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:
Gwenda Haigh McFarlane

Address:
Street 1: Unit 2, 4 Carrick Hill Drive

Suburb: Springfield State: SA Postcode: 5062

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 2 Strata Plan 106 in the area named Springfield Hundred of Adelaide

Street 1: Unit 2, 4 Carrick Hill Drive

Suburb: Springfield State: SA Postcode: 5062

being the *whole / ~~portion~~ of the land comprised in Certificate of Title
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Part B—Purchaser's cooling-off rights and proceeding with the purchase

To the purchaser:

Right to cool-off

(section 5)

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

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

(a) you purchased by auction; or

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

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

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

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

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

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

2. Time for service

The cooling-off notice must be served:

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

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

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

3. Form of cooling-off notice

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

4. Methods of service

The cooling-off notice must be:

(a) given to the vendor personally; or

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

Unit 2, 4 Carrick Hill Drive Springfield SA 5062

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

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

joseph@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~~**, Gwenda Haigh McFarlane

of Unit 2, 4 Carrick Hill Drive Springfield SA 5062

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

Date:	9/4/2025	Date:	
Signed:	Signed by: Gwenda Haigh McFarlane 4C7414E74B88437...	Signed:	
Date:		Date:	
Signed:		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: 08/04/2025

Signed:

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

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

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

Note:

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

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

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

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

Table of particulars

Column 1 **Column 2** **Column 3**

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

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

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

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

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

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

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

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

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

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

1. General

1.1 Mortgage of land

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

~~***Is this item applicable?***~~ ☐

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

Are there attachments?

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

Number of mortgage: (if registered)

Name of mortgagee:

1.2 Easement

(whether over the land or annexed to the land)

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

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

Is this item applicable? ☑

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

Are there attachments? YES

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

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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?

1.4 Lease, agreement for lease, tenancy agreement or licence

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

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

~~***Is this item applicable?***~~ ☐

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

Are there attachments?

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

Name of parties:

Period of lease, agreement for lease etc:

From _____ to _____

Amount of rent or licence fee:

$ _____ per _____ (period)

Is the lease, agreement for lease etc in writing?

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

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

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

5. *Development Act 1993* (repealed)

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

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

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

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

Are there attachments?

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

Condition(s) of authorisation:

6. Repealed Act conditions

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

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

Is this item applicable? ☐

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

Are there attachments?

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

Nature of condition(s):

7. *Emergency Services Funding Act 1998*

7.1 section 16 - Notice to pay levy

Is this item applicable? ☐

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

Are there attachments?

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

Date of notice:

Amount of levy payable:

29. *Planning, Development and Infrastructure Act 2016*

29.1 Part 5 - Planning and Design Code

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

Is this item applicable? ☑

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

Are there attachments? YES

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

City of Mitcham Council Search - 8 pages

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

Zone: Suburban Neighbourhood (SN)

Overlays as per Plan SA Data Extract for Section 7 search purposes included in City of Mitcham Council search

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

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

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

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

~~***Is this item applicable?***~~ ☐

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

Are there attachments?

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

Date of authorisation:

Name of relevant authority that granted authorisation:

Condition(s) of authorisation:

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

~~***Is this item applicable?***~~ ☐

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

Are there attachments?

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

Date of notice:

Name of person giving notice of proposed work:

Building work proposed: (as stated in the notice)

Other building work as required pursuant to the Act:

29.4 section 140 - Notice requesting access

~~***Is this item applicable?***~~ ☐

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

Are there attachments?

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

Date of notice:

Name of person requesting access:

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

Activity of work to be carried out:

29.5 section 141 - Order to remove or perform work

~~***Is this item applicable?***~~ ☐

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

Are there attachments?

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

Date of order:

Terms of order:

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

Amount payable: (if any)

29.6 section 142 - Notice to complete development

~~***Is this item applicable?***~~ ☐

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

Are there attachments?

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

Date of notice:

Requirements of notice:

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

Amount payable: (if any)

29.7 section 155 - Emergency order

~~***Is this item applicable?***~~ ☐

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

Are there attachments?

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

Date of order:

Name of authorised officer who made order:

Name of authority that appointed the authorised officer:

Nature of order:

Amount payable: (if any)

29.8 section 157 - Fire safety notice

~~***Is this item applicable?***~~ ☐

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

Are there attachments?

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

Date of notice:

Name of authority giving notice:

Requirements of notice:

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

Amount payable: (if any)

29.9 section 192 or 193 - Land management agreement

~~***Is this item applicable?***~~ ☐

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

Are there attachments?

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

Date of agreement:

Names of parties:

Terms of agreement:

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

~~***Is this item applicable?***~~ ☐

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

Are there attachments?

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

Date requirement given:

Name of body giving requirement:

Nature of requirement:

Contribution payable: (if any)

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

~~***Is this item applicable?***~~ ☐

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

Are there attachments?

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

Date of agreement:

Names of parties:

Terms of agreement:

Contribution payable: (if any)

29.12 Part 16 Division 1 - Proceedings

~~***Is this item applicable?***~~ ☐

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

Are there attachments?

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

Date of commencement of proceedings:

Date of determination or order: (if any)

Terms of determination or order: (if any)

29.13 section 213 - Enforcement notice

~~***Is this item applicable?***~~ ☐

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

Are there attachments?

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

Date notice given:

Name of designated authority giving notice:

Nature of directions contained in notice:

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

Amount payable: (if any)

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

~~***Is this item applicable?***~~ ☐

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

Are there attachments?

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

Date order made:

Name of court that made order:

Action number:

Names of parties:

Terms of order:

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

Particulars relating to a strata unit ☑

1 Name of strata corporation: Strata Corporation 106 Inc.

Address of strata corporation: 4 Carrick Hill Drive Springfield SA 5062

2 Application must be made in writing to the strata corporation for the particulars and documents referred to in 3 and 4. Application must also be made in writing to the strata corporation for the articles referred to in 6 unless the articles are obtained from the Lands Titles Registration Office.

3 Particulars supplied by the strata corporation or known to the vendor:

(a) particulars of contributions payable in relation to the unit: (including details of arrears of contributions related to the unit)

Administration Fund: $634.00 per quarter (increasing to $660.00 per quarter from 01/05/2025)
Sinking Fund: $125.00 per quarter (increasing to $250.00 per quarter from 01/05/2025)
Refer to Adelaide Strata and Community Management search attached hereto.

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

Administration Fund Balance: $5,129.18
Sinking Fund Balance: $6,567.71
Liabilities: $161.60
Refer to Adelaide Strata and Community Management search attached hereto.

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

Refer to minutes of meetings included in Adelaide Strata and Community Management search attached hereto.

(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 Adelaide Strata and Community Management search attached hereto.

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

Name: Adelaide Strata and Community Management

Address: 1/102 Greenhill Road Unley SA 5061

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

Copy of Strata Plan (SP106)

Copy of the Articles of the Strata Corporation

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)

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

*(*Strike out whichever is not applicable)*

Docusign Envelope ID: 0E346245-76B5-4813-AFDD-83BC0052BC9D

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.

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LAND SERVICES SA

Product	Register Search (CT 5042/362)
Date/Time	28/03/2025 03:40PM
Customer Reference	
Order ID	20250328008285

REAL PROPERTY ACT, 1886
South Australia

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

REGISTRAR-GENERAL SOUTH AUSTRALIA

Certificate of Title - Volume 5042 Folio 362

Parent Title(s)	CT 3645/93				
Creating Dealing(s)	CONVERTED TITLE				
Title Issued	04/09/1991	**Edition**	1	**Edition Issued**	04/09/1991

Estate Type

FEE SIMPLE (UNIT)

Registered Proprietor

GWENDA HAIGH MCFARLANE
OF UNIT 2 576 FULLARTON ROAD SPRINGFIELD SA 5062

Description of Land

UNIT 2 STRATA PLAN 106
IN THE AREA NAMED SPRINGFIELD
HUNDRED OF ADELAIDE

Easements

NIL

Schedule of Dealings

NIL

Notations

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

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

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ASCM Building Smarter Communities
ADELAIDE STRATA & COMMUNITY MANAGEMENT

ASCM
t. +61 8 8490 1300
f. +61 8 8490 1399
e. admin@ascm.com.au

ABN 73 058 476 056
1/102 Greenhill Road
Unley SA 5061
www.ascm.com.au

01 April 2025

Strata Corporation 106 Inc
Not registered for GST

ABN: 73 989 839 539

BERTRAM FORM 1 SHOP PTY LTD
GPO Box 448
Adelaide SA 5001

Ref

Re Lot 2 Strata Corporation 106 Inc

Fee 105.60 Paid

TAX INVOICE

We have provided this information as required under the provisions of the Strata Titles Act (Section 41) and the Community Titles Act (Section 139) and in the interests of providing full disclosure to purchasers.

The information is accurate at the time of disclosure. If any clarification is required please let us know.

For EFT payments (NOT for settlement purposes);
Adelaide Strata Management
BSB; 185-300
Account No; 303261853

Kind Regards,
Body Corporate Manager

Crystal Christie-Golding

Adelaide Strata & Community Management
For the Secretary.

Docusign Envelope ID: 0E346245-76B5-4813-AFDD-83BC0052BC9D

BODY CORPORATE SEARCH STATEMENT

Strata Titles Act 1988 and Community Titles Act 1996

(Section 41 Strata Titles Act 1988)
(Section 139 Community Titles Act 1996)

Strata Corporation 106 Inc

Requested by **BERTRAM FORM 1 SHOP PTY LTD**
GPO Box 448
Adelaide SA 5001

Reference:

Lot No **2**
Address **2/4 Carrick Hill Drive, Springfield SA 5062**
Owner **Miss Gwenda MC Farlane**

1 Financial Details

1.1 Entitlements

Unit/Lot Entitlement **164** Total of All Entitlements **1,000**

1.2 Contributions - Administrative Fund

Total amount last determined with respect of the lot **$3,882.00**
Number of instalments payable **6**
Instalment Details:-

Period	Determined	Amount	Due Date	Date Paid	Discount	If Paid By	Notice Date
01/08/24 to 31/10/24	**18/10/23**	**634.00**	**09/08/24**	**15/07/24**	**0.00**	**09/08/24**	**09/07/24**
01/11/24 to 31/01/25	**18/10/23**	**634.00**	**01/11/24**	**17/10/24**	**0.00**	**01/11/24**	**10/10/24**
01/02/25 to 30/04/25	**18/10/23**	**634.00**	**01/02/25**	**17/03/25**	**0.00**	**01/02/25**	**10/01/25**
01/05/25 to 31/07/25	**08/01/25**	**660.00**	**01/05/25**		**0.00**	**01/05/25**	
01/08/25**31/10/25**	**08/01/25**	**660.00**	**01/08/25**		**0.00**	**01/08/25**	
01/11/25**31/01/26**	**08/01/25**	**660.00**	**01/11/25**		**0.00**	**01/11/25**	

Amount (if any) outstanding (credit shown with -) **Nil** (Amount unpaid including billed not yet due Nil)
Paid to **30/04/25**

1.3 Contributions - Sinking Fund

Total amount last determined with respect of the lot **$1,125.00**
Number of instalments payable **6**
Instalment Details:-

Period	Determined	Amount	Due Date	Date Paid	Discount	If Paid By	Notice Date
01/08/24 to 31/10/24	**18/10/23**	**125.00**	**09/08/24**	**15/07/24**	**0.00**	**09/08/24**	**09/07/24**
01/11/24 to 31/01/25	**18/10/23**	**125.00**	**01/11/24**	**17/10/24**	**0.00**	**01/11/24**	**10/10/24**
01/02/25 to 30/04/25	**18/10/23**	**125.00**	**01/02/25**	**17/03/25**	**0.00**	**01/02/25**	**10/01/25**
01/05/25 to 31/07/25	**08/01/25**	**250.00**	**01/05/25**		**0.00**	**01/05/25**	
01/08/25**31/10/25**	**08/01/25**	**250.00**	**01/08/25**		**0.00**	**01/08/25**	
01/11/25**31/01/26**	**08/01/25**	**250.00**	**01/11/25**		**0.00**	**01/11/25**	

Amount (if any) outstanding (credit shown with -) **Nil** (Amount unpaid including billed not yet due Nil)
Paid to **30/04/25**

1.4 Contributions - Special - Administrative Fund

Amount of the levy payable **$80.00** Number of instalments payable **1**
Instalment Details:-

Amount	Due Date	Date Paid	Discount	If Paid By	Notice Date
80.00	**01/02/25**	**17/03/25**	**0.00**	**01/02/25**	**10/01/25**

Amount (if any) outstanding (credit shown with -) **Nil** (Amount unpaid including billed not yet due Nil)
Brief statement as to the purpose for which the contribution was levied

Contributions - Special - Sinking Fund
Amount of the levy payable **Nil** Number of instalments payable **0**
Instalment Details:-

Amount	Due Date	Date Paid	Discount	If Paid By	Notice Date

Docusign Envelope ID: 0E346245-76B5-4813-AFDD-83BC0052BC9D

Amount (if any) outstanding (credit shown with -) **Nil** (Amount unpaid including billed not yet due Nil)
Brief statement as to the purpose for which the contribution was levied

1.5 Money Unpaid Pursuant to By-Law

Amount payable under a by-law	**Nil**
Date when amount due	

1.6 Interest on Unpaid Contributions

Rate of interest payable on contributions	**15.00** %
Amount of interest payable in relation to outstanding contributions	**Nil**
Daily interest amount accruing	**Nil**

1.7 Other amounts owing

Purpose	Fund	Amount	Due Date	Amount Due

1.8 Water Billing Arrangements
Owner / SA Water

1.9 Expenditure By Corporation

(a) Incurred by the Corporation to which the unit holder must or is likely to be required to contribute:
None known other than those recorded in the minutes supplied.

"***Please refer to the attached minutes***"

(b) Resolved by the Corporation to incur, to which the unit holder must, or is likely to be required to contribute:
None known other than those recorded in the minutes supplied.

