Form 1 - Vendor's statement

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

Contents

Preliminary

Part A - Parties and land

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

Part C - Statement with respect to required particulars

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

Schedule

Preliminary

To the purchaser:

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

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

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

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

Instructions to the vendor for completing this statement:

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

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

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

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

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

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

Part A - Parties and land

1 Purchaser:

Address:

Street 1
Street 2
Suburb State Postcode

2 Purchaser's registered agent: ☐

Address:

Street 1
Street 2
~~Suburb~~ ~~State~~ ~~Postcode~~

3 Vendor:

JOSEPH SFARRA

Address:

Street 1 2 HILLVIEW STREET
Street 2
Suburb CRAFERS WEST State SA Postcode 5152

4 Vendor's registered agent: ☑

KLEMICH REAL ESTATE - EASTWOOD (RLA 174424)

Address:

Street 1 1, 245 FULLARTON ROAD
Street 2
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]*

THE WHOLE OF THE LAND IN CERTIFICATE OF TITLE VOLUME 6122 FOLIO 197 being Unit 9 Strata Plan 12771 in the Area Named Unley Park Hundred of Adelaide

Street 1 Unit 9, 30 THORNBER STREET
Street 2
Suburb UNLEY PARK State SA Postcode 5061
being the *whole / ~~portion~~ of the land comprised in Certificate of Title
VOLUME 6122 FOLIO 197

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:

2 HILLVIEW STREET, CRAFERS WEST, SA, 5152

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

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

andrew@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~~, JOSEPH SFARRA

of 2 HILLVIEW STREET, CRAFERS WEST, SA, 5152

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:	17/9/2025	Date:	
Signed:	*	Signed:	
Date:		Date:	
Signed:		Signed:	

SIGN HERE

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

(section 9)

To the purchaser:

I, SANDRA BRANUM, REGISTERED CONVEYANCER, ADELAIDE HILLS CONVEYANCERS PTY LTD

certify *that the responses / ~~that, subject to the exceptions stated below, the responses~~ to the inquiries made pursuant to section 9 of the *Land and Business (Sale and Conveyancing) Act 1994* confirm the completeness and accuracy of the particulars set out in the Schedule.

Exceptions: NIL

Date: 26/8/25

Signed:

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

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

Schedule - Division 1

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

Note -

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

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

(a) there is an attachment to this statement and -

(i) all the required particulars are contained in that attachment; and

(ii) the attachment is identified in column 2; and

(iii) if the attachment consists of more than 2 sheets of paper, those parts of the attachment that contain the required particulars are identified in column 2; or

(b) the mortgage, charge or prescribed encumbrance -

(i) is 1 of the following items in the table:

(A) under the heading 1. General -

1.1 Mortgage of land

1.4 Lease, agreement for lease, tenancy agreement or licence

1.5 Caveat

1.6 Lien or notice of a lien

(B) under the heading 36. Other charges -

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

(ii) is registered on the certificate of title to the land; and

(iii) is to be discharged or satisfied prior to or at settlement.

Table of particulars

Column 1	Column 2	Column 3

[If an item is applicable, ensure that the box for the item is ticked and complete the item.]
[If an item is not applicable, ensure that the box for the item is empty or else strike out the item or write "NOT APPLICABLE" or "N/A" in column 1.
Alternatively, the item and any inapplicable heading may be omitted, but not in the case of-
(a) the heading "1. General" and items 1.1, 1.2, 1.3 and 1.4; and
(b) the heading "5. Development Act 1993 (repealed)" and item 5.1; and
(c) the heading "6. Repealed Act conditions" and item 6.1; and
(d) the heading "29. Planning, Development and Infrastructure Act 2016" and items 29.1 and 29.2,
which must be retained as part of this statement whether applicable or not.]
*[If an item is applicable, all particulars requested in column 2 must be set out in the item unless the Note preceding this table otherwise permits. Particulars requested in **bold type** must be set out in column 3 and all other particulars must be set out in column 2.]*
[If there is more than 1 mortgage, charge or prescribed encumbrance of a kind referred to in column 1, the particulars requested in column 2 must be set out for each such mortgage, charge or prescribed encumbrance.]
[If requested particulars are set out in the item and then continued on an attachment due to insufficient space, identify the attachment in the place provided in column 2. If all of the requested particulars are contained in an attachment (instead of in the item) in accordance with the Note preceding this table, identify the attachment in the place provided in column 2 and (if required by the Note) identify the parts of the attachment that contain the particulars.]

1. General

1.1	Mortgage of land *[**Note** - Do not omit this item. This item and its heading must be included in the statement even if not applicable.]*	***Is this item applicable?***	✓
		Will this be discharged or satisfied prior to or at settlement?	YES
		Are there attachments?	YES
		If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):	
		CERTIFICATE OF TITLE VOLUME 6122 FOLIO 197	
		Number of mortgage (if registered):	
		9687539	
		Name of mortgagee:	
		FIRSTMAC FINANCE PTY. LTD.	

1.2 Easement

(whether over the land or annexed to the land)

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

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

Is this item applicable? ✓

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

Are there attachments? YES

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

PROPERTY INTEREST REPORT PAGE 12

Description of land subject to easement:

CERTIFICATE OF TITLE VOLUME 6122 FOLIO 197

Nature of easement:

STATUTORY EASEMENT AND BUILDING RESTRICTIONS TO SA POWER NETWORK

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?

000000061827

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? NO

Are there attachments? YES

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

REFER THE CITY OF UNLEY COUNCIL SEARCH ATTACHED HERETO

Condition(s) of authorisation:

REFER THE CITY OF UNLEY COUNCIL SEARCH ATTACHED HERETO

APPLICATIONS - 090/179/1987/DA, 090/512/1993/DM, 090/13/1193/ST & 090/239/1987/BA

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?	YES
Are there attachments?	YES

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

REVENUE SA - CERTIFICATE OF EMERGENCY SERVICES LEVY

Date of notice:

15/08/2025

Amount of levy payable:

$140.30

29. *Planning, Development and Infrastructure Act 2016*

29.1 Part 5 - Planning and Design Code

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

Is this item applicable? ✓

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

Are there attachments? YES

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

REFER CITY OF UNLEY COUNCIL AND PLANSA SECTION 7 SEARCHES ATTACHED HERETO

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

REFER CITY OF UNLEY COUNCIL AND PLANSA SECTION 7 SEARCHES ATTACHED HERETO FOR OVERLAY INFORMATION

ZONE - ESTABLISED NEIGHBOURHOOD (EN)

SUBZONE - NO

NOTE:
TO SEARCH AND VIEW DETAILS OF PROPOSED STATEWIDE CODE AMENDMENTS OR CODE AMENDMENTS WITHIN A LOCAL GOVERNMENT AREA, PLEASE SEARCH THE CODE AMENDMENT REGISTER ON THE SA PLANNING PORTAL: HTTPS://PLAN.SA.GOV.AU/HAVE_YOUR_SAY/CODEAMENDMENTS/CODE_AMENDMENT_REGISTER OR PHONE PLANSA ON 1800752664

Is there a State heritage place on the land or is the land situated in a State heritage area? NO

Is the land designated as a local heritage place? NO

Is there a tree or stand of trees declared in Part 10 of the Planning and Design Code to be a significant tree or trees on the land? NO

Is there a current amendment to the Planning and Design Code released for public consultation by a designated entity on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation? YES

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

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

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

~~***Is this item applicable?***~~ ☐

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

Are there attachments? ☐

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

Date of authorisation:

Name of relevant authority that granted authorisation:

Condition(s) of authorisation:

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

~~***Is this item applicable?***~~ ☐

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

Are there attachments? ☐

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

Date of notice:

Name of person giving notice of proposed work:

Building work proposed (as stated in the notice):

Other building work as required pursuant to the Act:

29.4 section 140 - Notice requesting access

~~***Is this item applicable?***~~ ☐

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

Are there attachments? ☐

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

Date of notice:

Name of person requesting access:

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

Activity of work to be carried out:

29.5 section 141 - Order to remove or perform work

~~***Is this item applicable?***~~ ☐

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

Are there attachments? ☐

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

Date of order:

Terms of order:

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

Amount payable (if any):

29.6 section 142 - Notice to complete development

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

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

Are there attachments?

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

Date of notice:

Requirements of notice:

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

Amount payable (if any):

29.7 section 155 - Emergency order

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

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

Are there attachments?

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

Date of order:

Name of authorised officer who made order:

Name of authority that appointed the authorised officer:

Nature of order:

Amount payable (if any):

29.8 section 157 - Fire safety notice

~~***Is this item applicable?***~~ ☐

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

Are there attachments? ☐

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

Date of notice:

Name of authority giving notice:

Requirements of notice:

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

Amount payable (if any):

29.9 section 192 or 193 - Land management agreement

~~***Is this item applicable?***~~ ☐

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

Are there attachments? ☐

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

Date of agreement:

Names of parties:

Terms of agreement:

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

~~***Is this item applicable?***~~ ☐

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

Are there attachments? ☐

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

Date requirement given:

Name of body giving requirement:

Nature of requirement:

Contribution payable (if any):

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

~~***Is this item applicable?***~~ ☐

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

Are there attachments? ☐

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

Date of agreement:

Names of parties:

Terms of agreement:

Contribution payable (if any):

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

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

Are there attachments?

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

Date of commencement of proceedings:

Date of determination or order (if any):

Terms of determination or order (if any):

29.13 section 213 - Enforcement notice ~~***Is this item applicable?***~~ ☐

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

Are there attachments?

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

Date notice given:

Name of designated authority giving notice:

Nature of directions contained in notice:

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

Amount payable (if any):

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

~~***Is this item applicable?***~~ ☐

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

Are there attachments? ☐

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

Date order made:

Name of court that made order:

Action number:

Names of parties:

Terms of order:

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

Particulars relating to a strata unit ☑

1 Name of strata corporation: STRATA CORPORATION NO 12771 INC

Address of strata corporation: 30 THORNBER STREET UNLEY PARK SA 5061

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

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

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

$436.45 PER QUARTER ADMINISTRATIVE FUND CONTRIBUTION AND $361.20 PER QUARTER SINKING FUND CONTRIBUTION

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

REFER ATTACHED SECTION 41 SEARCH

(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 ATTACHED SECTION 41 SEARCH

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

1204/10000

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

4 Documents supplied by the strata corporation that are enclosed:

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

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

YES

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

YES

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

YES

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

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

NOT APPLICABLE

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: ☑

NOT APPLICABLE

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

Name: STRATA MANAGEMENT SA

Address: 225 FULLARTON ROAD
EASTWOOD SA 5063

Note-

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

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

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

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

Schedule-Division 3-Community lots and strata units ☑

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

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

Governance

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

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

Use of your property

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

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

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

Are you buying a debt?

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

Expenses

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

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

Guarantee

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

Contracts

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

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

Buying off the plan

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

Mixed use developments—voting rights

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

Further information

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

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

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

You can also seek advice from a legal practitioner.

ANNEXURES

~~* There are no documents annexed hereto~~

* The following documents are annexed hereto -

Form R3 Buyers Information Notice

Form R7 - Warning Notice

Copy of certificate(s) of title to the land

Property Interest Report

Revenue SA - Certificate of Emergency Services Levy

Revenue SA - Land Tax Certificate

SA Water - Certificate of Water & Sewer Charges & Encumbrance Information

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

Copy of Strata Plan 12771

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____

Signed:	✘	Signed:	✘	SIGN HERE
Date:		Date:		
Signed:		Signed:		
Date:		Date:		

*(*Strike out whichever is not applicable)*

Form R3

Buyers information notice

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

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

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

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

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

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

Safety

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

Enjoyment

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

Value

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

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

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

Form R7

Warning Notice

Financial and Investment Advice

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

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

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

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

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

ADELAIDE HILLS CONVEYANCERS
PO BOX 750
STIRLING SA 5152

Date: 18 August 2025
Cert. No: 25232
Ref. No: AH5477:11017

REQUEST FOR PROPERTY INFORMATION

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

PROPERTY ADDRESS: 9 / 30 Thornber Street, Unley Park SA 5061
Owner: J Sfarra
2 Hillview Street
CRAFERS SA 5152

PROPERTY DESCRIPTION

Assessment No:	177687 1	Valuer Gen No:	0911078124
Section / Lot:	SP 12771 Unit 9		
Volume / Folio	CT-6122/19		
Ward	Unley Park	Hundred:	Adelaide

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

Rates and Fines in Arrears	$0.00
Rates and Charges for current Fiscal Year (2025/26) which were adopted by Council on the 23 June 2025 and payable on or before 1 September 2025	$1,148.75
*Less Council Rebate	$0.00
Fines and Interest for current Fiscal Year	$ 0.00
Sundry other charges upon the Land	$0.00
Less Payments/Adjustments Received	$ 0.00
Balance	
• rates and other monies due and payable	$1,148.75
includes legal costs, solicitors fees etc.	$ 0.00
TOTAL BALANCE	**$1,148.75**

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

Authorised Officer

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

ADVISORY NOTE

Building Fire Risk

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

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

Part 3 – Development Plan
Development Act 1993

Description of Zone: N/A

State Heritage Place pursuant to the Heritage Act **N/A**

Local Heritage Place pursuant to the Development Act **N/A**

Significant Tree pursuant to the Development Plan on property **N/A**

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

Section 42 – Condition(s) (that continue to apply) of a development authorisation.
(Note: this applies to all approvals under any development, planning or building legislation)
APPLICATION NUMBER: 090/179/**1987/DA**
Description of Development: Carport
Development Approval: 01-May-1987
This application is subject to the following conditions:

There are no conditions attached to this consent.

