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ECKERMANN PROPERTY FORMS

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# FORM 1 - Vendor's Statement

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

**Contents**

Preliminary
Part A – Parties and land
Part B – Purchaser's cooling off rights and proceeding with the purchase
Part C – Statement with respect to required particulars
Part D – Certificate with respect to prescribed inquiries by registered agent ☑
Schedule

**Preliminary**

**To the purchaser:**

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

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

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

**Instructions to the vendor for completing this statement:**

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

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

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

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

**PART A – PARTIES AND LAND**

**1 Purchaser:**

Address:

**2 Purchaser's registered agent:** ☐

Address:

**3 Vendor:** Jeffrey Lindsay Fiebig

Address: 303/26 Hurtle Square, Adelaide SA 5000

**4 Vendor's registered agent:** Klemich Real Estate Pty. Ltd. trading as Klemich Real Estate ☑

Address: Suite 1, 245 Fullarton Road, Eastwood SA 5063

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

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

Being the land situated at 41/21 Pulteney Street, Adelaide SA 5000 and being whole of the land in Certificate of Title Volume 5172 Folio 197 and being whole of Unit 41 Strata Plan 12753 in the Area named Adelaide in the Hundred of Adelaide

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

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

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

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

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

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

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

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

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

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

303/26 Hurtle Square, Adelaide SA 5000

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

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

sold@klemich.com.au

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

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

Suite 1, 245 Fullarton Road, Eastwood SA 5063

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

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

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

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

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

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**Proceeding with the purchase**

If you wish to proceed with the purchase–

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

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

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

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

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

Jeffrey Lindsay Fiebig

of

303/26 Hurtle Square, Adelaide SA 5000

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*.

Signed: Jeffrey Lindsay Fiebig
Jeffrey Lindsay Fiebig 23-Mar-2026

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

**To the purchaser:**

I,

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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

Signed: Kayte Adcock
Kayte Adcock 23-Mar-2026

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

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## SCHEDULE – DIVISION 1

### PARTICULARS OF MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES AFFECTING THE LAND

**(section 7(1)(b))**

**Note –**

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

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

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

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

### TABLE OF PARTICULARS

| Column 1 | Column 2 | Column 3 |
|---|---|---|

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

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

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

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

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

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

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

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

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

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

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

| Column 1 | Column 2 | Column 3 |
|---|---|---|
| **1. General** | | |
| **1.1 Mortgage of land**<br><br>*[**Note -***<br>*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?***<br>*If **YES**, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):*<br>Annexure A<br>Number of mortgage (if registered):<br>8041457<br>Name of mortgagee:<br>Beyond Bank Australia Ltd. | **YES** |
| **1.2 Easement**<br>(whether over the land or annexed to the land)<br><br>**Note -** "Easement" includes rights of way and party wall rights.<br><br>*[**Note -***<br>*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?***<br>*If **YES**, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):*<br>Annexure D - Page 12 of 13<br>Description of land subject to easement:<br>The whole of the land in Certificate of Title Volume 5172 Folio 197<br>Nature of easement:<br>Electricity and Telecommunications Infrastructure - Building Restrictions and Statutory Easements<br>Are you aware of any encroachment on the easement?<br>NO<br>(If **YES**, give details):<br><br>If there is an encroachment, has approval for the encroachment been given?<br><br>(If **YES**, give details): | **YES** |
| **1.2 Easement**<br>(whether over the land or annexed to the land)<br><br>**Note -** "Easement" includes rights of way and party wall rights.<br><br>*[**Note -***<br>*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?***<br>*If **YES**, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):*<br>Annexure A<br>Annexure L - Pages 1-4 of 4<br>Description of land subject to easement:<br>The within land in Certificate of Title Volume 5172 Folio 197<br>Nature of easement:<br>Subject to easement(s) for the purposes as described in Application for Creation of Easement 7623922 attached<br>Are you aware of any encroachment on the easement?<br>NO<br>(If **YES**, give details):<br><br>If there is an encroachment, has approval for the encroachment been given?<br><br>(If **YES**, give details): | **YES** |

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

| Column 1 | Column 2 | Column 3 |
|---|---|---|
| **1.2 Easement**<br>(whether over the land or annexed to the land)<br><br>**Note -** "Easement" includes rights of way and party wall rights.<br><br>*[**Note -***<br>*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):*<br>Annexures A and O<br>Annexure K - Pages 1-4 of 4<br>Description of land subject to easement:<br>The land marked 'D' as shown on Deposited Plan 38214 attached<br>Nature of easement:<br>Together with easement(s) for the purposes as described in Application for Creation of Easement 7623919 attached<br>Are you aware of any encroachment on the easement?<br>NO<br>(If **YES**, give details):<br><br>If there is an encroachment, has approval for the encroachment been given?<br><br>(If **YES**, give details): | |
| **1.2 Easement**<br>(whether over the land or annexed to the land)<br><br>**Note -** "Easement" includes rights of way and party wall rights.<br><br>*[**Note -***<br>*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):*<br>Annexures A and O<br>Annexure M - Pages 1-4 of 4<br>Description of land subject to easement:<br>The land marked 'H' as shown on Deposited Plan 38214 attached<br>Nature of easement:<br>Together with right(s) of way<br>Are you aware of any encroachment on the easement?<br>NO<br>(If **YES**, give details):<br><br>If there is an encroachment, has approval for the encroachment been given?<br><br>(If **YES**, give details): | |
| **1.3 Restrictive covenant**<br><br>*[**Note -***<br>*Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*<br>N/A | ***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):*<br><br>Nature of restrictive covenant:<br><br>Name of person in whose favour restrictive covenant operates:<br><br>Does the restrictive covenant affect the whole of the land being acquired?<br><br>(If **NO**, give details):<br><br>Does the restrictive covenant affect land other than that being acquired? | |

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| Column 1 | Column 2 | Column 3 |
|---|---|---|
| **1.4 Lease, agreement for lease, tenancy agreement or licence**<br><br>(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.)<br><br>***[Note -***<br>*Do not omit this item. The item and its heading must be included in the statement even if not applicable.]* | ***Is this item applicable?***<br>***Will this be discharged or satisfied prior to or at settlement?***<br>***Are there attachments?***<br>*If **YES**, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):*<br><br>N/A<br><br>Names of parties:<br><br>Period of lease, agreement for lease etc:<br>From:<br>To:<br>Amount of rent or licence fee:<br><br>per (period)<br><br>Is the lease, agreement for lease etc in writing?<br><br>If the lease or licence was granted under an Act relating to the disposal of Crown lands, specify-<br>(a) the Act under which the lease or licence was granted:<br><br>(b) the outstanding amounts due (including any interest or penalty): | ☐<br>**YES/NO**<br>**YES/NO** |

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

| | | |
|---|---|---|
| **5.1 section 42 - Condition (that continues to apply) of a development authorisation**<br><br>***[Note -***<br>*Do not omit this item. The item and its heading must be included in the statement even if not applicable.]* | ***Is this item applicable?***<br>***Will this be discharged or satisfied prior to or at settlement?***<br>***Are there attachments?***<br>*If **YES**, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):*<br>Annexure C - Pages 3 and 16-20 of 24<br>Condition(s) of authorisation:<br>Refer Development Numbers DA/1044/1999, DA/549/2011 and DA/34/2019 - as part of the City of Adelaide Council search attached | ☑<br>**NO**<br>**YES** |

## 6. Repealed Act conditions

| | | |
|---|---|---|
| **6.1 Condition (that continues to apply) of an approval or authorisation granted under the *Building Act 1971* (repealed), the *City of Adelaide Development Control Act 1976* (repealed), the *Planning Act 1982* (repealed) or the *Planning and Development Act 1967* (repealed)**<br><br>***[Note -***<br>*Do not omit this item. The item and its heading must be included in the statement even if not applicable.]* | ***Is this item applicable?***<br>***Will this be discharged or satisfied prior to or at settlement?***<br>***Are there attachments?***<br>*If **YES**, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):*<br>Annexure C - Pages 3 and 15 of 24<br>Nature of condition(s):<br>Refer Development Numbers P7247, 25812, 24660 and P402A - as part of the City of Adelaide Council search attached | ☑<br>**NO**<br>**YES** |

## 13. *Heritage Places Act 1993*

| | | |
|---|---|---|
| **13.2 section 17 or 18 - Provisional registration or registration** | ***Is this item applicable?***<br>***Will this be discharged or satisfied prior to or at settlement?***<br>***Are there attachments?***<br>*If **YES**, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):*<br>Annexure N<br>Description of place registered:<br>The whole of the land in Certificate of Title Volume 5172 Folio 197<br>Has the place been designated as a place of geological, palaeontological or speleological significance or archaeological significance?<br>NO<br>If **YES**, give details: | ☑<br>**NO**<br>**YES** |

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| Column 1 | Column 2 | Column 3 |
|---|---|---|
| **18. *Landscape South Australia Act 2019*** | | |
| **18.1 section 72 - Notice to pay levy in respect of costs of regional landscape board** | ***Is this item applicable?*** | ☑ |
| | ***Will this be discharged or satisfied prior to or at settlement?*** | **YES** |
| | ***Are there attachments?*** | **YES** |
| | *If **YES**, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):*<br>Annexure C – Page 1 of 24<br>Date of notice:<br>18/02/2026<br>Amount of levy payable:<br>The City of Adelaide Council Rates and Charges includes the Regional Landscape Levy | |
| **29. *Planning, Development and Infrastructure Act 2016*** | | |
| **29.1 Part 5 - Planning and Design Code**<br>*[**Note -***<br>*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):*<br>Annexure C – Pages 4 and 22-24 of 24<br>Annexure D – Page 8 of 13<br>Annexure N<br>Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code):<br>City Main Street (CMS)<br>Rundle Mall (RMa)<br>Airport Building Heights (Regulated) (All structures over 140 metres AHD)<br>Affordable Housing<br>Building Near Airfields<br>Design<br>Heritage Adjacency<br>Hazards (Flooding - Evidence Required)<br>Noise and Air Emissions<br>Prescribed Wells Area<br>Regulated and Significant Tree<br>State Heritage Place (Heritage Number: 1271)<br>Is there a State heritage place on the land or is the land situated in a State heritage area?<br>YES<br>Is the land designated as a local heritage place?<br>NO<br>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?<br>NO<br>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?<br>YES<br>**Note-**<br>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**<br>*[**Note -***<br>*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):*<br>N/A<br>Date of authorisation:<br>Name of relevant authority that granted authorisation:<br>Condition(s) of authorisation: | |

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## SCHEDULE – DIVISION 2

**OTHER PARTICULARS**

**(section 7(1)(b))**

**Particulars relating to strata unit** ☑

1 Name of strata corporation:
Strata Corporation No. 12753 Inc.

Address of strata corporation:
15-27 Pulteney Street Adelaide SA 5000

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

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

(a) particulars of contributions payable in relation to the unit (including details of arrears of contributions related to the unit):
Administration fund = $1,905.12 per quarter. Refer to the particulars supplied by the Strata Corporation Section 41 Statement - Annexure I attached

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

(c) particulars of expenditure that the strata corporation has incurred, or has resolved to incur, and to which the unit holder of the unit must contribute, or is likely to be required to contribute:
Refer to Minutes of Meeting as part of Section 41 Statement - Annexure I attached

(d) particulars of the unit entitlement of the unit:
219/10000

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

4 Documents supplied by the strata corporation that are enclosed:

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

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

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

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

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

---

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 Corporation has advised there is an upcoming Annual General Meeting for the Strata Corporation currently scheduled to occur on 16/11/2026.
Asbestos is present within the Strata Group, Asbestos Register is attached as part of the Strata Corporation Search - refer to Strata Corporation for further information.
Refer to the particulars supplied by the Strata Corporation Section 41 Statement - Annexure I attached

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

Name:
Strata Data

Address:
647 Portrush Road, Glen Osmond SA 5064

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**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.

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**Particulars relating to environment protection** ☑

**1—Interpretation**

(1) In this and the following items (items 1 to 7 inclusive)–

***domestic activity*** has the same meaning as in the *Environment Protection Act 1993*;

***environmental assessment***, in relation to land, means an assessment of the existence or nature or extent of–

(a) site contamination (within the meaning of the *Environment Protection Act 1993*) at the land; or

(b) any other contamination of the land by chemical substances,

and includes such an assessment in relation to water on or below the surface of the land;

***EPA*** means the Environment Protection Authority established under the *Environment Protection Act 1993*;

***pre-1 July 2009 site audit***, in relation to land, means a review (carried out by a person recognised by the EPA as an environmental auditor) that examines environmental assessments or remediation of the land for the purposes of determining–

(a) the nature and extent of contamination of the land by chemical substances present or remaining on or below the surface of the land; and

(b) the suitability of the land for a particular use; and

(c) what remediation is or remains necessary for a particular use,

but does not include a site contamination audit (as defined below) completed on or after 1 July 2009;

***pre-1 July 2009 site audit report*** means a detailed written report that sets out the findings of a pre-1 July 2009 site audit;

***prescribed commercial or industrial activity***—see item 1(2);

***prescribed fee*** means the fee prescribed under the *Environment Protection Act 1993* for inspection of, or obtaining copies of information on, the public register;

***public register*** means the public register kept by the EPA under section 109 of the *Environment Protection Act 1993*;

***site contamination audit*** has the same meaning as in the *Environment Protection Act 1993*;

***site contamination audit report*** has the same meaning as in the *Environment Protection Act 1993*.

(2) For the purposes of this and the following items (items 1 to 7 inclusive), each of the following activities (as defined in Schedule 3 clause 2 of the *Environment Protection Regulations 2023*) is a prescribed commercial or industrial activity:

| | | |
|---|---|---|
| abrasive blasting | acid sulphate soil generation | agricultural activities |
| airports, aerodromes or aerospace industry | animal burial | animal dips or spray race facilities |
| animal feedlots | animal saleyards | asbestos disposal |
| asphalt or bitumen works | battery manufacture, recycling or disposal | breweries |
| brickworks | bulk shipping facilities | cement works |
| ceramic works | charcoal manufacture | coal handling or storage |
| coke works | compost or mulch production or storage | concrete batching works |
| curing or drying works | defence works | desalination plants |
| dredge spoil disposal or storage | drum reconditioning or recycling works | dry cleaning |
| electrical or electronics component manufacture | electrical substations | electrical transformer or capacitor works |
| electricity generation or power plants | explosives or pyrotechnics facilities | fertiliser manufacture |
| fibreglass manufacture | fill or soil importation | fire extinguisher or retardant manufacture |
| fire stations | fire training areas | foundry |
| fuel burning facilities | furniture restoration | gasworks |
| glass works | glazing | hat manufacture or felt processing |
| incineration | iron or steel works | laboratories |
| landfill sites | lime burner | metal coating, finishing or spray painting |
| metal forging | metal processing, smelting, refining or metallurgical works | mineral processing, metallurgical laboratories or mining or extractive industries |
| mirror manufacture | motor vehicle manufacture | motor vehicle racing or testing venues |
| motor vehicle repair or maintenance | motor vehicle wrecking yards | mushroom farming |
| oil recycling works | oil refineries | paint manufacture |
| pest control works | plastics manufacture works | printing works |
| pulp or paper works | railway operations | rubber manufacture or processing |
| scrap metal recovery | service stations | ship breaking |
| spray painting | tannery, fellmongery or hide curing | textile operations |
| transport depots or loading sites | tyre manufacture or retreading | vermiculture |
| vessel construction, repair or maintenance | waste depots | wastewater storage, treatment or disposal |
| water discharge to underground aquifer | wetlands or detention basins | wineries or distilleries |
| wood preservation works | woolscouring or wool carbonising works | works depots (operated by councils or utilities) |

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**2—Pollution and site contamination on the land —questions for vendor**

(1) Is the vendor aware of any of the following activities ever having taken place at the land:

(a) storage, handling or disposal of waste or fuel or other chemicals (other than in the ordinary course of domestic activities)?

(b) importation of soil or other fill from a site at which –

(i) an activity of a kind listed in paragraph (a) has taken place; or

(ii) a prescribed commercial or industrial activity (see item 1(2) above) has taken place?

NO

If **YES**, give details of all activities that the vendor is aware of and whether they have taken place before or after the vendor acquired an interest in the land:

---

(2) Is the vendor aware of any prescribed commercial or industrial activities (see item 1(2) above) ever having taken place at the land?

NO

If **YES**, give details of all activities that the vendor is aware of and whether they have taken place before or after the vendor acquired an interest in the land:

---

(3) Is the vendor aware of any dangerous substances ever having been kept at the land pursuant to a licence under the *Dangerous Substances Act 1979*?

NO

If **YES**, give details of all dangerous substances that the vendor is aware of and whether they were kept at the land before or after the vendor acquired an interest in the land:

---

(4) Is the vendor aware of the sale or transfer of the land or part of the land ever having occurred subject to an agreement for the exclusion or limitation of liability for site contamination to which section 103E of the *Environment Protection Act 1993* applies?

NO

If **YES**, give details of each sale or transfer and agreement that the vendor is aware of:

---

(5) Is the vendor aware of an environmental assessment of the land or part of the land ever having been carried out or commenced (whether or not completed)?

NO

If **YES**, give details of all environmental assessments that the vendor is aware of and whether they were carried out or commenced before or after the vendor acquired an interest in the land:

---

**Note—**

These questions relate to details about the land that may be known by the vendor. A "**YES**" answer to the questions at items 2(1) or 2(2) may indicate that a ***potentially contaminating activity*** has taken place at the land (see sections 103C and 103H of the *Environment Protection Act 1993*) and that assessments or remediation of the land may be required at some future time.

A "**YES**" answer to any of the questions in this item may indicate the need for the purchaser to seek further information regarding the activities, for example, from the council or the EPA.

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**3—Licences and exemptions recorded by EPA in public register**

Does the EPA hold any of the following details in the public register:

(a) details of a current licence issued under Part 6 of the *Environment Protection Act 1993* to conduct any prescribed activity of environmental significance under Schedule 1 of that Act at the land?

NO

(b) details of a licence no longer in force issued under Part 6 of the *Environment Protection Act 1993* to conduct any prescribed activity of environmental significance under Schedule 1 of that Act at the land?

NO

(c) details of a current exemption issued under Part 6 of the *Environment Protection Act 1993* from the application of a specified provision of that Act in relation to an activity carried on at the land?

NO

(d) details of an exemption no longer in force issued under Part 6 of the *Environment Protection Act 1993* from the application of a specified provision of that Act in relation to an activity carried on at the land?

NO

(e) details of a licence issued under the repealed *South Australian Waste Management Commission Act 1979* to operate a waste depot at the land?

NO

(f) details of a licence issued under the repealed *Waste Management Act 1987* to operate a waste depot at the land?

NO

(g) details of a licence issued under the repealed *South Australian Waste Management Commission Act 1979* to produce waste of a prescribed kind (within the meaning of that Act) at the land?

NO

(h) details of a licence issued under the repealed *Waste Management Act 1987* to produce prescribed waste (within the meaning of that Act) at the land?

NO

**Note—**

These questions relate to details about licences and exemptions required to be recorded by the EPA in the public register. If the EPA answers "**YES**" to any of the questions—

- in the case of a licence or exemption under the *Environment Protection Act 1993*—
  - the purchaser may obtain a copy of the licence or exemption from the public register on payment of the prescribed fee; and
  - the purchaser should note that transfer of a licence or exemption is subject to the conditions of the licence or exemption and the approval of the EPA (see section 49 of the *Environment Protection Act 1993*); and
- in the case of a licence under a repealed Act—the purchaser may obtain details about the licence from the public register on payment of the prescribed fee.

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

The EPA will not provide details about licences to conduct the following prescribed activities of environmental significance (within the meaning of Schedule 1 Part A of the *Environment Protection Act 1993*): waste transport business (category A), waste transport business (category B), dredging, earthworks drainage, any other activities referred to in Schedule 1 Part A undertaken by means of mobile works, helicopter landing facilities, marinas and boating facilities or discharges to marine or inland waters.

The EPA will not provide details about exemptions relating to—

- the conduct of any of the licensed activities in the immediately preceding paragraph in this note; or
- noise.

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**4—Pollution and site contamination on the land—details recorded by EPA in public register**

Does the EPA hold any of the following details in the public register in relation to the land or part of the land:

(a) details of serious or material environmental harm caused or threatened in the course of an activity (whether or not notified under section 83 of the *Environment Protection Act 1993*)?

NO

(b) details of site contamination notified to the EPA under section 83A of the *Environment Protection Act 1993*?

NO

(c) a copy of a report of an environmental assessment (whether prepared by the EPA or some other person or body and whether or not required under legislation) that forms part of the information required to be recorded in the public register?

NO

(d) a copy of a site contamination audit report?

NO

(e) details of an agreement for the exclusion or limitation of liability for site contamination to which section 103E of the *Environment Protection Act 1993* applies?

NO

(f) details of an agreement entered into with the EPA relating to an approved voluntary site contamination assessment proposal under section 103I of the *Environment Protection Act 1993*?

NO

(g) details of an agreement entered into with the EPA relating to an approved voluntary site remediation proposal under section 103K of the *Environment Protection Act 1993*?

NO

(h) details of a notification under section 103Z(1) of the *Environment Protection Act 1993* relating to the commencement of a site contamination audit?

NO

(i) details of a notification under section 103Z(2) of the *Environment Protection Act 1993* relating to the termination before completion of a site contamination audit?

NO

(j) details of records, held by the former South Australian Waste Management Commission under the repealed *Waste Management Act 1987*, of waste (within the meaning of that Act) having been deposited on the land between 1 January 1983 and 30 April 1995?

NO

**Note—**

These questions relate to details required to be recorded by the EPA in the public register. If the EPA answers "**YES**" to any of the questions, the purchaser may obtain those details from the public register on payment of the prescribed fee.

**5—Pollution and site contamination on the land—other details held by EPA**

Does the EPA hold any of the following details in relation to the land or part of the land:

(a) a copy of a report known as a "Health Commission Report" prepared by or on behalf of the South Australian Health Commission (under the repealed *South Australian Health Commission Act 1976*)?

NO

(b) details (which may include a report of an environmental assessment) relevant to an agreement entered into with the EPA relating to an approved voluntary site contamination assessment proposal under section 103I of the *Environment Protection Act 1993*?

NO

(c) details (which may include a report of an environmental assessment) relevant to an agreement entered into with the EPA relating to an approved voluntary site remediation proposal under section 103K of the *Environment Protection Act 1993*?

NO

(d) a copy of a pre-1 July 2009 site audit report?

NO

(e) details relating to the termination before completion of a pre-1 July 2009 site audit?

NO

**Note—**

These questions relate to details that the EPA may hold. If the EPA answers "**YES**" to any of the questions, the purchaser may obtain those details from the EPA (on payment of any fee fixed by the EPA).

**6—Further information held by councils**

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

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

YES

**Note—**

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

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

It should be noted that—

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

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## 7—Further information for purchasers

**Note—**

The purchaser is advised that other matters under the *Environment Protection Act 1993* (that is, matters other than those referred to in this Statement) that may be relevant to the purchaser's further enquiries may also be recorded in the public register. These include:

- details relating to environmental authorisations such as applications, applicants, locations of activities, conditions, suspension, cancellation or surrender of authorisations, disqualifications, testing requirements and test results;
- details relating to activities undertaken on the land under licences or other environmental authorisations no longer in force;
- written warnings relating to alleged contraventions of the *Environment Protection Act 1993*;
- details of prosecutions and other enforcement action;
- details of civil proceedings;
- other details prescribed under the *Environment Protection Act 1993* (see section 109(3)(l)).

Details of these matters may be obtained from the public register on payment to the EPA of the prescribed fee.

If—

- an environment performance agreement, environment protection order, clean-up order, clean-up authorisation, site contamination assessment order or site remediation order has been registered on the certificate of title for the land; or
- a notice of declaration of special management area in relation to the land has been gazetted; or
- a notation has been made on the certificate of title for the land that a site contamination audit report has been prepared in respect of the land; or
- a notice of prohibition or restriction on taking water affected by site contamination in relation to the land has been gazetted,

it will be noted in the items under the heading *Environment Protection Act 1993* under the Table of Particulars in this Statement. Details of any registered documents may be obtained from the Lands Titles Registration Office.

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## 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 of South Australia at www.lsc.sa.gov.au.

You can also seek advice from a legal practitioner.

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# ACKNOWLEDGEMENT OF RECEIPT OF FORM 1

The Purchaser acknowledges receipt of the following:

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

the above being identified by pages numbered **1** to **18** inclusive, together with the following annexures and supporting documents (if any):

Annexure A - Certificate of Title to the land

Annexure B - Form R3 – Buyers Information Notice

Annexure C - City of Adelaide Council Search

Annexure D - Property Interest Report (PIR)

Annexure E - Certificate of Emergency Services Levy

Annexure F - Certificate of Land Tax

Annexure G - Certificate of Water and Sewer Charges

Annexure H - Title and Valuation Package

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

Annexure J - Strata Plan 12753

Annexure K - Application for Creation of Easement 7623919

Annexure L - Application for Creation of Easement 7623922

Annexure M - Application for Creation of Easement 7623923

Annexure N - Department for Environment and Water – Response to PIR

Annexure O - Deposited Plan 38214

**SIGNED BY THE PURCHASER:**

Date: // Signed:

Date: Signed:

The Purchaser:

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

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# CERTIFICATE OF TITLE

CT Volume 5172 Folio 197

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LAND SERVICES SA

| | |
|---|---|
| Product | Register Search (CT 5172/197) |
| Date/Time | 11/02/2026 11:57AM |
| Customer Reference | |
| Order ID | 20260211004239 |

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 5172 Folio 197

| | | | | | |
|---|---|---|---|---|---|
| Parent Title(s) | CT 5170/106 | | | | |
| Creating Dealing(s) | SA 7626387 | | | | |
| Title Issued | 01/03/1994 | Edition | 4 | Edition Issued | 04/09/2019 |
| Diagram Reference | | | | | |

## Estate Type

FEE SIMPLE (UNIT)

## Registered Proprietor

JEFFREY LINDSAY FIEBIG
OF UNIT 41 21 PULTENEY STREET ADELAIDE SA 5000

## Description of Land

UNIT 41 STRATA PLAN 12753
IN THE AREA NAMED ADELAIDE
HUNDRED OF ADELAIDE

## Easements

SUBJECT TO EASEMENT(S) OVER THE WITHIN LAND (RE 7623922)

TOGETHER WITH EASEMENT(S) OVER THE LAND MARKED D ON DP 38214 (RE 7623919)

TOGETHER WITH RIGHT(S) OF WAY OVER THE LAND MARKED H ON DP 38214 (RE 7623923)

## Schedule of Dealings

| Dealing Number | Description |
|---|---|
| 8041457 | MORTGAGE TO BEYOND BANK AUSTRALIA LTD. (ACN: 087 651 143) |

## Notations

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

Administrative Interests

CONFIRMED IN SA HERITAGE REGISTER 11/09/1986


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# FORM R3

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*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?

