

Form 1 - Vendor's statement

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

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Preliminary

To the purchaser:

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

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

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

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

Instructions to the vendor for completing this statement:

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

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

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

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

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

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

Part A—Parties and land

1. Purchaser:

Address:

Street 1:

Suburb: State: Postcode:

2. Purchaser's registered agent:

Address:

Street 1

Suburb: State: Postcode:

3. Vendor:

Sarah Louise Hooper

Address:

Street 1: 156 Pole Road

Suburb: Ironbank State: SA Postcode: 5153

4. Vendor's registered agent:

Klemich Real Estate Pty Ltd (A.C.N. 101 825 147)
T/A Klemich Real Estate RLA 174424

Address:

Street 1: 1/245 Fullarton Road

Suburb: Eastwood State: SA Postcode: 5063

5. Date of contract: (if made before this statement is served)

6. Description of the land: (Identify the land including any certificate of title reference)

Unit 4 Strata Plan 4241 in the area named Mount Pleasant Hundred of Talunga

Street 1: 4/30 Showground Road

Suburb: Mount Pleasant State: SA Postcode: 5235

being the *whole / ~~portion~~ of the land comprised in Certificate of Title
Volume 5892 Folio 209

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:
156 Pole Road Ironbank SA 5153
(being the vendor's last known address); or
- (c) transmitted by fax or email to the following fax number or email address:
matt@klemich.com.au
(being a number or address provided to you by the vendor for the purpose of service of the notice); or
- (d) left for the vendor's agent (with a person apparently responsible to the agent) at, or posted by registered post to the agent at, the following address:
1/245 Fullarton Road Eastwood SA 5063
(being *the agent's address for service under the *Land Agents Act 1994* / ~~an address nominated by the agent to you for the purpose of service of the notice~~).

Note:

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

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

5. Effect of service

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

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

Proceeding with the purchase

- If you wish to proceed with the purchase:
- (a) it is strongly recommended that you take steps to make sure your interest in the property is adequately insured against loss or damage; and
 - (b) pay particular attention to the provisions in the contract as to time of settlement - it is essential that the necessary arrangements are made to complete the purchase by the agreed date - if you do not do so, you may be in breach of the contract; and
 - (c) you are entitled to retain the solicitor or registered conveyancer of your choice.

Part C—Statement with respect to required particulars
(section 7(1))

To the purchaser:

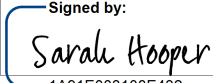
~~I/We~~, Sarah Louise Hooper

of 156 Pole Road Ironbank SA 5153

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: 3/18/2025

Signed:

Signed by:

1A91E003108E432...

Date:

Signed:

Date:

Signed:

Date:

Signed:

Part D—Certificate with respect to prescribed inquiries by registered agent
(section 9)



To the purchaser:

I, Christine Bertram of Bertram Form 1 Shop Pty. Ltd. (A.C.N. 147 186 132)

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:

Date: 17/03/2025

Signed:



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

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

**Schedule—Division 1—Particulars of mortgages, charges and prescribed encumbrances affecting the land
(section 7(1)(b))**

Note:

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

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

- (a) there is an attachment to this statement and:
 - (i) all the required particulars are contained in that attachment; and
 - (ii) the attachment is identified in column 2; and
 - (iii) if the attachment consists of more than 2 sheets of paper, those parts of the attachment that contain the required particulars are identified in column 2; or
- (b) the mortgage, charge or prescribed encumbrance:
 - (i) is 1 of the following items in the table:
 - (A) under the heading 1. General:
 - 1.1 Mortgage of land
 - 1.4 Lease, agreement for lease, tenancy agreement or licence
 - 1.5 Caveat
 - 1.6 Lien or notice of a lien
 - (B) under the heading 36. Other charges:
 - 36.1 Charge of any kind affecting the land (not included in another item); and
 - (ii) is registered on the certificate of title to the land; and
 - (iii) is to be discharged or satisfied prior to or at settlement.

Table of particulars

Column 1

Column 2

Column 3

(If an item is applicable, ensure that the box for the item is ticked and complete the item.)

(If an item is not applicable, ensure that the box for the item is empty or else strike out the item or write "NOT APPLICABLE" or "N/A" in column 1. Alternatively, the item and any inapplicable heading may be omitted, but not in the case of:

(a) the heading "1. General" and items 1.1, 1.2, 1.3 and 1.4; and

(b) the heading "5. Development Act 1993 (repealed)" and item 5.1; and

(c) the heading "6. Repealed Act conditions" and item 6.1; and

(d) the heading "29. Planning, Development and Infrastructure Act 2016" and items 29.1 and 29.2,

which must be retained as part of this statement whether applicable or not.)

(If an item is applicable, all particulars requested in column 2 must be set out in the item unless the Note preceding this table otherwise permits. Particulars requested in **bold type** must be set out in column 3 and all other particulars must be set out in column 2.)

(If there is more than 1 mortgage, charge or prescribed encumbrance of a kind referred to in column 1, the particulars requested in column 2 must be set out for each such mortgage, charge or prescribed encumbrance.)

(If requested particulars are set out in the item and then continued on an attachment due to insufficient space, identify the attachment in the place provided in column 2. If all of the requested particulars are contained in an attachment (instead of in the item) in accordance with the Note preceding this table, identify the attachment in the place provided in column 2 and (if required by the Note) identify the parts of the attachment that contain the particulars.)

1. General

<div>1.1Mortgage of land</div> <div>(Note: Do not omit this item. The item and its heading must be included in the statement even if not applicable.)</div>	<div>Is this item applicable?</div> <div>Will this be discharged or satisfied prior to or at settlement?</div> <div>Are there attachments?</div> <div>If YES, identify the attachment(s): (and, if applicable, the part(s) containing the particulars)</div> <div></div> <div>Number of mortgage: (if registered) 13712774</div> <div></div> <div>Name of mortgagee: Bendigo & Adelaide Bank Ltd</div> <div></div>	<div>☒</div> <div>YES</div> <div>NO</div>
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1.2 Easement

(whether over the land or annexed to the land)

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

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

Is this item applicable?



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

NO

Are there attachments?

YES

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

Property Interest Report - Page 13

Description of land subject to easement:

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Nature of easement:

Statutory Easements

Are you aware of any encroachment on the easement?

NO

If YES, give details:

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

If YES, give details:

1.3 Restrictive covenant

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

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



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

~~**Are there attachments?**~~

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

~~Nature of restrictive covenant:~~

~~Name of person in whose favour restrictive covenant operates:~~

~~Does the restrictive covenant affect the whole of the land being acquired?~~

~~If NO, give details:~~

~~Does the restrictive covenant affect land other than that being acquired?~~

(The information does not include information about any sublease or subtenancy. That information may be sought by the purchaser from the lessee or tenant or sublessee or subtenant.)

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

(and, if applicable, the part(s) containing the particulars)

~~Name of parties:~~

Period of lease, agreement for lease etc.

From _____ to _____

Amount of rent or licence fee:

\$ per (period)

Is the lease, agreement for lease etc in writing?

If the lease or licence was granted under an Act relating to the disposal of Crown lands, specify -

(a) the Act under which the lease or licence was granted:

(b) the outstanding amounts due: (including any interest or penalty)

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

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

Condition(s) of authorisation:

29. Planning, Development and Infrastructure Act 2016

<div>29.1</div> <div>Part 5 - Planning and Design Code</div> <div>(Note - Do not omit this item. The item and its heading must be included in the attachment even if not applicable.)</div>	<div>Is this item applicable?</div> <div>Will this be discharged or satisfied prior to or at settlement?</div> <div>Are there attachments?</div> <div>If YES, identify the attachment(s): (and, if applicable, the part(s) containing the particulars)</div> <div>The Barossa Council search - 15 pages</div> <div>Title or other brief description of zone, subzone and overlay in which the land is situated: (as shown in the Planning and Design Code)</div> <div>Zone: Township Neighbourhood (TN) Overlays as per Plan SA Data Extract for Section 7 search purposes included in The Barossa Council search</div>	<div>☒</div> <div>NO</div> <div>YES</div>
	<div>Is there a State heritage place on the land or is the land situated in a State heritage area?</div> <div>Is the land designated as a local heritage place?</div> <div>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?</div> <div>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?</div> <div>Note - For further information about the Planning and Design Code www.code.plan.sa.gov.au.</div>	<div>NO</div> <div>NO</div> <div>NO</div> <div>YES</div>

29.2 section 127 - Condition
(that continues to apply) of
a development authorisation

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

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

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

~~**Are there attachments?**~~

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

Date of authorisation:

Name of relevant authority that granted authorisation:

Condition(s) of authorisation:

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

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

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

~~**Are there attachments?**~~

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

Date of notice:

Name of person giving notice of proposed work:

Building work proposed: (as stated in the notice)

Other building work as required pursuant to the Act:

29.4 section 140 - Notice requesting access

~~Is this item applicable?~~

☐

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

~~Are there attachments?~~

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

Date of notice:

Name of person requesting access:

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

Activity of work to be carried out:

29.5 section 141 - Order to remove or perform work

~~Is this item applicable?~~

☐

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

~~Are there attachments?~~

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

Date of order:

Terms of order:

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

Amount payable: (if any)

29.6 section 142 - Notice to complete development

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

☐

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

~~**Are there attachments?**~~

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

Date of notice:

Requirements of notice:

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

Amount payable: (if any)

29.7 section 155 - Emergency order

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

☐

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

~~**Are there attachments?**~~

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

Date of order:

Name of authorised officer who made order:

Name of authority that appointed the authorised officer:

Nature of order:

Amount payable: (if any)

29.8 section 157 - Fire safety notice

~~Is this item applicable?~~

☐

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

~~Are there attachments?~~

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

Date of notice:

Name of authority giving notice:

Requirements of notice:

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

Amount payable: (if any)

29.9 section 192 or 193 - Land management agreement

~~Is this item applicable?~~

☐

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

~~Are there attachments?~~

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

Date of agreement:

Names of parties:

Terms of agreement:

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

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

☐

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

~~**Are there attachments?**~~

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

Date requirement given:

Name of body giving requirement:

Nature of requirement:

Contribution payable: (if any)

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

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

☐

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

~~**Are there attachments?**~~

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

Date of agreement:

Names of parties:

Terms of agreement:

Contribution payable: (if any)

29.12 Part 16 Division 1 - Proceedings ~~Is this item applicable?~~

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

~~Are there attachments?~~

~~If YES, identify the attachment(s):~~

(and, if applicable, the part(s) containing the particulars)

Date of commencement of proceedings:

Date of determination or order: (if any)

A blank coordinate plane with a horizontal x-axis and a vertical y-axis intersecting at the origin. The axes are represented by thin black lines.

Terms of determination or order: (if any)



29.13 section 213 - Enforcement
notice

~~Is this item applicable?~~

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

Are there attachments?

~~If YES, identify the attachment(s):~~

(and, if applicable, the part(s) containing the particulars)

Age (years)	Percentage (%)
18	10
25	30
30	45
35	60
40	75
45	80
50	85
55	85
60	85
65	85

Date notice given:

Name of designated authority giving notice:

Nature of directions contained in notices.

Year	Number of people (millions)
1990	60
1995	75
2000	72
2005	80
2010	90

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

A blank coordinate plane with a horizontal x-axis and a vertical y-axis intersecting at the origin. The axes are represented by thin black lines.

Amount payable: (if any)

A blank coordinate plane with a horizontal x-axis and a vertical y-axis intersecting at the origin. The axes are represented by solid black lines.

~~Is this item applicable?~~

Are there attachments?

_____ /

Year	Number of people (millions)
1990	60
1995	75
2000	72
2005	85
2010	95

Particulars relating to a strata unit

- 1 Name of strata corporation: Strata Corporation 4241 Inc.
 Address of strata corporation: 28 Showground Road Mount Pleasant SA 5235
- 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)

Administrative Fund: \$406.01 per quarter
 Sinking Fund: \$137.50 per quarter
 Arrears: \$543.51
 Refer to Ace Body Corporate Management search attached

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

Net assets: \$17,003.06
 Refer to Ace Body Corporate Management search attached for breakdown of Assets and Liabilities.

- (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 Financial Report and minutes of meetings included in Ace Body Corporate Management search attached

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

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

- 4 Documents supplied by the strata corporation that are enclosed:

- (a) a copy of the minutes of the general meetings of the strata corporation and management committee
 *for the 2 years preceding this statement / ~~since the deposit of the strata plan;~~
 (*Strike out or omit whichever is the greater period)

YES

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

YES

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

YES

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

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

- 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 Ace Body Corporate Management search attached

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

Name: Ace Body Corporate Management

Address: PO Box 672 Prospect East SA 5082

Note-

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

Schedule-Division 3-Community lots and strata units



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

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

Governance

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

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

Use of your property

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

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

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

Are you buying a debt?

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

Expenses

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

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

Guarantee

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

Contracts

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

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

Buying off the plan

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

Buying off the plan

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

Mixed use developments—voting rights

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

Further information

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

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

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

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

You can also seek advice from a legal practitioner.