APPLICATION NUMBER: 090/512/1993/DM
Description of Development: To construct a pergola to upper floor balcony and gate arch to Thornber Street
Development Approval: 01-Dec-1993
This application is subject to the following conditions:

Development is to take place in accordance with the plans marked Sheets 1 and 2 Set 1 prepared by Draftco Nage Pty Ltd relating to Development Application Number

090/512/93, and all works detailed in the approved plans be completed prior to occupation of the development approved herein.

APPLICATION NUMBER: 090/13/1993/ST
Description of Development: Strata Title 9 Units
Development Approval: 10-Dec-1993
This application is subject to the following conditions:

No ongoing applicable conditions exist for this application.

APPLICATION NUMBER: 090/239/1987/BA
Description of Development: CARPORT TO UNITS
Development Approval: 01-May-1987
This application is subject to the following conditions:

No ongoing applicable conditions exist for this application.

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

Repealed Act conditions (that continue to apply) of approvals or authorisations granted under the *Building Act 1971* (repealed), the *City of Adelaide Development Control Act 1976* (repealed), the *Planning Act 1982* (repealed) or the *Planning and Development Act 1966* (repealed).
(Note: For Repealed Act conditions, please view under "Section 42 – Condition(s) (that continue to apply) of a development authorisation". Applications from 1994 onwards (ie *Development Act*, *1993* conditions) are ***not*** included in the Repealed Act conditions.)

Part 2 – Items to be included if land affected
Development Act 1993

Section 50(1) – Requirement to vest land in Council or the Crown to be held as open-space.	**N/A**
Section 50(2) – Requirement to vest land in Council or the Crown to be held as open-space.	**N/A**
Order under Section 55 of the Development Act, 1993 to remove work or notice or order under Section 56 of that Act to complete development.	**N/A**

Land Management Agreement under Section 57 of the Development Act, 1993 (and under Planning Act, 1982).	**N/A**
Emergency order under Section 69 of the Development Act, 1993.	**N/A**
Fire Safety Notice under Section 71 of the Development Act, 1993.	**N/A**
Enforcement Notice under Section 84 or Order under Sections 85(6), 85(10) of the Development Act, 1993.	**N/A**
Proceedings under Division 2 of Part 11 of the Development Act, 1993.	**N/A**
Fire and Emergency Services Act 2005	
Section 56 – Notice of action required concerning flammable materials on land	**N/A**
Section 83 – Notice of action required to protect against outbreak or spread of fire	**N/A**
Food Act 2001	
Section 44 – Improvement Notice	**N/A**
Section 46 – Prohibition Order	**N/A**
Housing Improvement Act 2016	
Section 23 – Declaration that house is undesirable or unfit for human habitation	**N/A**
Date of Declaration	**N/A**
Particulars required to be provided under Section 23	**N/A**
Local Government Act	
For information pursuant to Local Government Act, 1934 and charges against the land, see front page.	
For information pursuant to Local Government Act, 1999 and charges against the land, see front page.	
Local Nuisance and Litter Control Act 2016	
Section 30 – Nuisance or litter abatement notice	**N/A**
Planning, Development and Infrastructure Act 2016	
Part 5 – Planning and Design Code	
Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code): **Refer to the PlanSA Section 7 Report attached.**	
Is the land situated in a State Heritage place?	Refer attached report
Is the land designated as a place of local heritage value?	Refer attached report

Is there a tree declared to be a significant tree or a stand of trees declared to be significant trees on the land?	Refer attached report

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

Section 141 – Order to remove or perform work	No
Section 142 – Notice to complete development	No
Section 155 – Emergency Order	No
Section 157 – Fire safety notice	No
Section 192 or 193 Land Management Agreement	No
Section 198(1) – Requirement to vest land in the Council to be held as private open space	No
Section 198(2) – Requirement to vest land in the Council to be held as private open space	No
Part 16 Division 1 – Proceedings	No
Section 213 – Enforcement notice	No
Section 214(6),214(10) or 222 – Enforcement Order	No

South Australian Public Health Act 2011

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

Building Indemnity Insurance
(Building Indemnity Insurance only applies to domestic building work that requires Development Approval, is more than $12,000 in value and commenced after 1 May 1987. The insurance is only applicable for the first five years after completion of the building work and does not apply to domestic building work undertaken by 'Owner/Builders'). If no details appear below, no applicable Building Indemnity Insurance details exist.

Further information held by councils

Does the council hold details of any development approvals relating to:
(a) commercial or industrial activity at the land; or
(b) a change in the use of the land or part of the land (within the meaning of the *Development Act 1993* or the *Planning, Development and Infrastructure Act 2016*)?
NO

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

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

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

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

AUTHORISED OFFICER

Data Extract for Section 7 search purposes

Valuation ID 0911078124

Data Extract Date: 20/08/2025

Important Information

This Data Extract contains information that has been input into the Development Application Processing (DAP) system by either the applicant or relevant authority for the development for which approval was sought under the Planning, Development and Infrastructure Act 2016. The Department for Housing and Urban Development does not make any guarantees as to the completeness, reliability or accuracy of the information contained within this Data Extract and councils should verify or confirm the accuracy of the information in the Data Extract in meeting their obligations under the Land and Business (Sale and Conveyancing) Act 1994.

Parcel ID: S12771 UN9

Certificate Title: CT6122/197

Property Address: UNIT 9 30 THORNBER ST UNLEY PARK SA 5061

Zones

Established Neighbourhood (EN)

Subzones

No

Zoning overlays

Overlays

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

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

Building Near Airfields

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

Historic Area (Un21)

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

Prescribed Wells Area

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

Regulated and Significant Tree

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

Stormwater Management

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

Urban Tree Canopy

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

Is the land situated in a State Heritage Place/Area

No

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

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

Is the land designated as a Local Heritage Place

No

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

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

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

No

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

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

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

Associated Development Authorisation Information

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

No

Land Management Agreement (LMA)

No

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

This statement is issued on: **22 August 2025** for the following:

Strata Corporation No. 12771 Inc.
Unit 9, 30 Thornber Street, Unley Park SA 5061

This statement has been issued for:
Name: **Adelaide Hills Conveyancers**
at Address: **sandra@adelaidehillsconveyancers.com.au**

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

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

Total amount last determined with respect to the lot

Amount	Period
$1,745.80	01 Jan 2025 to 31 Dec 2025

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

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

Amount	Period	Date due
$436.45	01 Jan 2025 to 31 Mar 2025	01 Jan 2025
$436.45	01 Apr 2025 to 30 Jun 2025	01 Apr 2025
$436.45	01 Jul 2025 to 30 Sep 2025	01 Jul 2025
$436.45	01 Oct 2025 to 31 Dec 2025	01 Oct 2025

Amount owing	**$0.00**
Interest due on unpaid levies	$0.00
Amount in credit for prepaid levies	$0.00

2. Sinking fund – contributions payable by regular periodic instalments or lump sum

Total amount last determined with respect to the lot

Amount	Period
$1,444.80	01 Jan 2025 to 31 Dec 2025

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

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

Amount	Period	Date due
$361.20	01 Jan 2025 to 31 Mar 2025	01 Jan 2025
$361.20	01 Apr 2025 to 30 Jun 2025	01 Apr 2025
$361.20	01 Jul 2025 to 30 Sep 2025	01 Jul 2025
$361.20	01 Oct 2025 to 31 Dec 2025	01 Oct 2025

Amount owing	**$0.00**
Interest due on unpaid levies	$0.00
Amount in credit for prepaid levies	$0.00

3. Special contributions

None

4. Particulars of Assets and Liabilities of the Corporation

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

5. Particulars of any Expenditure

(a) Incurred by the Corporation – please refer to minutes of meetings

(b) Resolved to be incurred to which the unit holder must, or is likely to be required to, contribute – please refer to minutes of meetings

6. Insurance policies

Particulars of all insurance policies taken out by the strata corporation.

Policy No. HU0006093664 Chu Underwriting Agencies Pty Ltd

Type: Strata Broker: Coverforce
International Towers Sydney, Level 26 Tower One,
Barangaroo NSW 2000

Premium: $10,366.53 Paid on: 15/10/2024 Policy start date: 15/10/2024 Next due: 15/10/2025

Cover	*Sum insured*	*Excess*
Building	$4,170,000.00	$2,000.00
Public Liability	$30,000,000.00	$0.00
Office Bearers Liability	$250,000.00	$0.00
Loss of Rent/Temp Accom	$625,500.00	$0.00
Fidelity Guarantee	$100,000.00	$0.00
Lot Owners' Fixtures & Improvements	$250,000.00	$0.00
Legal Defence	$50,000.00	$0.00
Catastrophe	$1,251,000.00	$0.00

7. Documents Supplied

(i) Minutes of general meetings of the corporation and meetings of the management committee for the last two years
(ii) Statement of Accounts of the corporation last prepared by the corporation
(iii) The Articles for the time being in force
(iv) The current policies of insurance taken out by the corporation
(v) Balance Sheet for the body corporate at the date of this statement

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

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

This Statement was prepared on behalf of Strata Corporation No. 12771 Inc. by

signed.....

Francesca Nuzzo
Strata Management SA

225 Fullarton Road
Eastwood SA 5063

Conveyancers – please note that water usage invoices on this property are paid for by owners direct to SA Water.
Please also advise of changes in ownership immediately upon settlement to Strata Management SA at contact@stratamanagementsa.com.au.

Strata Management SA
ABN 42 602 300 529
225 Fullarton Road
Eastwood SA 5063
(08) 7081 0375

Balance Sheet
As at 22/08/2025

Strata Corporation No. 12771 Inc. — 30 Thornber Street, Unley Park SA 5061

	Current period
Owners' funds	
Administrative Fund	
Operating Surplus/Deficit--Admin	(769.15)
Owners Equity--Admin	3,453.24
	2,684.09
Sinking Fund	
Operating Surplus/Deficit--Sinking	1.26
Owners Equity--Sinking	58,583.95
	58,585.21
Net owners' funds	**$61,269.30**
Represented by:	
Assets	
Administrative Fund	
Cash at Bank--Admin	5,299.64
Receivable--Levies--Admin	1.49
	5,301.13
Sinking Fund	
Cash at Bank--Sinking	32,470.34
Investments--Sinking	24,139.07
Receivable--Levies--Sinking	1.23
	56,610.64
Unallocated Money	0.00
Total assets	61,911.77
Less liabilities	
Administrative Fund	
Creditors--Other--Admin	440.00
	440.00
Sinking Fund	0.00
Unallocated Money	0.00
Total liabilities	440.00
Net assets	**$61,471.77**

Strata Management SA
ABN 49 600 360 629
225 Fullarton Road
Eastwood SA 5063
[redacted]376

Notice of Levies Due in July 2025

Issued 03/06/2025 on behalf of:

Strata Corporation No. 12771 Inc.
ABN 85753891296
30 Thornber Street
Unley Park SA 5061

Mr J S & Mrs R Sfarra
2 Hillview Street
Crafers West SA 5152

for Lot 9 Unit 9
J Sfarra

Due date	Details	Amounts due ($) Admin Fund	Sinking Fund	Total
01/07/2025	Quarterly Admin/Sinking Levy 01/07/2025 - 30/09/2025	436.45	361.20	797.65
	Total levies due in month	436.45	361.20	797.65

Total of this levy notice	797.65
Levies in arrears	0.00
Interest on levies in arrears	0.00
Outstanding owner invoices	0.00
Subtotal of amount due	797.65
Prepaid	0.00
Total amount due	**$797.65**

Late Payment: If payment is not made by the due date, interest may be charged at an annual rate of 10%.
Cheques should be made payable to 'Strata Corporation No. 12771 Inc.'

Levy Payment due 01/07/2025

MACQUARIE BANK DEFT PAYMENT SYSTEMS

*Registration is required for payments from cheque or savings accounts. Please complete registration at www.deft.com.au. You do not need to re-register for the internet service if already registered.

