Klemich Real Estate Pty Ltd T/A Klemich Real Estate
1/245 Fullarton Road Eastwood SA 5063
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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: Edd Super Pty. Ltd. (ACN: 612 002 767)

Address: PO Box 441 Mitcham Shopping Centre Torrens Park SA 5062

☑

4 Vendor's registered agent: Klemich Real Estate Pty. Ltd. trading as 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: [*Identify the land including any certificate of title reference*]

Being the land situated at 2/2-6 Fernleigh Street Underdale SA 5032 and being the whole of the land in Certificate of Title Volume 5048 Folio 793 and being the whole of Unit 2 on Strata Plan 745 in the Area named Underdale in the Hundred of Adelaide

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

To the purchaser:
Right to cool-off (section 5)

1 – Right to cool-off and restrictions on that right
You may notify the vendor of your intention not to be bound by the contract for the sale of the land UNLESS–

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

2 – Time for service
The cooling-off notice must be served–

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

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

3 – Form of cooling-off notice
The cooling-off notice must be in writing and must be signed by you.

4 – Methods of service
The cooling-off notice must be–

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

PO Box 441 Mitcham Shopping Centre Torrens Park SA 5062

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

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

sold@klemich.com.au

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

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

Suite 1, 245 Fullarton Road, Eastwood, SA 5063

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

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

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

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

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

Proceeding with the purchase

If you wish to proceed with the purchase–

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

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

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

PART C – STATEMENT WITH RESPECT TO REQUIRED PARTICULARS
(section 7(1))

To the purchaser:
*I / ~~We~~,

Edward David Docwra

of

PO Box 441 Mitcham Shopping Centre Torrens Park SA 5062

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

Date: 16/01/2025 Signed: Edward David Docwra

Date: _____ Signed: _____

PART D – CERTIFICATE WITH RESPECT TO PRESCRIBED INQUIRIES BY REGISTERED AGENT ☑
(section 9)

To the purchaser:

I,

Eckermann Forms (SA) Pty. Ltd. trading as Eckermann Property Forms

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: 16/01/2025 Signed: Zak Zeptner

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

SCHEDULE – DIVISION 1

PARTICULARS OF MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES AFFECTING THE LAND

(section 7(1)(b))

Note –

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

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

(a) there is an attachment to this statement and –
  (i) all the required particulars are contained in that attachment; and
  (ii) the attachment is identified in column 2; and
  (iii) if the attachment consists of more than 2 sheets of paper, those parts of the attachment that contain the required particulars are identified in column 2; or

(b) the mortgage, charge or prescribed encumbrance –
  (i) is 1 of the following items in the table:
    (A) under the heading 1. General –
      1.1 Mortgage of land
      1.4 Lease, agreement for lease, tenancy agreement or licence
      1.5 Caveat
      1.6 Lien or notice of a lien
    (B) under the heading 36. Other charges –
      36.1 Charge of any kind affecting the land (not included in another item); and
  (ii) is registered on the certificate of title to the land; and
  (iii) is to be discharged or satisfied prior to or at settlement.

TABLE OF PARTICULARS

Column 1	Column 2	Column 3

[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.]

Column 1	Column 2	Column 3
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.]* N/A	***Is this item applicable?***	☐
	Will this be discharged or satisfied prior to or at settlement?	**YES/NO**
	Are there attachments? *If **YES**, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):*	**YES/NO**
	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?	**NO**
	Are there attachments? *If **YES**, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):* Annexure D – Page 13 of 14 Description of land subject to easement: The whole of the land in Certificate of Title Volume 5048 Folio 793 Nature of easement: Electricity and Telecommunications Infrastructure – Building Restrictions and Statutory Easements Are you aware of any encroachment on the easement? NO (If **YES**, give details): If there is an encroachment, has approval for the encroachment been given? (If **YES**, give details):	**YES**
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.]* N/A	***Is this item applicable?***	☐
	Will this be discharged or satisfied prior to or at settlement?	**YES/NO**
	Are there attachments? *If **YES**, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):*	**YES/NO**
	Nature of restrictive covenant: Name of person in whose favour restrictive covenant operates: Does the restrictive covenant affect the whole of the land being acquired? (If **NO**, give details): Does the restrictive covenant affect land other than that being acquired?	

Column 1	Column 2	Column 3
1.4 Lease, agreement for lease, tenancy agreement or licence (The information does not include information about any sublease or subtenancy. That information may be sought by the purchaser from the lessee or tenant or sublessee or subtenant.) ***[Note -*** *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: Landlord: Edd Super Pty. Ltd. (ACN: 612 002 767) Tenant: Fabian Garcia and Nidia Maria Prieto Period of lease, agreement for lease etc: From: 23/11/2021 To: 22/11/2025 Amount of rent or licence fee: $400.00 per (period) Week Is the lease, agreement for lease etc in writing? YES If the lease or licence was granted under an Act relating to the disposal of Crown lands, specify- (a) the Act under which the lease or licence was granted: (b) the outstanding amounts due (including any interest or penalty):	☑ **NO** **NO**

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.]*	***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):* Annexure C – Pages 4, 12 and 13 of 16 Condition(s) of authorisation: Refer Development Number 211/208/98 - as part of the City of West Torrens Council search attached	☑ **NO** **YES**

6. Repealed Act conditions

6.1 Condition (that continues to apply) of an approval or authorisation granted under the *Building Act 1971* (repealed), the *City of Adelaide Development Control Act 1976* (repealed), the *Planning Act 1982* (repealed) or the *Planning and Development Act 1966* (repealed) ***[Note -*** *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):	☐ **YES/NO** **YES/NO**

N/A

18. *Landscape South Australia Act 2019*

18.1 section 72 - Notice to pay levy in respect of costs of regional landscape board	***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):* Annexure C - Page 1 of 16 Date of notice: 13/01/2025 Amount of levy payable: The City of West Torrens Council Rates and Charges may or may not include the Regional Landscape Levy	☑ **YES** **YES**

Column 1	Column 2	Column 3
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?	**NO**
	Are there attachments?	**YES**
	*If **YES**, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):* Annexure C – Pages 5, 9 and 10 of 16 Annexure D – Page 8 of 14 Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code): Housing Diversity Neighbourhood (HDN) Airport Building Heights (Regulated) (All structures over 15 metres) Affordable Housing Building Near Airfields Hazards (Flooding - Evidence Required) Prescribed Wells Area Regulated and Significant Tree Stormwater Management Traffic Generating Development Urban Tree Canopy Is there a State heritage place on the land or is the land situated in a State heritage area? NO Is the land designated as a local heritage place? NO Is there a tree or stand of trees declared in Part 10 of the Planning and Design Code to be a significant tree or trees on the land? NO Is there a current amendment to the Planning and Design Code released for public consultation by a designated entity on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation? YES **Note-** For further information about the Planning and Design Code visit *www.code.plan.sa.gov.au*	
29.2 section 127 - Condition (that continues to apply) of a development authorisation *[**Note -*** *Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	***Is this item applicable?***	☐
	Will this be discharged or satisfied prior to or at settlement?	**YES/NO**
	Are there attachments?	**YES/NO**
	N/A *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 No. 745 Inc.

Address of strata corporation:
2 Fernleigh Street Underdale SA 5032

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):
Administration fund = $736.00 per quarter and Sinking fund = $150.00 per quarter. Refer to the particulars supplied by the Strata Corporation Section 41 Statement - Annexure I attached
Arrears = $886.00 as at 13/01/2025

(b) particulars of the assets and liabilities of the strata corporation:
Refer to the particulars supplied by the Strata Corporation Section 41 Statement - Annexure I attached

(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 Minutes of Meeting as part of Section 41 Statement - Annexure I attached

(d) particulars of the unit entitlement of the unit:
100/1000 (1/10 as noted by Strata Data)

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

4 Documents supplied by the strata corporation that are enclosed:

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

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

YES

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

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

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

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

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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 the particulars supplied by the Strata Corporation Section 41 Statement - Annexure I attached

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.

ACKNOWLEDGEMENT OF RECEIPT OF FORM 1

The Purchaser acknowledges receipt of the following:

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

the above being identified by pages numbered **1** to **11** inclusive, together with the following annexures and supporting documents (if any):

Annexure A - Certificate of Title to the land

Annexure B - Form R3 – Buyers Information Notice

Annexure C - City of West Torrens Council Search

Annexure D - Property Interest Report (PIR)

Annexure E - Certificate of Emergency Services Levy

Annexure F - Certificate of Land Tax

Annexure G - Certificate of Water and Sewer Charges

Annexure H - Title and Valuation Package

Annexure I - The particulars supplied by the Strata Corporation (statement pursuant to section 41) and enclosures

Annexure J - Strata Plan 745

SIGNED BY THE PURCHASER:

Date: _____ Signed: _____

Date: _____ Signed: _____

The Purchaser:

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

CERTIFICATE OF TITLE

CT Volume 5048 Folio 793

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 5048 Folio 793

Parent Title(s) CT 3863/97

Creating Dealing(s) CONVERTED TITLE

Title Issued 15/10/1991 **Edition** 9 **Edition Issued** 20/09/2016

Diagram Reference

Estate Type

FEE SIMPLE (UNIT)

Registered Proprietor

EDD SUPER PTY. LTD. (ACN: 612 002 767)
OF C/- 67 GREENHILL ROAD WAYVILLE SA 5034

Description of Land

UNIT 2 STRATA PLAN 745
IN THE AREA NAMED UNDERDALE
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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FORM R3

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.