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## Enjoyment

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

## Value

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

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

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

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# LOCAL AUTHORITY SEARCH

CT Volume 5172 Folio 197

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CITY OF ADELAIDE

25 Pirie Street, Adelaide
GPO Box 2252 Adelaide
South Australia 5001

T (08) 8203 7203
F (08) 8203 7575
W cityofadelaide.com.au

ABN 20 903 762 572

## Assessment No: 20614 4

| | |
|---|---|
| **Property Location** | **Floor 3 41/21 Pulteney Street,** |
| Rateable Valuation | $14,000 |
| Arrears | $0.00 |
| Arrears Legal Fees | $0.00 |
| **Gross Rates** (includes Regional Landscape Levy) | **$1,636.30** |
| Interest, Current | $0.00 |
| Interest, Arrears | $0.00 |
| Rebates | $0.00 |
| Legal Charges, Current | $0.00 |
| Deferred Debts | $0.00 |
| | $0.00 |
| Paid | $-818.20 |
| Overpayments | $0.00 |
| Refunds | $0.00 |
| **Outstanding Balance** | **$818.10** |

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**Change of Ownership – New Owner Information**

**Rates & Property Enquiries: 8203 7203**

Please fill in the below information or provide to the purchaser to fill in and return to r.mail@cityofadelaide.com.au or to GPO Box 2252 ADELAIDE SA 5001

CITY OF ADELAIDE

25 Pirie Street, Adelaide
GPO Box 2252 Adelaide
South Australia 5001

T (08) 8203 7203
F (08) 8203 7575
W cityofadelaide.com.au

ABN 20 903 762 572

**Name:** ECKERMANN FORMS (SA) P/L

**Address:** PO Box 7340, HUTT STREET SA 5000

**File reference:**

**Phone number:**

| | |
|---|---|
| **Certificate of Title:** | CT-5172/197 |
| **Property Description:** | Unit 41 SP 012753 |
| **Property Address:** | Floor 3 41/21 Pulteney Street, ADELAIDE SA 5000 |
| **Previous Owner:**<br>**(Full names)** | Mr J L Fiebig |
| **New Owner:**<br>**(Titles and full names)** | |
| **New Owner's Postal address for future notices:**<br>**(or managing agent)** | |
| **New Owner's Postal address for general mail: (if different to above)** | |
| **New Owner's contact phone number(s):** | |
| **New Owner's email address:** | |
| **Settlement Date:** | |

This information is provided to the City of Adelaide for local government related purposes and is held in accordance with our privacy policy, available at https://www.cityofadelaide.com.au

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## PRESCRIBED INFORMATION

***Address:*** ***Floor 3 41/21 Pulteney Street, ADELAIDE SA 5000*** ***Reference:*** **1999/01185-7**

***Certificate of Title:*** ***CT-5172/197*** ***Dated:*** ***18 February 2026***

| Prescribed encumbrance | Other particulars required |
|---|---|
| **Part 1—Items that must be included in statement** | |
| *(If an item is not applicable strike it out or write "NOT APPLICABLE" or "N/A" in column 1.)* | |
| ***Development Act 1993 (repealed)*** | |
| Section 42 – Condition (that continues to apply) of a development authorisation | Date of Authorisation:<br>Name of relevant authority that granted authorisation:<br>Condition(s) of authorisation:<br>***Development Conditions – See Attachment*** |
| ***Repealed Act conditions*** | |
| Condition (that continues to apply) of an approval or authorisation granted under the *Building Act 1971* (repealed), the *City of Adelaide Development Control Act 1976* (repealed), the *Planning Act 1982* (repealed) or the *Planning and Development Act 1966* (repealed) | Nature of Condition(s):<br>***Repealed Act Conditions – Refer to Attachment*** |

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## PRESCRIBED INFORMATION

| **Planning, Development and Infrastructure Act 2016** | |
|---|---|
| Part 5 – Planning and Design Code | Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code): **Refer to attached PlanSA Section 7 Report**<br><br>Is there a State heritage place on the land or is the land situated in a State heritage area? *YES/~~NO~~<br><br>Is the land designated as a local heritage place? *~~YES~~/NO<br><br>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? *~~YES~~/NO<br><br>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/~~NO~~ |
| Section 127 - Condition (that continues to apply) of a development authorisation | ~~Date of authorisation:~~<br><br>~~Name of relevant authority that granted authorisation:~~<br><br>~~Condition(s) of authorisation:~~<br><br>**Refer to attached PlanSA Section 7 Report** |

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| **Part 2—Items to be included if land affected** | |
|---|---|
| *[If an item is not applicable, strike it out or write "NOT APPLICABLE" or "N/A" in column 1, or else omit the items and headings that are not applicable.]* | |
| ***Development Act 1993*** | |
| ~~section 50(1)—Requirement to vest land in a council or the Crown to be held as open space~~ | ~~Date requirement given:~~<br>~~Name of body giving requirement:~~<br>~~Nature of requirement:~~<br>~~Contribution payable (if any):~~ |
| ~~section 50(2)—Agreement to vest land in a council or the Crown to be held as open space~~ | ~~Date of agreement:~~<br>~~Names of parties:~~<br>~~Terms of agreement:~~<br>~~Contribution payable (if any):~~ |
| ~~section 55—Order to remove or perform work~~ | ~~Date of order:~~<br>~~Terms of order:~~<br>~~Building work (if any) required to be carried out:~~<br>~~Amount payable (if any):~~ |
| ~~section 56—Notice to complete development~~ | ~~Date of notice:~~<br>~~Requirements of notice:~~<br>~~Building work (if any) required to be carried out:~~<br>~~Amount payable (if any):~~ |
| ~~Section 57 – Land management agreement~~ | ~~Date of agreement:~~<br>~~Names of parties:~~<br>~~Terms of agreement:~~ |

| | |
|---|---|
| ~~Section 69 – Emergency Order~~ | ~~Date of order:~~<br>~~Name of authorised officer who made order:~~<br>~~Name of authority that appointed authorised officer:~~<br>~~Nature of order:~~<br>~~Amount payable (if any):~~ |

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| | |
|---|---|
| ~~Section 71 – Fire safety notice~~ | ~~Date of notice:~~<br>~~Name of authorised officer giving notice:~~<br>~~Requirements of notice:~~<br>~~Building work (if any) required to be carried out:~~<br>~~Amount payable (if any):~~ |

| | |
|---|---|
| ~~Section 84 – Enforcement notice~~ | ~~Date notice given:~~<br>~~Name of relevant authority giving notice:~~<br>~~Nature of directions contained in notice:~~<br>~~Building work (if any) required to be carried out:~~<br>~~Amount payable (if any):~~ |
| ~~section 85(6), 85(10) or 106—Enforcement order~~ | ~~Date order made:~~<br>~~Name of court that made order:~~<br>~~Action number:~~<br>~~Names of parties:~~<br>~~Terms of order:~~<br>~~Building work (if any) required to be carried out:~~ |
| ~~Part 11 Division 2—Proceedings~~ | ~~Date of commencement of proceedings:~~<br>~~Date of determination or order (if any):~~<br>~~Terms of determination or order (if any):~~ |
| **Confirmed – Planning/Development Section** ..... | |
| ***Fire and Emergency Services Act 2005*** | |
| ~~section 105F (or section 56 or 83 (repealed))—Notice of action required concerning flammable materials on land~~ | ~~Date of notice:~~<br>~~Person or body who issued notice:~~<br>~~Requirements of notice (as stated therein):~~<br>~~Amount payable (if any):~~ |
| **Confirmed – Enforcement/Compliance section:** ..... | |
| ***Food Act 2001*** | |
| ~~section 44—Improvement notice~~ | ~~Date of notice:~~<br>~~Name of authorised officer who served notice:~~<br>~~Name of authority that appointed officer:~~<br>~~Requirements of notice:~~ |

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| | |
|---|---|
| ~~section 46—Prohibition order~~ | ~~Date of order:~~<br><br>~~Name of authority or person who served order:~~<br><br>~~Requirements of order:~~ |
| **Confirmed – Environmental Health section:** ..... | |
| ***Housing Improvement Act 1940*** | |
| ~~section 23—declaration that house is undesirable or unfit for human habitation~~ | ~~Date of declaration:~~<br><br>~~Those particulars required to be provided by a council under section 23:~~ |
| ~~Part 7 (rent control for substandard houses) — Notice or declaration~~ | ~~Date of notice or declaration~~<br>~~Those particulars required to be provided by the housing authority under section 60:~~ |
| **Confirmed – Building/Development section:** ..... | |
| ***Land Acquisition Act 1969*** | |
| ~~Section 10 – Notice of intention to acquire~~ | ~~Date of notice:~~<br><br>~~Name of Authority who served notice:~~<br><br>~~Description of land intended to be acquired (as described in the notice):~~ |

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| ***Local Government Act 1934 (repealed)*** | |
|---|---|
| ~~Notice, order, declaration, charge, claim or demand given or made under the Act~~ | ~~Date of notice, order etc:~~<br><br>~~Name of council by which, or person by whom, notice, order etc is given or made:~~<br><br>~~Land subject thereto:~~<br><br>~~Nature of requirements contained in notice, order etc:~~<br><br>~~Time for carrying out requirements:~~<br><br>~~Amount payable (if any):~~ |
| ***Local Government Act 1999*** | |
| ~~Notice, order, declaration, charge, claim or demand given or made under the Act~~ | ~~Date of notice, order etc:~~<br><br>~~Name of council by which, or person by whom, notice, order etc is given or made:~~<br><br>~~Land subject thereto:~~<br><br>~~Nature of requirements contained in notice, order etc:~~<br><br>~~Time for carrying out requirements:~~<br><br>~~Amount payable (if any):~~ |
| **Confirmed – General section:** ..... | |
| ***Local Nuisance and Litter Control Act 2016*** | |
| ~~Section 30 – Nuisance or litter abatement notice~~ | ~~Date of notice:~~<br><br>~~Notice issued by:~~<br><br>~~Nature of requirements contained in notice:~~<br><br>~~Time for carrying out requirements:~~ |
| ***Planning, Development and Infrastructure Act 2016*** | |
| ~~section 141 – Order to remove or perform work~~ | ~~Date of order:~~<br><br>~~Terms of order:~~<br><br>~~Building work (if any) required to be carried out:~~ |

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| ***Planning, Development and Infrastructure Act 2016*** | |
|---|---|
| | ~~Amount payable (if any):~~ |
| ~~section 142 – Notice to complete development~~ | ~~Date of notice:~~<br>~~Requirements of notice:~~<br>~~Building work (if any) required to be carried out:~~<br>~~Amount payable (if any):~~ |
| ~~section 155 – Emergency order~~ | ~~Date of order:~~<br>~~Name of authorised officer who made order:~~<br>~~Name of authority that appointed the authorised officer:~~<br>~~Nature of order:~~<br>~~Amount payable (if any):~~ |
| ~~section 157 – Fire safety notice~~ | ~~Date of notice:~~<br>~~Name of authority giving notice:~~<br>~~Requirements of notice:~~<br>~~Building work (if any) required to be carried out:~~<br>~~Amount payable (if any):~~ |
| ~~section 192 or 193 – Land management agreement~~ | ~~Date of agreement:~~<br>~~Names of parties:~~<br>~~Terms of agreement:~~ |
| ~~section 198(1) – Requirement to vest land in a council or the Crown to be held as open space~~ | ~~Date requirement given:~~<br>~~Name of body giving requirement:~~<br>~~Nature of requirement:~~<br>~~Contribution payable (if any):~~ |
| ~~section 198(2) – Agreement to vest land in a council or the Crown to be held as open space~~ | ~~Date of agreement:~~<br>~~Names of parties:~~<br>~~Terms of agreement:~~<br>~~Contribution payable (if any):~~ |

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## PRESCRIBED INFORMATION

| ***Planning, Development and Infrastructure Act 2016*** | |
|---|---|
| ~~Part 16~~<br><br>~~Division 1 – Proceedings~~ | ~~Date of commencement of proceedings:~~<br>~~Date of determination or order (if any):~~<br>~~Terms of determination or order (if any):~~ |
| ~~section 213 – Enforcement notice~~ | ~~Date notice given:~~<br>~~Name of designated authority giving notice:~~<br>~~Nature of directions contained in notice:~~<br>~~Building work (if any) required to be carried out:~~<br>~~Amount payable (if any):~~ |
| ~~Section 214(6), 214(10) or 222 - Enforcement order~~ | ~~Date order made:~~<br>~~Name of court that made order:~~<br>~~Action number:~~<br>~~Name of parties:~~<br>~~Terms of order:~~<br>~~Building work (if any) required to be carried out:~~ |
| **Confirmed – Building/development section:** ..... | |

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## PRESCRIBED INFORMATION

| ***Public and Environmental Health Act 1987 (repealed)*** | |
|---|---|
| ~~Part 3—Notice~~ | ~~Date of notice:~~<br>~~Name of council or other authority giving notice:~~<br>~~Requirements of notice:~~ |
| ~~Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) (revoked) Part 2—Condition (that continues to apply) of an approval~~ | ~~Date of approval:~~<br>~~Name of relevant authority that granted the approval:~~<br>~~Condition(s) of approval:~~ |
| ~~Public and Environmental Health (Waste Control) Regulations 2010 (revoked) regulation 19—Maintenance order (that has not been complied with)~~ | ~~Date of order:~~<br>~~Name of authority giving order:~~<br>~~Requirements of order:~~ |
| **Confirmed – Environmental Health section:** ..... | |
| ***South Australian Public Health Act 2011*** | |
| ~~section 92-Notice~~ | ~~Date of notice:~~<br>~~Name of Council or other relevant authority giving notice:~~<br>~~Requirements of notice~~ |
| ~~South Australian Public Health (Wastewater) Regulations 2013 Part 4-Condition (that continues to apply) of an approval~~ | ~~Date of approval:~~<br>~~Name of person or body that granted the approval:~~<br>~~Condition (s) of approval:~~ |
| **Confirmed – Health section:** ..... | |

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| ***Other charges*** | |
|---|---|
| ~~Charge of any kind affecting the land (not included in another item)~~ | ~~Person or body in whose favour charge exists:~~<br>~~Nature of charge:~~<br>~~Amount of charge (if known):~~ |

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# PRESCRIBED INFORMATION

## Particulars of Building Indemnity Insurance

**Note—Building indemnity insurance is not required for—**

(a) domestic building work for which approval under the *Planning, Development and Infrastructure Act 2016*, the repealed *Development Act 1993* or the repealed *Building Act 1971* is or was not required; or

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

(c) domestic building work commenced before 1 May 1987; or

(d) building work in respect of which an exemption from the application of Division 3 of Part 5 of the *Building Work Contractors Act 1995* applies under the *Building Work Contractors Regulations 2011*; or

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

**Details of building indemnity insurance still in existence for building work on the land:**

Building Indemnity Insurance is required....**~~Yes / No~~ / Council holds no record** (refer above note):

1 Name(s) of person(s) insured: .....

2 Name of insurer:.....

3 Limitations on the liability of the insurer:.....

4 Name of builder:.....

5 Builder's licence number: .....

6 Date of issue of insurance:.....

7 Description of insured building work:.....

.....

.....

**Exemption from holding insurance:**

If particulars of insurance are not given, has an exemption been granted under section 45 of the *Building Work Contractors Act 1995* from the requirement to hold an insurance policy in accordance with Division 3 of Part 5 of that Act?

*** ~~Yes / No~~ / Council holds no record**

If **YES**, give details:

(a) Date of the exemption: .....

(b) Name of builder granted the exemption: .....

(c) Licence number of builder granted the exemption: .....

(d) Details of building work to which the exemption applies:.....

.....

.....

(e) Details of conditions (if any) to which the exemption is subject:.....

.....

.....

**Certified – Development Section**..... **Date**.....

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# PRESCRIBED INFORMATION

***Particulars relating to Environment Protection***

**Further information held by councils**

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

(a) commercial or industrial activity at the land; or

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

*YES/~~NO~~ **Refer to Attachment**

**Note—**

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

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

It should be noted that—

(a) the approval of development by a council does not necessarily mean that the development has taken place;

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

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## Attachment – Repealed Act Conditions

**APPROVAL** under the City of Adelaide Development Control Act, 1976 was given on 28/06/79 to

Install air-conditioning to an office shop and flat building at 17-37 Pulteney St, **P7247**

**SUBJECT** to the following Conditions:

No sound being emitted from any device or from any other source or activity so as to –

(a) become a nuisance to the occupiers of adjoining properties or properties in the nearby vicinity;

(b) impair or impinge upon the use and enjoyment of adjoining properties or properties in the nearby vicinity by the occupiers thereof;

(c) materially affect the use and enjoyment of adjoining properties or properties in the nearby vicinity by the occupiers thereof. That external grills be painted to match the colour of the brickwork to the satisfaction of the City Planner.

---

**APPROVAL** under the Building Act, 1970-1976 was given on 17/09/80 for

Tavern alterations - air-conditioning and partitions, **25812**

**SUBJECT** to the following Condition:

Regulation 24.28 - The basement shall not be occupied by more than 225 persons.

---

**APPROVAL** under the Building Act, 1971 was given on 20/03/80 for

Flats and shops alterations - amended shops layout and outdoor eating area, **24660**

**SUBJECT** to the following Condition:

Regulation 29.1 - A notice "Do not walk on the glass roof" embossed or cast into a metal tablet of dimensions to the approval of the surveyor shall be conspicuously and permanently posted adjacent to the roof.

---

**APPROVAL** under the City of Adelaide Development Control Act, 1976 was given on 02/09/87 to

Install a spa, sauna deck, bar, shower and toilet at 21 Pulteney Street, **P402A**

**SUBJECT** to the following Condition:

The development hereby approved shall be for the sole use by the residential occupants of the building and guests of residential occupants only.

***MODIFICATION***

AUTHORITY was given by Section 27 of the Building Act, 1971 on 22/11/93 for 15-17 Pulteney St; 1-7 Austin St to modify Regulation 6 to permit the two existing windows between the foyer of the apartment and the arcade of the retail building to remain in lieu of fire rated wall as required by Clause C1. 1 of the Building Code of Australia.

PROVIDED that:- The areas immediately adjacent to and within 3m from these windows shall be kept clear of any combustible materials.

Issued: 22/11/93

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# PRESCRIBED INFORMATION

## Attachment – Development Conditions

**DECISION NOTIFICATION FORM**

| FOR DEVELOPMENT APPLICATION | DATED 15 December 1999 | DEVELOPMENT NUMBER |
|---|---|---|
| | REGISTERED ON 17 December 1999 | DA/1044/1999 |

TO: Mr I W Tyler
54 Coomurra Drive
SALISBURY HEIGHTS SA 5109

LOCATION OF PROPOSED DEVELOPMENT: **15-29 Pulteney Street, ADELAIDE SA 5000**

Nature of Proposed Development: **Repainting of apartments facade.**

From **Mr I W Tyler**

In respect of this proposed development you are informed that:

| NATURE OF CONSENT | CONSENT STATUS | DATE OF DECISION | NO. OF CONDITIONS |
|---|---|---|---|
| **Provisional Development Plan Consent** | **Consent** | **04 January 2000** | **2** |
| **Development Approval** | **Approved** | **04 January 2000** | **2** |

**CONDITIONS OF PROVISIONAL DEVELOPMENT PLAN CONSENT ARE AS FOLLOWS:**

**The development herein granted Provisional Development Plan Consent shall be undertaken in accordance with the plans and details accompanying the application to the satisfaction of Council, except where varied by conditions below (if any).**

To ensure that the development is undertaken in accordance with the plans and details submitted.

**The gloss levels and application methods used on the various elements of the building shall be agreed with Adelaide City Council Heritage Services prior to commencement.**

To ensure that the cultural value and setting of the heritage item is conserved.

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ADELAIDE CITY COUNCIL

## DECISION NOTIFICATION FORM

| | |
|---|---|
| Application Dated: **05-Jul-2011**<br>Application Registered On: **19-Jul-2011** | File Reference: **F/DA/0549/2011**<br>Contact Officer: **Mike Chang 8203 7488** |

| | |
|---|---|
| **Application:** | DA/549/2011 |
| **Applicant:** | SYSTEMS SOLUTIONS ENGINEERING P/L |
| **Location:** | RUTHVEN MANSIONS, 15-27 Pulteney Street, ADELAIDE SA 5000 |
| **Description:** | Fire safety upgrade to apartments. |

In respect of this proposed development you are informed that:

| Nature Of Consent | Consent Status | Date of Decision | No. of Conditions |
|---|---|---|---|
| **Development Plan Consent** | **Granted** | **1 December 2011** | **3** |
| **Building Rules Consent** | **Granted** | **1 December 2011** | **1** |
| **Development Approval** | **Granted** | **1 December 2011** | **4** |

~~Details of the building classification and the approved number of occupants under the Building Code are attached.~~

~~# representation(s) from third parties concerning your category 3 proposal were received.~~

~~If there were third party representations, any consent/approval or consent/approval with conditions does not operate until the periods specified in the Act have expired.~~

Reason for this decision, any conditions imposed, and the reasons for imposing those conditions are set out on the attached sheet.

Date of Decision: **1 December 2011**

Signed: .....

Date: 5/12/11

[ ] Development Assessment Commission or delegate

[✓] Council Chief Executive Officer or delegate

[ ] Private Certifier

[ 3 ] Sheets Attached

cc: Heritage Branch

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ADELAIDE CITY COUNCIL

| | |
|---|---|
| **Application:** | DA/549/2011 |
| **Applicant:** | SYSTEMS SOLUTIONS ENGINEERING P/L |
| **Location:** | RUTHVEN MANSIONS, 15-27 Pulteney Street, ADELAIDE SA 5000 |
| **Description:** | Fire safety upgrade to apartments. |

## CONDITIONS OF DEVELOPMENT PLAN CONSENT

1. **The Development shall be undertaken in accordance with the plans, drawings, specifications and other documents submitted to the Council that are relevant to the consent as listed below:**

- **Plans drafted by System Solutions Engineering Pty Ltd, Project no. SSE1334, Drawing nos. F01, F02,F03, F04, F05 and F06**

**to the reasonable satisfaction of the Council except where varied by conditions below (if any).**

**Reason:** To ensure that the Development is undertaken in accordance with the plans and details submitted.

2. **The Fire Indicator Panels in the arcade and tavern shall be installed back-to-back, or as otherwise agreed by the Department of Environment and Natural Resources or its Heritage Advisor.**

**Reason:** To minimise visual and physical impacts on the heritage place.

3. **Sprinkler pipes installed on original exterior walls of the listed building shall be painted out to match the colour of the existing brick wall, to the satisfaction of the Department of Environment and Natural Resources or its Heritage Advisor.**

**Reason:** To ensure that the cultural value and setting of the heritage item is conserved.

## CONDITIONS OF BUILDING RULES CONSENT

1. **Time frame for completion of fire safety upgrade works. The proposed works as approved shall be completed within the time frames indicated under Staging notes on the System Solutions Engineering P/L –Drawing number SEE1334- F06, starting from the date of approval.**

**Reason:** To achieve the desired fire safety improvements for the building in an orderly and timely manner.

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CITY OF ADELAIDE

# DECISION NOTIFICATION FORM

| | |
|---|---|
| Application Registered On: **18 January 2019** | Contact Officer: **Dora Heyzer 8203 7208** |
| Application Dated: **17 January 2019** | File Reference: **DA/34/2019** |

| | |
|---|---|
| **Application:** | DA/34/2019 |
| **Applicant:** | STRATA CORPORATION NO 12753 INC and NATIONAL PHARMACIES - GAWLER PL |
| **Location:** | MANSIONS ON PULTENEY, 15-27 Pulteney Street, ADELAIDE SA 5000 |
| **Description:** | Demolish cooling tower, undertake roof terrace waterproofing, upgrade existing pergola (all on level 4), repair eastern parapet wall and construct new DDA toilet |

In respect of this proposed development you are informed that:

| Nature of Decision | Decision Status | Date of Decision | No. of Conditions |
|---|---|---|---|
| Development Plan Consent | Granted | 18 February 2019 | 2 |
| Building Rules Consent | Granted | 14 August 2019 | 0 |
| Development Approval | Granted | 22 August 2019 | 2 |

~~Details of the building classification and the approved number of occupants under the Building Code are attached.~~

~~A representation(s) from third parties concerning your category 3 proposal were received.~~

~~If there were third party representations, any consent/approval or consent/approval with conditions does not operate until the periods specified in the Act have expired.~~

Reason for this decision, any conditions imposed, and the reasons for imposing those conditions are set out on the attached sheet.

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

Date of Decision: 22 August 2019

Signed: _____

Date: 22 August 2019

☐ State Planning Assessment Commission or delegate

☒ Council Chief Executive Officer or delegate

☐ Private Certifier

☒ Pages

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CITY OF ADELAIDE

| | |
|---|---|
| **Application:** | DA/34/2019 |
| **Applicant:** | STRATA CORPORATION NO 12753 INC and NATIONAL PHARMACIES - GAWLER PL |
| **Location:** | MANSIONS ON PULTENEY, 15-27 Pulteney Street, ADELAIDE SA 5000 |
| **Description:** | Demolish cooling tower, undertake roof terrace waterproofing, upgrade existing pergola (all on level 4), repair eastern parapet wall and construct new DDA toilet |

## CONDITIONS OF DEVELOPMENT PLAN CONSENT

1. **The Development shall be undertaken in accordance with the plans, drawings, specifications and other documents submitted to the Council that are relevant to the consent as listed below:**
   - **GHD Woodhead – Development Assessment letter – Reference No: 3318687-04 – dated 16 January 2019**
   - **GHD Woodhead – Drawing No: 33-18687-A001, 33-18687-A100, 33-18687-A500, 33-18687-A510, 33-18687-900 and 33-18687-S100 – Revision B**

   **to the reasonable satisfaction of the Council except where varied by conditions below (if any).**

   **Reason:** *To ensure that the Development is undertaken in accordance with the plans and details submitted.*

---

2. **The details of the works to the eastern parapets and gables documented on drawing S101 shall be assessed and approved by the proponent's heritage architect.**

   **Reason:** *Notes 1 and 4 on drawing S101 call for a specialist heritage architect to advise on and approve the stabilisation works to the right-hand gable. Extending this provision to the other works for the central gable and left-hand balustrade will ensure they too are undertaken in accordance with good conservation practice.*

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## CONDITIONS OF BUILDING RULES CONSENT

**Nil conditions have been imposed by Private Certifier BUILDSURV. (Ref: 2019.4862)**

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**Attachment - Change of Use**

**4196200** - Shop alterations - (shop 5) c/use to ancillary retail.

**4364200** - Internal & external alts & partial c/use to licensed premise.

**DA/0335/2001** - Internal alterations and use as café.

**DA/0591/2009** - Internal alterations and change the use from shop to restaurant.

**DA/0067/2010** - Internal alterations and change the use to internet café.

**DA/0108/2004** - Change the use of existing serviced apartment to residential apartment (No. 51).

**DA/981/2018** - Change of use to dessert cafe and fitout.

# ADVICE ONLY

**The above application(s) confirm Council holds information that indicates that changes in the use of the land have taken place on the site.**

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# Data Extract for Section 7 search purposes

## Valuation ID 0203538206

**Data Extract Date:** 18/02/2026

### 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:** S12753 UN41

**Certificate Title:** CT5172/197

**Property Address:** UNIT 41 21 PULTENEY ST ADELAIDE SA 5000

### Zones

City Main Street (CMS)

### Subzones

Rundle Mall (RMa)

### Zoning overlays

#### Overlays

**Airport Building Heights (Regulated) (All structures over 140 metres AHD)**

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

**Affordable Housing**

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

**Building Near Airfields**

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

**Design**

The Design Overlay seeks to ensure significant development positively contributes to the liveability, durability and sustainability of the built environment through high-quality design.

**Heritage Adjacency**

The Heritage Adjacency Overlay seeks to ensure development adjacent to State and Local Heritage Places maintains the heritage and cultural values of those places.

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**Hazards (Flooding - Evidence Required)**

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

**Noise and Air Emissions**

The Noise and Air Emissions Overlay seeks to protect new noise and air quality sensitive development from adverse impacts of noise and air emissions.

**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.

**State Heritage Place (Heritage Number: 1271)**

The State Heritage Place Overlay seeks to ensure development maintains the heritage and cultural values of State Heritage Places through conservation, ongoing use and adaptive reuse.

## Is the land situated in a State Heritage Place/Area

Yes

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

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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

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# PROPERTY INTEREST REPORT

CT Volume 5172 Folio 197

# Property Interest Report

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

| | | | |
|---|---|---|---|
| **Title Reference** | CT 5172/197 | **Reference No.** | 2754260 |
| **Registered Proprietors** | J L*FIEBIG | **Prepared** | 11/02/2026 11:57 |
| **Address of Property** | Unit 41, 21 PULTENEY STREET, ADELAIDE, SA 5000 | | |
| **Local Govt. Authority** | THE CORPORATION OF THE CITY OF ADELAIDE | | |
| **Local Govt. Address** | GPO BOX 2252 ADELAIDE SA 5001 | | |

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<br><br>*[**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<br>(whether over the land or annexed to the land)<br><br>Note--"Easement" includes rights of way and party wall rights<br><br>*[**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<br><br>*[**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<br>(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.)<br><br>*[**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<br><br>also<br><br>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<br><br>also<br><br>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<br><br>also<br><br>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<br><br>*[**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<br><br>also<br><br>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<br><br>also<br><br>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<br><br>also<br><br>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<br><br>also<br><br>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<br><br>also<br><br>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<br><br>also<br><br>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<br><br>also<br><br>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<br><br>also<br><br>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<br><br>also<br><br>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)<br><br>*[**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<br><br>also<br><br>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.**<br>**If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750.**<br><br>**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<br>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<br>also<br>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<br>also<br>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 will respond with details relevant to this item** |
| 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<br>also<br>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<br>also<br>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<br>also<br>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<br>also<br>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.**<br>**If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750.**<br><br>**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<br>also<br>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<br>also<br>Refer to the Certificate of Title |
| 25.3 | section 25D - Management agreement | DEW Native Vegetation has no record of any agreement affecting this title<br>also<br>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<br>*[ **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.<br><br>also<br><br>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<br><br>also<br><br>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<br><br>also<br><br>Contact the Local Government Authority for other details that might apply to a place of local heritage value<br><br>also<br><br>For details of declared significant trees affecting this title, contact the Local Government Authority<br><br>also<br><br>**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<br>*[ **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<br><br>also<br><br>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<br><br>also<br><br>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<br><br>also<br><br>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<br>also<br>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<br>also<br>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<br>also<br>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<br>also<br>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<br>also<br>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<br>also<br>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<br>also<br>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<br>also<br>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<br>also<br>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<br>also<br>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<br>also<br>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<br>also<br>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.**<br>**If you do not receive the certificate please contact the SA Water Customer Contact Centre on 1300 650 950**<br>also<br>The Office of the Technical Regulator in DEM has no record of any notice or order affecting this title<br>also<br>Lightsview Re-Water Supply Co Pty Ltd has no record of any notice or order affecting this title.<br>also<br>Robusto Investments Pty. Ltd. trading as Compass Springs has no current record of any notice or order affecting this title.<br>also<br>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<br>also<br>Contact the vendor for these details<br>also<br>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<br>also<br>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<br>also<br>EPA (SA) has no record of any particulars relating to items 3, 4 or 5 affecting this title<br>also<br>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.

