The Form 1 Company™

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FORM 1 - VENDOR'S STATEMENT

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

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Preliminary

To the purchaser:

The purpose of a statement under section 7 of the *Land and Business (Sale and Conveyancing) Act 1994* is to put you on notice of certain particulars concerning the land to be acquired. If you intend to carry out building work on the land, change the use of the land or divide the land, you should make further inquiries to determine whether this will be permitted. For example, building work may not be permitted on land not connected to a sewerage system or common drainage scheme if the land is near a watercourse, dam, bore or the River Murray and Lakes.

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

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

Instructions to the vendor for completing this statement:

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

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

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

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

PART A – PARTIES AND LAND

1. **Purchaser:** _____

   _____

   Address: _____

2. **Purchaser's registered agent:** _____ ☐

   Address: _____

3. **Vendor:** **NICOLETTE KLEO VARVOUNIS**

   Address: **29 LE HUNTE AVENUE PROSPECT SA 5082**

4. **Vendor's registered agent:** **KLEMICH REAL ESTATE PTY LTD ACN 101 825 147 T/A KLEMICH REAL ESTATE** ☑

   Address: **1/245 FULLARTON ROAD EASTWOOD SA 5063**

5. **Date of Contract** (if made before this statement is served): _____

6. **Description of Land** [Identify the land including any certificate of title reference]

   2/136 GRANT AVENUE TOORAK GARDENS SA 5065 BEING UNIT 2 IN STRATA PLAN 1717 BEING THE WHOLE OF THE LAND IN CERTIFICATE OF TITLE VOLUME 5056 FOLIO 106

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 – Forms 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:
29 LE HUNTE AVENUE PROSPECT SA 5082
(being the vendor's last known address); or

(c) transmitted by fax or email to the following fax number or email address:
Email: 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; or
(b) if you intend to serve the notice by fax or email, you obtain a record of the transmission of the fax or email.

5 – Effect of service

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

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

PROCEEDING WITH THE PURCHASE

If you wish to proceed with the purchase –

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

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

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

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

To the purchaser:

I, **NICOLETTE KLEO VARVOUNIS**

of **29 LE HUNTE AVENUE PROSPECT SA 5082**

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: 20/11/2025 Signed: NKVarvounis

Date: _____ Signed: _____

Date: _____ Signed: _____

PART D – CERTIFICATE WITH RESPECT TO PRESCRIBED INQUIRIES BY REGISTERED AGENT ☑

(section 9)

To the purchaser:

I, **CHRISTOPHER GILL FOR AND ON BEHALF OF THE FORM 1 COMPANY 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: 18/11/2025 Signed: _____

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

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

SCHEDULE – DIVISION 1

PARTICULARS OF MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES AFFECTING THE LAND

(section 7(1)(b))

Note –

Section 7(3) of the Act provides that this statement need not include reference to charges arising from the imposition of rates or taxes less than 12 months before the date of service of the statement. Where a mortgage, charge or prescribed encumbrance referred to in column 1 of the table below is applicable to the land, the particulars in relation to that mortgage, charge or prescribed encumbrance required by column 2 of the table must be set out in the table (in accordance with the instructions in the table) unless –

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

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

TABLE OF PARTICULARS

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

[If an item is applicable, ensure that the box for the item is ticked and complete the item.]

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

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

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

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

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

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

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

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

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

Column 1	Column 2	Column 3
1. General		
1.1 Mortgage of land *[**Note** – Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	***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**	
	Number of mortgage (if registered): **11698902**	
	Name of mortgagee: **WESTPAC BANKING CORPORATION**	
1.2 Easement (whether over the land or annexed to the land) **Note** – "Easement" includes rights of way and party wall rights. *[**Note** – Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	***Is this item applicable?***	☑
	Will this be discharged or satisfied prior to or at settlement?	**NO**
	Are there attachments?	**YES**
	*If **YES**, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):* **PROPERTY INTEREST REPORT**	
	Description of land subject to easement: **PORTION OF THE LAND IN THE SAID CERTIFICATE OF TITLE**	
	Nature of easement: **REFER PAGE 12 IN THE PROPERTY INTEREST REPORT FOR DETAILS OF STATUTORY EASEMENTS**	
	Are you aware of any encroachment on the easement? **NO** (If **YES**, give details):	
	If there is an encroachment, has approval for the encroachment been given? (If **YES**, give details):	
1.3 Restrictive covenant *[**Note** – Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	***Is this item applicable?***	☐
	Will this be discharged or satisfied prior to or at settlement?	**YES / NO**
	Are there attachments?	**YES / NO**
	*If **YES**, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):* Nature of restrictive covenant: Name of person in whose favour restrictive covenant operates: Does the restrictive covenant affect the whole of the land being acquired? (If **NO**, give details): Does the restrictive covenant affect land other than that being acquired?	
1.4 Lease, agreement for lease, tenancy agreement or licence	***Is this item applicable?***	☐
	Will this be discharged or satisfied prior to or at settlement?	**YES / NO**
	Are there attachments?	**YES / NO**

Column 1	Column 2	Column 3
(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.]*	*If **YES**, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):* Names of parties: Period of lease, agreement for lease etc: From To Amount of rent or licence fee: $ per (period) Is the lease, agreement for lease etc in writing? If the lease or licence was granted under an Act relating to the disposal of Crown lands, specify: (a) the Act under which the lease or licence was granted: (b) the outstanding amounts due (including any interest or penalty):	

5. *Development Act 1993* (repealed)

5.1	section 42 – Condition (that continues to apply) of a development authorisation *[**Note** – Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	***Is this item applicable?***	☐
		Will this be discharged or satisfied prior to or at settlement?	**YES / NO**
		Are there attachments?	**YES / NO**
		*If **YES**, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):* Condition(s) of authorisation:	

6. *Repealed Act conditions*

6.1	Condition (that continues to apply) of an approval or authorisation granted under the *Building Act 1971* (repealed), the *City of Adelaide Development Control Act 1976* (repealed), the *Planning Act 1982* (repealed) or the *Planning and Development Act 1967 (repealed)* [**Note** – *Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	***Is this item applicable?***	☐
		Will this be discharged or satisfied prior to or at settlement?	**YES / NO**
		Are there attachments?	**YES / NO**
		*If **YES**, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):* Nature of condition(s):	

29. *Planning, Development and Infrastructure Act 2016*

29.1	Part 5 – Planning and Design Code *[**Note** – Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	***Is this item applicable?***	☑
		Will this be discharged or satisfied prior to or at settlement?	**NO**
		Are there attachments?	**YES**
		*If **YES**, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):* **CITY OF BURNSIDE SEARCH AND PROPERTY INTEREST REPORT** Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code):	

Column 1	Column 2	Column 3
	136 GRANT AV TOORAK GARDENS SA 5065 UNIT 2 **ZONES** **ESTABLISHED NEIGHBOURHOOD - EN** **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.** **CO-LOCATED HOUSING** **THE CO-LOCATED HOUSING OVERLAY SEEKS TO FACILITATE THE DEVELOPMENT OF A NEW FORM OF SHARED HOUSING WHICH PROVIDES FOR GREATER HOUSING DIVERSITY WHILE ALSO RETAINING ESTABLISHED BUILT FORM / STREETSCAPE CHARACTER AND URBAN TREE CANOPY.** **HISTORIC AREA - BUR6** **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. THE DEMOLITION OF WHOLE OR PART OF A BUILDING WITHIN THE HISTORIC AREAS OVERLAY REQUIRES A DEVELOPMENT APPLICATION TO BE SUBMITTED FOR ASSESSMENT AND CAN ONLY PROCEED IF APPROVED.** **PRESCRIBED WELLS AREA** **THE PRESCRIBED WELLS AREA OVERLAY SEEKS TO ENSURE SUSTAINABLE WATER USE IN PRESCRIBED WELLS AREAS.** **REGULATED AND SIGNIFICANT TREE** **THE REGULATED AND SIGNIFICANT TREE OVERLAY SEEKS TO MITIGATE THE LOSS OF REGULATED TREES THROUGH APPROPRIATE DEVELOPMENT AND REDEVELOPMENT.** **STORMWATER MANAGEMENT** **THE STORMWATER MANAGEMENT OVERLAY SEEKS TO ENSURE NEW DEVELOPMENT INCORPORATES WATER SENSITIVE URBAN DESIGN TECHNIQUES TO CAPTURE AND RE-USE STORMWATER.** **TRAFFIC GENERATING DEVELOPMENT** **THE TRAFFIC GENERATING DEVELOPMENT OVERLAY AIMS TO ENSURE SAFE AND EFFICIENT VEHICLE MOVEMENT AND ACCESS ALONG URBAN TRANSPORT ROUTES AND MAJOR URBAN TRANSPORT ROUTES.** **URBAN TREE CANOPY** **THE URBAN TREE CANOPY OVERLAY SEEKS TO PRESERVE AND ENHANCE URBAN TREE CANOPY THROUGH THE PLANTING OF NEW TREES AND RETENTION OF EXISTING MATURE TREES WHERE PRACTICABLE.** Is 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**	

Column 1		Column 2	Column 3
		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 https://code.plan.sa.gov.au.	
29.2	section 127 – Condition (that continues to apply) of a development authorisation *[**Note** – Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	***Is this item applicable?*** ***Will this be discharged or satisfied prior to or at settlement?*** ***Are there attachments?*** *If **YES**, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):* Date of authorisation: Name of relevant authority that granted authorisation: Condition(s) of authorisation:	☐ **YES / NO** **YES / NO**

SCHEDULE – DIVISION 2 – OTHER PARTICULARS
(section 7(1)(b))

Particulars relating to strata unit ☑

1 Name of strata corporation:

STRATA CORPORATION 1717 INC

Address of strata corporation:

136 GRANT AVENUE TOORAK GARDENS SA 5065

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):

REFER STRATA CORPORATION SEARCH ANNEXED HERETO

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

REFER STRATA CORPORATION SEARCH ANNEXED HERETO

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

REFER STRATA CORPORATION SEARCH ANNEXED HERETO

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

UNIT 2 : 137 OF 1,000

[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 community 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.
NO

[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:

ENQUIRIES WERE MADE WITH THE STRATA SECRETARY ON 06 NOVEMBER 2025

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: ☑

THE STRATA LEVY FOR UNIT 2 WILL BE $613.00 PER QUARTER COMMENCING ON 1/01/2026.

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

CATHERINE FITZ-GERALD

Address:

7/136 GRANT AVENUE TOORAK GARDENS SA 5065

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 1 corporation, then you should not expect that all lot owners in the group will have equal voting rights. The corporations may be structured so that, even though there are more apartments than shops in the group, the shop owners can outvote the apartment owners on some matters. Make enquiries so that you understand how many corporations there are and what voting rights you will have.

Further information

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

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

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

You can also seek advice from a legal practitioner.

ACKNOWLEDGEMENT OF RECEIPT OF FORM 1

The Purchaser hereby acknowledges receipt of the following:

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

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

CERTIFICATE OF TITLE VOLUME 5056 FOLIO 106
PROPERTY INTEREST REPORT
SA WATER, EMERGENCY SERVICES LEVY AND LAND TAX CERTIFICATES
CITY OF BURNSIDE SEARCH
STRATA PLAN 1717
STRATA CORPORATION SEARCH

SIGNED BY THE PURCHASER:

THIS _____ DAY OF _____

_____ (Signature)

_____ (Signature)

_____ (Signature)

_____ (Signature)

The Purchaser acknowledges and consents to the Vendor and Agent or their authorised representatives signing the Form 1 by electronic and/or digital signatures under the Electronic Transactions Act (Cth) and (SA).

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

Land and Business (Sale and Conveyancing) Regulations 2025 - regulation 17

Buyers information notice

Prescribed notice to be given to purchaser

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 (CBS) recommends 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 issues are relevant to each heading.

Safety

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

Enjoyment

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

Value

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

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

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

LAND SERVICES SA

Product	Register Search (CT 5056/106)
Date/Time	06/11/2025 12:53PM
Customer Reference	
Order ID	20251106005584

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 5056 Folio 106

Parent Title(s) CT 4030/691

Creating Dealing(s) CONVERTED TITLE

Title Issued 04/12/1991 **Edition** 5 **Edition Issued** 30/01/2012

Estate Type

FEE SIMPLE (UNIT)

Registered Proprietor

NICOLETTE KLEO VARVOUNIS
OF 4 BARKER ROAD PROSPECT SA 5082

Description of Land

UNIT 2 STRATA PLAN 1717
IN THE AREA NAMED TOORAK GARDENS
HUNDRED OF ADELAIDE

Easements

NIL

Schedule of Dealings

Dealing Number	Description
11698902	MORTGAGE TO WESTPAC BANKING CORPORATION

Notations

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

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Property Interest Report

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

Title Reference	CT 5056/106	**Reference No.**	2728031
Registered Proprietors	N K*VARVOUNIS	**Prepared**	06/11/2025 12:53
Address of Property	Unit 2, 136 GRANT AVENUE, TOORAK GARDENS, SA 5065		
Local Govt. Authority	CITY OF BURNSIDE		
Local Govt. Address	PO BOX 9 GLENSIDE SA 5065		

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 1967* (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.