"***Please refer to the attached minutes***"

1.10 Assets and Liabilities of the Corporation

(a)	Bank Account Name	**Adelaide Strata Management Pty Ltd ACN 058 476 056 Trust Account 106**
(b)	Bank Account Held At	**MBL 4 Carrick Hill Drive Springfield SA 5062**
(c)	Sinking Fund Balance	**$6,567.71**
(d)	Administration Fund Balance	**$5,129.18**
(e)	Liabilities (excluding those above and as described in 1.2 herein)	**$161.60**

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2 Insurance Policies

Type/Name of Insurer	Policy Number/Broker	Sum Insured	Due Date	Date when last premium paid	Amount of last premium
APPEAL - WHS BREACH SCI (ALLIANZ)	SRSC16004878	100,000.00	15/09/25	26/09/24	Included
BUILDING SCI (ALLIANZ)	SRSC16004878	2,800,000.00	15/09/25	26/09/24	6,076.27
COMMON CONTENTS SCI (ALLIANZ)	SRSC16004878	28,000.00	15/09/25	26/09/24	Included
FIDELITY GUARANTEE SCI (ALLIANZ)	SRSC16004878	100,000.00	15/09/25	26/09/24	Included
GOV. AUDIT COSTS SCI (ALLIANZ)	SRSC16004878	25,000.00	15/09/25	26/09/24	Included
LEGAL DEFENCE EXP SCI (ALLIANZ)	SRSC16004878	50,000.00	15/09/25	26/09/24	Included
LOSS OF RENT SCI (ALLIANZ)	SRSC16004878	420,000.00	15/09/25	26/09/24	Included
LOT OWNERS FIXTURES SCI (ALLIANZ)	SRSC16004878	300,000.00	15/09/25	26/09/24	Included
OFFICE BEARERS SCI (ALLIANZ)	SRSC16004878	500,000.00	15/09/25	26/09/24	Included
PUBLIC LIABILITY SCI (ALLIANZ)	SRSC16004878	30,000,000.00	15/09/25	26/09/24	Included
VOLUNTARY WORKERS SCI (ALLIANZ)	SRSC16004878	200,000.00	15/09/25	26/09/24	Included

3 Documents Supplied

(a) Minutes of General and Committee meetings of the Corporation for the last two (2) years.
(b) Details of any special or unanimous resolutions affecting the unit or common property passed in the last five (5) years (excluding those contained in (a) above).
(c) Statement of Accounts of the Corporation last prepared.
(d) The Articles/By Laws now in force.
(e) All current policies of insurance taken out by the Corporation.

4 Document Inspection

The Corporations records are available for inspection at Adelaide Strata & Community Management, 102 Greenhill Road, Unley on any working day between 10:00am and 4:00 pm. Please phone 8490 1300 to make an appointment. (NB: A fee of $5.00 may be charged for an inspection)

Statement Date **01 April 2025**
Signed for and on behalf of **Strata Corporation 106 Inc**

By: Crystal Christie-Golding

Crystal Christie-Golding
Corporation Manager

Docusign Envelope ID: 0E346245-76B5-4813-AFDD-83BC0052BC9D

Note: Conveyancers attention is drawn to the following:

1 The Act requires that:

1.1 A unit holder must immediately notify the Corporation of:
(a) any change of ownership or address of the unit/lot owner.
(b) any change in the occupancy of the unit (e.g. Tenants).
New owners name and address should be forwarded on the attached form.

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

1.3 This statement is issued on the basis that the payment by the unit holder by cheque or other instrument will be honoured at the first presentation. This statement does not take into account any decisions or transactions of the Corporation at or subsequent to the issue of this statement. (Check with us at settlement for up to date information).

Docusign Envelope ID: 0E346245-76B5-4813-AFDD-83BC0052BC9D

Roll Details New Owner

After settlement please complete this form and send to:

Adelaide Strata & Community
Management Pty Ltd
1/102 Greenhill Road
Unley SA 5061

Strata Corporation 106 Inc

A/c Number	**02100002**	Date Issued	**1 April 2025**
Lot Number	**2**	Unit Number	**2**
Entitlements	**164.0000**		

Settlement Date _____/_____/20_____

New Owners Full Name _____

_____

Company Titles Only Place of Birth _____ Date of Birth _____

ABN (if owner is a company) _____

Owners Residential Address _____

_____

_____

Address for General Correspondence _____

(if different from above) _____

_____

Address for Levy Notice _____

(if different from above) _____

_____

Letting Agent Details _____ Tel

_____ Fax

_____ Email

Tenant Details _____ Tel

_____ Fax

_____ Email

Owners Nominee Name and Address _____

(if owner is a company) _____

_____

Owner Contacts

Home Tel _____ Fax _____

Work Tel _____ Email _____

Mobile _____ _____

Signed _____ Name _____ Date _____/_____/_____

Position _____ Address _____

Thank you for keeping our records up to date.

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e. admin@ascm.com.au

ABN 73 058 476 056
1/102 Greenhill Road
Unley SA 5061
www.ascm.com.au

Strata Corporation 106 Inc

ABN 73 989 839 539

STATEMENT

G MC Farlane
2/4 Carrick Hill Drive
Springfield SA 5062

Transfer Date:
01/01/80

Statement Period			
01 Jun 23 to 01 Apr 25			
A/c No	2	Lot No	2
Page Number	1 of 2	Unit No	2

Date	Type	Details	Reference	Debit	Credit	Balance
		Brought forward				0.00
10/07/23	Administrative Fund	01/08/23 To 31/10/23	I0001015	566.67		566.67
10/07/23	Sinking Fund	01/08/23 To 31/10/23	I0001021	83.33		650.00
24/07/23	Receipt	Administrative Fund	R0000539		566.67	83.33
24/07/23	Receipt	Sinking Fund	RA000539		83.33	0.00
09/10/23	Administrative Fund	01/11/23 To 31/01/24	I0001027	566.67		566.67
09/10/23	Sinking Fund	01/11/23 To 31/01/24	I0001033	83.33		650.00
17/10/23	Receipt	Administrative Fund	R0000544		566.67	83.33
17/10/23	Receipt	Sinking Fund	RA000544		83.33	0.00
12/01/24	Administrative Fund	01/02/24 To 30/04/24	I0001039	634.00		634.00
12/01/24	Sinking Fund	01/02/24 To 30/04/24	I0001045	125.00		759.00
29/01/24	Receipt	Administrative Fund	R0000550		634.00	125.00
29/01/24	Receipt	Sinking Fund	RA000550		125.00	0.00
09/04/24	Administrative Fund	01/05/24 To 31/07/24	I0001051	634.00		634.00
09/04/24	Sinking Fund	01/05/24 To 31/07/24	I0001057	125.00		759.00
16/04/24	Receipt	Administrative Fund	R0000555		634.00	125.00
16/04/24	Receipt	Sinking Fund	RA000555		125.00	0.00
09/07/24	Administrative Fund	01/08/24 To 31/10/24	I0001063	634.00		634.00
More details on next page...				$3,452.00	$2,818.00	$634.00

Over 90 Days	90 Days	60 Days	30 Days	Current	BALANCE DUE:	**Nil**
0.00	0.00	0.00	0.00	0.00	Date Paid	Amount Paid

STRATAPAY

Tel: 1300 552 311
Ref:1335 2143 8
Telephone: Call this number to pay by credit card. International +613 8648 0158

www.stratamax.com.au
Ref: 1335 2143 8
Internet: Visit this website to make a secure credit card payment over the internet.

www.stratapay.com/ddr
Ref:1335 2143 8
Direct Debit: Make auto payments directly from your nominated bank account or credit card.

VISA MasterCard AMEX Diners Club International

All payments made through StrataPay payment options are subject to User Terms and Conditions available at www.stratapay.com or by calling 1300 135 610 or email info@stratapay.com. By using the payment options provided by StrataPay you are taken to have read and understood these User Terms and Conditions prior to using StrataPay. Credit card acceptance is subject to notation above. Additional charges may apply.

DEFT PAYMENT SYSTEMS

Biller Code: 96503
Ref: 286064787 1000 0000 029
BPay:Contact your participating financial institution to make a payment from your cheque or savings account.

Post Billpay
In Person: Pay in-store at Australia Post by cheque or EFTPOS
All cheques must be made payable to: Adelaide Strata Management Pty Ltd ACN 058 476 056 Trust Account 106

LOT/UNIT
Lot 2/ Unit 2

STRATAPAY REFERENCE NO.
1335 2143 8

4 CARRICK HILL DRIVE

DUE DATE

MANAGED BY
ADELAIDE STRATA MANAGEMENT P/L

AMOUNT
$0.00

*496 286064787 10000000029

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Strata Corporation 106 Inc

STATEMENT

G MC Farlane
2/4 Carrick Hill Drive
Springfield SA 5062

Statement Period			
01 Jun 23 to 01 Apr 25			
A/c No	2	Lot No	2
Page Number	2 of 2		

-

Date	Type	Details	Reference	Debit	Credit	Balance
		Brought forward		3,452.00	2,818.00	634.00
09/07/24	Sinking Fund	01/08/24 To 31/10/24	I0001069	125.00		759.00
15/07/24	Receipt	Administrative Fund	R0000561		634.00	125.00
15/07/24	Receipt	Sinking Fund	RA000561		125.00	0.00
10/10/24	Administrative Fund	01/11/24 To 31/01/25	I0001075	634.00		634.00
10/10/24	Sinking Fund	01/11/24 To 31/01/25	I0001081	125.00		759.00
17/10/24	Receipt	Administrative Fund	R0000567		634.00	125.00
17/10/24	Receipt	Sinking Fund	RA000567		125.00	0.00
10/01/25	Administrative Fund	01/02/25 To 30/04/25	I0001087	634.00		634.00
10/01/25	Admin. Fund Special	01/02/25	I0001093	80.00		714.00
10/01/25	Sinking Fund	01/02/25 To 30/04/25	I0001099	125.00		839.00
28/02/25	Overdue Interest Jnl	Interest To 28/02/25	J0006058	9.65		848.65
17/03/25	Receipt	Administrative Fund	R0000579		634.00	214.65
17/03/25	Receipt	Admin. Fund Special	RA000579		80.00	134.65
17/03/25	Receipt	Sinking Fund	RB000579		125.00	9.65
24/03/25	Overdue Interest Jnl	Rev Interest	J0006072		9.65	0.00
				$5,184.65	$5,184.65	Nil

Docusign Envelope ID: 0E346245-76B5-4813-AFDD-83BC0052BC9D

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ABN 73 058 476 056
1/102 Greenhill Road
Unley SA 5061
www.ascm.com.au

Strata Corporation 106 Inc

4 Carrick Hill Drive Springfield SA 5062

BALANCE SHEET

AS AT 01 APRIL 2025

	ACTUAL 01/04/2025	ACTUAL 31/05/2024
OWNERS FUNDS		
Administrative Fund	5,129.18	8,461.70
Sinking Fund	6,567.71	4,317.71
TOTAL	**$ 11,696.89**	**$ 12,779.41**
THESE FUNDS ARE REPRESENTED BY		
CURRENT ASSETS		
Cash At Bank	3,119.07	5,526.05
Investment Account 2	8,409.42	7,253.05
Other Arrears	25.00	0.31
Secondary Debtors	1,144.00	0.00
TOTAL ASSETS	**12,697.49**	**12,779.41**
LIABILITIES		
Creditors	161.60	0.00
Levies In Advance	839.00	0.00
TOTAL LIABILITIES	**1,000.60**	**0.00**
NET ASSETS	**$ 11,696.89**	**$ 12,779.41**

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ABN 73 058 476 056
1/102 Greenhill Road
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Strata Corporation 106 Inc

4 Carrick Hill Drive Springfield SA 5062

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JUNE 2024 TO 01 APRIL 2025

	ACTUAL 01/06/24-01/04/25	BUDGET 01/06/24-31/05/25	VARIANCE %	ACTUAL 01/06/23-31/05/24
ADMINISTRATIVE FUND				
INCOME				
Levies - Administrative Fund	11,412.00	15,840.00	72.05	14,408.04
Special Admin. Fund Levy	480.00	480.00	100.00	0.00
Bank Interest	156.37	0.00		257.36
Interest On Overdue Levies	9.65	0.00		14.74
TOTAL ADMIN. FUND INCOME	**12,058.02**	**16,320.00**		**14,680.14**
EXPENDITURE - ADMIN. FUND				
MANAGEMENT CHARGES				
Account Management Fee	90.34	99.00	91.25	98.40
Bank Charges	3.77	10.00	37.70	2.92
Income Tax Return Preparation	205.00	205.00	100.00	205.00
Management Fees	1,352.97	1,410.00	95.96	1,303.92
INSURANCE EXPENSE				
Insurance Premium	5,558.29	6,490.00	85.64	5,900.25
Insurance Stamp Duty	517.98	0.00		0.00
EQUIPMENT				
REPAIRS & MAINTENANCE				
Building Maintenance	181.50	1,200.00	15.12	4,919.00
Consultancy Services	33.00	165.00	20.00	0.00
Door Maintenence	1,591.70	0.00		0.00
Grounds Maintenance	3,569.50	2,900.00	123.09	2,970.00
Gutter And Stormwater Maintena	418.00	500.00	83.60	407.00
Lawnmowing	0.00	900.00	0.00	143.00
Pest Control	198.00	400.00	49.50	297.00
Plumbing Maintenance	0.00	1,000.00	0.00	375.00
Sewer & Drainage Works	771.38	0.00		471.72
SERVICES				
Audit	0.00	145.00	0.00	145.00
Archive/Data Storage	23.10	25.20	91.67	25.20
Disbursements	538.93	405.00	133.07	237.90
Travel/Mileage	12.58	0.00		0.00
Meeting Fees	165.00	165.00	100.00	330.00
COMPLIANCE				

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STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JUNE 2024 TO 01 APRIL 2025

	ACTUAL 01/06/24-01/04/25	BUDGET 01/06/24-31/05/25	VARIANCE %	ACTUAL 01/06/23-31/05/24
Compliance Audit Fee	159.50	0.00		0.00
TOTAL ADMIN. EXPENDITURE	**15,390.54**	**16,019.20**		**17,831.31**
SURPLUS / DEFICIT	**$ (3,332.52)**	**$ 300.80**		**$ (3,151.17)**
Opening Admin. Balance	8,461.70	8,461.70	100.00	11,612.87
ADMINISTRATIVE FUND BALANCE	**$ 5,129.18**	**$ 8,762.50**		**$ 8,461.70**

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STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JUNE 2024 TO 01 APRIL 2025