Greatforms Signing Session ID: 4d8ef201-35a3-446e-8210-f05c77b1c6c3, Executed: 23-Mar-2026 17:54 (ACDT), Page 63 of 294



# ESL CERTIFICATE

CT Volume 5172 Folio 197

RevenueSA
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: 2754260

DATE OF ISSUE
12/02/2026

ECKERMANN FORMS
POST OFFICE BOX 7340
HUTT STREET ADELAIDE SA 5000

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

| OWNERSHIP NUMBER | OWNERSHIP NAME |
|---|---|
| 10369602 | J L FIEBIG |

PROPERTY DESCRIPTION

41 / 21 PULTENEY ST / ADELAIDE SA 5000 / UNIT 41

| ASSESSMENT NUMBER | TITLE REF. (A "+" indicates multiple titles) | CAPITAL VALUE | AREA / FACTOR R4 | LAND USE / FACTOR RE |
|---|---|---|---|---|
| 0203538206 | CT 5172/197 | $295,000.00 | 1.000 | 0.400 |

| LEVY DETAILS: | | | |
|---|---|---|---|
| FINANCIAL YEAR 2025-2026 | FIXED CHARGE | $ | 50.00 |
| | + VARIABLE CHARGE | $ | 99.80 |
| | - REMISSION | $ | 60.05 |
| | - CONCESSION | $ | 0.00 |
| | + ARREARS / - PAYMENTS | $ | -89.75 |
| | = 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 Certificate will be issued free of charge. It is not the due date for payment.

EXPIRY DATE 13/05/2026

Government of South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT

RevenueSA
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

OFFICIAL: Sensitive

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<br>Ref: 7014482116<br><br>Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account.<br>More info: www.bpay.com.au<br>® Registered to BPAY Pty Ltd<br>ABN 69 079 137 518 | To pay via the internet go to:<br>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:<br>Please refer below.<br>Revenue SA<br>Locked Bag 555<br>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.

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# LAND TAX CERTIFICATE

CT Volume 5172 Folio 197

RevenueSA

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: 2754260

DATE OF ISSUE
12/02/2026

ECKERMANN FORMS
POST OFFICE BOX 7340
HUTT STREET ADELAIDE SA 5000

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

OWNERSHIP NAME
J L FIEBIG

FINANCIAL YEAR
2025-2026

PROPERTY DESCRIPTION
41 / 21 PULTENEY ST / ADELAIDE SA 5000 / UNIT 41

| ASSESSMENT NUMBER | TITLE REF. (A "+" indicates multiple titles) | TAXABLE SITE VALUE | AREA |
|---|---|---|---|
| 0203538206 | CT 5172/197 | $183,000.00 | 0.0000 HA |

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

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

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

ON OR BEFORE 13/05/2026

Government of South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT

RevenueSA

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<br>Ref: 7014482025<br><br>Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account.<br>More info: www.bpay.com.au<br>® Registered to BPAY Pty Ltd<br>ABN 69 079 137 518 | To pay via the internet go to:<br>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:<br>Please refer below.<br>Revenue SA<br>Locked Bag 555<br>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.

Greatforms Signing Session ID: 4d8ef201-35a3-446e-8210-f05c77b1c6c3, Executed: 23-Mar-2026 17:54 (ACDT), Page 69 of 294



# SA WATER CERTIFICATE

CT Volume 5172 Folio 197

Greatforms Signing Session ID: 4d8ef201-35a3-446e-8210-f05c77b1c6c3, Executed: 23-Mar-2026 17:54 (ACDT), Page 70 of 294

SA Water

| Account Number | L.T.O Reference | Date of issue | Agent No. | Receipt No. |
|---|---|---|---|---|
| **02 03538 20 6** | CT5172197 | 12/2/2026 | 7793 | 2754260 |

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

Section 7/Elec

# Certificate of Water and Sewer Charges & Encumbrance Information

**Property details:**

**Customer:** MR JL FIEBIG
**Location:** U41 21 PULTENEY ST ADELAIDE UNIT 41
**Description:** H/UNIT **Capital Value:** $ 295 000
**Rating:** Residential

**Periodic charges**

Raised in current years to 31/3/2026

| | | | $ |
|---|---|---|---|
| | | Arrears as at: 30/6/2025 : | 0.00 |
| Water main available: | 1/7/1994 | Water rates : | 246.90 |
| Sewer main available: | 1/7/1994 | Sewer rates : | 282.00 |
| | | Water use : | 0.00 |
| | | 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 : | 705.20CR |
| | | **Balance outstanding** : | 176.30CR |

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

**Next quarterly charges:** Water supply: 82.30 Sewer: 94.00 Bill: 1/4/2026

This account has no meter of its own but is supplied from account no 02 03536 99 9.

The Water Use apportionment option is Nil.

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

SA Water

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

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

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

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SA Water

# South Australian Water Corporation

**Name:**
MR JL FIEBIG

**Water & Sewer Account**
Acct. No.: **02 03538 20 6**

**Amount:** _____

**Address:**
U41 21 PULTENEY ST ADELAIDE UNIT 41

---

## Payment Options

**EFT**

**EFT Payment**

| | |
|---|---|
| Bank account name: | SA Water Collection Account |
| BSB number: | 065000 |
| Bank account number: | 10622859 |
| Payment reference: | 0203538206 |

BPAY

**Biller code: 8888**
**Ref: 0203538206**

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: 0203538206

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# TITLE VALUATION PACKAGE

CT Volume 5172 Folio 197

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LAND SERVICES SA

| | |
|---|---|
| Product | Title and Valuation Package |
| Date/Time | 11/02/2026 11:57AM |
| Customer Reference | |
| Order ID | 20260211004239 |

# Certificate of Title

| | |
|---|---|
| Title Reference | CT 5172/197 |
| Status | CURRENT |
| Easement | YES |
| Owner Number | 10369602 |
| Address for Notices | UNIT 303 26 HURTLE SQ ADELAIDE SA 5000, AUS |
| Area | NOT AVAILABLE |

## Estate Type

Fee Simple (Unit)

## Registered Proprietor

JEFFREY LINDSAY FIEBIG
OF UNIT 41 21 PULTENEY STREET ADELAIDE SA 5000

## Description of Land

UNIT 41 STRATA PLAN 12753
IN THE AREA NAMED ADELAIDE
HUNDRED OF ADELAIDE

## Last Sale Details

| | |
|---|---|
| Dealing Reference | TRANSFER (T) 8041456 |
| Dealing Date | 14/12/1995 |
| Sale Price | $120,000 |
| Sale Type | TRANSFER FOR FULL MONETARY CONSIDERATION |

## Constraints

Encumbrances

| Dealing Type | Dealing Number | Beneficiary |
|---|---|---|
| MORTGAGE | 8041457 | BEYOND BANK AUSTRALIA LTD. (ACN: 087 651 143) |

Stoppers

NIL

## Valuation Numbers

| Valuation Number | Status | Property Location Address |
|---|---|---|
| 0203538206 | CURRENT | Unit 41, 21 PULTENEY STREET, ADELAIDE, SA 5000 |

## Notations

Dealings Affecting Title


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NIL

### Notations on Plan

NIL

### Registrar-General's Notes

NIL

### Administrative Interests

CONFIRMED IN SA HERITAGE REGISTER 11/09/1986

## Valuation Record

| | |
|---|---|
| Valuation Number | 0203538206 |
| Type | Site & Capital Value |
| Date of Valuation | 01/01/2025 |
| Status | CURRENT |
| Operative From | 01/07/1994 |
| Property Location | Unit 41, 21 PULTENEY STREET, ADELAIDE, SA 5000 |
| Local Government | ADELAIDE |
| Owner Names | JEFFREY LINDSAY FIEBIG |
| Owner Number | 10369602 |
| Address for Notices | UNIT 303 26 HURTLE SQ ADELAIDE SA 5000, AUS |
| Zone / Subzone | CMS - City Main Street \ RMa - Rundle Mall |
| Water Available | Yes |
| Sewer Available | Yes |
| Land Use | 1323 - Third Floor Home Unit |
| Description | H/UNIT |
| Local Government Description | Residential |

## Parcels

| Plan/Parcel | Title Reference(s) |
|---|---|
| S12753 UNIT 41 | CT 5172/197 |

## Values

| Financial Year | Site Value | Capital Value | Notional Site Value | Notional Capital Value | Notional Type |
|---|---|---|---|---|---|
| Current | $183,000 | $295,000 | | | |
| Previous | $184,000 | $265,000 | | | |

## Occupants


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| Occupant Id | Property Id | Occupant Name | Land Use | Local Government Description | Site Value | Capital Value | Notional Site Value | Notional Capital Value | Notional Type |
|---|---|---|---|---|---|---|---|---|---|
| 10 | 3/F UNIT 1B | SERV APART | 1323 - Third Floor Home Unit | Residential | $183,000 | $295,000 | | | |

## Building Details

| | |
|---|---|
| Valuation Number | 0203538206 |
| Building Style | High Rise Home Units (lifts) |
| Year Built | 1900 |
| Building Condition | Good |
| Wall Construction | Brick |
| Roof Construction | Tiled (Terra Cotta or Cement) |
| Equivalent Main Area | 75 sqm |
| Number of Main Rooms | 2 |

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


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# COMMUNITY/STRATA SEARCH

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

REQUESTED BY:
Name: Eckermanns Conveyancers
Address: searches@eckermanns.com.au

REGARDING:
Corporation: Strata Corporation 12753 Inc.
Unit No. & Address: Unit 41, 21 Pulteney Street Adelaide
Owners: Jeffrey Lindsay Fiebig

## PART 1 : FINANCIAL DETAILS

### 1.1 Lot Entitlement

Lot Entitlement = 219 Total of all Entitlements = 10000

### 1.2 Maintenance Contributions

| Last Levy Paid | Amount | Paid To |
|---|---|---|
| Admin Fund Levy | $1,905.12 | 31/03/2026 |
| **Current Levy** | **Amount** | **Frequency** |
| Admin Fund Levy | $1,905.12 | Quarterly |
| Sinking Fund Levy | $0.00 | Quarterly |

### 1.3 Arrears

| Levies | Due as at 12/02/2026 | Charged but due after 12/02/2026 |
|---|---|---|
| Electricity Usage Recovery | $0.00 | $422.66 |
| Amount Due | $0.00 | $422.66 |

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

Advance Payments $379.75



Biller Code: 96503
Ref: 23201195700012753413

### 1.4 Lot Expenditure by the Strata Corporation

(a) Incurred by the Corporation to which the unit holder must or is likely to be required to contribute :
Refer minutes of meetings

(b) Resolved by the Corporation to incur, to which the unit holder must or is likely to be required to contribute :
Refer minutes of meetings

### 1.5 Assets and Liabilities of the Corporation

(a) Fund Name : STRATA DATA CLIENTS TRUST ACCOUNT

(b) Held at : Macquarie Trust Account (BCSA)

(c) Sum standing to the credit of fund: $211,496.26 comprising Admin: $29,702.67 and Sinking: $181,793.59

(d) Amount committed to expenses : Refer to minutes of meetings is incurred for : Refer to minutes of meetings

(e) Amount earmarked for future expenses : Refer to minutes of meetings for the purpose of : Refer to minutes of meetings

(f) Particulars of other assets. All those defined as common property upon the land :

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Refer to minutes of meetings

(g) Amount held in external account : $0.00

(h) Liabilities (excluding those above as described in 1.2 herein)

Refer to minutes of meetings

Water Payment Method:

## PART 2 : INSURANCE

Insurer : CHU

| Type of Cover | Sum Insured | Policy Number | Expiry Date |
|---|---|---|---|
| Public Liability | $50,000,000.00 | SCS55564 | 28/10/2026 |
| Building | $40,069,260.00 | SCS55564 | 28/10/2026 |
| Office Bearers | $5,000,000.00 | SCS55564 | 28/10/2026 |
| Lot Owners fixtures and improvements | $250,000.00 | SCS55564 | 28/10/2026 |
| Fidelity Guarantee | $500,000.00 | SCS55564 | 28/10/2026 |
| Voluntary workers | $300,000.00 | SCS55564 | 28/10/2026 |
| Catastrophe Cover | $12,020,778.00 | SCS55564 | 28/10/2026 |
| Common contents | $400,693.00 | SCS55564 | 28/10/2026 |

Notes

## PART 3 : DOCUMENTS SUPPLIED

(a) Minutes of General & Committee Meetings of the Corporation for the last two years

(b) Details of any special or unanimous resolutions affecting the unit or common property passed in the last five (5) years (excluding those contained in (a) above)

(c) Statement of Accounts of the Corporation last prepared

(d) The Articles now in force

(e) All current policies of insurance taken out by the Corporation

## PART 4 : DOCUMENT INSPECTION

The Corporation's records are available for inspection at STRATA DATA, 647 PORTRUSH ROAD GLEN OSMOND SA 5064 on any working day between 10:00am and 4:00pm. Phone 8372 2777 to make an appointment.

Statement Dated 12/02/2026

Signed for and on behalf of Strata Corporation 12753 Inc.



Ben Moch

Body Corporate Manager

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Please Note : Conveyancer's attention is drawn to the following :

The Strata Titles Act requires that :

1.1 (schedule 3 pt 12) "A unit holder must immediately notify the Strata Corporation of :
(a) any change in the ownership of the unit, or change in the address of the owner
(b) any change in the occupancy of the unit" (eg. Tenants)
i.e. Let us know ASAP the new owners name and address on the attached form.

1.2 (section 27(5)) "The Corporation may recover an unpaid contribution (and any interest on any such contribution) such as debt from the unit holder of the unit in respect of which the contribution is payable (whether or not that person was the unit holder when the liability arose)" i.e. : The new owner will have to pay any outstandings if you do not adjust them at settlement.

1.3 This statement is issued on the basis that any payment by the unit holder by cheque or other instrument will be honoured at the first presentation. i.e. : if the cheque bounces, the owner's financial details in 1.2/1.3 on page 1 will be wrong.

The information provided in this certificate confirms any levies raised on our system at the time of issue. Please check with Strata Data to see if any recent meetings have taken place and/or special levies have been agreed to but not yet raised/generated on our system.

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STRATA DATA

ABN 20 080 960 112

647 PORTRUSH ROAD
GLEN OSMOND SA 5064
Phone: 8372 2777
Email: reception@stratadata.com.au

PLEASE COMPLETE AND RETURN VIA EMAIL WHEN SETTLEMENT IS FINALISED
ANY OUTSTANDING ACCOUNTS MUST BE FINALISED AT SETTLEMENT

# UNIT OWNER UPDATE

(to be filled in only for new owners)

Strata Corporation 12753 Inc.
Unit 41, 21 Pulteney Street Adelaide

SETTLEMENT DATE / / 20

UNIT OWNERS NAME _____

UNIT OWNERS ADDRESS _____

DATE & PLACE OF BIRTH _____ (COMPANY TITLES ONLY)

CONTACT DETAILS HOME _____ WORK _____

MOBILE _____ EMAIL _____

CORRESPONDENCE TO OWNER / AGENT ACCOUNTS TO OWNER / AGENT (please circle)

Will this unit be rented Yes / No , if Yes then please complete the details below

RENTAL MANAGER/AGENTS _____

(if applicable) _____

ADDRESS _____

_____

CONTACT PERSON _____

CONTACT DETAILS HOME _____ WORK _____

MOBILE _____ EMAIL _____

TENANT NAMES _____

CONTACT DETAILS HOME _____ WORK _____

MOBILE _____ EMAIL _____

CONVEYANCER ACTING ON BEHALF OF VENDOR _____

CONVEYANCER ACTING ON BEHALF OF PURCHASER _____

Should the need arise for us to make contact with the new owner, it is important for us to have a complete set of accurate and up to date contact details. Please ensure that we are provided with the new owners contact details including a contact phone number, on the form provided.
Thank you for your assistance in keeping our records up-to-date.

# Minutes of the Annual General Meeting

| | |
|---|---|
| Corporation | *Strata Corporation 12753 Inc.* |
| Address | *15-27 Pulteney Street Adelaide* |
| Meeting Date | **17th of November, 2025 commencing at 5:00 PM** |
| Location | **647 Portrush Road Glen Osmond, South Australia & Via Teleconference** |

---

**Present in Person**

Unit: 3 Brendan Michael Walsh
Unit: 9 Christina Joanna Blake, Gavin John Blake
Unit: 11 Jason Parker, L Parker
Unit: 14 Livin Products Pty Ltd
Unit: 15 E Cortez
Unit: 17 Martin Quinn
Unit: 21 TYNON PTY LTD
Unit: 25 D C Jordan
Unit: 29 Mr Peter Kerr, Ms R Heitmann
Unit: 34 Ms Debra Carson
Unit: 35 Ms W Shi
Unit: 46 Julie Shirley
Unit: 49 Martin Timothy Quinn

**Apologies**

Unit: 22 Ewan Russell Holmes Parsons By Proxy to Strata Data
Unit: 24 S Ren By Proxy to Strata Data
Unit: 30 Billie Justice Thomson, Ryan Beer

**Present by Proxy**

Unit: 6 Province Pty Ltd By Proxy To Dan Jordan
Unit: 8 P J Rose By Proxy To Dan Jordan
Unit: 10 K Hee Bae By Proxy to Strata Data
Unit: 16 Ms Deanne Bateman By Proxy to Andrew Bateman
Unit: 18 Kerrie Ern Tze Yong, Donald Sydney Pfennig By Proxy to Strata Data
Unit: 20 J Langford By Proxy to Strata Data
Unit: 28 Mr P Wilkie, Mr G Wilson By Proxy To Dan Jordan
Unit: 31 Deanne-Marie Bateman By Proxy to Andrew Bateman
Unit: 39 Ms M Fitzpatrick By Proxy to Strata Data
Unit: 41 Mr Jeffrey Lindsay Fiebig By Proxy to Strata Data
Unit: 44 Dr Alexander Daniel By Proxy to Strata Data
Unit: 45 Mrs Deborah Spicer By Proxy to Strata Data
Unit: 47 Ms Varanya Yeap By Proxy to Strata Data
Unit: 48 Mr William Plain, Mrs Renata Gilli By Proxy to Guglielmo Plain
Unit: 50 Bahija Khanom By Proxy to Strata Data
Unit: 52 Mr P Carson By Proxy to Debra Carson

**In attendance**

Ben Moch representing Strata Data
Deanne Bateman & Andrew Bateman representing Unit 16 and 31.
Mark Carn representing Adelaide Mansions Serviced Apartments
Guglielmo Plain representing Unit 48
Unit: 24 S Ren

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**Quorum**
The Body Corporate Manager declared that a quorum was in attendance and the meeting opened at 5:04 pm.

**Chairperson**
It was resolved "that Ben Moch of Strata Data assist the Presiding Officer by chairing the meeting". *Carried*

**Confirmation of Minutes**
It was resolved "that the minutes of the previous General Meeting(s), held on 18/11/2024 be accepted as a true and correct record of that meeting." *Carried Unanimously*"

**Financial Report**
It was resolved that the statement of income and expenditure for the period Tuesday 02 July 2024 to Tuesday 01 July 2025 was reviewed, received and accepted as an accurate record of the corporation's current financial standing." *Carried*

*Meeting note: The Body Corporate Manager was requested to ascertain the current percentage breakdown of the shared cleaning costs of the building common areas between the Body Corporate and Adelaide Mansions Serviced Apartments.*

**Review of Sums Insured**
**General Advice Warning**
Terandi Pty Ltd (ABN 20 080 960 112) acts as an Authorised Representative (AR Number: 1285659) of Honan Insurance Group (ABN 67 005 372 396, AFSL 246749). Any financial product advice that we give to you (including about a particular insurance policy) is factual and/or general advice only. This document does not take into account your objectives, needs or financial situation. You should consider whether our advice is appropriate for you and review any relevant PDS and policy wordings, Honan Important Notices and Terandi Pty Ltd's Financial Services Guide before you make any decision about an insurance product.

For a copy of the FSG, policy wordings and Honan important notices you can refer to our website: https://www.stratadata.com.au/insurance/product-disclosure-statements/

Strata Data cannot provide advice as to the appropriate level of building insurance. It is suggested that the Corporation arrange for an insurance valuation of the common buildings and areas to avoid a claim not being fully met due to the building being underinsured. Owners must notify Strata Data immediately of any possible claims that may be made against the policy.

*Meeting note: Pace Insurance Brokers proceeded with a valuation at their expense and the building insurance figure increased from $38,161,200.00 to $40,069,260.00. It was agreed that the valuation and new certificate of currency be provided with the minutes.*

It was resolved "that the sums insured be:

| | |
|---|---|
| Building Insurance | $40,069,260.00 |
| Common Area Contents Insurance | $382,612.00 |
| Public Liability Insurance | $50,000,000.00 |
| Office Bearers Liability | $5,000,000.00 |
| Catastrophe Insurance | $11,448,360.00 |
| Fidelity Guarantee | $250,000.00 |

| | |
|---|---|
| Machinery Breakdown | Not Selected |
| Excess: Standard | $2,000.00 |
| Excess: Water/pipes | $20,000.00 |
| Renewal Date for these sums is | 28/10/2026 |
| Last Valuation Date | 20/10/2025 |
| Last Valuation Sum | $40,069,260.00 |

**Flood Cover**
The policy currently does not include flood cover.

**Insurance Quotations**
Pace Insurance Brokers will continue going to market to obtain insurance quotations. The insurance broker has advised the Body Corporate Manager that if there are no hot water systems older than 8 years, then multiple quotations could be sourced.

Through the extension plumbing project we have rectified the insurance situation. Initially we were only provided a 6-month policy with a $20,000.00 water/pipe excess. We are now receiving a 12-month policy with a with building insurance amount and the insurance premium decreased by 1.8%.

**Contents and Landlords Insurance**
The corporation's insurance policy does not cover an owner's contents (such as carpets, curtains and light fittings) or legal liability within their unit. Owners must take out their own insurance to cover these risks.

If you are in a Strata or Community Strata property and require a contents or landlord insurance policy you can obtain a quote or take cover with CHU by visiting our website https://www.stratadata.com.au/insurance/ or call the Strata Data insurance team on (08) 8372 2777 for guidance.

**Use of Contractors**
The Body Corporate has complete choice over which contractors they engage to perform maintenance to the common property. The options that the Body Corporate have include:

*Preferred Contractors*
A Preferred Contractor is a contractor that has been proven to carry up to date & relevant insurance policies, business registration & licensing and their track record of work with Strata Data has shown that they operate at a high level of quality and competence.

*Non-Preferred Contractors (Approved)*
A Non-Preferred (Approved) contractor is one that has passed the vetting process relating to Licencing, Insurance and up to date business registrations. Whilst these contractors may carry the correct credentials that legally allow them to conduct business, their quality of work is unknown to Strata Data.

*Non Approved Contractors*
A Non Approved Contractor is one that is unable to provide appropriate licences and/or insurances. Should the Body Corporate choose to engage these contractors there are many risks involved. Strata Data does not become involved in any aspect of dealing with these contractors, however, upon written instruction from an Office Bearer, Strata Data will make payment of an invoice.

**Maintenance Requirements**
**Heritage Process**
Lynne Veness provided a summary to the owners present. This matter was not discussed in depth as there will be an Extraordinary General Meeting scheduled for the Wednesday the 3rd of December at 5pm (Strata Data Office and Zoom).

***We strongly request all owners to be present at this meeting to discuss the heritage project.***

**Maintenance**
Alf Petito raised queries about the small amount of maintenance that has been undertaken in 2025. The Body Corporate and Management teams focus was on legal matters and the heritage project.

While discussing this item, Martin Quinn asked if there was an update regarding the ventilation system. The Body Corporate manager advised that the management committee are still looking to progress this item but there has been no further movement due to the legal matters and heritage project.

**Other Relevant Business**
**Unit 35 - Renovation**
It was resolved "That unit 35 be authorised to convert the studio apartment into a one-bedroom apartment in line with the attached plan. The owner will be responsible for the associated costs relating to changing the fire block plans." *Carried Unanimously*

*A lengthy discussion was had in regard to the resolution above.* Overall, there were no concerns in regard to the work that was undertaken by the former owner of unit 35. However, the owner is required to action the steps below:

- Submit the development application to the Adelaide City Council and ensure the existing works are compliant with appropriate building codes.
- Request Combined Fire to amend the corporations Block Plans.

When discussing the block plans it was mentioned that a secondary detector may need to be installed in the section on the bedroom. However, as there are open walls and doorway, this may not be required.

**Unit 9 - Air Conditioner Approval**
It was resolved "That unit 9 be authorised to install a new air conditioner. The compressor is to be mounted to the external wall and all costs relating to installation and maintenance are the owner's responsibility." Carried

The owners present had lengthy discussion about this request. While discussing there were comments regarding the placement of the compressor and the outlet pipe. The owners of unit 9 advised that that contractor provided the quotation to match the location of similar units on the building wall and to place the unit over the vent (closed off).

The owners present reached a decision to approve the motion/request but did want it noted in the minutes that this was being approved due to the vent being covered. Future requests by other owners would be reviewed and discussed based on the merit of the request and the location of the compressor and the overall impact on the buildings heritage value. The corporation also discussed the nature of the Heritage status of the external façade of the whole building, and if further approval is required from the Adelaide City Council or Heritage SA, this point was not conclusively resolved within the meeting.

It was also agreed that the owners of unit 9 should try to match the pipes and unit to the colour of the wall to minimise the visual impact of the works. The management committee would then further discuss this item at the next committee meeting.

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**Legal Motion**
It was resolved "The Strata Corporation hereby ratifies and resolves that Ms Lynne Veness, in her capacity as Secretary of the Strata Corporation was duly authorised to enter into and execute the contract on 14 April 2022 with Botten Levinson Lawyers on behalf of the Strata Corporation pursuant to section 24(b) of the Strata Titles Act 1988 (SA) (the Act)." *Carried unanimously*

*Meeting note: The owner of unit 24 challenged this resolution and was advised multiple times that she was not entitled to speak on this matter. The owner of Unit 24 had provided a written response to this resolution outlining her objection to the resolution. This document was included in the AGM papers and attendees were reminded of this document prior to the vote. Due to continually trying to speak on the matter the Body Corporate Manager removed the owner from the meeting at approximately 6:50pm prior to the vote.*

**Legal Matters**
Guglielmo Plain asked the question of the management committee/owners present about if the corporation would be assisting in engaging legal representation to assist owners against claims made by the owner of unit 24.

It was noted that this is currently assessed on a case-by-case basis and the management committee would continue reviewing/discussing.

Jason Parker stated that the management committee should be holding a meeting with the owner of unit 24 to discuss the previous and current legal action. He suggested that a negotiation should again be attempted in order to minimise exposure to ongoing and persistent legal action.

**Vexatious Claim**
The owners present agreed for the management committee to further investigate and discuss the vexatious claim action against the owner of unit 24. If required a general meeting will be called to vote on any required resolutions.

**Centralised Heating and Cooling**
Deanne and Andrew Bateman have requested this item be discussed at the AGM, so the Body Corporate Manager placed it in the minutes. This matter was discussed as a part of the AC requested by unit 9. It was quickly agreed that this was not required at this time due to other projects with higher priorities.

**Approvals, Alterations & Additions**
Strata Data advised that should an owner at any time other than an Annual General Meeting choose to apply to the corporation for an approval of any kind which is for the exclusive benefit of that owner the prescribed meeting fee will apply and shall be charged to that owner.

**Level of Maintenance Fund Contributions**

a) Administration Fund – Recurrent Expenditure

Strata Data advised that owners must make provision for day-to-day, re-current expenses through an Administration Fund and presented an estimate of budget requirements for the coming year.

b) Sinking Fund – Non-Recurrent Expenditure

Strata Data advised that owners must make provision for long term, non-recurrent maintenance expenditure through a sinking fund and presented an estimate of budget requirements for the coming year while recommending that the corporation look at obtaining a Sinking Fund Analysis.