LAND SERVICES SA

Product	Title and Valuation Package
Date/Time	06/11/2025 12:53PM
Customer Reference	
Order ID	20251106005584

Certificate of Title

Title Reference	CT 5056/106
Status	CURRENT
Easement	NO
Owner Number	15763668
Address for Notices	4 BARKER RD PROSPECT 5082
Area	NOT AVAILABLE

Estate Type

Fee Simple (Unit)

Registered Proprietor

NICOLETTE KLEO VARVOUNIS
OF 4 BARKER ROAD PROSPECT SA 5082

Description of Land

UNIT 2 STRATA PLAN 1717
IN THE AREA NAMED TOORAK GARDENS
HUNDRED OF ADELAIDE

Last Sale Details

Dealing Reference	TRANSFER (T) 11698901
Dealing Date	05/01/2012
Sale Price	$385,500
Sale Type	TRANSFER FOR FULL MONETARY CONSIDERATION

Constraints

Encumbrances

Dealing Type	Dealing Number	Beneficiary
MORTGAGE	11698902	WESTPAC BANKING CORPORATION

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
1854240002	CURRENT	Unit 2, 136 GRANT AVENUE, TOORAK GARDENS, SA 5065

Notations

Dealings Affecting Title

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

NIL

Notations on Plan

NIL

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number	1854240002
Type	Site & Capital Value
Date of Valuation	01/01/2025
Status	CURRENT
Operative From	01/07/1975
Property Location	Unit 2, 136 GRANT AVENUE, TOORAK GARDENS, SA 5065
Local Government	BURNSIDE
Owner Names	NICOLETTE KLEO VARVOUNIS
Owner Number	15763668
Address for Notices	4 BARKER RD PROSPECT 5082
Zone / Subzone	EN - Established Neighbourhood
Water Available	Yes
Sewer Available	Yes
Land Use	1310 - Ground Floor Home Unit Only
Description	H/UNIT GAR
Local Government Description	Residential

Parcels

Plan/Parcel	Title Reference(s)
S1717 UNIT 2	CT 5056/106

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	$430,000	$690,000			
Previous	$390,000	$630,000			

Building Details

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

Valuation Number	1854240002
Building Style	Colonial
Year Built	1974
Building Condition	Good
Wall Construction	Brick
Roof Construction	Tiled (Terra Cotta or Cement)
Equivalent Main Area	104 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

LAND SERVICES SA

Product	Check Search
Date/Time	06/11/2025 12:53PM
Customer Reference	
Order ID	20251106005584

Certificate of Title

Title Reference: CT 5056/106

Status: CURRENT

Edition: 5

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

SA Water

Account Number	L.T.O Reference	Date of issue	Agent No.	Receipt No.
18 54240 00 2	CT5056106	7/11/2025	7734	2728031

THE FORM 1 COMPANY
LEVEL 8 / 420 KING WILLIAM ST
ADELAIDE SA 5000
form1@form1.net.au

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: MS NK VARVOUNIS
Location: U2 136 GRANT AVE TOORAK GARDENS UNIT 2
Description: H/UNIT GAR **Capital Value:** $ 690 000
Rating: Residential

Periodic charges

Raised in current years to 31/12/2025

				$
		Arrears as at: 30/6/2025	:	0.00
Water main available:	1/7/1975	Water rates	:	164.60
Sewer main available:	1/7/1975	Sewer rates	:	203.56
		Water use	:	101.79
		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	:	469.95CR
		Balance outstanding	:	0.00

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

Next quarterly charges: Water supply: 82.30 Sewer: 101.78 Bill: 14/1/2026

This account has no meter of its own but is supplied from account no 18 54238 99 *.

The Water Use apportionment option is Uneven.

The apportionment percentage for this account is 13.70%.

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

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:
MS NK VARVOUNIS

Water & Sewer Account
Acct. No.: **18 54240 00 2**

Amount: _____

Address:
U2 136 GRANT AVE TOORAK GARDENS
UNIT 2

Payment Options

EFT

EFT Payment

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	1854240002

BPAY

Biller code: 8888
Ref: 1854240002

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: 1854240002

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: 2728031

THE FORM 1 COMPANY
GPO BOX 1651
ADELAIDE SA 5001

DATE OF ISSUE
07/11/2025

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

OWNERSHIP NUMBER	OWNERSHIP NAME
15763668	N K VARVOUNIS

PROPERTY DESCRIPTION
2 / 136 GRANT AVE / TOORAK GARDENS SA 5065 / UNIT 2

ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR
			R4	RE
1854240002	CT 5056/106	$690,000.00	1.000	0.400

LEVY DETAILS:

FINANCIAL YEAR
2025-2026

FIXED CHARGE	$	50.00
+ VARIABLE CHARGE	$	233.45
- REMISSION	$	140.45
- CONCESSION	$	0.00
+ ARREARS / - PAYMENTS	$	-143.00
= AMOUNT PAYABLE	$	0.00

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

EXPIRY DATE 05/02/2026

Government of South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT

RevenueSA
DEPARTMENT OF TREASURY AND FINANCE
Emergency Services Funding Act 1998

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

Please Note:

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

For more information:

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

PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

Biller Code: 456285 **Ref: 7010844715** 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: 2728031

DATE OF ISSUE
07/11/2025

THE FORM 1 COMPANY
GPO BOX 1651
ADELAIDE SA 5001

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

OWNERSHIP NAME
N K VARVOUNIS

FINANCIAL YEAR
2025-2026

PROPERTY DESCRIPTION
2 / 136 GRANT AVE / TOORAK GARDENS SA 5065 / UNIT 2

ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	TAXABLE SITE VALUE	AREA
1854240002	CT 5056/106	$430,000.00	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 **05/02/2026**

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: 7010844624** 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.

City of Burnside

LOCAL GOVERNMENT SEARCH

Cert1606\25

06/11/2025

The Form 1 Company
GPO Box 1651
ADELAIDE SA 5001

Billing number: 697004 Valuer General No: 1854240002

Owner: Nicolette K Varvounis
Property Address: 2/136 Grant Avenue TOORAK GARDENS SA 5065

Legal Description: UNIT 2 Sec 275 SP 1717 Vol 5056 Fol 106

Pursuant to Section 187 of the Local Government Act 1999 (as amended), I certify that the following amounts are due and payable and are a charge against the above property:

Rates and Arrears - prior 30/06/2025	0.00
Legal Fees	0.00
Rates for current financial year, which fall due on 01/07/2025 and payable as four instalments on or before 01/12/2025, 02/03/2026, 01/06/2026	1,208.45
Fines and interest for current financial year (2% fine for each late instalment, and .75% interest rate per month on all other outstanding amounts). Fines and interest are incurred on day 1 of each month	0.00
Less Rate Capping Rebate	0.00
Less amount paid for current financial year	(302.15)
Balance of rates and other monies due and payable	$906.30

Instalment/s Due:

Due 01/12/2025	$302.10
Due 02/03/2026	$302.10
Due 01/06/2026	$302.10

ON BEHALF OF THE CITY OF BURNSIDE

Post PO Box 9, Glenside SA 5065
Civic Centre 401 Greenhill Road, Tusmore SA 5065
Phone (08) 8366 4200 **Fax** (08) 8366 4299
Email burnside@burnside.sa.gov.au **www.burnside.sa.gov.au**

Street Numbering

Please note Council's official street number for this property is **2/136 Grant Avenue TOORAK GARDENS SA 5065.***

Regulated and Significant Trees

Your attention is drawn to the requirement to obtain Development Approval before undertaking a Tree-damaging activity to a Regulated or Significant tree as defined by the Development Act 1993. Council has established the Regulated and Significant Tree Assistance Scheme which provides partial reimbursement of funds to approved works undertaken to maintain and provide for the ongoing health of Regulated and Significant Trees. Conditions apply. For more information please contact City Development and Safety on 8366 4244.

Waste Collection Service

On the 10 December 2012 the City of Burnside moved to a new 3 Bin and Food Waste Recycling system.

Each rateable property is eligible to receive a standard set of 3 bins: general waste (140L red lid), recycling (240L yellow lid) and organics (240L green lid), as well as a food waste kitchen basket and a new Waste Education Brochure and Calendar. Bins are also available in 140L and 360L (recycle) and 140L (green organics). For further information on the new system and all fees and charges, please refer to Council's web site.

All bins will be supplied by Council and remain the property of Council.

Additional bins for recycling and organic waste may be acquired through a lease agreement with Council. A pro rata charge for the collection of additional recycling and organic bins applies.

Refer to the Kerbside Waste Management Policy for further details.

Payment of Rates at Settlement

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

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

If you have any queries regarding this, please do not hesitate to contact the Rates Department on 8366 4200.

To pay these rates via PEXA

Bpay Biller Code: 8722

Reference Number: 697004

Post PO Box 9, Glenside SA 5065
Civic Centre 401 Greenhill Road, Tusmore SA 5065
Phone (08) 8366 4200 **Fax** (08) 8366 4299
Email burnside@burnside.sa.gov.au **www.burnside.sa.gov.au**

City of Burnside

Civic Centre: 401 Greenhill Road, Tusmore SA 5065
Postal Address: PO Box 9, Glenside SA 5065
ABN: 66 452 640 504
Telephone: (08) 8366 4200
Fax: (08) 8366 4299

Land and Business (Sale and Conveyancing) Act

Property Interest Report

Request No.:	Cert1606\25	**Date of Issue:**	07/11/2025
Applicant:	The Form 1 Company GPO Box 1651 ADELAIDE SA 5001	**CT No.:**	UNIT 2 Sec 275 SP 1717 Vol 5056 Fol 106
Property:	2/136 Grant Avenue TOORAK GARDENS SA 5065		

Pursuant to the provisions of the regulations under the Land and Business (Sale and Conveyancing) Act, 1994, Council hereby provides particulars and documentary material in response to your enquiry.

PRESCRIBED ENCUMBRANCES AND PARTICULARS REQUIRED

Part 3 – Development Plan, Development Act 1993	
• Title or other brief description of zone or policy area in which the land is situated (per the Development Plan):	N/A
• Is the land situated in a designated state heritage area?	N/A
• Is the land designated as a place of local heritage value?	N/A
• Is there a Development Plan Amendment released for public consultation by the Council on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	No
• If Yes, state the name of the Council:	N/A
• Is there a Development Plan Amendment released for public consultation by the Minister on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	No
Section 42 *– condition (that continues to apply) of a development authorisation (refer attached for details if applicable):*	No

Part 5 - PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016	
• Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code)	Z1506 (EN) Established Neighbourhood Refer to PlanSA Section 7 Report for further information.
• Is the land situated in a designated state heritage area?	No
• Is the land designated as a place of local heritage value?	Refer to PlanSA Section 7 Report for further information.
• Is there a tree declared to be a significant tree or a stand of trees declared to be significant on the land?	Refer to PlanSA Section 7 Report for further information.
• Is there a Planning and Design Code amendment 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?	Yes

REPEALED ACT CONDITIONS	
Condition (that continues to apply) of an approval or authorisation granted under the following Acts (refer attached for details if applicable): o Building Act 1971 o City of Adelaide Development Control Act 1976 o Planning and Development Act 1966 o Planning Act 1982	No
DEVELOPMENT ACT 1993	
Section 50(1) – requirement to vest land in a Council or the Crown to be held as open space	No
Section 50(2) – agreement to vest land in a Council or the Crown to be held as open space	No
Section 55 – order to remove work or perform work	No
Section 56 – notice to complete development	No
Section 57 – land management agreement	No
Section 48 or 58 – for the destruction or control of animal or plants	No
Section 69 – emergency order	No
Section 71 – fire safety notice	No
Section 84 – enforcement notice	No
Section 85(6), 85(10) or 106 – enforcement order	No
Part 11 Division 11 – proceedings	No
FIRE AND EMERGENCY SERVICES ACT 2005	
Section 105F – fire prevention or notice to prevent fires on private land	No
HEALTH – FOOD ACT 2001	
Section 44 – improvement notice	No
Section 46 – prohibition order	No
LOCAL NUISANCE AND LITTER CONTROL ACT 2016	
Section 30 – Nuisance or Litter abatement notice	No
SOUTH AUSTRALIAN PUBLIC HEALTH ACT 2011	
Section 92 Notice	No
LAND ACQUISITION ACT 1969	
Section 10 – Notices of intention to acquire	No
HOUSING IMPROVEMENT ACT 1940	
Section 23 – declaration that house is undesirable or unfit for human habitation	No
LOCAL GOVERNMENT ACT 1934	
Notice, order, declaration, charge, claim or demand given/made under the Act	No
LOCAL GOVERNMENT ACT 1999	
Notice, order, declaration, charge, claim or demand given/made under the Act	No
PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016	
Section 141 – order to remove work or perform work	No
Section 142 – notice to complete development	No
Section 155 – emergency order	No
Section 157 – fire safety notice	No
Section 198(1) – requirement to vest land in a Council or the Crown to be held as open space	No
Section 198(2) – agreement to vest land in a Council or the Crown to be held as open space	No
Part 16 Division 1 – proceedings	No
Section 213, 214(6), 214(10), 222 – enforcement notice	No

PUBLIC AND ENVIRONMENTAL HEALTH ACT 1987	
Notice or declaration of insanitary conditions	No

BUILDING INDEMNITY INSURANCE				
Approval No.	***Insurer***	***Policy Issued***	***Contract Date***	***Builder***
Nil				

ENVIRONMENT PROTECTION	
• Does the council hold details of any development approvals relating to	
(a) commercial or industrial activity at the land; or	No
(b) change in the use of the land or part of the land (per the Development Act 1993)?	No

Notes

Swimming Pools (if applicable)

On or before any settlement takes place with respect to any transfer of title to the land, the vendor is required to install, replace or upgrade any prescribed designated swimming pool safety features that are required in relation to any swimming pool (including any spa pool) that is located on the land. After settlement, the purchaser (new owner) will then be required to ensure that those safety features have been so installed, replaced or upgraded as necessary on the land (and if they have not been installed, replaced or upgraded, the new owner will be required to install, replace or upgrade those designated safety features in accordance with the relevant prescribed requirements) and thereafter the new owner must ensure that those designated safety features are maintained in accordance with the relevant prescribed requirements.