BPAY Biller code 96503

Contact your participating financial institution to make a BPAY payment from your cheque or savings account. Enter the biller code and your DEFT reference number. To use the QR code, use the reader within your mobile banking app. More info: www.bpay.com.au

Pay over the Internet from your Bank account. Register at www.deft.com.au

Credit card payments can be made over the internet. Log onto www.deft.com.au and follow the instructions. A surcharge will be applicable if you use this option

Post Billpay Pay in-store at Australia Post by cheque or EFTPOS.

Mr J S & Mrs R Sfarra

Strata Corporation 12771
Lot 9 Unit 9

*496 287852347 58403

Strata Management SA

DEFT Reference Number
28785234758403

Amount Due
$797.65

Due Date
01/07/2025

Amount Paid
$

+287852347 58403 < 000079765<3+

MINUTES OF THE ANNUAL GENERAL MEETING

STRATA CORPORATION NO. 12771 INC.

30 Thornber Street, Unley Park SA 5061

The Annual General Meeting of the corporation was held as follows:

DATE: 4/09/2024
TIME: 05:30 PM
LOCATION: Offices of Strata Management SA - 225 Fullarton Road, Eastwood

PRESENT:

Lot #	Unit #	Attendance	Representative
1	1	Yes	John Commis
2	2	Yes	Matthew Kildea via proxy to Strata Management SA
3	3	Yes	Alain Rousselot
4	4	Yes	Jessica Willis & James Hunt via proxy to Elizabeth English
5	5	Yes	Lauren Mudge
6	6	Yes	Elizabeth English
7	7	Yes	Nick Fazzalari
9	9	Yes	Joseph & Rosie Sfarra
			Francesca Nuzzo of Strata Management SA

CHAIRPERSON: The meeting requested that Francesca Nuzzo of Strata Management SA assist the Presiding Officer in chairing the meeting and the Secretary in recording the minutes.

Minutes of the meeting:

1 QUORUM

The body corporate manager advised that a quorum was present and the meeting commenced at 5.31pm.

2 MINUTES

Resolved that the minutes of the last general meeting of the corporation held on 16/10/2023 be confirmed as a true record of the proceedings of that meeting.

3 FINANCIAL STATEMENTS

That the statement of income and expenditure for the period ended 31/07/2024 be accepted as a true and accurate statement of the Corporation's financial position.

As per the attachment to these minutes presented at the meeting by Alain, Alain from unit 3 believes that some invoices should have been paid by the sinking fund instead of the admin fund. This will sorted via a discussion with the management committee.

It was resolved to keep a float of $20,000.00 in the sinking fund and place $12,000.00 from the sinking fund into a 3 month term deposit and then every 3 months thereafter until the 2025 meeting put another $12,000.00 from the sinking fund into a 3 month term deposit.

4 INSURANCE

The body corporate manager advised that the insurance sums are required to be discussed each year with the property to be insured for the full replacement value and recommended that an independent valuation be obtained by time to time to ensure that the rising costs of rebuilding are taken into account.

It was noted that the current insurances held by the body corporate are:
Policy No.HU0006093664 with QBE Insurance Australia Ltd Type: Strata through Broker: Coverforce Next due: 15/10/2024

Cover	Sum Insured	Excess
Building	$3,250,000.00	$2,000.00
Public Liability	$30,000,000.00	
Office Bearers Liability	$250,000.00	
Loss of Rent/Temp Accom	$487,000.00	
Fidelity Guarantee	$100,000.00	
Lot Owners' Fixtures & Improvements	$250,000.00	
Legal Defence	$50,000.00	
Catastrophe	$975,000.00	

Strata Management SA was requested to arrange quotations for the insurance prior to renewal with the quotations to be sent to the Presiding Officer for a decision.

Strata Management SA were instructed to arrange a valuation to take place for the rebuilding costs which is to be used as the

basis for the insurance of the property once received.

5 MAINTENANCE

That the following maintenance items be considered

Grounds Maintenance
It was resolved to terminate the services of the current gardener. The Body Corporate Manager was requested to arrange 2 quotes for another gardener to take over the gardening every month and Alain from unit 3 will obtain 1 quote. Once the quotes have been received they will be sent to all Owners with the final decision to come from the Management Committee.

Gutter Cleaning
It was resolved to continue with the existing arrangements with the gutters to be cleaned in April & October each year.

Stairwell cleaning
It was resolved to change JR's extreme clean attending every 3 months instead of every 6 months and for this to be done as soon as possible.

Current Maintenance
To consider current maintenance required on the property now or over the next year.

Work to be done
As discussed at the 2023 Annual General Meeting the below list is all work that needs to be carried out in priority order:

1) Tree removal - completed in november 2023

2) Pathway repairs - areas of lifting
It was requested that the Body Corporate Manager obtain 2 itemized quotes for the pathway repairs leading to the units. The tree root removal will also be done at the same time to save cost. Once the quotes have been presented they will be sent to all Owners with the final decision to come from the Management Committee.

3) Western boundary fence with 32 Thornber St
It was requested that the Body Corporate Manager obtain 2 quotes for a new color bond good neighbor fence to be erected. Once the quotes have been presented they will be sent to the Management Committee to choose their preferred quote & a fencing notice will be issued to 32 Thornber St.

4) Repairs or replacing all brush fences

5) Balustrade repairs

6) Wood rot repairs including eaves and painting

Projected maintenance
To consider maintenance likely or required in the next 2-5 years to assist with setting a budget.
Sinking fund report - Alain from unit 3 is to send the sinking fund report to the Body Corporate Manager to be discussed at the 2025 meeting

6 GENERAL BUSINESS

nil

OVERDUE LEVY POLICY
Resolved that if a contribution levied upon an owner is not paid on the date in which it becomes due and payable in accordance with a resolution of the corporation, the corporation will apply an interest charge on those levies at the rate of 10% per annum.

Resolved that Strata Management SA is authorized on behalf of the corporation to carry out the necessary steps to recover unpaid contributions included the sending of reminder notices, passing the debt to a debt collector and legal action. All costs associated with the contemplated or actual recovery of outstanding funds are to be charged by the corporation to the individual unit responsible for the unpaid contribution.

Resolved that Strata Management SA must charge the interest and account keeping fees to the relevant unit owners as appropriate and that any requests for reimbursement of these charges must be made by the unit owner after making payment to ensure their voting right is maintained at a general meeting of the corporation.

7 BUDGET

The statement of estimated receipts and payments (budget) was tabled with the meeting considering the role of a sinking fund in providing monies for the future and future maintenance plans. The budget estimates for the year as adopted are attached to the minutes.

The Body Corporate Manager had proposed to increase the admin fund to $17,500.00 for the year. After discussion it was resolved to transfer $2,000.00 from the sinking fund into the admin fund and keep the levies at $14,500.00 in admin for the year.

8 CONTRIBUTIONS

It was resolved

(a) That contributions to the administrative fund are estimated in accordance with Section 27 (1) of the Strata Titles Act 1988 and determined in accordance with Section 27 (3) of the Strata Titles Act 1988 at $14,500.00; and

(b) That contributions to the sinking fund are estimated in accordance with Section 27 (1) of the Strata Titles Act 1988 and determined in accordance with Section 27 (3) of the Strata Titles Act 1988 at $12,000.00; and

(c) That both contributions be paid in equal quarterly instalments, the first such instalment being due on 1/01/2025 and subsequent instalments being due on 1/04/2025, 1/07/2025, 1/10/2025.

9 OFFICE BEARERS

The meeting sought nominations for the officers of the corporation and the formation of the management committee for the forthcoming year. It was resolved that the following members be appointed:

Presiding Officer	James Wilis (Unit 4)
Secretary	Nick Fazzalari (Unit 7)
Treasurer	Alain Rousselot (Unit 3)

It was further resolved that a Management Committee comprising the above officials be appointed for the forthcoming year.

10 APPOINTMENT OF BODY CORPORATE MANAGER

It was resolved that Strata Management SA be appointed as body corporate managers and the public officer for the corporation for the year ahead on the basis of the fees as listed in the accepted budget.

The meeting authorises the Presiding Officer to sign the Management Agreement with Strata Management SA on behalf of the corporation. It was noted that should the Management Agreement not be returned to the manager within 14 days it will be taken as being accepted and the manager is authorised to execute the agreement on behalf of the corporation.

By appointing Strata Management SA as body corporate managers the corporation is delegating the duties of the Secretary and Treasurer on behalf of the corporation in line with the Strata Titles Act. At the completion of the management term, the appointment continues with a 28 day notice period, unless determined otherwise at a General Meeting of the Corporation.

11 NEXT MEETING

The next Annual General Meeting is to be tentatively scheduled for September 2025 at 6pm in the offices of Strata Management SA.

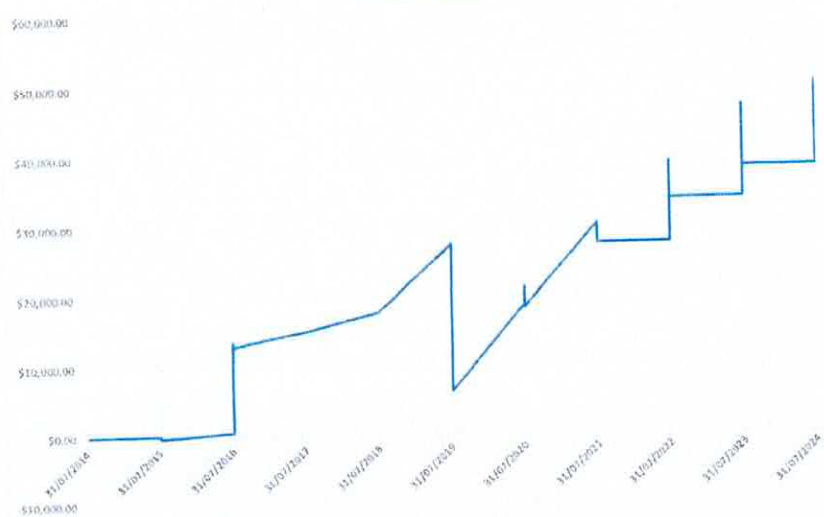
CLOSURE: There being no further business, the chairperson declared the meeting closed at 6.55pm.

Year Ending	Items	Expenses	Income	Balance	Accumulated Income	Accumulated Expenses
31/07/2014	Levies		$100.04	$100.04	$100.04	$0.00
31/07/2015	Levies		$100.04	$200.08	$200.08	$0.00
31/07/2015	Sinking Fund Forecast	$454.00		-$253.92	$200.08	$454.00
31/07/2016	Levies		$775.07	$521.15	$975.15	$454.00
31/07/2016	Transfer from Admin Fund		$13,000.00	$13,521.15	$13,975.15	$454.00
31/07/2016	Tree Maintenance	$660.00		$12,861.15	$13,975.15	$1,114.00
31/07/2017	Levies		$2,125.05	$14,986.20	$16,100.20	$1,114.00
31/07/2018	Levies		$2,500.04	$17,486.24	$18,600.24	$1,114.00
31/07/2019	Levies		$9,625.01	$27,111.25	$28,225.25	$1,114.00
31/07/2019	Interest on Investment		$65.04	$27,176.29	$28,290.29	$1,114.00
31/07/2019	Refection Tiling	$20,966.38		$6,209.91	$28,290.29	$22,080.38
31/07/2020	Levies		$12,000.00	$18,209.91	$40,290.29	$22,080.38
31/07/2020	Transfer from Admin Fund		$2,500.00	$20,709.91	$42,790.29	$22,080.38
31/07/2020	New Carpets Stair Well	$2,910.00		$17,799.91	$42,790.29	$24,990.38
31/07/2021	Levies		$12,000.00	$29,799.91	$54,790.29	$24,990.38
31/07/2021	No detail known expenses	$2,863.30		$26,936.61	$54,790.29	$27,853.68
31/07/2022	Interest on Arrears		$9.94	$26,946.55	$54,800.23	$27,853.68
31/07/2022	Levies		$9,000.00	$35,946.55	$63,800.23	$27,853.68
31/07/2022	Miscellaneous Income		$2,638.80	$38,585.35	$66,439.03	$27,853.68
31/07/2022	Prior Period GST Revenue Adjustment	$49.68		$38,535.67	$66,439.03	$27,903.36
31/07/2022	Maint-Building General Repairs	$5,376.16		$33,159.51	$66,439.03	$33,279.52
31/07/2023	Interest on Arrears		$36.16	$33,195.67	$66,475.19	$33,279.52
31/07/2023	Levies		$12,000.00	$45,195.67	$78,475.19	$33,279.52
31/07/2023	Transfer to Admin Fund	$4,000.00		$41,195.67	$78,475.19	$37,279.52
31/07/2023	Insurance Claims		$5,148.29	$46,343.96	$83,623.48	$37,279.52
31/07/2023	Insurance Excess	$500.00		$45,843.96	$83,623.48	$37,779.52
31/07/2023	Maint-Building General Repairs	$4,688.65		$41,155.31	$83,623.48	$42,468.17
31/07/2023	Maint-Building Roof	$3,630.00		$37,525.31	$83,623.48	$46,098.17
31/07/2024	Interest on Arrears		$12.12	$37,537.43	$83,635.60	$46,098.17
31/07/2024	Levies		$12,000.00	$49,537.43	$95,635.60	$46,098.17
31/07/2024	Insurance Excess	$412.50		$49,124.93	$95,635.60	$46,510.67
31/07/2024	Maint-Building General Repairs	$330.00		$48,794.93	$95,635.60	$46,840.67
31/07/2024	Maint-Building Roof	$1,306.80		$47,488.13	$95,635.60	$48,147.47
31/07/2024	Maint-Building -TreeLoppin/Removal	$3,190.00		$44,298.13	$95,635.60	$51,337.47