The Body Corporate Manager tabled a budget with a total annual contribution of $450,562.00. This Budget was not approved:

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

| | |
|---|---|
| Administration Fund | $347,966.00 |
| Sinking Fund | $0 |
| Special Levy | $100,000.00 |
| Total Contribution | $447,966.00 |

This contribution is payable quarterly and divided by entitlement on 1st of January 2026

*Meeting note: The initial budget proposed by the Body Corporate Management and Management Committee had a very large increase (approximately 41%). A lengthy discussion was had and it was agreed to have a 10% increase for the quarterly contributions and then raise a levy.*

*The special levy will be for $100,000.00 and the due date will be 6 months from the Annual General Meeting date.*

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

**Election of Officers**
It was resolved "That Dan Jordan be appointed to the position of Presiding Officer and be the main contact point between Strata Data and the corporation. That Deanne Bateman be appointed to the position of Treasurer and Peter Kerr be appointed the position of Secretary for the forthcoming year. That the Presiding Officer be delegated authority to make decisions (that require ordinary resolutions only) on behalf of the Corporation. That a committee comprising of the following owners is appointed." *Carried*

**Committee Members**
Peter Kerr
Deanne Bateman
Dan Jordan
Debra Carson
Lynne Veness
Alf Petito

Meeting note: Lisa Cortez left at 7:48pm

**Appointment of Body Corporate Manager**
It was resolved "That Strata Data be re-appointed as body corporate manager at the fee specified in the budget. That the Presiding Officer be authorised to sign the agreement on behalf of the Body Corporate. As it is mandatory under the Act to have a signed agreement, if the agreement has not been returned to Strata Data within 14 days, that the Body Corporate Manager sign the agreement on behalf of the Body Corporate. At the completion of the term, the appointment continues (with a 28 day notice period), unless decided otherwise at a general meeting of the Corporation." *Carried Unanimously*

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

The agreed management fee for the coming year is $35,750.00 including GST.

**Next Annual General Meeting**
The next Annual General Meeting will be held on 16/11/2026 at 5:00pm at Strata Data, 647 Portrush Road, Glen Osmond SA 5064 and via zoom.

**Closure**

There being no further business, owners and visitors were thanked for their attendance and the meeting closed at 8:03pm.



# Minutes of the Annual General Meeting

| | |
|---|---|
| Corporation | *Strata Corporation 12753 Inc.* |
| Address | *15-27 Pulteney Street Adelaide* |
| Meeting Date | 18th of November, 2024 commencing at 5:00 PM |
| Location | 647 Portrush Road Glen Osmond, South Australia & Via Teleconference |

---

Present in Person
Unit: 9 Christina Joanna Blake, Gavin John Blake
Unit: 11 Jason & Lisa Parker
Unit: 14 Livin Products Pty Ltd represented by Lynne Veness
Unit: 15 Lisa Cortez
Unit: 16 Ms Deanne Bateman
Unit: 18 Tanya Davis
Unit: 19 S Wartke, J Hoffmann
Unit: 20 J Langford
Unit: 26 D Power
Unit: 29 Mr Peter Kerr
Unit: 33 Pierre Rene Prentice – Joined the meeting at 6:03pm
Unit: 34 Ms Debra Carson
Unit: 45 Mrs Deborah Spicer

Apologies
Nil

Present by Proxy
Unit: 3 Tooperang Investments Pty By Proxy to Strata Data
Unit: 8 P J Rose By proxy to Lynne Veness
Unit: 10 K Hee Bae By Proxy to Strata Data
Unit: 13 D Hocking By Proxy to Strata Data
Unit: 25 D C Jordan By Proxy to Lynne Veness
Unit: 30 Billie Justice Thomson, Ryan Beer By Proxy to Strata Data
Unit: 33 Pierre Rene Prentice By Proxy to Strata Data till 6:03pm
Unit: 39 Ms M Fitzpatrick By Proxy to Strata Data
Unit: 41 Mr Jeffrey Lindsay Fiebig By Proxy to Strata Data
Unit: 42 Mr M Scopelitis, Mrs V Scopelitis By Proxy to Strata Data
Unit: 44 Dr Alexander Daniel By Proxy to Strata Data
Unit: 46 Mr Mark Anthony Shirley, Julie Shirley By Proxy to Strata Data
Unit: 47 Ms Varanya Yeap By Proxy to Strata Data
Unit: 51 Mr & Mrs Williams, Mrs Williams By Proxy to Strata Data
Unit: 52 Mr P Carson By Proxy to Debra Carson

In attendance
Ben Moch representing Strata Data
John Roper and & Richard Pearce representing La Loft
Unit: 12 Chak Wa Wong
Unit: 24 S Ren

Quorum
The Body Corporate Manager declared that a quorum was in attendance and the meeting opened at 5:30 pm.

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Chairperson
It was resolved "That Ben Moch of Strata Data assist the Presiding Officer by chairing the meeting". *Carried*

Confirmation of Minutes
It was resolved "That the minutes of the previous General Meeting(s), held on 13th November 2023 be accepted as a true and correct record of that meeting." *Carried*

Presiding Officers Report

Lynne Veness advised the owners present that Debra Carson and herself were working with the Adelaide City Council and the Heritage board for financial grants. The next stage of grants will be focused on the roof and timber windows.

Lynne advised owners present that the week prior to the AGM a girl was seen drawing on the front of the building. She then followed someone into the building and started marking the letterboxes. After a short period, she then followed someone into the lift and moved throughout the building drawing, colouring and graffitiing.

Lynne thanked the La Loft Staff for the hard work and due diligence. They spent many hours reviewing CCTV footage and then communicating with the Police. Due to this the Police were able to identify, arrest and charge the offender.

Lynne Veness as the Presiding Officer wanted to thank all committee members for their service and contribution over the past 12 months and advised all owners she will be stepping down from Presiding Officer to Committee Member this year to concentrate on the much needed restorations and repairs of the building.

Financial Report
It was resolved "That the statement of income and expenditure for the period Sunday 02 July 2023 to Monday 01 July 2024 was reviewed, received and accepted as an accurate record of the corporation's current financial standing." *Carried*

Jason Parker requested a full breakdown of the legal costs of the last three years. The Body Corporate stated that only the current financial statement was being reviewed, however this information will be included in the minutes.

Response for Jason Parker's request:

Financial Year 2021/2022 – Legal Costs -$3,200
Financial Year 2022/2023 – Legal Costs -$114,000
Financial Year 2023/2024 – Legal Costs -$76,000

The committee notes that there was a total of seven legal cases. Only two cases were instigated by the Strata Corporation which was the case against Unit 24. One case for unapproved prescribed works, and one for enforcing the Strata Corporation's right to inspect Unit 24 to demand repair of its non-working shut-off valve, to mitigate Building Insurance coverage. $32,000 has already been recovered and the committee expects that there is a reasonable prospect in recovering the majority of costs for the case against Unit 24. The remaining cases were legal costs in defending the corporation. The committee is currently contacting the corporation insurance company to determine if insurance claims can be made for those cases.

*Meeting note: Si Ren did not accept the financial statement.*

Public Officer

What are the responsibilities of the public officer? A public officer is the Company's representative to the Australian Tax Office and is responsible for the Company's obligations under the Income Tax Assessment Act 1936. They must be able to establish their identity and be available when contacted by the ATO regarding the company's tax obligations.

It was further resolved that Mr Paul Smith of the Strata Data Group be empowered to act as the Public Officer as defined under the Income Tax Assessment Act 1936 on behalf of the corporation.

Review of Sums Insured

General Advice Warning

Terandi Pty Ltd (ABN 20 080 960 112) acts as an Authorised Representative (AR Number: 1285659) of Honan Insurance Group (ABN 67 005 372 396, AFSL 246749). Any financial product advice that we give to you (including about a particular insurance policy) is factual and/or general advice only. This document does not take into account your objectives, needs or financial situation. You should consider whether our advice is appropriate for you and review any relevant PDS and policy wordings, Honan Important Notices and Terandi Pty Ltd's Financial Services Guide before you make any decision about an insurance product.

For a copy of the FSG, policy wordings and Honan important notices you can refer to our website: https://www.stratadata.com.au/insurance/product-disclosure-statements/

Strata Data cannot provide advice as to the appropriate level of building insurance. It is suggested that the Corporation arrange for an insurance valuation of the common buildings and areas to avoid a claim not being fully met due to the building being underinsured. Owners must notify Strata Data immediately of any possible claims that may be made against the policy.

The Body Corporate declined to have an insurance valuation, but resolved to endorse with immediate effect, an increase in the building insurance from $36,344,000.00 up to the following amounts.

It was resolved "That the sums insured be:

| | |
|---|---|
| Building Insurance | $38,161,200.00 |
| Common Area Contents Insurance | $363,440.00 |
| Public Liability Insurance | 20,000,000.00 |
| Office Bearers Liability | 2,000,000.00 |
| Catastrophe Insurance | $10,903,200.00 |
| Fidelity Guarantee | $250,000.00 |
| Machinery Breakdown | Not Selected |
| Renewal Date for these sums is | 28/10/2024 |
| Last Valuation Date | 01/08/2023 |
| Excess (standard) | $2,000.00 |
| Excess (Water/Pipe Claims) | $20,000.00 |

*Excess may be subject to change at next renewal.*

*Meeting note: Lynne Veness requested the Certificate of Currency be re-issued due to some figures not being included. The figures in question related to "Public Liability" and "Office Bearers Liability". The figures are reflected above.*

### Flood Cover

The policy currently does not include flood cover.

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

### Contents and Landlords Insurance

The corporation's insurance policy does not cover an owner's contents (such as carpets, curtains and light fittings) or legal liability within their unit. Owners must take out their own insurance to cover these risks.

If you are in a Strata or Community Strata property and require a contents or landlord insurance policy you can obtain a quote or take cover with CHU by visiting our website https://www.stratadata.com.au/insurance/ or call the Strata Data insurance team on (08) 8372 2777 for guidance.

### Use of Contractors

The Body Corporate has complete choice over which contractors they engage to perform maintenance to the common property. The options that the Body Corporate have include:

*Preferred Contractors*
A Preferred Contractor is a contractor that has been proven to carry up to date & relevant insurance policies, business registration & licensing and their track record of work with Strata Data has shown that they operate at a high level of quality and competence.

*Non-Preferred Contractors (Approved)*
A Non-Preferred (Approved) contractor is one that has passed the vetting process relating to Licencing, Insurance and up to date business registrations. Whilst these contractors may carry the correct credentials that legally allow them to conduct business, their quality of work is unknown to Strata Data.

*Non Approved Contractors*
A Non Approved Contractor is one that is unable to provide appropriate licences and/or insurances. Should the Body Corporate choose to engage these contractors there are many risks involved. Strata Data does not become involved in any aspect of dealing with these contractors, however, upon written instruction from an Office Bearer, Strata Data will make payment of an invoice.

### Maintenance Requirements

#### Roller Door – Bin Area

The Management Committee and Body Corporate Manager were working with the Commercial owners to change the manual door to automatic. With the installation of the fob reader, there could now be access for extended periods.

As this area belongs to the commercial owner, the committee could only allow access to the bin room during the staffed La Loft hours (8am to 4pm). These hours were very restrictive and created ongoing issues.

While undertaking this upgrade there was an error with the roller door installation. The wrong roller was installed and from there we need to work with the commercial owner regarding funding and additional work.

The roller door has been functional for many months now and overall, the extended hours have resulted in significantly less problems.

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## Other Relevant Business

### Sinking Fund Analysis

Section 33A of the Strata Title Act places an obligation on the Body Corporate to provide a statement to its members outlining the estimated expenditure (other than recurrent expenditure) for a period of up to 5 years. Strata Data recommended that a sinking fund analysis be obtained and tabled at the next Annual General Meeting for review.

It was resolved "That the Body Corporate engage a suitably qualified contractor to complete a Sinking Fund Analysis that is to be tabled at the next Annual General Meeting." *Carried Unanimously*

### Maintenance Condition and Safety Report

The Strata Titles Act places an obligation upon the Body Corporate to maintain the Common Property, in doing so, many hazards can be identified and reduced.

Strata Data advised that the Body Corporate may obtain a Maintenance Condition and Safety Report to assist in identifying all areas requiring repair and maintenance, as well as any areas that may pose a risk to any person's health and safety.

It was resolved "That completion of a Maintenance Condition and Safety Report is not required at this time." *Carried Unanimously*

Strata Data aims to have maintenance works completed quickly and within reasonable costs. When owners/agents send maintenance requests to Strata Data, we ask that wherever possible photos, location, and a description of the works be provided. This is to ensure that when an appropriate contractor is sent to site works can be completed quickly, resulting in lower costs to the Corporation.

### Honorarium

It was resolved "That the Presiding Officer will receive an honorarium payment of $4,000.00 for service provided. This amount will be reviewed prior to every Annual General Meeting." *Motion Failed*

*Votes received:*
*Votes Not Favour – 4*
*Votes in Favour – 3*
*Votes Abstained – 16*

### Roof – Bicycle Parking

Lisa Cortez raised a question regarding bicyle storage on the roof. The Body Corporate Manager advised that the committee need to discuss this further as there are a number of concerns that would need to be worked through.

### Roof Condition

Many years ago, there were common plants on the roof top. The management committee will discuss this further as water and specific plants need to be discussed.

### Unit 11 – Renovation

The Body Corporate Manager on behalf of Apartment 11 sent a letter to all owners on Friday the 15th of November. This was relating to the ongoing matter about renovations completed in apartment 11.

Jason Parker, co-owner of apartment 11, raised this issue at the AGM and multiple owners and committee members provided comments and feedback. Prior to the AGM the owners of apartment 11 agreed to proceed with legal action against the management committee, the corporation and Strata Data.

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However, through discussions at the meeting the owners of apartment 11 are willing to continue discussions with the Body Corporate Manager to determine what they are willing to do and to undertake to proceed with a meeting. The Body Corporate Manager will then report back to the committee. Once there is an understanding or agreement in place then this will be communicated to the owners and, if we get to that point, we will then call a meeting to have this discussed and voted on.

The Body Corporate Manager will continue discussions with both the owners of apartment 11 and the management committee. Owners will be provided an update as more information becomes available.

Meeting note: Due to the potential legal action against Strata Data, the Body Corporate Manager has raised this with the General Manager and Co-managing director. They are investigating this matter further. Please be advised that the current Body Corporate Manager was not the Body Corporate Manager at the time of discussions.

Resident Engagement

Strata Data believes that a sense of engagement amongst residents is important in building community. Therefore should you wish to organise a "Get to Know Your Neighbours" event, simply contact your Body Corporate Manager and Committee or an Office Bearer as applicable. The cost of the event may be approved to be funded from existing funds or by adding a specific line item in the budget.

Approvals, Alterations & Additions

Strata Data advised that should an owner at any time other than an Annual General Meeting choose to apply to the corporation for an approval of any kind which is for the exclusive benefit of that owner the prescribed meeting fee will apply and shall be charged to that owner.

Level of Maintenance Fund Contributions

a) Administration Fund – Recurrent Expenditure

Strata Data advised that owners must make provision for day-to-day, re-current expenses through an Administration Fund and presented an estimate of budget requirements for the coming year.

b) Sinking Fund – Non-Recurrent Expenditure

Strata Data advised that owners must make provision for long term, non-recurrent maintenance expenditure through a sinking fund and presented an estimate of budget requirements for the coming year while recommending that the corporation look at obtaining a Sinking Fund Analysis.

The Body Corporate Manager tabled a budget with a total annual contribution of $312,964.00. This Budget was not approved:

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

| | |
|---|---|
| Administration Fund | $319,464.00 |
| Sinking Fund | $0 |
| Total Contribution | $319.464.00 |

This contribution is payable quarterly and divided by entitlement on 1st January 2025.

It was resolved "The owners present agreed to reduce the quarterly increase required. A special levy would be raised if required." Carried

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

Election of Officers
It was resolved "That Deanne Bateman be appointed to the position of Presiding Officer and be the main contact point between Strata Data and the corporation. That Dan Jordan be appointed to the position of Treasurer and Peter Kerr be appointed the position of Secretary for the forthcoming year. That the Presiding Officer be delegated authority to make decisions (that require ordinary resolutions only) on behalf of the Corporation. That a committee comprising of the following owners is appointed." *Carried*

Committee Members
Deanne Bateman
Dan Jordan
Peter Kerr
Lynne Veness
Debra Carson

Appointment of Body Corporate Manager
It was resolved "That Strata Data be re-appointed as body corporate manager at the fee specified in the budget. That the Presiding Officer be authorised to sign the agreement on behalf of the Body Corporate. As it is mandatory under the Act to have a signed agreement, if the agreement has not been returned to Strata Data within 14 days, that the Body Corporate Manager sign the agreement on behalf of the Body Corporate. At the completion of the term, the appointment continues (with a 28 day notice period), unless decided otherwise at a general meeting of the Corporation." *Carried Unanimously*

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

The agreed management fee for the coming year is $27,846.00 including GST.

Next Annual General Meeting
The next Annual General Meeting will be held on 17/11/2025 at 5:00 pm via Zoom and Strata Data Office.

Closure
There being no further business, owners and visitors were thanked for their attendance and the meeting closed at 7:21 pm.



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STRATA DATA

# Summary Financial Statement

Strata Corporation 12753 Inc.
Address: 15-27 Pulteney Street Adelaide, South Australia 5000
ABN: 77343530199



## INCOME & EXPENDITURE STATEMENT

BETWEEN 02/07/2023 AND 01/07/2024

| | ADMIN | SINKING | TOTAL |
|---|---|---|---|
| INCOME | | | |
| Access & Door Key/Swipe Cards | $200.00 | - | $200.00 |
| Admin Fund Levy | $239,000.25 | - | $239,000.25 |
| Electricity Usage Recovery | $17,954.96 | - | $17,954.96 |
| Interest on Overdue Levies | $932.98 | - | $932.98 |
| Interest Received | $11,532.42 | - | $11,532.42 |
| Sinking Fund Levy | - | $64,431.00 | $64,431.00 |
| Special Levy (Admin Fund) | $39,500.69 | - | $39,500.69 |
| Water Usage Recovery | $1,749.81 | - | $1,749.81 |
| TOTAL INCOME | $310,871.11 | $64,431.00 | $375,302.11 |
| OUTGOINGS | | | |
| Audit | $894.40 | - | $894.40 |
| BAS Preparing of Accounts & Lodgement | $1,025.00 | - | $1,025.00 |
| Body Corporate Management | $27,302.78 | - | $27,302.78 |
| Building / Engineer Reports | $6,723.50 | - | $6,723.50 |
| Building Repairs & Maintenance | $2,205.71 | $14,850.00 | $17,055.71 |
| Carpet Cleaning | $7,998.75 | - | $7,998.75 |
| Ceiling Repairs & Maintenance | $1,387.35 | - | $1,387.35 |
| Cleaning Common Areas | $4,872.00 | - | $4,872.00 |
| Debt Recovery Fees | ($823.57) | - | ($823.57) |
| Disbursements | $3,776.56 | - | $3,776.56 |
| Door & Lock Repairs & Maintenance | $1,214.00 | - | $1,214.00 |
| Electrical Works | $9,872.38 | $1,980.00 | $11,852.38 |
| Electricity | $61,377.02 | - | $61,377.02 |
| Final Fee Notice | $99.00 | - | $99.00 |
| Fire Equipment Contract | $6,075.80 | - | $6,075.80 |
| Fire Equipment Repairs & Maintenance | $5,083.71 | - | $5,083.71 |
| Fire Monitoring Contract | $849.20 | - | $849.20 |
| Fobs, Swipe Cards, Remotes, Keys | $294.64 | - | $294.64 |
| Gate Repairs & Maintenance | $1,144.00 | - | $1,144.00 |
| General Repairs & Maintenance | $1,461.67 | - | $1,461.67 |
| Graffiti Removal | $735.00 | - | $735.00 |
| GST Payment / Refund | $6,143.00 | - | $6,143.00 |
| Income Tax Instalment | $1,504.00 | - | $1,504.00 |
| Income Tax Payment / Refund | $1,415.68 | - | $1,415.68 |
| Insurance Premium | $108,780.18 | - | $108,780.18 |

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STRATA DATA

| | | | |
|---|---|---|---|
| Legal Fees | $51,291.47 | $24,762.50 | $76,053.97 |
| Lift Service Contract | $16,834.09 | - | $16,834.09 |
| Meeting Fees | $1,547.25 | - | $1,547.25 |
| Meter Readings & Invoicing | $4,482.63 | - | $4,482.63 |
| Owner Overdue Account Fee | $110.00 | - | $110.00 |
| Painting | ($8,481.00) | $8,481.00 | - |
| Plant Hire & Flowers | $657.25 | - | $657.25 |
| Plumbing Repairs & Maintenance | $3,140.00 | - | $3,140.00 |
| Public Officer | $125.00 | - | $125.00 |
| Roller Door Repairs & Maintenace | $1,430.00 | - | $1,430.00 |
| Roof Repairs & Maintenance | $4,021.11 | - | $4,021.11 |
| Security Contracts | $343.20 | - | $343.20 |
| Signs | $13.15 | - | $13.15 |
| Tax Return | $206.00 | - | $206.00 |
| Telephone & Line Rental | $1,381.42 | - | $1,381.42 |
| Transfer Between Funds | ($32,000.00) | $32,000.00 | - |
| Water Charges | $16,924.99 | - | $16,924.99 |
| WHS Compliance | $129.00 | - | $129.00 |
| Window Cleaning | ($37,878.50) | $37,878.50 | - |
| Window Repairs & Maintenance | $2,798.76 | $7,950.00 | $10,748.76 |
| TOTAL OUTGOINGS | $288,487.58 | $127,902.00 | $416,389.58 |

SUMMARY

| | | | |
|---|---|---|---|
| OPENING BALANCE AS AT 02/07/2023 | $82,086.23 | $309,201.64 | $391,287.87 |
| TOTAL INCOME | $310,871.11 | $64,431.00 | $375,302.11 |
| TOTAL OUTGOINGS | $288,487.58 | $127,902.00 | $416,389.58 |
| CLOSING BALANCE AS AT 01/07/2024 | $104,469.76 | $245,730.64 | $350,200.40 |
| NET SURPLUS | $22,383.53 | ($63,471.00) | ($41,087.47) |

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STRATA DATA

# Summary Financial Statement



Strata Corporation 12753 Inc.
Address: 15-27 Pulteney Street Adelaide, South Australia 5000
ABN: 77343530199

## INCOME & EXPENDITURE STATEMENT

BETWEEN 02/07/2024 AND 01/07/2025

| Description | ADMIN | SINKING | TOTAL |
|---|---|---|---|
| INCOME | | | |
| Admin Fund Levy | $312,916.77 | - | $312,916.77 |
| Electricity Usage Recovery | $40,397.13 | - | $40,397.13 |
| Interest on Overdue Levies | $344.48 | - | $344.48 |
| Interest Received | $10,043.53 | - | $10,043.53 |
| Laundry Income | $286.75 | - | $286.75 |
| Special Levy (Admin Fund) | $1,365.20 | - | $1,365.20 |
| Sundry Income | - | $15,000.00 | $15,000.00 |
| TOTAL INCOME | $365,353.86 | $15,000.00 | $380,353.86 |
| OUTGOINGS | | | |
| Audit | $930.80 | - | $930.80 |
| BAS Preparing of Accounts & Lodgement | $655.00 | - | $655.00 |
| Body Corporate Management | $30,090.67 | - | $30,090.67 |
| Building Repairs & Maintenance | $6,117.34 | $6,728.05 | $12,845.39 |
| Cleaning Common Areas | $42,209.50 | - | $42,209.50 |
| Consultancy Fees | - | $36,547.50 | $36,547.50 |
| Debt Recovery Fees | $129.00 | - | $129.00 |
| Disbursements | $4,248.31 | - | $4,248.31 |
| Electrical Works | $1,097.48 | - | $1,097.48 |
| Electricity | $80,286.07 | - | $80,286.07 |
| Fire Brigade Callout | $2,982.00 | - | $2,982.00 |
| Fire Equipment Contract | $6,683.41 | - | $6,683.41 |
| Fire Equipment Repairs & Maintenance | $9,434.95 | - | $9,434.95 |
| Fire Monitoring Contract | $874.50 | - | $874.50 |
| Fobs, Swipe Cards, Remotes, Keys | $286.00 | - | $286.00 |
| Gate Repairs & Maintenance | $708.84 | - | $708.84 |
| Glass Replacement | $798.60 | - | $798.60 |
| Graffiti Removal | $621.00 | - | $621.00 |
| GST Payment / Refund | $6,075.00 | - | $6,075.00 |
| Gutter Repairs & Maintenance | $969.49 | - | $969.49 |
| Income Tax Instalment | $2,962.00 | - | $2,962.00 |
| Insurance Premium | $125,873.31 | - | $125,873.31 |
| Legal Fees | $33,708.68 | $19,481.71 | $53,190.39 |
| Letterbox Repairs & Maintenance | $615.83 | - | $615.83 |
| Lift Repairs & Maintenance | $9,329.17 | - | $9,329.17 |
| Lift Service Contract | $8,765.28 | - | $8,765.28 |

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| | | | |
|---|---|---|---|
| Meeting Fees | $1,727.25 | - | $1,727.25 |
| Meter Readings & Invoicing | $5,091.69 | - | $5,091.69 |
| Miscellaneous Expenses | $287.14 | - | $287.14 |
| Plant Hire & Flowers | $1,086.00 | - | $1,086.00 |
| Plumbing Repairs & Maintenance | $1,949.06 | - | $1,949.06 |
| Public Officer | $130.00 | - | $130.00 |
| Roof Repairs & Maintenance | $516.41 | - | $516.41 |
| Security Contracts | $457.60 | - | $457.60 |
| Tax Return | $215.00 | - | $215.00 |
| Telephone & Line Rental | $1,327.95 | - | $1,327.95 |
| Water Charges | $8,856.08 | - | $8,856.08 |
| WHS Compliance | $135.00 | - | $135.00 |
| TOTAL OUTGOINGS | $398,231.41 | $62,757.26 | $460,988.67 |

SUMMARY

| | | | |
|---|---|---|---|
| OPENING BALANCE AS AT 02/07/2024 | $104,469.76 | $245,730.64 | $350,200.40 |
| TOTAL INCOME | $365,353.86 | $15,000.00 | $380,353.86 |
| TOTAL OUTGOINGS | $398,231.41 | $62,757.26 | $460,988.67 |
| CLOSING BALANCE AS AT 01/07/2025 | $71,592.21 | $197,973.38 | $269,565.59 |
| NET SURPLUS | ($32,877.55) | ($47,757.26) | ($80,634.81) |

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# Minutes of the Committee Meeting

| | |
|---|---|
| Corporation | *Strata Corporation 12753 Inc.* |
| Address | *15-27 Pulteney Street, Adelaide* |
| Meeting Date | 30th of April, 2024 commencing at 4:00 PM |
| Location | 647 Portrush Road Glen Osmond, South Australia & Via Teleconference |

Present in Person
Unit 8 P J Rose
Unit: 11 Jason Parker
Unit: 14 Lynne Veness
Unit: 16 Deanne Bateman
Unit: 29 Mr Peter Kerr
Unit 30 Billie Thomson
Unit 34 Debra Carson

Apologies
Nil

Present by Proxy
Nil

In attendance
Ben Moch representing Strata Data
Richard Pearce Representing La Loft Apartments

Quorum
The Chairperson declared that a quorum was in attendance and the meeting commenced at 4:04 pm.

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

**Minutes of Prior Meeting:**
It was resolved "that the minutes of the last committee meeting dated 04/12/2023 be accepted as a true and accurate record of that meeting, with the inclusion of the below listed amendments".

*Meeting Note: The February committee meeting minutes were not distributed. They will be sent following this committee meeting.*

**Action Sheet Items**:
The action sheet matters were discussed, and the sheet updated. *Carried Unanimously*

Relevant Business

a) Rubbish Room Access
The rubbish room access has been completed the members present were happy for the Body Corporate Manager to communicate with all owners and property managers. Fob access will be 7am to 9pm all days and clear instructions will be provided to all.

Due to minor ramp, it was agreed to install a handrail to assist with access. This handrail will be installed to the wall of the wall frame.

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b) Electricity Meters

A quotation was obtained for new electricity sub & common meters:

Meter panel replacement:

- Site Survey
- 6 X New meter panels & materials
- Labour
- Asbestos Panel Disposal

Electrical Alterations - Common Area Distribution Boards
Supply and instal new, remote read smart meters;

- 52 X single phase meters
- 4 X three phase, whole current meters

Budget price $69,000.00 excl GST

All work to completed between 9am and 5pm weekdays.

Given approval for this budget for this work, we are willing to explore preparation of a firm

The quotation was obtained due to concerns that the meters are running slow or not correctly. The members present agreed that this is required but would form part of the conversations around the Hot Water systems.

c) Legal Update

The members present discussed the ongoing legal matters and the recent hearings. At this time no further action is required till further applications have been submitted.

The Presiding officer will discuss these matters further with Botten Levinson Lawyers. This information will be discussed further with the management committee.

d) Ballers – Commercial Venue

Ballers is the new establishment that is using the Legends Bar space and part of the ground floor of the building. They will be functional in the coming weeks/months.

The concerns are relating to noise levels and patrons behaviour. Richard stated the Adelaide Council advised they are entitled to:
10sqm external space (directly outside their entrance door)
3 tables and 12 chairs max

It was agreed that this situation and their activity would be monitored moving forward. If there are issues relating to noise and behaviour, SAPOL would need to be contacted. The Body Corporate Manager can then discuss these issues further with the commercial owner and representation.

e) Apartment Renovations

Deb Carson asked the Body Corporate Manager to communicate with the owner of apartment 52 regarding renovations being undertake. The Body Corporate Manager advised that conversations had already had and instructions were provided.

