoring certificate attached (where applicable).
☒	A, B, C, D, F, 1, 2, 3, 4, 5, 6	Caution signs installed in accordance with safe work method and SOP.
☐		Samples taken in accordance with safe work method and SOP.
☐		Other (SPECIFY)

Standard Operating Procedure Used / Safe Work Method

☐ SOP 3.2 **Removal of Asbestos Cement and Resin Boards**	☐ SOP 3.3 **Removal of Vinyl Tiles**	☒ SOP 3.5 **Vacuum Use**
☒ SOP 3.6 **Making Safe Asbestos Containing Materials**	☐ SOP 3.7 **Transport and Disposal of Waste**	☐ SOP 3.8 **Collection of Waste**
☒ SOP 3.9 **Installing Caution Signs**	☐ SOP 3.10 **Installing Register Holder**	☐ SOP 1.3 **Sample Taking**
☐ OTHER		

Job Notes / Qualifications / Limitations of Removal *(if any - Use back of sheet for further notes if required)*

No access to apartments as tenants not home.

Signed : 

Date: 27/07/2020

Carters
Asbestos Management

- Asbestos Reviews.
- Asbestos Management.
- Asbestos Consultancy.
- Asbestos Maintenance.
- Asbestos Training.
- Asbestos Safety Products.

ASBESTOS REGISTER

REGISTER NO.: AS 6485

FOR THE PROPERTY AT: 72 Duthy Street
Malvern SA 5061

CLIENT: Strata Data Group

CONSULTANT: Dan Jovanovic

DATE INSPECTED: 26/06/2020



CARTER CORPORATION PTY. LTD.
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APPENDICES

APPENDIX A – ASBESTOS REGISTER

APPENDIX B – CERTIFICATES OF ANALYSIS

APPENDIX C – REGISTER DRAWING

APPENDIX D – ASBESTOS WORK RECORDS

1. INTRODUCTION

Carter Corporation Pty Ltd (Carter's Asbestos Management) was requested to provide an Asbestos Register for the site/address referred to and contained within this document.

The objective of the audit was to, as far as reasonably practicable, locate, identify and access and where possible, photograph the accessible asbestos containing materials (ACMs), assessing the condition of the ACM present within the scope of the survey, as required by the State/Territory Regulations (Refer Section 8 Reference) and to present the information collected in a way which allows the duty holder to manage the risks arising from those materials.

This report is limited to asbestos containing materials only and their associated risks. Reference may be made within this document to other hazardous materials such as but not limited to Synthetic Mineral Fibre (SMF); lead paints etc, (other hazardous materials may be present), however no assessment of these have been made.

In accordance with the clients instructions a visual only, non intrusive/non destructive inspection was undertaken. The client should be aware of the limitations of an audit conducted in a non destructive manner and is referred to Section 3 Limitations.

It is strongly recommended that this report be reviewed prior to any change of use, occupancy or other activity which may affect the accessibility of any of the asbestos containing materials within the areas surveyed and identified within this document. Such reviews should only be conducted by a competent person. It is recommended that further investigations will be required using destructive surveying and sampling techniques prior to any planned refurbishment or building alterations or maintenance which affect the fabric of the building.

In accordance with the Regulations, ACM's which have been visually identified (i.e. not sampled or not referenced to a specific sample) should be presumed to contain asbestos, unless sampled to prove otherwise.

This report should be read in its entirety. This report may not be reproduced other than in full, except with the prior written approval of the report author.

2 SCOPE of WORK

To undertake the inspection as required, the following scope of work was undertaken;

- A site specific risk assessment prior to the survey was undertaken.
- Inspection of readily accessible ACM on the site was carried out, their location, type, quantity, condition and stability were documented.
- An assessment of the materials potential to release fibres and recommendations to minimise or manage the risk was noted.
- Photographs were taken (where available/required) to aid the item identification and condition.
- Signage requirements were noted.
- Samples (where agreed) taken and submitted to a NATA laboratory for analysis to qualify asbestos fibre content.
- Drawings (where supplied) included in the register to aid the asbestos location identification.

3 LIMITATIONS

Whilst the surveyors make every reasonable effort, Carter Corporation cannot guarantee that all Asbestos Containing Materials have been identified and that the survey and sample results are definitive. It is not possible to guarantee that every source of ACM at the site has been identified and is recorded in the Register for the property. The survey should not be interpreted as absolute, without extensive invasion of the structure of the building. Some ACM's could be present in the building that may only be discovered if the building is subject to alteration, refurbishment, maintenance or demolition, and in areas which were impractical to assess, access or were otherwise concealed during this survey.

For the purpose of creating a Register, building owners are not required to dismantle parts of the building or plant to locate Asbestos Containing Materials; the intent of the register is aimed at identifying any significant risk to persons on a day-to-day basis. If it is the intention to demolish or alter such areas, further review and investigation/sampling is required. If during the conduct of any building works conditions change or concealed/unknown ACM's are detected, uncovered or suspected to be present, revised safe work practice is to be implemented immediately.

In general, it may be impossible to locate all asbestos containing materials during the course of a visual inspection. Physical constraints upon an inspection include, but are not limited to, restrictions on access to lift shafts / motor rooms, air conditioning ductworks, During an inspection, there is a need to avoid damage to client's property (e.g. through sample taking) and to minimise disruption (e.g. dismantling equipment), and inconvenience to occupants. The scope of the services was defined by the requests of the client, by the time and budgetary constraints imposed by the client, and the availability of access to the site.

The inspection was carried out in areas where access was readily available. Unless otherwise indicated floor coverings were not taken up to enable inspection of floor surfaces, access hatch covers were not removed. Equipment in use was not disturbed or opened for the purpose of inspection. Air-conditioning systems, heater banks and associated ductwork has not been inspected.

In some instances asbestos may be located in inaccessible areas of the structure of the building such as wall cavities, beneath floor slabs, or as an integral part of machinery, plant or equipment (pumps, pipe work, boilers, air-conditioning systems, heater banks, ductwork and the like). Buried fibro asbestos pipes, pits or debris contamination may also be discovered upon excavation. Confirmation of lagged pipe work within wall cavities and chased into walls is not possible with a visual inspection. Asbestos that was previously removed from an area may have fallen down cavities due to inadequate removal procedures and clean-up. This should be taken into consideration when any demolition or upgrade work is being done as it is possible that 'residual' ACM's may be present in these areas.

Unless noted otherwise, samples were not taken of products previously known to contain asbestos - "Zelemite" electrical switchboard panels and "Millboard" insulation to wiring (eg - items installed in live electrical situations).

Any references in this report to materials other than asbestos are not to be taken as necessarily accurate, since identification of such materials is not included within the scope of this report. References to "Colorbond", "PVC", "Rockwool", "Gyprock"", etc are intended to be an approximate indication only of the type of material present based on cursory observation. The purpose of including references to such materials is primarily to assist the author in compiling the report and secondly to provide a more descriptive report.

This report is not to be used as a contractual document. No guarantees can be entered into regarding the accuracy or completeness of this report. Measurements and quantities mentioned in this report are approximate only.

A reference in this register to the regulations, a Code of Practice, a Guidance Note or Guideline will be taken as a reference to that document as in force at that time. A reference in this register to the owner of a building will be taken to include a reference to any person appointed by the owner to manage the building on his or her behalf.

Register updates or reviews must be read in conjunction with the original register. It is recommended that these registers be audited at least upon an annual basis, to ensure compliance to the WHS regulations is being maintained. The information contained herein is accurate at the time of printing only. Subsequent updates become the responsibility of the client.

The client must not rely on an inspection or register as indicating that a property is 'Hazardous Material or Asbestos Free'. The register can only be relied upon to show that no asbestos was found (or that only such asbestos was found as was reported to be found) in the course of the inspection.

The findings and recommendations within this register are based upon the state of the site at the time of the survey. The effects of time, manifestation of latent conditions or impacts of future events (weathering, deterioration, scientific knowledge, changes in legislation etc) may render the report inaccurate.