	ACTUAL 01/06/24-01/04/25	BUDGET 01/06/24-31/05/25	VARIANCE %	ACTUAL 01/06/23-31/05/24
SINKING FUND				
INCOME				
Levies - Sinking Fund	2,250.00	6,000.00	37.50	2,499.96
TOTAL SINKING FUND INCOME	**2,250.00**	**6,000.00**		**2,499.96**
EXPENDITURE - SINKING FUND				
REPAIRS & MAINTENANCE				
Building Repairs	0.00	2,000.00	0.00	5,588.00
Painting	0.00	0.00	0.00	2,709.96
Paths And Driveway Maintenance	0.00	1,595.00	0.00	0.00
TOTAL SINK. FUND EXPENDITURE	**0.00**	**3,595.00**		**8,297.96**
SURPLUS / DEFICIT	**$ 2,250.00**	**$ 2,405.00**		**$ (5,798.00)**
Opening Sinking Fund Balance	4,317.71	4,317.71	100.00	10,115.71
SINKING FUND BALANCE	**$ 6,567.71**	**$ 6,722.71**		**$ 4,317.71**

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LOT BALANCE REPORT

01 April 2025

Lot No	Unit No	Administrative Fund	Sinking Fund	Other	Total
5	5	0.00	0.00	25.00	25.00
6	6	-839.00	0.00	0.00	-839.00
Total		**($839.00)**	**$0.00**	**$25.00**	**($814.00)**

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Strata Corporation 106 Inc

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ACCOUNTS SUMMARY

1 June 2024 to 1 April 2025

Date	Details	Payee	Amount
101	**Administrative Fund**	**LEVIES - ADMINISTRATIVE FUND**	
09/08/24	01/08/24 to 31/10/24		-3,804.00
01/11/24	01/11/24 to 31/01/25		-3,804.00
01/02/25	01/02/25 to 30/04/25		-3,804.00
	Total:		**-11,412.00**
102	**Administrative Fund**	**SPECIAL ADMIN. FUND LEVY**	
01/02/25	01/02/25		-480.00
	Total:		**-480.00**
106	**Administrative Fund**	**BANK INTEREST**	
28/06/24	Interest		-17.29
31/07/24	Interest		-17.91
30/08/24	Interest		-17.95
30/09/24	Interest		-17.41
31/10/24	Interest		-18.04
29/11/24	Interest		-17.50
31/12/24	Interest		-18.13
31/01/25	Interest		-9.91
28/02/25	Interest		-7.52
31/03/25	Interest		-14.71
	Total:		**-156.37**
1095	**Administrative Fund**	**INTEREST ON OVERDUE LEVIES**	
28/02/25	Interest to 28/02/25		-9.65
28/02/25	Interest to 28/02/25		-9.65
24/03/25	RevInterest 28/02/25		9.65
	Total:		**-9.65**
12202	**Administrative Fund**	**ACCOUNT MANAGEMENT FEE**	
03/06/24	Account Management	Adelaide Strata	8.20
01/07/24	Account Management	Adelaide Strata	8.20
01/08/24	Account Management	Adelaide Strata	8.20
02/09/24	Account Management	Adelaide Strata	8.20
01/10/24	Account Management	Adelaide Strata	8.22
01/11/24	Account Management	Adelaide Strata	8.22
02/12/24	Account Management	Adelaide Strata	8.22
03/01/25	Account Management	Adelaide Strata	8.22
01/02/25	Account Management	Adelaide Strata	8.22
03/03/25	Account Management	Adelaide Strata	8.22
01/04/25	Account Management	Adelaide Strata	8.22
	Total:		**90.34**
12204	**Administrative Fund**	**BANK CHARGES**	
08/08/24	StrataPay Trans Fee		1.70

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ACCOUNTS SUMMARY

1 June 2024 to 1 April 2025

Date	Details	Payee	Amount
12204	**Administrative Fund**	**BANK CHARGES**	
03/10/24	StrataPay BPay Fees		0.37
30/10/24	StrataPay Trans Fee		0.85
29/01/25	StrataPay Trans Fee		0.85
	Total:		**3.77**
12206	**Administrative Fund**	**INCOME TAX RETURN PREPARATION**	
12/07/24	Tax Preparation	Adelaide Strata	70.00
02/09/24	Tax Lodgement	Adelaide Strata	135.00
	Total:		**205.00**
12210	**Administrative Fund**	**MANAGEMENT FEES**	
03/06/24	Management Fees	Adelaide Strata	108.66
01/07/24	Management Fees	Adelaide Strata	108.66
01/08/24	Management Fees	Adelaide Strata	108.66
02/09/24	Management Fees	Adelaide Strata	108.66
30/09/24	Management Fees	Adelaide Strata	85.18
01/10/24	Management Fees	Adelaide Strata	115.17
01/11/24	Management Fees	Adelaide Strata	120.19
02/12/24	Management Fees	Adelaide Strata	120.93
03/01/25	Management Fees	Adelaide Strata	120.93
01/02/25	Management Fees	Adelaide Strata	120.93
03/03/25	Management Fees	Adelaide Strata	117.50
01/04/25	Management Fees	Adelaide Strata	117.50
	Total:		**1,352.97**
12603	**Administrative Fund**	**INSURANCE PREMIUM**	
13/08/24	15/9/24-15/9/25	Bcb Corporate Brokers Pty Ltd	5,558.29
	Total:		**5,558.29**
12604	**Administrative Fund**	**INSURANCE STAMP DUTY**	
13/08/24	Stamp Duty	Bcb Corporate Brokers Pty Ltd	517.98
	Total:		**517.98**
14204	**Administrative Fund**	**BUILDING MAINTENANCE**	
28/06/24	28/6 Blkd Drain	Stark Plumbing & Maintenance	181.50
	Total:		**181.50**
14219	**Administrative Fund**	**CONSULTANCY SERVICES**	
31/10/24	R&M-WO/QR IssuingFee	Adelaide Strata	3.30
29/11/24	R&M-WO/QR IssuingFee	Adelaide Strata	6.60
18/12/24	R&M-WO/QR IssuingFee	Adelaide Strata	3.30
31/01/25	R&M-WO/QR IssuingFee	Adelaide Strata	6.60
27/02/25	R&M-WO/QR IssuingFee	Adelaide Strata	6.60
31/03/25	R&M-WO/QR IssuingFee	Adelaide Strata	6.60
	Total:		**33.00**

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ACCOUNTS SUMMARY

1 June 2024 to 1 April 2025

Date	Details	Payee	Amount
14221	**Administrative Fund**	**DOOR MAINTENENCE**	
18/11/24	Door repair meterroo	Elizabeth Morrell	1,591.70
	Total:		**1,591.70**
14232	**Administrative Fund**	**GROUNDS MAINTENANCE**	
01/07/24	20/7/23-18/4/24	Garden Greenery	1,430.00
25/07/24	2/5-11/7/24 Lawn	Garden Greenery	429.00
26/10/24	07/24-10/24	Garden Greenery	500.50
28/10/24	07/23-02/24	Garden Greenery	1,144.00
05/11/24	Duplicated service	Garden Greenery	-1,144.00
26/11/24	21/11 Garden	Just Lawn Care Adelaide	412.50
12/01/25	31/10-27/12/24 Lwn	Garden Greenery	357.50
24/03/25	14/3 Garden	Just Lawn Care Adelaide	440.00
	Total:		**3,569.50**
14233	**Administrative Fund**	**GUTTER AND STORMWATER MAINTENA**	
12/07/24	12/7 Gutter Clean	Guttersweep Australia	418.00
	Total:		**418.00**
14246	**Administrative Fund**	**PEST CONTROL**	
03/03/25	3/3 Termite InspU3-4	Jim's Pest Control Mt Barker	198.00
	Total:		**198.00**
14257	**Administrative Fund**	**SEWER & DRAINAGE WORKS**	
14/06/24	11/6 Blocked Drains	Stark Plumbing & Maintenance	181.50
06/12/24	6/12 Blkd Drains	Stark Plumbing & Maintenance	589.88
	Total:		**771.38**
15408	**Administrative Fund**	**ARCHIVE/DATA STORAGE**	
03/06/24	Archive Storage Fee	Adelaide Strata	2.10
01/07/24	Archive Storage Fee	Adelaide Strata	2.10
01/08/24	Archive Storage Fee	Adelaide Strata	2.10
02/09/24	Archive Storage Fee	Adelaide Strata	2.10
01/10/24	Archive Storage Fee	Adelaide Strata	2.10
01/11/24	Archive Storage Fee	Adelaide Strata	2.10
02/12/24	Archive Storage Fee	Adelaide Strata	2.10
03/01/25	Archive Storage Fee	Adelaide Strata	2.10
01/02/25	Archive Storage Fee	Adelaide Strata	2.10
03/03/25	Archive Storage Fee	Adelaide Strata	2.10
01/04/25	Archive Storage Fee	Adelaide Strata	2.10
	Total:		**23.10**
15418	**Administrative Fund**	**DISBURSEMENTS**	
03/06/24	Fixed Disbursements	Adelaide Strata	16.25
01/07/24	Fixed Disbursements	Adelaide Strata	16.25

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ACCOUNTS SUMMARY

1 June 2024 to 1 April 2025

Date	Details	Payee	Amount
15418	**Administrative Fund**	**DISBURSEMENTS**	
01/08/24	Fixed Disbursements	Adelaide Strata	16.25
28/08/24	Work Order Fee	Adelaide Strata	3.30
02/09/24	Fixed Disbursements	Adelaide Strata	16.25
30/09/24	Fixed Disbursements	Adelaide Strata	229.10
01/10/24	Fixed Disbursements	Adelaide Strata	33.78
01/11/24	Fixed Disbursements	Adelaide Strata	33.78
02/12/24	Fixed Disbursements	Adelaide Strata	35.47
03/01/25	Fixed Disbursements	Adelaide Strata	35.47
01/02/25	Fixed Disbursements	Adelaide Strata	35.47
03/03/25	Fixed Disbursements	Adelaide Strata	33.78
01/04/25	Fixed Disbursements	Adelaide Strata	33.78
	Total:		**538.93**
15426	**Administrative Fund**	**TRAVEL/MILEAGE**	
31/01/25	Travel	Adelaide Strata	12.58
	Total:		**12.58**
15433	**Administrative Fund**	**MEETING FEES**	
31/01/25	*07 Meeting Com&Sch2	Adelaide Strata	165.00
	Total:		**165.00**
1602	**Administrative Fund**	**Compliance Audit Fee**	
27/02/25	Audit & Account Prep	Adelaide Strata	159.50
	Total:		**159.50**
201	**Sinking Fund**	**LEVIES - SINKING FUND**	
09/08/24	01/08/24 to 31/10/24		-750.00
01/11/24	01/11/24 to 31/01/25		-750.00
01/02/25	01/02/25 to 30/04/25		-750.00
	Total:		**-2,250.00**

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CREDITORS BALANCE REPORT

01 April 2025

Account No	Name	Amount
08200002	Adelaide Strata	-161.60
Total		**-161.60**

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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	SRSC16004878
PDS AND POLICY WORDING	Residential Strata Product Disclosure Statement and Policy Wording SCI034-Policy-RS-PPW-02/2021 Supplementary Product Disclosure Statement SCIA-036_SPDS_RSC-10/2021
THE INSURED	Strata Corporation No. 106
SITUATION	4 Carrick Hill Drive, Springfield, SA, 5062
PERIOD OF INSURANCE	Commencement Date: 4:00pm on 15/09/2024 Expiry Date: 4:00pm on 15/09/2025
INTERMEDIARY	Body Corporate Brokers
ADDRESS	Suite 2, Level 12, 390 St Kilda Road, Melbourne, VIC, 3004
DATE OF ISSUE	16/09/2024

POLICY LIMITS / SUMS INSURED

SECTION 1	PART A	1. Building	$2,800,000
		Common Area Contents	$28,000
		2. Terrorism Cover under Section 1 Part A2	Applies
	PART B	Loss of Rent/Temporary Accommodation	$420,000
	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		Not Included
SECTION 8	Catastrophe		Not Included
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.

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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.

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MINUTES OF THE ANNUAL GENERAL MEETING
CORPORATION 106 INC.
4 Carrick Hill Drive, Springfield, SA, 5062

DATE :- 7 January 2025 At 02:30 PM

LOCATION :- 4 Carrick Hill Drive, Springfield, SA, 5062

PRESENT :-

Lot 1	Ms Glenys F Reeks	Owner present
Lot 2	Miss Gwenda MC Farlane	Owner present
Lot 3	Elizabeth Morrell	Owner present
Lot 5	Beverley Gail Cochran	Owner present
Lot 6	Geozac Pty Ltd ATF Brighton Property Trust & Leonie Coombe	Owner present

PROXIES :- NIL

IN ATTENDANCE :- Adrian Roach & Crystal Christie-Golding representing Adelaide Strata & Community Management.

QUORUM :-
A Quorum was declared as there were 5 out of a possible 6 Lots represented.

1. Important Notice

STRATA CORPORATION NO. 106

In accordance with the Strata Titles Act 1988, except where a unanimous resolution is required, a vote is not exercisable in relation to a unit unless all amounts due and payable to the strata corporation in respect of the unit have been paid.

2. Minutes of the Previous General Meeting

It was resolved that The Minutes of the General Meeting held on 5 October 2023, be accepted as a true and accurate record.

Passed by Simple Majority

3. Financial Statement

It was resolved that The Financial Statement as circulated to Owners for the period 01/06/2023 to 31/05/2024 be accepted and adopted as tabled.

Passed by Simple Majority

4. Appointments

4.1. Appointment of Body Corporate Manager

It was resolved that Adelaide Strata & Community Management be appointed as Body Corporate Managers of the Corporation for the next twelve months for a fee of $1,410.00 (inclusive of GST). The Body Corporate Management and Corporation responsibilities are in accordance with the Management Agreement. The Presiding Officer (Or another Office Bearer) is authorised to sign the Management Agreement on behalf of the Corporation.

Passed by Simple Majority

4.2. Appointment of Office Bearers

The following were appointed as Presiding Officer, Secretary & Treasurer (Strata Titles Act, Section 35):

Presiding Officer	Secretary	Treasurer
Elizabeth Morrell	Amanda Coombe	Beverley Cochran

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4.3. Appointment of Management Committee
The Office Bearers will form the Management Committee.

4.4. Appointment of Auditor
It was resolved that The Corporation appoint Kelly+Partners Chartered Accountants, as the Auditors of the Corporation.

Passed by Simple Majority

5. Review of Insurance Policies

5.1. Insurance Valuation
The last valuation was carried out 29 Nov 2021 and assessed at $2,800,000.00. A new valuation is not required at this time.