Further information will be provided even though most of the demolition has been undertaken. This is the usually the most disruptive part of the process to other residents.

f) Laundry Signage

Signage has been created in regards to instructions for the laundry. The committee reviewed the signage and agreed to alter the operating hours to 7am to 9pm (to align with the rubbish hours). This change will be made and the signage will be installed.

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Maintenance

a) Ventilation

A ventilation survey was sent out and had a limited response so far. The survey is going to be sent to Richard so that La Loft can complete the survey for the apartments they manage.

It was agreed that Jason would communicate with Industrial Air and discuss options for a variable fan to assist the ventilation issues/concerns. The Management Committee will discuss this information further once in hand.

b) Foyer Upgrade – Update & Discussion

The management committee agreed to discuss and review samples of the pressed metal, tiles and acoustic timber panels. Jason Parker will be obtaining a new quotation for the tiles.

c) Lockbox – La Loft

The members present discussed the La Loft key lockbox which is attached to the entrance wall outside the gate. This was raised as some members thought it would be removed due to letterbox key boxes.

Some members don't recall it being discussed and it was agreed to remain for now. This item is to be added to the Action sheet for further discussion.

While discussing the lockbox, Richard noted that a lot of residents are confused by the keys in the individual letterboxes. The Body Corporate Manager will communicate with owners again so that clear instructions can be provided to their short-term guests.

d) Hot Water Systems

The members present requested the Body Corporate Manager to obtain a report and quotation from a new electrician for the 3-phase power upgrade. There may be a small financial investment to obtain a detailed report and quotation.

At this time the committee are wanting to compare prices, pros and cons for the bulk hot water system and the instantaneous hot water systems.

e) Automatic Door – Timber Foyer Door

A quotation was sourced from Austronics for $5,780.00 + gst to convert the Timber entry door from manual to auto.

Lynne requested Billie to seek more information from the Adelaide City Council about possible grants regarding accessibility to an assisted access entrance door. Billie is to report back to the management committee once more is known.

Financials

a) February 2024 to March 2024 Financial Review

"That the committee members present reviewed and accepted the financial statement".
*Carried Unanimously*

Next Meeting: Monday, the 15th of July 2024

Closure

There being no further business, owners and visitors were thanked for their attendance and the meeting closed 6:29 PM

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Minutes of the Committee Meeting

| | |
|---|---|
| Corporation | *Strata Corporation 12753 Inc.* |
| Address | *15-27 Pulteney Street, Adelaide* |
| Meeting Date | 16th of September, 2024 commencing at 4:00 PM |
| Location | 647 Portrush Road Glen Osmond, South Australia & Via Teleconference |

Present in Person
Unit: 11 Jason Parker
Unit: 14 Lynne Veness
Unit: 16 Deanne Bateman

Apologies
Unit 30 Billie Thomson
Unit 34 Debra Carson

Present by Proxy
Unit: 25 Dan Jordan By Proxy to Lynne Veness
Unit: 29 Mr Peter Kerr By Proxy to Lynne Veness

In attendance
Ben Moch representing Strata Data
Richard Pearce & John Roper Representing La Loft Apartments

Quorum
The Chairperson declared that a quorum was in attendance and the meeting commenced at 4:10 pm.

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

**Minutes of Prior Meeting:**
It was resolved "that the minutes of the last committee meeting dated 15/07/2024 be accepted as a true and accurate record of that meeting, with the inclusion of the below listed amendments". *Carried*

**Action Sheet Items:**
The action sheet matters were discussed, and the sheet updated. *Carried Unanimously*

Relevant Business

a) Legal Update
A letter was sent to owners on the Thursday the 5th of September. This letter provided an update regarding the decisions reached at the District Court and the Supreme Court.

b) Honorarium
Discussions continued from the July Committee Meeting and it was agreed that an Honorarium payment would be provided to the Presiding Officer. The agreed amount was $4,000.00 and this would be paid after the 2024 AGM.

It was agreed that this honorarium payment was for past work undertaken exceeding the typical expectations of the role, and still to be completed over the coming financial year. This figure and the amount and extent of the additional work in the past year will be reviewed prior to each Annual General Meeting. The members present agreed that a resolution should be placed on the AGM agenda so that all owners are made aware of the process and payment. Lynne Veness as the Presiding Officer will provide a list of extraordinary duties and actions.

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c) Roof Top Damage – Whittles
La Loft organised repair of the clothesline from the dog bed falling from a Realm Apartment. This invoice will be provided to Whittles and reimbursement will be requested.

d) Subcommittee Proposal
Lynne proposed a Working Subcommittee for maintenance, assistance on an as-needed basis and general items. This subcommittee will be formed by willing owners who are not required to join the main committee.

The Body Corporate Manager advised this can be discussed and agreed to at the upcoming AGM. The Officer Bearer positions would be discussed first, then the main committee and then the subcommittee.

Maintenance

a) Foyer Upgrade – Update & Discussion
Lynne, Peter and John will hold a meeting to discuss the potential foyer upgrades. They will report back to the management committee as more information is known.

There were comments about the carpets in the foyer and the in the common hallways. The Body Corporate Manager advised the members present that he has recently worked with Choices Flooring and they were great on all levels. The Body Corporate Manager will engage Choices Flooring to quote carpet replacement in the foyer and repairs to hallway carpet.

b) Hot Water Systems
Due to timing and work restraints, there was no further update or discussion regarding the hot water replacement/upgrades.

c) Automatic Door – Timber Foyer Door
The Body Corporate Manager is awaiting a second quotation from Tormax. Once in hand both quotations will be distributed to all members for discussion.

d) Downpipes – Quotation
Prior to the committee meeting, the Body Corporate Manager met with Dan and Peter Tunno onsite to discuss the downpipes and water pooling around the building. The Body Corporate Manager organised for some emergency repairs to be undertaken and MacPlumb to quote the non-urgent work.

MacPlumb submitted a quotation for $8,668.28 including gst:

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1. **Price Includes –**
   1.1. Alteration and extension of seven downpipes in Austin Street
   Downpipe 1
   1.2. Northwest corner of building has been broken off approximately 0.5 metres from ground and needs to be extended on wall face to position of stormwater pit at ground level, source downpipe at 9.5 metres and extend to existing pit in 90mm pvc.
   1.3. Secure in place
   Downpipe 2
   1.4. Existing 90mm pvc downpipe to be extended in 75mm to new gutter pop from balcony gutter about 1.5 metres to replace existing galvanised piece which has corroded.
   Downpipe 3
   1.5. Replace section of 75mm in wall downpipe to be relocated on wall face in 75mm pvc and extend to surface pit approx 3.6 metres in straight line
   Downpipe 4
   1.6. Install new 75mm gutter outlet and downpipe approximately 3.8 metres with offset over doorway to extend to surface pit and secure in place.
   Downpipe 5
   1.7. Install new 90mm downpipe approximately 5.2 metres straight down external wall to surface pit and secured.
   Downpipe 6
   1.8. Install brackets and straighten up existing 75mm pvc downpipe to existing balcony gutter outlet.
   1.9. This has been previously completed by others.
   Downpipe 7
   1.10. Extend downpipe approximately 5 metres on front northeast corner and divert onto lower veranda roof on King William Rd and secure in place
   1.11. Alteration and extension to one downpipe in Porter Lane
   1.12. Installation of new downpipe section of 90mm pvc to redirect into stormwater pit approximately 3.5 metres long to southeast corner of tenancy.
   1.13. Piling Equipment to complete nominated works.
   1.14. Clean all existing eaves over channels

Through discussion it was noted that galvanised downpipes may be required due to Heritage requirements. The Body Corporate Manager will discuss this further with MacPlumb and request a secondary quotation.

The quotations will be sent through to the management committee once in hand. Further discussion will follow.

Financials

a) Financial Review – Annual Financials
The Body Corporate Manager advised the members present that the corporation ran a total deficit of $41,087.41. This was a result of the legal fees relating to apartment 24, as only $30,000.00 was included in the 2023-2024 budget.

b) Proposed Budget – 2024 – 2025
The Body Corporate Manager presented a proposed budget to the management committee with a 2% increase to the quarterly contributions The committee members present agreed to accept the proposed budget and it will be present at the AGM to the owners in attendance in attendance and via proxy.

*Meeting note: The members present noted that the insurance premium is a significant expense and ideally would like to limit the increase to this figure.*

*The Body Corporate Manager advised the members present that the insurance market is improving but there will always be an increase to the insurance premium. The Body Corporate Manager advised that it is unlikely that the excess will decrease as insurers are increase these amounts to reduce their liability.*

*The Body Corporate Manager advised that currently the insurance policy is through the Commercial owner's broker (Pace). We do hold majority of the policy, so could investigate obtaining quotations through Strata Data's Broker (Honan in particular, a quote from Strata Community Insurance Australia.*

Next Meeting: Monday, the 18th of November 2024 at 5:00 pm.

*Meeting note: The members agreed that for the 2024 AGM, we would offer the Strata Data Office and zoom. This information will be provided on the AGM agenda.*

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Closure

There being no further business, owners and visitors were thanked for their attendance and the meeting closed 6:11 PM

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Minutes of the Committee Meeting

| | |
|---|---|
| Corporation | *Strata Corporation 12753 Inc.* |
| Address | *15-27 Pulteney Street, Adelaide* |
| Meeting Date | 23rd of October, 2024 commencing at 6:00 PM |
| Location | Via Teleconference |

Present in Person
Unit: 8 Dr P J Rose
Unit: 11 Jason Parker – Left meeting at 6:19pm.
Unit: 14 Lynne Veness
Unit: 16 Deanne Bateman
Unit: 25 Dan Jordan
Unit: 29 Mr Peter Kerr
Unit 30 Billie Thomson
Unit 34 Debra Carson

Apologies
Nil.

Present by Proxy
Nil.

In attendance
Paul Francken representing Strata Data

Quorum
The Chairperson declared that a quorum was in attendance and the meeting commenced at 6:13pm.

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

**Jason Parker Address to Meeting**
Jason spoke to the meeting during the time allocation of five (5) minutes, where he noted his recollection of events that had transpired prior to the works being completed to Unit 11.

- Prior to purchase he contacted Strata Data regarding the work he wanted to undertake.
- At the time he knew Unit 21 had sought a resolution that was voted on and approved. The Corporation had given approval and Adelaide City Council approval had been sought and was approved.
- He exchanged emails with Mark Greening.
- He had open communications.
- He requested and paid for updated fire plans to be changed. However, it was only recently that he checked the plans and discovered they were completed incorrectly.

No comment, nor questions were presented by the members to Jason, with Jason leaving the meeting at 6:19pm.

Relevant Business

a) Unit 11: Renovations
The Committee reviewed an overview of events that occurred prior to alterations being undertaken to Unit 11 in 2021, comments in relation to the how an approval may or may not have

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been provided at the time, how the approval was not in accordance to the Strata Titles Act (needing a Special Resolution), how there is no Development Approval for works within a State Heritage Place, and finally recent correspondence with the Sales Agent and Unit holder in relation to the alterations to Unit 11, due to the representation of configuration of the unit when placed on the market. The members present, who were Committee members at that time, noted that they do not recall providing any written instructions to Strata Data, nor to Jason directly approving such works. It was requested that Strata Data provide all correspondence to the Office Bearers in relation to this matter, particularly that of any communications to Jason advising of a Committee decision on his proposed works.

b) Unit 11: Breach Notice
A lengthy discussion ensued, where the members present resolved to maintain the current position of the Corporation, that being the Corporation hold the current, or future owner of Unit 11 in breach of the Strata Titles Act, and that all prescribed works undertaken to the Unit be reinstated to its original state of one bedroom. The Committee further discussed and formed the position that they wish to speak with Jason and negotiate a suitable outcome that was fair and reasonable to both parties. It was further resolved that Rosie Jervis of Botten Levison Lawyers be further engaged to correspond with Jason in relation to the above.

Closure
There being no further business the meeting closed 7:32pm.

# Minutes of the Extraordinary General Meeting

| | |
|---|---|
| Corporation | *Strata Corporation 12753 Inc.* |
| Address | *15-27 Pulteney Street, Adelaide* |
| Meeting Date | 1st of April, 2025 commencing at 4:00 PM |
| Location | 647 Portrush Road Glen Osmond, South Australia & Via Teleconference |

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Present in Person
Unit: 9 Gavin John Blake
Unit: 11 Jason Parker, L Parker
Unit: 14 Livin Products Pty Ltd
Unit: 16 Ms Deanne Bateman & Andrew Bateman
Unit: 29 Mr Peter Kerr
Unit: 30 Billie Justice
Unit: 34 Ms Debra Carson
Unit: 47 Ms Varanya Yeap

Apologies
Nil

Present by Proxy
Unit: 5 J Telfer By Proxy
Unit: 6 Province Pty Ltd By Proxy
Unit: 13 D Hocking By Proxy
Unit: 18 Kerrie Ern Tze Yong, Donald Sydney Pfennig By Proxy
Unit: 20 J Langford By Proxy
Unit: 21 Tynon Pty Ltd By Proxy
Unit: 25 D C Jordan By Proxy
Unit: 26 D Power By Proxy
Unit: 33 Pierre Rene Prentice By Proxy
Unit: 36 Mrs Veronica Ryan By Proxy
Unit: 40 Mr D D'Angelo, Mrs Kathryn D'Angelo By Proxy
Unit: 41 Mr Jeffrey Lindsay Fiebig By Proxy
Unit: 44 Dr Alexander Daniel By Proxy
Unit: 46 Mr Mark Anthony Shirley, Julie Shirley By Proxy
Unit: 52 Mr P Carson By Proxy

In attendance
Ben Moch representing Strata Data

Quorum
The Body Corporate Manager declared that a quorum was not in attendance and the meeting was adjourned at 4:30 pm.

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# Minutes of the Adjourned Extraordinary General Meeting

| | |
|---|---|
| Corporation | *Strata Corporation 12753 Inc.* |
| Address | *15-27 Pulteney Street, Adelaide* |
| Meeting Date | 8th of April, 2025 commencing at 4:00 PM |
| Location | 647 Portrush Road Glen Osmond, South Australia & Via Teleconference |

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Present in Person
Unit: 11 Jason Parker & Lisa Parker
Unit: 14 Livin Products Pty Ltd
Unit: 16 Ms Deanne Bateman
Unit: 47 Ms Varanya Yeap
Unit: 34 Ms Debra Carson

Present by Proxy
Unit: 5 J Telfer By Proxy
Unit: 6 Province Pty Ltd By Proxy
Unit: 15 E & M Cortez & Larraway By Proxy
Unit: 18 Kerrie Ern Tze Yong, Donald Sydney Pfennig By Proxy
Unit: 20 J Langford By Proxy
Unit: 21 Tynon Pty Ltd By Proxy
Unit: 26 D Power By Proxy
Unit: 29 Mr Peter Kerr By Proxy
Unit: 30 Billie Justice By Proxy
Unit: 33 Pierre Rene Prentice By Proxy
Unit: 36 Mrs Veronica Ryan By Proxy
Unit: 40 Mr D D'Angelo, Mrs Kathryn D'Angelo By Proxy
Unit: 41 Mr Jeffrey Lindsay Fiebig By Proxy
Unit: 44 Dr Alexander Daniel By Proxy
Unit: 46 Mr Mark Anthony Shirley, Julie Shirley By Proxy
Unit: 52 Mr P Carson By Proxy

Apologies
Unit: 8 P J Rose By Proxy
Unit: 13 D Hocking By Proxy
Unit: 25 D C Jordan By Proxy

In attendance
Ben Moch representing Strata Data

Quorum
The Body Corporate Manager declared that a quorum was in attendance and the meeting opened at 4:30 pm.

Chairperson
It was resolved "that Ben Moch of Strata Data assist the Presiding Officer by chairing the meeting". *Carried*

Confirmation of Minutes of Previous Annual General Meeting
It was resolved "That the minutes of the previous General Meeting(s), held on 18th November 2024 be accepted as a true and correct record of that meeting." *Carried*

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## Other Relevant Business

Unit 11 Alteration Approval - Special Resolution, as per the Strata Titles Act 1988 Section 29(1)(b) and Section 29(6)(a)

It was resolved "That Unit 11 be authorised to convert the one-bedroom apartment into a two-bedroom apartment in line with the attached "New Plan". That the owners of unit 11 be required to install the required smoke detectors and amend the fire block plans as well as obtain the required council approvals. Upon satisfaction of all requirements of this resolution, the breach notice relating to the unit conversion be considered resolved. That the works to the unit be carried out by licensed and insured trades and that all costs relating to the alterations undertaken, as well as all future maintenance required to or as a result of alteration, be at the expense of the owner to unit 11." *Motion Failed*

*Votes in Favour – 10*
*Votes Not in Favour – 10*
*Votes Abstained - 1*

## Double Glazing

Varanya Yeap raised a question about internal glazing. It was requested that Varanya send through the product information to the Body Corporate Manager and the management committee can review.

## Closure

There being no further business, owners and visitors were thanked for their attendance and the meeting closed at 4:34 pm.

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Minutes of the Committee Meeting

| | |
|---|---|
| Corporation | *Strata Corporation 12753 Inc.* |
| Address | *15-27 Pulteney Street, Adelaide* |
| Meeting Date | **19th of May, 2025 commencing at 4:00 PM** |
| Location | **647 Portrush Road, Glen Osmond & Via Teleconference** |

**Present in Person**
Unit: 14 Lynne Veness
Unit: 16 Deanne Bateman
Unit: 25 Dan Jordan
Unit: 29 Mr Peter Kerr
Unit 34 Debra Carson

**Apologies**
Nil

**Present by Proxy**
Nil

**In attendance**
Richard Pearce & John Roper Representing La Loft Apartments
Ian Hamilton Representing Arcuate Architecture

**Quorum**
The Chairperson declared that a quorum was in attendance and the meeting commenced at 4:10 pm.

**Chairperson**
It was resolved "That Ben Moch assist the Presiding Officer in chairing the meeting". *Carried Unanimously*

**Minutes of Prior Meeting:**
It was resolved "that the minutes of the last committee meeting dated 17/02/2025 be accepted as a true and accurate record of that meeting, with the inclusion of the below listed amendments". *Carried Unanimously*

**Action Sheet Items:**
The Action Sheet was not discussed during the meeting. It was agreed the action sheet would be further discussed with Strata Data,

**Relevant Business**

a) **Heritage – Ian Hamilton Presentation**
Ian Hamilton of Arcuate Architecture attended the committee meeting to present to the members the inspection report. He wanted to raise the five key areas that the corporation needed to address.

- **Terracotta Tiles**
  These tiles are approximately 115 years old and are in poor condition. These type of tiles typically have a working life of 50-75 years.
  Some tiles have been replaced over time.

- **Gutters and Downpipes**
  Believed to be too small and are deteriorating.
  There are a number of bends in the downpipe which may be contributing to blockages and leaks.

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- **Cracks to high level masonry**
  The masonry statue on the roof is cracking in multiple locations and some areas have already broken away.

- **Balconies**
  Asbestos material should be removed.
  Balustrades are rusting in some areas due to lack of waterproofing.

- **Timber windows**
  Timber windows are in very poor condition. Some will be able to be repaired and painted and some will need to be replaced.

Ian then advised the members present about the stages of repair that he believes should be undertaken. He recommends that the stages be split into 4 stages over a 10 year period and noted that it may be possible that a couple of stages could be completed at the one time as to save funds overall (eg while scaffolding erected etc)

Please see the stages on the last page of the meeting minutes.
It was agreed by the members present that the steps below would be followed moving forward:

Step 1: Brief and engage Peter Tunno (Commercial Strata) - have conversation re overall plan and steps to obtain quotes and Grants etc.

Step 2: Hold discussions with Ian and Duratek to discuss the required work, timeframes and costs.

Step 3: Call a general meeting to discuss the work and required costs and possible fund raising with all owners.

Pending the required amount per stage, a loan may be required.
While these steps are being undertaken, Deb and Lynne will continue discussing grants with the Adelaide Council and Heritage Board. It was noted that the Adelaide Council can provide a max of $370,000.00 per stage. They will match the required work dollar for dollar with the corporation.

We understand that the corporation first needs to undertake and fund the work, and then the Adelaide Council will provide the reimbursement via the approved Grant.
and fund the work and then the Adelaide Council will provide the reimbursement.

**b) La Loft Management Agreement**
Peter Kerr is forming a sub committee that will be sitting down with John Roper to work through and finalise the La Loft Agreement.

**c) Strata Corporation Articles**
The members present agreed that the articles can be placed on hold as the heritage building work is the first priority. We still have the strata titles act and the schedule 3 to utilise.

**d) Reception/Foyer Signage**
The members present discussed the signage in the building which relates to afterhours emergencies. John Roper currently assists residents when they have emergency maintenance or access issues. The concern here is the impact to John's time and that he may not be able to assist residents/guests that are not under the La Loft Agreement.

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The Body Corporate Manager advised the members present that Strata Data have a service (Answering Adelaide) that can assist with emergency maintenance but not access to the building or apartments.

The Management Committee will need to discuss this further as there are a number of options available.

e) **New Mansions Website**
Deb and Lynne have created a new Ruthven Mansions Website and the members present thanked Deb for all her research and time spent.

Please see the new website link below:
*https://www.ruthvenmansions.au*

f) **Legal Matters**
The members present agreed to further discuss the amended claim that the owner of Unit 24 has submitted. It was suggested that Botten Levinson Lawyers should be engaged as they have been dealing with all these matters from the very early stages.

**Maintenance**

a) **Auto Door – Wooden Entrance**
The members present agreed to proceed with the quotation submitted by Dormakaba. However, prior to proceeding Richard with review the quotation and provide his feedback.

Once confirmed the Body Corporate Manager will issue a work order to Dormakaba and the sinking fund will be used to fund the project.

**Financials**

a) **Financial Review – 1/2/25 – 30/4/25**
"That the committee members present reviewed and accepted the financial statement".
*Carried Unanimously*

*Meeting note: The members present queried the MFS invoice and if it had been on charged to the person at fault. The Body Corporate Manager advised he would investigate and provide an update in the minutes.*

*Post meeting note: The Body Corporate Manager reviewed the MFS invoice and it stated detector malfunction. There was not comment made regarding cooking.*

*Meeting note: The members present queried if the reimbursement had been processed by the council. The Body Corporate Manager advised the members present that no funds had been received. Deb Carson advised that she had not submitted the reimbursement request as payment remittance was required. The Body Corporate Manager will provide this to Deb so she can proceed with the reimbursement request.*

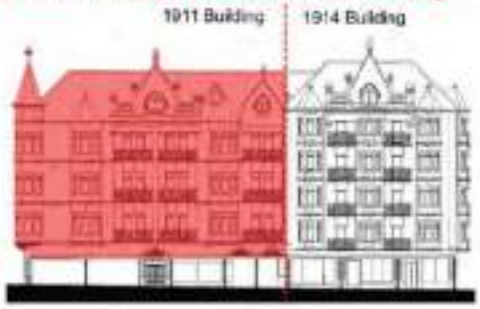
**Next Meeting:** Monday, the 14th of July 2025 at 4:00 pm.

**Closure**
There being no further business, owners and visitors were thanked for their attendance and the meeting closed 6:30 pm.

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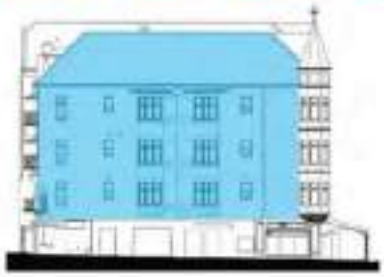


STAGE 1 WORKS – East Section 1911 Building




Puteney Street / East Elevation

STAGE 2 WORKS – South Section 1911 Building



Porters Lane / South Elevation

STAGE 1 WORKS – East Section 1911 Building




STAGE 2 WORKS – South Section 1911 Building




STAGE 3 WORKS – East Section 1914 Building




Puteney Street / East Elevation

STAGE 4 WORKS – North Section 1914 Building



Austin Street / North Elevation

STAGE 5 WORKS – Top Deck Roof, Light Well & West Elevation




STAGE 3 WORKS – East Section 1914 Building




STAGE 4 WORKS – North Section 1914 Building



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Minutes of the Committee Meeting

| | |
|---|---|
| Corporation | *Strata Corporation 12753 Inc.* |
| Address | *15-27 Pulteney Street, Adelaide* |
| Meeting Date | **14th July, 2025 commencing at 4:00 PM** |
| Location | **647 Portrush Road, Glen Osmond & Via Teleconference** |

**Present via VTC**
Unit: 14 Lynne Veness
Unit: 16 Deanne Bateman
Unit: 25 Dan Jordan
Unit: 29 Mr Peter Kerr
Unit 34 Debra Carson

**Apologies**
Nil

**Present by Proxy**
Nil

**In attendance**
Mark Carn Representing Adelaide Mansions Apartments

**Quorum**
The Chairperson declared that a quorum was in attendance and the meeting commenced at 4:05 pm.

**Chairperson**
It was resolved "That Ben Moch assist the Presiding Officer in chairing the meeting". *Carried Unanimously*

**Minutes of Prior Meeting:**
It was noted "that the minutes of the last committee meeting dated 17/05/2025 could not be accepted pending review". These minutes will be reviewed and circulated with minutes from this meeting.

**Action Sheet Items**:
The Action Sheet was not discussed during the meeting. It was agreed the action sheet would be further discussed with Strata Data,

**Relevant Business**

a) **Heritage Grant Update**
Deb advised that two additional grants were obtained (5k - Stage 1) & (15k - Stage 2). Ian has provided a quotation and this will be reviewed in depth when Deb and Lynne return from holidays. Peter Tunno is very interested in the building restoration/repair but at this stage has not advised the commitment level of the Commercial Strata. The Management committee agreed that Lynne and Deb are to proceed with stage 2.

b) **Adelaide Mansions Apartments Management Agreement**
It was agreed that Peter and the Subcommittee (Dan and Andrew) would organise a meeting with Mark Carn to further discuss the Agreement between Adelaide Mansions Apartments and the Strata corporation.

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c) **MFS Invoice Process**

The members present agreed that the MFS amount ($903) that was on charged to Unit 24 owner, will need to be waived as there was no invoice provided. The Body Corporate Manager will action this item and update the management committee.

The members present discussed the process for MFS invoices being received and how they are on charged. The Body Corporate Manager advised that when an apartment is listed on the invoice the cost is then on charged to that owner.

The members present agreed that if charges are to be on charged the Body Corporate Manager will need to seek authorisation from the management committee initially.

d) **Owner Register & Privacy Policy**

The members present agreed that when owners want to review the owners register, they must first sign the form from Strata Data. The Body Corporate Manager will then send the form to the management committee to advise the request has been made.

The management committee would then provide instructions to the Body Corporate Manager and the owner would be entitled to inspect the register. When the register is being inspected, to photos can be taken and scanning is not allowed.

The Body Corporate Manager would include the inspection date on the initial form and the form would be filled for future reference (as required).

**Committee Discussion & Approvals**

Deanne raised this item as some responses are quite delayed and when there are timelines in place, items need to be actioned as quickly as possible.

Some members noted they are very busy with work and life commitments and cannot always review and action committee emails in the required timeframe.

It was agreed that emails that are urgent/high priority would be marked accordingly, so that a response can be provided in the required timeframe. All not urgent matters could be collated into one email and actioned in time.

e) **Unit 11 Discussion**

The members present believe that mediation between Strata Data, Management Committee and Unit 11 owners (Jason and Lisa) is still the preferred method moving forward. At this time, it was agreed to await a response from Unit 11 owners as to what their actions are moving forward.

f) **Directions Hearing – Unit 24**

Deanne raised this matter for discussion and asked if a committee member would be available to attend the directions hearing (4th of August) on behalf of the corporation. Peter advised that he will be able to attend.

Deanne noted that she has the documents on a USB and the Body Corporate Manager offered printing services from Strata Data office and the reception team can assist.

Deanne noted that Strata Data will be required to represent themselves and it's strongly suggested a member of Strata Data be in attendance. The Body Corporate Manager noted that previously the member/legal team have represented Strata Data. As this was now not an option, the Body Corporate Manager will escalate to senior management to further discuss.

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The Body Corporate noted that senior management will need to assess the costs of the time required against the current claim. This is due to the $500.00 being a court ordered payment and the insurance excess being charged correctly.

**Maintenance**

a) **Lift Proposal**

The members present discussed the two proposals that were submitted by Otis for the elevator auto dialler upgrades:
One Prime - $5,570.00 + gst.
Standard System - $5,084.00 + gst.

The members present agreed to proceed with the One Prime proposal and the Body Corporate Manager will update Otis.