Reliance on Information Provided by Others
Carter Corporation notes that where information has been provided by other parties in order for the works to be undertaken, Carter Corporation cannot guarantee the accuracy or completeness of this information. The client therefore waives any claim against Carter Corporation and agrees to indemnify Carter Corporation for any loss, claim or liability arising from inaccuracies or omissions in information provided to Carter Corporation by the client or third parties.

4 METHODOLOGY

Areas detailed within the register were inspected where accessible in order to determine the findings pertaining to type, condition and extent of the presumed or confirmed asbestos containing materials recorded.
To assess the potential health risk posed by the ACM various information and criteria are recorded. The assist in the interpretation of the Asbestos Register the following detailed explanation is provided.

- **LOCATION – DESCRIPTION;** provides identifier (letter for external and number for internal). The identifier is also shown on any drawing provided with the Register. The description states the room number (if assigned), room name, location of the item and material description.

- **EXTENT;** an approximate extent (not be used for pricing or demolition costing).

- **ACCESSIBILITY;**
  Accessible – the material/item can be easily accessed without any aids or key access.
  Limited access – the material/item can by accessed but requires access via ladder, key access, lifting carpet, etc.
  Inaccessible – the material/item cannot be accessed without damage or demolition i.e. metal encapsulated insulation, material within cavity, sealed door core etc.

- **ASBESTOS ASSESSMENT;** asbestos type (from laboratory analysis) or presumed asbestos content.

- **CONDITION;** provides a description of the material at the time of the survey. It comprises of three components;
  Poor – the material is damaged or severely deteriorated.
  Moderate – the material is generally sound condition but has some signs of deterioration.
  Good – The material is sound with no signs of deterioration

  Sealed – the material has a painted or other material sealing the raw product
  Unsealed – the material is raw or has exposed areas of asbestos product

  Non-friable/bonded – the asbestos fibres are in a stable matrix and cannot be crushed by hand application
  Friable – the asbestos product can be crushed or broken down by hand pressure or is dust/debris

- **SAMPLE NO – VISUAL TEST;** provides the unique sample reference number or informs of a visual identification. Items listed within the Register as “visual” have not been sampled to confirm an asbestos content. These items have been identified as materials which historically have or can contain asbestos. The presumption made is through various criteria such as but not limited to type of material, age of building, similar products, and the experience of the surveyor. All materials which have been listed as visually identified within this register must be treated as asbestos unless proven otherwise by sample analysis. It is recommended that all materials are sampled in order to qualify.

- **SIGNAGE STATUS;** signage is either visible or not visible.

- **SURVEY FINDINGS and HAZARD MANAGEMENT RECOMMENDATIONS;** has specific notes pertaining to the item with recommendations if required. Within this section there is also information relating to Risk Priority. The information gained from the survey or inspection is used to provide a priority rating and is to be used as part of the Asbestos Management Plan. Refer to Section 7 ‘Risk Score Calculator’ for the risk score matrix used within the Register. The matrix is based upon AS4360.

5 EXAMPLES OF ASBESTOS CONTAINING MATERIALS

(This is not an exhaustive list)

Backing to service riser doors
Bitumen based membrane coverings/flashings
Boiler insulation
Brake linings
Cable trays
Chalkboards
Cooling towers
Door linings
Down pipes and gutters
Duct work flexible fabric connections
Eaves/Verandah linings
Electrical cable insulation/sheathing
Electrical meter backing boards
Exhaust insulation and gaskets
Expansion joints and gaskets in boilers
Facades
Fencing
Fibre cement pipes and flues
Fire blankets
Fire doors - internal core
Firewall partitions
Fuse holder insulation
Heater bank/re-heat units insulation within duct work of air conditioning
Hot water service heat shields
Insulation linings for spark/fire resistance
Kitchen plant and equipment
Laboratory gloves
Laboratory hoods, bench tops, and equipment
Lift motor brakes
Limpet insulation to structural beams & columns
Lost form work
Louvres in windows
Mortar in wall and floor penetrations (fire stop)
Oven door seals
Packers under floor joists (for levelling transportables, etc)
Pipe work gaskets
Putty and tapes in expansion joints, construction mastics
Refractory bricks
Residual contamination on ceiling tiles and grids
Roof cladding
Roofing shingles
Sealants to duct work and other air-conditioning plant and equipment
Sheathing/insulation to wiring
Sheeting to wet areas
Taping compounds (thermal)
Textured paints/coatings
Thermal paper products
Vermiculite insulation/decorative plaster finishes
Vinyl floor (lino) backing material
Vinyl floor tiles
Wall and floor penetrations
Wall cavities
Wall linings/cladding
Window glazing putties/frame caulking

6 DEFINITIONS

Accredited laboratory	A testing laboratory accredited by the National Association of Testing Authorities, Australia (NATA) or a similar accreditation authority, or otherwise granted recognition by NATA, either solely or in conjunction with one or more other persons.
Accessible	In a physical location where building occupants or users might readily access material without use of assistance e.g. asbestos based material used as wall cladding on or outside of equipment in a laboratory etc.
Air monitoring	Airborne asbestos fibre sampling to assist in assessing exposures and the effectiveness of control measures. Air monitoring includes exposure monitoring, control monitoring and clearance monitoring. Note: Air monitoring should be undertaken in accordance with the Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres [NOHSC:3003 (2005)].
Airborne asbestos fibres	Any fibres of asbestos small enough to be made airborne. For the purposes of air monitoring airborne fibres, only respirable asbestos fibres are counted.
Asbestos	The fibrous form of mineral silicates that belong to the serpentine or amphibole groups of rock forming minerals, including Actinolite, Amosite (brown asbestos), Anthophyllite, Crocidolite (blue asbestos), Chrysotile (white asbestos) and Tremolite, or any combination of two or more of these.
Asbestos Abatement	Procedures to control fibre release from asbestos containing materials in a building or to remove it entirely. These may involve removal, encapsulation, repair, enclosure, encasement, operations and maintenance programs.
Asbestos register	The document containing the results/recommendations following a building audit for asbestos materials, commenting on their location, condition and establishment of safe working policies.
Asbestos removal work	Work involving the removal of a) insulation material that consists of or contains asbestos, or other friable asbestos-containing material; or b) an asbestos-cement (fibro) product, or other non-friable asbestos-containing material.
Asbestos work	Any work where, in the course of that work, exposure to asbestos (or any material that consists of or contains asbestos) may occur.
Asbestos Containing Material (ACM)	Means any material, object, product or debris that contains asbestos.
Asbestos removalist	A competent person who performs asbestos removal work. An asbestos removal licence is required for removal of friable ACM and may also be required for non friable ACM removals, check with relevant OHS authorities for requirements.
Asbestos waste	All removed ACM and disposable items used during the asbestos work, such as plastic sheeting used to cover surfaces in the asbestos work area, disposable coveralls, disposable respirators, rags used for cleaning.
Asbestos work area	An immediate area in which work on ACM is taking place. The boundaries of the asbestos work area must be determined by a risk assessment.
Avoid physical and mechanical damage	As far as practicable, limit activities (cutting, drilling, grinding, sanding, breaking, etc) on or adjacent to material such that sufficient damage to release respirable fibres is avoided.
Breathing zone	A hemisphere extending in front of a persons face, with a radius of 300mm from the midpoint of an imaginary line between the ears.

Competent person	A person possessing adequate qualifications, such as suitable training and sufficient knowledge, experience and skill, for the safe performance of the specific work.
Dust and debris	Visible particles, fragments or chunks of material, large and heavy enough to have settled in the work area, that is likely to have originated from ACM.
Friable (Asbestos)	Asbestos containing material which, when dry, is or may become crumbled, pulverised or reduced to powder by hand pressure.
Hazard	Any matter, thing, process or practice that may cause death, injury, illness or disease.
Inaccessible areas	Areas which are difficult to access, such as wall cavities and the interiors of plant and equipment.
Limited Access	Requiring some assistance or equipment to allow access e.g. requiring a ladder or lifting of ceiling tiles or keys to normally locked cupboard, room etc.
Monitor Condition	Carry out regular general observation of condition of material to note any changes.
NES	National Exposure Standard
N.O.H.S.C.	The National Occupational Health and Safety Commission (Government Body).
Organic fibre	Fibres such as but not limited to cellulose, wool, cotton
Person with control	In relation to premises, a person who has control of premises used as a workplace. The person with control may be: a The owner of the premises b A person who has, under any contract or lease, an obligation to maintain or repair the premises c A person who is occupying the premises d A person who is able to make decisions about work undertaken at the premises, or An employer at the premises
Personal Protective Equipment	Equipment and clothing that is used or worn by an individual person to protect themselves against, or minimise their exposure to, workplace risks.
Register Controller	A building owner or designated representative who is responsible for the asbestos register and implementation of a hazard management plan.
Risk	The likelihood of a hazard causing harm to a person. In this instance risk relates to illness or disease arising from exposure to Airborne Asbestos Fibres.
SMF	Synthetic Mineral Fibre
Stable	Condition good, posing minimum risk to health.
Unstable	Condition poor, posing significant risk to health.
Work	Any activity, physical or mental, carried out in the course of a business, industry, commerce, an occupation or a profession.
Worker	A person who does work, whether or not for reward or recognition.
Workplace	Any place where a person works.