It was resolved that The Body Corporate Manager will arrange for an Insurance Valuation for the Corporation where there has not been an insurance valuation carried out in the last 5 years, or on direction of the Management Committee or Office Bearers, and that the building sum insured shall be at the value set by the Valuer.

Passed by Simple Majority

5.2. Current Insurance details - Common Property & Lots

Policy Number	Underwriter	Current To	Risk Type	Coverage Amount
SRSC16004878	SCI (ALLIANZ)	15 Sep 2025	BUILDING	$2,800,000.00
			PUBLIC LIABILITY	$30,000,000.00
			OFFICE BEARERS	$500,000.00
			VOLUNTARY WORKERS	$200,000.00
			FIDELITY GUARANTEE	$100,000.00
			LOSS OF RENT	$420,000.00
			COMMON CONTENTS	$28,000.00
			GOV. AUDIT COSTS	$25,000.00
			APPEAL - WHS BREACH	$100,000.00
			LEGAL DEFENCE EXP	$50,000.00
			LOT OWNERS FIXTURES	$300,000.00
TOTAL PREMIUM: $6,076.27				

The manager advises that Adelaide Strata and Community Management obtain a commission from the underwriter of up to 20% of the Base Premium for placement of insurance, when through the Manager.

5.3. Insurance Renewal Directions
It was resolved that The Body Corporate Manager is authorised to renew the current insurance policy, subject to any Valuation resolved for limits of cover, and any directions from the Office Bearers for Quotes for insurance cover presented.

Passed by Simple Majority

6. Common Property Maintenance
Gutter Cleaning –
That the Corporation arrange an annual gutter clean to be carried out by Gutter Sweep in July, noting that the Presiding Officer will advise if additional gutter cleaning is required.

Garden Maintenance –
That the Corporation will advise the Body Corporate Manager when general gardening maintenance is required. If general gardening maintenance is required, the Corporation have agreed to utilise the services of Just Lawn Care. It was noted that the orchard area is currently being maintained by Lot 5 Owner.

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Lawn Mowing –
The Corporation will continue its engagement with Garden Greenery, formerly known as The Lawn Man, to provide lawn mowing services at the property on a bi-weekly basis.

Pest Control –
The Corporation agreed for the Manager to issue a work order to Jim's Pest Control Mt Barker for a termite inspection of Units 1, 2, and 5 on a bi-annual basis in February. Additionally, Units 3, 4, and 6 will undergo termite inspections on an alternating bi-annual schedule in February. *Units 1, 2 and 5 had a termite inspection conducted in February 2024. Consequently, Units 3, 4 and 6 are due for inspection in February 2025.*

Note: Owners & residents are requested to be vigilant and advise the Body Corporate Manager if any termite activity is noticed.

General:
It was noted that the Corporation have an informal verbal agreement in place. Under this agreement, when Owners install a fence, they are effectively creating a private area and assume responsibility for its maintenance.

Special Announcement:
The Corporation would like to express their gratitude to Beverly Cochran, the Owner of Lot 5, for her efforts in revitalising the common area known as the orchard area, at her own time and expense.

Reminder:
The Corporation would like to remind Owners that residents are responsible for maintaining their own rear gardens.

6.1. General Maintenance & Future Works
Driveway Repairs –
It was discussed during the meeting that the driveway repairs have been included in the sinking fund analysis and is currently on hold. The Committee will advise the Manager when repairs to the driveway are required.

Salt Damp –
It was noted that salt damp is present on the Eastern wall of Unit 1. This issue is to be monitored and reviewed at the future AGM to determine if any further action is required.

Balustrade Repairs –
Completed.

Mortar Repairs –
Review for any further action required.

Bay Window Gutters Units 3 & 5 –
Completed by Build Plus April 2024.

Timber & Painting Repairs –
Two quotes were tabled for consideration:

1. Build Plus - $5,900.00 plus GST (RFT 5905 - 25/10/2024 inclusive of guttering and downpipe upgrades/repairs to Units 3 to 6) – It was noted that the Corporation is waiting on a second modified quote from Peter at Build Plus for the Committee's review.
2. Property Maintenance SA - $3,047.00 (QN 4155)

Pre-painting works & planning of painting:
To discuss in August AGM 2025.

Unit 4 Floor Damage:
The Corporation requested for the Manager to contact Peter from Build Plus regarding the flooring damage reported at Unit 4.

7. Budget and Levies

7.1. Statement of Non-Recurrent Expenditure (Sinking Fund Analysis)

The Statement of Non-Recurrent Expenditure (Sinking Fund Analysis) was adopted as tabled below.

Sinking Fund Analysis / Statement of Non-Recurrent Expenditure					
	2024-2025	***2025-2026***	***2026-2027***	***2027-2028***	***2028-2029+***
PROJECTED OPENING FUNDS	**$4,317.71**	**$6,472.71**	**$872.71**	**$372.71**	**$5,372.71**
Projected Levy Income	$3,750.00	$5,000.00 $5,000.00	$10,000.00 $15,000.00	$5,000.00	$5,250.00
Projected Expenditure					
Building Repairs					
Common Lighting & Electrical					
Door Replacements					
Driveway Maintenance	-$1,595.00	-$1,600.00			2027 - $1,800
Fencing & Gates Works					
Guttering & Downpipes			-$20,000.00		
Glazing Repairs					
Painting Works					2028 - $9,000
Pest Control (Termite Treatments)					
Plumbing and Drainage Works			-$1,420.00		
Roof Ridge Capping		-$12,000.00			
Roof Maintenance		-$2,000.00	-$4,080.00		
Timber Repairs					
PROJECTED CLOSING FUNDS	**$6,472.71**	**$872.71**	**$372.71**	**$5,372.71**	**$10,622.71**

7.2. Administrative Fund Levy Contributions

It was resolved that The Corporation Administrative Fund Levy be set in accordance with the proposed budget, raising a total of $15,840.00. Levies are to be paid in 4 instalments as follows:

Levy Status	Financial Period	Period From	Period To	Due	Admin Fund
Already Issued	Current	01 Aug 2024	31 Oct 2024	01 Aug 2024	$3,804.00
Already Issued	Current	01 Nov 2024	31 Jan 2025	01 Nov 2024	$3,804.00
Already Issued	Current	01 Feb 2025	30 Apr 2025	01 Feb 2025	$3,804.00
	Current	01 May 2025	31 Jul 2025	01 May 2025	$3,960.00
Total		**01 Aug 2024**	**31 Jul 2025**		**$15,372.00**

The levy rates are to apply until changed by resolution at a future general meeting.

Passed by Simple Majority

7.3. Special Administration Levy

It was resolved that a Special Administration Levy of $480.00 be raised in accordance with Unit Entitlement/equal proportions to cover Shortfall Top-up for first three quarters and for the levy to be due payable on 1/2/25.

Passed by Simple Majority

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7.4. Sinking Fund Levy Contributions

It was resolved that The Corporation Sinking Fund Levy be increased, to $250.00 per Unit, and set in accordance with the amended budget below, raising a total of $6,000.00 annually. Levies are to be paid in 4 instalments as follows:

Levy Status	Financial Period	Period From	Period To	Due	Sinking Fund
Already Issued	Current	01 Aug 2024	31 Oct 2024	01 Aug 2024	$750.00
Already Issued	Current	01 Nov 2024	31 Jan 2025	01 Nov 2024	$750.00
Already Issued	Current	01 Feb 2025	30 Apr 2025	01 Feb 2025	$750.00
	Current	01 May 2025	31 Jul 2025	01 May 2025	$1,500.00
Total		**01 Aug 2024**	**31 Jul 2025**		**$3,750.00**

The levy rates are to apply until changed by resolution at a future general meeting.

Passed by Simple Majority

7.5. Shortfall of Funds

Where the Corporation has insufficient funds to meet its recurrent expenditure the Body Corporate Manager is authorised to convene an Extraordinary General Meeting to determine that the corporation makes arrangements to raise the necessary funds. Only a general meeting can authorise the collection of funds additional to the fees resolved at this meeting.

8. Approvals and Policies

8.1. Review of Previous Policies

Previously adopted policies of the Corporation for ‘Disbursement Directions’, ‘Community Directory’, ‘Contact Details’, ‘Financial Charges’, ‘Levy Arrears’, ‘Notices to Owners’, and 'Maintenance Policy'.

It was noted that the Corporation held a Special General Meeting on 20 April 2024 to discuss special resolutions regarding future window and exterior door repairs/replacements to be the responsibility of the Unit Owner. The Minutes of this meeting was provided to the Manager. This is to be considered by unanimous resolution at the next AGM to be held in August 2025.

9. General Business

9.1. Matters Raised - NIL

10. Venue, Date and Time of the Next Meeting

The next general meeting will be scheduled for August 2025.

11. Meeting Closure

The meeting closed at 03:45 PM

Thank you, Ms Glenys Reeks, for holding the meeting in your unit.

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MINUTES OF THE ANNUAL GENERAL MEETING
CORPORATION 106 INC.
4 Carrick Hill Drive, Springfield, SA, 5062

DATE :- 5 October 2023 At 02:30 PM

LOCATION :- Unit 1/4 Carrick Hill Drive, Springfield, SA, 5062

PRESENT :-

Lot 1	Ms Glenys F Reeks	Owner present
Lot 2	MISS Gwenda MC FARLANE	Owner present
Lot 3	Elizabeth Morrell	Owner present
Lot 5	Beverley Cochran	Owner present
Lot 6	Geozac Pty Ltd ATF Brighton Property Trust & Leonie Coombe	Owner present

IN ATTENDANCE :- Miranda Bauer representing Adelaide Strata and Community Management

QUORUM :-

A Quorum was declared as there were 5 out of a possible 6 **financial** Lots represented.

1. Important Notice

STRATA CORPORATION NO. 106

In accordance with the Strata Titles Act 1988, except where a unanimous resolution is required, a vote is not exercisable in relation to a unit unless all amounts due and payable to the strata corporation in respect of the unit have been paid.

2. Minutes of the Previous General Meeting

It was resolved that The Minutes of the General Meeting held on 3 August 2023, be accepted as a true and accurate record.

Votes for: 5 Votes against; 0 Abstained; 0
Motion CARRIED.

3. Financial Statement

To resolve that; The Financial Statement as circulated to Owners for the period 1 June 2022 to 31 May 2023 be accepted and adopted as tabled.

Votes for: 5 Votes against; 0 Abstained; 0
Motion CARRIED.

4. Appointments

4.1. Appointment of Body Corporate Manager

To resolve that; Adelaide Strata & Community Management be appointed as Body Corporate Managers of the Corporation for the next twelve months for a fee of $1,382.00 (inclusive of GST).The Body Corporate Management and Corporation responsibilities are in accordance with the Management Agreement. The Presiding Officer (Or another Office Bearer) is authorised to sign the Management Agreement on behalf of the Corporation.

Votes for: 5 Votes against; 0 Abstained; 0
Motion CARRIED.

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4.2. Appointment of Office Bearers

To appoint the Presiding Officer, Secretary & Treasurer (Strata Titles Act, Section 35):

Presiding Officer
Elizabeth Morrell

Secretary
Amanda Coombe

Treasurer
Beverley Cochran

4.3. Appointment of Management Committee

To call for Nominations at the meeting.

Members
Elizabeth Morrell
Amanda Coombe
Beverley Cochran

4.4. Appointment of Auditor

It was resolved that The Corporation appoint Kelly+Partners Chartered Accountants, as the Auditors of the Corporation.

Votes for: 5 Votes against; 0 Abstained; 0
Motion CARRIED.

5. Review of Insurance Policies

5.1. Insurance Valuation

To resolve that; The Body Corporate Manager will arrange for an Insurance Valuation for the Corporation where there has not been an insurance valuation carried out in the last 5 years, or on direction of the Management Committee or Office Bearers, and that the building sum insured shall be at the value set by the Valuer.

Votes for: 5 Votes against; 0 Abstained; 0
Motion CARRIED.

5.2. Current Insurance details - Common Property & Lots

Policy Number	Underwriter	Current To	Risk Type	Coverage Amount
SRSC16004878	SCI	15 Sep 2023	BUILDING	$2,800,000.00
			PUBLIC LIABILITY	$30,000,000.00
			OFFICE BEARERS	$500,000.00
			VOLUNTARY WORKERS	$200,000.00
			FIDELITY GUARANTEE	$100,000.00
			LOSS OF RENT	$420,000.00
			COMMON CONTENTS	$28,000.00
TOTAL PREMIUM: $4,677.42				

The manager advises that Adelaide Strata and Community Management obtain a commission from the underwriter of up to 20% of the Base Premium for placement of insurance, when through the Manager.

5.3. Insurance Renewal Directions

It was resolved that The Body Corporate Manager is authorised to renew the current insurance policy, subject to any Valuation resolved for limits of cover, and any directions from the Office Bearers for Quotes for insurance cover presented.

Votes for: 5 Votes against; 0 Abstained; 0

Motion CARRIED.

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6. Common Property Maintenance

The following was discussed at the 2022 Annual General Meeting:

Gutter Cleaning
It was agreed that the Body Corporate Manager arrange an annual gutter clean to be carried out by Guttersweep in July 2024. It was discussed that the Presiding Officer will advise if further cleaning is required.

Garden Maintenance
It was agreed that the Corporation continues with the services of Sou-West for quarterly garden maintenance at the property.

It was agreed that the Body Corporate Manager would request Sou-West submit invoices providing an itemised break-up of costs and works completed.

It was noted that the contractor will need to keep orchard area maintained and trees against the fence. It was agreed that Elizabeth would be put on the order as the contact.

Lawn Mowing
It was resolved that the Corporation continue with the services of The Lawn Man for lawn mowing at the property on a fortnightly basis.

Pest Control
It was agreed the Manager issue a work order to Jim's Pest Control Mt Barker to undertake a termite inspection to units 1,2 and 5 in February 2024.

It was agreed that the residents will be vigilant and advise the Body Corporate Manager if any termite activity is noticed.

Driveway Repairs
It was agreed that repairs to the driveway be put on hold until the 2024 Annual General Meeting.

Steps
It was noted that step repairs have been completed.

Salt Damp
It was discussed that salt damp repairs required in unit 1 have not yet been completed. Ms Coombe advised she knew of a contractor who could complete necessary repairs. Ms Coombe agreed to obtain a quote for repairs and forward to the Management Committee for consideration.