**Financials**

a) **Financial Review – 1/5/25 – 30/6/25**

"That the committee members present reviewed and accepted the financial statement".
*Carried Unanimously*

**Next Meeting:** Monday, the 22nd of September 2025 at 4:00 pm.

**Closure**

There being no further business, owners and visitors were thanked for their attendance and the meeting closed 5:52 pm.

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Minutes of the Committee Meeting

| | |
|---|---|
| Corporation | *Strata Corporation 12753 Inc.* |
| Address | *15-27 Pulteney Street, Adelaide* |
| Meeting Date | **17th September, 2025 commencing at 4:00 PM** |
| Location | **Via Teleconference** |

**Present in Person**
Unit: 14 Lynne Veness
Unit: 16 Deanne Bateman
Unit: 29 Mr Peter Kerr
Unit 34 Debra Carson

**Apologies**
Nil

**Present by Proxy**
Nil

**In attendance**
Ben Moch Representing Strata Data

**Quorum**
The Chairperson declared that a quorum was in attendance and the meeting commenced at 4:08 pm.

**Chairperson**
It was resolved "That Ben Moch assist the Presiding Officer/Committee in chairing the meeting".
*Carried Unanimously*

**Minutes of Prior Meeting:**
It was noted "that the minutes of the last committee meeting dated 14/07/2025 could not be accepted pending review". These minutes will be reviewed and circulated with minutes from this meeting.

*Meeting note: The minutes from the July committee meeting could not be accepted as they are still under review.*

**Relevant Business**

a. Legal Representation
"The Management Committee agree to engage HWL Ebsworth (HWLE) Lawyers to work on behalf of the Corporation in relation to any legal matters as required and instructed." *Carried Unanimously*

*Meeting note: Botten Levison Lawyers merged with HWL Ebsworth.*

b. Current Open & Active Legal Matters
The members present have all agreed to continue engaging Richard Olson and Rosie Jervis to assist the management committee.

c. New Legal Matters Brought Against the Corporation and Office Bearers
The members present have all agreed to engage Richard Olson and Rosie Jervis to assist the management committee. The management committee will work through these matters initially and only engage HWL Ebsworth when required.

**Next Meeting:** Monday the 20th of October 2025 at 4:00 pm

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**Closure**
There being no further business, owners and visitors were thanked for their attendance and the meeting closed 4:30 pm.

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Minutes of the Committee Meeting

| | |
|---|---|
| Corporation | *Strata Corporation 12753 Inc.* |
| Address | *15-27 Pulteney Street, Adelaide* |
| Meeting Date | **29th October, 2025 commencing at 4:00 PM** |
| Location | **Via Teleconference** |

**Present in Person**
Unit: 14 Lynne Veness
Unit: 16 Deanne Bateman
Unit: 25 Dan Jordan
Unit: 29 Mr Peter Kerr
Unit 34 Debra Carson

**Apologies**
Nil

**Present by Proxy**
Nil

**In attendance**
Ben Moch Representing Strata Data

**Quorum**
The Chairperson declared that a quorum was in attendance and the meeting commenced at 4:02 pm.

**Chairperson**
It was resolved "That Ben Moch assist the Presiding Officer/Committee in chairing the meeting". *Carried Unanimously*

**Minutes of Prior Meeting:**
It was resolved "that the minutes of the committee meeting dated 17/09/2025 be accepted as a true and accurate record of that meeting". *Carried Unanimously*

**Relevant Business**
**Engagement of Botten Levinson Lawyers – Motion by Ordinary Resolution**
That the Management Committee of the Strata Corporation hereby ratifies and resolves that Ms Lynne Veness, in her capacity as Secretary of the Strata Corporation and member of the Management Committee, was duly authorised to enter into and execute the contract on 14 April 2022 with Botten Levinson Lawyers on behalf of the Management Committee of the Strata Corporation pursuant to section 26(1)(e) and section 35(2) of the *Strata Titles Act 1988 (SA)* (**the Act**)." *Carried Unanimously*

Debra Carson raised a question about her entitlement to vote as she was not a committee member in 2022. The other members present all agreed that she is entitled to vote.

The members present discussed the ongoing legal matters raised by the owner of unit 24 and all committee members were supportive to engage legal representation. Peter Kerr noted that when reviewing previous documents and emails the committee had authorised Dr PJ Rose as the presiding officer to engage a different legal firm in June 2021.

**Legal Agreement**
**HWL Ebsworth Cost Agreement**
It was previously agreed on 17 Sep 2025 to accept the cost agreement submitted by HWL Ebsworth following their acquisition of BLL in August 2025. Deanne Bateman (Presiding Officer) was not in a

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position to sign the agreement due to a personal situation. Due to this Peter Kerr as the Secretary of the Management Committee signed the agreement.

The members present agreed to accept the motion below:

**Office Bearers Authorisation to Sign Contracts - Motion by Ordinary Resolution**
"Following any discussion and subsequent approval to engage a supplier or service, the management committee authorises for any Officers of the strata corporation as defined by the Strata Titles Act 1988, to sign a contract or agreement on behalf of the Strata Corporation." *Carried Unanimously*

**Heritage Process**
Following meetings with Ian Hamilton and Duratec, Lynne Veness and Debra Carson were able to provide an initial cost estimate to complete all stages of work which will be presented in the context of the required restoration works at the AGM.

Duratec have advised that they will be charging an hourly rate while undertaking the initial stages of work relating to quoting, site inspections and minor work. If their final proposal is accepted, they will remove the hourly rates invoices from the overall cost.

The management committee will provide a brief update at the AGM. However, there will be an special purpose BEGM meeting held in December to discuss the heritage project and fund raising.

**Next Meeting:** Annual General Meeting – Monday the 17th of November at 5:00 pm.

**Closure**
There being no further business, owners and visitors were thanked for their attendance and the meeting closed 5:10 pm.

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Minutes of the Committee Meeting

| | |
|---|---|
| Corporation | *Strata Corporation 12753 Inc.* |
| Address | *15-27 Pulteney Street, Adelaide* |
| Meeting Date | **20th October, 2025 commencing at 4:00 PM** |
| Location | **647 Portrush Road, Glen Osmond & Via Teleconference** |

**Present in Person**
Unit: 14 Lynne Veness
Unit: 16 Deanne Bateman
Unit: 25 Dan Jordan
Unit: 29 Mr Peter Kerr
Unit 34 Debra Carson

**Apologies**
Nil

**Present by Proxy**
Nil

**In attendance**
Mark Carn Representing Adelaide Mansions Apartments

**Quorum**
The Chairperson declared that a quorum was in attendance and the meeting commenced at 4:04 pm.

**Chairperson**
It was resolved "That Ben Moch assist the Presiding Officer in chairing the meeting". *Carried Unanimously*

**Minutes of Prior Meeting:**
It was resolved "that the minutes of the last committee meeting dated 14/7/25 & 17/09/2025 be accepted as a true and accurate record of that meeting, with the inclusion of the below listed amendments". *Carried Unanimously*

**Action Sheet Items:**
The action sheet matters were discussed, and the sheet updated. *Carried Unanimously*

**Relevant Business**

a) **Heritage Grant/Process Update**

Lynne provided an update to the management committee regarding the most recent inspections. Duratec noted that the finals are in very poor condition and were enclosed in chicken wire for safety.

Duratec will continue their inspections so that they can provide a detailed report and quotation. It was agreed that once this was in hand an Extraordinary General Meeting would be called to inform owners of what is being undertaken. If possible, a report will be provided with the AGM documents.

Deb and Lynne are continuing their discussions with Ian Hamilton and the Adelaide council in regards to available/suitable grants and timeframes.

From the recent inspection there was one major issue raised and that relates to asbestos underneath the balcony tiles. All this asbestos will be removed and while this project is being

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undertaken the balcony balustrades will require replacement due to the current size.

The committee did discuss that selling off the roof space may be an opportunity to raise additional funds. This would require more in depth conversations following inspections of the area.

**b) Adelaide Mansions Apartments Management Agreement**

Peter wanted to firstly apologies for not progressing this further. However, this is due to a combination of work, committee and personal responsibilities. Mark has provided the subcommittee an annexure and it was agreed that a meeting would be called for one of the next two Fridays following the committee meeting.

**c) Uni 24 – Owner Concerns/Legal Update**

The members present discussed the current legal matters relating to unit 24. These matters have been summarised below:

- Magistrates Court case challenging the Management Committee's Legal engagement/representation process
- Magistrates Court case challenging the $5,000.00 Insurance Claim Excess for water damage
- Accusations against current and former officer bearers/Committee.
- District Court ordered payment of costs (taxation).

The management committee are working through these matters and engaging legal representation as and when required.

**d) Unit 11 Discussion**

Dan and Peter were endorsing the request by the owners of unit 11 to hold another Extraordinary General Meeting. As per legislation one requirement to call a meeting is to have two committee member's support.

The owners of unit 11 have paid for the meeting and it was agreed to schedule the meeting for Wednesday the 5th of November at 5pm. Strata Data office and zoom will be offered as attendance options.

It was agreed that the proxy form will have voting options of "For" and "Against". If proxies are provided to Strata Data, they will be applied to the majority decision. If the votes are tied, Strata Data will abstain from voting.

**e) Unit 35 Discussion**

The members present discussed the non-approved walls that were installed prior to the current owner purchasing. The owner of unit 35 has been provided a breach notice due to the installed wall but are in agreeance that this item needs to be placed on the AGM agenda.

A resolution will be placed on the AGM agenda and will be accompanied by a floor plan, fire block plan and photos.

**f) Insurance Renewal**

The Body Corporate Manager present the insurance renewal and there was a great outcome of a 2.8% decrease. At this time, only one insurer was willing to provide a quotation. However, if there are no hot water systems older than 8 years then in 2026 more insurers will provide quotations.

Due to current cash flow the management committee discussed payment options proposed below by the Body Corporate Manager:

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- Special levy
- Sinking fund use
- Funding the premium

The members present thought that a combination of a special levy and the premium funding should be used.

*Post meeting note: The management committee agreed to proceed with the premium funding option. A $25,000.00 special levy will be included in the proposed budget for further discussion at the Annual General Meeting.*

**Maintenance**

a) **Ventilation**

Prior to the committee meeting the property manager of unit 43 reached out to the Body Corporate Manager as there is an issue with steam from the bathroom triggering the smoke detector outside the bathroom. The owners said the bathrrom door is left open to prevent mould from developing in the bathroom, so there was a request to move the smoke detector.

The management committee believe there are some options available so that the detector does not need to be moved. The Body Corporate Manager will discuss this further with the property manager regarding some suitable options.

*Meeting note: Debra Carson left the meeting at 6:02pm. The action sheet was discussed at this time.*

b) **Plumbing – Water Leak**

The Body Corporation Manager advised the members present that plumbing investigation has been undertaken as there is an ongoing leak into the sushi shop. Ken Hall have completed the investigation provided a quotation to reline the copper pipe that is leaking.

It was agreed that Wayville Plumbing are to be provided the scope so that they can provide a quotation as well. Once in hand the management committee will further discuss the quotations.

c) **Laundry/Dryer**

Prior to the committee meeting Mark advised the Body Corporate Manager that a dryer had failed. Through discussion, there were two proposals agreed to and they are listed below:

Option 1: Request a new quotation for equipment replacement. Due to the current financial position of the corporation, it was agreed to proceed with the no charge option.

Option 2: Corporation to purchase a domestic grade clothes dryer that could be used free of charge. This is due to the washing machines getting significantly more use than the dryer and the corporation obtaining the full profits.

**Financials**

a) **Financial Statement – 2/7/24 – 1/7/25**

The financial statement was not discussed.

b) **Proposed Budget 25/26**

The Body Corporate Manager presented the proposed budget to the management committee. This was reviewed and amended to reflect additional funds being raised and a higher increase to the quarterly levies. The proposed budget will be presented at the AGM with the endorsement from the management committee.

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**Next Meeting:** Annual General Meeting – 17th of November at 5:00 pm. Attendance will be via Strata Data Office and zoom.

**Closure**
There being no further business, owners and visitors were thanked for their attendance and the meeting closed 6:39 pm.

# Minutes of the Extraordinary General Meeting

| | |
|---|---|
| Corporation | *Strata Corporation 12753 Inc.* |
| Address | *15-27 Pulteney Street, Adelaide* |
| Meeting Date | **5th of November, 2025 commencing at 5:00 PM** |
| Location | **647 Portrush Road Glen Osmond, South Australia & Via Teleconference** |

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**Present in Person**

Unit: 6 Province Pty Ltd
Unit: 7 C Wiles
Unit: 9 Christina Joanna Blake, Gavin John Blake
Unit: 11 Jason Parker, L Parker
Unit: 15 E Cortez
Unit: 16 Ms Deanne Bateman & Andrew Bateman
Unit: 17 Martin Quinn
Unit: 25 D C Jordan
Unit: 29 Mr Peter Kerr
Unit: 31 Ms Deanne Bateman & Andrew Bateman
Unit: 34 Ms Debra Carson
Unit: 35 Ms W Shi
Unit: 49 Martin Timothy Quinn

**Apologies**

Nil

**Present by Proxy**

Unit: 3 Brendan Michael Walsh By Proxy
Unit: 5 J Telfer By Proxy to Dan Jordan
Unit: 8 P J Rose By Proxy to Dan Jordan
Unit: 14 Livin Products Pty Ltd By Proxy to Strata Data
Unit: 18 Kerrie Ern Tze Yong, Donald Sydney Pfennig By Proxy
Unit: 20 J Langford By Proxy
Unit: 21 TYNON PTY LTD By Proxy
Unit: 26 D Power By Proxy to Dan Jordan
Unit: 28 Mr P Wilkie, Mr G Wilson By Proxy to Dan Jordan
Unit: 30 Billie Justice Thomson, Ryan Beer By Proxy to Dan Jordan
Unit: 33 Pierre Rene Prentice By Proxy
Unit: 36 Mrs Veronica Ryan By Proxy
Unit: 40 Mr D D'Angelo, Mrs Kathryn D'Angelo By Proxy
Unit: 44 Dr Alexander Daniel By Proxy to Strata Data
Unit: 46 Mr Mark Anthony Shirley, Julie Shirley By Proxy
Unit: 47 Ms Varanya Yeap By Proxy
Unit: 51 Mr & Mrs Williams, Mrs Williams By Proxy to Strata Data
Unit: 52 Mr P Carson By Proxy

**In attendance**

Ben Moch representing Strata Data
Lynne Veness

**Quorum**

The Body Corporate Manager declared that a quorum was in attendance and the meeting opened at 5:02 pm.

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

**Motion Discussion**
*Prior to the vote, Andrew Bateman raised a number of questions and they were discussed by the owners present. Please see the questions below:*

*How was this meeting raised?*
The Body Corporate Manager advised that Dan Jordan and Peter Kerr as committee members assisted with calling this meeting (complying with legislation) and the owners of Unit 11 paid the required meeting fee. It was also noted that one fifth of the corporation's owners supported calling the meeting (complying with legislation).

It was noted by Peter and Dan that they supported the meeting being called due to concerns over the initial meeting, the merit of the renovations and the potential legal risk to the corporation. They noted that future requests will still be based on the merit of the application and renovation being undertaken.

Deanne Bateman raised a question that was directed to Lisa and Jason the owners of unit 11. The question related to that if this motion failed would the walls be removed and would additional meetings be requested. The owners of unit 11 refused to the respond regarding the walls but noted that no further meetings would be required.

*Do additional rooms and occupants impact the corporation's utilities? Were owners aware of this?*
The Body Corporate Manager advised that the management committee didn't have this information on hand, so should not be referenced or discussed as apart of the vote. Dan Jordan stated that he has lived in the building for more than 10 years and believes the short term leased apartments may actually have high occupancy numbers than some larger apartments.

*Moving forward how will owners call a meeting for apartment renovations?*
Requests are to be submitted to the Body Corporate Manager and they will pass the request to the Management Committee. Pending the submission the Management committee will support calling the meeting or advise the owner the other options available to request a meeting.

*Did the owner of Unit 24 requests a general meeting*
The Body Corporate Manager advised the owners present that the owner of unit 24 did request a general meeting and the management committee decline the request at that time due to ongoing legal matters related to the modification and sub-letting.

Meeting note: Deanne and Andrew Bateman of Unit 16 and 31 wanted it minuted that they believed there was a conflict of interest in Strata Data holding proxies. The Body Corporate Manager advised that Strata Data vote with the majority or abstain in the case of a tied vote and this was previously announced at the management committee meeting.

**Unit 11 Alteration Approval - Special Resolution, as per the Strata Titles Act 1988 Section 29(1)(b) and Section 29(6)(a)**
*"That Unit 11 be authorised to convert the one-bedroom apartment into a two-bedroom apartment in line with the attached "New Plan". Carried*

Votes received by proxy:
In favour – 7
Against – 3

Votes held by proxy:
In favour – 8
Against – 0
Votes present in person:
In favour – 10
Against - 3

Total voted received:
In favour - 25
Against - 6

*Meeting note: It was noted that the breach notice that has been issued to Unit 11 owners will now be removed. The owners of unit 11 will still need to engage the Adelaide council for approval.*

Deanne Bateman the corporations Presiding Officer wanted to thank all owners that took part in the meeting. This is a great sign as previously the corporation have struggled to meet the quorum requirements.

**Closure**
There being no further business, owners and visitors were thanked for their attendance and the meeting closed at 5:39 pm.

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# RESOLUTIONS AFFECTING STRATA CORPORATION 12753 INC

**DISCLAIMER** - Strata Data will not be held liable for any missing, incomplete or incorrect information provided prior to the commencement of our management: 30/09/2021

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

| DATE | RESOLUTION |
|---|---|
| 23/02/94 | **Roof Plant & Equipment**<br>The corporation grants a licence to occupy to Cowrie Pty Ltd, ACN 008216 779, the registered office of which is 80 Currie Street, Adelaide, for that section of common property located on the fifth floor roof level of Ruthven Mansions Apartments in the north eastern section to provide for the existing installation of Muller condensing unit, condensing pump and associated electrics and controls to operate air conditioning plant for the exclusive benefit of Cowrie Pty Ltd.<br><br>This licence is granted in consideration of reciprocal rights by the Strata corporation to a rubbish disposal facility located on the ground floor ofthe building, the title for which rests with Cowrie Pty Ltdand described as Section 4.1 on GP 130/1991, map reference 6628-42h, and for a term of 99 years.<br><br>The Corporation grants rights of access for Cowrie Pty Ltd to service this equipment as required provided that it makes good any damages caused to the Corporation's building and property occasioned by tradesmen or others in undertaking access and service maintenance on the said plant and equipment.<br><br>**Ground Floor Office Facility**<br>The Corporation grants to Cowrie Pty Ltd, ACN 008 216 779, a licence to exclusively occupy that section of common property located on theground floor forming an office facility adjacent to the lifts in the entry foyer for the purposes of conducting a letting and property management business for unit holders within this Corporation.<br><br>This licence is granted on consideration of $1 per annum payable upon demand for a term of two years from this date with a right of renewal exercisable by Cowrie Pty Ltd for a further five Yearsterm at an annual rental to be agreed by both parties.<br><br>**Memorandum of Encumbrance**<br>That the Corporation accept transfer of anencumbrance upon the titles of each of the units to undertake within 60 days of the end of each calendar year to furnish adequate proof to Adelaide City Council of the carrying out of maintenance and testing in respect of the safety provisions for that year as required under regulation 33 of the Building Act and Regulations 1991. This proof shall take the form as set out in Form 5 of Schedule 4 ofthe Building Act and is to be executed on behalf of this Corporation.The Presiding Officer is hereby authorised by the Corporation to execute the necessary documents to accept an encumbrance upon thecommon property title of this Corporation to |

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this effect including suchother terms as are considered by the Presiding Officer as necessary and beneficial to the Corporation.

**25/07/95** **Cowrie Pty Ltd**

Agreed to relinquish all existing rights to exclusively occupythe licensed area of common property on the ground floor which was formerly an office. As a consequence the licence to occupy that area is revoked.

**Legal Recoveries**

The Strata Managers are authorised, without the need for further authority, to levy the costs incurred for all legal recovery costs against the unit holder in default of payment of Corporation contributions and/or levies.

**04/07/96** **SA Water**

SA Water charges strata corporations for all water consumed on the property. Owners will continueto be responsible for payment ofquarterly rates, and it was agreed that the strata corporation will beresponsible for payment of all water consumption charges which will bebilled separately.

**Pay-TV**

Following discussion it was resolved that.the Presiding Officer is authorised to execute on behalf of the Corporation, a licence for Pay-TV providers to install equipment necessary for the connection to any units wishing to receive Pay-TV transmission.

**12/07/99** **Overdue Notices**

It was agreed that the StrataManagers charge those owners withcontribution arrears a 'late fee' of $10 each time it became necessaryto forward a reminder notice.

Furthermore, it was agreed that the Strata Managers charge those owners a fee of $30 for placing them into legal hands where necessary.

**Notice of Motion -Licence to Occupy -Austral Nominees Pty Ltd**

It was agreed that the terms of the licence to occupy given to AustralNominees Pty Ltd dated 20/06/96 be amended.

**07/06/00** **Delegated Authority**

It was agreed that the Corporation hereby delegates to:

The General Manager of Whittles Strata & Community Corporation Managers or his nominee the power to execute under seal (and for that officer to countersign such seal on behalf of the Corporation), any certificate required from time to time to be given under Section 41 of the Strata Titles Act, 1988;

That officer the power to jointly execute with any one of the appointed officers of the Corporation, such documents as are authorised to be executed under seal pursuant to a resolution of the Corporation or of its Committee acting within its powers.

**Maintenance Supervision**

Confirmed.

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**Glass**

Attention was brought to the meeting by the Strata Manager that over the past few years there have been various successful claims against landlords for injury to persons or damage to property by glass breakage in their properties.

Although glass may comply with past building standards, and is legally acceptable, property owners may still be at risk where a Court feels that the status of the glass represents a risk. The need for adequate Public Liability Insurance was reinforced.

**Smoke Alarms**

The Strata Manager advised that under current legislation all dwellings should have been fitted with smoke alarms by 1/01/2000.

It was noted that, if a smoke alarm or smoke alarms are not fitted in each unit, the strata corporation is guilty of an offence for which a maximum penalty of $750 applies.

It was agreed that, should the strata corporation be fined due to an owner's failure to install a suitable smoke alarm in their unit, the strata corporation will recover from that owner all costs incurred.

**28/10/09** **HWS Units**

The Corporation engage the services of either Ken Hall or Chris Ford plumbing to check all units HWS with a view to determining which are compliant/non-compliant.

That all remedial costs associated with damages caused by non-compliant HWS as from 8 November 2009 will be directly borne by the owner/unit holder. The current Strata Insurance Policy has an excess of $2000 for water damage claims.

Best Strata commenced management 1stJuly 2010. Information provided on resolutions prior to our management is provided on an "as is" basis and it taken directly from the previous managers records. Best Strata provides no assurances as to the accuracy of this information.

**18/10/10** **Policy -Overdue Contributions Interest & Fees**

It was resolved that if an account remains overdue for 31 days, the unit owner willbe required to pay interest to the corporation at the rate of 10% per annum calculated from the due date untilpayment and that any expenses, costs or disbursements incurred by the strata corporation in recovering any outstanding monies including debt collection agency fees and solicitor's costs shall be recoverable from the unit owner.

Best Strata will charge an overdue account fee of $11 to an owner when their account is 31 days overdue and a reminder account is sent. Best Strata will charge a debt recovery transfer fee of $33 to an owner in the event of their account being transferred to a debt collection agency.

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**17/10/2011** **Air Conditioners**

It was resolved that;
-In the absence of a corporation policy regarding air conditioners, owners can replace air conditioners like with like, without requesting approval from the corporation.
-Any new air conditioner installations (ie where there is currently no air conditioner) require corporation approval.
-The corporation delegates authority to the management committee to approve or decline any applications for new air conditioners.
-The corporation delegates authority to the management committee to develop a corporation policy regarding air conditioners.All agreed.

**29/10/2012** **Air Conditioner Policy**

The owner of unit 52 was granted approval to install an airconditioner on the upper roof deck (north of the laundry) similar to the installation by the owner of unit 48. All agreed.

The owners of units 46-52 were granted approval to install, if they wished to, anairconditioner on the upper roof deck (north of the laundry) similar to the installation by the owner of unit 48. All agreed.

All owners were granted approval to install a split system airconditioner provided the compressor was located on the balcony floor (not on the wall), the system complied with current noise regulations and was installed by a suitably qualified contractor in a professional manner.

**11/11/2013** **No Resolutions**

**03/02/2014** **SAMFS Callout fees**

It was resolved that, with effect from 01/01/2014, the strata corporation would recover all SAMFS fire call out fees from the owner of the unit where the alarm was activated. All agreed.

**24/11/2014** **No Resolutions**

**21/03/2016** **No Resolutions**

**01/05/2017** **Double Glazing**

It was resolved that all owners be granted consent to retrofit insulated glass units (double glazing) in external windows on their own apartments at their own cost provided;
-they first seek and are granted approval from the corporation (management committee to consider and decide on applications)
-they first seek and are granted approval from the council (State Heritage requirements need to be met).
-the external appearance of the building is not affected.
All agreed

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**Licence Agreement (between S12753 and La Loft)**
It was resolved that the Licensor (the Corporation) grants to the Licensee (La Loft Australia Pty Limited) the non-exclusive rights to occupy and use the Premises upon the terms and conditions contained in the Licence Agreement and that the Management Committee be authorised on behalf of the Corporation to finalise the wording and execution of the Licence Agreement. All agreed

**25/06/2018** **No Resolutions**

**25/11/2019** **Renovation Works -Unit 21**
It was noted that in the recent Committee Meeting, Mr A Petito had tabled a proposal to carry out renovations in apartment 21. The proposed renovation includes the construction of internal walls to transform the 1 bedroom apartment into a 2 bedroom apartment. The proposed renovation includes relocation of the entrance door. The Committee unanimously voted in favour of the renovation subject to the following provisions;
-The owner obtained all necessary approvals from the City of Adelaide prior to works commencing.
-The owner carried out all required works in respect to fire compliance.
-The owner made good any damage or change to the common property eg to the hallway carpet, skirtings, door frames etc.
-Any noise disturbance is kept to a minimum and works are carried out at appropriate times (owner to liaise with Laloft).
Owners supported the proposal and the renovation request was approved.

**30/11/2020** **No Resolutions**

**25/05/2021** **Consent for Easement**
A vote was taken on the following proposed unanimous resolution:
That Strata Corporation 12753 Inc consent to the proposed easements "CC" and "EE", as set out in the Application for Deposit of a Plan of Community Division with respect to Community Corporation No 42375 Inc.

16 in favour, 10against, 6 abstain, motion denied (noting that for a unanimous resolution to pass it requires no owner to vote against).

**24/01/2021** **Insurance Excess**
That the cost of the insurance excess be borne by the Unit from which the claim originated. That where a claim has originated from Common Property, the Body Corporate be responsible for the cost of the excess. That where a claim against a unit owner's alteration and/or addition is made, the responsibility of the insurance excess relating to that claim be borne by that unit owner.

**24/01/2021** **Insurance Excess**
That the Body Corporate seek to recover overdue levies which remain unpaid after a period of four weeks from the due date, having first notified the owner of proposed action. Related costs associated with the recovery of outstanding money shall be levied as a debt against the unit.

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**13/11/2023** **Acoustic Underlay - Flooring**

That any units installing or modifying the flooring materials, must install an acoustic underlay initially. The underlay must have a rating of minimal 14db. The Body Corporate Manager is to be contacted prior to all new installation and modifications so that the quotation and documents can be reviewed and accepted.

**E-bikes & E-Scooters**

That all e-bikes and e-scooters with chargeable lithium-ion batteries are not permitted in the building. All damage caused by this equipment will be on-charged to the unit owner.

**05/11/2025** **Unit 11 Alteration Approval - Special Resolution, as per the Strata Titles Act 1988 Section 29(1)(b) and Section 29(6)(a)**

That Unit 11 be authorised to convert the one-bedroom apartment into a two-bedroom apartment in line with the attached "New Plan". Carried

Total voted received:

In favour – 25

Against - 6

**17/11/2025** **Unit 35 - Renovation**

That unit 35 be authorised to convert the studio apartment into a one-bedroom apartment in line with the attached plan. The owner will be responsible for the associated costs relating to changing the fire block plans.Carried Unanimously

**Unit 9 - Air Conditioner Approval**

That unit 9 be authorised to install a new air conditioner. The compressor is to be mounted to the external wall and all costs relating to installation and maintenance are the owner's responsibility.

**Legal Motion**

The Strata Corporation hereby ratifies and resolves that Ms Lynne Veness, in her capacity as Secretary of the Strata Corporation was duly authorised to enter into and execute the contract on 14 April 2022 with Botten Levinson Lawyers on behalf of the Strata Corporation pursuant to section 24(b) of the Strata Titles Act 1988 (SA) (the Act). Carried unanimously

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# Schedule 3—Articles of strata corporation

1 (1) A unit holder must—

(a) maintain the unit in good repair;

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

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

2 A person bound by these articles—

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

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

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

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

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

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

5 A person bound by these articles—

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

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

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

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

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

7 A person bound by these articles must not—

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

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

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

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

(b) on any part of the common property.