7 RISK SCORE CALCULATOR

Consequence or Impact

Rating	Descriptor	Example Detail Description
1	Insignificant	No illness will result as asbestos is stable, therefore there is little likelihood of inhaling fibres above normal ambient levels.
2-3	Minor	Local fibre release only and in amounts and fibre size that are unlikely to cause latent asbestos related illness
4-6	Moderate	Asbestos may be unstable and could release fibres in the amount and size that may cause latent asbestos related illness
7-8	Major	Asbestos is unstable and will release fibres in the amount and size that will cause latent asbestos related illness
9	Catastrophic	Asbestos is highly friable and unstable, fibres will be released in size range and amount that are highly likely to cause latent asbestos related illness

Likelihood of Exposure

Rating	Descriptor	Description
9	Almost Certain	Is expected to occur in most circumstances – i.e. people regularly in the vicinity.
7-8	Likely	Will probably occur in most circumstances.
4-6	Possible	Might occur at some time.
2-3	Unlikely	Could possibly occur at some time but is unlikely.
1	Rare	May occur only in exceptional circumstances.

Risk Calculator

		Consequence or Impact				
		9	7-8	4-6	2-3	1
Likelihood	9	Extreme	Extreme	Extreme	High	High
	7-8	Extreme	Extreme	High	High	Medium
	4-6	Extreme	Extreme	High	Medium	Low
	2-3	Extreme	High	Medium	Low	Low
	1	High	High	Medium	Low	Low

Risk **Priority with recommended action**

Extreme **P1** – Restrict access and isolate material immediately. Plan for removal as soon as practicable (less than 1 month). The identified material presents an immediate occupational/environmental risk in its present condition.

High **P2** – Limit access as an interim measure and identify for planned removal (less than 3 months). The identified material presents a potential occupational/environmental risk in its present condition.

Medium **P3** – Identify for removal where maintenance or refurbishment may cause disturbance of the material. Treat material (make safe, seal) to prevent potential fibre release as an interim measure.

Low **P4** – Leave in situ and reassess condition on at least an annual basis as recommended or as otherwise required by current WHS Regulations. Consider removal when maintenance or refurbishment may cause disturbance of the material. The identified material presents a low occupational/environmental risk in its present condition unless acted upon.

8 REFERENCE

ACT	**Work Health and Safety Act 2011** **Work Health and Safety Regulation 2011**
NSW	**Work Health and Safety Act 2011** **Work Health and Safety Regulation 2011**
NT	**Work Health and Safety (National Uniform Legislation) Act 2011** **Work Health and Safety (National Uniform Legislation) Regulations 2011**
QLD	**Work Health and Safety Act 2011** **Work Health and Safety Regulation 2011**
SA	**Work Health and Safety Act 2012** **Work Health and Safety Regulation 2012**
TAS	**Work Health and Safety Act 2012** **Work Health and Safety Regulation 2012**
VIC	**Occupational Health and Safety Act 2004** **Occupational Health and Safety Regulations 2017 Div 5**
WA	**Occupational Safety and Health Act 1984** **Occupational Safety and Health Regulations 1996**
Codes of Practice	**How to Manage and Control Asbestos in the Workplace** **How to Safely Remove Asbestos**

Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres [NOHSC: 3003 (2005)]

STATE AND TERRITORY WORK HEALTH AND SAFETY AUTHORITIES;

ACT	**Website**: www.accesscanberra.act.gov.au **Email**: via website enquiry **Telephone:** (02) 6207 3000
NSW	**Website:** www.workcover.nsw.gov.au **Telephone:** 13 10 50
NT	**Website:** www.worksafe.nt.gov.au **Email:** ntworksafe@nt.gov.au **Telephone:** 1800 019 115
QLD	**Website:** www.worksafe.qld.gov.au Telephone: 1300 362 128
SA	**Website:** www.safework.sa.gov.au **Telephone:** 1300 365 255
TAS	**Website:** www.worksafe.tas.gov.au **Email:** wstinfo@justice.tas.gov.au **Telephone:** 1300 366 322
VIC	**Website:** www.worksafe.vic.gov.au/ **Email:** info@worksafe.vic.gov.au **Telephone:** 1800 136 089
WA	**Website:** www.commerce.wa.gov.au/worksafe **Telephone:** 1300 307 877 **Part of the WA Department of Commerce**

Appendix A – ASBESTOS REGISTER

BUILDING – Diana Court

2020 REGISTER NOTES/DESCRIPTION
This building is a two storey building with 8 units, x4 downstairs and x4 upstairs.

Externally – Masonry brick construction // corrugated iron roof cladding // timber windows & doors.
Internally – Concrete slab floor // solid walls // plasterboard ceiling linings.
Ceiling Inspections – Nil

This asbestos register inspection was only of the exterior of the building, and the interior of the foyer and laundry. No inspection was undertaken of the interior of any tenanted areas.

SPECIFIC NOTES
The survey/review indicated that the majority of products identified throughout the site present a low risk of exposure to airborne fibres to personnel, due to the stability and / or location of the asbestos containing materials (ACM's), provided that the materials are not disturbed or 'worked upon' (i.e. cut, sawn, drilled, sanded etc.). However, the following items were identified at the site which were noted to be in a damaged condition, or present a moderate, high or extreme risk to the occupants, and should be identified for removal or remedial action as soon as is practicable;

- Item '3a' – Internal. Ground Floor. Within Switchboard Cabinet, floor – dust / debris. **Restrict access. Dust residue and debris visible in base of electrical cabinet. Recommend clean up immediately with approved asbestos vacuum system in accordance with "Asbestos Approved Code of Practice".**
- Item '6a' – Internal. Ground Floor. Within lower Switchboard Cabinet – dust / debris. **Restrict access. Dust residue and debris visible in base of electrical cabinet. Recommend clean up immediately with approved asbestos vacuum system in accordance with "Asbestos Approved Code of Practice".**

Signage - A general awareness sign was installed at the time of the inspection as a minimum to create Asbestos Register awareness, additional signage is recommended as indicated within this document.

AMP – In accordance with the SA WHS Regulations pertaining to Asbestos (Chapter 8 – Regulation 429), it is recommended an Asbestos Management Plan (AMP) be developed and implemented for this property to assist the PCBU in the control of asbestos containing material on this site and the management of recommendations made within this document.

The site would benefit from the adoption of a sample analysis programme.

Further investigations will be required prior to any planned demolition, refurbishment or alterations which affect the fabric of the building. This is a regulation requirement for any building constructed prior to 31/12/2003. Further investigations may also be required upon excavation of soils if ACM is detected or suspected to be present.