LOCAL AUTHORITY SEARCH

CT Volume 5048 Folio 793

LOCAL GOVERNMENT RATES SEARCH

Civic Centre
165 Sir Donald Bradman Drive
Hilton, SA 5033
Tel: 08 8416 6333
Email: info@wtcc.sa.gov.au
SMS: 0429 205 943
Web: westtorrens.sa.gov.au

City of West Torrens
Between the City and the Sea

13 January 2025

TO: ECKERMANN FORMS
PO BOX 7340
ADELAIDE SA 5000

DETAILS OF PROPERTY REFERRED TO:

RATES ASSESSMENT NO	:	10384 6
VALUER GENERAL NO	:	211838300*
OWNER	:	EDD SUPER PTY LTD
PROPERTY ADDRESS	:	2/2-6 Fernleigh Street, UNDERDALE SA 5032
VOLUME/FOLIO	:	CT-5048/793
LOT/PLAN NUMBER	:	S745 Unit 2
WARD	:	Thebarton

Pursuant to Section 187 of the Local Government Act 1999, I certify that the following amounts are due and payable in respect of, and are a charge against the above property.

Rates and fines in arrears	.00
Interest on Arrears charged in current financial year	0.00
Rates for current 2024/2025 financial year	1,159.55

The rates are payable in four equal (or approximately equal) instalments payable in the months of September, December, March and June of the financial year that the rates are declared. The current year's rates fall due on **September 2, 2024**; **December 2, 2024**; **March 3, 2025** and **June 2, 2025**.
Fines and interest will be added as provided by the Local Government Act 1999, as amended.

Less rebates	0.00
Fines (current)	0.00
Legal fees (current)	0.00
Less current year's payments	-579.85
Overpayment	0.00
Refunds	0.00
Balance - Rates Due and payable	579.70
Sundry Property Debts	0.00
TOTAL BALANCE	**579.70**

AUTHORISED OFFICER
This statement is made on the 13 January, 2025

Payment Methods

BPAY

Biller Code: 88567
Reference: 103846

Credit Card

Payments can be made online at **westtorrens.sa.gov.au/onlineservices** or phone 08 84166333 (during business hours).

LOCAL GOVERNMENT RATES SEARCH

Civic Centre
165 Sir Donald Bradman Drive
Hilton, SA 5033
Tel: 08 8416 6333
Email: info@wtcc.sa.gov.au
SMS: 0429 205 943
Web: westtorrens.sa.gov.au

City of West Torrens
Between the City and the Sea

NOTIFICATION OF CHANGE OF OWNERSHIP 13 January 2025

Vendor/Purchaser or representative of same to complete and return to:

CITY OF WEST TORRENS
165 SIR DONALD BRADMAN DRIVE
HILTON SA 5033

Telephone (08) 8416 6333
Email info@wtcc.sa.gov.au

Notification of change of owner in respect of:
EDD SUPER PTY LTD

for the property at:
2/2-6 Fernleigh Street, UNDERDALE SA 5032
title reference;
CT-5048/793

Please remove the aforementioned names from the Assessment Book referenced to:
Rates Assessment No : 10384 6
Valuer General No : 211838300*

and replace with the following new ownership details:
(please list all names IN FULL)

SURNAME or **COMPANY NAME**	**GIVEN NAMES**	**TITLE** (Mr, Mrs, Ms, Dr etc.)	**SIGNATURE**

The new owner/s address for issue of rate notices is:

New details provided by (strike out if not applicable):
ECKERMANN FORMS
PO BOX 7340
ADELAIDE SA 5000

Signed _____ **Date**_____

Please refer attachment for changes of ownership form. **This certificate is only valid as at the date of printing (13/01/2025)**

Civic Centre
165 Sir Donald Bradman Drive
Hilton, SA 5033
Tel: 08 8416 6333
Email: info@wtcc.sa.gov.au
SMS: 0429 205 943
Web: westtorrens.sa.gov.au

City of West Torrens
Between the City and the Sea

To: ECKERMANN FORMS
PO BOX 7340
ADELAIDE SA 5000

Certificate Date: 13 January 2025

PROPERTY INFORMATION AND PARTICULARS

in response to an enquiry pursuant to Section 7 of the LAND & BUSINESS (SALE & CONVEYANCING) ACT, 1994

DETAILS OF PROPERTY REFERRED TO:

Rates Assessment No	:	103846
Valuer General No	:	211838300*
Owner	:	EDD SUPER PTY LTD
Property Address	:	2/2-6 Fernleigh Street UNDERDALE SA 5032
Volume / Folio	:	CT-5048/793
Lot / Plan Number	:	S745 Unit 2
Ward	:	Thebarton

Listed hereafter are the MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES, of SCHEDULE 1, Division 1 to which Council must respond according to TABLE 1, SCHEDULE 2, of the REGULATIONS UNDER THE LAND AND BUSINESS (SALE AND CONVEYANCING) ACT 1994.

In addition, Building Indemnity Insurance and Particulars of Environment Protection details are given, if applicable, pursuant to SCHEDULE 1, Division 2 of the REGULATIONS UNDER THE LAND AND BUSINESS (SALE AND CONVEYANCING) ACT, 1994.

The information provided indicates whether any prescribed encumbrances exist on the land, which has been placed / imposed by, or is for the benefit of Council.

All of the prescribed encumbrances listed herein are answered solely in respect to a statutory function or registered interest of the Council, and do not infer any response to an enquiry on behalf of other persons or authorities.

Development Act 1993 (Repealed)

Part 3—Development Plan
Title or other brief description of zone or policy area in which the land is situated (as shown in the Development Plan):

Is the land situated in a designated State Heritage Area? **N/A**

Is the land designated as a place of local heritage value? **N/A**

Is there a current Code Amendment released for public consultation by a private proponent on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation? **NO**

Is there a current Development Plan Amendment released for public consultation by the Minister on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation? **N/A**

Pursuant to the provisions of the REGULATIONS UNDER THE LAND AND BUSINESS (SALES AND CONVEYANCING) ACT, 1994, Council hereby provides the following information in response to your enquiries:

5.1	Section 42 - Condition (that continues to apply) of a development authorisation: 1. 211/208/1998 Copy of approval/s attached.	**YES**

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)	**NO**
10.1	Section 105F (or section 56 or 83 (repealed) - Notice to take action to prevent outbreak or spread of fire	**NO**
11.1	Notice under Section 44 of the Food Act 2001 improvement order	**NO**
11.2	Notice under Section 46 of the Food Act 2001 prohibition order.	**NO**
15.1 15.2	Notice or declaration under Part 3, Section 23 and Part 7 of the Housing Improvement Act 1940	**NO** **NO**
20.1	Notice, order, declaration, charge, claim or demand given or made under the Local Government Act 1934	**NO**
21.1	Notice, order, declaration, charge, claim or demand given or made under the Local Government Act 1999.	**NO**

29.	*Planning, Development and Infrastructure Act 2016*	
29.1	Part 5 - Planning and Design Code Refer attached	
29.2	section 127 - Condition (that continues to apply) of a development authorisation Refer attached	

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):

Is the land situated in a designated State Heritage place?
Refer to PlanSA Section 7 Report attached

Is the land designated as a place of local heritage value?
Refer to PlanSA Section 7 Report attached

Is there a tree declared to be a significant tree or a stand of trees declared to be significant trees on the land?	**NO**
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 amendment has not yet come into operation?	**YES**

25 Pierson Street Lockleys Code Amendment
Accommodation Diversity Code Amendment
Assessment Improvements Code Amendment

29.3	section 139 - Notice of proposed work and notice may require access	
29.4	section 140 - Notice requesting access	
29.5	section 141 - Order to remove or perform work	**NO**
29.6	section 142 - Notice to complete development	**NO**
29.7	section 155 - Emergency order	**NO**
29.8	section 157 - Fire safety notice	**NO**
29.9	section 192 or 193 - Land management agreement	**NO**
29.10	section 198(1) - Requirement to vest land in a council or the Crown to be held as open space	**NO**

29.11	section 198(2) - Agreement to vest land in a council or the Crown to be held as open space	**NO**
29.12	Part 16 Division 1 - Proceedings	**NO**
29.13	section 213 - Enforcement notice	**NO**
29.14	section 214(6), 214(10) or 222 - Enforcement order	**NO**
31.1	Notice under Part 3 of the Public and Environmental Health Act 1978 (revoked).	**NO**
31.2	Part 2 - Condition (that continues to apply) of an approval under the Public and Environmental Health (Waste Control) Regulations 2010 (revoked).	**NO**
31.3	Regulation 19 - Maintenance order (that has not been complied with) under the Public and Environmental Health (Waste Control) Regulations 2010 (revoked).	**NO**
32.2	Notice under Section 92 of the South Australia Public Health Act 2011.	**NO**
32.3	Part 4 – Condition (that continues to apply) of an approval under the South Australian Public Health (Wastewater) Regulations 2013	**NO**

PLEASE NOTE:

Only that information that 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.

This statement is made the 13 January 2025

Pat Mosca
Development Support Officer

FURTHER INFORMATION HELD BY COUNCILS

Does the council hold details of any development approvals relating to— **NO**
(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)?

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.

PARTICULARS OF BUILDING INDEMNITY INSURANCE

Note: Building Indemnity Insurance is not required for:

a) domestic building work for which approval under the Development Act 1993 or the repealed Building Act 1971 is or was not required for; or

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

c) domestic building work commenced before 1 May 1987.

d) building work in respect of which an exemption from the application of Division 3 of Part 5 of the *Building Work Contractors Act 1995* applies under the *Building Work Contractors Regulations 1996*; or

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

NO

PlanSA

Data Extract for Section 7 search purposes

Valuation ID 211838300*

Data Extract Date: 14/01/2025

Parcel ID: S745 UN2

Certificate Title: CT5048/793

Property Address: UNIT 2 2 -6 FERNLEIGH ST UNDERDALE SA 5032

Zones
Housing Diversity Neighbourhood (HDN)

Subzones
No

Zoning overlays

Overlays

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

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

Affordable Housing

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

Building Near Airfields

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

Hazards (Flooding - Evidence Required)

The Hazards (Flooding - Evidence Required) Overlay adopts a precautionary approach to mitigate potential impacts of potential flood risk through appropriate siting and design of development.