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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.

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Prospect 5082
South Australia

Facsimile 08 8344 2913
Telephone 08 8344 2933

SHANNON ARCHITECTS

# ASBESTOS REGISTER REPORT

for

WHITTLES STRATA AND COMMUNITY CORPORATION MANAGERS

and

STRATA CORPORATION #12753 Inc.

P.O. BOX 309

KENT TOWN SA 5071

at

21 PULTNEY STREET, ADELAIDE -(MANSIONS)

DATE: APRIL 1999

JOB No: 96071

RJ Shannon Pty Ltd
Incorporated in South Australia ACN 007 886 067

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Prospect 5082
South Australia

Facsimile 08 8344 2913
Telephone 08 8344 2933

[redacted]
SHANNON ARCHITECTS

**THE MANSIONS**

**21 PULTNEY STREET, ADELAIDE**

**ASBESTOS REGISTER 96071**

**FOR**

**STRATA CORPORATION 12753 Inc.**

**AND**

**WHITTLES COMMUNITY CORPORATION AND STRATA MANAGERS**

**APRIL 1999**

## 1. INTRODUCTION

Pursuant to the OCCUPATIONAL HEALTH, SAFETY AND WELFARE (ASBESTOS) REGULATION 1991 this Register has been prepared to identify any asbestos installed in the building as scheduled below.

The Owner or Occupier of a building where any material that consists of or contains asbestos is installed or is in possession of plant that contains, or has on it, any material that consists of or contains asbestos must present the Register (or a copy of the Register) for inspection when requested to do so by:-

a) an Inspector;
b) a person authorised by the Commission or Director;
c) any person who, in the course of work could come into contact with any material or fibres from any material, required to be included in the Register;

or

d) any health and safety representative or any health and safety committee, that has any responsibility in relation to the performance of any work in the area of the asbestos.

## 2. BUILDINGS

Address: 21 Pultney Street
Adelaide SA 500

Owner: Strata Corporation 12753 Inc.
PO Box 309
KENT TOWN SA 5071

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## 2. BUILDINGS (cont.)

| | | |
|---|---|---|
| Portion Included In Register: | All 52 residential units and common areas | |
| | Ground Floor | Office, Stairs, Corridors |
| | First to Fourth Floor | Full area |
| | Roof | Laundry, Lift Motor Room, Open areas, Stairs |
| | Note: | Basement and major portion of ground floor not included in this register. |
| Occupier: | Ground Floor: | Quest Hospitality Pty Ltd |
| | First Floor: | Quest Hospitality Pty Ltd |
| | Unit 8 | P. Liepouris |
| | Unit 9 | D.M. Edwards |
| | Second Floor: | Quest Hospitality Pty Ltd |
| | Unit 18 | J.M. Talbot |
| | Unit 23 | Quest Hospitality Pty Ltd |
| | Unit 26 | Kuei - Jung Ng |
| | Third Floor: | Quest Hospitality Pty Ltd |
| | Unit 36 | J. Ryan |
| | Unit 37 | I.V. Johnston |
| | Unit 39 | Mr. Grant |
| | Unit 41 | J.L. Fiebig |
| | Unit 43 | A.H. Gordon |
| | Fourth Floor: | Quest Hospitality Pty Ltd |
| | Unit 46 | C. Weiner |
| | Unit 51 | G.H. Whyte |
| | Roof: | Quest Hospitality Pty Ltd |

## 3. INSPECTION

Visual inspections in 1997, 1998 and 1999 have identified the principal materials used and any asbestos products that have been installed on or within the building. The * in the Asbestos Schedule indicates asbestos content.

Refer to Item 4 for Conditions of Advice and areas inspected.

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## 7.3 GROUND FLOOR

| AREA | MATERIALS | ASBESTOS CONTENT |
|---|---|---|
| Office | No visible asbestos content | nil |
| Stair S.1 | Fire doors may contain asbestos | * |
| Stair S.2 | Fire doors may contain asbestos | * |
| Lift Shaft | No visible asbestos content | nil |

## 7.4 FIRST FLOOR

| | | |
|---|---|---|
| Units 8,13,14 | No visible asbestos content | nil |
| Lifts | No visible asbestos content | nil |
| Stair S.1 | Fire doors may contain asbestos | * |
| Stair S.2 | Fire doors may contain asbestos | * |
| Store R1 | Zelemite panels to switchboard | * |
| Power Store | No visible asbestos content | nil |

## 7.5 UNIT 1

| | | |
|---|---|---|
| Balcony Flooring | Compressed Asbestos Cement Sheet | * |
| Balcony Floor Covering | Vinyl Matting | nil |
| Balcony Soffit Lining | Asbestos Cement Sheet | * |

## 7.6 UNIT 2

| | | |
|---|---|---|
| Partition to Kitchen | Plasterboard | nil |
| Balcony Flooring | Compressed Asbestos Cement Sheet | * |
| Balcony Floor Covering | Vinyl Matting | nil |
| Balcony Soffit Lining | Asbestos Cement Sheet | * |

## 7.7 UNIT 3

| | | |
|---|---|---|
| Balcony Flooring | Compressed Asbestos Cement Sheet | * |
| Balcony Floor Covering | Vinyl Matting | nil |
| Balcony Soffit Lining | Asbestos Cement Sheet | * |

## 7.8 UNIT 4

| | | |
|---|---|---|
| Balcony Flooring | Compressed Asbestos Cement Sheet | * |
| Balcony Floor Covering | Vinyl Matting | nil |
| Balcony Soffit Lining | Asbestos Cement Sheet | * |

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### 7.9 UNIT 5

| AREA | MATERIALS | ASBESTOS CONTENT |
|---|---|---|
| Balcony Flooring | Compressed Asbestos Cement Sheet | * |
| Balcony Floor Covering | Vinyl Matting | nil |
| Balcony Soffit Lining | Asbestos Cement Sheet | * |

### 7.10 UNIT 6

| | | |
|---|---|---|
| Balcony Flooring | Compressed Asbestos Cement Sheet | * |
| Balcony Floor Covering | Vinyl Matting | nil |
| Balcony Soffit Lining | Asbestos Cement Sheet | * |

### 7.11 UNIT 7

| | | |
|---|---|---|
| Balcony Flooring | Compressed Asbestos Cement Sheet | * |
| Balcony Floor Covering | Vinyl Matting | nil |
| Balcony Soffit Lining | Asbestos Cement Sheet | * |

### 7.12 Unit 9

| | | |
|---|---|---|
| Balcony Flooring | Compressed Asbestos Cement Sheet | * |
| Balcony Floor Covering | Vinyl Matting | nil |
| Balcony Soffit Lining | Asbestos Cement Sheet | * |

### 7.13 UNIT 10

| | | |
|---|---|---|
| Balcony Flooring | Compressed Asbestos Cement Sheet | * |
| Balcony Floor Covering | Vinyl Matting | nil |
| Balcony Soffit Lining | Asbestos Cement Sheet | * |

### 7.14 UNIT 11

| | | |
|---|---|---|
| Balcony Flooring | Compressed Asbestos Cement Sheet | * |
| Balcony Floor Covering | Vinyl Matting | nil |
| Balcony Soffit Lining | Asbestos Cement Sheet | * |

### 7.15 UNIT 12

| | | |
|---|---|---|
| Partition Lining | Plasterboard | nil |
| Balcony Flooring | Compressed Asbestos Cement Sheet | * |
| Balcony Floor Covering | Vinyl Matting | nil |
| Balcony Soffit Lining | Asbestos Cement Sheet | * |

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## 7.16 UNIT 15

| AREA | MATERIALS | ASBESTOS CONTENT |
|---|---|---|
| Balcony Flooring | Compressed Asbestos Cement Sheet | * |
| Balcony Floor Covering | Vinyl Matting | nil |
| Balcony Soffit Lining | Asbestos Cement Sheet | * |

## 7.17 SECOND FLOOR

| | | |
|---|---|---|
| Units 23, 28, 29 | No visible asbestos content | nil |
| Lift | No visible asbestos content | nil |
| Stair S.1 | Fire doors may contain asbestos | * |
| Stair S.2 | Fire doors may contain asbestos | * |
| Power Store | Zelemite panel to switchboard | * |
| Store R2 | No visible asbestos content | nil |
| Services Cupboard S4 & S5 | No visible asbestos content | nil |
| Hallway | No visible asbestos content | nil |

## 7.18 UNIT 16

| | | |
|---|---|---|
| Balcony Flooring | Compressed Asbestos Cement Sheet | * |
| Balcony Soffit | Asbestos Cement Sheet | * |

## 7.19 UNIT 17

| | | |
|---|---|---|
| Balcony Flooring | Compressed Asbestos Cement Sheet | * |
| Balcony Soffit | Asbestos Cement Sheet | * |
| Partition Kitchen | Plasterboard | nil |

## 7.20 UNIT 18

| | | |
|---|---|---|
| Balcony Flooring | Compressed Asbestos Cement Sheet | * |
| Balcony Soffit | Asbestos Cement Sheet | * |

## 7.21 UNIT 19

| | | |
|---|---|---|
| Balcony Flooring | Compressed Asbestos Cement Sheet | * |
| Balcony Floor Covering | Vinyl Matting | nil |
| Balcony Soffit | Asbestos Cement Sheet | * |

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### 7.22 UNIT 20

| AREA | MATERIALS | ASBESTOS CONTENT |
|---|---|---|
| Balcony Flooring | Compressed Asbestos Cement Sheet | * |
| Balcony Floor Covering | Vinyl Matting | nil |
| Balcony Soffit | Asbestos Cement Sheet | * |

### 7.23 UNIT 21

| | | |
|---|---|---|
| Balcony Flooring | Compressed Asbestos Cement Sheet | * |
| Balcony Floor Covering | Vinyl Matting | nil |
| Balcony Soffit | Asbestos Cement Sheet | * |

### 7.24 UNIT 22

| | | |
|---|---|---|
| Balcony Flooring | Compressed Asbestos Cement Sheet | * |
| Balcony Floor Covering | Vinyl Matting | nil |
| Balcony Soffit | Asbestos Cement Sheet | * |

### 7.25 UNIT 24

| | | |
|---|---|---|
| Balcony Flooring | Compressed Asbestos Cement Sheet | * |
| Balcony Floor Covering | Vinyl Matting | nil |
| Balcony Soffit | Asbestos Cement Sheet | * |

### 7.26 UNIT 25

| | | |
|---|---|---|
| Balcony Flooring | Compressed Asbestos Cement Sheet | * |
| Balcony Floor Covering | Vinyl Matting | nil |
| Balcony Soffit | Asbestos Cement Sheet | * |

### 7.27 UNIT 26

| | | |
|---|---|---|
| Balcony Flooring | Compressed Asbestos Cement Sheet | * |
| Balcony Floor Covering | Vinyl Matting | nil |
| Balcony Soffit | Asbestos Cement Sheet | * |

### 7.28 UNIT 27

| | | |
|---|---|---|
| Balcony Flooring | Compressed Asbestos Cement Sheet | * |
| Balcony Floor Covering | Vinyl Matting | nil |
| Balcony Soffit | Asbestos Cement Sheet | * |
| Partition Lining | Plasterboard | nil |

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### 7.29 UNIT 30

| AREA | MATERIALS | ASBESTOS CONTENT |
|---|---|---|
| Balcony Flooring | Compressed Asbestos Cement Sheet | * |
| Balcony Floor Covering | Vinyl Matting | nil |
| Balcony Soffit | Asbestos Cement Sheet | * |

### 7.30 THIRD FLOOR

| | | |
|---|---|---|
| Units 38, 43, 44 | No visible asbestos content | nil |
| Lift | No visible asbestos content | nil |
| Stair S.1 | Fire doors may contain asbestos | * |
| Stair S.2 | Fire doors may contain asbestos | * |
| Power Store | Zelemite panels to switchboard | * |
| Store R3 | No visible asbestos content | nil |
| Services Cupboards S4 & S5 | No visible asbestos content | nil |
| Hallway | No visible asbestos content | nil |

### 7.31 UNIT 31

| | | |
|---|---|---|
| Balcony Flooring | Compressed Asbestos Cement Sheet | * |
| Balcony Floor Covering | Vinyl Matting | nil |
| Balcony Soffit | Asbestos Cement Sheet | * |

### 7.32 UNIT 32

| | | |
|---|---|---|
| Balcony Flooring | Compressed Asbestos Cement Sheet | * |
| Balcony Soffit | Asbestos Cement Sheet | * |

### 7.33 UNIT 33

| | | |
|---|---|---|
| Balcony Flooring | Compressed Asbestos Cement Sheet | * |
| Balcony Soffit | Asbestos Cement Sheet | * |

### 7.34 UNIT 34

| | | |
|---|---|---|
| Balcony Flooring | Compressed Asbestos Cement Sheet | * |
| Balcony Floor Covering | Vinyl Matting | nil |
| Balcony Soffit | Asbestos Cement Sheet | * |

### 7.35 UNIT 35

| | | |
|---|---|---|
| Balcony Flooring | Compressed Asbestos Cement Sheet | * |
| Balcony Floor Covering | Vinyl Matting | nil |
| Balcony Soffit | Asbestos Cement Sheet | * |

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### 7.36 UNIT 36

| AREA | MATERIALS | ASBESTOS CONTENT |
|---|---|---|
| Balcony Flooring | Compressed Asbestos Cement Sheet | * |
| Balcony Floor Covering | Vinyl Matting | nil |
| Balcony Soffit | Asbestos Cement Sheet | * |

### 7.37 UNIT 37

| | | |
|---|---|---|
| Balcony Flooring | Compressed Asbestos Cement Sheet | * |
| Balcony Floor Covering | Vinyl Matting | nil |
| Balcony Soffit | Asbestos Cement Sheet | * |

### 7.38 UNIT 39

| | | |
|---|---|---|
| Balcony Flooring | Compressed Asbestos Cement Sheet | * |
| Balcony Floor Covering | Vinyl Matting | nil |
| Balcony Soffit | Asbestos Cement Sheet | * |

### 7.39 UNIT 40

| | | |
|---|---|---|
| Balcony Flooring | Compressed Asbestos Cement Sheet | * |
| Balcony Floor Covering | Vinyl Matting | nil |
| Balcony Soffit | Asbestos Cement Sheet | * |

### 7.40 UNIT 41

| | | |
|---|---|---|
| Balcony Flooring | Compressed Asbestos Cement Sheet | * |
| Balcony Floor Covering | Vinyl Matting | nil |
| Balcony Soffit | Asbestos Cement Sheet | * |

### 7.41 UNIT 42

| | | |
|---|---|---|
| Balcony Flooring | Compressed Asbestos Cement Sheet | * |
| Balcony Floor Covering | Vinyl Matting | nil |
| Balcony Soffit | Asbestos Cement Sheet | * |

### 7.42 UNIT 45

| | | |
|---|---|---|
| Balcony Flooring | Compressed Asbestos Cement Sheet | * |
| Balcony Floor Covering | Vinyl Matting | nil |
| Balcony Soffit | Asbestos Cement Sheet | * |

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## 7.43 FOURTH FLOOR

| AREA | MATERIALS | ASBESTOS CONTENT |
|---|---|---|
| Units 50 & 51 | No visible asbestos content | nil |
| Lifts | No visible asbestos content | nil |
| Stair S.1 | Fire doors may contain asbestos | * |
| Services Cupboard S4 | No visible asbestos content | nil |
| Hallway | No visible asbestos content | nil |

## 7.44 UNIT 46

| | | |
|---|---|---|
| Balcony Flooring | Compressed Asbestos Cement Sheet | * |
| Balcony Floor Covering | Vinyl Matting | nil |
| Balcony Soffit | Asbestos Cement Sheet | * |
| Balcony Awning | Timber, Galvanised Steel | nil |

## 7.45 UNIT 47

| | | |
|---|---|---|
| Balcony Flooring | Compressed Asbestos Cement Sheet | * |
| Balcony Floor Covering | Vinyl Matting | nil |
| Balcony Soffit | Asbestos Cement Sheet | * |
| Balcony Awning | Timber, Galvanised Steel | nil |
| Partition Kitchen | Plasterboard | nil |

## 7.46 UNIT 48

| | | |
|---|---|---|
| Balcony Flooring | Compressed Asbestos Cement Sheet | * |
| Balcony Soffit | Asbestos Cement Sheet | * |
| Balcony Awning | Timber, Galvanised Steel | nil |

## 7.47 UNIT 49

| | | |
|---|---|---|
| Balcony Flooring | Compressed Asbestos Cement Sheet | * |
| Balcony Soffit | Asbestos Cement Sheet | * |
| Balcony Awning | Timber, Galvanised Steel | nil |

## 7.48 UNIT 52

| | | |
|---|---|---|
| Balcony Flooring | Compressed Asbestos Cement Sheet | * |
| Balcony Soffit | Asbestos Cement Sheet | * |
| Balcony Awning | Timber, Galvanised Steel | nil |

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## 7.49 ROOF

| AREA | MATERIALS | ASBESTOS CONTENT |
|---|---|---|
| Stair S.1 | Fire doors may contain asbestos | * |
| Stair S.2 | Fire doors may contain asbestos | * |
| Lift Room Door | Fire door may contain asbestos | * |
| Lift Motor Room | Lift motor brakes. Asbestos content | * |
| Hot water unit enclosure | Fibre Cement wall lining | * |
| External Soffits | Asbestos Cement Sheet | * |
| Spa motor enclosure | Fibre Cement Sheet | nil |
| Gable Cladding | Asbestos Cement Sheet | * |

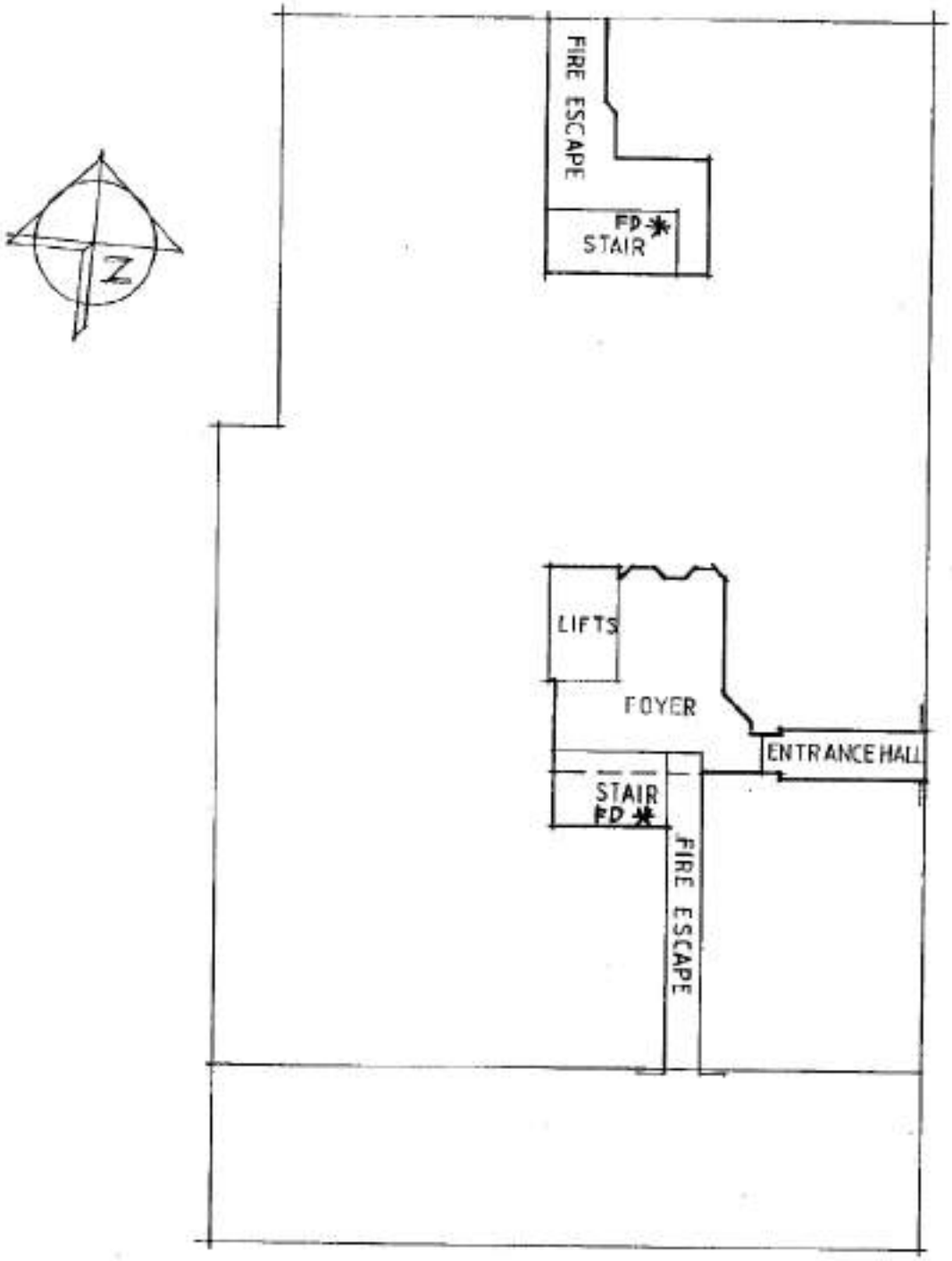
NOTE; * denotes asbestos
nil denotes no asbestos

## 8.1 MANAGEMENT PLAN

- Maintain cautionary signs
- Asbestos Cement Sheet
  Monitor condition, avoid damage, maintain paintwork, inspect annually.
- Compressed Fibre Cement Sheet (Balcony Floors)
  Monitor condition, avoid damage, inspect annually.
- Zelemite Switchboard Panels
  Monitor condition, avoid damage, inspect annually.
- Lift Motor Brakes
  Lift maintenance company to monitor.
  Use linings without asbestos content if available.
- During Maintenance or Renovation
  Consider replacing products containing asbestos.

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AUSTIN STREET




GROUND FLOOR LEVEL PLAN

FD * - DENOTES POSSIBLE ASBESTOS IN CORE OF FIRE DOOR.

[redacted]

SHANNON ARCHITECTS

| Issue | Date | Revision/Description | Drawn | Apprvd |
|---|---|---|---|---|

ASBESTOS REGISTER
FOR : STRATA CORP. 12753 INC.
AND WHITTLES STRATA AND COMMUNITY CORP. MANAGERS
AT 21 PULTENEY STREET ADELAIDE

SCALES 1:200

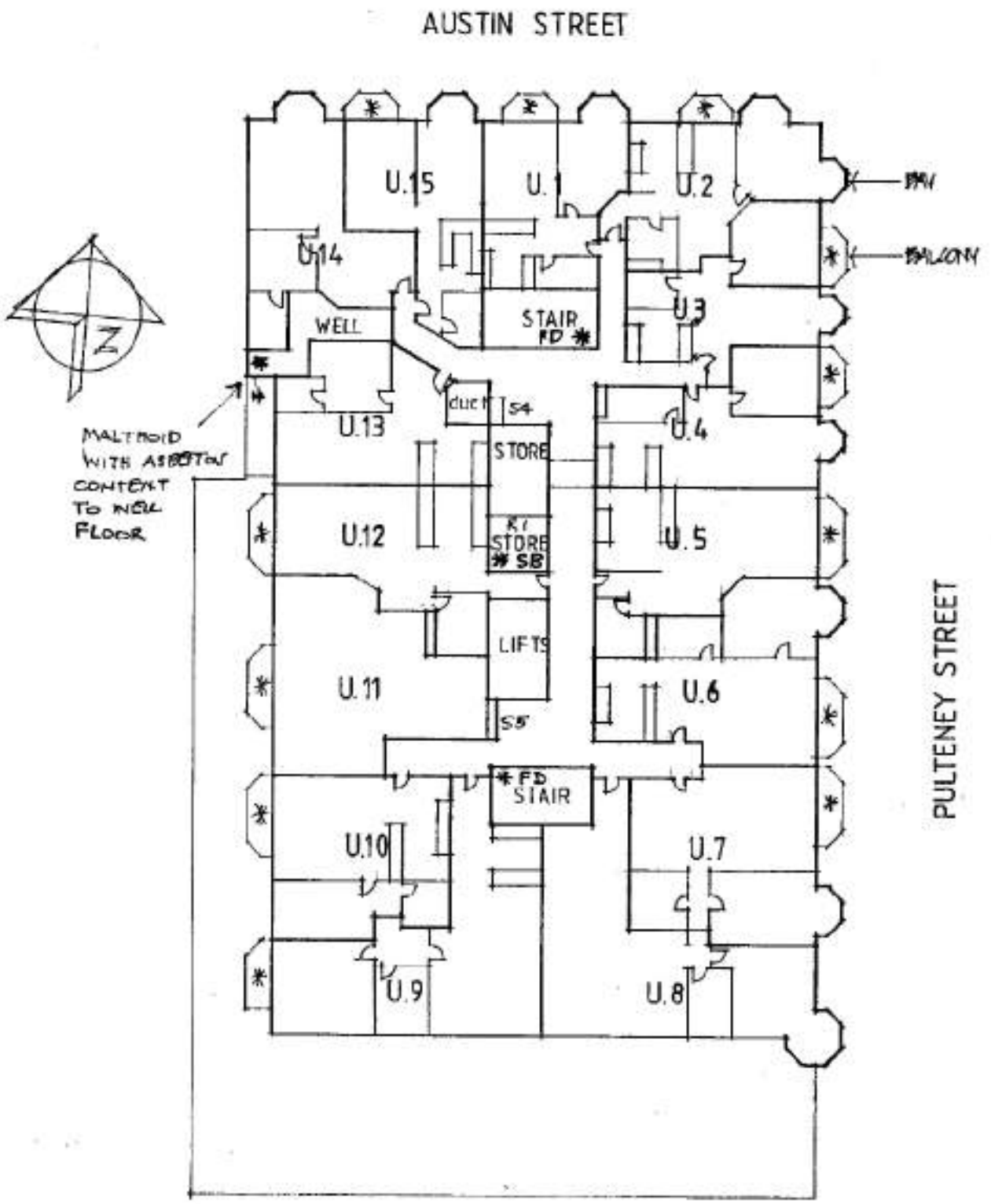
DRAWN R.S/KS DATE 8-4-97

DRAWING No. 96071 - A1

ISSUE No. A

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# FIRST FLOOR PLAN

FD * - DENOTES POSSIBLE ASBESTOS IN CORE OF FIRE DOORS

* - DENOTES ASBESTOS CEMENT TO BALCONY FLOOR & SOFFIT AND LOCATION OF CAUTIONARY SIGN

SB * - DENOTES ZELEMITE PANEL WITH ASBESTOS IN SWITCH BD.