APPROVAL NOTICES WITHOUT ON-GOING CONDITIONS

No

Authorised Officer
City of Burnside

Note:

- *The information provided is as required by the Land and Business (Sale and Conveyancing) Act 1994. The information should not be taken as a representation as to whether or not any other charges or encumbrances affect the subject land.*
- *The Property Interest Report discloses prescribed information that Council has a statutory obligation to disclose.*
- *Refer to attached Decision Notification Forms for details of development authorisation(s) granted.*

OFFICIAL

Data Extract for Section 7 search purposes

Valuation ID 1854240002

Data Extract Date: 07/11/2025

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: S1717 UN2

Certificate Title: CT5056/106

Property Address: UNIT 2 136 GRANT AV TOORAK GARDENS SA 5065

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.

Co-located Housing

The Co-located Housing Overlay seeks to facilitate the development of a new form of shared housing which provides for greater housing diversity while also retaining established built form / streetscape character and urban tree canopy.

Historic Area (Bur6)

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. The demolition of whole or part of a building within the Historic Areas Overlay requires a development application to be submitted for assessment and can only proceed if approved.

Prescribed Wells Area

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

Regulated and Significant Tree

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

Stormwater Management

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

Traffic Generating Development

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

Urban Tree Canopy

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

Is the land situated in a State Heritage Place/Area

No

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

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

Is the land designated as a Local Heritage Place

No

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

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

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

No

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

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

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

Associated Development Authorisation Information

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

No

Land Management Agreement (LMA)

No

STRATA PLAN

1717

IST OF 3SHEETS

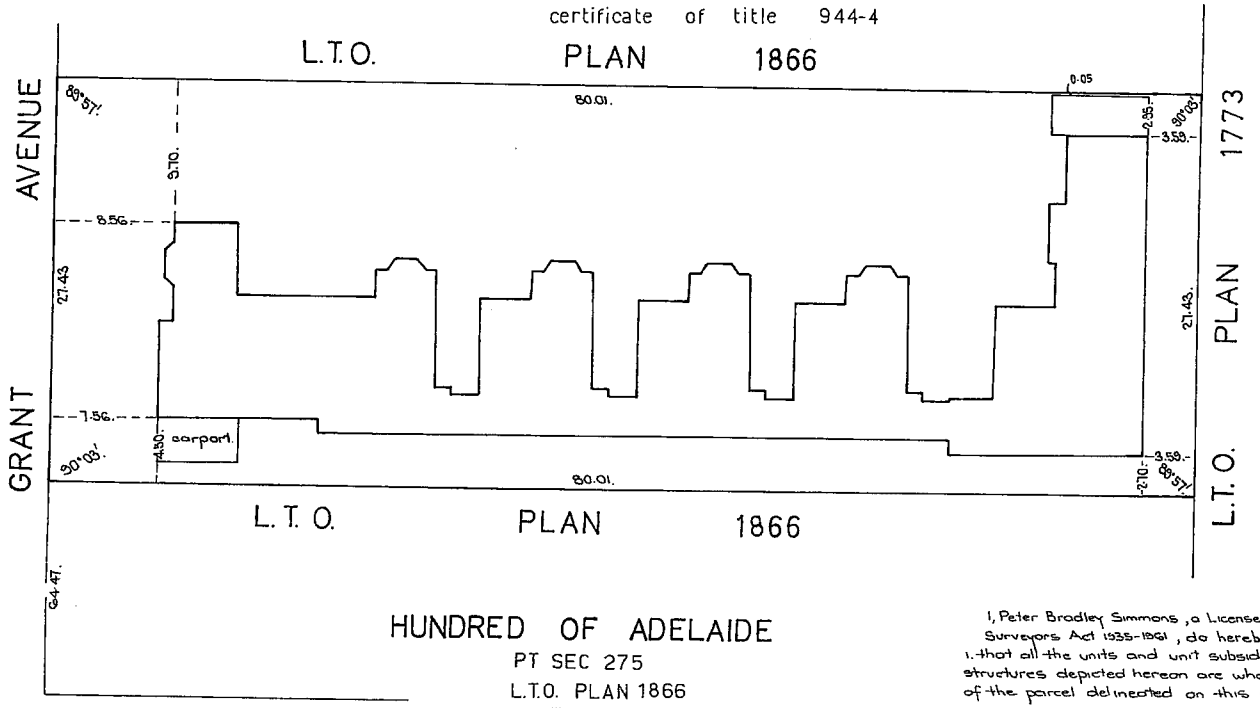
ACCEPTED AND DEPOSITED

26-11-74

0 5. Scale. 10. 20. Metres.

1:250

certificate of title 944-4



CUDMORE AVENUE

HUNDRED OF ADELAIDE

PT SEC 275

L.T.O. PLAN 1866

LOT 76 & PT LOT 75

in the area named

TOORAK GARDENS

I, Peter Bradley Simmons, a Licensed Surveyor within the meaning of the Surveyors Act 1935-1961, do hereby certify.

1. that all the units and unit subsidiaries and all buildings and other structures depicted hereon are wholly comprised within the boundaries of the parcel delineated on this strata plan.

2. that this strata plan represents an accurate delineation of the units and unit subsidiaries as constructed or laid out on the parcel.

3. that this strata plan complies with the requirements of regulation 15 of the Real Property Act (Strata Titles) Regulations 1968.

Dated this ninth day of October 1974.

P.B. Simmons

Licensed Surveyor

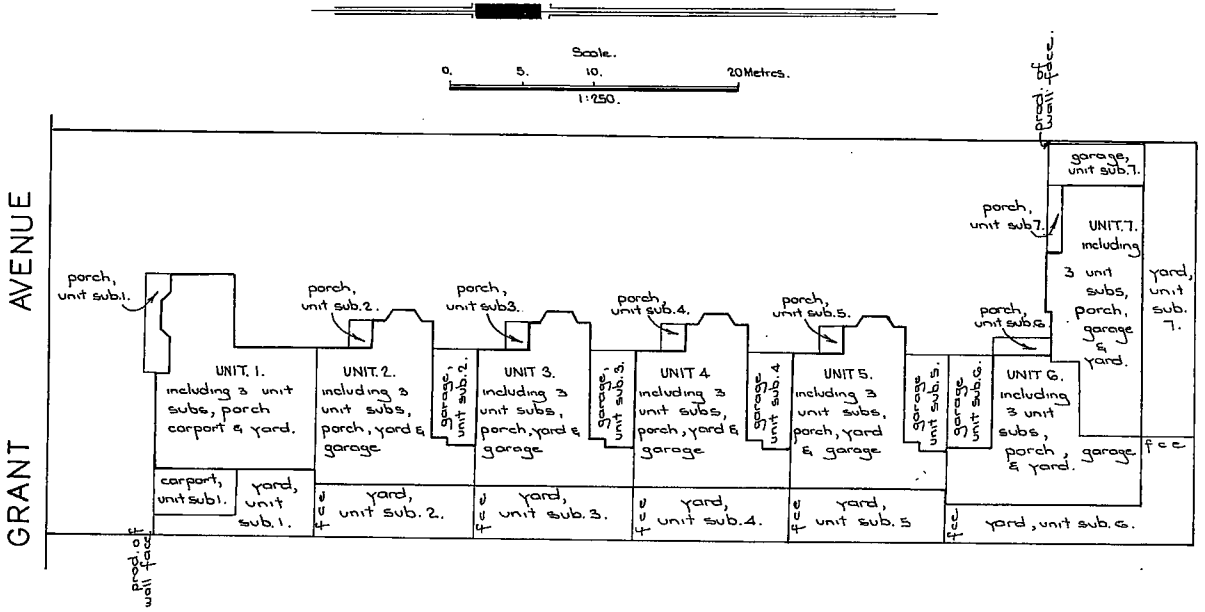
SITE PLAN

STRATA PLAN

1717

2ND OF 3 SHEETS

26.11.74



The lower and upper boundaries of the unit subsidiaries shown as yard are existing ground level and 0.15 metres below the eaves respectively.

GROUND FLOOR PLAN

SCHEDULE OF UNIT ENTITLEMENT

UNIT Nº	UNIT ENTITLEMENT	CURRENT C's. of T. VOLUME	CURRENT C's. of T. FOLIO
1	158		
2	137		
3	137		
4	136		
5	135		
6	143		
7	154		
AGGREGATE	1000		

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

Authenticated Vide Application Nº 3685015

Registrar General.

REGISTRAR-GENERAL SOUTH AUSTRALIA

STRATA PLAN 1717

3RD. of 3 SHEETS

ACCEPTED AND DEPOSITED

CHIEF DRAFTING OFFICER

Pro Registrar General

26/11/1974

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.

APPLICATION/STATEMENT

STRATA TITLES ACT 1988 (SECTION 41)

To: The Secretary Corporation No. **1717** Incorporated

From: The Form 1 Company

on behalf of the Unit owner in regard to:

Unit 2 in the above Corporation which is situated at:

136 Grant Avenue Toorak Gardens

And owned by N **Varvounis**

We request that you provide the following information:

PART 1 FINANCIAL DETAILS

1.1 Unit Entitlement 137 Total of all Unit Entitlements 1000

1.2 (a) Maintenance Contributions N/A under the current budget

Amount Payable $ ..... per ..... Paid to ... /... /.....

(b) Levies Payable (Description, Amount, Due Date)

(1) 514.00 per quarter paid till 31/12/2025 due each quarter 1st Jan, 1st April, 1st July, 1st Oct

(2) .....

(c) Arrears N/A

Contributions $..... Levies $..... Interest $ .....

As at ... / ... / ..... Total Arrears $ .....

NB Interest accrues daily at ..... % per annum

(d) Water use charges to be paid by *~~Corporation~~ / Owner

1.3 Liabilities of the Corporation

(a) Current liabilities incurred by the Corporation to which the unit holder must or is likely to be required to contribute: (excluding 1.2)

(1) N/A

(2) .....

(b) Future liabilities resolved to be incurred by the Corporation to which the unit holder must or is likely to be required to contribute: (excluding 1.2)

(1) N/A

(2) Special levies as required, voted upon at AGM. None current.

1.4 Assets of the Corporation

Name of Fund: Strata plan number 1717 inc

Where held: Bank SA

(a) Sum standing to credit of fund $ 18,277.46 as at 30/9/25

(b) Amount budgeted for known expenses $ See attached financial records

(c) Amount in Sinking Fund N/A$ ..... Purpose .....

Combined fund administration and sinking.

(d) Particulars of other assets: (common property improvements that do not appear on the strata plans)

N/A

PART 2 INSURANCE DETAILS

Insurer CHU See attached

Property Cover $ 4,000,000 Expiry Date 29/ 10/ 26 Policy No. HU0006155779

Public Liability $ 20,000,000 Expiry Date 29/ 10/ 26 Policy No. as above

Other Covers (eg Voluntary Workers, Fidelity Guarantee, Machinery Breakdown, Flood)

(1) ..... $ ..... Expiry Date ... / ... / ..... Policy No. .....

(2) ..... $ ..... Expiry Date ... / ... / ..... Policy No. .....

(3) ..... $ ..... Expiry Date ... / ... / ..... Policy No. .....

PART 3 Please supply a copy of each of the following: (Applicant to delete if not required)

3.1 (a) Minutes of general meetings of the Corporation for the last two (2) years.

(b) Minutes of management committee meetings of the Corporation for the last two (2) years

(c) Detail of any "special resolution" or "unanimous resolution" affecting the unit or common property passed during the last five (5) years (excluding those contained in (a) above.

Refer relevant minutes attached .....

3.2 Statement of Accounts of the Corporation last prepared

3.3 The Articles of the Strata Corporation

3.4 Certificate of Currency of Insurance

3.5 Insurance Policy(ies) currently in force by the Corporation

PART 4 Please complete the following:

The Corporation's records are available for inspection at unit 7 136 Grant Ave, upon appointment

On any working day between the hours of ..... am and ..... pm.

Contact phone 0481215753

~~(A fee of $5.00 will be charged)~~

PART 5 Date of Application 6 November 2025

Signed for and on behalf of the Applicant .....

Date of Statement 7. / 11/ 25

Signed for/on behalf of the Corporation ..... C J Fitz-Gerald

Applicant please note:

1. This statement does not take into account any decisions or transactions of the Corporation at or subsequent to the issue thereof.
2. Applicants are invited to check the current status prior to settlement.
3. Please advise the Corporation the name and address of the new owner when settlement has been effected.