Accumulated Income and Expenses since creation of the fund



Funds availabe



Strata Corporation 12771 Inc.
Financial Analysis
Year 2022,2023,2024

		31/07/2020	31/07/2022	31/07/2023	31/07/2024	(Budget) 31/07/2025	
ADMIN FUND							
Revenue							
	Insurance Claims	$0.00	$0.00	$5,148.29	$0.00	$0.00	$5,148.29
	Interest on Arrears-Admin	$56.46	$14.78	$38.35	$14.29	$0.00	
	Interest Bank	$16.44	$4.10	$0.00	$0.00	$0.00	
	Levies Due-Admin	$11,995.01	$9,150.45	$13,175.60	$14,250.75	$14,500.00	
	Miscellaneous Income Admin	-$48.40	$2,682.80	$0.00	$0.00	$0.00	
	Prior Period GST Revenue Adjustment-Admin	$0.00	-$50.52	$0.00	$0.00	$0.00	
	Transfer from/to Sinking Fund	-$2,500.00	$0.00	$4,000.00	$0.00	$0.00	
Class	***Total Revenue***	*$9,519.51*	*$11,801.61*	*$22,362.24*	*$14,265.04*	*$14,500.00*	
	Less Expenses						
A	Admin-Agent Disburst-Former Manager Closing Fee	$147.60	$165.00	$0.00	$0.00	$0.00	
A	Admin-Agent Disbursements	$668.64	$445.12	$356.40	$358.20	$378.00	
A	Admin-Auditors-Audit Services	$145.00	$132.00	$148.50	$154.00	$154.00	
A	Admin-Auditors-Taxation Services	$205.00	$267.00	$297.00	$165.00	$297.00	
A	Admin-Bank Charges-Account Fees	$1.85	$10.00	$0.00	$0.00	$0.00	
A	Admin-Bank Charges-Bpay	$0.00	$20.00	$24.00	$24.00	$24.00	
A	Admin-Legal &Debt Collection Fees	$0.00	$85.00	$0.00	$0.00	$0.00	
A	Admin-Management Fees-Standerd	$1,890.00	$1,321.34	$1,200.00	$1,290.00	$1,392.00	
A	Admin-Meeting Fees	$165.00	$165.00	$198.00	$220.00	$220.00	
A	Admin-Storage & Archive Fees	$34.65	$33.80	$35.75	$66.00	$66.00	
A		$0.00	$0.00	$500.00	$412.50	$0.00	$912.50
B	Insurance-Excesses/Claims	$3,911.65	$4,595.45	$5,670.46	$7,571.98	$8,200.00	
B	Insurance Premium	$0.00	$285.00	$0.00	$0.00	$0.00	
B	Insurance-Valuation	$357.00	$220.00	$220.00	$341.00	$300.00	
C	Maint Bldg-Cleaning-Windows/Gass	$0.00	$1,595.89	$256.30	$0.00	$500.00	
C	Maint Bldg-Electrical	$0.00	$5,376.16	$4,688.65	$330.00	$1,000.00	$10,394.81
C	Maint-Bldg-General Repairs	$648.25	$400.00	$425.00	$425.00	$425.00	
C	Maint-Bldg-Gutters & Downpipes	$165.00	$184.80	$0.00	$0.00	$0.00	
C	Maint-Bldg-Locks, Keys & Card Keys	$0.00	$0.00	$0.00	$792.00	$0.00	
C	Maint-Bldg-Pest/Vermin Control	$0.00	$0.00	$223.30	$0.00	$400.00	
C	Maint-Bldg-Plumbing	$151.80	$0.00	$3,630.00	$1,306.80	$0.00	$5,088.60
C	Maint-Bldg-Roof	$0.00	$0.00	$0.00	$3,190.00	$0.00	$3,190.00
C	Maint-Bldg-TreeLoppin/Removal	***$1,620.00***	***$1,065.00***	***$770.00***	***$3,300.00***	***$3,300.00***	
C	***Maint Grounds-Lawns & Gardening***	$0.00	$24.60	$0.00	$0.00	$0.00	
A	Management Fees-Shedule B	$523.17	$405.24	$985.77	-$163.77	$0.00	
C	Utility-Electricity	$10,634.61	$16,797.40	$19,629.13	$19,782.71	$17,156.00	$19,585.91
	Total Expenses	[illegible]	[illegible]	[illegible]	[illegible]	$3,453.24	
	[illegible]	$11,577.09	$11,233.59	$6,237.80	$8,970.91	[illegible]	
	Opening Admin Balance	[illegible]	[illegible]	[illegible]	[illegible]		
	[illegible]						
	DO NOT BELONG TO ADMIN FUND INCOME	$0.00	$0.00	-$5,148.29	$0.00	$0.00	-$5,148.29
	Insurance Claims					$0.00	$10,394.81
	DO NOT BELONG TO ADMIN FUND EXPENSES	$0.00	$5,376.16	$4,688.65	$330.00	$0.00	$912.50
	Maint-Bldg-General Repairs	$0.00	$0.00	$500.00	$412.50	$0.00	$4,936.80
	Insurance Claims Excess	$0.00	$0.00	$3,630.00	$1,306.80	$0.00	$3,190.00
	Maint-Bldg-Roof	$151.80	$0.00	$0.00	$3,190.00		$14,285.82
	Maint-Bldg-TreeLoppin/Removal	$0.00					
	Correct Revenue Admin	$9,519.51	$11,801.61	$17,213.95	$14,265.04	$14,500.00	
	Correct Expenses Admin	$10,482.81	$11,421.24	$10,810.48	$14,543.41	$17,156.00	
	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
	Opening Admin Balance	$11,577.09	$11,233.59	$11,613.96	$18,017.43	$17,739.06	
	Admin Fund Ending Balance	$10,613.79	$11,613.96	$18,017.43	$17,739.06	[illegible]	$14,285.82
SINKING FUND							
	Begining Balance	$6,209.91	$26,936.61	$38,535.67	$46,571.83	$58,583.95	
	Revenue						
	Interest On arrears	$0.00	$9.94	$36.16	$12.12	$0.00	
	Levies	$12,000.00	$9,000.00	$12,000.00	$12,000.00	$12,000.00	
	Miscellaneous Income	$0.00	$2,638.80	$0.00	$0.00	$0.00	
	GST Adjustment	$0.00	-$49.68	$0.00	$0.00	$0.00	
	Transfer from Admin	$2,500.00	$0.00	$0.00	$0.00	$0.00	
	Total Revenue	$14,500.00	$11,599.05	$12,036.16	$12,012.12	$12,000.00	
	Expenses						
	Bulding Maintenance and Repairs	$2,910.00	$0.00	$0.00	$0.00	$0.00	
	Transfer to Admin	$0.00	$0.00	$4,000.00	$0.00	$0.00	
	Total Expenses	$2,910.00	$0.00	$4,000.00	$0.00	$0.00	
	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
	To Correct Revenue from Admin	$0.00	$0.00	$5,148.29	$0.00	$0.00	
	To Correct Expenses from Admin	$0.00	$5,376.16	$8,818.65	$5,239.30	$1,000.00	
	Net Correction	$0.00	-$5,376.16	-$3,670.36	-$5,239.30	-$1,000.00	
	Correct Ending Balance	$17,799.91	$33,159.51	$37,925.31	$44,298.13	$55,298.13	
A	"Pure" Admin (Corrected)	$3,257.74	$2,668.86	$2,259.65	$2,277.20	$2,531.00	
B	Insurance (Corrected)	$3,911.65	$4,880.45	$5,670.46	$7,571.98	$9,700.00	
C	Maint Bldg (Corrected)	$3,313.42	$3,896.53	$2,880.37	$4,694.23	$4,925.00	
		$10,482.81	$11,445.84	$10,810.48	$14,543.41	$16,156.00	

Strata Management SA
ABN 48 602 260 929
201 Fullarton Road
Tairwood SA 5063
(08) 7081 0375

Approved Budget
to apply from 01/08/2024

Strata Corporation No. 12771 Inc. — 30 Thornber Street, Unley Park SA 5061

Administrative Fund

	Approved budget
Revenue	
Levies Due--Admin	14,500.00
Total revenue	14,500.00
Less expenses	
Admin--Agent Disbursements	378.00
Admin--Auditors--Audit Services	154.00
Admin--Auditors--Taxation Services	297.00
Admin--Bank Charges--Bpay	24.00
Admin--Management Fees--Standard	1,392.00
Admin--Meeting Fees	220.00
Admin--Storage & Archive Fees	66.00
Insurance--Premiums	8,700.00
Maint Bldg--Cleaning	300.00
Maint Bldg--Electrical	500.00
Maint Bldg--General Repairs	1,000.00
Maint Bldg--Gutters & Downpipes	425.00
Maint Bldg--Plumbing	400.00
Maint Grounds--Lawns & Gardening	3,300.00
Total expenses	17,156.00
Surplus/Deficit	(2,656.00)
Opening balance	3,453.24
Closing balance	$797.24

Total units of entitlement	10000
Levy contribution per unit entitlement	$1.45

Sinking Fund

	Approved budget
Revenue	
Levies Due--Sinking	12,000.00
Total revenue	12,000.00
Surplus/Deficit	12,000.00
Opening balance	58,583.95
Closing balance	$70,583.95
Total units of entitlement	10000
Levy contribution per unit entitlement	$1.20

Strata Management SA
ABN 42 500 350 828
221 Fullarton Road
Eastwood SA 5063
(08) 7081 0375

Statement of Financial Performance
for the financial year-to-date
01/08/2025 to 22/08/2025

Strata Corporation No. 12771 Inc. — 30 Thornber Street, Unley Park SA 5061

Administrative Fund

	Current period 01/08/2025-22/08/2025
Revenue	
Total revenue	0.00
Less expenses	
Admin--Agent Disbursements	34.65
Admin--Auditors--Audit Services	165.00
Admin--Bank Charges--Bpay	2.50
Admin--Management Fees--Standard	116.00
Admin--Storage & Archive Fees	5.50
Admin--Trade Compliance Checking	5.50
Maint Grounds--Tree Lopping/Removal	440.00
Total expenses	769.15
Surplus/Deficit	(769.15)
Opening balance	5,630.28
Closing balance	**$4,861.13**

Sinking Fund

	Current period 01/08/2025-22/08/2025
Revenue	
Interest on Investments--Sinking	1.26
Total revenue	1.26
Less expenses	
Total expenses	0.00
Surplus/Deficit	1.26
Opening balance	56,609.38
Closing balance	**$56,610.64**

MINUTES OF THE ANNUAL GENERAL MEETING

STRATA CORPORATION NO. 12771 INC.

30 Thornber Street, Unley Park SA 5061

The Annual General Meeting of the corporation was held as follows:
DATE: 16/10/2023
TIME: 05:30 PM
LOCATION: Unit 4/30 Thornber St, Unley Park

PRESENT:

Lot #	Unit #	Attendance	Representative
1	1	Yes	John Commis
2	2	Yes	Matthew Kildea
3	3	Yes	Alain Rousselot
4	4	Yes	Jessica Willis & James Hunt
5	5	Yes	Lauren Mudge
6	6	Yes	E English
7	7	Yes	Nick Fazzalari
9	9	Yes	Joseph Sfarra via proxy to James Hunt
			Francesca Nuzzo of Strata Management SA

CHAIRPERSON: The meeting requested that Francesca Nuzzo of Strata Management SA assist the Presiding Officer in chairing the meeting and the Secretary in recording the minutes.

Minutes of the meeting:

1 QUORUM
The body corporate manager advised that a quorum was present and the meeting commenced at 5.32pm.

2 MINUTES
Resolved that the minutes of the last general meeting of the corporation held on 6/12/2022 be confirmed as a true record of the proceedings of that meeting.

3 FINANCIAL STATEMENTS
Resolved that the statement of income and expenditure for the period ended 31/07/2023 be accepted as a true and accurate statement of the Corporation's financial position.

4 INSURANCE
The body corporate manager advised that the insurance sums are required to be discussed each year with the property to be insured for the full replacement value and recommended that an independent valuation be obtained by time to time to ensure that the rising costs of rebuilding are taken into account.