Prescribed Wells Area

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

Regulated and Significant Tree

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

Stormwater Management

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

Traffic Generating Development

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

Urban Tree Canopy

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

Is the land situated in a State Heritage Place/Area

No

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

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

Is the land designated as a Local Heritage Place

No

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

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

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

NO

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

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

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

Associated Development Authorisation Information

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

No

Land Management Agreement (LMA)

No

DECISION NOTIFICATION FORM
(South Australian Regulation under the Development Act 1993 – Form of Regulation M2)

Development Number 211/208/98

FOR DEVELOPMENT APPLICATION DATED 05 MAR 98 REGISTERED ON 06 MAR 98

To MR CARPORTS
32 HUNTINGDALE AVE
WEST LAKES SA 5021

LOCATION OF PROPOSED DEVELOPMENT:

Address: 2/1 FERNLEIGH ST UNDERDALE Lot: UNIT 1

Hundred: ADE Section: 96 Volume: 5048 Folio: 792

Nature of Proposed Development	CARPORT ADDITIONS TO UNITS

From: CITY OF WEST TORRENS, 165 BURBRIDGE ROAD, HILTON 5033

In respect of this proposed development you are informed that:

Nature of Decision	Consent Granted	No. of Conditions	Consent refused	Not Applicable
Provisional Development Plan consent	26 MAR 98	3		
Land Division				N/A
Land Division (Strata)				N/A
Provisional Building Rules consent	26 MAR 98	2		
DEVELOPMENT APPROVAL	26 MAR 98	5		

Building Classification Granted 10A

If there were third party representations, any consent/approval or consent/approval with conditions does not operate until the periods specified in the Act have expired. Reasons for this decision, any conditions imposed, and the reasons for imposing those conditions are set out on the attached sheet.

No work can commence on this development unless a Development Approval has been obtained. If one or more consents have been granted on this Notification Form, you must not start any site works or building work or change the use of the land until you have also received notification of a Development Approval.

Date of Decision 26 MAR 98

Date 26 MAR 1998

Signed ..... Chief Executive Officer

[/] Sheets Attached

City of West Torrens

PLANNING CONDITIONS 211/208/98

1. DEVELOPMENT IS TO TAKE PLACE IN ACCORDANCE WITH THE PLANS RELATING TO DEVELOPMENT APPLICATION NUMBER 211/208/98.
2. THE POSTS FASCIAS GUTTERING AND TRIM OF THE PROPOSED DEVELOPMENT BE PAINTED TO MATCH OR COMPLEMENT THE PAINTWORK OF THE PRINCIPAL DWELLING.
3. THE CARPORTS APPROVED HEREIN IS NOT TO BE ENCLOSED AROUND ITS PERIMETER WITH ANY SOLID CLADDING OR DOORS.

Initials.....

BUILDING CONDITIONS. 211/208/98

1. COUNCIL WILL REQUIRE ONE BUSINESS DAYS NOTICE OF THE COMMENCEMENT OF BUILDING WORK ON THE SITE AND ONE BUSINESS DAYS NOTICE OF COMPLETION OF THE BUILDING WORK.
2. THAT ROOF STORMWATER BE DIRECTED AWAY FROM THE ADJACENT BOUNDARY.

Signed.....
26 MAR 1998

Initials.....

CHIEF EXECUTIVE OFFICER

ADVISORY NOTES

Flood Prone Areas

There are a number of rivers and creeks in the City of West Torrens including the River Torrens and Brown Hill Keswick Creek. Some properties in the City of West Torrens are located in flood prone areas. The City of West Torrens publishes information on known flooding hazards on its website:

https://www.westtorrens.sa.gov.au/Building-and-Planning/Buying-a-property/Building-in-flood-prone-areas

Flood hazards are also mapped in the Planning and Design Code. The Code can be viewed on the Department of Planning, Transport and Infrastructure's website:

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

Further information is available from the City of West Torrens City Assets department on 8416 6333.

Heritage and Contributory items

Heritage and contributory items are mapped in the South Australian Planning and Property Atlas. The Development Plan can be viewed on the Department of Planning, Transport and Infrastructure's website:

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

Further information is available from the City of West Torrens City Development department on 8416 6333.

Areas Affected by Aircraft Noise

The Adelaide Airport is located within the City of West Torrens. Most operations at the Airport are international and domestic regular passenger services using medium to large aircraft.

Some properties within the City of West Torrens may be subject to overflight and aircraft noise from Adelaide Airport. Residents or business proprietors are advised that living or working in the vicinity of the Adelaide Airport may result in noise from the Airport operations and that individual sensitivity can vary from person to person.

Information about development and aircraft noise can be found on the City of West Torrens website:

https://www.westtorrens.sa.gov.au/Building-and-Planning/Buying-a-property/Aircraft-noise-considerations-for-building-or-developing

The Australian Noise Exposure Forecast (ANEF) can be viewed on the City of West Torrens online mapping tool called West Maps Public on its website:

https://maps.wtcc.sa.gov.au/mapviewer/

The following information from other organisations may be useful:

Internet link	Organisation
https://www.adelaideairport.com.au/corporate/community/adelaide-airport-master-plan/	Adelaide Airport Master Plan - Document identifying future anticipated operations which Includes maps of flight paths, noise metrics and explanation of the noise forecast system.
https://infrastructure.gov.au/aviation/environmental/aircraft-noise/index.aspx	Australian Government Federal Agency - Aircraft noise and complaints information
http://aircraftnoise.com.au/	Airservices Australia and Australian Airports Association initiative - information on aircraft noise, its management, and what you can do to reduce its impact.
http://www.airservicesaustralia.com/aircraftnoise/	Australian Government Airservices Australia Information on aircraft noise, its management, upcoming operations at different airports around Australia, links to things to consider on airplane noise when purchasing a house, and fact sheets
https://www.aviationcomplaints.gov.au/	Australian Government site for aviation complaints.
http://www.ano.gov.au/	Federal Aircraft Noise Ombudsman office - Investigates handling of Airservices Australia and Defence's complaints, community consultation processes and presentation of noise information.

Enquiries relating to this matter should be directed to City of West Torrens City Development department on 8416 6333.

Smoke Alarms in Dwellings

Regulation 95 of the *Planning, Development and Infrastructure (General) Regulations 2017* requires all dwellings to be fitted with a self-contained smoke alarm.

Should an existing building that is captured by regulation 95 be transferred, a smoke alarm(s) **shall be installed within six months from the day of transfer** and shall comply with AS3786. That is, the smoke alarms(s) **shall be hardwired through the electricity mains** or **powered by 10 year life non replaceable, non-removable permanently connected batteries.**

If a smoke alarm(s) is/are not installed, the owner of the dwelling is guilty of an offence which carries a maximum penalty of $750.00.

The following information from other organisations may be useful:

Internet link	Organisation
https://www.sa.gov.au/topics/planning-and-property/owning-a-property/smoke-alarms	Department of Planning, Transport and Infrastructure - Owning a property - Smoke alarms
https://www.mfs.sa.gov.au/community-safety/home-fire-and-life-safety-fact-sheets/smoke-alarms/	South Australian Metropolitan Fire Service - Smoke Alarms - What you Need to Know

Any enquiries relating to this matter should be directed to City of West Torrens City Development department on 8416 6333 or the South Australian Metropolitan Fire Service on 8204 3611.

PROPERTY INTEREST REPORT

CT Volume 5048 Folio 793

Property Interest Report

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

Title Reference	CT 5048/793	**Reference No.** 2639028
Registered Proprietors	EDD SUPER PTY. LTD.	**Prepared** 13/01/2025 09:55
Address of Property	Unit 2, 2-6 FERNLEIGH STREET, UNDERDALE, SA 5032	
Local Govt. Authority	CITY OF WEST TORRENS	
Local Govt. Address	165 SIR DONALD BRADMAN DRIVE HILTON SA 5033	

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 25 Pierson Street, Lockleys - Pierson Pty Ltd (Designated Entity) proposes to rezone the Affected Area from "Employment" to an alternate neighbourhood-type zone, to establish a low to medium density residential development. 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 Accommodation Diversity - The State Planning Commission is proposing refinements to policy to provide more flexibility in housing design to encourage housing choices to meet the needs of South Australians. For more information and to view the DPA online, visit the amendment webpage on the SA Planning Portal: https://plan.sa.gov.au/have_your_say/general_consultations or phone PlanSA on 1800 752 664. Code Amendment Assessment Improvements - proposes a series of technical amendments to the Code informed through the experience of planning practitioners and other users to improve assessment outcomes. The Code Amendment forms part of the Government of South Australia's response to the Planning System Implementation Review; it will implement some of the recommendations of the Expert Panel that were supported by the Government. For more information and to view the DPA online, visit the amendment webpage on the SA Planning Portal: https://plan.sa.gov.au/have_your_say/general_consultations or phone PlanSA on 1800 752 664.