4. Strata 1717's AGM will be held on 11/11/25 and a copy of minutes and financials will be supplied as soon as practical.

Minutes for the special meeting held on Monday 14th August 2023 Strata 1717

Location Unit 7

Attendees

Chair Karen

Unit 1 Jaylen and Jaylynn

Unit 2 Nicolette

Unit 3 Geogina and George

Unit 4 Damir

Unit 5 Robyn

Unit 6 Simon

Unit 7 Catherine

Meeting began 7pm

Welcome by Chair

Introduction to Item 1: Discussion on pet ownership in Strata 1717 by Chair

1. Unit 1 has a cat in contravention of Strata Articles.
2. The real estate agent did pass on the New Residents Document as supplied by the Strata Secretary prior to purchase as confirmed by the Chair.
3. However, we acknowledge that Unit 1 has English as a second language and did not understand the Articles and consequently purchased the unit believing that they could keep their cat on the property.
4. The issue was opened for discussion to the group.
5. Catherine made the following points
    - Current Strata Articles restricting pet ownership are valid until 2029
    - However, since Covid the public and government position has shifted, taking into consideration the mental health benefits of pet ownership. This has been reflected in TV advertising on allowing pet ownership in rental properties.
    - Some councils have passed by-laws that state that cats must only be indoors and restricting free-range movement. However, Burnside Council has not yet passed such a motion. They will be canvasing the community regarding this issue in September 2023.

6 Jaylen apologized to the group, stating that they did not intend to cause any conflict or problem with other unit holders and that they only wanted to be good neighbours and they liked living here. They handed out a printed leaflet with photos and made the following points

- Cat is desexed and fully vaccinated
- Is kept inside only
- Is never fed with raw meat
- Was born mute
- They rescued her, when she was in very bad health and spent a long time, building her health back up.
- They were both in much distress since the discussion with Karen and Catherine. Pipi is like their child.

7 Robyn made the following points

- She purchased her unit on the understanding that the Strata had a no pets policy.
- She had sought legal advice, "this could set a precedent for the future"
- In the past a dog at 138 had caused a lot of noise and distress at night

- When the 134 neighbours purchased Unit 3 and moved in with their dog, she had to pick up faeces from her lawn on multiple occasions and when she raised it with the strata secretary nothing was done.
- She also raised it with council.

8 Catherine replied
- That she only found out that 134 were bringing their dog after the purchase.
- We were in negotiations with 134 regarding fences which were very tense and difficult and she felt unable to add to the tensions by raising the issue of the dog's presence when we knew it would be temporary. And that is would be unneighbourly to insist.

9 Simon
- When Pipi passes away, there is no agreement to allow another animal to reside here and the current situation is an exception to the articles.

10 Nicolette
- I'm not a fan of cats, but at no time have I heard or seen the cat and I have not been inconvenienced in any way.

11 Catherine
- It important that we create appropriate checks and balances to any agreement on pet ownership as suggested by the research I have undertaken on current and shifting strata articles on pet ownership.
- I suggest we take the time to think about that individually and discuss and vote on that during our AGM in November.

12 Catherine moved the following motion

That the Strata vote tonight on whether to allow and exception to our articles and allow Pipi to stay and that that pet ownership, controls and dispute guidelines be added to the Agenda for discussion at our AGM.

Seconded by Damir, motion carried by majority.

13 Catherine invited Jaylen to put forward a motion to keep the cat

14 Jaylen moved the following motion

That he and Jaylynn please be able to keep their cat Pipi.

Seconded by Catherine, passed by majority.

15 Chair raised Item 2: Updated rebuilding valuation as requested at AGM 2022
- At the AGM the Strata requested Georgie to investigate the rebuilding costs of the units
- This was to verify that we were holding the correct amount of insurance.
- Current insurance cover is $3,842,942

16 Georgie
- After discussions with SARAH Constructions $2,800,000 rebuild cost was estimated.

17 Karen noted that we would not therefore increase our cover value when the insurance is due in October.

18 Catherine made additional notes
- She apologized for note being able to obtain new insured gardeners to undertake the heavy pruning.
- Brad has not replied to calls, after his wife's unfortunate cancer relapse.
- One quote had been received but was just too high for her to approve without further group discussion at the AGM
- She will continue to search for an appropriate replacement and asked all group members to pass on any leads.

19 Georgie and George sought clarification on the driveway parking policy.
- Catherine: It is in our articles that no cars be parked in front of the garages. In fact our articles state that visitors must park on the street and only resident's vehicles be allowed. Certainly no vehicles may park or drive over the lawns. This causes damage that will result in extra cost to the group, in topdressing, replanting etc.

- Simon: Robert had mentioned the unevenness of the lawn and that we would need to address this in spring.
- Georgie: Their 2 cars, parked in front of their garage, did not impede access.
- Nicolette: It was impossible for her now, to get Thomas in and out of her vehicle and she was having difficulty too in the late stages of her pregnancy.
- Simon: It would be ok for one car to be parked, but not 2
- Catherine: We make exceptions, even my friend Uschi who paints with me, is now 80 and needs to park close when visiting. However, it should be noted that it would cause great difficulty if Robyn, Simon or I chose to permanently park a car in front of our garages as it would impede access. And we should not have one rule for some units that can't apply to all.

Chair thanked everyone for attending, Catherine for hosting and closed the meeting at 7.30pm

49th Annual General Meeting: Strata Title No. 1717

Date: 21/11/2023 **Time:** 7pm **Location:** Unit 6
Chair: Karen Wood **Minutes:** Nicolette Varvounis

No.	Agenda Item	Discussion
1.	**WELCOME / INTRODUCTIONS**	
1.1	Present and Apologies	**Present:** Catherine Fitzgerald (U7, secretary), Simon and Karen Wood (U6, chair and treasurer), Nicolette Varvounis (U2), Robyn Mugford (U5), Damir Sarovovic (U4), Georgie Sarah & George (U3), Jaylen (U1) **Apologies:** Nil KW declared the meeting open at 7:00pm and welcomed all attendees. Welcome to Jaylen as new owner of U1.
1.2	Confirmation of the minutes	Minutes of the 48th annual general meeting held on 22/11/22 were accepted. **Motion to approve minutes moved by CF, seconded by DS. Motion approved by strata group.** Minutes of additional meeting held on 14/08/23 were accepted. **Motion to approve minutes moved by NV, seconded by SW. Motion approved by strata group.**
2.	**BUSINESS ARISING FROM PREVIOUS MINUTES**	
2.1	Business arising from the previous minutes	Review of action list from previous meeting cross checked, the following action items were ongoing, completed or no longer required within the last 12 months: • All unit holders to undertake regular deep watering of the gardens, lawns and herbaceous borders adjacent to their units. **Status: ONGOING** • All unit owners need to ensure that the sumps which assist with water clearance is keep clear at all times **Status: ONGOING** • Arranging of plumber to complete silicon seal of unit gutters. **Status: IN PROGRESS, quote attained and for discussion during AGM**

No.	Agenda Item	Discussion
		• Investigation of cost to demolish and rebuild the units to use to inform if insured appropriately. **Status: COMPLETE and discussed at extraordinary meeting** • Purchase of boots with spikes to aerate grass. **Status: NOT ACTIONED, discussed during AGM and NV to purchase and keep boots in U2 garage and will inform strata when purchased** • Spring baiting to be arranged prior to end of 2022. **Status: COMPLETE** • Arrange quote for cleaning of all unit gutters in 2023. **Status: NOT ACTIONED, discussed during AGM** • Arrange spiral drain clearance of main drain in 2023. **Status: NOT ACTIONED, discussed during AGM and quote to be arranged when quote for tap and joins arranged (as part of action item above)** • Arrange handy man to lift pavers around letter boxes, move soil and put pavers back at same level as driveway. **Status: NOT ACTIONED, discussed during AGM and KW & SW to undertake work required**
3.	**CORRESPONDANCE**	
3 .1	Sale of U1	Correspondence for sale of U1 and information regarding AGM minutes, gardening responsibilities etc. were sent to new owners.
4.	**FINANCIAL REPORT**	
4.1	2021/2022 Financial Report	Balance at 30th June 2022 $8352.10 Balance at 30th June 2023 $14219.27 This has been audited by Denise Charlton with thanks and finance report was deemed correct. Currently in a good position so that we have additional funds for potential concreting and electrical board upgrade that may come up in the future. Discussion that many strata have 2 accounts for funds; one for sinking fund and one for general/annual expenses whereas we have only one fund. **Motion to approve finance report moved by SW, seconded by CF. Motion approved by strata group.**
4.2	Auditor report and comments	Auditor comments include: • Increased positive balance is favourable • Account that strata hold does not accrue any interest and need to consider moving funds to make money go further

No.	Agenda Item	Discussion
		Motion to make enquiries regarding changing bank account to one that gains interest moved by SW, seconded by CF. Motion approved by strata group **<u>ACTION</u>: SW & KW to make enquiries regarding changing bank account to one that gains interest and change account as appropriate** Thank you to Denise for auditing and SW/KW for keeping records.
5.	**GROUP MAINTENANCE**	
5.1	Group Maintenance: Painting	Ensure cleaning of exterior paint window seals quarterly as will extend the life of the paint. CF has workmen doing some internal work and inspected some soft external spots and rusted pipe that we painted over that now has a hole in it. No wood rot. Need to pay attention due to age of units of there are any spots that needs to be addressed sooner rather than later.
5.2	Group Maintenance: Herbaceous border	<u>5.2.1 Garden maintenance</u> RM & CF have worked together to action this with thanks and acknowledgment of time this take to undertake. Unit holders' responsibility: garden plan has been provided by CF and summarises what needs to be by who and what time of the year. Strata responsibility: mulching, weed and feed of the lawn, spring prune (i.e. pruning off of flowering heads in lead up to summer), autumn prune (i.e. corrective prune trees/bushes), November prune for bottle brush, mowing of lawns. Notifications and costs for gardening: notification to be provided for gardener expenses to be arranged and charged to unit holders. Individual unit holders will not be specifically informed with what the gardener is going to. If actioned or to be actioned by individual unit holders, then SMS to communicate with RM/CF. If deemed additional gardening required in instances where the unit holder has already actioned, communication may be required to discus whether to be done by gardener or individual unit holder.

No.	Agenda Item	Discussion
		Watering is responsibility of the unit holders. During warmer months, watering of lawns and garden beds is required a minimum of once a week. Dead head roses once they have bloomed. CF planning to prune lemon tree and add netting around peach trees (frame already exists). Fruit that grows can be picked by anyone. Can't remove tree/bush without approval from strata. If part of herbaceous border or lawn – strata arrange for removal. Discussion around plants being planted in front of other unit holders without consultation as unfair when additional watering and maintenance that is imposed on you without consultation. Agreement that if you want to put something in someone else's spaces you need to ask for permission first. **Motion made that consultation required before planting something in herbaceous border in front of another unit moved by NV, seconded by CF. Motion approved by strata group** <u>5.2.2 Weeding and pruning</u> Spring prune of natives delayed due to weather and later bloom of plants. Won't be a heavy prune. CF to arrange light prune of flowering shrubs and natives. <u>5.2.3 Watering</u> All unit holders to undertake regular deep watering of the gardens, lawns and herbaceous borders adjacent to their units <u>5.2.4 Tree removal</u> Privets in U1 garden area near end of life – U1 owners to consider what they want to do with this. If they choose to remove them then this is already approved by the strata (additional permission not required) and cost to remove this will be part of the strata expenses and can be arranged as part of autumn prune.

No.	Agenda Item	Discussion
		5.2.5 Mulching Mulch laid in October. CF advice is that next year increase from 2 cubic metres to 2.5 cubic metres.
5.3	Group Maintenance: Lawns	Existing action item updated with NV to purchase boots with spikes and store in garage. Unit holders can organise to borrow and trial on their lawn area as required. **ACTION: NV to purchase boots with spikes and inform once purchased**
5.4	Group Maintenance: Pest control	Front and back baiting completed and needs to continue front and back in spring and autumn. Mice (not rats or possums) present in roof space. Baiting on the fence line near U7 completed to stop vermin walking along the fence line. CF to continue to autumn and spring per year.
5.5	Group Maintenance: Plumbing	5.5.1 Watering system Tap and watering system not working in front of U1 not working properly. Watering system not working around U1 needs to be replaced – responsibility of U1 to arrange. Need to replace tap at U1 need letterboxes of units 2/3/4. Strata to arrange this as part of other plumbing works being arranged (as per 5.5.2 motion) **ACTION: KW/SW to arrange plumber to replace tap in front of letterboxes of units 2/3/4** 5.5.2 Gutters KW & SW have got a quote to review joins/silicon to be replaced for all joins to be replaced $6480. Considered by the strata as very expensive and KW & SW have offered to complete this themselves for all unit holders. Concerns raised by strata by non-professionals working at height and with machinery and have required people to have insurance. When tap replacement (5.5.1) and spiral drain (5.5.3) arranged, will arrange quote for joins 5x that only require repair to be completed in front of units 1/2/4/5/6.