It was noted that the current insurances held by the body corporate are:
CHU Insurance Type: Strata through Broker: Coverforce Next due: 15/10/2024

Cover	Sum Insured	Excess
Building	$3,100,000.00	$500.00
Public Liability	$30,000,000.00	$0.00
Office Bearers Liability	$250,000.00	$0.00
Loss of Rent/Temp Accom	$465,000.00	$0.00
Fidelity Guarantee	$100,000.00	$0.00
Lot Owners' Fixtures & Improvements	$300,000.00	$0.00
Legal Defence	$50,000.00	$0.00
Catastrophe	$930,000.00	$0.00

Strata Management SA was requested to arrange quotations for the insurance prior to renewal with the quotations to be sent to the Presiding Officer for a decision.

After discussion it was resolved that the building sum insured be increased to $3.25 million.

5 MAINTENANCE
That the following maintenance items be considered

Grounds Maintenance
It was resolved to continue with the existing arrangements with Complete Garden Solutions attending. The frequency is now to be changed to once a month. A reminder email will be sent to the gardener that the trees in the courtyards between units 2

& 4 and 1 & 3 must also be attended to.

Gutter Cleaning
The Body Corporate Manager was requested to obtain 1 quote for another contractor to take over the gutter cleaning and seek their recommendation of frequency and the best month/s to clean the gutters. A reminder that the tiles are not to be walked on. Once the quote has been received it will be sent to all Owners with the final decision to come from the Management Committee.

Termite inspection
It was resolved to arrange a termite inspection to all units.

Cleaning of stairwells
The Body Corporate Manager was instructed to obtain 1 quote for the cleaning of the 2 stairwells which is to be done every 6 months. Scope of works is:
-vacuuming
-cobweb removal
Once the quote has been received it will be sent to all Owners with the final decision to come from the Management Committee.

Current Maintenance
To consider current maintenance required on the property now or over the next year.

Arborist
The Body Corporate Manager was instructed to arrange a re-quote with the following changes:
-remove the umbrella tree from the quote as this tree is to remain in place
-add tree near letterbox near the water meter for removal
-add x1 pine tree for removal along pathway fence line that is appearing to be dying
Once the new quote has been received it will be sent to all Owners with the final decision to come from the Management Committee.

Projected maintenance
To consider maintenance likely or required in the next 2-5 years to assist with setting a budget.
Fence replacement/repairs
Brush fence repairs/replacement
Western boundary fence with 32 Thornber

6 GENERAL BUSINESS

That the general business items of the corporation be considered including the discussion of any items contained in the notes of this agenda and any items raised by owners at the meeting.

Priority of work to be done
The Corporation composed the below list of works that will be done in order of priority. It was resolved that if funds allow, the Corporation will work down this list and then at the next Annual General Meeting discuss and review the remaining jobs. This work is to be paid by the Corporation's sinking fund.

1) Tree removal
2) Pathway repairs - areas of lifting
3) Western boundary fence with 32 Thornber St
4) Repairs or replacing all brush fences
5) Balustrade repairs
6) Wood rot repairs including eaves and painting

OVERDUE LEVY POLICY

Resolved that if a contribution levied upon an owner is not paid on the date in which it becomes due and payable in accordance with a resolution of the corporation, the corporation will apply an interest charge on those levies at the rate of 10% per annum.

Resolved that Strata Management SA is authorized on behalf of the corporation to carry out the necessary steps to recover unpaid contributions included the sending of reminder notices, passing the debt to a debt collector and legal action. All costs associated with the contemplated or actual recovery of outstanding funds are to be charged by the corporation to the individual unit responsible for the unpaid contribution.

Resolved that Strata Management SA must charge the interest and account keeping fees to the relevant unit owners as appropriate and that any requests for reimbursement of these charges must be made by the unit owner after making payment to ensure their voting right is maintained at a general meeting of the corporation.

7 BUDGET

The statement of estimated receipts and payments (budget) was tabled with the meeting considering the role of a sinking fund in providing monies for the future and future maintenance plans. The budget estimates for the year as adopted are attached to the minutes.

8 CONTRIBUTIONS

It was resolved
(a) That contributions to the administrative fund are estimated in accordance with Section 27 (1) of the Strata Titles Act

1988 and determined in accordance with Section 27 (3) of the Strata Titles Act 1988 at $14,500.00; and

(b) That contributions to the sinking fund are estimated in accordance with Section 27 (1) of the Strata Titles Act 1988 and determined in accordance with Section 27 (3) of the Strata Titles Act 1988 at $12,000.00; and

(c) That both contributions be paid in equal quarterly instalments, the first such instalment being due on 1/01/2024 and subsequent instalments being due on 1/04/2024, 1/07/2024, 1/10/2024.

9 MANAGEMENT COMMITTEE

The meeting sought nominations for the officers of the corporation and the formation of the management committee for the forthcoming year. It was resolved that the following members be appointed:

Presiding Officer	Matthew Kildea (Unit 2)
Secretary	Nick Fazzalari (Unit 7)
Treasurer	Nick Fazzalari (Unit 7)

It was further resolved that a Management Committee comprising the above officials be appointed for the forthcoming year.

10 APPOINTMENT OF BODY CORPORATE MANAGER

It was resolved that Strata Management SA be appointed as body corporate managers and the public officer for the corporation for the year ahead on the basis of the fees as listed in the accepted budget.

The meeting authorizes the Presiding Officer to sign the Management Agreement with Strata Management SA on behalf of the corporation. It was noted that should the Management Agreement not be returned to the manager within 14 days it will be taken as being accepted and in place.

By appointing Strata Management SA as body corporate managers the corporation is delegating the duties of the Secretary and Treasurer on behalf of the corporation in line with the Strata Titles Act.

11 NEXT MEETING

The next Annual General Meeting is to be tentatively scheduled for September 2024 at 5.30pm

CLOSURE: There being no further business, the chairperson declared the meeting closed at 6.22pm.

Strata Management SA
ABN 49 600 360 029
225 Fullarton Road
Eastwood SA 5063
(08) 7081 0375

Approved Budget
to apply from 01/08/2023

Strata Corporation No. 12771 Inc. — 30 Thornber Street, Unley Park SA 5061

Administrative Fund

	Approved budget
Revenue	
Levies Due--Admin	14,500.00
Total revenue	14,500.00
Less expenses	
Admin--Agent Disbursements	356.40
Admin--Auditors--Audit Services	132.00
Admin--Auditors--Taxation Services	297.00
Admin--Bank Charges--Bpay	24.00
Admin--Management Fees--Standard	1,320.00
Admin--Meeting Fees	220.00
Admin--Storage & Archive Fees	66.00
Insurance--Premiums	6,800.00
Maint Bldg--Cleaning	300.00
Maint Bldg--Electrical	500.00
Maint Bldg--General Repairs	1,000.00
Maint Bldg--Gutters & Downpipes	425.00
Maint Bldg--Plumbing	400.00
Maint Grounds--Lawns & Gardening	1,500.00
Utility--Electricity	1,000.00
Total expenses	14,340.40
Surplus/Deficit	159.60
Opening balance	8,970.91
Closing balance	$9,130.51

Total units of entitlement	10000
Levy contribution per unit entitlement	$1.45

Sinking Fund

	Approved budget
Revenue	
Levies Due--Sinking	12,000.00
Total revenue	12,000.00
Surplus/Deficit	12,000.00
Opening balance	46,571.83
Closing balance	$58,571.83
Total units of entitlement	10000
Levy contribution per unit entitlement	$1.20

Strata Management SA
ABN 42 600 300 629
221 Fullarton Road
Eastwood SA 5063
(08) 7081 0375

Statement of Financial Performance
for the financial year-to-date
01/08/2024 to 31/12/2024

Strata Corporation No. 12771 Inc. — 30 Thornber Street, Unley Park SA 5061

Administrative Fund

	Current period 01/08/2024-31/12/2024
Revenue	
Interest on Arrears--Admin	5.31
Levies Due--Admin	3,625.20
Transfer from Sinking Fund	10,000.00
Total revenue	13,630.51
Less expenses	
Admin--Agent Disbursements	157.50
Admin--Bank Charges--Bpay	10.00
Admin--Management Fees--Standard	574.00
Admin--Meeting Fees	220.00
Admin--Storage & Archive Fees	27.50
Admin--Trade Compliance Checking	11.00
Insurance--Premiums	10,524.35
Insurance--Valuation	315.00
Maint Bldg--General Repairs	3,510.83
Maint Bldg--Gutters & Downpipes	450.00
Maint Grounds--Lawns & Gardening	1,160.00
Utility--Electricity	262.44
Total expenses	17,222.62
Surplus/Deficit	(3,592.11)
Opening balance	3,453.24
Closing balance	**-$138.87**

Sinking Fund

	Current period 01/08/2024-31/12/2024
Revenue	
Interest on Arrears--Sinking	4.40
Interest on Investments--Sinking	139.07
Levies Due--Sinking	3,000.00
Total revenue	3,143.47
Less expenses	
Admin--Transfer to Admin Fund	10,000.00
Total expenses	10,000.00
Surplus/Deficit	(6,856.53)
Opening balance	58,583.95
Closing balance	**$51,727.42**

Schedule 3—Articles of strata corporation

1 (1) A unit holder must—

(a) maintain the unit in good repair;

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

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

2 A person bound by these articles—

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

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

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

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

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

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

5 A person bound by these articles—

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

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

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

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

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

7 A person bound by these articles must not—

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

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

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

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

(b) on any part of the common property.

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

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

11 A person bound by these articles—

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

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

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

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

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

STRATA CORPORATION 12771 INC.
30 Thornber Street Unley Park
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.

2004 Annual General Meeting

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.

2006 Annual General Meeting

Air Conditioner Unit 2
It was resolved that the owner of Unit 2 be granted approval to install a split system Air Conditioner at the unit, the owner advised the Corporation that the compressor would be at the front of the Unit.

2007 Annual General Meeting

Unit 1 Foxtel Dish
It was resolved that approval be granted for a Standard Foxtel Dish to be installed on the western side of Unit 1 so as not to be visible from the street.

Unit 8 Air Conditioner
It was resolved that approval be granted for a Split System Air Conditioner to be installed at the rear Balcony of Unit 8

2009 Annual General Meeting

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.

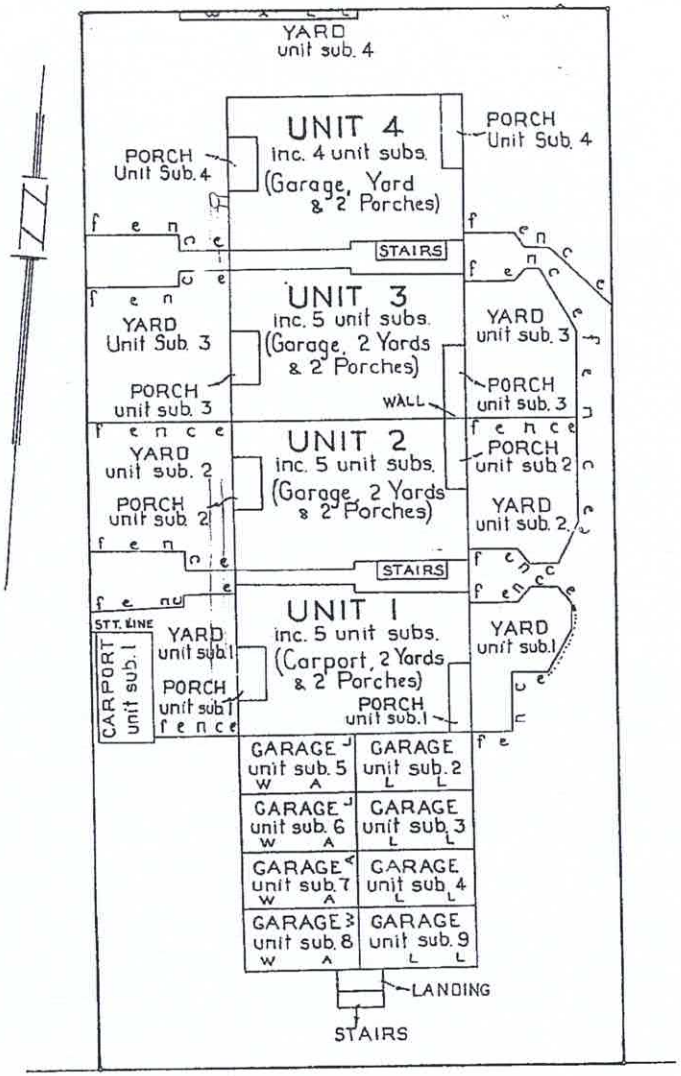
Roller Doors
The issue of the maintenance of the roller doors at the Corporation was discussed and It was resolved that in future all repairs/ replacements will be the responsibility of the Corporation. Any repairs or replacement must ensure that the design and colour of the door must be the same as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

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 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.