ANNEXURES

~~* There are no documents annexed hereto~~

* The following documents are annexed hereto -

- Form R3 - Buyers Information Notice
- Copy of Certificate(s) of Title to the Land
- The particulars supplied by the Strata Corporation (statement pursuant to section 41) and enclosures including Copy of the Articles of the Strata Corporation
- Application to Amend Articles (13519923)
- Copy of Strata Plan (SP4241)
- Property Interest Report
- Local Government Authority prescribed inquiry
- SA Water Certificate
- Emergency Services Levy Certificate
- Land Tax Certificate
- Smoke Alarm Notice

ACKNOWLEDGEMENT OF RECEIPT

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

Dated this _____ Day of _____ 20 _____

Signature of purchaser(s)

<div></div> <div></div>	Signature	<div></div> <div></div>	Signature
	Date		Date
<div></div> <div></div>	Signature	<div></div> <div></div>	Signature
	Date		Date

(*Strike out whichever is not applicable)

Form R3

Land and Business (Sale and Conveyancing) Act 1994 (section 13A)

Land and Business (Sale and Conveyancing) Regulations 2010 (regulation 17)

Buyers information notice

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

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

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

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

Safety

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

Enjoyment

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

Value

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

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

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



REAL PROPERTY ACT, 1886



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



Certificate of Title - Volume 5892 Folio 209

Parent Title(s)

CT 5021/121

Creating Dealing(s)

SC 9526610

Title Issued

01/04/2003

Edition

6

Edition Issued

04/02/2022

Estate Type

FEE SIMPLE (UNIT)

Registered Proprietor

SARAH LOUISE HOOPER
OF UNIT 4 30 SHOWGROUND ROAD MOUNT PLEASANT SA 5235

Description of Land

UNIT 4 STRATA PLAN 4241
IN THE AREA NAMED MOUNT PLEASANT
HUNDRED OF TALUNGA

Easements

NIL

Schedule of Dealings

Dealing Number	Description
13712774	MORTGAGE TO BENDIGO & ADELAIDE BANK LTD. (ACN: 068 049 178)

Notations

Dealings Affecting Title

NIL

Priority Notices

NIL

Notations on Plan

Lodgement Date	Dealing Number	Description	Status
06/05/2021	13519923	APPLICATION TO AMEND ARTICLES	FILED

Registrar-General's Notes NIL

Administrative Interests NIL



BODY CORPORATE MANAGEMENT

STRATA TITLES ACT 1988

SECTION 41

Request from:

Bertram Form One Shop,
sonia@bertramform1shop.com

13 March 2025

Information is furnished with regard to:

Strata Corporation 4241 Inc

Owner: Ms Sarah Louise Hooper

Unit 4 Plan No. 4241 at 28 Showgrounds Road, MOUNT PLEASANT SA 5235

In response to your recent request for certain information as provided by Sect. 41 of the Strata Titles Act 1988, we furnish - Particulars of any contribution payable in relation to the unit

- (1) **Levy Contributions** for Lot 4 / Unit 4 are \$543.51 per quarterly.
- (2) **Total Arrears for the lot** (Admin Fund, Sinking Fund, special levies, interest and fees) as at 13 March 2025 is **\$543.51**
- (3) **Administrative fund – contributions payable by regular periodic instalments or lump sum.**
Agreed Admin Fund levy contributions and due dates.

Amount	Period	Date due
\$406.01	01 Jun 2024 to 31 Aug 2024	01 Jun 2024
\$406.01	01 Sep 2024 to 30 Nov 2024	01 Sep 2024
\$406.01	01 Dec 2024 to 28 Feb 2025	01 Dec 2024
\$406.01	01 Mar 2025 to 31 May 2025	01 Mar 2025

Amounts NOT PAID by DUE DATE (Current Arrears)	\$406.01
Prepaid levies (Paid Prior to Due Date).	\$0.00
Interest due on unpaid levies	\$0.00

- (4) **Sinking fund – contributions payable by regular periodic instalments or lump sum**

Agreed Sinking Fund levy contributions and due dates (additional to Admin Levy)

Amount	Period	Date due
\$137.50	01 Jun 2024 to 31 Aug 2024	01 Jun 2024
\$137.50	01 Sep 2024 to 30 Nov 2024	01 Sep 2024
\$137.50	01 Dec 2024 to 28 Feb 2025	01 Dec 2024
\$137.50	01 Mar 2025 to 31 May 2025	01 Mar 2025

Amounts NOT PAID by DUE DATE (Current Arrears)	\$137.50
Prepaid levies (Paid Prior to Due Date).	\$0.00
Interest due on unpaid levies	\$0.00

- (5) **Special contributions**

NOTE: This search is current as of the notice date, we advise you call our office prior to settlement to get any updates, please request the purchaser to contacts our office immediately so that levy arrears/legal cost for unpaid levies are avoided.

PO Box 672, PROSPECT EAST SA 5082 Tel: 8342 1544

Email: accounts.sa@acebodycorp.com.au

www.acebodycorp.com.au



BODY CORPORATE MANAGEMENT

(6) The body corporate presently has the following insurance cover:

Policy No. POL11082288 Strata Community Insurance

Type: Strata Broker: Resolute Property Protect Pty Ltd
Level 5, 90 Collins Street, MELBOURNE SA 3000

Premium: \$3,969.41 Paid on: 24/09/2024 Policy start date: 15/09/2024 Next due: 15/09/2025

Cover	Sum insured	Excess	Notes
Building	\$1,995,000.00	\$1,000.00	Policy 1 standard
Loss Of Rent/temp Accom -15	\$299,250.00	\$0.00	Policy 1
Legal Liability	\$30,000,000.00	\$0.00	Policy 2
zVoluntary Workers	200,000/2,000	\$0.00	Policy 3
Fidelity Guarantee	\$100,000.00	\$0.00	Policy 5
Office Bearer' Legal	\$500,000.00	\$0.00	Policy 6
Government Audit Costs	\$25,000.00	\$0.00	Policy 9
Appeal Expenses	\$100,000.00	\$0.00	Policy 9
Legal Defence	\$500,000.00	\$1,000.00	Policy 9
Lot Owner's Fixtures And Improvements (per Lot)	\$300,000.00	\$0.00	Policy 10 per lot
Machinery Breakdown	\$10,000.00	\$1,000.00	Policy 7
POLICY EXCESS	Flood cover included	\$0.00	Flood cover included

(7) Particulars of Assets and Liabilities of the Corporation

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

(8) Particulars of any Expenditure

(a) Incurred by the Corporation

- *Please refer to financial report.*

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

- *Please refer to the past minutes and financial report or refer to current owner for specific queries.*

(c) Particulars in relation to any prescribed matter:

Please refer to attached minutes

(d) Particulars relating to the Water Bill

Please check with SA Water and/or Strata Water Solutions on 8172 0816 for final water reading.

(9) Provide copies of—

- (i) The minutes of general meetings of the corporation and meetings of its management committee for such period, not exceeding two years, specified in the application;
- (ii) The statement of accounts of the corporation last prepared by the corporation;
- (iii) The articles for the time being in force;
- (iv) Current policies of insurance taken out by the corporation;

(10) Make available for inspection—

- (i) a copy of the accounting records of the corporation;
- (ii) the minute books of the corporation;

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Email: accounts.sa@acebodycorp.com.au

www.acebodycorp.com.au



BODY CORPORATE MANAGEMENT

- (iii) any other prescribed documentary material i.e.
 - (a) the duplicate certificate of title for the common property;
 - (b) a copy of all plans, drawings, specifications and reports in his or her possession relating to the design and construction of buildings and building improvements on the site.
 - (c) a copy of any other notice, order or document in his or her possession relating to the strata scheme of which the strata corporation will need to know in order to carry out its statutory functions.

(11) An application under this section must be accompanied by the prescribed fee.

(12)Note: A statement of a strata corporation provided for the purposes of subsection (1)(a) is, in favour of the person to whom it is provided and as against the corporation, conclusive evidence (as at the date of the statement) of the matters contained in the statement. The corporation invites the purchaser to make their own enquiries in to matters of the corporation.



BODY CORPORATE MANAGEMENT

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.

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Email: accounts.sa@acebodycorp.com.au

www.acebodycorp.com.au



BODY CORPORATE MANAGEMENT

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.

**BODY CORPORATE MANAGEMENT****OWNER INFORMATION SHEET****Unit 4 in Plan No. 4241 at 28 Showgrounds Road, MOUNT PLEASANT SA 5235****Settlement Date** _____

In order to bring our records up to date, for any EMERGENCIES that may arise and particularly if you have not recently provided this information, would you please complete and return this form promptly.

Title: Dr/ Mr/ Mrs/ Ms/ Miss/ Other (Please circle)Full name of owner/s: _____Owner Address: _____Address for service of account circulars etc: _____

I wish for my corporation to have web access for financial data. YES ☐ NO ☐

Phone: _____Work : _____Mobile _____**Email Address:** if you want to have your levies emailed _____

Do you have an Agent? YES ☐ NO ☐ (if Yes, please complete below)

Send all correspondence to Agent YES ☐ NO ☐ (If NO will be sent to above owner address)

Send Levies to Agent YES ☐ NO ☐

Name & Address of Agent: _____Agent Phone: _____Agent Email: _____Conveyancer Acting On Behalf Of Vendor: _____Contact Details: _____Conveyancer Acting On Behalf Of Purchaser _____Contact Details: _____



Balance Sheet

As at 13/03/2025

Ace Body Corporate Management

ABN: 85 102 494 717

PO Box 671, Modbury SA

Ph: 08 8342 1544

E: accounts.sa@acebodycorp.com.au

Strata Corporation 4241 Inc

28 Showgrounds Road, MOUNT PLEASANT SA
5235

	Current period
Owners' funds	
Administrative Fund	
Operating Surplus/Deficit--Admin	3,006.48
Owners Equity--Admin	2,110.82
	5,117.30
Sinking Fund	
Operating Surplus/Deficit--Sinking	1,107.53
Owners Equity--Sinking	10,778.23
	11,885.76
Net owners' funds	\$17,003.06
Represented by:	
Assets	
Administrative Fund	
Cash at Bank--Admin	4,374.80
Receivable--Levies--Admin	429.75
Receivable--Owners--Admin	312.75
	5,117.30
Sinking Fund	
Cash at Bank--Sinking	11,740.22
Receivable--Levies--Sinking	145.54
	11,885.76
Unallocated Money	
Cash at Bank--Unallocated	68.68
	68.68
<i>Total assets</i>	17,071.74
Less liabilities	
Administrative Fund	0.00
Sinking Fund	0.00
Unallocated Money	
Prepaid Levies--Unallocated	68.68
	68.68
<i>Total liabilities</i>	68.68
Net assets	\$17,003.06



Balance Sheet

As at 28/02/2025

Ace Body Corporate Management

ABN: 85 102 494 717

PO Box 671, Modbury SA

Ph: 08 8342 1544

E: accounts.sa@acebodycorp.com.au

Strata Corporation 4241 Inc

28 Showgrounds Road, MOUNT PLEASANT SA
5235

	Current period
Owners' funds	
Administrative Fund	
Operating Surplus/Deficit--Admin	1,066.08
Owners Equity--Admin	1,044.74
	<u>2,110.82</u>
Sinking Fund	
Operating Surplus/Deficit--Sinking	(1,832.18)
Owners Equity--Sinking	12,610.41
	<u>10,778.23</u>
Net owners' funds	<u><u>\$12,889.05</u></u>
Represented by:	
Assets	
Administrative Fund	
Cash at Bank--Admin	3,466.93
Receivable--Levies--Admin	767.20
Receivable--Owners--Admin	312.75
	<u>4,546.88</u>
Sinking Fund	
Cash at Bank--Sinking	11,343.41
Receivable--Levies--Sinking	259.82
	<u>11,603.23</u>
Unallocated Money	
Cash at Bank--Unallocated	68.68
	<u>68.68</u>
Total assets	<u>16,218.79</u>
Less liabilities	
Administrative Fund	
Prepaid Levies--Admin	2,436.06
	<u>2,436.06</u>
Sinking Fund	
Prepaid Levies--Sinking	825.00
	<u>825.00</u>
Unallocated Money	
Prepaid Levies--Unallocated	68.68
	<u>68.68</u>
Total liabilities	<u>3,329.74</u>
Net assets	<u><u>\$12,889.05</u></u>



Income & Expenditure Statement

for the financial year

to 28/02/2025

Ace Body Corporate Management

ABN: 85 102 494 717

PO Box 671, Modbury SA

Ph: 08 8342 1544

E: accounts.sa@acebodycorp.com.au

Strata Corporation 4241 Inc

28 Showgrounds Road, MOUNT PLEASANT SA
5235

Administrative Fund

Current period

01/03/2024-28/02/2025

Revenue

Interest on Arrears--Admin	23.85
Levies --Admin	12,844.08
Recovery--Owner --Extended Admin	66.00
Transfer from Sinking Fund	5,472.83

<i>Total revenue</i>	<u>18,406.76</u>
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Less expenses

ATO / Public Officer	99.00
Audit Services	176.00
Common Property Maintenance	462.28
Comms/Data/Technology - Fixed Fee	667.20
Insurance--Premiums	3,969.41
Maint Bldg--Cement Rendering	1,071.40
Maint Bldg--Gutters & Downpipes	3,765.90
Maint Bldg--Plumbing--Drains & Sewers	616.00
Maint Bldg--Roof	550.00
Maint Grounds--Lawns & Gardening	1,774.00
Management Fees--Standard	2,400.00
Meeting Fee	316.00
Recovery--Legal Fees	(75.00)
Recovery--Reminder Notices	82.75
Termite Inspection /report	1,276.00
Utility--Electricity	189.74

<i>Total expenses</i>	<u>17,340.68</u>
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Surplus/Deficit

	<u>1,066.08</u>
--	-----------------

Opening balance	1,044.74
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Closing balance

	<u><u>\$2,110.82</u></u>
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Strata Corporation 4241 Inc

28 Showgrounds Road, MOUNT PLEASANT SA
5235

Sinking Fund

Current period

01/03/2024-28/02/2025

Revenue	
Interest on Arrears--Sinking	8.45
Levies --Sinking	4,400.00
Total revenue	4,408.45
Less expenses	
Admin--Transfer to Admin Fund	5,472.83
Maint Bldg--General Replacement	767.80
Total expenses	6,240.63
Surplus/Deficit	(1,832.18)
Opening balance	12,610.41
Closing balance	\$10,778.23



MINUTES OF THE ANNUAL GENERAL MEETING STRATA CORPORATION Plan No. 4241 28 SHOWGROUNDS ROAD MOUNT PLEASANT

DATE, PLACE & TIME OF MEETING: Saturday, 27 April 2024
11:30 AM.
Unit 6, 28 Showgrounds Road, MOUNT PLEASANT, SA, 5235.