Gutter & Fascia
It was noted that repairs to unit 1 Gutter and Fascia's were completed.

Unit 1 Ceiling Cracking
It was noted that repairs to Unit 1 ceiling have been completed.

Unit 1 Front Door
It was noted that repairs to the front door of unit 1 have been completed.

Unit 6 Bedroom
It was agreed that the Body Corporate Manager would follow up on the work order issued to Stark Plumbing to complete internal water damage repairs.

Balustrade Repairs
It was discussed that the balustrades require repainting. The Manager was requested to obtain 3 quotes to repaint all balustrades and forward to the Management Committee for consideration.

Mortar Repairs
It was discussed that Mortar repairs are required to multiple units. It was agreed that the Manager request Build Plus attend site and do a 'walk-around' with Elizabeth to establish what repairs are required. Build

Plus will be requested to quote on recommended repairs. Quote to be forwarded to the Management Committee for consideration.

Timber Root
It was discussed that multiple units require Fascia and Scotia repairs. It was agreed that the Manager request Build Plus attend site and do a 'walk-around' with Elizabeth to establish what repairs are required. Build Plus will be requested to quote on recommended repairs. Quote to be forwarded to the Management Committee for consideration.

Bay Window Gutters Units 3 & 5
It was discussed that the gutters on the bay windows of units 3 and 5 require repair or replacement. It was further discussed that the outlet pipes should be replaced with a wider pipe to allow water to escape quickly. The Manager was requested to obtain quotes to complete works. Quotes to be forwarded to the Management Committee for consideration.

7. Budget and Levies

7.1 Administration Fund Levy Contributions
To resolve that; The Corporation Administrative Fund Levy be set in accordance with the proposed budget, raising a total of $14,400.00. Levies are to be paid in 4 instalments.

Votes for: 0 Votes against; 5 Abstained; 0
Motion DENIED.

7.2 Revised Administration Levy Contributions
New Motion. To resolve that; The Corporation Administrative Fund Levy be set in accordance with the proposed budget, raising a total of $15,216.00. Levies are to be paid in 4 instalments.

Votes for: 5 Votes against; 0 Abstained; 0
Motion CARRIED.

7.3 Sinking Fund Contributions
To resolve that; The Corporation Sinking Fund Levy be set in accordance with the proposed budget, raising a total of $3000.00. Levies are to be paid in 4 instalments.

Votes for: 0 Votes against; 5 Abstained; 0
Motion DENIED.

7.4 Revised Sinking Levy Contributions
New Motion. To resolve that; The Corporation Sinking Fund Levy be set in accordance with the proposed budget, raising a total of $3000.00. Levies are to be paid in 4 instalments.

Votes for: 5 Votes against; 0 Abstained; 0
Motion CARRIED.

8. Statement of Non-Recurrent Expenditure (Sinking Fund Analysis)
The Body Corporate Manager advised that under the current legislation a Corporation of 7 or more Lots, or with a minimum of $100,000 Common Property must present at the Annual General Meeting, a statement of expenditure detailing proposed expenditure (other than recurrent expenditure) for the period prescribed by the regulations, being 3 years for a Corporation of 7 to 20 lots and 5 years for a Corporation with more than 20 lots.

The Body Corporate Manager advised the Sinking Fund Forecast is available for the Corporation, noting the proposed expenditure was presented in the Cash Flow Projection for consideration.

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It was discussed that the following items be added to next year's Sinking Fund Analysis.

Ridge Capping - 2025/2026
Estimated Cost$12,000.00

Cracked roof Tiles - 2025/2026
Estimated Cost $2000.00

Long Gutters - 2026/2027
Estimated Cost $20,000.00

8.2. Shortfall of Funds

Where the Corporation has insufficient funds to meet its recurrent expenditure the Body Corporate Manager is authorised to convene an Extraordinary General Meeting to determine that the corporation makes arrangements to raise the necessary funds. Only a general meeting can authorise the collection of funds additional to the fees resolved at this meeting.

9. Approvals and Policies

9.1. Review of Previous Policies

To review previously adopted policies of the Corporation for 'Disbursement Directions', 'Community Directory', 'Contact Details', 'Financial Charges', 'Levy Arrears', 'Notices to Owners', and 'Maintenance Policy'.

10. General Business

10.1. Matters Raised

There was no General Business discussed.

11. Venue, Date and Time of the Next Meeting

The next general meeting will be scheduled for August 2024 at a similar time and venue as the current meeting. Any suggested change to this arrangement should be discussed at the meeting.

13. Meeting Closure

The meeting closed at 04:04 PM

Thank you Glenys for holding the meeting in your unit.

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STRATA CORPORATION 106 INC.
4 Carrick Hill Drive, Springfield

Approvals and Policies

It was resolved by Special Resolution that the following installations and additions upon the Common Property and/or within unit subsidiaries be granted approval.

All approved work must comply with any Local Government requirements, use quality materials and be installed in a professional manner. All future maintenance costs and any damage or injury which may occur as a result of the approved installation or addition is the responsibility of the relevant unit owner.

1996 ANNUAL GENERAL MEETING

PAY TELEVISION
All owners may install a Pay TV antennae on the roof of their unit.

CABLE TELEVISION
Cable TV Cable may be installed on the Corporation Property and in all units.

1999 ANNUAL GENERAL MEETING

GATE
It was resolved that units 1, 2 and 3 be approved to have a front fence installed provided that the other owners approve the style and colour.

2001 ANNUAL GENERAL MEETING

AIR CONDITIONERS
It was resolved that all owners be approved to install a split system air conditioner to their unit. Owners are to take into consideration the noise factor when installing the air-conditioner to their unit.

2002 ANNUAL GENERAL MEETING

AWNINGS
It was resolved that all owners be approved to install awnings to their unit provided that all owners are consulted regarding the colour and style of awning prior to installation.

2007 ANNUAL GENERAL MEETING

UNIT 6 GATE
It was resolved that the Owner of Unit 6 be given approval to install a gate at the rear of the Unit on the fence adjoining the Common ground or Orchard area.

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LEVY ARREARS Updated 2011 See Below

~~Following an overview of the procedures followed to collect overdue levies it was resolved to adopt the following policies and procedures.~~

1. ~~Interest on Overdue Levies~~
   ~~The Corporation will charge owners interest on all levies outstanding for in excess of 30 days. The rate is set at 15% per annum calculated daily.~~

2. ~~Accounting Fees~~
   ~~In accordance with the Management Agreement owners are to be charged an accounting fee set by the Body Corporate Manager if a reminder notice and / or debt collection notice is sent to an owner or their agent.~~

3. ~~Debt Collection~~
   ~~That the Body Corporate Manager is authorised to proceed on behalf of the Corporation with any necessary action, including legal action, to recover all outstanding monies.~~

4. ~~Costs~~
   ~~All related costs associated with the recover of any outstanding monies will be the responsibility of the relevant unit owner and as such will be recovered from that unit owner.~~

2009 ANNUAL GENERAL MEETING

SOLAR PANELS AND HOT WATER

It was resolved that all owners be approved to install solar panels on the North side of their roofs and hot water systems as required.

SECURITY SCREEN DOORS

The issue of the maintenance of the screen doors at the Corporation was discussed and it was resolved that in future all repairs/ replacements will be the responsibility of the unit owner. Any repairs or replacement must ensure that the design and colour of the door must be the same as the existing door, if the design or colour is no longer available the matter is to be referred to the corporation for consideration.

WINDOW SCREENS

The issue of the maintenance of the window screens at the Corporation was discussed and It was resolved that in future all repairs/ replacements will be the responsibility of the unit owner. Any repairs or replacement must ensure that the design and colour of the screens must be the same as the existing screens, if the design or colour is no longer available the matter is to be referred to the corporation for consideration.

ROLLER DOORS

The issue of the maintenance of the roller doors at the Corporation was discussed and It was resolved that in future all repairs/ replacements will be the responsibility of the unit owner. Any repairs or replacement must ensure that the design and colour of the roller doors must be the same as the existing roller doors, if the design or colour is no longer available the matter is to be referred to the corporation for consideration.

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AWNINGS
The issue of the maintenance of the awnings at the Corporation was discussed and It was resolved that in future all repairs/ replacements will be the responsibility of the unit owner. Any repairs or replacement must ensure that the design and colour of the awnings must be the same as the existing awnings, if the design or colour is no longer available the matter is to be referred to the corporation for consideration.

TILES ON PORCHES/BALCONIES Policy Changed 2012 AGM See Below
~~The issue of the maintenance of the tiles of the balconies/porches at the Corporation was discussed and It was resolved that in future all repairs/ replacements will be the responsibility of the Corporation. Any repairs or replacement must ensure that the design and colour of the tiles must be the same as the existing tiles, if the design or colour is no longer available the matter is to be referred to the corporation for consideration.~~

2010 ANNUAL GENERAL MEETING

BACK GATES
It was resolved that all owners are approved to install gates to their yard. Installation of the gates and all repairs/replacements will be the responsibility of the relevant unit owner

STRATA DIRECTORY:
Owners authorized the Body Corporate Manager to provide the information concerning their personal particulars as contained in the Corporation Directory with other owners and Corporation Contractors.

FAILURE TO NOTIFY CHANGE OF CONTACT DETAILS
Following an overview of the procedure It was resolved to authorise the Body Corporate Manager to conduct a search for owners who have failed to notify the Corporation of their change of contact details. It was further resolved that in accordance with the Management agreement owners are to be charged a fee(s) as set by the Body Corporate Manager.

FINANCIAL CHARGES
It was resolved that in the event that an owners payment to the Body Corporate is reversed, that any bank fees and/or Body Corporate Managers fees be recovered from the relevant unit owner

2011 ANNUAL GENERAL MEETING

DISBURSEMENTS / CORRESPONDENCE TO OWNERS
After discussion, it was resolved that the Corporation wished to have as much correspondence as possible, emailed to owners to reduce disbursement costs.

It was further resolved that all owners are to provide confirmation to the Body Corporate Manager (by way of email preferred) of their preferred method of receiving all meeting notices, minutes and Notices of Contributions sent by email.

Owners are reminded that they are responsible for notification to the Body Corporate Manager of any changes to the preferred email address, as failure to notify may result in overdue levies and initiate the arrears process.

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SOLAR PANELS
It was resolved by Special Resolution that the corporation approve the installation of solar panels, requesting that any installation of solar panels be as un-intrusive as possible and provided that installations are restricted to the roof area above the respective unit.

TELEVISION / FOXTEL ANTENNAS
It was resolved that in future all repairs/ replacements will be the responsibility of the unit owner.

STRATA DIRECTORY:
Owners authorized the Body Corporate Manager to provide the information concerning their personal particulars as contained in the Corporation Directory with other owners and Corporation Contractors.

FAILURE TO NOTIFY CHANGE OF CONTACT DETAILS
Following an overview of the procedure It was resolved to authorise the Body Corporate Manager to conduct a search for owners who have failed to notify the Corporation of their change of contact details. It was further resolved that in accordance with the Management agreement owners are to be charged a fee(s) as set by the Body Corporate Manager.

FINANCIAL CHARGES
It was resolved that in the event that an owners payment to the Body Corporate is reversed, that any bank fees and/or Body Corporate Managers fees be recovered from the relevant unit owner

LEVY ARREARS
Following an overview of the procedures followed to collect overdue levies it was resolved to adopt the following policies and procedures.

1. Interest on Overdue Levies
   The Corporation will charge owners interest on all levies outstanding for in excess of 30 days. The rate is set at 15% per annum calculated daily.

2. Accounting Fees
   In accordance with the Management Agreement owners are to be charged an accounting fee set by the Body Corporate Manager if a reminder notice and / or debt collection notice is sent to an owner or their agent.

3. Debt Collection
   That the Body Corporate Manager is authorised to proceed on behalf of the Corporation with any necessary action, including legal action, to recover all outstanding monies.

4. Costs
   All related costs associated with the recovery of any outstanding monies will be the responsibility of the relevant unit owner and as such will be recovered from that unit owner.

5. Any arrears exceeding 75 days; the Body Corporate Manager will contact the Presiding Officer or failing them another Office Bearer, and confirm further directions as per 3.)

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2012 ANNUAL GENERAL MEETING

TILES ON PORCHES/BALCONIES
The issue of the maintenance of the tiles of the balconies/porches at the Corporation was discussed and It was resolved that in future all repairs/ replacements will be the responsibility of the **Unit Owner**. Any repairs or replacement must ensure that the design and colour of the tiles must be the same as the existing tiles, if the design or colour is no longer available the matter is to be referred to the corporation for consideration.

UNIT 1 ROLLER SHUTTERS
It was resolved by Special Resolution that the current owner of unit 1 is authorised to install roller shutters on the unit providing that the shutters are in keeping with the general appearance of the property. Any repairs or replacement will be the responsibility of the unit owner.

DISBURSEMENTS / CORRESPONDENCE TO OWNERS
The Body Corporate Manager reminded owners in regards to the option to reduce disbursement charges and if wishing to have levy notices, and/or correspondence issued via email.

NBN; National Broadband Network
It was resolved by Special Resolution that the Corporation approve a connection to the NBN being installed when available to the building for each Unit to connect to at their own expense subject to approval from the Office Bearers for any costs to the Corporation.

2014 ANNUAL GENERAL MEETING

NOTICES FROM THE CORPORATION TO OWNERS
It was resolved that the corporation agree to provide notices, as directed by a unit holder, to a nominated person or organisation in addition to the notice provided to the unit holders.

2015 ANNUAL GENERAL MEETING

No new approvals or policies were resolved.

2016 ANNUAL GENERAL MEETING

APPROVALS FOR PRESCRIBED WORKS
Nil requested

ADOPTION OF POLICIES
a. Driveway Weight Limit
All owners are advised that heavy vehicles should not be permitted to enter the common driveway as the weight may cause cracking and subsidence of the concrete.

b. Affirmation of previous policies;
Motion tabled;
The policies of the Corporation for ‘Disbursement Directions’, ‘Strata Directory’, ‘Contact Details’, ‘Financial Charges’, ‘Levy Arrears’, and ‘Notices to Owners’ are to continue without change.
Motion Carried

Disbursements Directions (Correspondence To Owners)
The Body Corporate Manager advised the meeting that disbursement charges could be reduced if Owners elected to have notices distributed by email.

The Corporation resolved that Owners wherever possible and practical are to elect to have their correspondence and notices delivered by email. Election is required to be in writing to the Manager/Secretary.