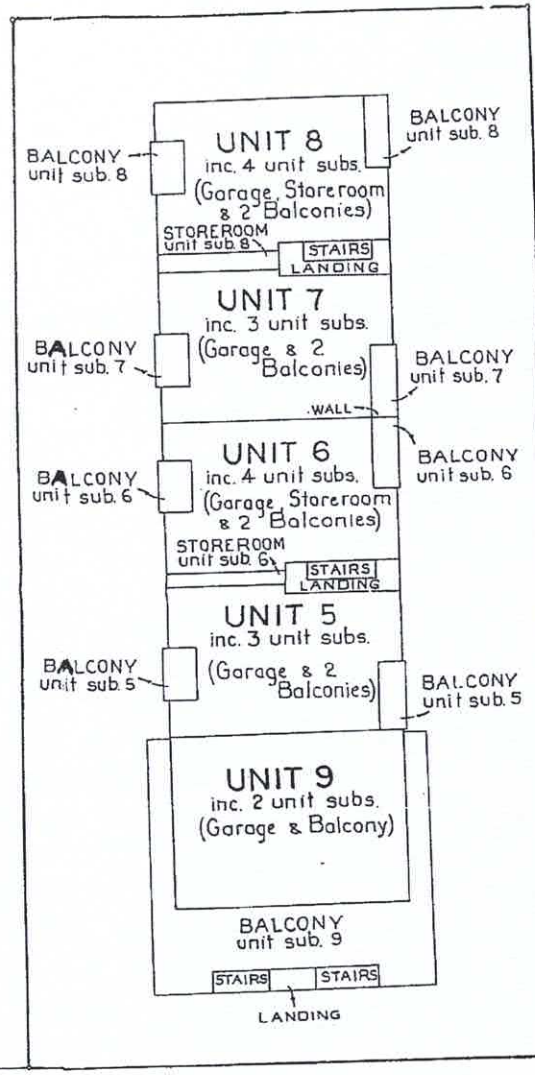
Television Antennas
With the advent of digital television the Body Corporate Manager advised that as the Corporation has shared antenna's the replacement of the antenna would be the responsibility of the Corporation. The members were further advised that the wiring from the antenna/splitter box into the unit will be the responsibility of the individual unit owner.

12771

GROUND FLOOR PLAN



FIRST FLOOR PLAN



STRATA PLAN NUMBER

SP 12771

THIS IS SHEET 2 OF 3 SHEETS

DEPOSITED 10 / 1 / 1994

W.J.S

PRG REGISTRAR GENERAL

MAP REFERENCE 6628 - 49 h

COUNCIL City of Unley

SCALE 0 5 10 15 20 METRES

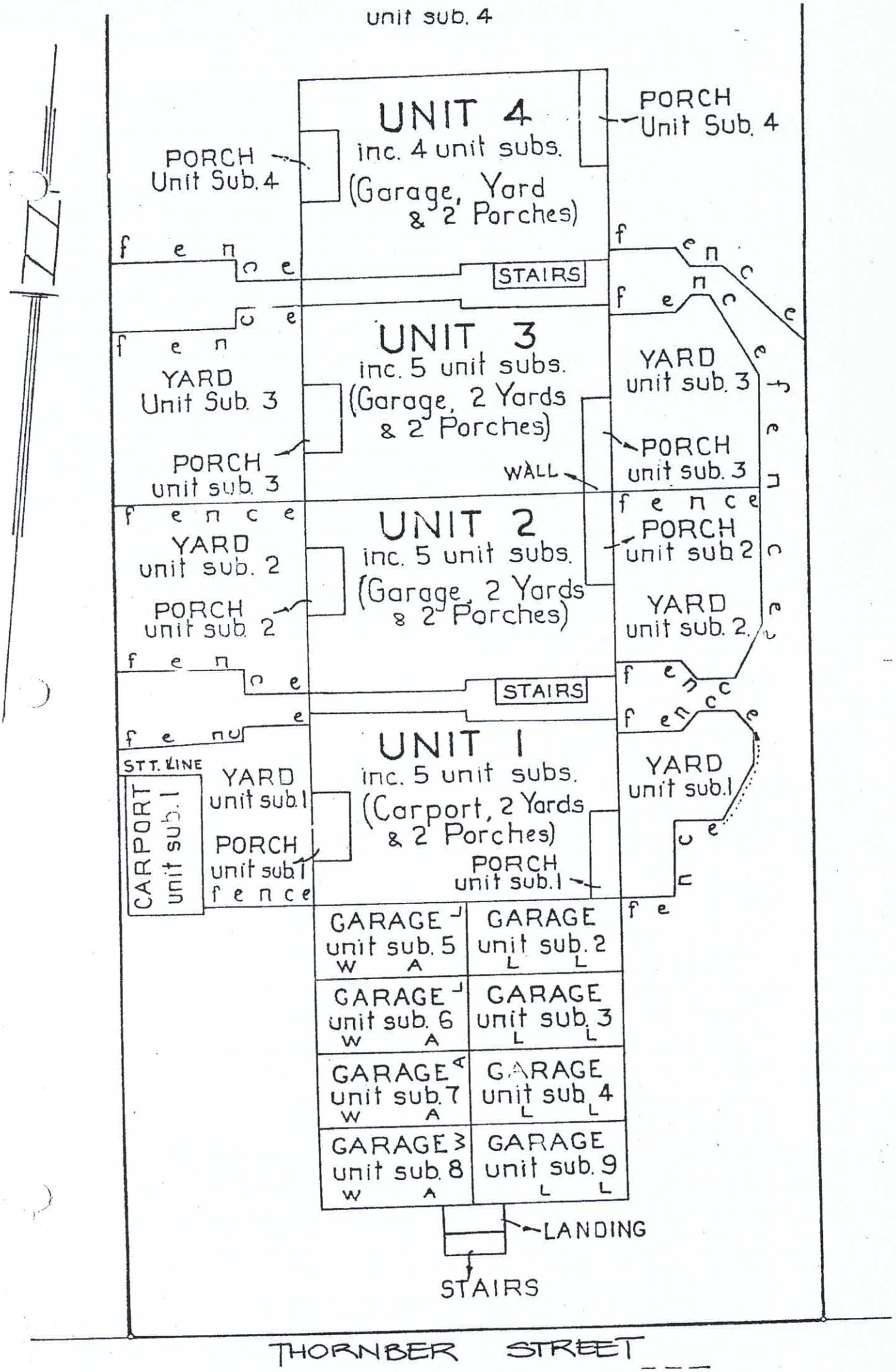
ANNOTATIONS

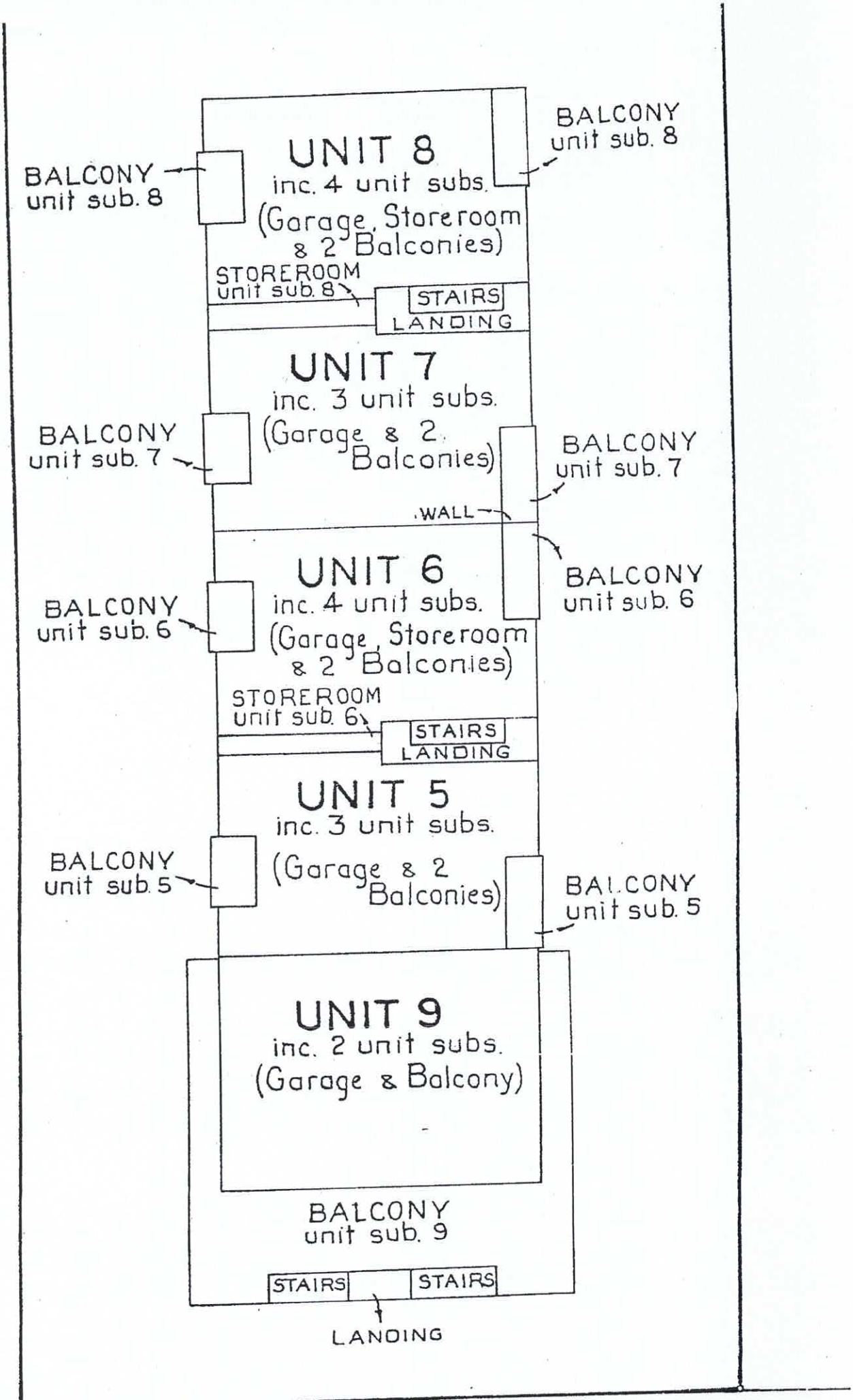
The lower and upper boundaries of the unit subsidiaries shown as yards are existing ground level and 3·00 metres above same except where limited to the underside of any overhanging structures

The lower and upper boundaries of the unit subsidiaries shown as balconies are existing floor level and 3·00 above same except where limited to the underside of any over-hanging structures.

SMITH AND HIGGINS
LICENSED SURVEYORS
408 King William Street
Adelaide S.A. 5000
Phone: (08) 212 4457 Fax: (08) 212 5736

Date: 25.11.93 Reference: 930236 AS5


unit sub. 4
UNIT 4
inc. 4 unit subs.
(Garage, Yard & 2 Porches)
PORCH Unit Sub. 4
PORCH Unit Sub. 4
STAIRS
UNIT 3
inc. 5 unit subs.
(Garage, 2 Yards & 2 Porches)
YARD Unit Sub. 3
PORCH unit sub. 3
WALL
YARD unit sub. 3
PORCH unit sub. 3
UNIT 2
inc. 5 unit subs.
(Garage, 2 Yards & 2 Porches)
YARD unit sub. 2
PORCH unit sub. 2
PORCH unit sub 2
YARD unit sub. 2.
STAIRS
UNIT 1
inc. 5 unit subs.
(Carport, 2 Yards & 2 Porches)
STT. LINE
CARPORT unit sub. 1
YARD unit sub. 1
PORCH unit sub 1
PORCH unit sub. 1
YARD unit sub. 1
GARAGE unit sub. 5
GARAGE unit sub. 2
GARAGE unit sub. 6
GARAGE unit sub. 3
GARAGE unit sub. 7
GARAGE unit sub. 4
GARAGE unit sub. 8
GARAGE unit sub. 9
LANDING
STAIRS
THORNBER STREET


UNIT 8
inc. 4 unit subs.
(Garage, Storeroom & 2 Balconies)
BALCONY unit sub. 8
BALCONY unit sub. 8
STOREROOM unit sub. 8
STAIRS
LANDING
UNIT 7
inc. 3 unit subs.
(Garage & 2 Balconies)
BALCONY unit sub. 7
BALCONY unit sub. 7
WALL
UNIT 6
inc. 4 unit subs.
(Garage, Storeroom & 2 Balconies)
BALCONY unit sub. 6
BALCONY unit sub. 6
STOREROOM unit sub. 6
STAIRS
LANDING
UNIT 5
inc. 3 unit subs.
(Garage & 2 Balconies)
BALCONY unit sub. 5
BALCONY unit sub. 5
UNIT 9
inc. 2 unit subs.
(Garage & Balcony)
BALCONY unit sub. 9
STAIRS
STAIRS
LANDING
THORNBER STREET