General Notes

- No inspection carried out (unless specifically noted otherwise) to inaccessible areas and items such as - Internal of plant / equipment / air-conditioning ductwork / heater banks, ductwork mastic, electrical and service components such as internal of hot water service units, switch components, behind electrical panels, to porcelain electrical fuse holders, oyster type light fittings, service conduits and pits, wiring and cable trays and risers. No inspection is carried out to pipe-work chases, wall and column cavities, above flush panel ceilings, underground services, beneath current floor coverings / under floor spaces, window and control joint putty, lost formwork and floor / beam packers etc.
- From 31/12/2003 it became illegal to import asbestos containing products into Australia. The above item summary and items listed within the asbestos register has been conducted on the basis of identifying those products historically known to contain asbestos and due to unknown origin of some products potentially imported this audit may not disclose all ACM within the site because of potential imports from countries who still manufacture products containing asbestos.
- Asbestos containing materials may be part of the above items and as a 'visual only / non-destructive' inspection has been performed it is recommended to access these items with caution if working on or in the vicinity of, using an asbestos safe work method as a pre-caution when disturbing or dismantling these materials. Should asbestos or suspected asbestos containing materials be detected then consult register controller and revise work methods accordingly.
- Specifically no inspection has been conducted (unless otherwise stated) to the internal of air-conditioning systems to identify the extent / location of any heater bank units (if any). As this is an area that is inaccessible and may contain an asbestos insulation, it is recommended that the client qualify air conditioning heaterbank locations (whether redundant or operational) with their nominated mechanical services / air-conditioning contractor. If heater-banks are detected, they are to be inspected only under strict asbestos conditions. Recommend engage a competent person (according to the WHS Regulations) to assess, in particular, the possibility of "Millboard" type asbestos lining to the internal of the ductwork, and to instigate hazard management to minimise the potential for disturbance within the duct whilst accessing, assessing, and/or sampling. All work to be in conjunction with the mechanical services contractor who can locate possible additional units, and isolate and dismantle the "live" heaterbank unit(s) to enable access within the units for assessment.
- Recommend treat all suspect materials as asbestos containing when carrying out works. Material can be sample analysed upon major works to confirm content. Samples taken in certain locations may not necessarily be indicative of similar looking items for the entire building. Sample results are indicative of the specific area from which they were taken.
- Treat all vinyl floor products, bituminous containing products, cement sheet products, window, air conditioning ductwork and control joint putty and all gaskets (other than rubber and cork) and friction materials as asbestos containing unless confirmed otherwise by sample analysis. Treat all fire rated doors as having an asbestos internal core unless confirmed otherwise. Due to the extent of the cement sheet based materials used at different stages of construction on the building, and as minimal or no samples were taken for analysis and dates of installations not known / provided then treat all cement sheet products encountered (including those visually identified) as suspected to contain asbestos. It is possible that some of the cement sheeting is non-asbestos cement sheeting however must be confirmed by sample analysis.
- It is possible upon building works / demolition to encounter unidentified or undetected asbestos material. Access with caution and consult register controller and implement revised safe work procedure. If demolition works are planned, it is recommended to conduct a 'pre-demolition' destructive type inspection incorporating additional / unrestrictive sample analysis.
- It is recommended to wear suitable personal protective equipment (PPE) including respiratory protection when entering all ceiling and confined spaces as a minimum pre-caution.
- Inspections are conducted based upon the Consultant performing and completing a job safety analysis / risk assessment prior to commencement of the inspection to ensure work is carried out in accordance with the relevant WHS Regulations and company Standard Operating Procedures. Subsequently no inspection has been performed to ceiling height and roofing heights greater than 2.5m unless site specific safe access systems have been made available. No inspection has been performed to operating / in service plant and equipment.

LOCATION - DESCRIPTION	EXTENT	ASBESTOS ASSESSMENT	CONDITION	SAMPLE NO VISUAL TEST	SIGNAGE STATUS
Diana Court A. External. Level 1. East elevation, eaves lining – fibre cement sheet.	Approx 32m^2 Limited access	Presume asbestos content	Good Sealed Non friable	Visual	Not visible

SURVEY FINDINGS and HAZARD MANAGEMENT RECOMMENDATIONS

Low Risk P4 – Avoid physical and mechanical damage. When maintenance/upgrade is required, recommend removal and reinstate with non-asbestos product.
Recommend install (x4) specific warning signs.
Recommend sample (x1) to qualify material content, otherwise treat item as asbestos containing.



LOCATION - DESCRIPTION	EXTENT	ASBESTOS ASSESSMENT	CONDITION	SAMPLE NO VISUAL TEST	SIGNAGE STATUS
Diana Court B. External. Level 1. West elevation, eaves lining – fibre cement sheet.	Approx 32m^2 Limited access	Presume asbestos content	Good Sealed Non friable	Visual	Not visible

SURVEY FINDINGS and HAZARD MANAGEMENT RECOMMENDATIONS

Low Risk P4 – Avoid physical and mechanical damage. When maintenance/upgrade is required, recommend removal and reinstate with non-asbestos product.
Recommend install (x4) specific warning signs.
Recommend sample (x1) to qualify material content, otherwise treat item as asbestos containing.



LOCATION - DESCRIPTION	EXTENT	ASBESTOS ASSESSMENT	CONDITION	SAMPLE NO VISUAL TEST	SIGNAGE STATUS
Diana Court C. External. Ground Floor. West elevation, coating to underside of balcony slab – vermiculite	Approx 32m^2 Limited access	Presume asbestos content	Moderate Sealed Friable	Visual	Not visible

SURVEY FINDINGS and HAZARD MANAGEMENT RECOMMENDATIONS

Low Risk P4 – Avoid physical and mechanical damage. When maintenance/upgrade is required, recommend removal and reinstate with non-asbestos product.
Recommend install (x4) specific warning signs on plastic.
Recommend sample (x2) to qualify material content, otherwise treat item as asbestos containing.



LOCATION - DESCRIPTION	EXTENT	ASBESTOS ASSESSMENT	CONDITION	SAMPLE NO VISUAL TEST	SIGNAGE STATUS
Diana Court D. External. Ground Floor. East elevation, coating to underside of (x4) balconies – vermiculite	Approx 12m^2 Limited access	Presume asbestos content	Moderate Sealed Friable	Visual	Not visible

SURVEY FINDINGS and HAZARD MANAGEMENT RECOMMENDATIONS

Low Risk P4 – Avoid physical and mechanical damage. When maintenance/upgrade is required, recommend removal and reinstate with non-asbestos product.
Recommend install (x4) specific warning signs on plastic.
Recommend sample (x2) to qualify material content, otherwise treat item as asbestos containing.



LOCATION - DESCRIPTION	EXTENT	ASBESTOS ASSESSMENT	CONDITION	SAMPLE NO VISUAL TEST	SIGNAGE STATUS
Diana Court E. External. Grounds. West elevation between fence and backdoor, within footpath – PMG Service pit – moulded fibre cement material	Not quantified Accessible	Presume asbestos content	Moderate Unsealed Non friable	Visual	Not visible

SURVEY FINDINGS and HAZARD MANAGEMENT RECOMMENDATIONS

Low Risk P4 – Avoid physical and mechanical damage. When maintenance/upgrade is required, recommend removal and reinstate with non-asbestos product.
Recommend install (x1) specific warning signs on plastic.
Recommend sample (x1) to qualify material content, otherwise treat item as asbestos containing.



LOCATION - DESCRIPTION	EXTENT	ASBESTOS ASSESSMENT	CONDITION	SAMPLE NO VISUAL TEST	SIGNAGE STATUS
Laundry Building (Annex) F. External. Ground Floor. East elevation, door lining – fibre cement sheet.	Approx 1.5m^2 Accessible	Presume asbestos content	Good Sealed Non friable	Visual	Not visible

SURVEY FINDINGS and HAZARD MANAGEMENT RECOMMENDATIONS

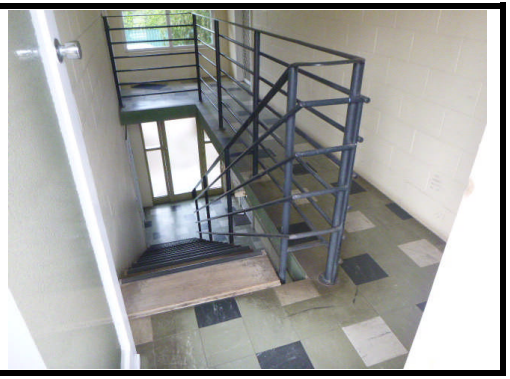
Low Risk P4 – Avoid physical and mechanical damage. When maintenance/upgrade is required, recommend removal and reinstate with non-asbestos product.
Recommend install (x1) specific warning signs.
Recommend sample (x1) to qualify material content, otherwise treat item as asbestos containing.