Owners were advised that they are responsible for notification to the Body Corporate Manager of any changes to their contact details including their preferred email address, as failure to notify may result in overdue levies and initiate the arrears process.

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Strata Directory
Owners authorized the Body Corporate Manager to provide the information concerning their personal particulars as contained in the Corporation Directory with other owners and Corporation Contractors.

Failure To Notify Change Of Contact Details
It was resolved to authorise the Body Corporate Manager to conduct a search for owners who have failed to notify the Corporation of their change of contact details. It was further resolved that any cost incurred by the Corporation including but not limited to Management Agreement charges are to be recovered from the relevant owner(s).

Financial Charges
It was resolved that in the event that an owner's payment to the Body Corporate is reversed, that any bank fees and/or Body Corporate Managers fees be recovered from the relevant unit owner

Levy Arrears
Following an overview of the procedures followed to collect overdue levies it was resolved that the following policies and procedures be adopted:

1. Interest on Overdue Levies
   The Corporation will charge owners interest on all levies outstanding for in excess of 30 days. The rate is set at 15% per annum calculated daily.

2. Accounting Fees
   Any cost incurred by the Corporation including but not limited to Management Agreement charges are to be recovered from the relevant unit owner.

3. Debt Collection
   That the Body Corporate Manager is authorised to proceed on behalf of the Corporation with any necessary action, subject to item 5 including legal action, to recover all outstanding monies.

4. Costs
   All related costs associated with the recovery of any outstanding monies will be recovered from the relevant unit owner as debt against the unit.

5. Any arrears exceeding 75 days
   The Body Corporate Manager will contact the Presiding Officer, or another Office Bearer, and confirm further directions regarding further action including legal action.

Notices From The Corporation To Owners
It was resolved that the corporation agree to provide notices, as directed by a unit holder, to a nominated person or organisation in addition to the notice provided to the unit holders

2017 ANNUAL GENERAL MEETING

APPROVALS FOR PRESCRIBED WORKS
Nil requested

ADOPTION OF POLICIES
c. Affirmation of previous policies;
Motion tabled;
The policies of the Corporation for 'Disbursement Directions', 'Strata Directory', 'Contact Details', 'Financial Charges', 'Levy Arrears', and 'Notices to Owners' are to continue without change.
Motion Carried

2018 ANNUAL GENERAL MEETING

APPROVALS FOR PRESCRIBED WORKS
Nil requested

Docusign Envelope ID: 0E346245-76B5-4813-AFDD-83BC0052BC9D

ADOPTION OF POLICIES
d. Affirmation of previous policies;
Motion tabled;
The policies of the Corporation for 'Disbursement Directions', 'Strata Directory', 'Contact Details', 'Financial Charges', 'Levy Arrears', and 'Notices to Owners' are to continue without change.

Motion Carried

2019 ANNUAL GENERAL MEETING

APPROVALS FOR PRESCRIBED WORKS
Nil requested

ADOPTION OF POLICIES
e. Affirmation of previous policies;
Motion tabled;
The policies of the Corporation for 'Disbursement Directions', 'Strata Directory', 'Contact Details', 'Financial Charges', 'Levy Arrears', and 'Notices to Owners' are to continue without change.

Motion Carried

Disbursements Directions (Correspondence To Owners)
The Body Corporate Manager advised the meeting that disbursement charges could be reduced if owners elected to have notices distributed by email.

The Corporation resolved that owners wherever possible and practical are to elect to have their correspondence and notices delivered by email. Election is required to be in writing to the Manager/Secretary.

Owners were advised that they are responsible for notification to the Body Corporate Manager of any changes to their contact details including their preferred email address, as failure to notify may result in overdue levies and initiate the arrears process.

Strata Directory
Owners authorized the Body Corporate Manager to provide the information concerning their personal particulars as contained in the Corporation Directory with other owners and Corporation Contractors.

Failure To Notify Change Of Contact Details
It was resolved to authorise the Body Corporate Manager to conduct a search for owners who have failed to notify the Corporation of their change of contact details. It was further resolved that any cost incurred by the Corporation including but not limited to Management Agreement charges are to be recovered from the relevant owners'.

Financial Charges
It was resolved that in the event that an owners payment to the Body Corporate is reversed, that any bank fees and/or Body Corporate Managers fees be recovered from the relevant unit owner.

Levy Arrears
Following an overview of the procedures followed to collect overdue levies it was resolved that the following policies and procedures be adopted:

6. Interest on Overdue Levies
   The Corporation will charge owners interest on all levies outstanding for in excess of 30 days. The rate is set at 15% per annum calculated daily.

7. Accounting Fees

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Any cost incurred by the Corporation including but not limited to Management Agreement charges are to be recovered from the relevant Unit/Lot owner.

8. Any arrears exceeding 75 days
The Body Corporate Manager will contact the Presiding Officer, or another Office Bearer, and confirm directions regarding further action for debt recovery, including legal action.

9. Debt Collection
That the Body Corporate Manager is authorised to proceed on behalf of the Corporation with any necessary action, subject to item 3, including legal action, to recover all outstanding monies.

10. Costs
All related costs associated with the recovery of any outstanding monies will be recovered from the relevant Unit/Lot owner as a debt against the Unit/Lot.

Notices From the Corporation to Owners
It was resolved that the Corporation agree to provide notices, as directed by a unit holder, to a nominated person or organisation in addition to the notice provided to the unit holders.

Proposed Maintenance Policy
Motion tabled;
The Corporation adopt the following maintenance procedures to assist in expediting repairs;

a) The Corporation authorise general repairs to proceed where costs are less than $500 to $600 or; repairs are of an emergency and/or essential nature, and for an Office Bearer to be informed of any required actions.
b) Unless alternate instructions are resolved at a general meeting of the Corporation;
    - The Corporation's preference is for 2 quotes for general repairs of $500.00 to $2,000.00, noting Office Bearers are authorised to engage a contractor when the first quote is presented.
    - The Corporation's preference is for 3 quotes for any general repairs exceeding $2,000.00
c) All quotes are to be made available to Office Bearers at the earliest opportunity for a decision, and where a General Meeting has approved for maintenance works to proceed;
    - The Manager is authorised to select the most suitable quote & arrange repairs, should instructions have not been received from an Office Bearer within a determined period of the General Meeting, or 30 days of quotes presented.

Motion Carried

2020 ANNUAL GENERAL MEETING

APPROVALS FOR PRESCRIBED WORKS
Nil requested

ADOPTION OF POLICIES
a. Affirmation of Previous Policies;
Motion tabled;
The policies of the Corporation for 'Disbursement Directions', 'Strata Directory', 'Contact Details', 'Financial Charges', 'Levy Arrears', and 'Notices to Owners' are to continue without change.

Motion Carried

2021 ANNUAL GENERAL MEETING

No new items.

2022 ANNUAL GENERAL MEETING

No new items.

Docusign Envelope ID: 0E346245-76B5-4813-AFDD-83BC0052BC9D

2023 ANNUAL GENERAL MEETING

Approvals and Policies – NIL

Review of Previous Policies To review previously adopted policies of the Corporation for ‘Disbursement Directions’, ‘Community Directory’, ‘Contact Details’, ‘Financial Charges’, ‘Levy Arrears’, ‘Notices to Owners’, and 'Maintenance Policy'.

2024 ANNUAL GENERAL MEETING

Approvals and Policies – NIL Changes

Review of Previous Policies

Previously adopted policies of the Corporation for ‘Disbursement Directions’, ‘Community Directory’, ‘Contact Details’, ‘Financial Charges’, ‘Levy Arrears’, ‘Notices to Owners’, and 'Maintenance Policy'.

It was noted that the Corporation held a Special General Meeting on 20 April 2024 to discuss special resolutions regarding future window and exterior door repairs/replacements to be the responsibility of the Unit Owner. The Minutes of this meeting was provided to the Manager. This is to be considered by unanimous resolution at the next AGM to be held in August 2025.

574 FULLARTON ROAD SPRINGFIELD (STRATA PLAN Nº 106) INCORPORATED

574 FULLARTON ROAD SPRINGFIELD 5062.

STRATA PLAN

106

SHEET 1 OF 3 SHEETS

ACT.

4 8 69

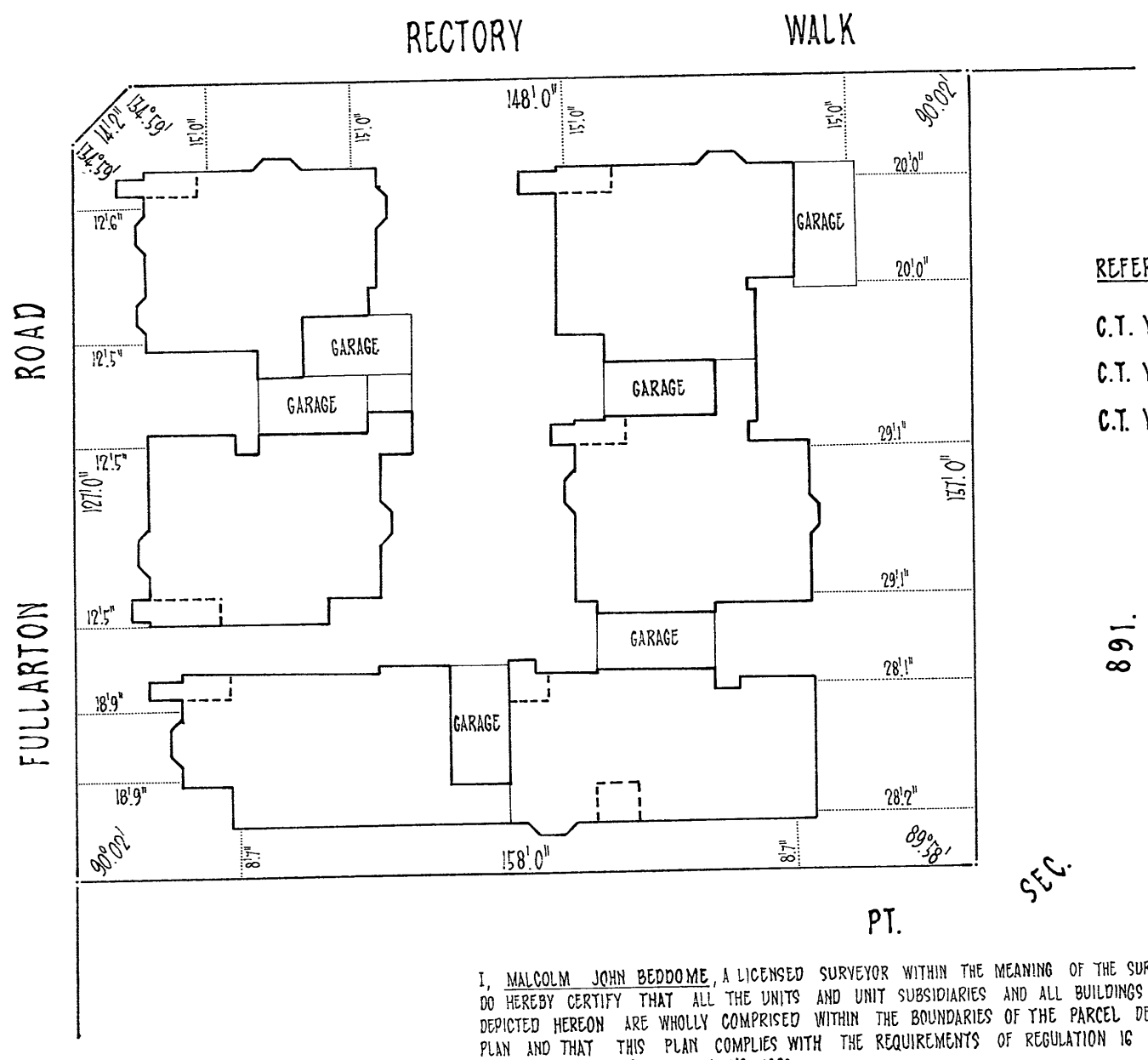
PART SECTION 891
HUNDRED OF ADELAIDE
IN THE AREA NAMED

SPRINGFIELD

SITE PLAN

FT. 20 10 0 20 40 FT.

SCALE



REFERENCE :—

C.T. VOL. 3507 FOL. 98.
C.T. VOL. 3507 FOL. 99.
C.T. VOL. 3507 FOL. 100.

I, MALCOLM JOHN BEDDOME, A LICENSED SURVEYOR WITHIN THE MEANING OF THE SURVEYORS ACT, 1935-1961, DO HEREBY CERTIFY THAT ALL THE UNITS AND UNIT SUBSIDIARIES AND ALL BUILDINGS AND OTHER STRUCTURES DEPICTED HEREON ARE WHOLLY COMPRISED WITHIN THE BOUNDARIES OF THE PARCEL DELINEATED ON THIS STRATA PLAN AND THAT THIS PLAN COMPLIES WITH THE REQUIREMENTS OF REGULATION 16 OF THE REAL PROPERTY ACT (STRATA TITLES) REGULATIONS, 1968.

M J Beddome LICENSED SURVEYOR

MOSEL, BROWNE, BEDDOME & FOREST
LICENSED SURVEYORS — CARTOGRAPHERS
118 KING WILLIAM ST. ADELAIDE. PH. 8 7037

REF:- P.1633 F/34D-4/MJB.