29.2	section 127 - Condition (that continues to apply) of a development authorisation *[**Note** - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
29.3	section 139 - Notice of proposed work and notice may require access	Contact the vendor for these details
29.4	section 140 - Notice requesting access	Contact the vendor for these details
29.5	section 141 - Order to remove or perform work	State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
29.6	section 142 - Notice to complete development	State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
29.7	section 155 - Emergency order	State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
29.8	section 157 - Fire safety notice	Building Fire Safety Committee in the Department for Housing and Urban Development has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
29.9	section 192 or 193 - Land management agreement	Refer to the Certificate of Title
29.10	section 198(1) - Requirement to vest land in a council or the Crown to be held as open space	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
29.11	section 198(2) - Agreement to vest land in a council or the Crown to be held as open space	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
29.12	Part 16 Division 1 - Proceedings	Contact the Local Government Authority for details relevant to this item also Contact the vendor for other details that might apply
29.13	section 213 - Enforcement notice	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
29.14	section 214(6), 214(10) or 222 - Enforcement order	Contact the Local Government Authority for details relevant to this item also State Planning Commission in the Department for Housing and Urban Development

		has no record of any conditions that continue to apply, affecting this title

30. *Plant Health Act 2009*

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

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

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

32. *South Australian Public Health Act 2011*

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

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

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

34. *Water Industry Act 2012*

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

35. *Water Resources Act 1997* (repealed)

35.1	section 18 - Condition (that remains in force) of a permit	DEW has no record of any condition affecting this title
35.2	section 125 (or a corresponding previous enactment) - Notice to pay levy	DEW has no record of any notice affecting this title

36. Other charges

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

Other Particulars

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

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

ESL CERTIFICATE

CT Volume 5048 Folio 793

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: 2639028

DATE OF ISSUE
13/01/2025

ECKERMANN FORMS
POST OFFICE BOX 7340
HUTT STREET ADELAIDE SA 5000

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

OWNERSHIP NUMBER	OWNERSHIP NAME
71039770	EDD SUPER PTY LTD

PROPERTY DESCRIPTION

2 / 2-6 FERNLEIGH ST / UNDERDALE SA 5032 / UNIT 2

ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR
			R4	RE
211838300*	CT 5048/793	$430,000.00	1.000	0.400

LEVY DETAILS:

FINANCIAL YEAR
2024-2025

FIXED CHARGE	**$**	50.00
+ VARIABLE CHARGE	**$**	162.00
- REMISSION	**$**	99.75
- CONCESSION	**$**	0.00
+ ARREARS / - PAYMENTS	**$**	-112.25
= AMOUNT PAYABLE	**$**	0.00

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

EXPIRY DATE **13/04/2025**

Government of South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT

RevenueSA
DEPARTMENT OF TREASURY AND FINANCE

Emergency Services Funding Act 1998

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

Please Note:

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

For more information:

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

PAYMENT OF THIS CERTIFICATE CAN ONLY BE MADE

Online at:

www.revenuesaonline.sa.gov.au

OR

By Post to:

RevenueSA
Locked Bag 555
ADELAIDE SA 5001

LAND TAX CERTIFICATE

CT Volume 5048 Folio 793

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: 2639028

DATE OF ISSUE
13/01/2025

ECKERMANN FORMS
POST OFFICE BOX 7340
HUTT STREET ADELAIDE SA 5000

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

OWNERSHIP NAME
EDD SUPER PTY. LTD. & ANR

FINANCIAL YEAR
2024-2025

PROPERTY DESCRIPTION
2 / 2-6 FERNLEIGH ST / UNDERDALE SA 5032 / UNIT 2

ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	TAXABLE SITE VALUE	AREA
211838300*	CT 5048/793	$177,000.00	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 **13/04/2025**

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

SA WATER CERTIFICATE

CT Volume 5048 Folio 793

Account Number	L.T.O Reference	Date of issue	Agent No.	Receipt No.
211838300*	CT5048793	13/1/2025	7793	2639028

ECKERMANN FORMS
PO BOX 191
CAMPBELLTOWN SA 5074
searches@eckermannforms.com

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: EDD SUPER PTY. LTD.
Location: U2 2-6 FERNLEIGH ST UNDERDALE UNIT 2
Description: H UNIT CP
Capital Value: $ 430 000
Rating: Residential

Periodic charges

Raised in current years to 31/3/2025

				$
		Arrears as at: 30/6/2024	:	0.00
Water main available:	1/7/1973	Water rates	:	235.80
Sewer main available:	1/7/1973	Sewer rates	:	260.85
		Water use	:	176.51
		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	:	441.20CR
		Balance outstanding	:	231.96

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

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

This account has no meter of its own but is supplied from account no 21 18381 99 5.

The Water Use apportionment option is Even.

The apportionment percentage for this account is 10.00%.

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

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

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

South Australian Water Corporation

Name:
EDD SUPER PTY. LTD.

Water & Sewer Account
Acct. No.: 211838300*

Amount: _____

Address:
U2 2-6 FERNLEIGH ST UNDERDALE UNIT 2

Payment Options

EFT

EFT Payment

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	211838300*

Biller code: 8888
Ref: 21183830010

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: 211838300*

TITLE VALUATION PACKAGE

CT Volume 5048 Folio 793

Certificate of Title

Title Reference	CT 5048/793
Status	CURRENT
Easement	NO
Owner Number	71039770
Address for Notices	C/- KLEMICH PROPERTY MANAGEMENT UNIT 1 245 FULLARTON ROAD EASTWOOD SA 5063, AUS
Area	NOT AVAILABLE

Estate Type

Fee Simple (Unit)

Registered Proprietor

EDD SUPER PTY. LTD. (ACN: 612 002 767)
OF C/- 67 GREENHILL ROAD WAYVILLE SA 5034

Description of Land

UNIT 2 STRATA PLAN 745
IN THE AREA NAMED UNDERDALE
HUNDRED OF ADELAIDE

Last Sale Details

Dealing Reference	TRANSFER (T) 12600638
Dealing Date	15/09/2016
Sale Price	$301,000
Sale Type	FULL VALUE / CONSIDERATION AND WHOLE OF LAND

Constraints

Encumbrances

NIL

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
211838300*	CURRENT	Unit 2, 2-6 FERNLEIGH STREET, UNDERDALE, SA 5032

Notations

Dealings Affecting Title

NIL

Notations on Plan

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

NIL

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number	211838300*
Type	Site & Capital Value
Date of Valuation	01/01/2024
Status	CURRENT
Operative From	01/07/1973
Property Location	Unit 2, 2-6 FERNLEIGH STREET, UNDERDALE, SA 5032
Local Government	WEST TORRENS
Owner Names	EDD SUPER PTY. LTD.
Owner Number	71039770
Address for Notices	C/- KLEMICH PROPERTY MANAGEMENT UNIT 1 245 FULLARTON ROAD EASTWOOD SA 5063, AUS
Zone / Subzone	HDN - Housing Diversity Neighbourhood
Water Available	Yes
Sewer Available	Yes
Land Use	1310 - Ground Floor Home Unit Only
Description	H UNIT CP
Local Government Description	Residential

Parcels

Plan/Parcel	Title Reference(s)
S745 UNIT 2	CT 5048/793

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	$177,000	$430,000			
Previous	$165,000	$375,000			

Building Details

Valuation Number	211838300*

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

Building Style	Conventional
Year Built	1972
Building Condition	Very Good
Wall Construction	Brick
Roof Construction	Tiled (Terra Cotta or Cement)
Equivalent Main Area	84 sqm
Number of Main Rooms	3

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

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

COMMUNITY/STRATA SEARCH

CT Volume 5048 Folio 793

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

REQUESTED BY:
Name: Eckermann
Address: zak.zeptner@eckermanns.com.au

REGARDING:
Corporation: Strata Corporation 745 Inc.
Unit No. & Address: 2/ 2 FERNLEIGH STREET UNDERDALE
Owners: Edd Super Pty Ltd

PART 1 : FINANCIAL DETAILS

1.1 Lot Entitlement

Lot Entitlement = 1 Total of all Entitlements = 10

1.2 Maintenance Contributions

Last Levy Paid	Amount	Paid To
Admin Fund Levy	$736.00	31/12/2024
Sinking Fund Levy	$150.00	31/12/2024
Current Levy	**Amount**	**Frequency**
Admin Fund Levy	$736.00	Quarterly
Sinking Fund Levy	$150.00	Quarterly

1.3 Arrears

Levies	Due as at 13/01/2025	Charged but due after 13/01/2025
Admin Fund Levy	$736.00	$0.00
Sinking Fund Levy	$150.00	$0.00
Amount Due	$886.00	$0.00

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

Biller Code: 96503
Ref: 23201195700000074522

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: $32,730.01 comprising Admin: $19,005.86 and Sinking: $13,724.15

(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:

PART 2 : INSURANCE

Insurer : CHU

Type of Cover	Sum Insured	Policy Number	Expiry Date
Public Liability	$20,000,000.00	72655	14/02/2025
Fidelity Guarantee	$100,000.00	72655	14/02/2025
Common contents	$33,660.00	72655	14/02/2025
Government Audit Costs	$25,000.00	72655	14/02/2025
Office Bearers	$250,000.00	72655	14/02/2025
Lot Owners fixtures and improvements	$250,000.00	72655	14/02/2025
Building	$3,366,000.00	72655	14/02/2025
Voluntary workers	$200,000.00	72655	14/02/2025

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 13/01/2025

Signed for and on behalf of Strata Corporation 745 Inc.



Joshua Benton

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 745 Inc.