LOCATION - DESCRIPTION	EXTENT	ASBESTOS ASSESSMENT	CONDITION	SAMPLE NO VISUAL TEST	SIGNAGE STATUS
Diana Court 1. Internal. First Floor. Foyer floor covering – vinyl tiles (Green/Grey/White colours).	Approx 12m^2 Accessible	Presume asbestos content	Moderate Unsealed Non friable	Visual	Not visible

SURVEY FINDINGS and HAZARD MANAGEMENT RECOMMENDATIONS

Low Risk P4 – Avoid physical and mechanical damage. When maintenance/upgrade is required, recommend removal and reinstate with non-asbestos product.
Recommend install (x2) specific warning sign.
Recommend sample (x1) of each coloured tile to qualify material content, otherwise treat item as asbestos containing.



LOCATION - DESCRIPTION	EXTENT	ASBESTOS ASSESSMENT	CONDITION	SAMPLE NO VISUAL TEST	SIGNAGE STATUS
Diana Court 2. Internal. Ground Floor. Foyer floor covering – vinyl tiles (Green/Grey/White colours).	Approx 12m^2 Accessible	Presume asbestos content	Moderate Unsealed Non friable	Visual	Not visible

SURVEY FINDINGS and HAZARD MANAGEMENT RECOMMENDATIONS

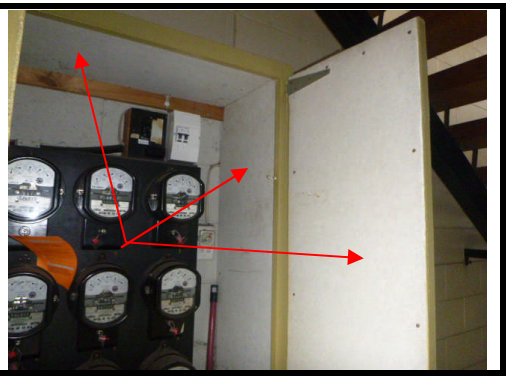
Low Risk P4 – Avoid physical and mechanical damage. When maintenance/upgrade is required, recommend removal and reinstate with non-asbestos product.
Recommend install (x2) specific warning sign.
Recommend sample (x1) of each coloured tile to qualify material content, otherwise treat item as asbestos containing.



LOCATION - DESCRIPTION	EXTENT	ASBESTOS ASSESSMENT	CONDITION	SAMPLE NO VISUAL TEST	SIGNAGE STATUS
Diana Court 3. Internal. Ground Floor. Switchboard Cabinet ceiling, wall, floor and door lining – fibre cement sheet.	Approx 4m^2 Accessible	Presume asbestos content	Good Unsealed Non friable	Visual	Not visible

SURVEY FINDINGS and HAZARD MANAGEMENT RECOMMENDATIONS

Low Risk P4 – Avoid physical and mechanical damage. When maintenance/upgrade is required, recommend removal and reinstate with non-asbestos product.
Recommend install (x5) specific warning signs.
Recommend sample (x1) to qualify material content, otherwise treat item as asbestos containing.



LOCATION - DESCRIPTION	EXTENT	ASBESTOS ASSESSMENT	CONDITION	SAMPLE NO VISUAL TEST	SIGNAGE STATUS
Diana Court 3a. Internal. Ground Floor. Within Switchboard Cabinet, floor – dust / debris.	Not quantified Accessible	Presume asbestos content	Poor Unsealed Friable	Visual	Not visible

SURVEY FINDINGS and HAZARD MANAGEMENT RECOMMENDATIONS

Medium Risk P3 – Restrict access. Dust residue and debris visible in base of electrical cabinet. Recommend clean up immediately with approved asbestos vacuum system in accordance with "Asbestos Approved Code of Practice".



LOCATION - DESCRIPTION	EXTENT	ASBESTOS ASSESSMENT	CONDITION	SAMPLE NO VISUAL TEST	SIGNAGE STATUS
Diana Court 4. Internal. Ground Floor. Within Switchboard Cabinet, Main Meter electrical board – black resin board.	Approx 0.75m^2 Accessible	Chrysotile asbestos (typical)	Good Unsealed Non friable	Visual	Not visible

SURVEY FINDINGS and HAZARD MANAGEMENT RECOMMENDATIONS

Low Risk P4 – Avoid physical and mechanical damage. When maintenance/upgrade is required, recommend removal and reinstate with non-asbestos product.

Recommend install (x1) specific warning sign.



LOCATION - DESCRIPTION	EXTENT	ASBESTOS ASSESSMENT	CONDITION	SAMPLE NO VISUAL TEST	SIGNAGE STATUS
Diana Court 5. Internal. Ground Floor. Within Switchboard Cabinet, small upper “land Lord Master Switch”, electrical board – black resin board.	Approx 0.25m^2 Accessible	Chrysotile asbestos (typical)	Good Unsealed Non friable	Visual	Not visible

SURVEY FINDINGS and HAZARD MANAGEMENT RECOMMENDATIONS

Low Risk P4 – Avoid physical and mechanical damage. When maintenance/upgrade is required, recommend removal and reinstate with non-asbestos product.

Recommend install (x1) specific warning sign.



LOCATION - DESCRIPTION	EXTENT	ASBESTOS ASSESSMENT	CONDITION	SAMPLE NO VISUAL TEST	SIGNAGE STATUS
Diana Court 6. Internal. Ground Floor. Within Switchboard Cabinet, lower fuse/switchboard – black resin board.	Approx 0.5m^2 Accessible	Chrysotile asbestos (typical)	Good Unsealed Non friable	Visual	Not visible

SURVEY FINDINGS and HAZARD MANAGEMENT RECOMMENDATIONS

Low Risk P4 – Avoid physical and mechanical damage. When maintenance/upgrade is required, recommend removal and reinstate with non-asbestos product.

Recommend install (x1) specific warning sign.



LOCATION - DESCRIPTION	EXTENT	ASBESTOS ASSESSMENT	CONDITION	SAMPLE NO VISUAL TEST	SIGNAGE STATUS
Diana Court 6a. Internal. Ground Floor. Within lower Switchboard Cabinet – dust / debris.	Not quantified Accessible	Presume asbestos content	Poor Unsealed Friable	Visual	Not visible

SURVEY FINDINGS and HAZARD MANAGEMENT RECOMMENDATIONS

Medium Risk P3 – Restrict access. Dust residue and debris visible in base of electrical cabinet. Recommend clean up immediately with approved asbestos vacuum system in accordance with "Asbestos Approved Code of Practice".



LOCATION - DESCRIPTION	EXTENT	ASBESTOS ASSESSMENT	CONDITION	SAMPLE NO VISUAL TEST	SIGNAGE STATUS
Diana Court 7. Internal. Ground Floor. Within Switchboard Cabinet, on lower fuse/switchboard, (x5) ceramic fuses, possible flash guards – woven cloth insulation.	Not quantified Limited access	Presume asbestos content	Not assessed (typically friable)	Visual	Not visible

SURVEY FINDINGS and HAZARD MANAGEMENT RECOMMENDATIONS

Low Risk P4 – Item not dismantled for inspection. Presume asbestos behind ceramic fuse unless confirmed otherwise. Access with caution.



Appendix B – CERTIFICATES OF ANALYSIS

Samples taken by Carters in accordance with standard operating procedures are submitted to NATA approved laboratories for analysis, and are analysed in accordance with NATA approved methods for analysis type. Certificates of analysis are provided by the laboratory as a reference of the results for inclusion into the register appendix B.

Samples provided/as received in our offices (taken by others) are analysed in accordance with NATA approved methods for analysis, no responsibility is taken for the actual sampling collection technique, determination of sample location, and the consequent bearing on the sample result.

Limitations of Sample Analysis

The certificate of analysis provided by the laboratory is a record of asbestos or non-asbestos content of the sample piece provided for analysis.

Consideration is given to minimise damage to clients property where taking necessary samples as it is difficult to remove a sample from installed materials such as flushed fixed panel wall and ceiling linings and fixed floor coverings. In other cases it may not be safe to access materials to take samples such as electrical panels, and integral gasket / seal or insulation materials to plant and equipment.