Docusign Envelope ID: 0E346245-76B5-4813-AFDD-83BC0052BC9D

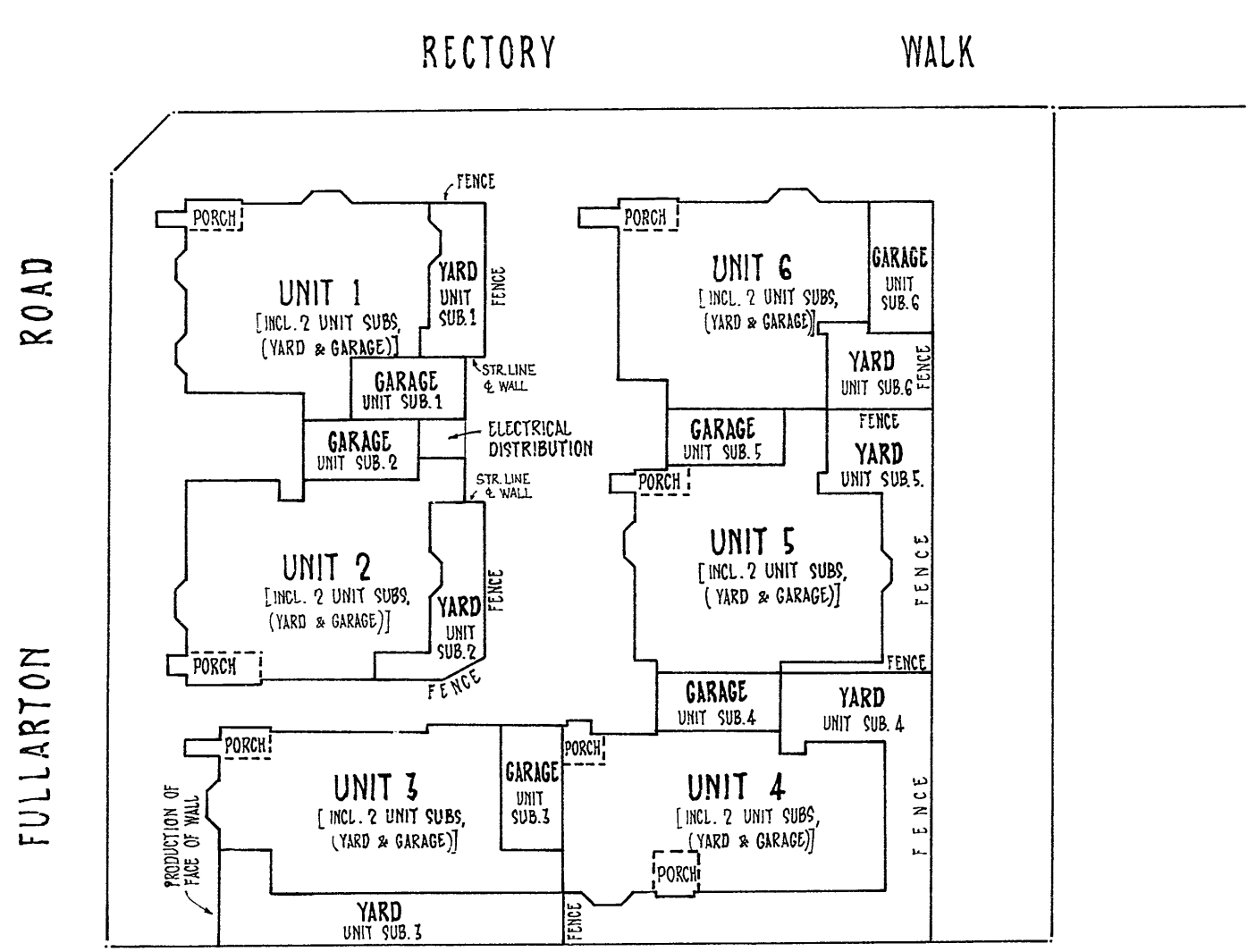
STRATA PLAN 106

SHEET 2 OF 3 SHEETS

ACCEPTED AND DEPOSITED
ACT. CHIEF DRAFTSMAN
Pro Registrar General of Deeds
4/8/1969

GROUND FLOOR PLAN

FT. 20 10 0 20 40 FT.
—SCALE—



LEGEND :—
THE LOWER AND UPPER BOUNDARIES OF UNIT SUBSIDIARIES SHOWN AS YARDS ARE 5'.0" BELOW AND 20'.0" ABOVE EXISTING GROUND LEVEL RESPECTIVELY.
THE UPPER BOUNDARIES OF PORCHES ARE LIMITED IN HEIGHT TO 9'.0" ABOVE EXISTING GROUND LEVEL, EXCEPT THE PORCHES CONTAINED IN UNIT 4 WHICH ARE LIMITED TO THE HEIGHT OF THE CEILING.

MOSEL, BROWNE, BEDDOME & FOREST
LICENSED SURVEYORS — CARTOGRAPHERS
118 KING WILLIAM ST. ADELAIDE PH. 87037

REF:- P.1633F/34D-4/MJB

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Docusign Envelope ID: 0E346245-76B5-4813-AFDD-83BC0052BC9D

re: 574 Fullarton Road, Springfield

The Twenty-fifth Schedule

SCHEDULE TO DEPOSIT STRATA PLAN NO.

UNIT ENTITLEMENT		Office use only CURRENT C'S. OF T.	
Unit No.	Unit Entitlement	Vol.	Fol.
1	170		
2	164		
3	167		
4	166		
5	163		
6	170		
Aggregate	1000		

The Unit Entitlement of each Unit as set out herein is approved by me.

DATED the 20TH day of JUNE, 1969.

.....
Chief Government Valuer

STRATA PLAN 106

3 OF 3 SHEETS

ACCEPTED AND DEPOSITED
ACT. CHIEF DRAFTSMAN
Pro Registrar General of Deeds
4/8/1969

Docusign Envelope ID: 0E346245-76B5-4813-AFDD-83BC0052BC9D

Schedule 3—Articles of strata corporation

1 (1) A unit holder must—

(a) maintain the unit in good repair;

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

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

2 A person bound by these articles—

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

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

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

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

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

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

5 A person bound by these articles—

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

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

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

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

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

7 A person bound by these articles must not—

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

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

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

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

(b) on any part of the common property.

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

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

11 A person bound by these articles—

Docusign Envelope ID: 0E346245-76B5-4813-AFDD-83BC0052BC9D

(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.

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Property Interest Report

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

Title Reference	CT 5042/362	**Reference No.**	2660708
Registered Proprietors	G H*MCFARLANE	**Prepared**	28/03/2025 15:40
Address of Property	Unit 2, 4 CARRICK HILL DRIVE, SPRINGFIELD, SA 5062		
Local Govt. Authority	CITY OF MITCHAM		
Local Govt. Address	GPO BOX 21 MITCHAM SHOP CEN TORRENS PARK SA 5062		

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

Table of Particulars

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

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

Prescribed encumbrance		Particulars (Particulars in bold indicates further information will be provided)
1.	**General**	
1.1	Mortgage of land *[**Note** - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	Refer to the Certificate of Title
1.2	Easement (whether over the land or annexed to the land) Note--"Easement" includes rights of way and party wall rights *[**Note** - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	Refer to the Certificate of Title
1.3	Restrictive covenant *[**Note** - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	Refer to the Certificate of Title for details of any restrictive covenants as an encumbrance
1.4	Lease, agreement for lease, tenancy agreement or licence (The information does not include information about any sublease or subtenancy. That information may be sought by the purchaser from the lessee or tenant or sublessee or subtenant.) *[**Note** - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	Refer to the Certificate of Title also Contact the vendor for these details
1.5	Caveat	Refer to the Certificate of Title
1.6	Lien or notice of a lien	Refer to the Certificate of Title
2.	***Aboriginal Heritage Act 1988***	
2.1	section 9 - Registration in central archives of an Aboriginal site or object	Aboriginal Affairs and Reconciliation in AGD has no registered entries for Aboriginal sites or objects affecting this title
2.2	section 24 - Directions prohibiting or restricting access to, or activities on, a site or	Aboriginal Affairs and Reconciliation in AGD has no record of any direction affecting this title

	an area surrounding a site	
2.3	Part 3 Division 6 - Aboriginal heritage agreement	Aboriginal Affairs and Reconciliation in AGD has no record of any agreement affecting this title also Refer to the Certificate of Title

3. *Burial and Cremation Act 2013*

3.1	section 8 - Human remains interred on land	Births, Deaths and Marriages in AGD has no record of any gravesites relating to this title also contact the vendor for these details

4. *Crown Rates and Taxes Recovery Act 1945*

4.1	section 5 - Notice requiring payment	Crown Lands Program in DEW has no record of any notice affecting this title

5. *Development Act 1993* (repealed)

5.1	section 42 - Condition (that continues to apply) of a development authorisation *[**Note** - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
5.2	section 50(1) - Requirement to vest land in a council or the Crown to be held as open space	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
5.3	section 50(2) - Agreement to vest land in a council or the Crown to be held as open space	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
5.4	section 55 - Order to remove or perform work	State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
5.5	section 56 - Notice to complete development	State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
5.6	section 57 - Land management agreement	Refer to the Certificate of Title
5.7	section 60 - Notice of intention by building owner	Contact the vendor for these details
5.8	section 69 - Emergency order	State Planning Commission in the Department for Housing and Urban Development has no record of any order affecting this title also Contact the Local Government Authority for other details that might apply
5.9	section 71 - Fire safety notice	Building Fire Safety Committee in the Department for Housing and Urban Development has no record of any notice affecting this title

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

6. Repealed Act conditions

6.1	Condition (that continues to apply) of an approval or authorisation granted under the *Building Act 1971* (repealed), the *City of Adelaide Development Control Act, 1976* (repealed), the *Planning Act 1982* (repealed) or the *Planning and Development Act 1966* (repealed) *[**Note** - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply

7. *Emergency Services Funding Act 1998*

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

8. *Environment Protection Act 1993*

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

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

9. *Fences Act 1975*

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

10. *Fire and Emergency Services Act 2005*

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

11. *Food Act 2001*

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

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

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

13. *Heritage Places Act 1993*

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

14. *Highways Act 1926*

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

15. *Housing Improvement Act 1940* (repealed)

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

16. *Housing Improvement Act 2016*

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

17. *Land Acquisition Act 1969*

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

18. *Landscape South Australia Act 2019*

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

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

19. *Land Tax Act 1936*

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

20. *Local Government Act 1934* (repealed)

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

21. *Local Government Act 1999*

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

22. *Local Nuisance and Litter Control Act 2016*

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

23. *Metropolitan Adelaide Road Widening Plan Act 1972*

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

24. *Mining Act 1971*

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

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

25. *Native Vegetation Act 1991*

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

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

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

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

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

28. *Phylloxera and Grape Industry Act 1995*

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

29. *Planning, Development and Infrastructure Act 2016*

29.1	Part 5 - Planning and Design Code *[**Note** - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	Contact the Local Government Authority for the title or other brief description of the zone or subzone in which the land is situated. also Heritage Branch in DEW has no record of a State Heritage Area created prior to 15 January 1994 under the former South Australian Heritage Act 1978 affecting this title also For details of this item, including State Heritage Areas which have been authorised or put under interim effect since 15 January 1994, contact the Local Government Authority also Contact the Local Government Authority for other details that might apply to a place of local heritage value also For details of declared significant trees affecting this title, contact the Local Government Authority also Code Amendment 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

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

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

32. *South Australian Public Health Act 2011*

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

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

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

34. *Water Industry Act 2012*

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

35. *Water Resources Act 1997* (repealed)

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

36. Other charges

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

Other Particulars

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

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

Additional Information

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

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

Notices

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

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

Building restrictions

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

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

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

Statutory easements

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

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

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

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

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

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

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

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

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

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

Information should be obtained from:

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

Landscape South Australia 2019

Water Resources Management - Taking of underground water

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

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

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

Docusign Envelope ID: 0E346245-76B5-4813-AFDD-83BC0052BC9D

Product	Check Search
Date/Time	28/03/2025 03:40PM
Customer Reference	
Order ID	20250328008285

Certificate of Title

Title Reference: CT 5042/362

Status: CURRENT

Edition: 1

Dealings

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

Priority Notices

NIL

Registrar-General's Notes

No Registrar-General's Notes exist for this title

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LAND SERVICES SA

Product	Title and Valuation Package
Date/Time	28/03/2025 03:40PM
Customer Reference	
Order ID	20250328008285

Certificate of Title

Title Reference	CT 5042/362
Status	CURRENT
Easement	NO
Owner Number	02471084
Address for Notices	2/4 CARRICK HILL DR SPRINGFIELD 5062
Area	NOT AVAILABLE

Estate Type

Fee Simple (Unit)

Registered Proprietor

GWENDA HAIGH MCFARLANE
OF UNIT 2 576 FULLARTON ROAD SPRINGFIELD SA 5062

Description of Land

UNIT 2 STRATA PLAN 106
IN THE AREA NAMED SPRINGFIELD
HUNDRED OF ADELAIDE

Last Sale Details

There are no sales details recorded for this property

Constraints

Encumbrances

NIL

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
0813816357	CURRENT	Unit 2, 4 CARRICK HILL DRIVE, SPRINGFIELD, SA 5062

Notations

Dealings Affecting Title

NIL

Notations on Plan

NIL

Registrar-General's Notes

NIL

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Administrative Interests

NIL

Valuation Record

Valuation Number	0813816357
Type	Site & Capital Value
Date of Valuation	01/01/2024
Status	CURRENT
Operative From	01/07/1969
Property Location	Unit 2, 4 CARRICK HILL DRIVE, SPRINGFIELD, SA 5062
Local Government	MITCHAM
Owner Names	GWENDA HAIGH MCFARLANE
Owner Number	02471084
Address for Notices	2/4 CARRICK HILL DR SPRINGFIELD 5062
Zone / Subzone	SN - Suburban Neighbourhood
Water Available	Yes
Sewer Available	Yes
Land Use	1310 - Ground Floor Home Unit Only
Description	4H/UNIT G
Local Government Description	Residential

Parcels

Plan/Parcel	Title Reference(s)
S106 UNIT 2	CT 5042/362

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	$360,000	$600,000			
Previous	$360,000	$540,000			

Building Details

Valuation Number	0813816357
Building Style	Georgian
Year Built	1969
Building Condition	Good
Wall Construction	Brick

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Roof Construction	Tiled (Terra Cotta or Cement)
Equivalent Main Area	135 sqm
Number of Main Rooms	4

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

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CITY OF MITCHAM

131 Belair Road Torrens Park SA 5062
PO Box 21 Mitcham Shopping Centre SA 5062
Telephone 1300 133 466
Email mitcham@mitchamcouncil.sa.gov.au
Web site http://www.mitchamcouncil.sa.gov.au

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

Land and Business (Sale and Conveyancing) Act Section 7 Statement Prescribed Encumbrances for 2/4 Carrick Hill Drive SPRINGFIELD SA 5062			
Applicant	Bertram Form 1 Shop Pty Ltd GPO Box 448 ADELAIDE SA 5001		
Certificate Number	CERT0445/25	Date received	28/03/2025
Property Address	2/4 Carrick Hill Drive SPRINGFIELD SA 5062		
Property Description	LOT 2 TYP SP SEC 891 PLN 106 C/T 5042/362		
Property ID	2409	Parcel number	parcel number