2/ 2 FERNLEIGH STREET UNDERDALE

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	*Strata Corporation 745 Inc.*
Address	*2 FERNLEIGH STREET UNDERDALE*
Meeting Date	**29th of May, 2024 commencing at 4:00 PM**
Location	**647 Portrush Road Glen Osmond, South Australia 5064**

Present in Person
Unit: 1 Mr Robert Ciantar
Unit: 4 Mrs Janice Bermingham
Unit: 6 Menique Perera
Unit: 7 Pawena Spellacy
Unit: 8 Dr Colin Allison

Apologies
Unit: 4 Mr Denis Bermingham

Present by Proxy
Unit: 2 Edd Super Pty Ltd by Proxy to Strata Data
Unit: 3 Carlo Costanzo, Mrs Maria Costanzo by Proxy to Strata Data
Unit: 5 Michelle Yvonne Ovenstone by Proxy to Strata Data
Unit: 9 Phillip Johncock by Proxy to Dr Colin Allison
Unit: 10 Waleria (Val) Blocki by Proxy to Strata Data

In attendance
Ashleigh Teigesser representing Strata Data

Quorum
The Body Corporate Manager declared that a quorum was in attendance and the meeting opened at 4:04 pm.

Chairperson
It was resolved “that Ashleigh Teigesser of Strata Data assist the Presiding Officer by chairing the meeting”. *Carried Unanimously*

Confirmation of Minutes
It was resolved “that the minutes of the previous General Meeting(s), held on 24 May 2023 be accepted as a true and correct record of that meeting.” *Carried Unanimously*

Financial Report
It was resolved “that the statement of income and expenditure for the period Saturday 01 April 2023 to Sunday 31 March 2024 was reviewed, received and accepted as an accurate record of the corporation’s current financial standing.” *Carried Unanimously*

Public Officer
What are the responsibilities of the 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.

Review of Sums Insured

General 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.

The Body Corporate declined to have an insurance valuation and resolved to increase the building sum insured up to the following amounts;

It was resolved "that the sums insured be:

Building Insurance	$3,500,000.00
Common Area Contents Insurance	$33,660.00
Public Liability Insurance	$20,000,000.00
Office Bearers Liability	$250,000.00
Catastrophe Insurance	Not Selected
Fidelity Guarantee	$100,000.00
Machinery Breakdown	Not Selected
Excess	Refer to current Certificate of Currency
Renewal Date for these sums is	14/02/2025
Last Valuation Date	5/12/2022
Last Valuation Sum	$3,060,000.00

Flood Cover

The policy currently does not include flood cover.

Strata Data was requested to arrange quotations for the insurance, at renewal and is appointed to place this with a company as advised by the Presiding Officer on behalf of the corporation. Where instruction is not provided prior to expiry of the existing policy, the policy will be renewed with the current insurer" *Carried Unanimously*

Contents and Landlords 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 Requirements
Scheduled Cleaning of Gutters and Down Pipes
It was resolved "That Strata Data engage Australian Gutter Cleaning to clean the gutters once per year in May 2024. That the contractor advise the Presiding Officer the date of attendance. That the contractor take before and after photos." *Carried Unanimously*

Grounds Maintenance – Review of Current Schedule
The members present agreed to continue to contract Procut Lawns Lockleys to attend to grounds maintenance on a three – four weekly basis.

Concreting Near Adjacent Unit 6
It was resolved "that Strata Data engage Maintenance Matters to repair the concrete adjacent unit 6 which is presently causing a trip hazard. That the Presiding Officer be the onsite contact for this work. That Strata Data send photos of the concrete along with the work order for the contractor to review." *Carried Unanimously*

Stormwater Preventative Maintenance (Hydrojet Clean)
Strata Data was requested to arrange for hydrojet cleaning of all common stormwater pipes, grates and pits, once per year in August by the contractor Ken Hall Plumbing. The Presiding Officer is to be contacted prior to the stormwater cleaning taking place to advise a start date.

Sewer Preventative Maintenance (Hydrojet Clean)
Strata Data was requested to arrange for hydrojet cleaning of all common sewer pipes, once per year in August by the contractor Ken Hall Plumbing. The Presiding Officer is to be contacted prior to the sewer cleaning taking place to advise a start date.

Unit 6 Sewer Pipe Replacement
It was noted that an Annual Hydrojet would be undertaken due to cost of replacement.

Carport Repairs
It was resolved "that Strata Data would obtain an indicative quotation from Maintenance Matters to repair the carport. That the Presiding Officer be the onsite contact for this work. That once the quotation is in hand, it would be sent to the committee for review. That before works proceed additional firm quotations would need to be sourced and approved by the Committee." *Carried Unanimously*

Carport Lighting - Long Term Plan
It was resolved “that C & R All Spark Electrical be engaged to replace the solar light in the middle of the carport to match the ones on the end of the carport. That the Presiding Officer be the onsite contact for this work.” *Carried Unanimously*

Porch Tiles
Owners were reminded through these minutes that the porch tiles are an owner’s responsibility to repair and maintain. That should lose tiles on porches be found the owner would be responsible to repair these as soon as possible to mitigate the risk of a hazard. Owners were reminded that tiles must be replaced with the same or as close to existing.

White Ant Inspection
It was resolved “that no further action was required at this time. That the abovementioned item be placed on the agenda for the next Annual General Meeting for review.” *Carried Unanimously*

Other Relevant Business
Sinking Fund Analysis Review
It was resolved “that Strata Data would send a copy of this report to all owners along with the agenda for the next Annual General Meeting for review.” *Carried Unanimously*

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 a Maintenance Condition and Safety report is not required at this time. That Strata Data forward the previous report to the committee for review.” *Carried Unanimously*

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.

Level of Maintenance Fund 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 $37,000.00.

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

Administration Fund	$29,440.00
Sinking Fund	$6,000.00
Total Contribution	$34,440.00

This contribution is payable quarterly and divided equal on 1st of October 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." *Carried Unanimously*

All owners are reminded that levies are due 1st January, 1st April, 1st July & 1st October.

Election of Officers

It was resolved "that Mrs Janice Bermingham be appointed to the positions of Presiding Officer and Secretary and that Waleria (Val) Blocki be appointed to the position of 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 following owners is appointed." *Carried Unanimously*

Committee Members

Mrs Janice Bermingham
Waleria (Val) Blocki
Dr Colin Allison

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." *Carried Unanimously*

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

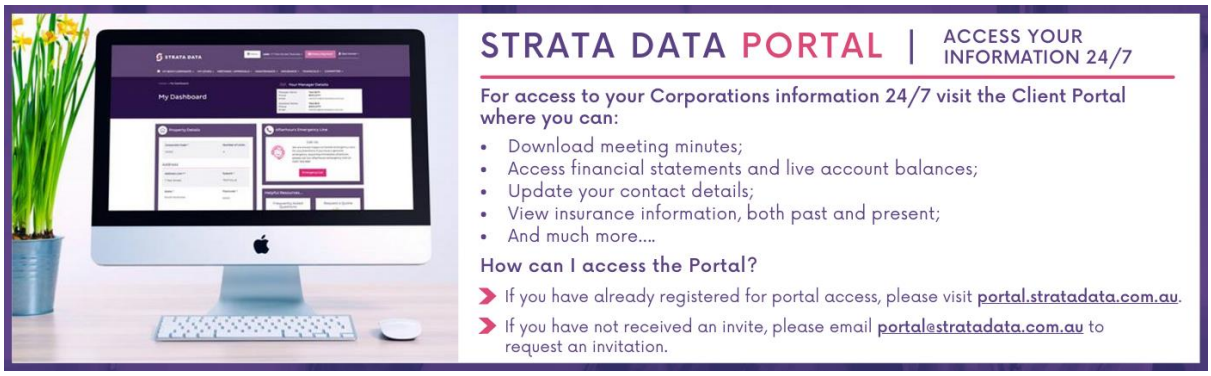
The agreed management fee for the coming year is $3,180.00 including GST.

Next Annual General Meeting

The next Annual General Meeting will be held on 28th 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 5:15 pm.



Minutes of the Annual General Meeting

Corporation	*Strata Corporation 745 Inc.*
Address	*2 FERNLEIGH STREET UNDERDALE*
Meeting Date	**24th of May, 2023 commencing at 4:00 PM**
Location	**647 Portrush Road Glen Osmond, South Australia 5064**

Present in Person
Unit: 1 Mr Robert Ciantar
Unit: 4 Mrs Janice Bermingham
Unit: 6 Menique Perera
Unit: 7 Pawena Spellacy - Ray
Unit: 8 Dr Colin Allison
Unit: 10 Waleria (Val) Blocki

Apologies
Mr Denis Bermingham

Present by Proxy
Unit: 3 Carlo Costanzo, Mrs Maria Costanzo by Poxy to Dr Colin Allison
Unit: 5 Michelle Yvonne Ovenstone by Proxy to Strata Data
Unit: 9 Phillip Johncock, Leanne Johncock by Proxy to Dr Colin Allison

In attendance
Ashleigh Teigesser representing Strata Data

Quorum
The Body Corporate Manager declared that a quorum was in attendance and the meeting opened at 4:03 pm.

Chairperson
It was resolved "that Ashleigh Teigesser of Strata Data assist the Presiding Officer by chairing the meeting". *Carried Unanimously*

Confirmation of Minutes
It was resolved "that the minutes of the previous General Meeting(s), held on 29th June 2022 be accepted as a true and correct record of that meeting." *Carried Unanimously*

Financial Report
It was resolved "that the statement of income and expenditure for the period Friday 01 April 2022 to Friday 31 March 2023 was reviewed, received and accepted as an accurate record of the corporation's current financial standing." *Carried Unanimously*

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.

Review of Sums Insured
General 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.

The Body Corporate declined to have an insurance valuation, but resolved to accept the insurer's proposal to increase the building sum insured by 10%.

It was resolved "that the sums insured be:

Building Insurance	$3,366,000.00
Common Area Contents Insurance	$33,726.00
Public Liability Insurance	$20,000,000.00
Office Bearers Liability	$250,000.00
Catastrophe Insurance	Not selected
Fidelity Guarantee	$100,000.00
Machinery Breakdown	Not Selected
Excess	Refer to current Certificate of Currency
Renewal Date for these sums is	14/02/2024
Last Valuation Date	05/12/2022
Last Valuation Sum	$3,060,000.00

Flood Cover
The policy currently does not include flood cover.