LOTS REPRESENTED:

Lot 1	Mr. Darren Waterhouse	Owner present
Lot 3	Ms. Tracy Egyud	Owner present
Lot 5	Ms. Bethany Henry	Owner present
Lot 6	Mr. Kim Yap	Owner present
Lot 8	Mr. Leigh & Mrs. Jelena Evans	Proxy to ABCM

IN ATTENDANCE: Wesley Schache of Ace Body Corporate Management

1. Appointment of Chairperson

Owners represented were in majority favour of Wesley Schache of ABCM to assist the corporation with conducting the meeting and recording the minutes.

Motion CARRIED.

2. Quorum, In Attendance, Recording of Proxies

A quorum was declared with 5 of the 8 financial units in attendance or by proxy.

3. Disclosure of Pecuniary Interest

It is an offence to not disclose any direct or indirect pecuniary interest in a matter in relation to the corporation. Under the Strata Titles Act, a delegate of the strata corporation who has direct or indirect pecuniary interest in a matter in relation to which he or she proposes to perform delegated functions or powers must disclose the nature of the interest, in writing, to the corporation before performing functions or powers.

4. Confirmation of Previous Meeting Minutes

The minutes of the Annual General Meeting held on 20th of April 2023 were accepted as a true and accurate record of the proceedings.

Motion CARRIED.

5. Business Arising from Previous Meeting

Nil business arising from previous minutes.

**ANNUAL GENERAL MEETING MINUTES OF STRATA CORPORATION 4241
28 SHOWGROUNDS ROAD, MOUNT PLEASANT
Saturday. 27 April 2024**

6. Confirmation of Financial Statements

The financial statements for the twelve month period ending 29th of February 2024 were accepted as an accurate record of the corporation's financial position by the members of the corporation. All records were accessible throughout the meeting.

Motion CARRIED.

7. Current Arrears

ABCM advised that lot 7 is currently in arrears and the debt collection process has commenced to recoup funds from the owner. ABCM is currently managing this process and should this present any potential financial impact on the corporation the committee will be advised by ABCM. Owners are reminded that any shortfall of funds are to be raised by the members of the corporation to meet the financial obligations of the corporation.

8. APPOINTMENTS

8.1 Election of Office Bearers

In accordance with the Strata Title Act 1988 Part 3, Division 1 Section 23, the members of Body Corporate elected the following members for the current 12 months.

Presiding Officer:	Kim Yap
Treasurer:	Bethany Henry
Secretary:	Darren Waterhouse

If no office bearers are appointed or a position becomes vacant, ABCM advised in order to remain compliant with the legislation a General Meeting of the corporation will need to be convened of all owners (fees may apply). The strata corporation is non-compliant if any of these positions is allowed to remain vacant for more than six months (Under Section 23 of the Act). Unless all of the units comprised in the strata scheme consist of non-residential premises, the officers of a strata corporation must be unit holders. One person may hold two or more of these positions.

Motion CARRIED.

8.2 Election of Management Committee

The members of the corporation agree the office bearers would constitute the corporation's management committee in addition to the below members:

Tracy Egyud

ABCM is authorised to share contact details of all committee members between committee members.

All committee members must use the owner portal for ease of communications.

The committee is aware that all committee minutes will be filed and accessible by all owners.

The management committee to be authorised to proceed for each occurrence of unplanned maintenance work that may occur throughout the year and raise special levies if required. The management committee does not have the power to authorise anything for which a special or unanimous resolution of the corporation is required by the legislation or the articles of the corporation in accordance with Strata Titles Act 1988 (s35[8]).

The corporation as per section 9.4 of the management agreement acknowledges the Presiding Officer is appointed to communicate all approved instructions to ABCM, unless the Management Committee elects another committee member to provide approved instructions to ABCM. In any event, instructions shall only be communicated to ABCM by one committee spokesperson to create clear and effective channels of communication.

Motion CARRIED.

**ANNUAL GENERAL MEETING MINUTES OF STRATA CORPORATION 4241
28 SHOWGROUNDS ROAD, MOUNT PLEASANT
Saturday. 27 April 2024**

8.3 Appointment of Management

Ace Body Corporate Management were appointed as manager for the corporation's current financial year, and provide routine services in accordance with the Strata Titles Act 1988 Section 23 to assist the appointed officer bearers for the following 12 months in accordance with Sections 2.1 and the General Conditions of the management agreement. Pro-rata management fees will be charged from the end of the corporation's financial year up until the next Annual General Meeting of the corporation.

All funds of the corporation are to be deposited in the Macquarie Bank account in the name of the corporation, which shall be audited and operated in accordance with the legislation. The Presiding Officer or an appointed office bearer is authorised by the Body Corporate to sign the management agreement. If a signed copy has not been received by ABCM within 21 days, the agreement is deemed to have been accepted by the Body Corporate.

ABCM advised additional services in sections 2.2, 2.3, and Special Conditions as stated in the management agreement are provided, they will be charged to the corporation where applicable. These charges may include but not limited to, extended administration, non routine functions, government charges, registering as public officer, disbursements, audit charges and tax preparation if necessary. These charges will be debited to the corporation.

Motion CARRIED.

ANNUAL GENERAL MEETING MINUTES OF STRATA CORPORATION 4241
28 SHOWGROUNDS ROAD, MOUNT PLEASANT
Saturday. 27 April 2024

9. INSURANCE

9.1 Current Insurance and Last Valuation

ABCM advised that the corporation is required to keep all buildings and building improvements insured to their full replacement value as per Strata Titles Act Division 4 Section(s) 30, Duty to insure, (1) A Strata Corporation must keep all buildings and building improvements on the site insured to their replacement value. Section 31, Duty to insure against liability.

The previous valuation was undertaken 01 Jun 2022 with the amount being \$1,995,000.00.

Policy Number	Underwriter	Current To	Risk Type	Coverage Amount
71784	CHU Underwriting Agency Pty Ltd	15 Sep 2024	Building	\$1,995,000.00
			Loss Of Rent/temp Accom -15	\$299,250.00
			Legal Liability	\$30,000,000.00
			Voluntary Workers	\$300,000.00 / \$3,000.00
			Fidelity Guarantee	\$250,000.00
			Office Bearer' Legal	\$250,000.00
			Catastrophe Insurance	\$598,500.00
			Ext Cover Rent / Temp	\$89,775.00
			Esc In Cost of Temp Accom	\$29,925.00
			Cost Of Storage & Evac.	\$29,925.00
			Government Audit Costs	\$25,000.00
			Appeal Expenses	\$100,000.00
			Legal Defence	\$100,000.00
			Lot Owner's Fixtures & Improvements (per Lot)	\$250,000.00
			Machinery Breakdown	\$10,000.00
			POLICY EXCESS	\$1,000.00 Policy One
			POLICY EXCESS	\$1,000.00 Policy Seven
			POLICY EXCESS	Flood Cover Included
TOTAL PREMIUM: \$4,128.50				

9.2 RESOLUTION: Increase Office Bearers Liability

The corporation acknowledges this cover has not been reviewed for many years and agrees to increase the office bearers liability cover from \$250,000.00 to \$500,000.00 when renewal is due 15 Sept. 2024.

Motion CARRIED.

**ANNUAL GENERAL MEETING MINUTES OF STRATA CORPORATION 4241
28 SHOWGROUNDS ROAD, MOUNT PLEASANT
Saturday. 27 April 2024**

9.3 Renewal Instructions

Members of the corporation authorise ABCM to arrange and place the insurance on behalf of the corporation.

Motion CARRIED.

9.3 Alternatives for Renewal Instructions

Option A

Maintain Existing

Members agree to maintain the existing building sum insured of upon renewal.

'OPTION A' has been selected with the highest votes.

10. REPAIRS & MAINTENANCE

10.1 Contractor Delays - General Advice

ABCM Informs owners - In light of National disasters and current economic conditions good quality contractors have delayed project start times.

We encourage owners to effectively plan maintenance with appropriate start times as many contractors are declining jobs and or may take longer than usual to start work.

10.2 ORDINARY RESOLUTION: Garden Maintenance

The Corporation approved continuing with the current Gardening Company Brookdene Lawn Mowing for the next twelve months to perform routine garden services to the common grounds. Funds are allocated in the current budget.

Motion CARRIED.

10.3 ORDINARY RESOLUTION: Gutter & Downpipes Cleaning

The Corporation approved for routine cleaning of all gutters and down-pipes to be performed by Gutter Sukker annually prior to winter July/Aug. Funds of \$1,000.00 have been allocated in the Admin Budget.

Motion CARRIED.

10.4 ORDINARY RESOLUTION: Sewer Maintenance

The Corporation approved Pleasant Plumbing to undertake non-routine sewer maintenance in the management committee to provide scope of works when sewer maintenance is required. Costs to be covered by sinking funds.

Motion CARRIED.

10.5 ORDINARY RESOLUTION: Storm Water Drain Maintenance

The Corporation approved Pleasant Plumbing to undertake non-routine storm water drain maintenance in the management committee to provide scope of works when stormwater drain maintenance is required. Costs to be covered by sinking Funds.

Motion CARRIED.

**ANNUAL GENERAL MEETING MINUTES OF STRATA CORPORATION 4241
28 SHOWGROUNDS ROAD, MOUNT PLEASANT
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10.6 Termite Inspection

The owners present reviewed the attached quote obtained from Integrated Pest Solutions \$1,276.00 inc. GST. for undertaking termite inspections of the units at the Corporation. After further discussion it was agreed for the termite inspection to proceed and for costs to be covered by current funds.
Agreed by all represented.

10.7 Corporation Maintenance

The owners present discussed the following maintenance requirements for the corporation.

1. Gutter & Woodwork Repairs. Repairs were required for the rear down pipe, woodwork at unit 1 & Unit 3 require repairs to the section of rear fascia board. After further discussion Mr. D Waterhouse would arrange for a local contractor to provide a quote for the repairs and sent the quote to ABCM. The quote would be forwarded to the management committee to review and approve. Costs to be covered by sinking funds.
2. Fly Screens- The corporation reminds all owners any repairs required for unit fly screens is the owner responsibility and cost.
3. Window Frames- The owners discussed the condition of the window frames for the units, it was noted the condition of the paint had faded and would require repainting. After further discussion it was agreed for the management committee to inspect the windows and provide instructions to ABCM.

Agreed by all represented.

11. ALTERATIONS/ADDITIONS/APPROVALS

11.1 SPECIAL RESOLUTION: Blanket Approval for Installation of Roller Blinds

The Corporation granted Blanket approval to all units to install external Roller Blinds.

Approval was granted on the following provisions:

- That installation and maintenance is at the expense of that unit owner.
- All appropriate steps are to be taken to ensure external roller blinds do not interfere with ventilation of hot water systems, air conditioning units, etc. in conjunction with the Office of Technical Regulator.
- Installation must be carried out in a proper, workmanship like manner by a reputable tradesperson.
- All blinds must be in keeping with the colour Off White, styles, materials, etc. determined by the corporation.
- Any damage caused to the common property in relation to installation or maintenance is to be rectified at the cost of that unit owner

Motion CARRIED

**ANNUAL GENERAL MEETING MINUTES OF STRATA CORPORATION 4241
28 SHOWGROUNDS ROAD, MOUNT PLEASANT
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11.2 SPECIAL RESOLUTION: Blanket Approval for Installation of Solar Panels / Battery

The Corporation granted all unit owners approval to install a solar electricity system, including solar panels, smart meter, and/or batteries, to their unit for the purpose of supplying electricity for use within that unit.

Such approval is granted subject to the installing unit owner accepting full responsibility for: obtaining prior confirmation that the structure and intended location are suitable for the installation, not obtrusive and aesthetically pleasing and will not compromise the structure in any way ; ensuring all work is undertaken by an appropriately qualified, licensed and insured contractor; ensuring all work is completed to the relevant Australian Standards and with minimal disruption to others; all ongoing maintenance related to the installation; all costs associated with and/or arising from the installation and/or its removal, including for any related alterations required to the main switchboard and associated necessary testing and/or management and/or removal of asbestos or asbestos containing materials.

Any cost to remove the panels / battery to repair common property is at that lot owner(s)'s cost. The lot owner must agree to remove panels/battery in order to maintain common property. If the owner delays removal and further deterioration occurs of common property, the corporation will levy the expense to the owner.

Unit owner(s) should be aware that by installing the panels /battery on common property, they are entering into an agreement with the corporation. The agreement will require the particular lot owner to maintain the particular space as mentioned above and if they fail to do that, they will be required to bear the cost of either the corporation maintaining the area, or the cost to return the area to its original condition. In the event the lot is sold, they will be required to advise the new owner of the obligation and if the new owner does not agree to take over the obligation, again the owner will be required to pay for the cost to return the area to its original condition prior to settlement.

Motion CARRIED.

12. BUDGET

12.1 Administration Fund - Unit Entitlement

In accordance with the Strata Titles Act 1988, Part 3 Division 2, Section 27, the members of the corporation agreed to fix the proposed administration budget of \$12,992.20 to meet the corporations financial responsibility for the following twelve months.

Owners are reminded to adequately budget for unexpected occurrences otherwise the corporation will incur additional administrative expense. Contributions are divided by unit entitlement, payable Quarterly due on the flowing dates: 1 June; 1 September; 1 December, 1 March and to continue until changed at an AGM.

Motion CARRIED.

12.2 Sinking Fund - Paid Equally

The members of the corporation agreed with the proposed sinking fund of \$4,400.00 per annum. The sinking fund's purpose is not to be used for the day to day expense of the corporation unless instructed so by the management committee and is additional to the Administrative budget.

Corporation members acknowledged and agree should the budget need to be increased to meet obligations, owners present at the meeting are entitled to make this decision on behalf of the corporation.

Motion CARRIED.

**ANNUAL GENERAL MEETING MINUTES OF STRATA CORPORATION 4241
28 SHOWGROUNDS ROAD, MOUNT PLEASANT
Saturday, 27 April 2024**

13. AUTHORISED DIRECTIVES

13.1 Special Levies

The corporation is encouraged to budget adequate surplus funds at the AGM. If a shortfall of funds occurs for any reason throughout the year, a special levy will be required and ABCM authorised to raise funds required to meet such a shortfall.

ABCM stated that additional service fees will be charged to facilitate the additional financial administration.