No.	Agenda Item	Discussion
		Motion made to arrange plumber to silicon joins that require maintenance only (rather than all joins), replace tap in front of letter boxes of unit 2/3/4 and arrange quote for spiral drain clearance moved by SW, seconded by DS. Motion approved by strata group KW/SW to arrange plumber to address gutter issues (as per existing action list item) silicon of the gutters. **ACTION: KW/SW to arrange plumber to silicon gutters** Not arranging a strata cleaning of the gutters, individual units responsible to keep them clear. Action item from 2022 AGM no longer required. 5.5.3 Spiral drain clearance Roots observed growing in main drain, consider spiral drain clearance of main drain as this was last completed 3 years ago. **ACTION: KW/SW to arrange spiral drain clearance**
5.6	Group Maintenance: Fences	Nil to report
5.7	Group Maintenance: Electrical and lighting	CF has had 2x reviews of power board and consideration if upgrade required, feedback includes: • Asbestos present in board which would need to be managed. • At present upgrade not required, not up to current code but if we make any changes will need to upgrade entire board. • Our board was developed understanding that each have gas fireplace and stove, if we all move to electrical heating/cooling/oven/fireplace etc. if increased use of power, then board won't cope. Electrical board replacement will be significant cost. No immediate requirement for change but something that needs monitoring and discussion at future AGMs. No expectation that each unit needs to convert gas to electrical. There may be legislation coming October 2024 that if selling, EV charging stations may be required.

No.	Agenda Item	Discussion
		Encouragement of solar (currently on U7 has solar). **Motion that is anyone wants to add solar panels, consider it approved by the strata and do not need to seek additional permissions from strata moved by CF, seconded by DS. Motion approved by strata group** Savant Energy (Brett Crafter) to complete a free review of electricity for strata. **ACTION: CF to arrange electricity review for strata by Savant Energy** External lighting – SW changed company to Lumo energy as less expensive than previous provider
5.8	Group Maintenance: Insurance claims	Nil
5.9	General Maintenance	Need professional to complete any maintenance. Unit holder to arrange – can check with strata if individual or strata expense. If strata expense, your responsibility to arrange and get reimbursement from treasurer. When discuss with treasurer, encourage to check with other unit holders if also having the issue and can arrange for the issue to addressed by the one person at the same time to reduce call out fees etc. If cannot be present, please discuss with U5 if need assistance for supervision etc. Additional administrative requirements and associated fee penalty was created when U1 was vacant. Reminder that if the strata has to step and action something that is the responsibility of the unit holder, administrative charge that goes to the strata as a penalty for not doing it yourself.
6.	**INSURANCE**	
6.1	Current insurance	Insured with Westfarmers Insurance. Annual insurance has increased from $6559 last year to $7200. Continue to be insured for $3.8million which is consistent with feedback from GS for costs to rebuild.

No.	Agenda Item	Discussion
		Feedback from forum CF attended: currently in hard market cycle which means reduced capacity as less competition and premiums are higher based on demands/competition, asbestos presence. Feedback that asbestos removed proactively rather than waiting when there is an issue. Review rebuild cost as potentially under-valued.
6.2	Insurance claims	Nil
7.	**STRATA LEVY**	
7.1	Strata Levy	Following review of financial report in 4.1, leaving the strata levy the same for 2023/2024. Covers expenses and gives us enough of a buffer. Thank you that everyone pays their strata levy on time and work of unit holders. CF raised that insurance takes up 50% of strata. Likely additional running costs with plumbing etc. Review likely to be needed next year. **Motion to keep the annual strata levy unchanged for 2023/2024 moved by SW, seconded by RM. Motion approved by strata group.**
7.2	Special levy requirements	Nil required at this point. Potential electricity board but unlikely in this financial year.
8.	**NEW BUSINESS**	
8.1	Parking discussion	Discussed at extraordinary meeting with agreement that: • No parking on lawns with exception of emergency services. • No second car in driveway.
8.2	Rubbish bins	Reminder that inspectors checking content of what is in bin and fining if wrong. OK to put something in another person's bin, ask for permission where possible.
8.3	Hard waste	Reminder that you get 1 per year - courtesy to let all know when this is happening, and they can add to the pile.

No.	Agenda Item	Discussion
8.4	Pet ownership	Part of strata articles that pets not allowed with exception if U1 current pet – to be reviewed as part of strata articles review (refer to 8.7). CF has checked as per extraordinary meeting that Burnside council have not changed current regulations.
8.5	Speed limit	With young children living in the strata, concerns raised regarding car driving up/down driveway at speed, especially visitors, tradesmen and couriers. Suggestion of a 10km speed limit signage to be placed on front wall near driveway and letterboxes. **Motion to purchase 10km speed limit signage moved by NV, seconded by CF second. Motion approved by strata group.** **ACTION: NV to purchase 10km speed limit signage and stick to wall next to driveway**
8.6	Lighting of tennis court of 134 Grant Avenue	Concerns raised regarding bright lighting of tennis courts of house 134 Grant Avenue. SW to send letter personally, not by strata therefore motion and action item not required.
8.7	Review of strata article document	Consideration to review articles and update. Could set up a steering committee to make recommendations for update and change and bring to next AGM for discussion. NV/GS/KW happy to be involved **Motion to create a steering committee to review articles to make suggestions for amendments, amendments to reflect changes already in place and reviewed at next AGM moved by CF, seconded by JY. Motion approved by strata group; RM abstained from voting.** **ACTION: CF to circulate the strata article document.** **ACTION: NV/GS/KW to meet and review articles to provide suggestions for amendments for discussion at 2024 AGM**
9.	**OTHER BUSINESS**	
9.1	Other business – confirmation of unit holder contacts details and emergency contacts	Reviewed and to be sent out with the minutes.

No.	Agenda Item	Discussion
10.	**ELECTION OFFICE BEARERS**	
10.1	Nominations and election of Office Bearers	All positions declared vacant. Chairperson: KW to continue Secretary: CF to continue with onsite/daily and receiving of correspondence, NV to continue to take and distribute minutes at AGM and formulate/distribute minutes Treasurer: SW to continue Treasurer secretary: RM and CF to continue with electronically keying figures quarterly Public Officer: KW to continue Auditor: Denise Charlton to continue Committee: NV, CF to continue Cheque Signing: RM, SW, KW, DS to continue Gardening Officer: CF and RM to continue **Motion to continue all positions moved by NV, seconded by GS. Motion approved by the strata group.** Thank you to all office bearers for your contributions.
11.	**MEETING CLOSE**	
11.1	Close of Meeting	Meeting declared closed at 9:05pm. Thank you to KW & SW for hosting the AGM.
11.2	Hosting nomination for 2023	Mid-November 2024, date to be confirmed later next year. U6 to host.

ACTION LIST 2023

No.	Action – Outstanding/Updated	By Whom
1.	All unit holders to undertake regular deep watering of the gardens, lawns and herbaceous borders adjacent to their units.	All
2.	All unit owners need to ensure that the sumps which assist with water clearance is keep clear at all times	All
3.	Arranging of plumber to complete silicon seal of unit gutters (only joins that require repairs)	KW/SW
4.	Purchase of boots with spikes to aerate grass	NV
5.	Arrange spiral drain clearance of main drain	KW/SW
6.	Lift pavers around letter boxes, move soil and put pavers back at same level as driveway.	KW/SW
No.	**Action - New**	**By Whom**
1.	Make enquiries regarding changing bank account to one that gains interest and change account as appropriate	KW/SW
2.	Arrange plumber to replace tap in front of letterboxes of units 2/3/4	KW/SW
3.	Arrange electricity review for strata by Savant Energy	CF
4.	Purchase 10km speed limit signage and stick to wall next to driveway	NV
5.	Circulate strata articles	CF
6.	Review of strata articles to provide suggestions for amendments for discussion at 2024 AGM	NV/GS/KW

50th Annual General Meeting: Strata Title No. 1717

Date: 19/11/2024 **Time:** 7pm **Location:** Unit 6

Chair: Karen Wood **Minutes:** Nicolette Varvounis

No.	Agenda Item	Discussion
1.1	Present and Apologies	**Present:** Catherine Fitz-Gerald (U7, secretary), Simon and Karen Wood (U6, chair and treasurer), Nicolette Varvounis (U2), Damir Sarovovic (U4), Jaylen Yuan (U1), Georgie Sarah (U3) **Apologies:** Robyn Mugford (U5) RM was given permission to vote by proxy if she felt strongly about something on the agenda but did not raise anything prior to the commencement of the AGM. KW declared the meeting open at 7:03pm and welcomed all attendees.
1.2	Confirmation of the minutes	Minutes of the 49th annual general meeting held on 23/11/21 were accepted. **Motion to approve minutes moved by SW, seconded by CF. Motion approved by strata group.**
2.1	Business arising from the previous minutes	Review of action list from the previous AGM cross-checked, the following action items were ongoing, completed or no longer required within the last 12 months: • All unit holders to undertake regular deep watering of the gardens, lawns and herbaceous borders adjacent to their units. **Status: ONGOING, move to resident agreement list rather than ongoing action** • All unit owners need to ensure that the sumps in back gardens which assist with water clearance are kept clear at all times **Status: ONGOING, move to resident agreement list rather than ongoing action** • Arranging of plumber to complete silicon seal of unit gutters (only joins that require repairs) **Status: ONGOING, to be completed by SW and NV**

		• Purchase of boots with spikes to aerate grass **Status: COMPLETE, located in U2 garage** • Arrange spiral drain clearance of main drain **Status: COMPLETE, December 2023** • Lift pavers around letter boxes, move soil and put pavers back at same level as driveway **Status: ONGOING, pavers too heavy for SW/KW to complete so will employ professional to complete this** • Make enquiries regarding changing bank account to one that gains interest and change account as appropriate **Status: COMPLETE, enquiries made with bank however will not proceed with account change at this time** • Arrange plumber to replace tap in front of letterboxes of units 2/3/4 **Status: COMPLETE** • Arrange electricity review for strata by Savant Energy **Status: ONGOING, initial contact to be followed up** • Purchase 10km speed limit signage and stick to wall next to driveway **Status: COMPLETE, purchased and installed** • Circulate strata articles **Status: COMPLETE, hard copy available, accessible online** • Review of strata articles to provide suggestions for amendments for discussion at 2024 AGM **Status: NOT PROGRESSED, to be discussed as new business item under resident agreement**
3.1	Correspondence	Request for historical confirmation of all payments including levies received by Strata 1717 from Unit 1 from 1996 to 2023. Compiled 03/03/24 for Anna (Tedmanson Office Manager / Registered Conveyancer Donlan Lawyers) for Estate of Eugene P Moloney. This took a long time to complete, discussion on whether an administrative fee should be incurred in the future for such requests. Paperwork for sale of a unit would not incur a fee. **Motion to charge an administrative fee (i.e. hourly rate) for requests of unusual information moved by CF, seconded by JY. Motion approved by strata group.**

		Notification by Eckerman Conveyancing conveyancers of notification to sell U5. Completed and supplied requested information to Eckerman. Sign will be up Friday and first open inspection on Saturday. Minutes have been supplied to real estate agent for access/review for prospective buyers. NB 2024 minutes, financials, levies and reviewed New Residents Doc to be supplied as soon as possible after the AGM. David Bennett from Possum Solutions contacted for baiting. Son advised he is overseas and out of communication and will be back in January 2025.
4.1	Financial Report	Balance at 30/06/23: $14,219.27 Balance at 30/06/24: $17,588.48 This has been audited by Denise Charlton with thanks and finance report was deemed correct. **Motion to approve finance report moved by SW, seconded by CF. Motion approved by strata group.** Discussion with Bank SA – current account sufficient and small amount of interest that we have in the account would be negligible. To move to an account where it gains interest would result in a move to electronical transfers (rather than cheques and 2 signatures) which has the potential to be a security hazard. Will not progress a change to the bank account at this time.
4.2	Auditor report and comments	Auditor comments include: • Denise has audited the Strata Accounts and thanked us for excellent book-keeping with no recommendations for any changes. • Happy with implementation of recent changes from previous recommendations. Thank you to Denise for auditing and SW/KW for keeping records.