Strata Data was requested to arrange quotations for the insurance, at renewal and is appointed to place this with a company as advised by the Presiding Officer on behalf of the corporation. Where instruction is not provided prior to expiry of the existing policy, the policy will be renewed with the current insurer" *Carried Unanimously*

Contents and Landlords 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.

PDS and FSG
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:

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.

Meeting Note: *The members present requested a copy of Strata Data preferred contractors list be issued to all owners along with the minutes.*

Maintenance Requirements
Scheduled Cleaning of Gutters and Down Pipes
It was resolved "That Strata Data engage Australian Gutter Cleaning to clean the gutters once per year in May 2024. That the contractor advise the Presiding Officer the date of attendance. That the contractor take before and after photos*." Carried Unanimously*

Gutter Workmanship
The members present raised concern with the incorrect fall of the gutters in particular on units 1 and 10. The Body Corporate Manager advised that Australian Gutter Cleaning hadn't forward their job notes to date however once received would discuss with Maintenance Matters. Strata Data was requested to keep the committee updated with this matter.

Grounds Maintenance – Review of Current Schedule
The members present agreed to continue to contract Procut Lawns Lockleys to attend to grounds maintenance on a three – four weekly basis.

Stormwater Preventative Maintenance (Hydrojet Clean)
It was resolved "that Strata Data obtain two quotations to Hydrojet the Stormwater system. That once the quotations are in hand, they would be sent to the Committee for further instruction." *Carried Unanimously*

Sewer Preventative Maintenance (Hydrojet Clean)
It was resolved "that Strata Data obtain two quotations to Hydrojet the Sewer system. That once the quotations are in hand, they would be sent to the Committee for further instruction." *Carried Unanimously*

The members present requested that Strata Data provide an update to the committee with respect to relining of the sewer pipe.

White Ant Inspection
It was resolved "that no further action was required at this time." *Carried Unanimously*

Carport Lighting
It was resolved "that the committee would investigate long term and short term repairs for the carport lighting. That 'Carport Lighting - Long Term Plan' be placed on the agenda for review at the Annual General Meeting and that the committee would provide instruction to Strata Data throughout the year." *Carried Unanimously*

Gate installation
It was resolved “that no further action was required at this time.” *Carried Unanimously*

Carport Repairs
It was resolved “that Strata Data would obtain one indicative quotation for carport repairs. That this quotation would be tabled at the next Annual General Meeting.” *Carried Unanimously*

Neil McGillivray – Concreting Works
It was resolved “that Strata Data would engage Neil McGillivray to return and repair the concrete correctly. That Neil is to remove the second of concrete and replace rather than patching.” *Carried Unanimously*

Other Relevant Business
Sinking Fund Analysis
Section 33A of the Strata Title Act places an obligation on the Body Corporate to provide a statement to its members outlining the estimated expenditure (other than recurrent expenditure) for a period of up to 5 years.

It was resolved “that the Body Corporate reviewed the Sinking Fund Forecast and agreed to increase the contribution to $6,000.00 for the forthcoming year.” *Carried (2 votes against)*

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.” *Carried (1 vote against)*

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.

Sign Installation
It was resolved “that Strata Data have the sign on the left hand side of the driveway replaced. That the sign read ‘No Trucks – Residents Vehicles Only’.” *Carried Unanimously*

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.

Level of Maintenance Fund 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 $24,400.00. This Budget was not approved:

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

Administration Fund	$21,900.00
Sinking Fund	$6,000.00
Total Contribution	$27,900.00

This contribution is payable quarterly and divided equal on 1st October 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.” *Carried Unanimously*

All owners are reminded that levies are due 1st January, 1st April, 1st July & 1st October.

Meeting Note: *Menique Perera raised concerns with the members present about the Special levy for Ridge Capping works being raised unlawfully.*

Election of Officers
It was resolved “that Mrs Janice Bermingham be appointed to the positions of Presiding Officer and Secretary and that Waleria (Val) Blocki be appointed to the position of 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 following owners is appointed.” *Carried Unanimously*

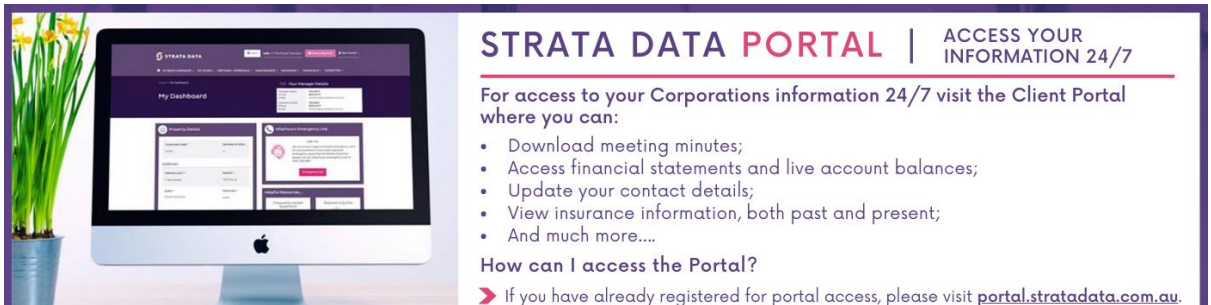
Committee Members
Mrs Janice Bermingham
Waleria (Val) Blocki
Dr Colin Allison

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.” *Carried Unanimously*

The agreed management fee for the coming year is $3,060.00 including GST.

Next Annual General Meeting
The next Annual General Meeting will be held on 29th of May 2024 at 4:00 pm at Strata Data, 647 Portrush Road, Glen Osmond SA 5064 or via Video / Telephone Conference.

Closure
There being no further business, owners and visitors were thanked for their attendance and the meeting closed at 5:35 pm.



STRATA DATA

Summary Financial Statement

Strata Corporation 745 Inc.
Address: 2 FERNLEIGH STREET UNDERDALE, South Australia 5032
ABN: 51421089311

INCOME & EXPENDITURE STATEMENT
BETWEEN 01/04/2022 AND 31/03/2023

	ADMIN	SINKING	TOTAL
INCOME			
Admin Fund Levy	$17,475.00	-	$17,475.00
Interest Received	$144.99	-	$144.99
Sinking Fund Levy	-	$2,375.00	$2,375.00
Special Levy (Sinking Fund)	-	$4,400.00	$4,400.00
TOTAL INCOME	**$17,619.99**	**$6,775.00**	**$24,394.99**
OUTGOINGS			
Audit	$157.50	-	$157.50
Bank Charges	$35.48	-	$35.48
Body Corporate Management	$2,866.64	-	$2,866.64
Concrete, Bitumen, Paving Repairs & Maintenance	$451.00	-	$451.00
Disbursements	$623.58	-	$623.58
Fencing Repairs & Maintenance	-	$1,760.00	$1,760.00
General Repairs & Maintenance	$183.50	-	$183.50
Grounds Maintenance	$2,607.81	-	$2,607.81
Gutter Cleaning	$935.00	-	$935.00
Insurance Premium	$8,774.59	-	$8,774.59
Insurance Valuation	$395.00	-	$395.00
Meeting Fees	$276.75	-	$276.75
Plumbing Repairs & Maintenance	$198.00	-	$198.00
Public Officer	$114.00	-	$114.00
Roof Repairs & Maintenance	-	$4,400.00	$4,400.00
Tax Return	$189.00	-	$189.00
WHS Compliance	$118.00	-	$118.00
TOTAL OUTGOINGS	**$17,925.85**	**$6,160.00**	**$24,085.85**

SUMMARY

OPENING BALANCE AS AT 01/04/2022	$2,780.64	$3,284.15	$6,064.79
TOTAL INCOME	$17,619.99	$6,775.00	$24,394.99
TOTAL OUTGOINGS	$17,925.85	$6,160.00	$24,085.85
CLOSING BALANCE AS AT 31/03/2023	**$2,474.78**	**$3,899.15**	**$6,373.93**
NET SURPLUS	($305.86)	$615.00	$309.14

STRATA DATA

Summary Financial Statement

Strata Corporation 745 Inc.
Address: 2 FERNLEIGH STREET UNDERDALE, South Australia 5032
ABN: 51421089311

INCOME & EXPENDITURE STATEMENT
BETWEEN 01/04/2023 AND 31/03/2024

	ADMIN	SINKING	TOTAL
INCOME			
Admin Fund Levy	$21,097.50	-	$21,097.50
Interest on Overdue Levies	$5.42	-	$5.42
Interest Received	$403.64	-	$403.64
Sinking Fund Levy	-	$4,575.00	$4,575.00
TOTAL INCOME	**$21,506.56**	**$4,575.00**	**$26,081.56**
OUTGOINGS			
Audit	$172.00	-	$172.00
Body Corporate Management	$3,055.02	-	$3,055.02
Disbursements	$664.88	-	$664.88
Grounds Maintenance	$2,293.76	-	$2,293.76
Gutter Cleaning	$990.00	-	$990.00
Gutter Repairs & Maintenance	$263.11	-	$263.11
Insurance Premium	$11,177.00	-	$11,177.00
Meeting Fees	$215.25	-	$215.25
Pest Control	$198.00	-	$198.00
Plumbing Repairs & Maintenance	$1,085.70	-	$1,085.70
Public Officer	$125.00	-	$125.00
Signs	$342.38	-	$342.38
Tax Return	$206.00	-	$206.00
WHS Compliance	$129.00	-	$129.00
TOTAL OUTGOINGS	**$20,917.10**		**$20,917.10**

SUMMARY

OPENING BALANCE AS AT 01/04/2023	$2,474.78	$3,899.15	$6,373.93
TOTAL INCOME	$21,506.56	$4,575.00	$26,081.56
TOTAL OUTGOINGS	$20,917.10	$0.00	$20,917.10
CLOSING BALANCE AS AT 31/03/2024	**$3,064.24**	**$8,474.15**	**$11,538.39**
NET SURPLUS	$589.46	$4,575.00	$5,164.46

RESOLUTIONS AFFECTING STRATA CORPORATION 745 INC

DISCLAIMER - Strata Data will not be held liable for any missing, incomplete or incorrect information provided prior to the commencement of our management: 14/02/2019

THE RELEVANT MINUTES should be consulted for the precise wording of resolutions.