13.2 Unpaid Contributions/ Levy Debt Collection

Strata Titles Act 1988 Section 27(5) -

"The strata corporation may recover an unpaid contribution (and interest on any such contribution), as a 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)"

Members of the corporation are reminded that if contact details like postal addresses and email address change, failure to notify ABCM may result in overdue levies and initiate arrears process.

Any and all costs and fees related and associated with any action taken by the corporation against a unit (including, but not limited to, the recovery of outstanding contributions and breaches of the Articles), shall be levied against the relevant unit as a debt. Such costs and fees may include, but are not limited to, legal costs, collections costs, third party costs, late fees and administrative fees.

The Corporation authorises ABCM to take all necessary action, including instructing a debt recovery company to initiate legal proceedings against owners on behalf of the corporation, in particular:

- Each owner will be issued an account 30 days before the due date.
- If account remains unpaid, reminder arrears notices will be sent at 7 days and 38 days after the due date.
- If account remains unpaid at 60 days, ABCM will initiate contact with the owner on behalf of the corporation and discuss payment arrangements.
- If no arrears payment arrangements are finalised with owner at 66 days, a Letter of Demand will be issued, and formal debt collection process may commence.

**Please note all debt collection costs, court & search / lodgement fees and interest are recoverable from the Lot/Unit owner.*

13.3 Invoice approval process

The corporation authorises ABCM to pay received invoices for works approved at the AGM.

Approved works arranged outside the AGM, the corporation requires one office bearer to provide approval in writing to ABCM for payment.

13.4 Maintenance Policy

The corporation acknowledges and approves adopting a maintenance policy to expedite jobs. The following is the directive.

- 1) Repairs outside of resolutions at the AGM and equal to or less than \$600.00 inc GST or vital in nature, one Officer Bearer to approve.
- 2) Repairs outside of resolutions at the AGM and greater than \$600.00 inc GST to be referred to the committee to provide instructions.
- 3) Repairs under \$2000.00 ABCM will obtain 1 quote, to be referred to the committee to provide instructions.

**ANNUAL GENERAL MEETING MINUTES OF STRATA CORPORATION 4241
28 SHOWGROUNDS ROAD, MOUNT PLEASANT
Saturday. 27 April 2024**

- 4) Repairs greater than \$2000.00 ABCM will obtain 2 quotes, a 3rd quote upon instructions from the committee will only be obtained if there is a significant disparity between quotes. Quotes to be referred to the committee to provide instructions.
- 5) Repairs of emergency nature will be attended ASAP and the committee to be informed.
- 6) The corporations committee is authorised to provide scope of works to ABCM and encourages owners to submit independent quotes within the agreed time frame when work is required.

14. Communication Protocols

General Information and Documents.

First try our online portal <https://my.smata.com/>

Information available: Insurance Policy Details, Levy Notices, AGM minutes, Plans, Invoices Status of open jobs.

Property Emergency or Vital Corporation Matters Phone.

Office Hours: 8342-1544

After Hours Property Emergency: Ken Hall Plumbers direct on 83645855

Other Important Numbers:

Police for Behaviour/Noise/etc. 131 444

State Emergency Service (SES) 132 500

Communication from our office will include.

- @smata.com emails regarding job status & invoice approvals
- @dropbox emails for electronic signing
- @acebodycorp.com.au emails directly from our staff
- Telephone calls or emails direct to committee members for instruction clarification.
- Routine enquiries, **email** our NEST TEAM on eggs@acebodycorp.com.au

CLOSURE: There being no further business, the chairperson declared the meeting closed at 12:30 PM.



THE MINUTES OF THE ANNUAL GENERAL MEETING

STRATA CORPORATION Plan No. 4241 28 SHOWGROUNDS ROAD MOUNT PLEASANT

DATE, PLACE & TIME OF MEETING:	Held on Thursday, 20 April 2023 4:02 PM. Teleconference or Vote Online using StrataVote		
LOTS REPRESENTED:	Lot 1	Mr Darren Waterhouse	Owner present
	Lot 2	Mr Leigh Evans & Mrs Jelena Evans	Proxy to ABCM
	Lot 4	Ms Sarah Hooper	Proxy to ABCM
	Lot 5	Ms Bethany Henry	Proxy to Mr Henry Carter
	Lot 6	Mr Kim Yap	Owner present
	Lot 8	Mr Leigh Evans & Mrs Jelena Evans	Proxy to ABCM
IN ATTENDANCE:	Karen Doherty of Ace Body Corporate Management		

1. Appointment of Chairperson

Owners represented were in majority favour of Karen Doherty of ABCM to assist the corporation with conducting the meeting and recording the minutes.

Motion CARRIED.

2. Quorum, In Attendance, Recording of Proxies

A quorum was declared with 6 of the 7 financial units in attendance or by proxy.

3. Disclosure of Pecuniary Interest

It is an offence to not disclose any direct or indirect pecuniary interest in a matter in relation to the corporation. Under the Strata Titles Act, a delegate of the strata corporation who has direct or indirect pecuniary interest in a matter in relation to which he or she proposes to perform delegated functions or powers must disclose the nature of the interest, in writing, to the corporation before performing functions or powers.

Members stated there was no pecuniary interest to declare.

4. Confirmation of Previous Meeting Minutes

The minutes from the Annual General Meeting held on 1st of April 2022 be accepted as a true and accurate record of the proceedings.

Motion CARRIED.

ANNUAL GENERAL MEETING MINUTES OF STRATA CORPORATION 4241
28 SHOWGROUNDS ROAD, MOUNT PLEASANT
Thursday, 20 April 2023

5. Business Arising from Previous Meeting

Wood Rot Repairs & External Painting

The corporation to discuss the wood rot and external painting. It had been previously agreed the works were not required at the time and defer to next meeting.

Discussion:

It was noted the Gutter Sukker report from August 2022 stated that units 1, 3 and 4 short rear gutters require replacement. Members present agreed that the gutter works needs to be undertaken first then the wood rot rectified. Members present further noted that that aluminium window frames are faded and if not painted will pit then start rusting. It was agreed that the colour should be changed from mission brown to match the flyscreens.

ABCM were requested to obtain two quotes for the replacement of the gutters for units 1, 3 and 4 and then itemise per unit for wood rot and painting.

It was agreed that Mr Waterhouse would be the onsite contact for the contractors to meet to confirm the scope of works.

The quotes will be sent to the committee to review and provide instructions. A special levy may be required to partly fund the works. The committee will review the sinking fund balance and confirm the special levy amount.

Replacement of Flyscreens

At the 2022 Annual General Meeting the replacement of flyscreens was discussed. The management committee to provide an update.

Discussion:

Members present informed the meeting that the owners of units 1 and 6 arranged for a contractor to undertake the works at their own cost.

6. Confirmation of Financial Statements

The financial statements for the twelve month period ending 28th of February 2023 were accepted as an accurate record of the corporation's financial position by the members of the corporation. All records were accessible throughout the meeting.

Motion CARRIED.

7. APPOINTMENTS

7.1 Election of Office Bearers

In accordance with the Strata Title Act Part 3, Division 1 Section 23, the members of Body Corporate elected the following members for the next 12 months.

Presiding Officer:	Mr Kim Yap
Treasurer:	Ms Bethany Henry
Secretary:	Mr Darren Waterhouse

The members and the elected office bearers agreed that, if any of the office bearer positions become vacant during the year for reasons such as, the owner is no longer an owner or the position relinquished, the vacant office bearer position will automatically be fulfilled by the other existing office bearer/s providing the other positions are held by another owner/s. If no office bearers are appointed or a position is left vacant, ABCM advised in order to remain compliant with the legislation a General Meeting of the corporation will need to be convened of all owners.

Motion CARRIED.

**ANNUAL GENERAL MEETING MINUTES OF STRATA CORPORATION 4241
28 SHOWGROUNDS ROAD, MOUNT PLEASANT
Thursday, 20 April 2023**

7.2 Appointment of Management

Ace Body Corporate Management to be appointed as manager for the corporation's current financial year, in accordance with the Strata Titles Act 1988 Section 23 to assist the appointed officer bearers for the following 12 months in accordance with Schedule 1 and the General Conditions of the management agreement. Pro rata management fees will be charged from the end of the corporation's financial year up until the next Annual General Meeting of the corporation.

All funds of the corporation are to be deposited in the Macquarie bank account in the name of the corporation, which shall be audited and operated in accordance with the legislation. The Presiding Officer or an appointed office bearer is authorised by the Body Corporate to sign the management agreement. If a signed copy has not been received by ABCM within 21 days, the agreement shall be deemed to have been accepted by the Body Corporate.

Motion CARRIED.

7.3 Election of Management Committee

The members of the corporation agree that the office bearers would constitute the corporation's management committee. ABCM is authorised to share contact details of all committee members between committee members.

The management committee to be authorised to proceed for each occurrence of unplanned maintenance work that may occur throughout the year. The management committee does not have the power to authorise anything for which a special or unanimous resolution of the corporation is required by the legislation or the articles of the corporation in accordance with Strata Titles Act 1988 (s35[8]).

The Presiding Officer is appointed to communicate all approved instructions to ABCM, unless the Management Committee elects another committee member to provide approved instructions to ABCM. In any event, instructions shall only be communicated to ABCM by one committee spokesperson to create clear and effective channels of communication.

Motion CARRIED.

8. INSURANCE

8.1 Current Insurance and Last Valuation

ABCM advised that the corporation is required to keep all buildings and building improvements insured to their full replacement value as per Strata Titles Act Division 4 Section(s) 30, Duty to insure, (1) A Strata Corporation must keep all buildings and building improvements on the site insured to their replacement value. Section 31, Duty to insure against liability.

The previous valuation was undertaken 1 June 2022 with the amount being \$1,995,000.00.

ANNUAL GENERAL MEETING MINUTES OF STRATA CORPORATION 4241
28 SHOWGROUNDS ROAD, MOUNT PLEASANT
Thursday, 20 April 2023

Policy Number	Underwriter	Current To	Risk Type	Coverage Amount
71784	CHU Underwriting Agency Pty Ltd	15 Sep 2023	Building	\$1,995,000.00
			Policy Excess – Insured Property	
			Office Bearer' Legal	\$250,000.00
			Lot Owner's Fixtures And Improvements (per Lot)	\$250,000.00
			Loss Of Rent/temp Accommodation	\$299,250.00
			Cost Of Storage & evac.	\$29,925.00
			Flood cover included	
			Fidelity Guarantee	\$250,000.00
			Legal Defence	\$100,000.00
			Ext Cover Rent / Temp	\$89,775.00
			Esc In Cost Of Temp Accom	\$29,925.00
			Policy Excess – Machinery Breakdown	\$1,000.00
			Catastrophe Insurance	\$598,500.00
			Machinery Breakdown	\$10,000.00
			Legal Liability	\$30,000,000.00
			Government Audit Costs	\$25,000.00
			Voluntary Workers	\$300,000.00 / \$3,000.00
			Appeal Expenses	\$100,000.00
TOTAL PREMIUM: \$4,117.56				

8.2 Renewal Instructions

Members of the corporation agree that ABCM have authority to arrange and place the insurance on behalf of the corporation.

Motion CARRIED.

8.2 Alternatives for Renewal Instructions

Maintain Existing

Members agree to maintain the existing building sum insured of \$1,995,000.00 upon renewal 15 September 2023.

Agreed by all represented

**ANNUAL GENERAL MEETING MINUTES OF STRATA CORPORATION 4241
28 SHOWGROUNDS ROAD, MOUNT PLEASANT
Thursday, 20 April 2023**

9. Contractor Delays

ABCM Inform owners - In light of National disasters and current economic conditions good quality contractors have delayed project start times. We encourage owners to effectively plan maintenance with appropriate start times as many contractors are declining jobs and or may take longer than usual to start work.

10. Garden Maintenance

The Corporation approves continuing with the current Gardening Company, Brookdene Lawn Mowing, for the next twelve months to maintain common grounds. Funds are allocated in the current budget.

Discussion:

It was noted that the gardener is parking in one of the unit car parks. The committee will talk to the gardener and ask him to park outside.

Motion CARRIED.

11. Gutter Cleaning

The Corporation approves for all gutters to be professionally cleaned by Gutter Sukker once the repairs to the three gutters have been undertaken.

Funds have been allocated in the Administration Budget.

Extract from August 2002 Gutter Sukker report:

Unit 1 - rear short gutter has approximately 80-90% visible rust

Unit 3 - rear short gutter has approximately 70-80% visible rust

Unit 4 - rear short gutter has approximately 60% visible rust with a substantial 100% visible rust hole at one end.

Motion CARRIED.

12. Termite Inspection

The corporation approves termite inspection of all units. A quote will be obtained and forwarded to the management committee to provide instructions. Funds have not been allocated in the Administration Budget for the inspections.

Motion CARRIED.

13. Removal of Wattle Tree

The corporation approves the removal of the wattle tree in the middle of the lawn area due to residents experiencing substantial hay fever as a result of the pollen.

The owner of unit 6, Mr Kim Yap, volunteered to remove the tree at no cost to the corporation. It was confirmed that the tree was to be replaced with a native tree.

Motion CARRIED.

**ANNUAL GENERAL MEETING MINUTES OF STRATA CORPORATION 4241
28 SHOWGROUNDS ROAD, MOUNT PLEASANT
Thursday, 20 April 2023**

14. Annual Sewer Maintenance

The Corporation approves to undertake annual sewer main drain maintenance. A quote will be obtained and forwarded to the management to review and provide instructions. Funds have been allocated in the Administration Budget.

Discussion:

Members present stated there were no current issues and to arrange a plumber as required. It was noted that once a year the council arranges for the septic to be pumped.

Motion DEFEATED

15. Storm Water Main Drain Maintenance

The Corporation approves to undertake storm water main drain maintenance. A quote will be obtained and forwarded to the management to review and provide instructions. Funds have been allocated in the Administration Budget.

Discussion:

Members present stated there were no current issues and to arrange a plumber as required.