5.1	Group Maintenance: Painting	KW has noted rust spots on metal fascia board under gutters (piece of metal below gutters). Has been cleaned but requires painting. CF had plumber inspect the air pipe that has rusted out at the rear of property. This needs to be patched and repainted. **Motion to contact a painter to get advice of metal fascia rust spots and air pipe to support decision-making about next steps moved by SW, seconded by CF. Motion approved by strata group.** **ACTION: KW to contact painter for review and provide advice/quote for metal fascia rust spots and air pipe** **ACTION: All unit holders to inspect the rear of their property and see if anything else needs review or painting and advise SW so it can be reviewed as part of the painter advice/quote.**
5.2	Group Maintenance: Herbaceous border	5.2.1 Garden maintenance • RM has been organising the gardener to conduct strata prunes etc. and providing supervision on the day. RM will be leaving the strata so someone else will need to take this on. • CF happy to be onsite to monitor completion of the work but need someone to complete the arranging of the gardening which aligns with the gardening schedule. CF happy to make contact for the December prune (bottle brushes) and SW/KW happy to take this on ongoing. • Thank you to RM for her contributions to garden maintenance over many years 5.2.2 Weeding and pruning Nil items discussed 5.2.3 Watering Nil items discussed

		5.2.4 Tree removal Privets in front of U1 and lime tree to be monitored over summer and removed as part of the autumn prune if required. 5.2.5 Mulching 2.5 cubic metres ordered, this was a good volume and suggest same volume to be ordered in future.
5.3	Group Maintenance: Lawns	NV flagged concern that there is no notification when lawns are sprayed with weed killer and it is unknown what the ingredients are or the timeframe necessary to avoid skin contact with the lawn following spraying. Concerns raised with children playing on the lawns. **ACTION: SW to make contact with Robert to find out what weed killer spray is used and request that he notify the strata whenever spraying is planned.**
5.4	Group Maintenance: Pest control	5.4.1 Baiting review – front and back costs Baiting to happen in Jan 2025 (delayed from November 2024) and May 2025. **ACTION: CF to action**
5.5	Group Maintenance: Plumbing	5.5.1 Gutters Following last AGM KW/SW arranged a quote of $6500 to silicon every gutter join which seemed excessive and was not progressed. NV reporting ongoing dripping and issue for U2, however other unit holders did not report any ongoing concerns or dripping from gutters. SW/KW and NV to complete work together to use a gutter sealant to fix the issue. **ACTION: SW/KW and NV to purchase silicon and fix gutter dripping issue for U2.** 5.5.2 Spiral drain clearance

		Actioned following 2023 AGM, no further relevant actions at this time. CF reported that the U7 rear recently had a plumber attend to an issue and they identified there are cracks in pipes from tree roots in bathroom/shower pipes. They are currently fine roots and have been removed but action will be required at some point within the next few years to find out what it involved to replace pipe. This may involve lifting and replacement of tiles to access. CF to get a quote to see what is required. Unclear of who is responsible for paying (individual versus strata). Suggest other units to see if there are similar issues in their units to action together.
5.6	Group Maintenance: Fences	Nil to report.
5.7	Group Maintenance: Electrical and lighting	Nil to report.
6.1	Insurance	Insured with Westfarmers Insurance, and the policy only increased by $227.00, adding an additional $200,000 to the building cover which is now $3,996,660. Correspondence from WFI Insurance advising that Karen Moore has been appointed as an authorised representative for WFI, but will remain as our point of contact and the policy is not affected in any way.
6.2	Insurance claims	Nil to report.
7.1	Strata Levy	Income from strata fees is $15,000 per annum. Sufficient to everyday expenses, but if something happens a special levy may be required. Have sufficient buffer currently and no need to increase levy. **Motion to keep strata levy on hold at current rate moved by SW, seconded by NV. Motion approved by strata group.**

7.2	Special levy requirements	Nil
8.1	New resident information/agreement – consider changes, annual review as standing agenda item at AGM and circulation with AGM minutes annually	Draft document provided by NV/GS. This is resident agreement (not just for new residents) that reflects agreed to rules discussed and agreed to in previous AGMs. It will be reviewed per AGM and updated as required. It will be circulated with the minutes from the AGM annually. **Motion to approve the resident agreement moved by NV, seconded by GS. Motion approved by strata group.** New resident agreement and garden schedule to be provided to new owners within 1 month of the owner moving in. To be provided by the secretary or chair. **ACTION: In prep for sale of U5, CF provided resident document and garden schedule to agent and conveyancer and strongly advised it must be provided to prospective buyers. The updated resident agreement, confirmation of levy, approved financials and 2024 AGM will be provided ASAP.**
8.2	Security cameras	History: 7 years ago U5 requested and had permission at the AGM to install a security camera after concerns about prowlers but did not proceed. CF was notified of intention to install at U5 in 2024. U1 was asked to remove outward facing security cameras that were installed without permission in 2023. Note The following discussion does not restrict RM from actioning the previously approved installation. This approval does not automatically apply to new owners. There is no law to stop installation of security cameras however laws do restrict audio capture. If there are future requests to install security cameras, there needs to information provided regarding: • What is the positioning and what and when is it capturing (internal to unit and external to unit)? • It is recording or real time only? • If recording, how long is the data kept for? • Are the cameras fixed or have ability to rotate? • Is it being externally monitored?

		• Who determines what should be escalated and where is it escalated to? • Will Strata be notified of any escalation? Any internal cameras installed must be fixed, not face the driveway or communal spaces and only face front door and internal spaces. U1 informed they have 3x internal and 1x eternal at rear of property at access points. No recording, not facing communal areas and live feed only. If unit holders want cameras installed they need to raise the request at the AGM for approval and understand the clear parameters of use. Discussion on a 2-year limit to any special approval of works before it would need to be resubmitted for approval if not actioned. **Motion for a case by case for discussion for any future camera installation and if seeking approval you would need to present exactly what you are wanting to install etc., seconded by GS. Motion approved by strata group.** **Motion for a time limit for any special requests for installation of anything occurs within 2 years of approval otherwise re-approval would be required. Moved by CF, seconded by DS. Motion approved by strata group.**
9.1	Other business – confirmation of unit holder contact details and emergency contacts	Document reviewed, no changes needed. To be circulated with the minutes from the AGM.

10.	Election of Office Bearers	All positions declared vacant. Chairperson: KW to continue Secretary: CF to continue with onsite/daily and receiving of correspondence, NV to continue to take and distribute minutes at AGM Treasurer: SW to continue Treasurer secretary: CF to continue with electronically keying figures quarterly Public Officer: KW to continue Auditor: Denise Charlton to continue Committee: DS and GS to take over Cheque Signing: SW, KW, DS to continue, NV to take over from RM Gardening Officer: SW & KW to take over **Motion to continue all positions moved by SW, seconded by NV. Motion approved by the strata group.** Thank you to all incoming office bearers for your contributions.
11.	Close of Meeting	Mid-November 2025, date to be confirmed later next year. TBC who will host closer to the date. Meeting declared closed at 8:45pm. Thank you to KW & SW for hosting the AGM. Thank you to RM for her long and valued contribution to the group, gardens and organising gardeners for the strata and supervising the gardening.

ACTION LIST 2024

No.	Action – Outstanding/Updated	By Whom
1.	Arranging of plumber to complete silicon seal of unit gutters (only joins that require repairs)	KW/SW
2.	Lift pavers around letter boxes, move soil and put pavers back at same level as driveway	SW/KW
3.	Arrange electricity review for strata by Savant Energy	CF
No.	**Action - New**	**By Whom**
1.	SW/KW to contact painter for review and provide advice/quote for metal fascia rust spots and air pipe	SW/KW
2.	All unit holders to inspect the rear of their property and see if anything else needs review or painting and advise SW so it can be reviewed as part of the painter advice/quote.	All
3.	SW to contact Robert to find out what week killer spray is used and request that he notifies the strata when next planned.	SW
4.	SW/KW and NV to purchase silicon and fix gutter dripping issue for U2.	SW/KW/NV
5.	In prep for sale of U5, CF to provide updated resident agreement and garden schedule to agent and conveyancer and encourage to be provided to prospective buyers.	CF

51st Annual General Meeting: Strata Title No. 1717

Date: 11/11/2025 **Time:** 7pm **Location:** Unit 7

Chair: Karen Wood **Minutes:** Nicolette Varvounis

No.	Agenda Item	Discussion
1.1	Present and Apologies	**Present:** Catherine Fitzgerald (U7, secretary), Simon and Karen Wood (U6, chair and treasurer), Nicolette Varvounis (U2), Damir Sarovovic (U4), Georgie Sarah (U3) **Apologies:** Jaylen Yuan (U1), Lefky Iannunzio (U5) NOTE: JY met with CF & KW prior to the strata meeting and has provided vote by proxy. KW declared the meeting open at 7:00pm and welcomed all attendees. Welcome Lefky Iannunzio to the strata group.
1.2	Confirmation of the minutes	Minutes of the 50th annual general meeting held on 19.11.24 were accepted. **Motion to approve minutes moved by CF, seconded by SW. Motion approved by strata group.**
2	Business arising from the previous minutes	Review of action list from previous meeting cross checked, the following action items were ongoing, completed or no longer required within the last 12 months: • Arranging of plumber to complete silicon seal of unit gutters (only joins that require repairs) **COMPLETED, KW/SW arranged a quote which was deemed too high to pursue and will explore alternate options.** • Lift pavers around letter boxes, move soil and put pavers back at same level as driveway **COMPLETED.** • Arrange electricity review for strata by **COMPLETED, CF contacted Savant Energy, however feedback was that strata is too small for review.** • SW/KW to contact painter for review and provide advice/quote for metal fascia rust spots and air pipe **COMPLETED painter contacted and reviewed. Separate quote to be arranged to replace fascia and pipes affected prior to painting.**

		• All unit holders to inspect the rear of their property and see if anything else needs review or painting and advise SW so it can be reviewed as part of the painter advice/quote. **COMPLETED** • SW to contact Robert to find out what week killer spray is used and request that he notifies the strata when next planned. **COMPLETED** • SW/KW and NV to purchase silicon and fix gutter dripping issue for U2. **IN PROGRESS, NV has purchased silicon and NV/SW to complete in coming weeks.** • In prep for sale of U5, CF to provide updated resident agreement and garden schedule to agent and conveyancer and encourage to be provided to prospective buyers. **COMPLETED.**
3	Correspondence	Correspondence in the past 12 months has included: • Eckermann property conveyancer – all documents provided for the sale of U5, including self-managed strata questionnaire • Burnside Council communication regarding road closures and change of speed limit to 40km/hr • External Strata Management Review • Form 1 Company – all documents provided for the sale of U2
4.1	Financial Report	Balance at 30th June 2024 $17,588.48 Balance at 30th June 2025 $14,909.35 This has been audited by Denise Charlton with thanks and finance report was deemed correct.
4.2	Auditor report and comments	Auditor comments include: • Excellent bookkeeping records • Happy to remain auditor **Motion to approve finance report moved by CF, seconded by DS. Motion approved by strata group.** Thank you to Denise for auditing and SW/KW for keeping records
4.3	Review of costs and balance	Feedback from treasurer was that unplanned plumbing expenses impacted the balance at 30 June 2025 which is why it was a smaller balance in comparison to 30 June 2024. Consideration of change to strata levy to be considered in item 7.1.

5.1	Group Maintenance: Painting	A reminder to clean/wipe down window woodwork to preserve paint as outlined in the resident agreement.
5.2	Group Maintenance: Herbaceous border	5.2.1 Garden maintenance • New gardener Jonathon Stopford has commenced (also completing lawn mowing). 5.2.2 Weeding and pruning • Nil to report 5.2.3 Watering • Nil to report 5.2.4 Tree removal • Ongoing monitoring of 3x privets at unit 1 front garden and the one nearest the letter box needs removing. SW/KW/CF to discuss with JY the removal of 1x privet and arrange accordingly (at the expense of the strata). **ACTION: SW/KW/CF to discuss the removal of 1x privet at the front of U1 with JY and arrange for this to occur.** 5.2.5 Mulching • Happy with quality of mulch purchased from Adelaide City Council and will use again in 2026. • 2.5 cubic meters of mulch was purchased and was slightly more than what was needed • Suggestion to purchase 2 cubic meters next year.
5.3	Group Maintenance: Lawns	Following Robert's retirement earlier this year, lawn mower provider changed to Jonathon Stopford.
5.4	Group Maintenance: Pest control	5.4.1 Baiting review – front and back costs • Following Spring baiting, Possum Solutions provided feedback that not all the baits were consumed and they suggested cutting back the baiting to 1x per year • Given there is still some activity, plan to continue 2x baiting per year but will consider baiting the fronts only in Autumn and fronts and backs in Spring. **ACTION: CFG to arrange Autumn and Spring appointments**

5.5	Group Maintenance: Plumbing	5.5.1 Gutters • Action from 2024 AGM to arrange review of fascia and pipe rust spots completed with suggestion to seek quote to replace impacted fascia and pipe prior to painting otherwise rust will continue to appear if painted over only. **ACTION: SW/KW to arrange quote for fascia and pipe replacement.**
5.6	Group Maintenance: Fences	• Mortar on the outside of letterboxes for U2, U3 and U4 falling off. SW suggested to add flexible silicon to the outside which he is happy to complete. **ACTION: SW to add flexible silicon to the outside of letterboxes for U2, U3 and U4.**
5.7	Group Maintenance: Electrical and lighting	• Public lighting account has been moved to KW/SW personal account to access cheaper rate for seniors. • Electricity options for consideration of changes to the electrical board and exploration of potential federal rebates required which will take some time. Suggestion for the Strata committee members to meet quarterly (minimum) to explore this and present options at 2026 AGM. **Motion for strata committee to review options for electrical board changes and federal rebates for presentation at 2026 AGM moved by CF, seconded by DS. Motion approved by strata group.** **ACTION: Strata committee to review options for electrical board changes and federal rebates for presentation at 2026 AGM**
5.8	Group Maintenance: Other	• Consideration of self-leveling compound for sections of the driveway to address potential changes in levels. • Suggestion for strata committee members to meet quarterly (minimum) to explore this and present options at 2026 AGM. **Motion for strata committee to review options self-leveling compound for sections of the driveway for presentation at 2026 AGM moved by CF, seconded by DS. Motion approved by strata group.** **ACTION: Strata committee to review options for self-leveling compound for sections of the driveway for presentation at 2026 AGM.**

6.1	Insurance	• Westfarmers no longer cover strata insurance so needed to urgently find new insurance provider in October 2025. • New insurance provider is Corporate Home Unit (CHU) Underwriting who have 48-year history and underwritten by QBE Insurance, they work with current market values. • 2024/2025 policy premium was $7693, new 2025/2025 policy premium is $7555 • Quick decision to ensure change to new policy and insurance provider was needed to ensure there was no lapse in insurance. Thank you, SW/KW/CF, for reviewing and progressing this. • New policy available for all unit holders to review. • Suggestion for strata committee members to meet quarterly (minimum) to explore other insurance policy options for 2026/2027 and present options at 2026 AGM. **Motion for strata committee to review options for alternate insurance policy and/or provider for presentation at 2026 AGM moved by CF, seconded by NV. Motion approved by strata group including JY by proxy.** **ACTION: Strata committee to review options for alternate insurance policy and/or provider for presentation at 2026 AGM.**
6.2	Insurance claims	Nil in past 12 months.
7.1	Strata Levy	• Income from strata fees is $15,000 per annum. • Treasurer proposed an increase to the levy by $3000. There have been 2 instances where emergency plumbing services were required in last 12 months with repair supply pipes to the unit (U1 and U6). A boost to the levy will assist with covering expenses for potential further plumbing expenses. **Motion to increase the strata level by $3000 moved by SW, seconded by DS. Motion approved by strata group including JY by proxy.** • It is a legal requirement for strata groups to have separate entitiy administrative fund and sinking funds. • Currently, our strata has a combined administrative and sinking fund. Need to explore establishment of a sinking fund to cover future maintenance and non-recurrent funds. • We currently use Special Levies to cover planned additional works, (such as painting and fencing.) • Special levies are not tax deductable for owners who rent their properties, while sinking contributions are.