DATE	RESOLUTION
23/05/2011	**Replace the existing windows with larger windows** Agreed to allow Unit 7 to replace the existing windows at rear of Unit 7 and also replace kitchen window with a larger window and bring it down level to the sink top on the following conditions:- 1) The purchase, installation, all future repairs or replacement, removal of the windows and reinstatement of the building will be entirely at the cost and expense of the relevant unit holder and their successor in title, 2) It is installed in a professional manner by a tradesperson, 3) before commencing the installation, the installer or licensed building engineer or licensed builder certify in writing to the Strata Manager that the structural integrity of the building will not in any way be adversely affected by the installation of the new windows, 4) all alterations, upgrades and improvements to the building necessary to provide adequate structural support for the new windows will be entirely at the cost and expense of the relevant unit holder and their successor in title, 5) the unit holder will at their own expense and effort, obtain written council approval and supply it to the Strata Manager before commencement of the work.
23/05/2011	**Split system airconditioner** Resolved to allow all units to install a split system airconditioner with the outside unit sitting on the concrete common pathway at the rear of the unit on the following conditions:- 1) The purchase, installation, all future repairs or replacement and any removal of the split system and reinstatement of the building will be entirely at the cost and expense of the relevant unit holder and their successor in title, 2) It is installed in a professional manner by a tradesperson, 3) a water outlet conduit is connected to the split system airconditioner which will direct run off water down to the ground and also away from the building or into a drain. UNANIMOUS

23/05/2011

Special Levy for fence

It was agreed to raise a special levy equivalent to the whole of the cost of the new fences and to retain all money recovered from the neighbours for the cost of the new fences in the Strata Corporation's bank account for the strata's use. UNANIMOUS

23/05/2011

Raise funds by special levy

It was resolved to authorise the Strata Manager to raise additional funds, up to the equivalent of one quarter's contribution, to meet necessary expenses by special levy on demand without further reference to the Strata Corporation. It was also agreed that for any amount greater than the equivalent of one quarter's contribution the Strata Manager must call an Extraordinary General Meeting to raise such funds. CARRIED

28/05/12

Raise funds by special levy

It was resolved to authorise the Strata Manager to raise additional funds when necessary to meet necessary expenses by special levy on demand without further reference to the Strata Corporation.

Television Antennae/ digital

It was resolved that all unit owners be granted permission to install an external television antenna if required. This permission is granted on the basis that all attempts be made to place the antenna in a position at the rear of the building so that it does not detract externally from the appearance of the Corporation. All installation and ongoing maintenance costs of the antenna remain the responsibility of the individual unit owners.

7/5/2013

Television Antennae/ digital/ Foxtell dish

It was noted that a communal Foxtell box is connected to the units already.

12/5/2014 Debt Collection for outstanding levies and contributions

It was agreed that a debt against a unit holder will be given to a debt collection agency to recover, and all the costs involved will be debited against the relevant unit holder as an amount due and owing to the corporation. UNANIMOUS

Interest charged on overdue levies and other debts to the corporation

Interest charged on overdue levies and other debts to the corporation is 15% after 30 days overdue. UNANIMOUS

Bank charges charged to owners where searches are required to determine origin of unidentified monies

That Adcorp Property Group Pty. Ltd. be granted consent after a period of 4 months to conduct, and charge to the individual owner a bank search to determine origin of unidentified monies being held in trust by Adcorp Property Group Pty. Ltd. Definite Proof of payment will need to be provided should an owner wish to verify funds held prior to a search being completed. UNANIMOUS

26/06/2019

Insurance Excess

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

Solar Panels

That Lot Owners may install Solar panels for their lot provided the owner obtain an engineer's report confirming their roof can hold such a structure, they are as unobtrusive as possible, are installed on the roof directly above the lot installing the solar panels, they are installed in a professional manner by a qualified and insured contractor, they satisfy all local legislative requirements and all future repair/replacement/ Maintenance is the responsibility of the individual Lot owner."

22/06/2021

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.

29/06/2022

Salt Damp

That salt damp repairs/ maintenance would be and remain the responsibility of the individual unit owners. That this would be listed in the Corporations resolutions document for future reference.

Sinking Fund Analysis

That the sinking fund report prepared by Independent Inspections, as distributed with the agenda was tabled and reviewed. That the proposed works and associated recommended levy contributions contained within the report be reviewed every year as required by legislation.

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.

FERNLEIGH COURT TRUST INC
RIGHTS AND RESPONSIBILITIES

Dear Owner/Tenant,
As members of a strata title there are certain obligations and duties we must try to adhere to so that everyone can live in a peaceful environment. **Please try to remember the following**:

NOISE LEVELS: Noise levels to be kept to a minimum, e.g.
1. If you have your music system on, keep it down or shut your front door.
2. Noise echoes and is louder in the court yard after dark, so if you come in late please be quiet and shut your front door quietly so as not to wake your sleeping neighbours

BASIC COURTESY
1. Cars to enter and leave below 10 kph - Remember there are children around.
2. Only owner/tenant cars to park in the court yard
3. Driveways to be kept clear at all times
4. Car noise is to be kept to a minimum and if you are coming home late or leaving early park your car in the street so you don't disturb others.
5. Headlights to be dimmed in the courtyard.
6. There is only one park per unit, all extra cars eg:- visitor's cars or second car must be parked in the street not in another park or by the fence.

YARDS FRONT AND REAR.
1. Please remember to keep the walkway at the rear of your units clear as they are FIRE EXITS and provide passage for transportation of bins.
2. Please keep yards clean and swept, with washing to be hung in the rear of your unit.

WATERING: Every unit is responsible for watering the front lawn on their rostered day whether they are an owner or tenant. Rosters will be provided starting early November. Lawn in front and garden at rear must be watered weekly over summer months.

LITTERING: Prohibited e.g. no cigarette butts. Junk mail is to be collected regularly.

RUBBISH BINS: Bins can only be the green solo or split-yellow wheely bin type. To be collected on Friday morning they must be placed on the curb opening to the street. Rubbish bins must be returned to the rear of your unit.

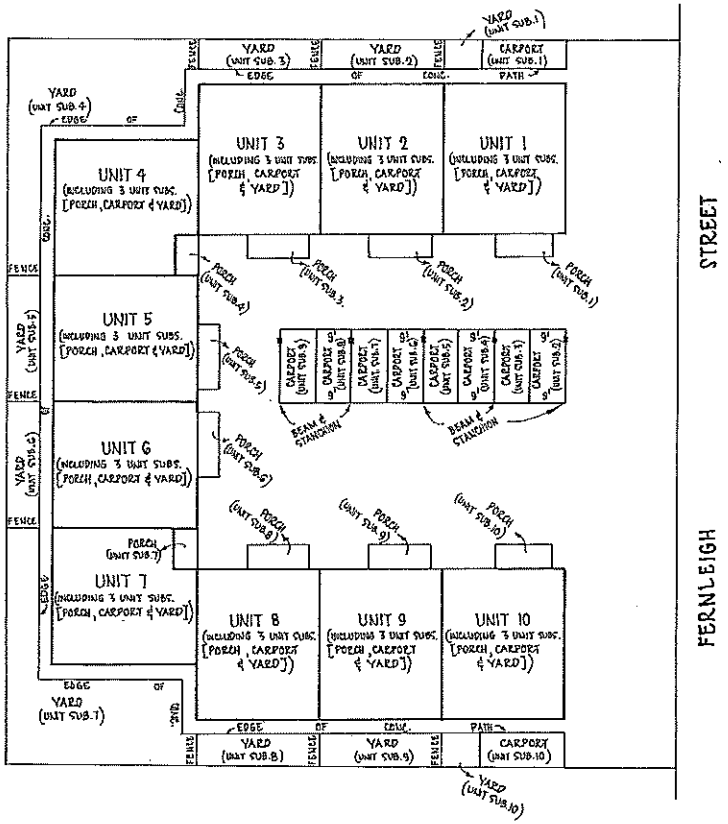
PETS: No pets are allowed except caged animals e.g. small bird, fish.

SHUTTERS AND BLINDS: All shutters blinds and security doors must match existing ones if you wish to have them installed.

ALTERATIONS: All structural alterations to your unit must be submitted to a strata title meeting for approval. If you have any questions regarding this or any other issues please ask Val or Josy who are the current strata title office bearers.

STRATA PLAN 745

2ND. OF 3 SHEETS



GROUND FLOOR PLAN

SCALE

FEET 20 10 0 20 FEET

LEGEND. THE LOWER AND UPPER BOUNDARIES OF THE UNIT SUBSTRATA SHOWN AS YARDS ARE EXISTING GROUND LEVEL AND 9 INCHES BELOW THE EAVES RESPECTIVELY.