Motion DEFEATED

16. ALTERATIONS/ADDITIONS/APPROVALS

16.1 Proposed Ordinary Resolution: Pet Approval for Lot 8

The owner of lot 8 was granted approval for the tenant to keep a Cat at the lot, subject to the following conditions:

- The approval is only granted to the current owner.
- Approval is only specific to this pet and does not permit the owner to replace at the end of its natural life.
- The corporation reserves the right to revoke said approval should the animal cause nuisance by way of, but not limited to, noise, odour property damage, etc.
- The animal must be restrained at all times on the common property.
- Any faecal matter is to be disposed of appropriately in the first instance.
- Any damage to common property will be repaired at the owner's expense.

Motion CARRIED.

17. BUDGET

17.1 Administration Fund - Unit Entitlement

In accordance with the Strata Titles Act 1988, Part 3 Division 2, Section 27, the members of the corporation agree with the proposed administration budget of \$12,399.20 to be adopted for the following twelve months. Owners are reminded to adequately budget for unexpected occurrences otherwise cost recovery efforts throughout the year may incur additional administrative expenses Contributions are payable quarterly and divided by unit entitlement. Levies are due and payable on the 1 June, 1 September, 1 December and 1 March.

Motion CARRIED.

**ANNUAL GENERAL MEETING MINUTES OF STRATA CORPORATION 4241
28 SHOWGROUNDS ROAD, MOUNT PLEASANT
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17.2 Sinking Fund by Unit Entitlement

The members of the corporation agree with the proposed Sinking Fund of \$4,400.00 per annum. The Sinking Fund's purpose is not to be used for the day to day expense of the corporation unless instructed so by the management committee and is additional to the Administrative Budget. Contributions are divided by unit entitlement and payable quarterly with Administration Levies.

Motion CARRIED.

17.3 Authority to Raise Special Levies

The corporation is encouraged to budget adequate funds at the AGM. If a shortfall of funds occurs for any reason throughout the year, a special levy will be required and ABCM authorised to raise funds required to meet such a shortfall in proportion to the lot entitlement values and in consultation with the management committee. ABCM stated that extended administrative services will be charged to facilitate cost recovery efforts throughout the year.

Motion CARRIED.

CLOSURE: There being no further business, the chairperson declared the meeting closed at 4:53 PM.



STRATA COMMUNITY
INSURANCE

 stratacommunityinsure.com.au

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

CERTIFICATE OF CURRENCY

THE INSURED

POLICY NUMBER	POL11082288
PDS AND POLICY WORDING	Residential Strata Product Disclosure Statement and Policy Wording SCI034-Policy-RS-PPW-02/2021 Supplementary Product Disclosure Statement SCIA-036_SPDS_RSC-10/2021
THE INSURED SITUATION	Strata Corporation No. 4241 28 Showground Road, Mount Pleasant, SA, 5235
PERIOD OF INSURANCE	Commencement Date: 4:00pm on 15/09/2024 Expiry Date: 4:00pm on 15/09/2025
INTERMEDIARY	Resolute Property Protect
ADDRESS	Level 5, 90 Collins Street, Melbourne, VIC, 3000
DATE OF ISSUE	16/09/2024

POLICY LIMITS / SUMS INSURED

SECTION 1	PART A	1. Building	\$1,995,000
		Common Area Contents	Not Included
	PART B	2. Terrorism Cover under Section 1 Part A2	Applies
		Loss of Rent/Temporary Accommodation	\$299,250
	OPTIONAL COVERS	1. Flood	Included
		2. Floating Floors	Included
SECTION 2	Liability		\$30,000,000
SECTION 3	Voluntary Workers		Included
SECTION 5	Fidelity Guarantee		\$100,000
SECTION 6	Office Bearers' Liability		\$500,000
SECTION 7	Machinery Breakdown		\$10,000
SECTION 8	Catastrophe		\$598,500
SECTION 9	PART A	Government Audit Costs – Professional Fees	\$25,000
	PART B	Appeal Expenses	\$100,000
	PART C	Legal Defence Expenses	\$50,000
SECTION 10	Lot Owners' Fixtures and Improvements		\$300,000
SECTION 11	Loss of Lot Market Value		Not Included

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

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

Form 12 (Version 4)
GUIDANCE NOTES AVAILABLE
Orig. **AA 13519923**



10:33 06-May-2021
1 of 1

LANDS TITLES REGISTRATION OFFICE
SOUTH AUSTRALIA

FORM APPROVED BY THE REGISTRAR-GENERAL

PRIORITY NOTICE ID	
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STAMP DUTY DOCUMENT ID:	
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SERIES NO	PREFIX
	AA

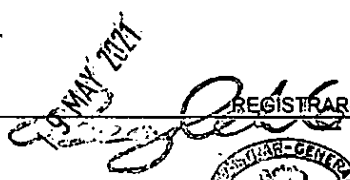
AGENT CODE

LODGED BY:

CORRECTION TO: Tuckfield Conveyancing Pty Ltd - ADTS

SUPPORTING DOCUMENTATION LODGED WITH INSTRUMENT
(COPIES ONLY)

- 1.....
- 2.....
- 3.....
- 4.....
- 5.....

CORRECTION	PASSED
	
REGISTERED	
  	

pro

APPLICATION FOR AMENDMENT TO ARTICLES

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

Schedule 4 – Certificate relating to the amendment of the articles of a strata corporation

Strata Corporation No. 4241 Incorporated

I, Darren Andrew Waterhouse of 26 Showgrounds Road Mount Pleasant SA 5235 being an officer of the Strata Corporation No. 4241 Incorporated, certify that the attached resolution is a true and correct copy of a special resolution amending the articles of the corporation passed at a duly convened meeting of the strata corporation on 7 April 2020

Signed

DAN JH

Presiding Officer, Secretary and Treasurer – Darren Andrew Waterhouse

DATED

8/4/2021

Amended Articles

- 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.
13. A person bound by these articles and does not comply with them, will be in breach of the articles and will be fined of up to \$500.00 (or maximum permitted by the relevant legislation, whichever is greater) for each and every breach and will be collected from the unit holder as a debt.

ANNUAL GENERAL MEETING

28 Showgrounds Road, MOUNT PLEASANT SA 5235
Strata Corporation 4241 Inc

Meeting Date Tuesday, 07 April 2020
Meeting Start Time 10:30 AM
Meeting Venue 463 Regency Road, Prospect

Lot #	Unit #	Attendance	Owner Name Representative
2	2	Yes	Evans, Mr L & Mrs J Proxy to ABCM
8	8	Yes	Evans, Mr L & Mrs J Proxy to ABCM
1	1	Yes	Waterhouse, Darren Andrew Present via Tele-conference
6	6	Yes	Yap, K D. Proxy to ABCM

A quorum was declared as there were 4 of 6 financial lots represented.

In Attendance

Mrs Flavia Ger of Ace Body Corporate Management.

Meeting Opened: 11:00 AM

1 APPOINTMENT OF CHAIRPERSON

The majority of owners represented were in favour of Mrs Flavia Ger of ABCM to assist with chairing the meeting.
Majority agreement

Manager's Note

ABCM advises that several sections in the minutes are recorded at each meeting for the benefit of the owners, however may not be discussed to the same extent as actually recorded. Members can find supporting information in the addendum 'Explanatory Minute Notes' which should be read in conjunction with the minutes.

2 PREVIOUS MINUTES

The minutes of the previous meeting held 09 April 2019 were tabled and accepted as true and correct.
Agreed by all represented

Business arising from previous minutes

Common Property Condition Report

The report was circulated amongst all owners. Key Property Inspections have provided the following maintenance update and appropriate remedial action.

Driveway areas need to be repaired.

Carport frame needs repairs.

Debris around drains need cleaning out.

Roof areas need inspection and maintenance.

Fascia and barge boards need wood rot repairs.

It was agreed to undertake the work in stages as quotes have been obtained for the major recommendations. Please see below jobs for additional information. Once the major jobs are done, ABCM will obtain quotes for other recommended repairs and table at AGM 2021 for review.

Agreed by all Represented

Carport repairs/ replacement

The carport repairs to the roof sheet and timber beams were completed by Hot Property Group.

Agreed by all represented

Gutters Cleaning

The meeting agreed to keep the annual arrangement of cleaning the gutters in June 2020, by Gutter Sukker.

Admin Funds have been budgeted for this work.

Agreed by all represented

Wood Rot Repairs and External Painting

A quote from Hot Property Group was tabled for wood rot repairs for \$3,176.25. It was agreed that the wood rot repairs need to be undertaken before the external painting of the property is completed. Members represented accepted the quote from Hot Property Group (\$3,176.25) and BlackSilver Master Painter for \$3960.00 and agreed to review the funds by the end of the year. Majority owners have agreed to postpone non-essential repairs and maintenance and hold off on raising special levies to relieve the financial strain on owners due to Covid-19. The financial position of the corporation will be reviewed by the end of the year and a decision will be made by the management committee on when works are to commence or part-special levy raised, if there are insufficient sinking funds.

Agreed by all Represented

3 APPOINTMENTS

In accordance with the Strata Titles Act 1996, Division 1 Section 23, members resolved that the following appointments be made for the next twelve months:

Mr D A Waterhouse was elected Presiding Officer, Secretary and Tresurer.

Agreed by all Represented

The members agreed that, if any of the office bearer positions become vacant during the year for reasons such as, the owner is no longer an owner or the position relinquished, the vacant office bearer position will automatically be fulfilled by the other existing office bearer/s providing the other positions are held by another owner/s. If no additional office bearers are appointed, in order to remain compliant with the legislation, all owners will be deemed an office bearer until the next General Meeting of the corporation.

Management Committee

Strata Title Act 1988 Division 6, Section 35, Point 2 - *A management committee will, subject to any limitation imposed by the strata corporation, have full power to transact any business of the corporation.*

ABCM recommends a management committee is formed to be involved in overseeing the day to day administration type issues for the corporation and work closely with ABCM to ensure the smooth running of the corporation. A committee has the authority to approve all minor additions and alterations - although if the management committee deemed it appropriate any issue could be referred to a full meeting for approval or comment. The management committee does not have the power to authorise anything for which a special or unanimous resolution of the corporation is required by the Act, Articles of the corporation or the Bylaws.

The Members agreed that Office Bearers would constitute the Corporation's Management Committee, if no other member/s were nominated, to be authorised to give the go ahead for each occurrence of unplanned maintenance work, that may occur throughout the year. The management committee should take appropriate minutes of their meetings and send a copy promptly to the manager to action requests.

Should additional owners wish to be on the committee ABCM to be notified in writing.

Appointment of Management

Ace Body Corporate Management were appointed as manager for the corporation's current financial year, in accordance with the Strata Titles Act 1988 Section 23 to assist the appointed officer bearers for the following 12 months in accordance with Schedule 1 and the General Conditions of the management agreement.

Pro rata management fees will be charged from the end of the corporation's financial year up until the next Annual General Meeting of the corporation.

All funds of the corporation are to be deposited in the Macquarie bank account in the name of the corporation, which shall be audited and operated in accordance with the legislation. The Presiding Officer was authorised to sign the agreement.

Motion Carried

The management agreement will be sent to the Presiding Officer to sign and return. If a signed copy has not been received by ABCM within 21 days, the agreement shall be deemed to have been accepted by the Body Corporate.

ABCM advised if additional services in Clauses 2.2 and 2.3, and the Special Conditions as stated in the management agreement are provided, they will be charged to the corporation where applicable. These charges may include government charges, registering as public officer, disbursements, stationery, postage, storage, photocopying, audit charges and tax preparation if necessary. These charges will be debited to the corporation.

Agreed by all Represented

4 **FINANCIAL STATEMENTS**

The financial statements for the period 1 March 2019 to 29 February 2020 were tabled and accepted as an accurate record of the corporation's financial position by the members of the corporation. All records were accessible throughout the meeting.

Motion Carried

5 **INSURANCE**

ABCM advised that the corporation is required to keep all buildings and building improvements insured to their full replacement value as per *Strata Titles Act Division 4 Section(s) 30, Duty to insure*, *A Strata Corporation must keep all buildings and building improvements on the site insured to their replacement value. Section 31, Duty to insure against liability.*

Current cover is as follows:

Insurer:	:	CHU Underwriting Agencies
Building Cover	:	\$1,590,000.00
Public Liability	:	\$20,000,000.00

Valuation

An insurance valuation was undertaken by Independent Property Management Services Pty Ltd on the 10 February 2017 with the replacement value assessed to be \$1,490,000.00. ABCM recommends that the corporation consider undertaking a valuation every 3-5 years.

Renewal Instructions

Members agreed to maintain the existing building sum insured of \$1,590,000.00 upon renewal on 15 September 2020.

Product Disclosure Statement & Financial Services Guide

ABCM advised that the Product Disclosure Statement and Financial Services Guide are available upon request to ABCM.

Claims

This will be applicable to the corporation in the event of a successful claim, unless the claim pertains to an internal claim, e.g. burst pipe, broken window, etc.

Disclaimer

Any advice given by ABCM and its managers should be taken as general advice and not personal advice. Before the addition or alteration of any cover the Financial Service Guides and or Product Disclosure Statement should be read before any cover is adopted. ABCM will not be held responsible for the decision of the corporation relating to the sum insured and ABCM will be indemnified by the body corporate in the event a claim is not met in full due to the corporation being under or uninsured.

The Financial Services Reform Act (FSRA) requires all providers of financial services to be licensed. ABCM advised the meeting that they are an Authorised Representative or Distributors as per Clause 1.2 of the management agreement and is authorised to assist in obtaining, varying or renewing the corporation's insurance and to comply with the Strata Titles Act 1988.

Contents / Landlords Insurance

ABCM advised that the corporation's insurance policy does not extend to owners' or tenants' contents, including but not

limited to, carpets, curtains and light fittings. ABCM further advised that the public liability insurance does not cover owners' legal liability within their unit subsidiary. It is the owners' responsibility to arrange the above insurance, however ABCM can assist in this.