		• Strata currently uses a cheque book system to pay for expenses. Signing of cheques needs 2 signatures which means funds are protected better from fraud. • Once we are no longer able to use cheques, a move to electronic transfer will become the normal way of operating but will create security issues with one person able to transfer funds only. A sinking fund may assist with reducing fraud risk as funds from this account would not be easily accessible. Change from cheque system not currently proposed, however need to explore this further and strata legal advice may be needed. • Strata needs to start completing formal future planning budget annually for presentation at each AGM. **Motion for strata committee to be established to meet quarterly (minimum) and investigate (1) creation of a sinking fund (legal requirement); (2) security implications of not having chequing fund in the future; (3) establishment of a future budget with a 10-year maintenance, for present at the 2026 AGM. The strata committee will have a minimum of 3x unit holders involved and an understanding that the committee cannot make any decision, only present information to the strata at the AGM for consideration and approval. If necessary, the strata will seek legal counsel which may have a cost associated. Raised by CF, seconded by GS. Motion approved by strata group.** **<u>ACTION</u>: Strata committee to investigate (1) creation of a sinking fund (legal requirement); (2) security implications of not having chequing fund in the future; (3) establishment of a future budget with a 10-year maintenance, for presentation at the 2026 AGM.** **This committee will also investigate the items listed for action or review at this AGM.**
7.2	Special levy requirements	Nil to report.
8.1	Discussion for Strata 1717 to become a smoke free zone	• While unit holders and renters are entitled to smoke, the smoke has potential to impact neighbour health and wellbeing. • Proposal to include in the residence agreement that Strata Title 1717 becomes a smoke free area. • Discussion that shared space (driveway, gardens and lawns) can be made smoke-free areas, unsure if we can mandate that unit holders and renters cannot smoke in their private residence (including within unit, garage and rear garden). Suggestion for strata committee to explore whether Strata Title 1717 can enforce a non-smoking policy in all areas of strata. **Motion for add to resident agreement that shared areas are to be a smoke-free area moved by SW, seconded by NV. Motion approved by strata group.**

		Motion for strata committee to investigate if Strata Title 1717 can become a non-smoking corporation moved by SW, seconded by NV. Motion approved by strata group. **ACTION: Strata committee to investigate if Strata Title 1717 can become a non-smoking corporation, for present at the 2026 AGM.**
9.1	Other business: confirmation of unit holder contact details and emergency contacts	Nil changes required.
9.2	Other business: review resident agreement	Changes required include: • Shared space to be a smoke-free zone as per item 8.1 • Change to insurance provider to CHU and increase of cover to $4,000,000.00 • Change of strata levy to $18,000 **ACTION: NV to update resident agreement and circulate**
10.	Election of Office Bearers	All positions declared vacant. Chairperson: KW to continue Secretary: CF to continue with onsite/daily and receiving of correspondence, GS to take over from NV to take and distribute minutes at AGM Treasurer: SW to continue Treasurer secretary: CF to continue with electronically keying figures quarterly Public Officer: KW to continue Auditor: Denise Charlton to continue Committee: CF, KW to start in addition to GS and DS to meet quarterly (minimum) to address actions from 2025 AGM to present at 2026 AGM. Cheque Signing: SW, KW, DS to continue, CF to take over from NV Gardening Officer: SW & KW to continue **Motion to vote in office bearers moved by CF, seconded by DS. Motion approved by the strata group present at AGM.**

		Thank you to all incoming office bearers for your contributions.
11.	Close of Meeting	Mid-November 2026, date to be confirmed later next year. U7 happy to host again in 2026. Meeting declared closed at 8:30pm. Thank you to CF for hosting the AGM. Thank you to NV for contributions to strata for past 13 years and all the best with sale of U2.

ACTION LIST 2026

No.	**Action – Outstanding/Updated**	**By Whom**
1.	SW/KW and NV to purchase silicon and fix gutter dripping issue for U2	SW/NV
No.	**Action - New**	**By Whom**
1.	SW/KW/CF to discuss the removal of 1x privet at the front of U1 with JY and arrange for this to occur	SW/KW/CF
2.	SW/KW to arrange quote for fascia and pipe replacement	SW/KW
3.	SW to add flexible silicon to the outside of letterboxes for U2, U3 and U4	SW

4.	Strata committee to review options for electrical board changes and federal rebates for presentation at 2026 AGM	KW/CF/GS/DS
5.	Strata committee to review options for self-leveling compound for sections of the driveway for presentation at 2026 AGM	KW/CF/GS/DS
6.	Strata committee to review options for alternate insurance policy and/or provider for presentation at 2026 AGM.	KW/CF/GS/DS
7.	Strata committee to investigate (1) creation of a sinking fund (legal requirement); (2) security implications of not having chequing fund in the future; (3) establishment of a future budget with a 10-year maintenance plan, for presentation at the 2026 AGM.	KW/CF/GS/DS
8.	Strata committee to investigate if Strata Title 1717 can become a non-smoking corporation, for presentation at the 2026 AGM.	KW/CF/GS/DS
9.	NV to update resident agreement and circulate	NV

Resident Agreement for Strata Title Number 1717 Incorporated

Updated: November 2025

Unit Participation	• Strata 1717 is self-managed, and all unit holders are expected to play a role in its upkeep and management. • A representative from each unit is expected to attend the AGM which is held in the third week of November.
Shared Driveway	• Limit the usage of the shared driveway to unit holder cars only where possible. • Maximum speed limit of the shared driveway is 10km/hour. • Maximum of 1x car can be parked outside unit holder garage driveway space. • Notify other unit holders if the shared driveway will be blocked for any period of time
Lawns	• The strata arrange and pay for regular cutting of the lawn. • Do not park on the lawns (emergency service vehicles an exception)
Garden	• The strata arrange an annual mulching of the herbaceous border, weed and feed of the lawn, spring prune (i.e. pruning off of flowering heads in lead up to summer), autumn prune (i.e. corrective prune trees/bushes), and November prune for bottle brush. • All unit holders are responsible for the garden in front of their unit (including east of the shared driveway) with regular weeding and minimum of twice-yearly pruning expected. • If unit holders do not complete the weeding and pruning for the area of the garden that they are responsible for, the strata may arrange a gardener to complete this at the cost of the unit holder. • All unit holders are expected to undertake regular deep watering of the gardens, lawns and herbaceous borders adjacent to their units. During warmer months, watering of lawns and garden beds is required a minimum of once a week. • All unit holders need to ensure that the sumps (rear garden) which assist with water clearance is keep clear at all times • Fruit that grows in the shared garden can be picked by anyone. • Unit holders cannot remove any tree/bush without approval from strata. If part of herbaceous border, the strata will arrange for removal. • If you want to plant something along the herbaceous border in an area that is outside of the area you are responsible for, you need to ask for permission from the responsible unit holder first as they will be responsible for the ongoing pruning and watering of that plant.
Baiting	• Baiting is arranged by the strata twice per year in Autumn and Spring at the front and back areas. • If additional baiting is required, this may be at the expense of the individual unit holder.
Security	• Cost of the installation, repairs and replacement of security doors and window screens is the responsibility of the individual unit holder. • Installation of any security cameras needs to be approved by strata and restrictions apply to what can be installed. • Security cameras are not permitted to be installed/directed at shared strata areas.
Rubbish Bins	• Where possible, bins are not to be kept in front of units. • Avoid parking on Grant Avenue in front of unit 2/3/4 letterboxes on Tuesday evening and Wednesday mornings to enable bins to be accessible for curb side collection. • Ensure waste disposal into red, yellow and green bins complies with what is allowed in each bin.

	• If needing additional bin space, please ask unit holders if their relevant bin has space to be filled with your waste materials. • If arranging hard waste collection, please inform other unit holders so they can add any additional hard waste to that collection.
Pets	• No pets are allowed with the exception of assistance and therapy animals (under the equal opportunity Act 1984)
Fences	• The southern in Cream boundary fence is Colourbond Good Neighbour fence in cream. • Eastern and western boundary fences and unit dividers all have Colourbond Good Neighbour fences in woodland grey. • The western fence was replaced in 2004 and the eastern, southern and unit dividers were replaced in 2017. • Unit holders to keep base of fences clear of dirt and leaves.
Woodwork Painting	• Exterior woodwork was last painted in 2021 and due for repainting in 2031. • Unit holders are expected to clean the exterior woodwork from dust/dirt at least 2x per year to ensure that the integrity of the paint is maintained and avoid repainting earlier than anticipated
Roof & Gutters	• The roof was last repointed in 2018 • Unit holders are responsible for clearing gutters around their individual unit • If gutters are leaking and require repair, a plumber will be arranged by the strata to complete this at the strata's expense.
General Maintenance	• A professional (with relevant insurance) is needed to complete any maintenance for the strata. • Unit holders are responsible for arranging maintenance to their respective area of the strata building, however check with the strata first to see if the maintenance is at the expense of the individual unit holder or strata. If strata expense, the individual unit holder is responsible for arranging the maintenance and seeking reimbursement from treasurer. • If having any maintenance completed, check with other unit holders if they are also having the issue and can arrange for the issue to addressed by the one person at the same time to reduce call out fees etc.
Noise	• Please be mindful of your strata neighbours, especially any noise made after 11pm and before 7am (including opening/closing of external doors, use of garage roller door and use of air conditioning). • As a courtesy, please inform all unit holders of any anticipated noise disturbances.
Smoking	• No smoking is permitted in any communal areas. This includes communal garden areas.
Onsite Trades	• Inform all unit holders when tradespeople are expected onsite (advise of date and approximate time) and if the shared driveway is expected to be blocked for any period of time.
Insurance	• Building insurance is paid for by the strata. The strata building is presently insured with CHU for $4,000,000. Building insurance is due annually in October. • When a building insurance claim is required, the strata will arrange the claim and relevant repairs to be completed. • Contents insurance is the responsibility of individual unit holders.

Strata Levy	• Strata levy is $18,000 per annum apportioned according to unit entitlement (total 1000) and payable on the 10th day of January, April, July and October. • Direct transfer payments to be made to: Bank SA Account: Strata Plan 1717 Incorporated BSB: 105-096 Account Number: 330309340
Special Levies	• A special levy may be required to support completion of work required by the strata, for example painting, fence replacement, roofing repair etc. • Requirement for a special levy will be discussed at the AGM or an extraordinary meeting will be arranged.