Limitations also apply to the analytical methods used by the laboratory in the identification of substances. These limitations may be due to the sample to be analysed may not be representative (non-homogenous), or low concentrations, the presence of ‘masking’ agents and the restrictions of the approved laboratory technique. As such, non-statistically significant sampling results can only be interpreted as ‘indicative’ and not used for quantitative assessments.

It is also noted that with some asbestos containing bulk material it can be very difficult or impossible to detect the presence of asbestos using the polarised light microscopy (PLM) analytical method, even after ashing or disintegration of samples. This can be attributed to the fact that very fine fibres have been distributed individually throughout the material or due to the low grade or small length or diameter of asbestos fibres present.

The analysis of asbestos containing material within insulation materials may also be compromised in circumstances where the material has been subject to the effects of heat, as this may alter the morphology of the fibrous material.

Inconclusive Sample Identification

In some instances it is not possible to determine asbestos fibre content within a sample using the NATA approved method (PLM – polarized light microscopy). Items such as vinyl floor products, adhesives and mastics due to low asbestos content and/or non uniform asbestos fibre concentration are often difficult to analyse. Due to the nature of these materials the NATA laboratory may recommend that the material be tested using another independent technique (XRD – x-ray diffraction), where PLM and XRD analysis have been made two certificates of analysis will be supplied. Due to the very low concentration of asbestos fibres and the non-homogenous matrix of items such as vinyl floor tiles, false negative results may be obtained. Therefore the accuracy of all results cannot be guaranteed.
Whilst XRD analysis can determine what group of minerals are present in the sample i.e. Serpentine and or Amphibole, the test does not specify what type of asbestos fibre is present and is not a NATA approved method. The result may show a sample for example from the Amphibole group but this does not confirm the mineral is actually an asbestos fibre; however the material is presumed to contain asbestos and will be treated as asbestos.

Representative Sample Analysis

Asbestos content can vary within a material dependant upon other factors such as installation procedures, differences in stocks and supplies, time differences in stages of construction and physical mixing of varying quantities of asbestos with other materials. Sections of asbestos containing materials may have also been replaced with non-asbestos materials that look identical from inspection (eg damaged eaves or wall cladding patched or repaired with non-asbestos). Inconsistencies in sample results may be possible due to the inspected materials within a property not being typical throughout. The sample result provided is for that location of material sampled and as such Carter Corporation accepts no responsibilities for the representativeness of the sample(s) presented for analysis. Restriction on the amount of samples able to be taken can limit the representivity of the samples.

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Appendix C – REGISTER DRAWING

LEGEND: **This drawing is indicative only, not to scale and is to be read in conjunction with register.**

X = designates ceiling access point

(A.) = letters indicate location of external asbestos containing materials, refer to asbestos register location schedule

(1.) = no.'s indicate location of internal asbestos containing materials, refer to asbestos register location schedule

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Appendix D – ASBESTOS WORK RECORDS

Schedule 3—Articles of strata corporation

1 (1) A unit holder must—

(a) maintain the unit in good repair;

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

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

2 A person bound by these articles—

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

(b) must not use the common property in a manner that unreasonably interferes with the use and enjoyment of the common property by the other members of the strata community, their customers, clients or visitors; and

(c) must not make, or allow his or her customers, clients or visitors to make, undue noise in or about any unit or the common property; and

(d) must not interfere, or allow his or her customers, clients or visitors to interfere, with others in the enjoyment of their rights in relation to units or common property.

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

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

5 A person bound by these articles—

(a) must not park a motor vehicle in a parking space allocated for others or on a part of the common property on which parking is not authorised by the strata corporation; and

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

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

(a) damage or interfere with any lawn, garden, tree, shrub, plant or flower on the common property; or

(b) use any portion of the common property for his or her own purposes as a garden.

7 A person bound by these articles must not—

(a) bring objects or materials onto the site of a kind that are likely to cause justified offence to the other members of the strata community; or

(b) allow refuse to accumulate so as to cause justified offence to others.

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

(a) on part of his or her unit so as to be visible from outside the building; or

(b) on any part of the common property.

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

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

11 A person bound by these articles—

(a) must maintain within the unit, or on a part of the common property set apart for the purpose by the strata corporation, a receptacle for garbage adequately covered; and

(b) must comply with all council by-laws relating to the disposal of garbage.

12 A unit holder must immediately notify the strata corporation of—

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

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

RESOLUTIONS AFFECTIN STRATA CORPORATION INC

DISC AIM R - Strata Data will not be held liable for any missing, incomplete or incorrect information provided prior to the commencement of our management: 1/12/96

TH R VA T MI UT S should be consulted for the precise wording of resolutions.

DAT R S UTI

/ 2/78 **Ratification of Alterations Additions**

a) Airconditioners Units 1, 5 & 8.
b) Exhaust Fans Units 1, 6 & 7
c) Outside Blinds Units 5, 7 & 8
d) Water Filters Units 5 & 7
e) Carpet on Landing.

In future proprietors of all units may install fixtures and fittings as are in keeping with those ratified in the motion including window and door screens and ornamental security doors and window screens.

Aut orised Use of Common and

Permission is granted to the proprietors of Units 3, 4, 5 & 8 during those proprietors occupation only, to retain pot plants and sundry plants about above units precincts on common property and also the back garden at the back of Unit 4 which also includes brick flower box by that unit's front porch, on the condition that at all times plants and other sundry items be neatly maintained and controlled and provided that they do not obstruct rights of way, maintenance, painting and repairs.

Matters Re uiring Unanimous Resolutions

Unanimous resolutions may be passed outside of meetings by gaining the signatures of all registered proprietors or those representing their interests and that the resolution may be ratified at the next meeting held.

28/06/82 **House Rules**

Adopted and must be given to each person residing at Diana Court.

0 /07/ RA T IC C T CCU U IT 4

Unit 4 granted the right to occupancy of the area of common land situated at the rear of that unit and currently used as a garden, together with the flower box at the front of that unit for a period of 99 years pursuant to Section 26 (4) of the Strata Titles Act 1988.

05/08/ 2 RA T IC C T CCU U IT 4 AM DM T

That the owner of Unit 4, (Mrs D Jenkins) granted the right to occupancy of the area of common land situated at the rear of that unit and currently used as a garden together with the flower box at the front of that unit for the **period of residency** pursuant to Section 26(4) of the Strata Titles Act 1988.

27/07/ 3 **Airconditioner Unit 2**

Permission given to the owner of Unit 2 to install an airconditioner in line with the approval granted at the 1978 meeting.

5/08/ 5 **Met od of Water ayment**

The Strata Corporation will be responsible for payment of all water consumption charges which will be billed separately.

0 /07/ 6 **ay TV**

Pay TV wiring to the structure will be allowed if requested. This would be installed at no cost to the Corporation and does not obligate anyone to subscribe to Pay TV.

2 /07/ 7 **Water ayment Met od**

All water consumed on the property be divided equally between all units with SA Water billing each unit owner direct.

egal Recoveries

Legal action to be taken to recover unpaid levies - costs to be borne by the relevant unit owner.

egal Action for Breac of t e Articles Sc edule 3 of t e Strata Titles Act 88

Legal action to be taken for a consistent breach of the Articles - costs to be borne by the relevant unit owner.

27/07/ 8 **Smoke Alarm egislation**

Self-contained smoke alarms which comply with the
Australian Standard must be in place in all residences by 1st January 2000. Any transfer of property after 1.2.98 requires the Purchaser within **si mont s** of settlement to install a hard-wired smoke detector powered through mains electricity. Penalty for non-compliance by Purchaser - $750.00.

Airconditioner Unit 2

The owner of Unit 2 granted approval to install an airconditioner in the top portion of the lounge window that will not obstruct the common walkway. All costs and future maintenance to be borne by the owner of Unit 2.

22/07/02 **ternal Doors Windo rames and lyscreens**

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

A nings

All awnings for the corporation will now be at the unit holder's expense for repairs or replacement.

8/07/05 **Air Conditioner – Unit 5**

Approval has been given to the owner of Unit 5 to install an airconditioning unit in the future. This unit must be in the same place as the exsisting unit.

ets – Units 4 5

The owners of units 4 & 5 have been granted approval to keep a cat in their unit. This pet may be removed if it causes a nuisance.