6 ALTERATIONS & ADDITIONS

Proposed Special Resolution - Adoption of Articles

Due to a number of residents parking in the common areas illegally and rubbish disposal, the corporation resolved by special resolution that the corporation adopt the following article:

"A person bound by these articles and does not comply with them, will be in breach of the articles and will be fined of up to \$500.00 (or maximum permitted by the relevant legislation, whichever is greater) for each and every breach and will be collected from the unit holder as a debt."

- With majority members in favour, the motion passed.

Further to this, the corporation resolved by ordinary resolution that that Ace Body Corporate Management be authorised to amend the articles of the strata corporation to include any and all resolutions previously passed which either effect all owners or the ongoing operation of the Body Corporate so as to make them specific to, and legally enforceable by, the strata corporation. All costs associated with the lodgement of the amended "Articles" (such as those stipulated by the Registrar General and fixed administrative costs of Ace Body Corporate Management) are to be borne by the Body Corporate. Further authority is to be granted to an elected officer of the corporation to sign any documents which may be deemed necessary by the Registrar General in order to enact these amendments.

With all members present in favour, the motion passed. ABCM advised that fines can only be applied to owners so all members should ensure their tenants are aware of the strata corporation's articles by which they are also bound. ABCM advised that the management committee should exercise discretion when issuing fines. Members agreed that prior to any fines being imposed, a first and final warning shall be issued.

Proposed Resolution- Remove old rainwater tanks and replace with slimline models.

Owners were granted approval to remove old rainwater tanks and replace with slimline models

- Each installation is the cost of the owner having the same.
 - Must keep in character with the building. Not detracting.
 - All maintenance is that of the unit and any damage caused by installation is the unit owner costs.
 - Any damaged caused to the common property in relation to installation or maintenance is to be rectified at the cost of that lot owner.
 - The colour should keeping with the models on site.
- With majority members in favour, the motion passed.

7 GENERAL BUSINESS

Paint concrete pathways

This work has been kept on hold and will be reviewed once the driveway repairs are undertaken as recommended by Key Property Inspections.

Agreed by all Represented

Installation of an irrigation system

The owners would like to ensure that lawns are watered in the drier months and proposed to install an irrigation system. As the corporation has agreed to postpone non-essential repairs, a quote will be obtained in the next few months and forwarded to the owners for a review. The financial position will be reviewed by the end of the year and a decision to be made by the management committee on when works are to commence or part-special levy raised.

Agreed by all Represented

General Beautification of the grounds

It has been proposed by owners to plant some suitable trees and shrubs. ABCM will arrange discussions with the gardener and provide the owners with a proposal.

Agreed by all Represented

8 BUDGET

Administration Fund

In accordance with the Strata Titles Act 1988, Part 3 Division 2, Section 27, the members of the corporation agreed for the proposed administration budget of \$9040.00 to be adopted for the following twelve months. Contributions are payable

quarterly and divided by unit entitlement / equally. Levies will be due on the following dates: 1 June, 1 September, 1 December and 1 March.

Motion Carried

Sinking Fund

The meeting agreed to continue with the sinking fund of \$4400.00 per annum. Majority members agreed not to lower the sinking fund contribution due to upcoming works. The sinking fund's purpose is not to be used for the day-to-day expenses of the corporation unless instructed so by the management committee and is additional to the above administration budget.

Motion Carried

Authority to Raise Special Levies

ABCM advised that if a shortfall of funds occurs for any reason throughout the year, a special levy will be required and authorised ABCM to raise in consultation with the management committee. ABCM further advised that no work orders will be issued or bills paid without adequate funds being available.

Unpaid Contributions/ Levy Collection

It was resolved that ABCM is authorised to take all necessary action, without further authority, to initiate legal proceedings against owners on behalf of the corporation when they are in arrears to recover overdue levies and any costs associated with recovery.

Strata Titles Act Section 27(5) - "The strata corporation may recover an unpaid contribution (and interest on any such contribution), as a 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)"

Members of the corporation are reminded that if contact details like postal addresses and email address change, failure to notify ABCM may result in overdue levies and initiate the below arrears process.

Arrears Process

- Each owner will be issued an account 30 days before the due date and is to be paid by the due date.
- A reminder will be sent 7 days after the due date at a cost of \$5.50 per notice to be paid by the owner.
- If account is not paid within 31 days another notice will be sent at cost of \$55.00 charged to owner.
- If the account is not paid within 60 days, and the owner has not made alternative satisfactory arrangements to pay the arrears, legal process will commence at the cost of \$150.00 and all costs charged to unit owner.
- All debt collection costs, court costs, search / lodgement fees and interest are recoverable from the owner.

ABCM is to be contacted if an owner is having difficulty paying on time, so fees are minimised or negotiated, interest charged may be waived if an adequate payment plan is arranged and adhered to. Owners who are on payment plans and are not financial at the time of any meeting are not entitled to vote in accordance with the Strata Titles Act.

CLOSURE: There being no further business, the chairperson declared the meeting closed at 12:00 PM.



tuckfields

po box 120
collinswood sa 5081

t. 8344 3448
f. 8344 1551

info@tuckfields.com.au
www.tuckfields.com.au

6 May 2021

Our ref: TH27128

Land Services SA
101 Grenfell Street
Adelaide SA 5000

Dear Sir/Madam,

**Re: Strata Corporation No. 4241 Inc. - 28 Showgrounds Road Mount Pleasant
Amendment to Strata Articles**

I refer to the attached Application for Amendment to Articles and in particular to the yellow highlighted areas where the Darren Waterhouse signed and dated the Application.

The Strata Management company inadvertently highlighted these areas. I have since informed them as this is a legal document could they refrain from doing this and instead mark the document in pencil if need be.

I ask, in this instance, if this Application could be accepted for registration.

Thank you for your assistance and please contact me with questions.

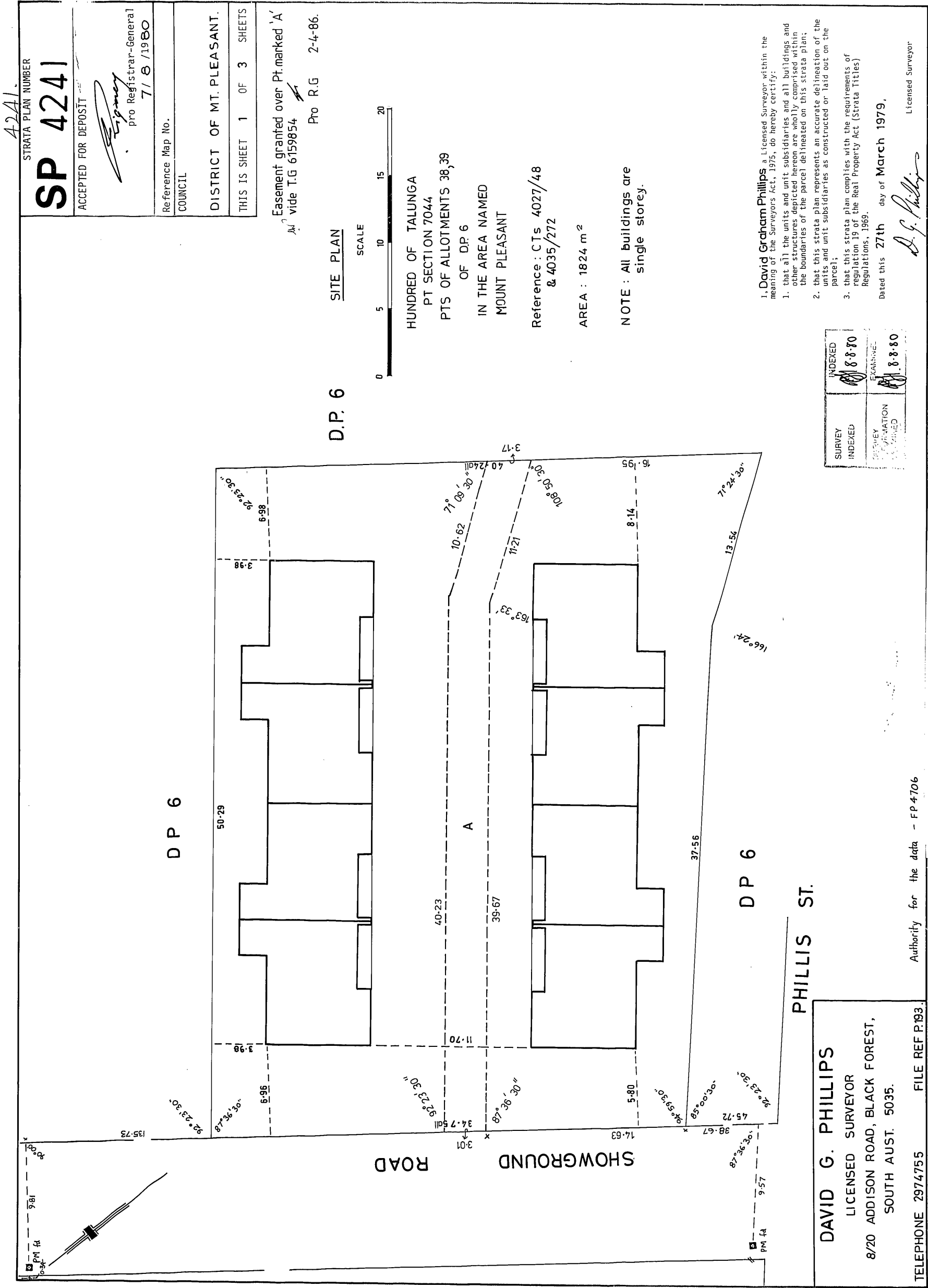
Yours faithfully

TUCKFIELD CONVEYANCING PTY LTD

Teresa Hennig

Registered Conveyancer

Email: teresa@tuckfields.com.au
Direct Ph: 8269 1149



MICROFILMED
ON 3-4-86

STRATA PLAN NUMBER

SP 4241

ACCEPTED FOR DEPOSIT

pro Registrar-General
7/ 8/1980

Reference Map No.

COUNCIL

DISTRICT OF MT. PLEASANT

THIS IS SHEET 2 OF 3 SHEETS

GROUND FLOOR PLAN

SCALE



LEGEND : The lower and upper limits of unit subsidiaries shown as car parks are ground level and 3'00m above ground level. The lower and upper limits of unit subsidiaries shown as porches are ground level and 0'15m. below eaves.

DAVID G. PHILLIPS

LICENSED SURVEYOR

8/20 ADDISON ROAD, BLACK FOREST,
SOUTH AUST. 5035.

TELEPHONE 2974755

FILE REF: P.193

A TO 13

MicroFILMED
ON 3-4-86

Property Interest Report

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

Title Reference	CT 5892/209	Reference No. 2654152
Registered Proprietors	S L*HOOPER	Prepared 06/03/2025 12:25
Address of Property	Unit 4, 30 SHOWGROUND ROAD, MOUNT PLEASANT, SA 5235	
Local Govt. Authority	THE BAROSSA COUNCIL	
Local Govt. Address	PO BOX 867 NURIOOTPA SA 5355	

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 <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	Refer to the Certificate of Title
1.2	Easement (whether over the land or annexed to the land) Note--"Easement" includes rights of way and party wall rights <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	Refer to the Certificate of Title
1.3	Restrictive covenant <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	Refer to the Certificate of Title for details of any restrictive covenants as an encumbrance
1.4	Lease, agreement for lease, tenancy agreement or licence (The information does not include information about any sublease or subtenancy. That information may be sought by the purchaser from the lessee or tenant or sublessee or subtenant.) <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	Refer to the Certificate of Title also Contact the vendor for these details
1.5	Caveat	Refer to the Certificate of Title
1.6	Lien or notice of a lien	Refer to the Certificate of Title

2. Aboriginal Heritage Act 1988

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

an area surrounding a site

- 2.3 Part 3 Division 6 - Aboriginal heritage agreement

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

also

Refer to the Certificate of Title

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

- 3.1 section 8 - Human remains interred on land

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

also

contact the vendor for these details

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

- 4.1 section 5 - Notice requiring payment

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

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

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

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

- 5.4 section 55 - Order to remove or perform work

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

also

Contact the Local Government Authority for other details that might apply

- 5.5 section 56 - Notice to complete development

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

also

Contact the Local Government Authority for other details that might apply

- 5.6 section 57 - Land management agreement

Refer to the Certificate of Title

- 5.7 section 60 - Notice of intention by building owner

Contact the vendor for these details

- 5.8 section 69 - Emergency order

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

also

Contact the Local Government Authority for other details that might apply

- 5.9 section 71 - Fire safety notice

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

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

6. Repealed Act conditions

- | | | |
|-----|---|--|
| 6.1 | Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act, 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1966</i> (repealed) | 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 |
- [Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*

7. Emergency Services Funding Act 1998

- | | | |
|-----|---------------------------------|--|
| 7.1 | section 16 - Notice to pay levy | <p>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.</p> <p>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</p> |
|-----|---------------------------------|--|

8. Environment Protection Act 1993

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

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

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

17. *Land Acquisition Act 1969*

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

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 | <p>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.</p> <p>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</p> |
|------|---|--|

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

Statewide Bushfire Hazards Overlay - aims to review the current policy framework (spatial layers and policy content) of the six Hazard (Bushfire Risk) Overlays as well as explore other planning instruments and mechanisms to assist in mitigating bushfire hazard impacts. Please note that this Code Amendment only applies to a portion of some council areas. To understand if your property is affected, please check the bushfire hazard map at <https://plus.geodata.sa.gov.au/bushfire/index.html>. For more information, please visit https://plan.sa.gov.au/have_your_say/ or contact PlanSA via email (PlanSA@sa.gov.au) or telephone (1800 752 664).