Schedule – Division 1 – Particulars of Prescribed Encumbrances affecting the land at 2/4 Carrick Hill Drive SPRINGFIELD SA 5062	
Development Act 1993	
Part 3 - Development Plan	
Title or other brief description of zone or policy area in which the land is situated (as shown in the Development Plan):	Suburban Neighbourhood (SN)
Is the land situated in a designated State Heritage Area?	No
Is the land designated as a place of local heritage value?	No
Is there a current Development Plan Amendment released for public consultation by a council on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	NIL
If YES, state the name of the council:	NIL

Docusign Envelope ID: 0E346245-76B5-4813-AFDD-83BC0052BC9D

Land and Business (Sale and Conveyancing) Act Section 7 Statement Prescribed Encumbrances for 2/4 Carrick Hill Drive SPRINGFIELD SA 5062	
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?	Current and previous Minister-initiated Development Plan Amendments can be accessed via the SA Government Portal at: https://plan.sa.gov.au/resources/resources_library/development_plans/minister-initiated_development_plan_amendments For any queries regarding current or previous Minister-initiated Development Plan Amendments, please see the contact details provided in the above link.
Section 42 - Condition (that continues to apply) of a development authorisation List relevant development applications	NIL
Planning, Development and Infrastructure Act 2016	
Part 5 – Planning and Design Code	
Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code	Suburban Neighbourhood (SN)
Is the land situated in a designated State Heritage Place?	No
Is the land designated as a place of local heritage value?	No
Is there a tree or a stand of trees declared in Part 10 of the Planning and Design Code to be significant tree or trees on the land?	No
Is there a current amendment to the Planning and Design Code released for public consultation by the State Planning Commission on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operations?	Yes https://plan.sa.gov.au/have_your_say/code-amendments/on-consultation
Section 127 – Condition (that continues to apply) of a development authorisation Copies of Decision Notification Forms can be downloaded from the PlanSA website – Development application register | PlanSA	Refer to the PlanSA Data Extract
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)	
Refer to note in section 33 (Further Information Held By Councils)	
Development Act 1993	
Section 50(1)—Requirement to vest land in a council or the Crown to be held as open space	NIL
Section 50(2)—Agreement to vest land in a council or the Crown to be held as open space	NIL
Section 55—Order to remove or perform work	NIL
Section 56—Notice to complete development	NIL
Section 57—Land management agreement	NIL

Docusign Envelope ID: 0E346245-76B5-4813-AFDD-83BC0052BC9D

Land and Business (Sale and Conveyancing) Act Section 7 Statement Prescribed Encumbrances for 2/4 Carrick Hill Drive SPRINGFIELD SA 5062	
Section 60 – Notice of intention by building owner	If applicable Notice of Intention by building owner will be contained in the Conditions on attached Decision Notification forms.
Section 69—Emergency order	NIL
Section 71—Fire safety notice	NIL
Section 84—Enforcement notice	NIL
Section 85(6), 85(10) or 106—Enforcement order	NIL
Part 11 Division 2—Proceedings	NIL
Planning and Development Act 1966	080/1676/7071
Building Act 1971	NIL
Planning Act 1982	NIL
Court Order	NIL
Fire and Emergency Services Act 2005	
Section 105F (or section 56 or 83 (repealed))—Notice to take action to prevent outbreak or spread of fire	NIL
Food Act 2001	
Section 44—Improvement notice	NIL
Section 46—Prohibition order	NIL
Housing Improvement Act 1940	
Section 23 —declaration that house is undesirable or unfit for human habitation	NIL
Land Acquisitions Act 1969	
Section 10 Notice of intention to acquire	Refer to Land Services – Certificate of Title
Local Government Act 1934	
Notice, order, declaration, charge, claim or demand given or made under the Act	NIL
Local Government Act 1999	
Notice, order, declaration, charge, claim or demand given or made under the Act	NIL
Local Nuisance and Litter Control Act 2016	
Section 30 – Nuisance or litter abatement notice	NIL
Planning, Development and Infrastructure Act 2016	
Section 141 – Orders to remove or perform work	NIL
Section 142 – Notice to complete development	NIL
Emergency Order	NIL
Section 157 – Fire Safety Notice	NIL
Section 192 or 193 – Land management agreement	NIL
Section 198(1) – Requirements to vest in a council or the crown to be held as open space	NIL
Section 198(2) – Agreement to vest land in a council or Crown to be held as open space	NIL
Part 16 Division 1 Proceedings	NIL
Section 213 – Enforcement notice	NIL
Section 214(6), 214(10) – Applications to Court	NIL
Section 222 – Enforcement order to rectify breach	NIL
Public and Environmental Health Act 1987 (Repealed)	
Part 3—Notice	NIL

Docusign Envelope ID: 0E346245-76B5-4813-AFDD-83BC0052BC9D

Land and Business (Sale and Conveyancing) Act Section 7 Statement Prescribed Encumbrances for 2/4 Carrick Hill Drive SPRINGFIELD SA 5062	
Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) (revoked) Part 2 - Condition (that continues to apply) of an approval	NIL
Public and Environmental Health (Waste Control) Regulations 2010 (revoked) regulation 19 - Maintenance order (that has not been complied with)	NIL
South Australian Public Health Act 2011	
section 66—Direction or requirement to avert spread of disease	NIL
section 92-Notice	NIL
South Australian Public Health (Wastewater) Regulations 2013 Part 4-Condition (that continues to apply) of an approval	NIL
Water Industry Act 2012	
Notice or order under the Act requiring payment of charges or other amounts or making other requirement	NIL
33 Other Charges	
Charges of any kind affecting the land (not included in another item)	NIL
Schedule – division 2 – other particulars	
Particulars of Building Indemnity Insurance	NIL
Further information held by Councils	NIL
Does the council hold details of any development approvals relating to:	
(a) Commercial or industrial activity at the land; or	NO
(b) A change in the use of the land or part the land (within the meaning of the Development Act 1993)?	NO

Note—

The questions (a) and (b) relate 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 (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—

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.

31 March 2025

CERTIFIED **DATE**

Docusign Envelope ID: 0E346245-76B5-4813-AFDD-83BC0052BC9D

28 March 2025

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

CITY OF MITCHAM

LOCAL GOVERNMENT SECTION 187 CERTIFICATE

Certificate No: **CERT0445/25** Receipt No:
Previous Cert No:

Reference No: **24093**
Valuer General No: **0813816357**
Property Description: **LOT 2 TYP SP SEC 891 PLN 106 C/T 5042/362**
Property Address: **2/4 Carrick Hill Drive SPRINGFIELD SA 5062**
Owner: **Gwenda H McFarlane**

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 property described above:

General Rate/Water Catchment Levy:	Total
General Rate	$1,364.00
Natural Resources Management Levy	$43.85
Less 12.5% Capping (If applicable)	$0.00
<Rates for the current year 2024/2025>	$1,407.85
Less Payments Received	$-1,407.85
<Debtor: Monies outstanding in addition to Rates>	$0.00
<TOTAL BALANCE OUTSTANDING>	$0.00

Please be advised: A fine of **2%** will be added to any current amount not paid by the due date. Interest is calculated monthly on arrears. Four quarterly instalments fall due on 15/09/24, 15/12/24 15/3/25 and 15/6/25.

If you wish to pay Council Rates settlements by BPay please use the BPay biller code 3186 and the reference number shown on this certificate.

UPDATES OF RATING INFORMATION CAN BE PROVIDED BY TELEPHONE
The Rates team may be contacted for a free Section 187 update by calling (08) 8372 8844 or by emailing rates@mitchamcouncil.sa.gov.au with the property address and certificate number. Free updates for the same financial year will be provided for up to 6 months from the date of the original search.

Authorised Officer

Street Address:
131 Belair Road
Torrens Park SA 5062

Postal Address:
PO Box 21
Mitcham Shopping Centre
Torrens Park SA 5062

Phone: 1300 133 466
www.mitchamcouncil.sa.gov.au

MITCHAM

Docusign Envelope ID: 0E346245-76B5-4813-AFDD-83BC0052BC9D

The Corporation of The City of Mitcham

MUNICIPAL OFFICES, TORRENS PARK, 15th June 1971

To Mr. essrs E.I. & K.M. Kelly,
Unit 3, 574 Fullarton Road, Street
SPRINGFIELD. 5062

Your Plan (No. 1676) of Underpinning

proposed to be erected on Allotment No. ..... Section No. .....
574 Fullarton Road Street K/G Ward, was approved

by the Corporation of The City of Mitcham in terms of The Building and Health Acts on the
7th June, 1971 and subject to -----

Building Surveyor ..... Town Clerk and Secretary
Local Board of Health

DUPLICATE
S.McD. 48573/1170

Document Set ID: 3219778
Version: 1, Version Date: 22/04/2015

Docusign Envelope ID: 0E346245-76B5-4813-AFDD-83BC0052BC9D

PlanSA

Data Extract for Section 7 search purposes

Valuation ID 0813816357

Data Extract Date: 31/03/2025

Parcel ID: S106 UN2

Certificate Title: CT5042/362

Property Address: UNIT 2 4 CARRICK HILL DR SPRINGFIELD SA 5062

Zones

Suburban Neighbourhood (SN)

Subzones

No

Zoning overlays

Overlays

Airport Building Heights (Regulated) (All structures over 30 metres)

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

Hazards (Flooding - Evidence Required)

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

Prescribed Wells Area

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

Regulated and Significant Tree

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

Stormwater Management

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

Traffic Generating Development

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

Urban Tree Canopy

Docusign Envelope ID: 0E346245-76B5-4813-AFDD-83BC0052BC9D

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

Is the land situated in a State Heritage Place/Area

No

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

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

Is the land designated as a Local Heritage Place

No

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

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

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

(Council input required)

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

Docusign Envelope ID: 0E346245-76B5-4813-AFDD-83BC0052BC9D

SA Water

Account Number	L.T.O Reference	Date of issue	Agent No.	Receipt No.
08 13816 35 7	CT5042362	31/3/2025	7836	2660708

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: MISS GH MCFARLANE
Location: U2 4 CARRICK HILL DR SPRINGFIELD UNIT 2
Description: 4H/UNIT G
Capital Value: $ 600 000
Rating: Residential

Periodic charges

Raised in current years to 31/3/2025

				$
		Arrears as at: 30/6/2024	:	0.00
Water main available:	1/7/1969	Water rates	:	235.80
Sewer main available:	1/7/1969	Sewer rates	:	279.90
		Water use	:	184.65
		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	:	700.35CR
		Balance outstanding	:	0.00

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

Next quarterly charges: Water supply: 78.60 Sewer: 93.30 Bill: 14/5/2025

This account has no meter of its own but is supplied from account no 08 13816 30 6.

The Water Use apportionment option is Even.

The apportionment percentage for this account is 16.66%.

The property owner is currently using SA Water Corporation's direct debit system to pay water and sewer charges. Please advise the customer to make arrangements to cease the current direct debit payment method prior to property settlement.

Docusign Envelope ID: 0E346245-76B5-4813-AFDD-83BC0052BC9D

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

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

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

Docusign Envelope ID: 0E346245-76B5-4813-AFDD-83BC0052BC9D

SA Water

South Australian Water Corporation

Name:
MISS GH MCFARLANE

Water & Sewer Account
Acct. No.: 08 13816 35 7 Amount: _____

Address:
U2 4 CARRICK HILL DR SPRINGFIELD
UNIT 2

Payment Options

EFT

EFT Payment

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	0813816357

BPAY

Biller code: 8888
Ref: 0813816357

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: 0813816357

Docusign Envelope ID: 0E346245-76B5-4813-AFDD-83BC0052BC9D

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

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

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

PIR Reference No: 2660708

DATE OF ISSUE
31/03/2025

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

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

OWNERSHIP NUMBER	OWNERSHIP NAME
02471084	G H MCFARLANE

PROPERTY DESCRIPTION

2 / 4 CARRICK HILL DR / SPRINGFIELD SA 5062 / UNIT 2

ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR
			R4	RE
0813816357	CT 5042/362	$600,000.00	1.000	0.400

LEVY DETAILS:

FINANCIAL YEAR
2024-2025

FIXED CHARGE	**$**	50.00
+ VARIABLE CHARGE	**$**	226.05
- REMISSION	**$**	139.20
- CONCESSION	**$**	0.00
+ ARREARS / - PAYMENTS	**$**	-136.85
= AMOUNT PAYABLE	**$**	0.00

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

EXPIRY DATE **29/06/2025**

Government of South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT

RevenueSA
DEPARTMENT OF TREASURY AND FINANCE
Emergency Services Funding Act 1998

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

Docusign Envelope ID: 0E346245-76B5-4813-AFDD-83BC0052BC9D

Please Note:

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

For more information:

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

PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

Biller Code: 456285 **Ref: 7000389416** Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au ® Registered to BPAY Pty Ltd ABN 69 079 137 518	**To pay via the internet go to:** www.revenuesaonline.sa.gov.au	Send your cheque or money order, made payable to the **Community Emergency Services Fund**, along with this **Payment Remittance Advice** to: **Revenue SA** **Locked Bag 555** **ADELAIDE SA 5001**

Docusign Envelope ID: 0E346245-76B5-4813-AFDD-83BC0052BC9D

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

CERTIFICATE OF LAND TAX PAYABLE

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

PIR Reference No: 2660708

DATE OF ISSUE
31/03/2025

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

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

OWNERSHIP NAME
G H MCFARLANE

FINANCIAL YEAR
2024-2025

PROPERTY DESCRIPTION
2 / 4 CARRICK HILL DR / SPRINGFIELD SA 5062 / UNIT 2

ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	TAXABLE SITE VALUE	AREA
0813816357	CT 5042/362	$360,000.00	0.0000 HA

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

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

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

ON OR BEFORE **29/06/2025**

Government of South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT

RevenueSA
DEPARTMENT OF TREASURY AND FINANCE
Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

Docusign Envelope ID: 0E346245-76B5-4813-AFDD-83BC0052BC9D

Please Note:

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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

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

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

For more information:

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

PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

Biller Code: 456293 **Ref: 7000389325** Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au ® Registered to BPAY Pty Ltd ABN 69 079 137 518	**To pay via the internet go to:** www.revenuesaonline.sa.gov.au	Send your cheque or money order, made payable to the **Commissioner of State Taxation**, along with this **Payment Remittance Advice** to: **Revenue SA** **Locked Bag 555** **ADELAIDE SA 5001**

Docusign Envelope ID: 0E346245-76B5-4813-AFDD-83BC0052BC9D

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.

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