23/06/08 **egal Recoveries**

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

egal Action for Breac of t e Articles Sc edule 3 of t e Strata Titles Act 88

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

03/06/0 **Hot Water Unit Installations**

That individual unit owners may install gas or electric hot water heaters externally, at the rear of the building, on the condition they don't block access around the building. All repairs to the building and ongoing maintenance will be that individual unit owners responsibility.

30/05/ 2 **Interest Applied on verdue evies**

That, in accordance with Section 27 (4) of the Strata Titles Act 1988 (as amended), if a levy is not paid on the date by which it becomes due and payable in accordance with a Resolution of the Corporation, the Corporation resolves to apply interest charges on those levies at a rate of 10% per annum.

2 /05/ 3 **Asbestos Survey Management lan**

That the Corporation engage an appropriately qualified, insured and registered contractor to conduct an asbestos survey of the property and, if asbestos is identified at the property, compile an asbestos management plan and onsite register.

mergency Management lan Diagram and Training

That the Corporation engage an appropriately qualified, insured and registered contractor to complete an Emergency Management Plan and required Emergency Diagrams and Emergency Training as per AS3745-2010.

28/05/ 4 **ssential Services Bo**

That an 'Essential Services' box (approximately 150mm deep, 380mm long & 300mm wide), a small 'key safe' (as close as possible to the main electrical meter board) and relative signage be installed on Common Property to house site safety documentation and, where applicable, keys (including access cards and or fobs) to common areas.

Air Conditioner Installation

That approval be granted to the current owner of Unit 7 to install, at their cost & discretion, an air conditioner in the window (kitchen) as per Unit 6 subject to the following terms and conditions being met and adhered to; that all costs for the installation ongoing maintenance and removal be borne by the respective Unit holder, that when removed the Common Property be reinstated to its original condition by and at the cost of the respective Unit holder, that any damage caused to Common Property in either the installation over the life of or upon removal be rectified without undue delay by and at the cost of the respective Unit holder and that when installed the air conditioner does not create nor cause and hazards at the property.

27/05/ 5 **Corporation's Right to Impose Penalties**

That, under the instruction of the Corporation's Office Bearers, the Body Corporate Manager may impose on any Unit holder a penalty for any ongoing breaches of the Strata Titles Act (as amended) of up to, and inclusive of, $500.00 for Residential Strata Corporations or, up to and inclusive of, $2,000.00 for Commercial Strata Corporations (payable to the Strata Corporation). Subject to there being at least two letters, one of which includes a warning of a penalty being imposed, having been forwarded to the unit owner and or agent concerning the occupants."

That the penalty for ongoing breaches of the Strata Titles Act (as amended) on any unit holder be $250.00 with the option to review this amount should it not have the desired effect for the Body Corporate. Subject of there being at least two letters, one of which includes a warning of a penalty being imposed, having been forwarded to the unit owner and or agent concerning the occupants."

5/ 0/ 5 **TV Antenna Approval – Special Resolution – Unit 3**

That unit 3 be permitted to install a TV Antenna to their unit provided it is as installed at the rear of their units roof, it is installed in a professional manner by a qualified and insured contractor and all future repair/replacement/ Maintenance is the responsibility of the individual unit owner".

8/05/ 6 **Sinking und Analysis**

That the Body Corporate resolves to adopt the "Sinking Fund Forecast" prepared by Solutions In Engineering as distributed with the agenda of, and discussed at, this meeting. Works proposed and recommended contribution levels are to be reviewed by the Body Corporate at its Annual General Meetings, every third year

7/5/ 8 **Car arking on Common roperty**

That as the car parking on common property only allows for 3 car parks, a first in first served model would be implemented, as there is not enough parks for all units

Insurance cess

That the cost of the insurance excess be borne by the Unit from which the claim originated. That where a claim has originated from Common Property, the Body Corporate be responsible for the cost of the excess. That where a claim against a unit owner's alteration and/or addition is made, the responsibility of the insurance excess relating to that claim be borne by that unit owner.

06/05/2 **Related costs for recovery of outstanding money – Unanimous Resolution**

That the Body Corporate seek to recover overdue levies which remain unpaid after a period of four weeks from the due date, having first notified the owner of proposed action. Related costs associated with the recovery of outstanding money shall be levied as a debt against the unit.

20/ 0/2 **Common andscaping Approval**

That Unit 4 be permitted to undertaking the landscaping of the common gardens in line with the proposal that accompanied the agenda notice. This project would be financed from the sinking fund. The presiding officer was appointed to provide further instructions.

06/ 2/22 **Internal aint Colours**

That the corporation internal colour scheme be changed to 'Natural White' for the walls, skirtings, window/door frames and ceiling to match the external of the corporation.

Installation of Bike Rack Under Stair ell

That the corporation be permitted to install a secured bike rack under the stairwell, provided it is in keeping with the colours and schemes of the Corporation and all installation costs and all future repair/replacement/ maintenance is the responsibility of the corporation.

It was noted that the bicycle rack and bicycles must not protrude onto the common walkway that acts as an emergency exits in line with fire legislation.

Installation of Black in Board

That the corporation be permitted to install a black pin board mounted to the wall in the internal foyer of the corporation. The Presiding Officer will hold responsibility for keeping information on the pin board updated and reflect any changes/upgrades decided by the body corporate.

Strata Corporation o 375 I C
72 Dut y Street Malvern SA 506

House Rules
Revised May 20 5

Dear Owner/Resident,

It is my pleasure to welcome you on behalf of the Strata Corporation No. 3759 Inc. You are joining a group of residents who are proud of the living environment that they have created and it is hoped that you enjoy living here. The House Rules are intended to be used as guide to living in this Strata Corporation.

etter Bo es
Removal of junk mail needs to be removed ASAP from your letter box. If you wish not to receive junk mail, no junk mail stickers can be placed on your letterbox.

arking – Carports
Car parking is available to all residents on a First in First serve basis. Currently 3 parking spaces are available on the common property under the Carport.
Motor ve icles are to kept clear of t e Clot es ines at all times

Undue oise
Articles of the Strata Corporation strictly forbid undue noise at any time and particularly from Midnight to 7am. No excessive noise in common area access points including the hallway, stairs and balcony. No slamming of car doors and loud language is allowed. Any activity that disturbs residents is forbidden.

Business Activities
The running of a private business from a Strata Unit is not allowed unless special approval has been granted from the Body Corporate.

Rubbis Bins
Rubbish Bins are not allowed to be stored or obstruct any walk way.
Rubbish is collected by 6.30am by the council every Friday morning.
Please do not use any other resident's bins for your rubbish and it is the resident responsibility to put their own bin out and return them to the preferred location by the common laundry in a tidy manner ASAP after collection.
All wastes are to be enclosed within the rubbish bins in accordance with Council Instructions.

Animals – ets
No animals or pets are allowed to be kept in or around the Strata Corporation other than by special approval being granted in exceptional cases by the Body Corporate.

Unruly Be avior/ cessive and prolonged oise or suc Disturbances
Should you experience unruly behavior, excessive or prolonged noise, don't argue, contact the Police and keep a diary of dates and times. This will enable the Strata Body Corporate Manager to act along with your complaints at a convened Tribunal if further need arises.

Common aundry
The use of the common laundry facilities is by mutual consultation.
All clothes should be dried on the washing lines provided and nowhere else on the common property grounds.

Western Walk ays
Both upstairs and downstairs Western Walkways are to be kept clear of obstructions for easy access, especially in an emergency.

Water Drains and Sewer Systems
No insoluble, greasy, unsuitable substances or sanitary products are to be deposited into the drains or sewer systems at any time.