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
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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 | <i>Public and Environmental Health (Waste Control) Regulations 2010 (or 1995)</i> (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 | <i>Public and Environmental Health (Waste Control) Regulations 2010</i> (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 | <i>South Australian Public Health (Wastewater) Regulations 2013</i> 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 | <p>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</p> <p>also</p> <p>The Office of the Technical Regulator in DEM has no record of any notice or order affecting this title</p> <p>also</p> <p>Lightsview Re-Water Supply Co Pty Ltd has no record of any notice or order affecting this title.</p> <p>also</p> <p>Robusto Investments Pty. Ltd. trading as Compass Springs has no current record of any notice or order affecting this title.</p> <p>also</p> <p>Alano Utilities Pty. Ltd. has no record of any notice or order affecting this title.</p> |
|------|---|---|

35. Water Resources Act 1997 (repealed)

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

36. Other charges

- 36.1

Charge of any kind affecting the land (not included in another item)

Refer to the Certificate of Title

also

Contact the vendor for these details

also

Contact the Local Government Authority for other details that might apply

Other Particulars

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

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

Additional Information

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

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

Notices

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

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

Building restrictions

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

In addition, if a building or structure is erected in proximity to a powerline of an electricity entity in contravention of the *Electricity Act*, the entity may seek a court order:

- a) requiring the person to take specified action to remove or modify the building or structure within a specified period;
- b) for compensation from the person for loss or damage suffered in consequence of the contravention; and/or
- c) for costs reasonably incurred by the entity in relocating the powerline or carrying out other work.

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

Statutory easements

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

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

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

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

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

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

Land Tax Act 1936 and Regulations thereunder

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

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

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

Information should be obtained from:

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

Landscape South Australia 2019

Water Resources Management - Taking of underground water

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

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

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



Product
Date/Time
Customer Reference
Order ID

Check Search
06/03/2025 12:25PM
20250306004903

Certificate of Title

Title Reference: CT 5892/209
Status: CURRENT
Edition: 6

Dealings

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

Priority Notices

NIL

Notations on Plan

Lodgement Date	Completion Date	Dealing Number	Description	Status	Plan
06/05/2021	19/05/2021	13519923	APPLICATION TO AMEND ARTICLES	FILED	S4241

Registrar-General's Notes

No Registrar-General's Notes exist for this title



Product
Date/Time
Customer Reference
Order ID

Title and Valuation Package
06/03/2025 12:25PM
20250306004903

Certificate of Title

Title Reference CT 5892/209
Status CURRENT
Easement NO
Owner Number 19154632
Address for Notices UNIT 4, 30 SHOWGROUND RD MOUNT PLEASANT, SA 5235
Area NOT AVAILABLE

Estate Type

Fee Simple (Unit)

Registered Proprietor

SARAH LOUISE HOOPER
OF UNIT 4 30 SHOWGROUND ROAD MOUNT PLEASANT SA 5235

Description of Land

UNIT 4 STRATA PLAN 4241
IN THE AREA NAMED MOUNT PLEASANT
HUNDRED OF TALUNGA

Last Sale Details

Dealing Reference POWER OF SALE (PS) 13712773
Dealing Date 28/01/2022
Sale Price \$192,500
Sale Type FULL VALUE / CONSIDERATION AND WHOLE OF LAND

Constraints

Encumbrances

Dealing Type	Dealing Number	Beneficiary
MORTGAGE	13712774	BENDIGO & ADELAIDE BANK LTD. (ACN: 068 049 178)

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
9675418000	CURRENT	Unit 4, 30 SHOWGROUND ROAD, MOUNT PLEASANT, SA 5235

Notations

Dealings Affecting Title



Product
Date/Time
Customer Reference
Order ID

Title and Valuation Package
06/03/2025 12:25PM
20250306004903

NIL

Notations on Plan

Lodgement Date	Dealing Number	Descriptions	Status
06/05/2021 10:33	13519923	APPLICATION TO AMEND ARTICLES	FILED

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number	9675418000
Type	Site & Capital Value
Date of Valuation	01/01/2024
Status	CURRENT
Operative From	01/07/1981
Property Location	Unit 4, 30 SHOWGROUND ROAD, MOUNT PLEASANT, SA 5235
Local Government	BAROSSA
Owner Names	SARAH LOUISE HOOPER
Owner Number	19154632
Address for Notices	UNIT 4, 30 SHOWGROUND RD MOUNT PLEASANT, SA 5235
Zone / Subzone	TN - Township Neighbourhood
Water Available	Yes
Sewer Available	No
Land Use	1310 - Ground Floor Home Unit Only
Description	H/UNIT C/P
Local Government Description	Residential

Parcels

Plan/Parcel	Title Reference(s)
S4241 UNIT 4	CT 5892/209

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$96,000	\$215,000			



Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Previous	\$89,000	\$190,000			

Building Details

Valuation Number	9675418000
Building Style	Conventional
Year Built	1981
Building Condition	Very Good
Wall Construction	Brick
Roof Construction	Tiled (Terra Cotta or Cement)
Equivalent Main Area	71 sqm
Number of Main Rooms	4

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

17 March 2025

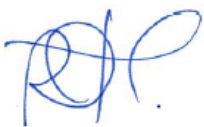
Bertram Form 1 Shop Pty Ltd
GPO Box 448
ADELAIDE SA 5001

Dear Sir or Madam,

***RE: REQUEST FOR INFORMATION
Unit 4 SP 4241 Sec 7044, CT-5892/209
4/30 Showground Road, MOUNT PLEASANT SA 5235***

We refer to your request and now attach particulars and documentary material which Council is required to supply pursuant to the provisions of the Local Government Act 1999 and the Land Business (Sale & Conveyancing) Act, 1994.

Yours faithfully,



Per:
Martin McCarthy
Chief Executive Officer
Attachment





TheBarossaCouncil

ABN: 47 749 871 215

PO BOX 867 NURIOOTPA SA 5355

Ph: (08) 8563 8444 **Fax:** (08) 8563 8461

Bertram Form 1 Shop Pty Ltd
GPO Box 448
ADELAIDE SA 5001

CERTIFICATE – COUNCIL CHARGES

VALUER GEN NO:

ASSESSMENT NO:

LEGAL DESCRIPTION:

HUNDRED:

PROPERTY ADDRESS:

CERTIFICATE OF TITLE:

OWNER:

9675418000

2083004

Unit 4 SP 4241 Sec 7044

Talunga

4/30 Showground Road, MOUNT PLEASANT SA 5235

CT-5892/209

S L Hooper

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 Arrears – prior to 1 July 2024	\$6.20
Postponed Amount in Arrears (if applicable)	\$0.00
Postponed Amount Current (if applicable)	\$0.00
Legal Fees – Arrears prior to 1 July 2024	\$0.00
Legal Fees - current	\$0.00
Rates for current financial year	\$1,726.05
Fines and interest - arrears	\$0.00
Fines and interest - current	\$0.00
Postponed Interest (if applicable)	\$0.00
Property Related Debts	\$0.00
Less Government Concession (see over)	\$0.00
Less Council Rebate	\$0.00
Less Payments Received:	\$-1,301.25
Balance of Rates and Other Monies due and Payable	\$431.00

Instalment/s Due

3 September 2024	\$0.00
3 December 2024	\$0.00
4 March 2025	\$0.00
3 June 2025	\$431.00

**** NOTE:** The above rates includes the Regional Landscape Levy of \$22.25

Street Numbering

Please note Council's official address for this property is **4/30 Showground Road, MOUNT PLEASANT SA 5235**

Payment of Rates at Settlement

It is encouraged that payment of the full year's rates is made when a property is sold.

Section 178 (3) (c) of the Local Government Act 1999, states that rates may be recovered as a debt from any other person who was at the ***time of the declaration of the rates an owner or occupier of the land.***

Mobile Garbage Bins

Mobile Garbage Bins remain in the ownership of The Barossa Council and upon sale of this property, are to be left in a clean condition and are to remain at this property. Removal of the bins from the property prior to settlement may result in fees being charged.

COUNCIL OWNED PROPERTIES

Please note if this property is owned by Council, in accordance with section 147(2) of the Local Government Act 1999 this assessment is deemed non-rateable. If the property was to be occupied or sold to a non-government entity during the year, Council will raise rates for the current financial year on a proportionate basis per section 147(1) of the Act.

Fines and Interest

Rates are payable of a quarterly basis as per due dates above or penalties apply. A fine of 2% of the amount due will be added after the instalment due date and at the end of each month thereafter, interest (at the rate prescribed in the Local Government Act, 1999) will be added to any balance not then paid.

PAYMENT DETAILS



Biller Code: 88500
Assessment Number: 2083004

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke.

AUTHORISED OFFICER
6 March 2025**

*****PLEASE NOTE: "Outstanding rates balance is correct as at the above date. If you are seeking updated rating information more than 90 days from the above date, a new Section 187 request is required to be lodged and prescribed fee to be paid."***

PRESCRIBED INFORMATION

Column 1 Prescribed encumbrance	Column 2 Other particulars required
Part 1—Items that must be included in statement	
<i>[If an item is not applicable strike it out or write "NOT APPLICABLE" or "N/A" in column 1.]</i>	
Development Act 1993	
Part 3—Development Plan	<p>Title or other brief description of zone or policy area in which the land is situated (as shown in the Development Plan): N/A</p> <p>Is the land situated in a designated State Heritage Area? N/A</p> <p>Is the land designated as a place of local heritage value? Is there a current Development Plan Amendment released for public consultation by Council on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation? N/A</p> <p>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</p>
section 42—Condition (that continues to apply) of a development authorisation NO	<p>Development No:</p> <p>Nature of Development:</p> <p>Date of authorisation:</p> <p>Name of relevant authority that granted authorisation:</p> <p>Condition(s) of authorisation:</p>

Planning, Development and Infrastructure Act 2016

Part 5 – Planning and Design Code

**Also refer to attached PlanSA Data
Extract for Section 7**

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

Zones

Township Neighbourhood (TN)

Subzones

No

Zoning overlays

Overlays

Character Preservation District (Township)

The Character Preservation District Overlay seeks to recognise, protect and enhance the special character of Character Preservation Districts.

Hazards (Bushfire - Medium Risk) (Medium)

The Hazards (Bushfire - Medium Risk) Overlay seeks to ensure development responds to the medium level of bushfire risk by siting and designing buildings to mitigate threat and impact of bushfires on life and property and facilitating access for emergency service vehicles.

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.

Mount Lofty Ranges Water Supply Catchment (Area 2)

The Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay is to protect Adelaide's drinking water supply by limiting development to that which has a beneficial impact on the quality of water harvested from the Mount Lofty Ranges Watershed

Native Vegetation

The Native Vegetation Overlay seeks to protect, retain and restore areas of native vegetation.

Prescribed Water Resources Area

The Prescribed Water Resources Area Overlay seeks to ensure the sustainable use of water in prescribed water resource areas.

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.

Also refer to attached PlanSA Data Extract for Section 7

Is the land situated in a designated 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 declared to be a significant tree or a stand of trees declared to be significant trees on the land?

NO

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/>

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

Open the online Code Amendments to browse the full list of Code Amendments for more information.

https://plan.sa.gov.au/have_your_say/code_amendments

Also refer to Property Interest Report

Section 127—Condition (that continues to apply) of a development authorisation

NO

Also refer to attached PlanSA Data Extract for Section 7

Development No:

Nature of Development:

Date of authorisation:

Name of relevant authority that granted authorisation:

Condition(s) of authorisation:

Repealed Act conditions

Condition (that continues to apply) of an approval or authorisation granted under the *Building Act 1971* (repealed), the *City of Adelaide Development Control Act 1976* (repealed), the *Planning Act 1982* (repealed) or the *Planning and Development Act 1966* (repealed)

Nature of condition(s):

N/A

Part 2—Items to be included if land affected

[If an item is not applicable, strike it out or write "NOT APPLICABLE" or "N/A" in column 1, or else omit the items and headings that are not applicable.]

Development Act 1993

Section 50(1)—Requirement to vest land in a council or the Crown to be held as open space N/A	Date requirement given: Name of body giving requirement: Nature of requirement: Contribution payable (if any):
Section 50(2)—Agreement to vest land in a council or the Crown to be held as open space N/A	Date of agreement: Names of parties: Terms of agreement: Contribution payable (if any):
Section 55—Order to remove or perform work N/A	Date of order: Terms of order: Building work (if any) required to be carried out: Amount payable (if any):
Section 56—Notice to complete development N/A	Date of notice: Requirements of notice: Building work (if any) required to be carried out: Amount payable (if any):
Section 57—Land management agreement N/A	Date of agreement: Names of parties: Terms of agreement:
Section 69—Emergency order N/A	Date of order: Name of authorised officer who made order: Name of authority that appointed the authorised officer: Nature of order: Amount payable (if any):
Section 71—Fire safety notice N/A	Date of notice: Name of authority giving notice: Requirements of notice: Building work (if any) required to be carried out: Amount payable (if any):
Section 84—Enforcement notice N/A	Date notice given: Name of the relevant authority giving notice: Nature of directions contained in notice: Building work (if any) required to be carried out: Amount payable (if any):
Section 85(6), 85(10) or 106—Enforcement order N/A	Date order made: Name of court that made order: Action number: Names of parties: Terms of order: Building work (if any) required to be carried out:

Part 11 Division 2—Proceedings

Date of commencement of proceedings:

N/A

Date of determination or order (if any):

Terms of determination or order (if any):

Fire and Emergency Services Act 2005

Section 105F—Notice of action required concerning flammable materials on land

Date of notice:

Name of council:

N/A

Requirements of notice (as stated therein):

Amount payable (if any):

Food Act 2001

Section 44—Improvement notice

Date of notice:

N/A

Name of authorised officer who served notice:

Name of authority that appointed officer:

Requirements of notice:

Section 46—Prohibition order

Date of order:

N/A

Name of authority or person who served order:

Requirements of order:

Land Acquisition Act 1969

Section 10 – Notice of intention to acquire

Date of notice:

N/A

Name of Authority who served notice:

Description of land intended to be acquired (as described in the notice):

Local Nuisance and Litter Control Act 2016

Section 30—Nuisance or litter abatement notice

Date of notice:

N/A

Notice issued by:

Nature of requirements contained in notice:

Time for carrying out requirements:

Housing Improvement Act 1940

section 23—declaration that house is undesirable or unfit for human habitation

Date of declaration:

N/A

Those particulars required to be provided by a council under section 23:

Local Government Act 1934

Notice, order, declaration, charge, claim or demand given or made under the Act N/A	Date of notice, order etc: Name of council by which, or person by whom, notice, order etc is given or made: Land subject thereto: Nature of requirements contained in notice, order etc: Time for carrying out requirements: Amount payable (if any): <i>For Charges refer to the Certificate of Rates Liabilities</i>
<i>Local Government Act 1999</i>	
Notice, order, declaration, charge, claim or demand given or made under the Act N/A	Date of notice, order etc: Name of council by which, or person by whom, notice, order etc is given or made: Land subject thereto: Nature of requirements contained in notice, order etc: Time for carrying out requirements: Amount payable (if any): <i>For Charges refer to the Certificate of Rates Liabilities</i>
<i>Planning, Development and Infrastructure Act 2016</i>	
section 141 – Order to remove or perform work N/A	Date of order: Terms of order: Building work (if any) required to be carried out: Amount payable (if any):
section 142 – Notice to complete development N/A	Date of order: Terms of order: Building work (if any) required to be carried out: Amount payable (if any):
section 155 – Emergency order N/A	Date of order: Name of authorised officer who made order: Name of authority that appointed the authorised officer: Nature of order: Amount payable (if any):
section 157 – Fire safety notice N/A	Date of notice: Name of authority giving notice: Requirements of notice: Building work (if any) required to be carried out: Amount payable (if any):
section 192 or 193 – Land Management Agreement N/A	Date of agreement: Names of parties: Terms of agreement:

section 198(1) – Requirement to vest land in a council or the Crown to be held as open space N/A	Date requirement given: Name of body giving requirement: Nature of requirement: Contribution payable (if any):
section 198(2) – Agreement to vest land in a council or the Crown to be held as open space N/A	Date of order: Name of authorised officer who made order: Name of authority that appointed the authorised officer: Nature of order: Amount payable (if any):
Part 16 Division 1 – Proceedings N/A	Date of commencement of proceedings: Date of determination or order (if any): Terms of determination or order (if any):
section 213 – Enforcement notice N/A	Date notice given: Name of designated authority giving notice: Nature of directions contained in notice: Building work (if any) required to be carried out: Amount payable (if any):
section 214 (6), 214 (10) or 222 – Enforcement order N/A	Date order made: Name of court that made the order: Action number: Name of parties: Terms of order: Building work (if any) required to be carried out:
<p>Note: All South Australian homes must be fitted with a working smoke alarm. Homeowners (and residential landlords) are responsible for ensuring a working smoke alarm is installed in the property. Regulation 76B (Development Regulations 2008) requires a smoke alarm (or smoke alarms) be fitted within six months from the day on which title is transferred and be either: a 240 volt, mains-powered smoke alarm; or a 10-year life, non-replaceable, non-removable, permanently connected battery powered smoke alarm.</p> <p>Note: Commercial buildings (including some farm buildings) are required to maintain essential (fire) safety provisions for the life of the building (as required by Regulation 76 of the development Regulations 2008)</p>	
Public and Environmental Health Act 1987 (repealed)	
Part 3—Notice N/A	Date of notice: Name of council or other authority giving notice: Requirements of notice:
<i>Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) Part 2—Condition (that continues to apply) of an approval</i> N/A	Date of approval: Name of relevant authority that granted the approval: Condition(s) of approval:
<i>Public and Environmental Health (Waste Control) Regulations 2010 (revoked) regulation 19—Maintenance order (that has not been complied with)</i> N/A	Date of order: Name of authority giving order: Requirements of order:

South Australian Public Health Act 2011

section 66—Direction or requirement to avert spread of disease

N/A

Date of direction or requirement:

Name of Authority giving or making requirement:

Nature of direction or requirement:

section 92-Notice

N/A

Date of notice:

Name of Council or other relevant authority giving notice:

Requirements of notice

South Australian Public Health (Wastewater) Regulations 2013 Part 4-Condition (that continues to apply) of an approval

N/A

Date of approval:

Name of person or body that granted the approval:

Condition (s) of approval:

Waste Water System: TYPE: CWMS
TANK SIZE: 5000L - Shared Tank with Units 1-4, 30 Showground Road Mount Pleasant and Units 5-8, 28 Showground Road Mount Pleasant
SERVICE
REQUIREMENTS: To be cleaned 2 yearly

Additional Information:

Note: The SA Health 'On -Site Wastewater Systems Code states that 'all on-site wastewater systems require ongoing operation and maintenance to ensure that the design performance of the system is achieved for its expected life. If not operated and maintained correctly, on site waste water systems will fail to comply with approved performance criteria which will increase the risk to public and environmental health'. Therefore, please check what type of waste water system is installed on this site and be aware of the applicable operation and maintenance requirements.

Water Industry Act 2012

Notice or order under the Act requiring payment of charges or other amounts or making other requirement

N/A

Date of notice or order:

Name of person or body who served notice or order:

Nature of other requirement made (if any) as specified in the notice or order:

Additional Information:

Swimming Pool: ***IMPORTANT NOTE:*** *If the property has a swimming pool, Section 156 of the Planning, Development and Infrastructure Act 2016 requires that all swimming pools must have a continuous safety barrier maintained by the pool owner that restricts access to young children. If the property has a pool built before 1 July 1993, the property owner is obliged to ensure the pool safety barrier meets today's requirements prior to the sale of the property.*

Particulars of Building Indemnity Insurance

Note: Building indemnity insurance is not required for –

- (a) domestic building work for which approval under the *Planning, Development and Infrastructure Act 2016*, the repealed *Development Act 1993* or the repealed *Building Act 1971* is or was not required; or
- (b) minor domestic building work (see section 3 of the *Building Work Contractors Act 1995*); or
- (c) domestic building work commenced before 1 May, 1987; or
- (d) building work in respect of which an exemption from the application of Division 3 of Part 5 of the *Building Work Contractors Act 1995* applies under the *Building Work Contractors Regulations 2011*; or

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

1. Building indemnity insurance is required.

NO (refer above note. If yes, refer attached):

Also refer to attached PlanSA Data Extract for Section 7

2. Name(s) of person(s) insured:
3. Name of Insurer:
4. Limitations on the liability of the insurer:
5. Name of Builder:
6. Builder's Licence Number: Date of Issue of Insurance:
7. Description of insured building work:

Ministerial exemption from holding insurance under the Building Work Contractors Act 1995

If particulars of insurance are not given –

Has the Minister granted an exemption under section 45 of the *Building Work Contractors Act 1995* from the requirement to hold an insurance policy in accordance with Division 3 of Part 5 of that Act?

NO

If YES, give details:

- a) *Date of the exemption*
- b) *Name of builder granted the exemption*
- c) *Licence number of Builder granted the exemption*
- d) *Details of building work for which the exemption applies*
- e) *Details of conditions (if any) to which the exemption is subject*

Particulars relating to Environment Protection

Further information held by councils

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

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

NO

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

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

It should be noted that—

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

Authorised Officer:



Date: 14/03/2025

Council Ref: Property Address Unit 4 SP 4241 Sec 7044



NOTIFICATION OF CHANGE OF OWNERSHIP

Vendor/Purchaser or representative of same to complete and return to:
THE BAROSSA COUNCIL
PO BOX 867
NURIOOTPA SA 5355

Telephone (08) 8563 8444 Facsimile (08) 8563 8461

Notification of change of owner in respect of;
S L Hooper

for the property at;
4/30 Showground Road, MOUNT PLEASANT SA 5235
Title reference;
CT-5892/209

Please remove the aforementioned names from the Assessment Book referenced to;
Rates Assessment No : 208300 4
Valuer General No : 9675418000

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 POSTAL ADDRESS for issue of rate notices is;

New details provided by (strike out if not applicable):
Bertram Form 1 Shop Pty Ltd
GPO Box 448
ADELAIDE SA 5001

Signed _____ Date _____



Data Extract for Section 7 search purposes

Valuation ID 9675418000

Data Extract Date: 13/03/2025

Parcel ID: S4241 UN4

Certificate Title: CT5892/209

Property Address: UNIT 4 30 SHOWGROUND RD MOUNT PLEASANT SA 5235

Zones

Township Neighbourhood (TN)

Subzones

No

Zoning overlays

Overlays

Character Preservation District (Township)

The Character Preservation District Overlay seeks to recognise, protect and enhance the special character of Character Preservation Districts.

Hazards (Bushfire - Medium Risk) (Medium)

The Hazards (Bushfire - Medium Risk) Overlay seeks to ensure development responds to the medium level of bushfire risk by siting and designing buildings to mitigate threat and impact of bushfires on life and property and facilitating access for emergency service vehicles.

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.

Mount Lofty Ranges Water Supply Catchment (Area 2)

The Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay is to protect Adelaide's drinking water supply by limiting development to that which has a beneficial impact on the quality of water harvested from the Mount Lofty Ranges Watershed

Native Vegetation

The Native Vegetation Overlay seeks to protect, retain and restore areas of native vegetation.

Prescribed Water Resources Area

The Prescribed Water Resources Area Overlay seeks to ensure the sustainable use of water in prescribed water resource areas.

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.

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



Account Number	L.T.O Reference	Date of issue	Agent No.	Receipt No.
96 75418 00 0	CT5892209	7/3/2025	7836	2654152

BERTRAM FORM 1 SHOP PTY LTD
GPO BOX 448
ADELAIDE SA 5001
form1@bertramform1shop.com

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: S L HOOPER
Location: U4 30 SHOWGROUND RD MOUNT PLEASANT UNIT 4 S4241
Description: H/UNIT C/P Capital \$ 215 000
Value:
Rating: Residential

Periodic charges

Raised in current years to 31/3/2025

			\$
	Arrears as at: 30/6/2024	:	11.70CR
Water main available: 1/7/1981	Water rates	:	235.80
Sewer main available:	Sewer rates	:	0.00
	Water use	:	83.60
	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	:	307.70CR
	Balance outstanding	:	0.00

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

Next quarterly charges: Water supply: 78.60 Sewer: 0.00 Bill: 30/4/2025

This account has no meter of its own but is supplied from account no 96 75414 99 0.

The Water Use apportionment option is Even.

The apportionment percentage for this account is 12.50%.

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/>.



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

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



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:
S L HOOPER

Water & Sewer Account
Acct. No.: 96 75418 00 0

Amount: _____

Address:
U4 30 SHOWGROUND RD MOUNT
PLEASANT UNIT 4 S4241

Payment Options

EFT

EFT Payment

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	9675418000



Bill code: 8888
Ref: 9675418000

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: 9675418000



Government of
South Australia

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

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



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: 2654152

BERTRAM FORM 1 SHOP PTY LTD
GPO BOX 448
ADELAIDE SA 5001

DATE OF ISSUE

07/03/2025

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

OWNERSHIP NUMBER		OWNERSHIP NAME		
19154632		S L HOOPER		
PROPERTY DESCRIPTION				
4 / 30 SHOWGROUND RD / MOUNT PLEASANT SA 5235 / UNIT 4 S4241				
ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR
			R2	RE
9675418000	CT 5892/209	\$215,000.00	0.500	0.400
LEVY DETAILS:		FIXED CHARGE	\$	50.00
		+ VARIABLE CHARGE	\$	40.50
FINANCIAL YEAR		- REMISSION	\$	24.95
2024-2025		- CONCESSION	\$	0.00
		+ ARREARS / - PAYMENTS	\$	0.00
		= <u>AMOUNT PAYABLE</u>	\$	65.55

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

EXPIRY DATE 05/06/2025



Government of
South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

PAYMENT REMITTANCE ADVICE

OWNERSHIP NUMBER
19154632

OWNERSHIP NAME
S L HOOPER

ASSESSMENT NUMBER
9675418000

AMOUNT PAYABLE
\$65.55

AGENT NUMBER
100019503

AGENT NAME
BERTRAM FORM 1 SHOP PTY LTD

EXPIRY DATE
05/06/2025

+80014133740022> +001571+ <0551049001> <0000006555> +444+

Please Note:

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

For more information:

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

PAYMENT OF THIS CERTIFICATE CAN ONLY BE MADE

Online at:

OR

By Post to:

www.revenuesaonline.sa.gov.au

RevenueSA
Locked Bag 555
ADELAIDE SA 5001



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: 2654152

DATE OF ISSUE

07/03/2025

BERTRAM FORM 1 SHOP PTY LTD
GPO BOX 448
ADELAIDE SA 5001

ENQUIRIES:

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

OWNERSHIP NAME

S L HOOPER

FINANCIAL YEAR

2024-2025

PROPERTY DESCRIPTION

4 / 30 SHOWGROUND RD / MOUNT PLEASANT SA 5235 / UNIT 4 S4241

ASSESSMENT NUMBER

9675418000

TITLE REF.

(A "+" indicates multiple titles)

CT 5892/209

TAXABLE SITE VALUE

\$96,000.00

AREA

0.0000 HA

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

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

Please Note:

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

ON OR BEFORE

05/06/2025



Government of
South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

Please Note:

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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

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

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

For more information:

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IMPORTANT NOTICE
SMOKE ALARM LEGISLATION

Legislation relating to smoke alarms came into force on the 1st day of February 1998.

- If the home you are purchasing was built on or after the 1st January 1995, then it should already have an operational mains powered smoke alarm installed. If not, it is the responsibility of the vendor to install it prior to settlement at the vendor's cost.
- If the home was built prior to 1st January 1995, but purchased by the vendor on or after 1st February 1998, then it should already have either an operational mains powered smoke alarm installed, or one powered by 10 year life, non-replaceable, non-removable permanently connected batteries. Again, it is the responsibility of the vendor to install such an alarm prior to settlement, and at the vendor's cost.
- In all other cases, the home you are buying must have at least, a battery operated smoke alarm which you are required to upgrade to mains power (or an alarm fitted with 10 year life, non-replaceable, non-removable permanently connected batteries) within six months of the date of purchase. It is recommended that at least one smoke alarm be installed on each floor of a multi storey dwelling.

The smoke alarms must be installed by a licensed electrician and must comply with the Australian Standard. A maximum penalty of \$750.00 for a breach of the legislation applies.

Besides this penalty, there is also a risk that damage caused by fire to a dwelling, which does not have a smoke alarm installed as required under the legislation, may not be covered by insurance.