Garden maintenance plan Strata 1717		Unit 1	Unit 2	Unit 3	Unit 4	Unit 5	Unit 6	Unit 7
January - March	Dead head roses as required	*	*	*	*	*	*	*
	Water garden and lawns weekly	*	*	*	*	*	*	*
	February very deep water all citrus	*	*	*				
	Light feed citrus monthly, add deep pea straw mulch as required	*	*	*				
	February feed roses & lightly prune to encourage autumn flowering	*	*	*	*	*	*	*
	Edge all garden beds to keep grass out.	*	*	*	*	*		
	Dead head geraniums to encourage flowering	*		*		*	*	*
	Dead head agapanthus	*					*	*
	Divide iris and replant every few years	*		*		*		*
	Net peaches, add deep pea straw as required	*						
April -June	Prune perrenials such as kiss me quick down to the ground	*						
	Cut back geraniums	*		*	*	*	*	*
	Autumn prune abelia, privet, fatina robusta, caprosma, plumbago, lillypilly, cottoneaster, & other bushes (Unit 1's western fence neighbours hedge hard prune) Light & early prune of vibernum and laurustinus to allow spring flowering.	*	*	*	*	*	*	
	Autumn prune umbrella tree as required				*			
	Autumn prune fusia							*
	Trim sunscorched camelias & magnolias while retaining as many flowering spurs as possible					*	*	
	Remove any watershoots from crepe myrtle, roses and bottlebrush	*	*	*	*	*	*	*

Garden maintenance plan Strata 1717		Unit 1	Unit 2	Unit 3	Unit 4	Unit 5	Unit 6	Unit 7
	Edge all garden beds to keep grass out.	*	*	*	*	*		
	Keep citrus watered well and lightly feed monthly	*	*	*				
	Dead head roses as required	*	*	*	*	*	*	*
	Assess garden for removal of dead plants	*	*	*	*	*	*	*
	Sweep up and remove autumn leaves			*	*	*		
July-Sept	Prune roses June	*	*	*	*	*	*	*
	Prune peaches, plums and salvia June	*	*				*	*
	Trim seed heads off crepe myrtle to encourage strong summer flowering, remove any suckers			*				
	Winter weed	*	*	*	*	*	*	*
	August feed all roses, iris & camelias	*	*	*	*	*	*	*
July-Sept	Each unit to water mulch in well	*	*	*	*	*	*	*
	Weed and feed lawns	*	*	*	*	*		
	Edge all garden beds to keep grass out.	*	*	*	*	*		
	Feed camelias					*	*	*
	Prune prunus during flowering	*						
	Don't feed citrus in order to minimize soft spring growth and suseptability to gall wasp. Treat for gall wasp.	*	*	*				

Garden maintenance plan Strata 1717		Unit 1	Unit 2	Unit 3	Unit 4	Unit 5	Unit 6	Unit 7
Oct-Dec	Spring prune bushes after flowering, Laurustinus, privet, fatina robusta, abelia, plumbago, viburnum, cottoneaster, lillypilly & trim jade (Unit 1's western fence neighbours hedge trim)	*	*	*	*	*	*	
	Prune natives after flowering, late october-November, bottle brush, thriptomine and indian hawthorne	*	*	*	*	*	*	*
	Prune hybiscus, october, after frosts.		*				*	*
	Edge all garden beds to keep grass out.	*	*	*	*	*		
	Cut back liliies after flowering	*				*		
	Remove iris flower stalks and dead leaves							
	Feed citrus small amounts monthly	*	*	*				
	Water fortnightly or as required	*	*	*	*	*	*	*
	Dead head roses as required	*	*	*	*	*	*	*
Other actions	Watch out for ivy growing in from neighbours gardens and remove it as required.	*	*	*	*	*	*	*
	Weed & remove dead plants as required	*	*	*	*	*	*	*
	Keep vegetation away from the roof line and eaves, driveway and garage access as much as possible	*	*	*	*	*	*	*

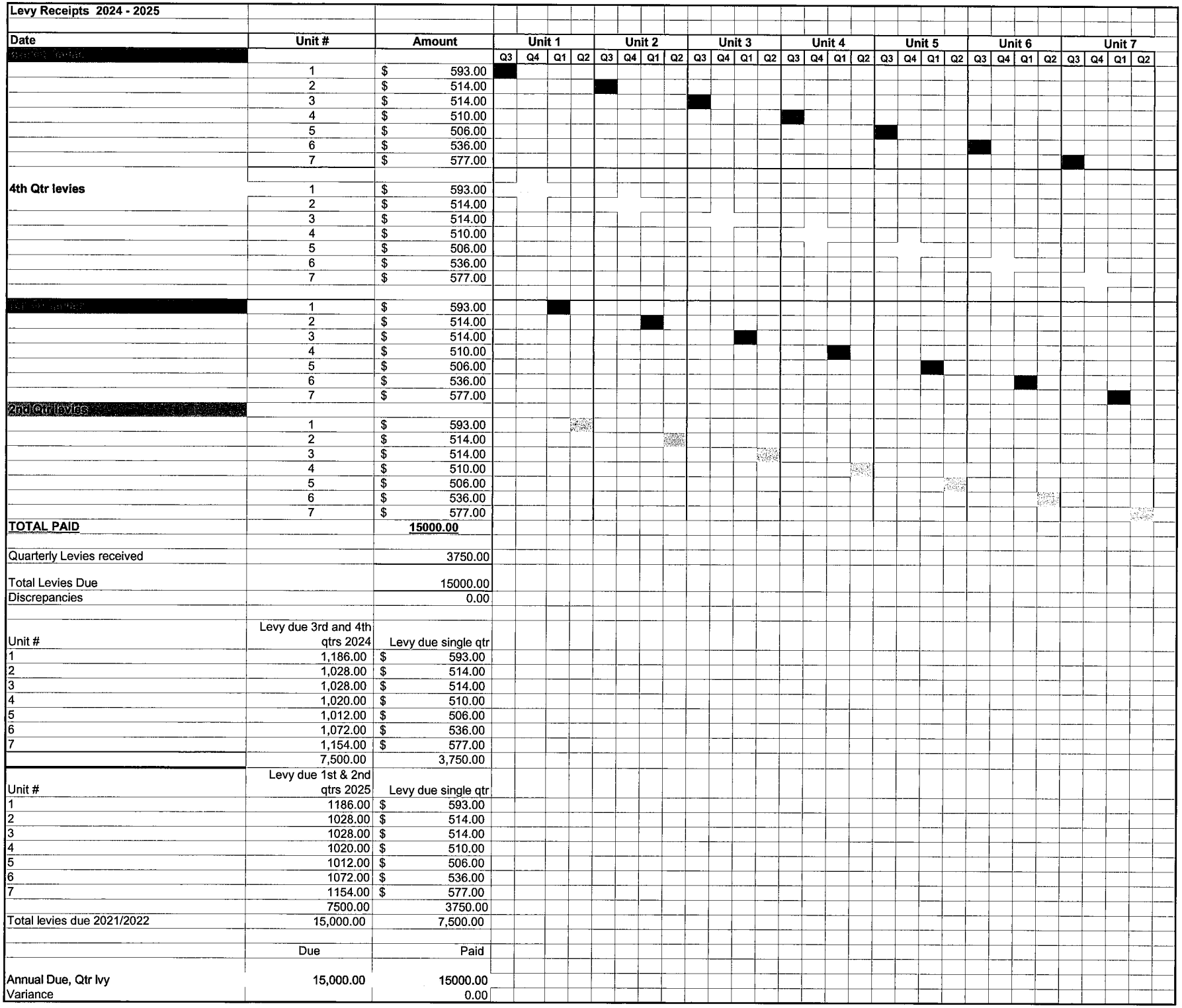
Levy Receipts 2024 - 2025

Date	Unit #	Amount
[redacted]		
	1	$ 593.00
	2	$ 514.00
	3	$ 514.00
	4	$ 510.00
	5	$ 506.00
	6	$ 536.00
	7	$ 577.00
4th Qtr levies	1	$ 593.00
	2	$ 514.00
	3	$ 514.00
	4	$ 510.00
	5	$ 506.00
	6	$ 536.00
	7	$ 577.00
[redacted]	1	$ 593.00
	2	$ 514.00
	3	$ 514.00
	4	$ 510.00
	5	$ 506.00
	6	$ 536.00
	7	$ 577.00
2nd Qtr levies		
	1	$ 593.00
	2	$ 514.00
	3	$ 514.00
	4	$ 510.00
	5	$ 506.00
	6	$ 536.00
	7	$ 577.00
TOTAL PAID		**15000.00**
Quarterly Levies received		3750.00
Total Levies Due		15000.00
Discrepancies		0.00

Unit #	Levy due 3rd and 4th qtrs 2024	Levy due single qtr
1	1,186.00	$ 593.00
2	1,028.00	$ 514.00
3	1,028.00	$ 514.00
4	1,020.00	$ 510.00
5	1,012.00	$ 506.00
6	1,072.00	$ 536.00
7	1,154.00	$ 577.00
	7,500.00	3,750.00

Unit #	Levy due 1st & 2nd qtrs 2025	Levy due single qtr
1	1186.00	$ 593.00
2	1028.00	$ 514.00
3	1028.00	$ 514.00
4	1020.00	$ 510.00
5	1012.00	$ 506.00
6	1072.00	$ 536.00
7	1154.00	$ 577.00
	7500.00	3750.00
Total levies due 2021/2022	15,000.00	7,500.00

	Due	Paid
Annual Due, Qtr lvy	15,000.00	15000.00
Variance		0.00



	Payments 2023-2024					
Date	**Details**	**Ch. #**	**Amount**	**Split**		
				Recharged	**Strata Cost**	
25-Jul-23	Chris Cools Gardening winter weed	94169	180.00	**180**	**0.00**	**Units 1&3**
02-Aug-23	Lumo Energy Public Lighting 28/4-26/7	94170	100.56		**100.56**	
18-Sep-23	R Dolling Lawns 10/7, 31/7, 21/8, 11/9	94171	200.00		**200.00**	
04-Oct-23	Gardening mulch cost + delivery reimburse Unit 7	94172	180.00		**180.00**	
04-Oct-23	Chris Cools Gardening mulch lay	94173	240.00	**27**	**213.00**	**Unit 2&3**
04-Oct-23	Brad Smith Spring Prune	94174	615.00	**615**	**0.00**	
13-Oct-23	Possum solutions extra baiting	94175	462.00		**462.00**	
23-Oct-23	WFI Insurance renewal	94176	7466.00		**7466.00**	
27-Oct-23	Chris Cools Gardening Summer soft prune	94177	125.00	**125.00**	**0.00**	**Unit 1&3**
15-Nov-23	Lumo Energy Public Lighting 27/7-26/10	94178	118.64		**118.64**	
04-Dec-23	Precise Plumbing tap replacement unit 1, driveway drain drill	94179	1576.64		**1576.64**	
04-Dec-23	R Dolling Lawns 2/10, 23/10, 13/11, 4/12	94180	200.00		**200.00**	
12-Dec-23	Brad Smith Balance of Pruning	94181	167.00	**167.00**	**0.00**	**Units1,3, 4,5,6**
15-Feb-24	Lumo Energy Public Lighting 27/10-29/1/24	94182	100.71		**100.71**	
04-Mar-24	R. Dolling Lawns 27/12, 15/1, 5/2, 26/2	94183	200.00		**200.00**	
04-Mar-24	S&W Woods Reimburse cement refill, hose reel replacement Unit 1	94184	45.43		**45.43**	
09-Apr-24	Lumo Energy Public Lighting 30/1-29/4	94185	85.81		**85.81**	
09-Apr-24	Possum solutions Autumn baiting front/back	94186	462.00		**462.00**	
20-May-24	R. Dolling Lawns 18/3, 8/4, 29/4, 20/5	94187	220.00		**220.00**	
			12744.79	1114.00	11630.79	
	Total Payments					
	Repairs & general maintenance			**Check**		
	Gutter repair total		0.00			
	Plumbing		1576.64			
	Painting of external units		0.00			
	Unit 1 repairs, Irrigation DR		0.00			
	Cable search		0.00			
	Misc garden items		45.43			
	Total Lawns R Dolling		820.00			
	Gardening, Mulch, Weeding, Shrub Pruning labour & removal		1507.00			
	Lighting, group		405.72			
	Pest control, possums and pests		924.00			
	Misc Stationary/postage etc		0.00			
	Window cleaning		0.00			
	Insurance		7466.00			
	Total expenses		12744.79	0.00	0.00	

STRATA PLAN NO 1717 INC.
136 Grant Avenue Toorak Gardens 5065

STATEMENT OF RECEIPTS & PAYMENTS
FOR YEAR 1ST JULY 2023 TO 30TH JUNE 2024

RECEIPTS		**2022/2023**		**2023/2024**
Balance Brought Forward		$8,325.10		$ 8,325.10
Quarterly Levy		$15,000.00		$ 15,000.00
Exterior Painting Levy		$0.00		$ -
Interest		$0.00		$ -
Gardening reimbursements		$1,245.00		$ 1,245.00
Maintenance reimbursements		$795.00		$ 795.00
Administative fees		$200.00		$ 200.00
Baiting reimbursements		$0.00		$ -
Insurance Reimbursements		$0.00		$ -
Total Receipts		$25,565.10		$ 25,565.10
PAYMENTS				
Gardens				
- Lawn Cutting		$1,000.00		$1,000.00
- Shrub Pruning, weeding, mulch & fertilizer		$1,420.00		$1,420.00
- Garden misc (hose, installation)		$0.00		$0.00
Repairs				
- Painting of units, external		$0.00		$0.00
- Bi annual full roof inspection & rat bait, Possums		$1,219.90		$1,219.90
- Plumbing		$0.00		$0.00
- Roof repairs, gutters		$0.00		$0.00
- Unit repairs Driveway & pillar repair/Irrigation Unit 1		$795.00		$795.00
- Lighting repairs		$0.00		$0.00
- cable search		$0.00		$0.00
Insurance	Westfarmers	$6,559.00	Westfarmers	$6,559.00
Insurance excess		$0.00		$0.00
Driveway Lighting - AGL		$351.93		$351.93
Window Cleaning (reimbursed)		$0.00		$0.00
Miscellaneous/stationery		$0.00		$0.00
Total Payments		$11,345.83		$11,345.83
RECEIPTS		$25,565.10		$25,565.10
Less PAYMENTS		$11,345.83		$11,345.83
Balance		$14,219.27		$14,219.27
Bank Statement 30th June 2022 & 2023		$14,219.27		$14,219.27
less unpresented cheques		$0.00		$0.00
Balance		$14,219.27		$14,219.27
	Net gain/loss	$5,894.17		$0.00