Level 13, 431 King William Street
Adelaide SA 5000

Certificate of Currency

CHU Residential Strata Insurance Plan

Policy No	**HU**0006093664
Policy Wording	CHU RESIDENTIAL STRATA INSURANCE PLAN
Period of Insurance	15/10/2024 to 15/10/2025 at 4:00pm
The Insured	STRATA CORPORATION NO. 12771 INC.
Situation	30 THORNBER STREET UNLEY PARK SA 5061

Policies Selected

Policy 1 – Insured Property
Building: $4,170,000
Common Area Contents: $41,700
Loss of Rent & Temporary Accommodation (total payable): $625,500

Policy 2 – Liability to Others
Sum Insured: $30,000,000

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

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

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

Policy 6 – Machinery Breakdown
Not Selected

Policy 7 – Catastrophe Insurance
Sum Insured: $1,251,000
Extended Cover - Loss of Rent & Temporary Accommodation: $187,650
Escalation in Cost of Temporary Accommodation: $62,550
Cost of Removal, Storage and Evacuation: $62,550

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

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

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

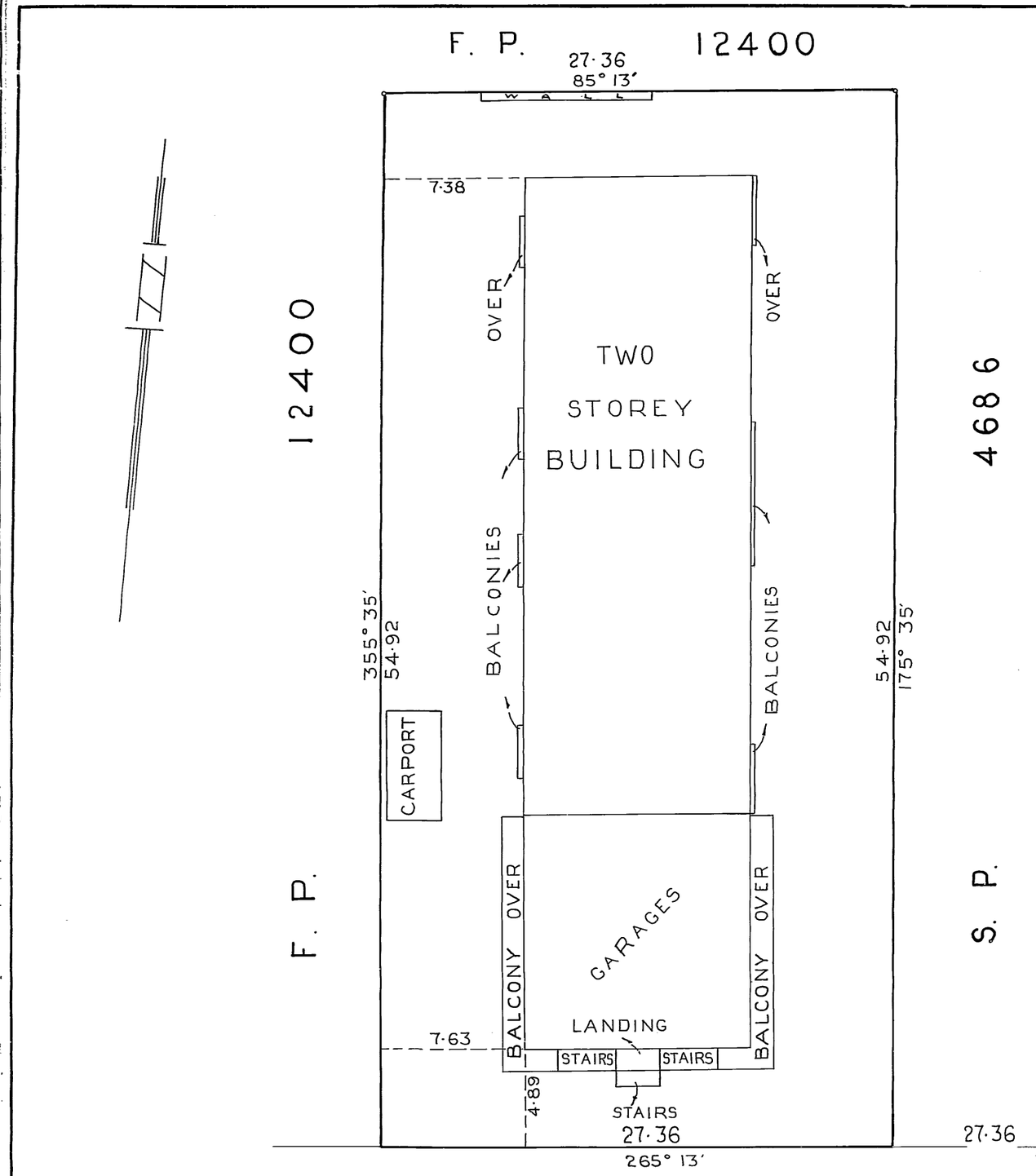
Sum Insured: $250,000

Flood Cover is included.

Date Printed 15/10/2024

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

12771



STRATA PLAN NUMBER

SP 12771

THIS IS SHEET 1 OF 3 SHEETS

DEPOSITED 10/1/1994 W.J.S

L. J. Beech
PRO REGISTRAR-GENERAL

MAP REFERENCE 6628-49 h

TITLE REFERENCE C.T. 5152/340

O.B./~~LAST~~ PLAN REF. F.P. 34743 TOTAL AREA 1502 m²

HUNDRED ADELAIDE

~~TOWNSHIP~~/AREA UNLEY PARK

COUNCIL City of Unley

LOT 135 in F.P. 12400
PT SEC. 236

SCALE 0 5 10 15 20 METRES

ANNOTATIONS

SITE PLAN

I, Jeffrey Charles FUDGE a licensed surveyor under the Survey Act, 1992, certify:-

(a) that this plan correctly delineates the boundaries of the land comprised in the plan and all units, unit subsidiaries, common property and other buildings shown on the plan;

(b) that this plan is correct for the purposes of the Strata Titles Act, 1988, and regulations.

Dated this 26th day of Nov., 1993

J. Fudge
Licensed Surveyor

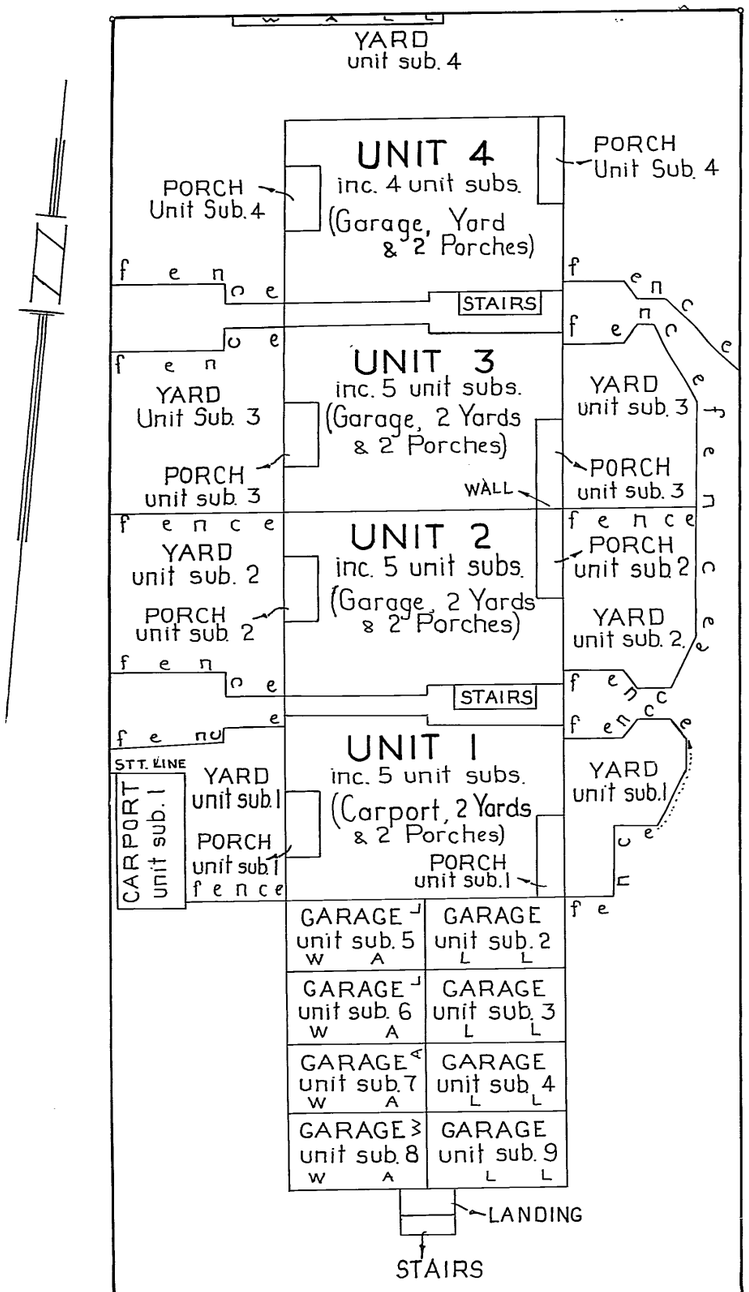
SMITH AND HIGGINS
LICENSED SURVEYORS
408 King William Street
Adelaide S.A. 5000
Phone: (08) 212 4457 Fax: (08) 212 5736

Date: 26.11.93. Reference: 930236

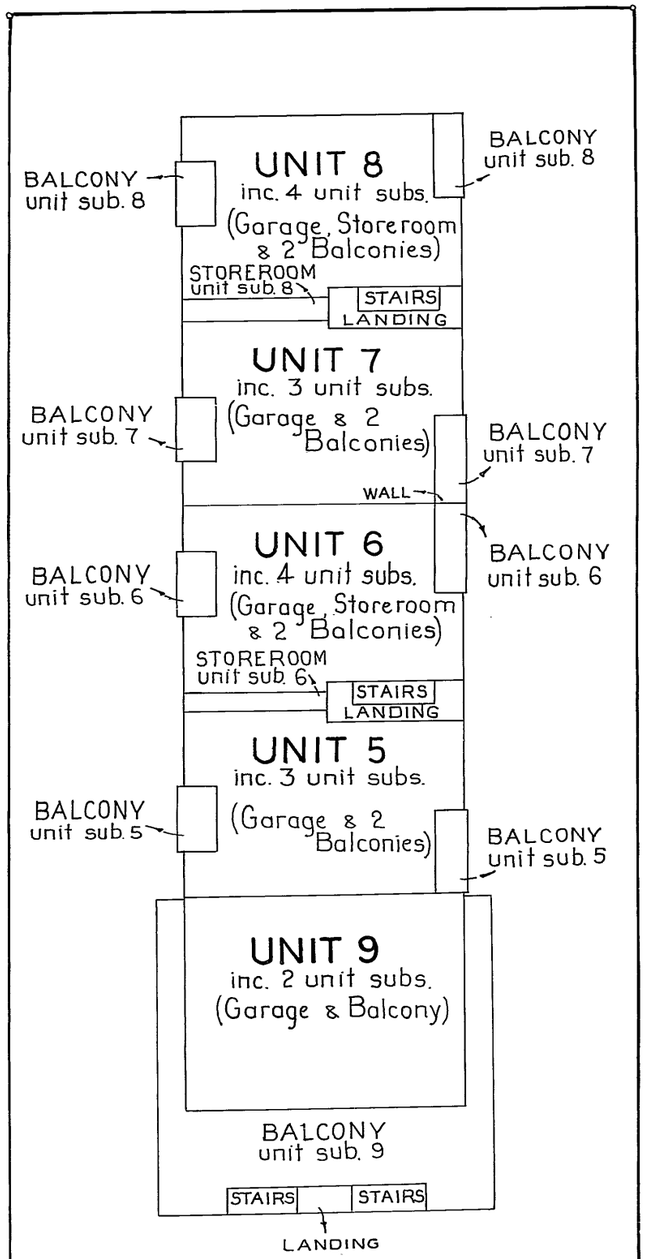
AS 4

12771

GROUND FLOOR PLAN



FIRST FLOOR PLAN



STRATA PLAN NUMBER

SP 12771

THIS IS SHEET 2 OF 3 SHEETS

DEPOSITED 10 / 1 / 1994

WJS

PRO REGISTRAR GENERAL

MAP REFERENCE 6628 - 49 h

COUNCIL City of Unley

SCALE 0 5 10 15 METRES 20

ANNOTATIONS

The lower and upper boundaries of the unit subsidiaries shown as yards are existing ground level and 3·00 metres above same except where limited to the underside of any overhanging structures

The lower and upper boundaries of the unit subsidiaries shown as balconies are existing floor level and 3·00 above same except where limited to the underside of any over-hanging structures.