S.B. 77

SCHEDULE OF UNIT ENTITLEMENT

UNIT Nº	UNIT ENTITLEMENT	CURRENT C's of T. VOLUME	CURRENT C's of T. FOLIO
1	100		
2	100		
3	100		
4	100		
5	100		
6	100		
7	100		
8	100		
9	100		
10	100		
AGGREGATE	1000		

UNIT Nº	UNIT ENTITLEMENT	CURRENT C's of T. VOLUME	CURRENT C's of T. FOLIO
AGGREGATE			
COMMON PROPERTY			

Authenticated Vide Application Nº 33474-66

E.E. Brownell
Acting Registrar General.

REGISTRAR-GENERAL SOUTH AUSTRALIA

STRATA PLAN 745

3RD. of 3 SHEETS

ACCEPTED AND DEPOSITED
CHIEF DRAFTSMAN
Pro Registrar General
3/8/1972

Level 13, 431 King William Street
Adelaide SA 5000

Certificate of Currency

CHU Residential Strata Insurance Plan

Policy No	72655
Policy Wording	CHU RESIDENTIAL STRATA INSURANCE PLAN
Period of Insurance	14/02/2024 to 14/02/2025 at 4:00pm
The Insured	STRATA CORPORATION NO. 745 INC.
Situation	2-6 FERNLEIGH STREET UNDERDALE SA 5032

Policies Selected

Policy 1 – Insured Property
Building: $3,366,000
Common Area Contents: $33,660
Loss of Rent & Temporary Accommodation (total payable): $504,900

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
Not Selected

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

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

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).

Sum Insured: $250,000

Flood Cover is excluded.

Flood Exclusion

Despite anything contained elsewhere in Your Policy We will not pay for loss or damage caused by or arising directly or indirectly from Flood.

Flood means the covering of normally dry land by water that has escaped or been released from the normal confines of any of the following:

a. a lake (whether or not it has been altered or modified);
b. a river (whether or not it has been altered or modified);
c. a creek (whether or not it has been altered or modified);
d. another natural watercourse (whether or not it has been altered or modified);
e. a reservoir;
f. a canal;
g. a dam.

Other than as set out above, the terms, conditions, exclusions and limitations contained in Your Policy remain unaltered.

Date Printed 04/02/2024

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.

STRATA DATA

13 January 2025

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.

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

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.

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MALICIOUS DAMAGE

TENANT DEPARTURE

WATER DAMAGE

STORM

FIRE

What is covered by Landlords Insurance vs Strata Building Insurance?



Covered by strata building insurance

Covered by landlords insurance

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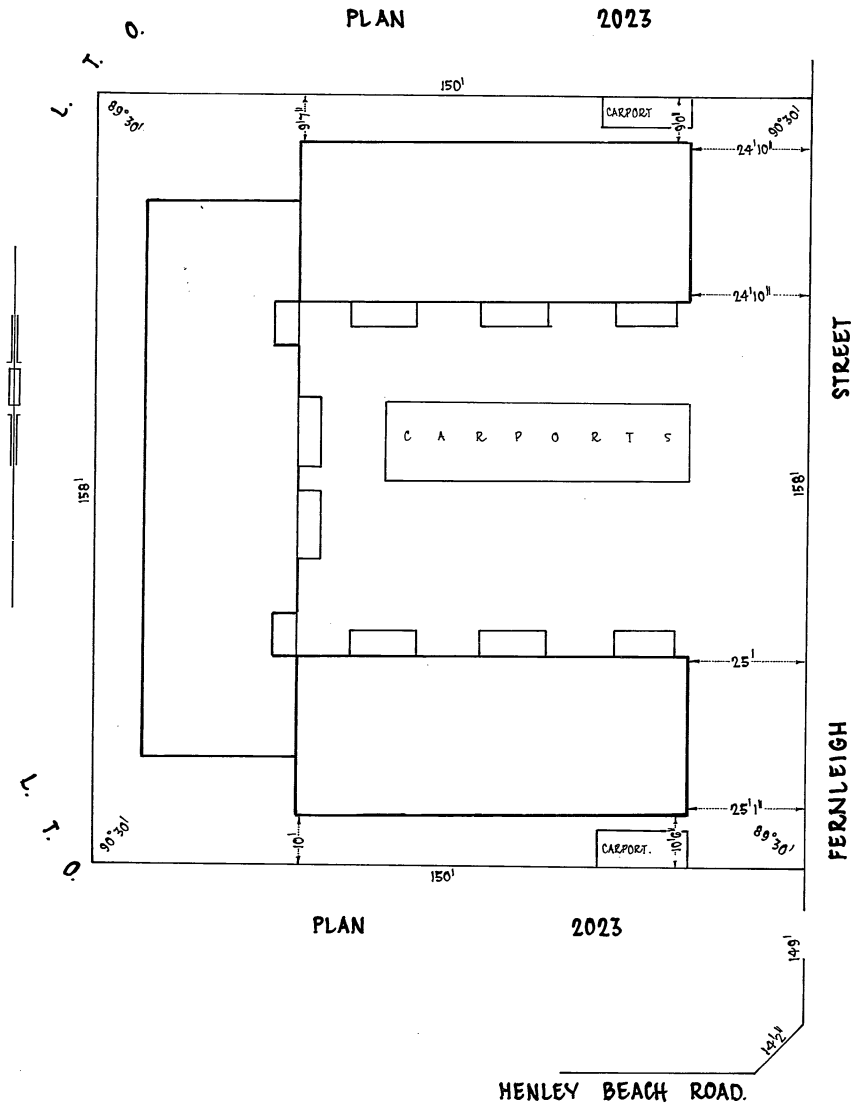
www.stratadata.com.au/insurance

PLAN

CT Volume 5048 Folio 793

STRATA PLAN 745

1ST. OF 3 SHEETS



HUNDRED OF ADELAIDE

Lots 33, 34 & 35 of L.T.O. Plan 2023

Part section 96

In the area named

UNDERDALE

CERTIFICATES OF TITLE: VOL. 1081 FOL. 177
VOL. 1106 FOL. 50

SITE PLAN

SCALE

FEET 20 10 0 20 FEET

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

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

DATED THIS 19TH DAY OF JUNE 1972.

M E Holder LICENSED SURVEYOR.

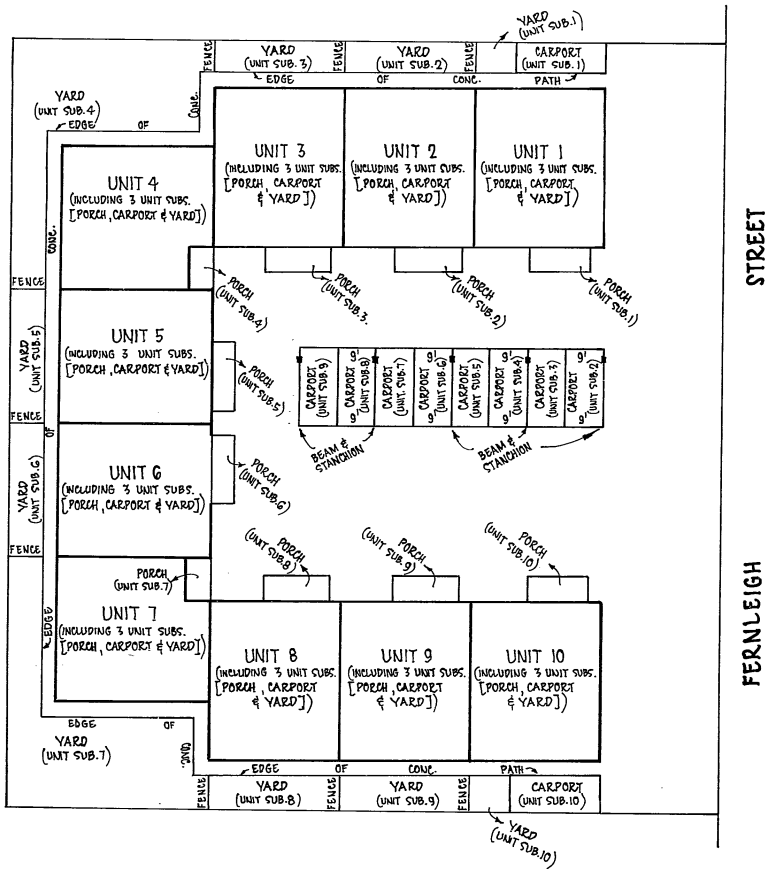
E R Gwelfthee

9. 8. 72

STRATA PLAN
745
2ND. OF 3 SHEETS

E R Gwetthee

9.8. 72



GROUND FLOOR PLAN

SCALE

FEET 20 10 0 20 FEET

LEGEND. THE LOWER AND UPPER BOUNDARIES OF THE UNIT SUBSIDIARIES SHOWN AS YARDS ARE EXISTING GROUND LEVEL AND 6 INCHES BELOW THE EAVES RESPECTIVELY.

SCHEDULE OF UNIT ENTITLEMENT

UNIT Nº	UNIT ENTITLEMENT	CURRENT C's. of T. VOLUME	CURRENT C's. of T. FOLIO	UNIT Nº	UNIT ENTITLEMENT	CURRENT C's. of T. VOLUME	CURRENT C's. of T. FOLIO
1	100						
2	100						
3	100						
4	100						
5	100						
6	100						
7	100						
8	100						
9	100						
10	100						
				AGGREGATE			
				COMMON PROPERTY			
AGGREGATE	1000						

Authenticated Vide Application Nº 3347466

S.E. Cresswell

Acting *Registrar General.*

REGISTRAR-GENERAL SOUTH AUSTRALIA

STRATA PLAN 745

3RD. of 3 SHEETS

ACCEPTED AND DEPOSITED

CHIEF DRAFTSMAN

Pro Registrar General

9/8/1972