With best wishes from your
residing fficer Secretary and Treasurer

STRATA DATA

3 October 2024

IMPORTANT NOTICE TO NEW OWNER | LANDLORD & CONTENTS INSURANCE

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

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

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

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

Best,

MARC STEEN
Chief Operating Officer

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

Level 13, 431 King William Street
Adelaide SA 5000

Certificate of Currency

CHU Residential Strata Insurance Plan

Policy No	68985
Policy Wording	CHU RESIDENTIAL STRATA INSURANCE PLAN
Period of Insurance	05/06/2024 to 05/06/2025 at 4:00pm
The Insured	STRATA CORPORATION NO. 3759 INC.
Situation	72 DUTHY STREET MALVERN SA 5061

Policies Selected

Policy 1 – Insured Property
Building: $2,170,000
Common Area Contents: $21,700
Loss of Rent & Temporary Accommodation (total payable): $325,500

Policy 2 – Liability to Others
Sum Insured: $20,000,000

Policy 3 – Voluntary Workers
Death: $200,000
Total Disablement: $2,000 per week

Policy 4 – Fidelity Guarantee
Sum Insured: $100,000

Policy 5 – Office Bearers' Legal Liability
Sum Insured: $250,000

Policy 6 – Machinery Breakdown
Not Selected

Policy 7 – Catastrophe Insurance
Sum Insured: $651,000
Extended Cover - Loss of Rent & Temporary Accommodation: $97,650
Escalation in Cost of Temporary Accommodation: $32,550
Cost of Removal, Storage and Evacuation: $32,550

Policy 8 – Government Audit Costs and Legal Expenses
Government Audit Costs: $25,000
Appeal expenses – common property health & safety breaches: $100,000
Legal Defence Expenses: $50,000

The contract of insurance is arranged by CHU Underwriting Agencies Pty Ltd (ABN 18 001 580 070, AFSL 243261) on behalf of the insurer: QBE Insurance (Australia) Limited (ABN 78 003 191 035, AFSL 239545).

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

Sum Insured: $250,000

Flood Cover is included.

Date Printed 05/06/2024

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

CONTENTS INSURANCE
FOR STRATA

STRATA DATA

CHU



Do you live in an apartment, unit, villa or townhouse?

It is important that you have Contents Insurance as Residential Strata Insurance only protects the building, not your personal possessions. To protect your personal belongings such as clothing, phones, jewellery, furniture, TV, laptops, internal carpets, blinds and electrical appliances you need Contents Insurance.

What's included in your policy

Automatic inclusions	Basic Cover	Premier Cover
Contents – Covers your personal possessions from accidental and malicious damage, theft, water, fire and storm damage with new for old replacement.	Up to $200,000	From $50,000 - $200,000 + Accidental Damage and Loss
Portable Contents – Protecting your smartphone, jewellery and other prized possessions when they are away from your property, in transit, storage or when you are moving into or out of your home.	Protection across: Motel, hotel or club • Nursing home, hospice or hospital, • Another person's home you're living in[2] • Australian bank safe • Temporarily in transit	Everything in basic plus: Across Australia and New Zealand • Anywhere in the world[3]
Jewellery, Watches	$1,500 per item, maximum of $7,500	$5,000 per item, maximum of $25,000
Entertainment equipment	10% of the total sum insured for all items	10% of the total sum insured for all items
Portable entertainment equipment	$1,500 per item, maximum of $5,000	$5,000 per item, maximum of $25,000
CDs, DVDs, electronic games media and digital media files	$3,000 in total	$5,000 per item, maximum of $25,000
Portable musical instruments	$1,500 in total	$25,000 in total
Tools of trade	$1,500 in total	$2,500 in total
Works of art, pictures, tapestries, rugs, antiques, collections of any kind, computer equipment	$5,000 per item	$10,000 per item up to maximum of $40,000
Photographic equipment	$1,500 in total	$5,000 per item, maximum of $25,000
Curios, gold or silver articles (but not bullion)	$1000 per item, maximum of $5,000	$5,000 per item, maximum of $25,000
Documents	$500 per item, maximum of $1,500	$2,000 per item up to maximum of $5,000
Bicycles	$1,500 per bicycle, maximum of $2,500	$5,000 per bicycle, maximum of $25,000
Unspecified High Risk Items; cash, bullion or negotiable securities	Up to 1% of your sum insured, max $500	Up to 1% of your sum insured, max $1,500

Standard Benefits Across Both Covers

- **Legal liability:** $30m to protect you from death or injury to other people who are on your property and loss or damage to someone else's property
- **Essential temporary repairs:** Up to $500 to repair insured items
- **Motor burnout:** Up to $2,000 to repair or replace the motor of household equipment and appliances less than 10 years old
- **Reinstate landscaping:** Up to $1,000 to fix up your garden
- **External door locks replacement:** Up to $500 to re-key or replace external locks in your home unit if keys are stolen
- **Accommodation costs:** Up to 12 months accommodation from the time of damage to your home

Please read the Product Disclosure Statement and Policy Wording for full details, scope of coverage, sub-limits, exclusions and conditions. Please refer to Your Schedule and Invoice for the Period of Insurance.

Disclaimer: Insurance issued by QBE Insurance (Australia) Limited ABN 78 003 191 035 and distributed by CHU Underwriting Agencies Pty Ltd ABN 18 001 580 070. AFSL No. 243261. This information does not take into account the objectives, financial situation or needs of any person. Please read and consider the relevant Product Disclosure Statement (PDS) before you make any decisions about this product. A copy the PDS is available at www.chu.com.au **1**. Standard excess is $500. The value of your claim must exceed the amount of your excess. **2**. Excluding high risk items **3**. Up to 90 consecutive days. Up to the high risk item limit for high risk items and up to the sum insured listed for specified high risk items

PLUS your policy comes with:

- **21 day cooling off period should you change your mind**
- **New for old replacement**
- **24/7 claims service and support with emergency assistance**

AND MORE

As CHU is one of Australia's largest and most awarded strata insurance specialists, if your strata building insurance is managed by CHU you receive these additional benefits:

Save on your excess payment:

If CHU insures your building and you and the strata building owner make a valid claim for the same incident. Standard excess is minimum $500. The value of your claim must exceed the amount of your excess.[1]

Simpler repairs:

If your personal property and building is damaged in the same incident, your property will be repaired or replaced jointly with the building repairs making it simpler for you.

Common insured events

MALICIOUS DAMAGE | THEFT | WATER DAMAGE | STORM | FIRE

What is covered by Contents Insurance vs Strata Building Insurance?



Covered by strata building insurance

Covered by contents insurance

Why Choose CHU?

Multi Award Winning

Awards include Insurance Business Gold Award winner 2016–2019 and Brokers Pick Best Product 2016-2020.

Almost 1 million properties protected

We are strata specialists, organising the insurance for almost 1 million apartments, unit and townhouses across Australia.

24/7 Claims Process and Emergency Hotline

When you need help the most, CHU's claim process strives to be quick and accessible. Over 40% of claims are processed in under 24 hours.

A Long and Progressive History

CHU arranged the first residential strata plan insurance in Australia over 40 years ago and now offers a wide range of insurance.

www.stratadata.com.au/insurance

LANDLORDS INSURANCE
FOR STRATA

STRATA DATA

CHU



Is your property an apartment, unit, villa or townhouse?

It is important that you have Landlords Insurance as Residential Strata Insurance only protects the building. CHU Landlords Insurance for Strata is a tax deductible insurance that protects you against loss or damage to your investment property. Plus it ensures you can continue to receive rent if your tenant suddenly departs or damages your property where it is unfit to be occupied.

What's included in your policy

☑ Loss of Rent due to:	
Loss or damage	Up to 52 weeks
Departure of tenant	Up to 6 weeks
Default by tenant	Up to 15 weeks

☑ Contents	
Against accidental loss or damage	Up to the contents sum insured
Loss or damage to your contents while in the open air	Up to $3,000
Removal of damaged contents	Up to 10% of the contents sum insured
Burning out of an electric motor (Fusion)	Up to $2,000
Replacement of locks and keys	Up to $250

☑ Building Damage	
Against loss or damage caused by vandalism, malicious acts or theft by your tenants or their guests to the building	Up to the contents sum insured

☑ Legal Expenses	
In connection with defending a claim	Up to $5,000

☑ Liability to others	
	Up to $30 million

☑ Government audit costs	
Professional costs in connection with an audit from the ATO or other statutory body	$5,000
Professional fees in connection with a record keeping audit	$1,000

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TENANT DEPARTURE

WATER DAMAGE

STORM

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