SMITH AND HIGGINS
LICENSED SURVEYORS
408 King William Street
Adelaide S.A. 5000
Phone: (08) 212 4457 Fax: (08) 212 5736

Date: 25.11.93 Reference: 930236 AS 5

Application No. 7635949	STRATA PLAN NUMBER **SP 12771** DEPOSITED 10/01/1994 PRO REGISTRAR-GENERAL THIS IS SHEET 3 OF 3 SHEETS

SCHEDULE OF UNIT ENTITLEMENTS

UNIT NO.	UNIT ENTITLEMENT	UNIT NO.	UNIT ENTITLEMENT	UNIT NO.	UNIT ENTITLEMENT
1	1121				
2	1120				
3	1121				
4	1163				
5	1066				
6	1073				
7	1066				
8	1066				
9	1204				
				AGGREGATE	
				ROAD OR RESERVE ALLOTMENTS	
AGGREGATE	10000	AGGREGATE			

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: 2702954

DATE OF ISSUE
15/08/2025

ADELAIDE HILLS CONVEYANCERS PTY LTD
POST OFFICE BOX 750
STIRLING SA 5152

ENQUIRIES:
Tel: (08) 8372 7534
Email: contactus@revenuesa.sa.gov.au

OWNERSHIP NUMBER
09843899

OWNERSHIP NAME
J SFARRA

PROPERTY DESCRIPTION
9 / 30 THORNBER ST / UNLEY PARK SA 5061 / UNIT 9

ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR
			R4	RE
0911078124	CT 6122/197	$670,000.00	1.000	0.400

LEVY DETAILS:

FINANCIAL YEAR
2025-2026

FIXED CHARGE	$	50.00
+ VARIABLE CHARGE	$	226.70
- REMISSION	$	136.40
- CONCESSION	$	0.00
+ ARREARS / - PAYMENTS	$	0.00
= AMOUNT PAYABLE	$	140.30

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

EXPIRY DATE **13/11/2025**

Government of South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT

RevenueSA
DEPARTMENT OF TREASURY AND FINANCE

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

PAYMENT REMITTANCE ADVICE

OWNERSHIP NUMBER
09843899

OWNERSHIP NAME
J SFARRA

ASSESSMENT NUMBER
0911078124

AMOUNT PAYABLE
$140.30

AGENT NUMBER
100032563

AGENT NAME
ADELAIDE HILLS CONVEYANCERS PTY LTD

EXPIRY DATE
13/11/2025

+70065931100022> +001571+ <0550219452> <0000014030> +444+

Please Note:

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

For more information:

Visit: www.revenuesa.sa.gov.au
Email: contactus@revenuesa.sa.gov.au
Phone: (08) 8372 7534

PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

Biller Code: 456285 **Ref: 7006593110** 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: **Please refer below.** **Revenue SA** **Locked Bag 555** **ADELAIDE SA 5001**

ACTION REQUIRED: In line with the Commonwealth Government's cheque phase-out, RevenueSA will stop accepting cheque payments after 30 June 2027. To ensure a smooth transition, we encourage you to switch to one of the other payment options listed above.

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: 2702954

DATE OF ISSUE
15/08/2025

ADELAIDE HILLS CONVEYANCERS PTY LTD
POST OFFICE BOX 750
STIRLING SA 5152

ENQUIRIES:
Tel: (08) 8372 7534
Email: contactus@revenuesa.sa.gov.au

OWNERSHIP NAME
J SFARRA

FINANCIAL YEAR
2025-2026

PROPERTY DESCRIPTION
9 / 30 THORNBER ST / UNLEY PARK SA 5061 / UNIT 9

ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	TAXABLE SITE VALUE	AREA
0911078124	CT 6122/197	$455,000.00	0.0000 HA

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

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

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

ON OR BEFORE **13/11/2025**

Government of South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT

RevenueSA
DEPARTMENT OF TREASURY AND FINANCE
Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

Please Note:

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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

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

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

For more information:

Visit:	www.revenuesa.sa.gov.au
Email:	contactus@revenuesa.sa.gov.au
Phone:	(08) 8372 7534

PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

Biller Code: 456293 **Ref: 7006593029** 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: **Please refer below.** **Revenue SA** **Locked Bag 555** **ADELAIDE SA 5001**

ACTION REQUIRED: In line with the Commonwealth Government's cheque phase-out, RevenueSA will stop accepting cheque payments after 30 June 2027. To ensure a smooth transition, we encourage you to switch to one of the other payment options listed above.

SA Water

Account Number	L.T.O Reference	Date of issue	Agent No.	Receipt No.
09 11078 12 4	CT6122197	15/8/2025	221	2702954

ADELAIDE HILLS CONVEYANCERS PTY LTD
PO BOX 750
STIRLING SA 5152
sandra@adelaidehillsconveyancers.com.au

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: J SFARRA
Location: U9 30 THORNBER ST UNLEY PARK UNIT 9
Description: 5H/UNIT G
Capital Value: $ 670 000
Rating: Residential

Periodic charges

Raised in current years to 30/9/2025

				$
		Arrears as at: 30/6/2025	:	0.00
Water main available:	1/7/1994	Water rates	:	82.30
Sewer main available:	1/7/1994	Sewer rates	:	98.83
		Water use	:	35.93
		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	:	217.06CR
		Balance outstanding	:	0.00

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

Next quarterly charges: Water supply: 82.30 Sewer: 98.83 Bill: 8/10/2025

This account has no meter of its own but is supplied from account no 09 11078 04 4.

The Water Use apportionment option is Uneven.

The apportionment percentage for this account is 12.00%.

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

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

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

SA Water

South Australian Water Corporation

Name:
J SFARRA

Water & Sewer Account
Acct. No.: 09 11078 12 4

Amount: _____

Address:
U9 30 THORNBER ST UNLEY PARK UNIT 9

Payment Options

EFT

EFT Payment

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	0911078124

BPAY

Biller code: 8888
Ref: 0911078124

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: 0911078124

Property Interest Report

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

Title Reference	CT 6122/197	**Reference No.**	2702954
Registered Proprietors	J*SFARRA	**Prepared**	14/08/2025 16:33
Address of Property	Unit 9, 30 THORNBER STREET, UNLEY PARK, SA 5061		
Local Govt. Authority	THE CORPORATION OF THE CITY OF UNLEY		
Local Govt. Address	181 UNLEY RD UNLEY, SA 5061		

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

Table of Particulars

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

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

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

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

3. *Burial and Cremation Act 2013*

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

4. *Crown Rates and Taxes Recovery Act 1945*

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

5. *Development Act 1993* (repealed)

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

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

6. Repealed Act conditions

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

7. *Emergency Services Funding Act 1998*

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

8. *Environment Protection Act 1993*

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

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

9. *Fences Act 1975*

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

10. *Fire and Emergency Services Act 2005*

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

11. *Food Act 2001*

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

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

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

13. *Heritage Places Act 1993*

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

14. *Highways Act 1926*

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

15. *Housing Improvement Act 1940* (repealed)

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

16. *Housing Improvement Act 2016*

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

17. *Land Acquisition Act 1969*

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

18. *Landscape South Australia Act 2019*

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

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

19. *Land Tax Act 1936*

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

20. *Local Government Act 1934* (repealed)

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

21. *Local Government Act 1999*

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

22. *Local Nuisance and Litter Control Act 2016*

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

23. *Metropolitan Adelaide Road Widening Plan Act 1972*

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

24. *Mining Act 1971*

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

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

25. *Native Vegetation Act 1991*

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

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

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

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

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

28. *Phylloxera and Grape Industry Act 1995*

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

29. *Planning, Development and Infrastructure Act 2016*

29.1	Part 5 - Planning and Design Code *[**Note** - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	Contact the Local Government Authority for the title or other brief description of the zone or subzone in which the land is situated. also Heritage Branch in DEW has no record of a State Heritage Area created prior to 15 January 1994 under the former South Australian Heritage Act 1978 affecting this title also For details of this item, including State Heritage Areas which have been authorised or put under interim effect since 15 January 1994, contact the Local Government Authority also Contact the Local Government Authority for other details that might apply to a place of local heritage value also For details of declared significant trees affecting this title, contact the Local Government Authority also The Planning and Design Code (the Code) is a statutory instrument under the *Planning, Development and Infrastructure Act 2016* for the purposes of development assessment and related matters within South Australia. The Code contains the planning rules and policies that guide what can be developed in South Australia. Planning authorities use these planning rules to assess development applications. To search and view details of proposed statewide code amendments or code amendments within a local government area, please search the code amendment register on the SA Planning Portal: https://plan.sa.gov.au/have_your_say/code-amendments/code_amendment_register 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)*	This title falls outside the Dog Fence rateable area. Accordingly, the Dog Fence Board holds no current interest in relation to Dog Fence rates.
9.	Pastoral Board *(Pastoral Land Management and Conservation Act 1989)*	The Pastoral Board has no current interest in this title
10.	Heritage Branch DEW *(Heritage Places Act 1993)*	Heritage Branch in DEW has no record of any World, Commonwealth or National Heritage interest affecting this title
11.	Health Protection Programs – Department for Health and Wellbeing	Health Protection Programs in the DHW has no record of a public health issue that currently applies to this title.

Notices

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

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

Building restrictions

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

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

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

Statutory easements

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

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

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

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

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

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

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

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

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

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

Information should be obtained from:

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

Landscape South Australia 2019

Water Resources Management - Taking of underground water

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

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

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

Product	Check Search
Date/Time	14/08/2025 04:33PM
Customer Reference	AH5477 - SFARRA
Order ID	20250814009633

Certificate of Title

Title Reference: CT 6122/197

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

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

Product	Historical Search
Date/Time	14/08/2025 04:33PM
Customer Reference	AH5477 - SFARRA
Order ID	20250814009633

Certificate of Title

Title Reference: CT 6122/197

Status: CURRENT

Parent Title(s): CT 5902/263

Dealing(s) Creating Title: DDA 12020753

Title Issued: 25/10/2013

Edition: 1

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
22/09/2003	01/10/2003	9687539	MORTGAGE	REGISTERED	FIRSTMAC FINANCE PTY. LTD.

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

Certificate of Title

Title Reference	CT 6122/197
Status	CURRENT
Easement	NO
Owner Number	09843899
Address for Notices	2 HILLVIEW ST CRAFERS WEST 5152
Area	NOT AVAILABLE

Estate Type

Fee Simple (Unit)

Registered Proprietor

JOSEPH SFARRA
OF 2 HILLVIEW STREET CRAFERS SA 5152

Description of Land

UNIT 9 STRATA PLAN 12771
IN THE AREA NAMED UNLEY PARK
HUNDRED OF ADELAIDE

Last Sale Details

There are no sales details recorded for this property

Constraints

Encumbrances

Dealing Type	Dealing Number	Beneficiary
MORTGAGE	9687539	FIRSTMAC FINANCE PTY. LTD.

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
0911078124	CURRENT	Unit 9, 30 THORNBER STREET, UNLEY PARK, SA 5061

Notations

Dealings Affecting Title

NIL

Notations on Plan

NIL

Registrar-General's Notes

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

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number	0911078124
Type	Site & Capital Value
Date of Valuation	01/01/2025
Status	CURRENT
Operative From	01/07/1994
Property Location	Unit 9, 30 THORNBER STREET, UNLEY PARK, SA 5061
Local Government	UNLEY
Owner Names	JOSEPH SFARRA
Owner Number	09843899
Address for Notices	2 HILLVIEW ST CRAFERS WEST 5152
Zone / Subzone	EN - Established Neighbourhood
Water Available	Yes
Sewer Available	Yes
Land Use	1321 - First Floor Home Unit
Description	5H/UNIT G
Local Government Description	Residential

Parcels

Plan/Parcel	Title Reference(s)
S12771 UNIT 9	CT 6122/197

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	$455,000	$670,000			
Previous	$380,000	$580,000			

Building Details

Valuation Number	0911078124
Building Style	Conventional
Year Built	1967
Building Condition	Basic

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

Wall Construction	Brick
Roof Construction	Tiled (Terra Cotta or Cement)
Equivalent Main Area	117 sqm
Number of Main Rooms	5

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

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

REAL PROPERTY ACT, 1886
South Australia

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

Certificate of Title - Volume 6122 Folio 197

Parent Title(s) CT 5902/263

Creating Dealing(s) DDA 12020753

Title Issued 25/10/2013 **Edition** 1 **Edition Issued** 25/10/2013

Estate Type

FEE SIMPLE (UNIT)

Registered Proprietor

JOSEPH SFARRA
OF 2 HILLVIEW STREET CRAFERS SA 5152

Description of Land

UNIT 9 STRATA PLAN 12771
IN THE AREA NAMED UNLEY PARK
HUNDRED OF ADELAIDE

Easements

NIL

Schedule of Dealings

Dealing Number	Description
9687539	MORTGAGE TO FIRSTMAC FINANCE PTY. LTD.

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