Issue Date Revision/Description Drawn Appvd

**SHANNON** ARCHITECTS

ASBESTOS REGISTER
FOR STRATA CORP. 12753 INC.
AND WHITTLES STRATA AND COMMUNITY CORP MANAGERS
AT 21 PULTENEY STREET ADELAIDE

SCALES 1:200

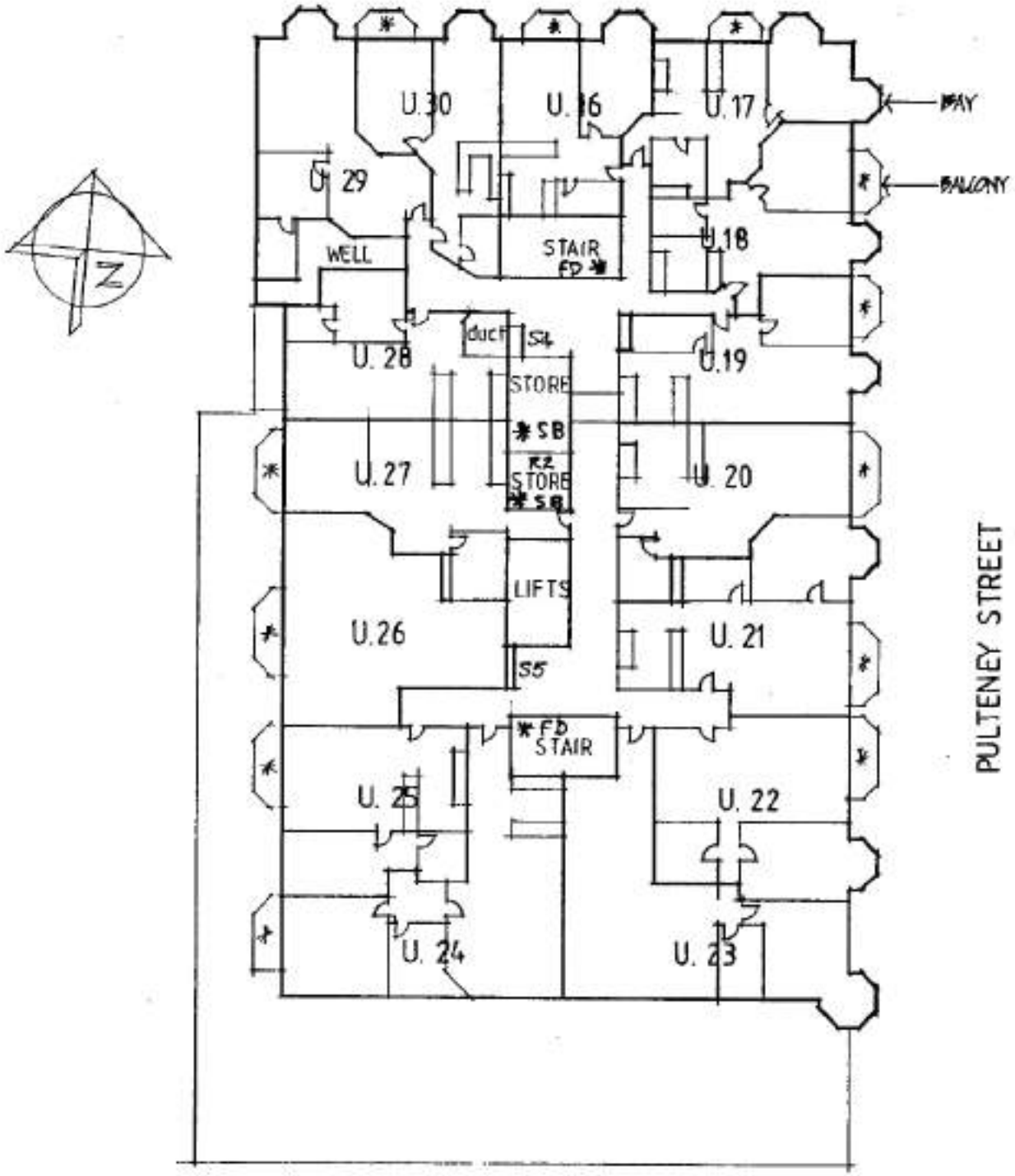
DRAWN RS/RS DATE 8-4-97

DRAWING No 96071-A2

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SECOND FLOOR PLAN

FD * – DENOTES POSSIBLE ASBESTOS IN CORE OF FIRE DOOR

* – DENOTES ASBESTOS CEMENT TO BALCONY FLOOR & SOFFIT AND LOCATION OF CAUTIONARY SIGN.

SB * – DENOTES ZELEMITE PANEL WITH ASBESTOS IN SWITCH BD.

| Issue | Date | Revision/Description | Drawn | Apprvd |
|---|---|---|---|---|

SHANNON ARCHITECTS

ASBESTOS REGISTER
FOR STRATA CORP. 12753 INC.
AND WHITTLES STRATA AND COMMUNITY CORP. MANAGERS
AT 21 PULTENEY STREET ADELAIDE

SCALES 1:200

DRAWN RS/B DATE 8-4-97

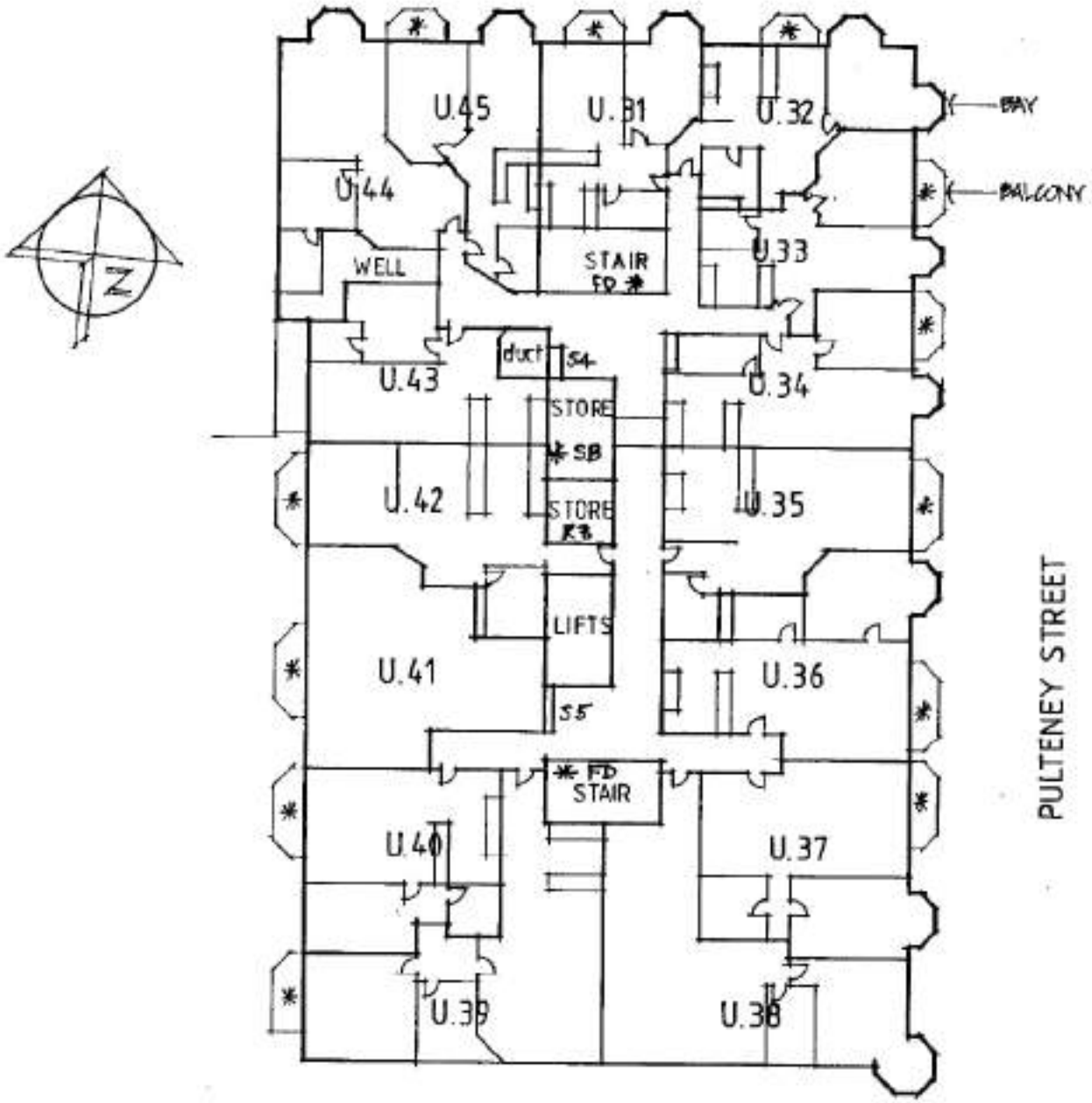
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AUSTIN STREET




FD * – DENOTES POSSIBLE ASBESTOS IN CORE OF FIRE DOOR
* – DENOTES ASBESTOS CEMENT TO BALCONY FLOOR & SOFFIT AND LOCATION OF CAUTIONARY SIGN
SB * – DENOTES ZELEMITE PANEL WITH ASBESTOS IN SWITCHBOARD

## THIRD FLOOR PLAN

[redacted]
SHANNON ARCHITECTS

| Issue | Date | Revision/Description | Drawn | Apprd |
|---|---|---|---|---|

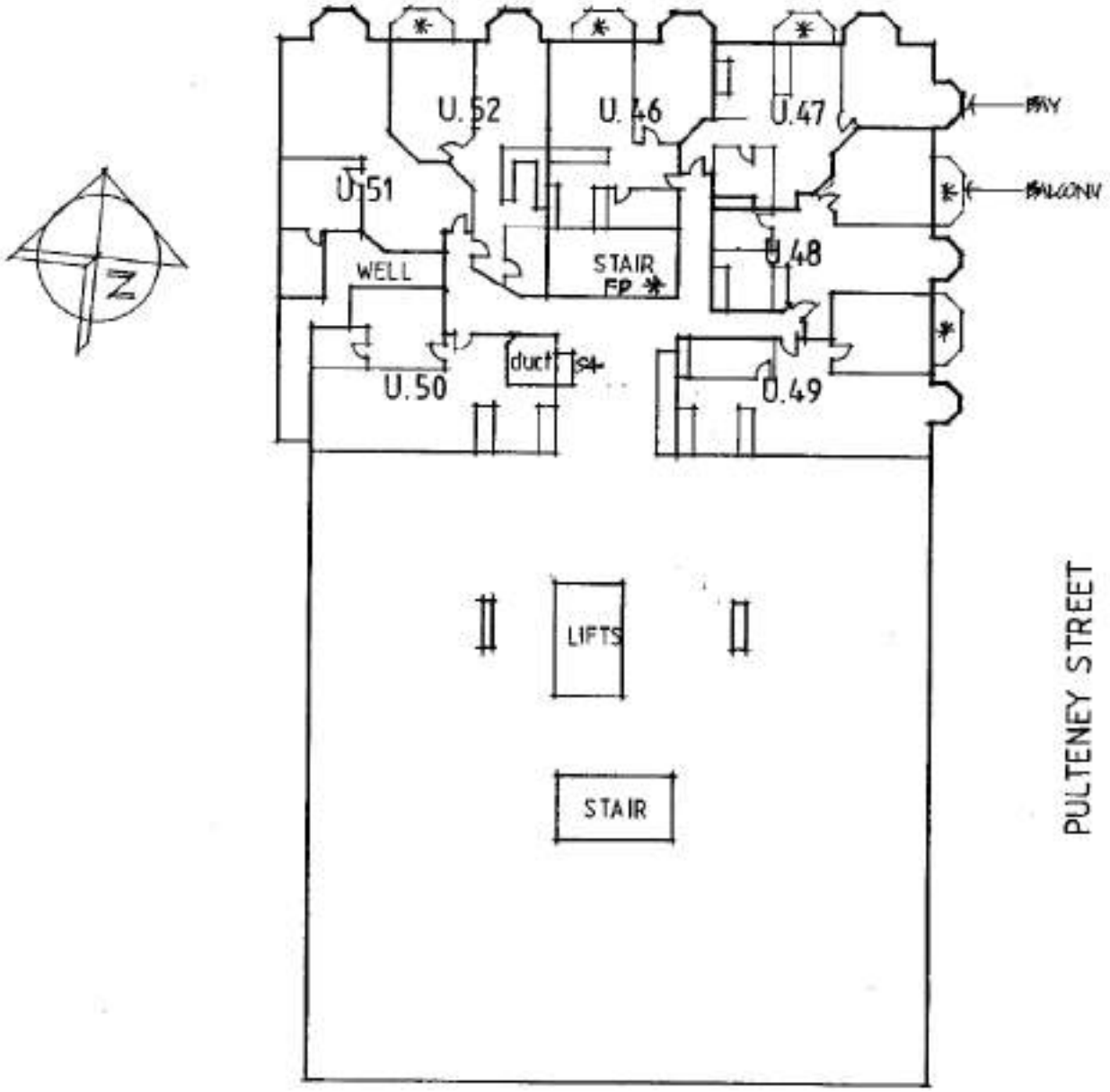
ASBESTOS REGISTER
FOR STRATA CORP. 12753 INC.
AND WHITTLES STRATA AND COMMUNITY CORP. MANAGERS
AT 21 PULTENEY STREET ADELAIDE

SCALES 1:200
DRAWN PS/RS DATE 8-4-99
DRAWING No 96071 - A4
ISSUE No A

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AUSTIN STREET




* — DENOTES ASBESTOS CEMENT TO BALCONY FLOOR & SOFFIT AND LOCATION OF CAUTIONAL SIGN

FD* - DENOTES POSSIBLE ASBESTOS IN CORE OF FIRE DOOR

## FOURTH FLOOR PLAN

**SHANNON** ARCHITECTS

| Issue | Date | Revision/Description | Drawn | Apprvd |
|---|---|---|---|---|

ASBESTOS REGISTER
FOR STRATA CORP. 12753 INC.
AND WHITTLES STRATA AND COMMUNITY CORP. MANAGERS
AT 21 PULTENEY STREET ADELAIDE

SCALES 1:200

DRAWN RSHS DATE 8-4-99

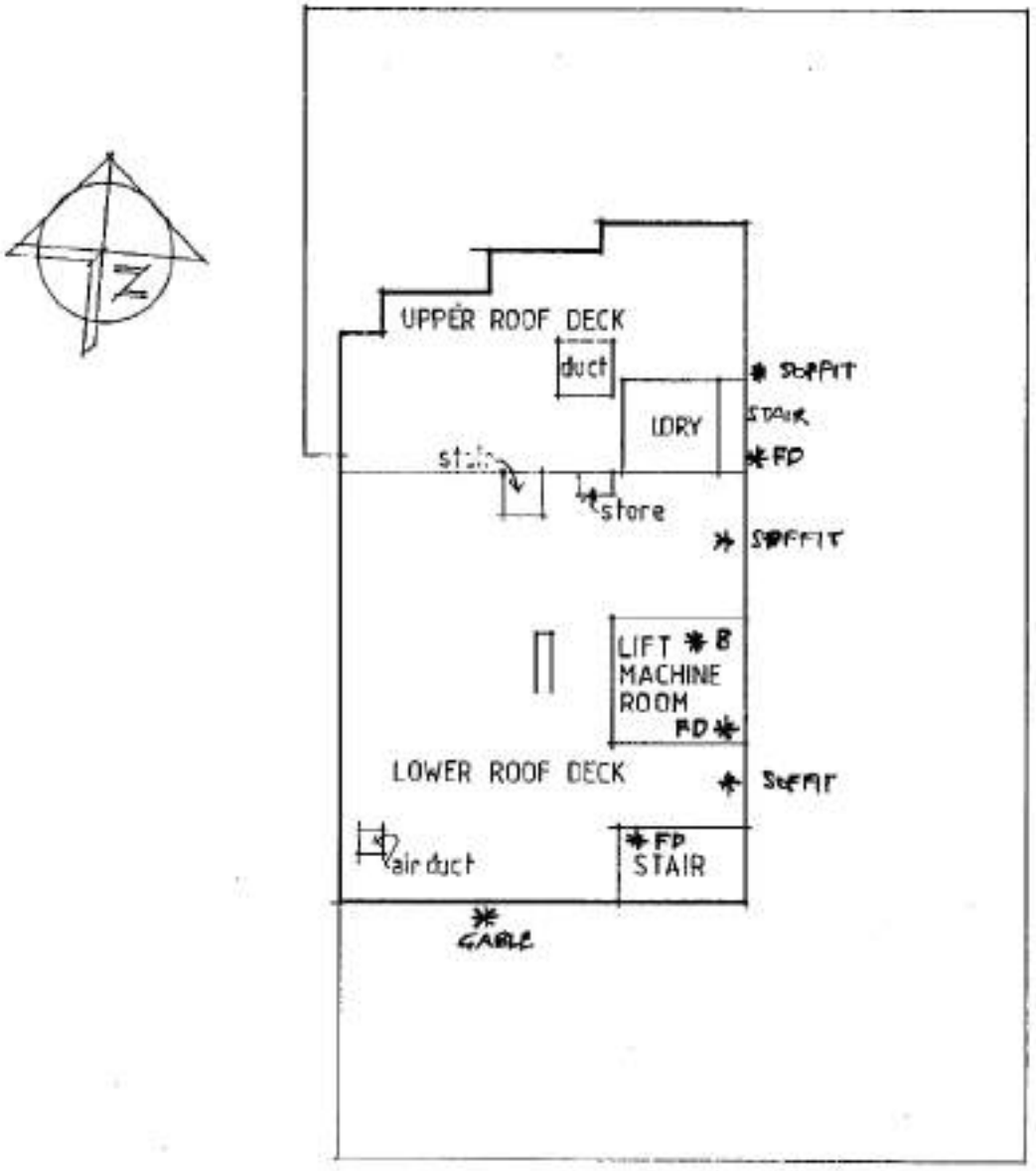
DRAWING No 96071-A5

ISSUE No A

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AUSTIN STREET




PULTENEY STREET

* ASBESTOS CEMENT SHEET - CAUTIONARY SIGN.

FD * DENOTES POSSIBLE ASBESTOS IN CORE OF FIRE DOOR.

B * DENOTES POSSIBLE ASBESTOS IN BRAKE TO LIFT MOTOR

# FIFTH FLOOR PLAN

**SHANNON** ARCHITECTS

| Issue | Date | Revision/Description | Drawn | Appvd |
|---|---|---|---|---|

ASBESTOS REGISTER
FOR STRATA CORP. 12753 INC.
AND WHITTLES STRATA AND COMMUNITY CORP. MANAGERS
AT 21 PULTENEY STREET ADELAIDE

SCALES 1:200

DRAWN R.J.S/RS DATE 8-4-99

DRAWING No 96071-A6

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Prospect 5082
South Australia

Facsimile 08 8344 2913
Telephone 08 8344 2933

[redacted]
SHANNON ARCHITECTS

**21 PULTENEY STREET, ADELAIDE**

**ANNUAL INSPECTION REPORT**

**ASBESTOS REGISTER NO. 96071**

**FOR**

**STRATA CORPORATION 12753 INC.**

**AND**

**WHITTLES STRATA AND COMMUNITY CORPORATION MANAGERS**

**MAY 2003**

## 1. INTRODUCTION

Pursuant to the OCCUPATIONAL HEALTH SAFETY AND WELFARE (ASBESTOS) REGULATION 1991 this Inspection Report has been prepared to check the condition of asbestos installed in the building and the placement of cautionary signs.

The owner or occupier of a building where any material that consists of or contains asbestos is installed or is in possession of plant that contains, or has on it, any material that consists of or contains asbestos must present the Report (or a copy of this Report) for inspection when requested to do so by:-

a) an Inspector;
b) a person authorised by the Commission or the Director;
c) any person who, in the course of work, could come into contact with any material, or fibres from any material required to be included in the Report;

OR

d) any health and safety representative or any health and safety committee that has any responsibility in relation to the performance of any work in the area of the asbestos.

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## 2. BUILDING

Address: 21 Pulteney Street, Adelaide

Owner: Strata Corporation 12753 Inc.
P.O. Box 309
KENT TOWN SA 5071

## 3. INSPECTION

A visual inspection in May, 2003 has checked the condition of the products containing asbestos and cautionary signs installed in the building.

The location of the asbestos products are identified by the Asbestos Register 96071 prepared by R.J. Shannon Pty Ltd (ACN 007 998 067).

The condition of the products containing asbestos is considered to be in a reasonably stable condition and cautionary signs identifying the location of the products are in place.

## 4. CONDITIONS OF ADVICE

This Asbestos Inspection Report is prepared by R.J. Shannon Pty Ltd (ACN 007 998 067) specifically for the building owner at the time of the inspection and accepts no responsibility to other persons. The use of this document by other than the persons for whom they were originally prepared is strictly prohibited.

The advice is a professional opinion based on the visual inspection of such parts of the premises as the Register states and does not include enclosed areas such as fixed ceiling, floors, wall enclosures, wall cavities, ducts and other inaccessible spaces.

As inaccessible areas cannot be inspected the inspection cannot guarantee that the building is asbestos free. Asbestos or asbestos products may be beneath floors, in wall cavities, enclosed roof and ceiling spaces and ducts and only visible or found on demolition of the structure.

## 5. BUILDING OWNERS RESPONSIBILITY

Building owners must ensure that copies of the Asbestos Register, Annual Asbestos Inspection Reports and any alterations made to the Register from time to time is supplied to all the occupiers of the building.

This Inspection Report shall be attached to the Asbestos Register and shall be available for inspection at the building premises.

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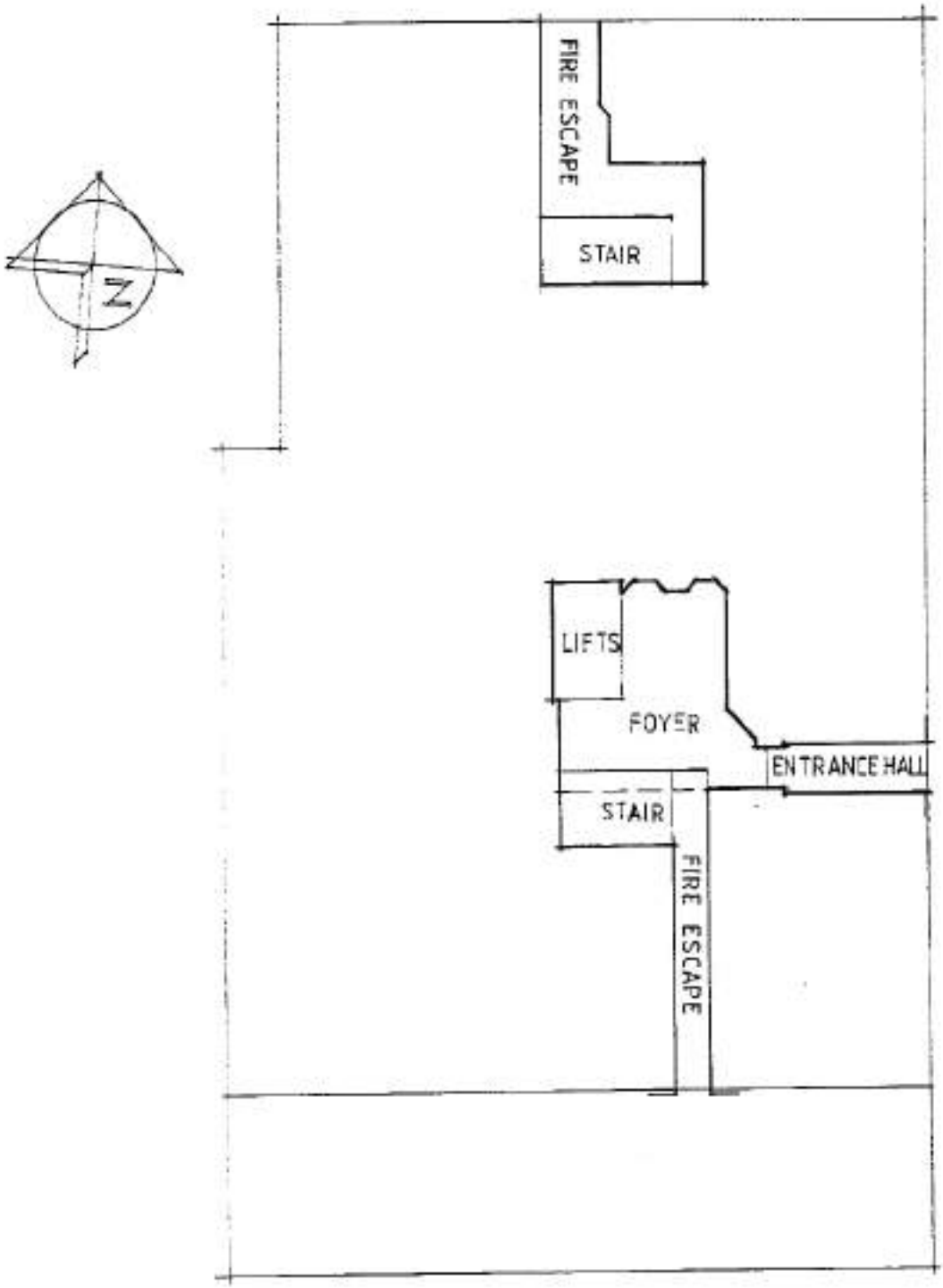
## 6. MANAGEMENT PLAN

Asbestos cement Sheeting
Monitor condition, avoid damage, maintain paintwork inspect annually.

Zelemite Panels in Switchboard
Monitor condition, avoid damage, inspect annually.

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AUSTIN STREET




GROUND FLOOR LEVEL PLAN

~~FD ✱ – DENOTES POSSIBLE ASBESTOS IN CORE OF FIRE DOOR.~~
FIRE DOORS REMOVED & NEW DOORS INSTALLED 2001.

SHANNON ARCHITECTS

Issue Date Revision/Description Drawn Apprvd

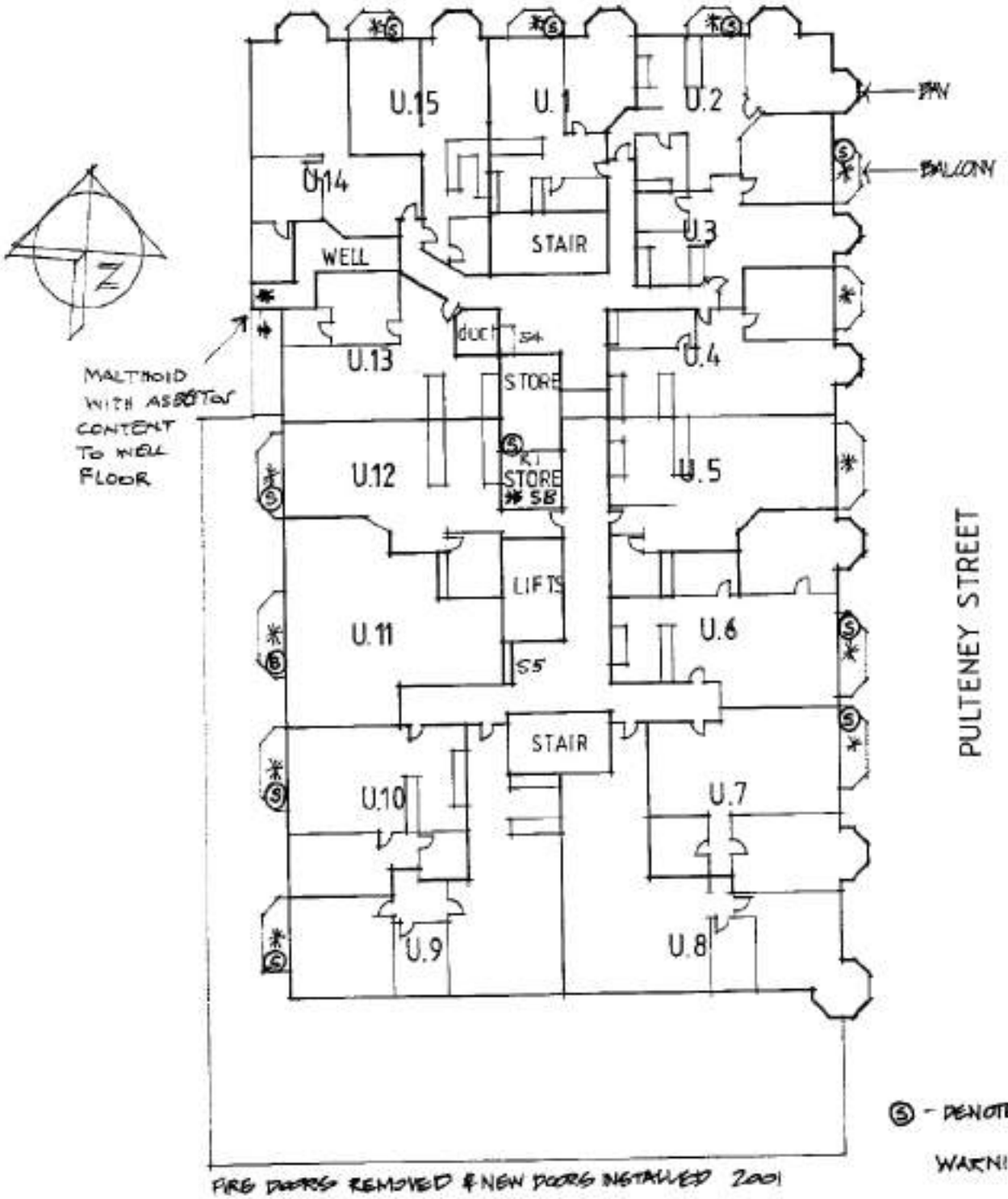
ASBESTOS REGISTER
FOR: STRATA CORP. 12753 INC.
AND WHITTLES STRATA AND COMMUNITY CORP. MANAGERS
AT 21 PULTENEY STREET ADELAIDE

SCALES 1:200
DRAWN RS/KS DATE 8-4-99
DRAWING No 96071 - A1
ISSUE No A

54 Portrush Road Payneham SA 5070 Facsimile 08 344 2913 Telephone 08 344 2933

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AUSTIN STREET




FIRE DOORS REMOVED & NEW DOORS INSTALLED 2001

Ⓢ - DENOTES ASBESTOS WARNING SIGN

FIRST FLOOR PLAN

~~TD * - DENOTES POSSIBLE ASBESTOS IN CORE OF FIRE DOORS~~

* - DENOTES ASBESTOS CEMENT TO BALCONY FLOOR & SOFFIT

SB * - DENOTES ZOLEMITE PANEL WITH ASBESTOS IN SWITCH BD. AND LOCATION OF CAUTIONARY SIGN

[redacted]

SHANNON ARCHITECTS

| Issue | Date | Revison/Description | Drawn | Apprvd |
|---|---|---|---|---|

ASBESTOS REGISTER
FOR STRATA CORP 12753 INC.
AND WHITTLES STRATA AND COMMUNITY CORP. MANAGERS
AT 21 PULTENEY STREET ADELAIDE

SCALES 1:200

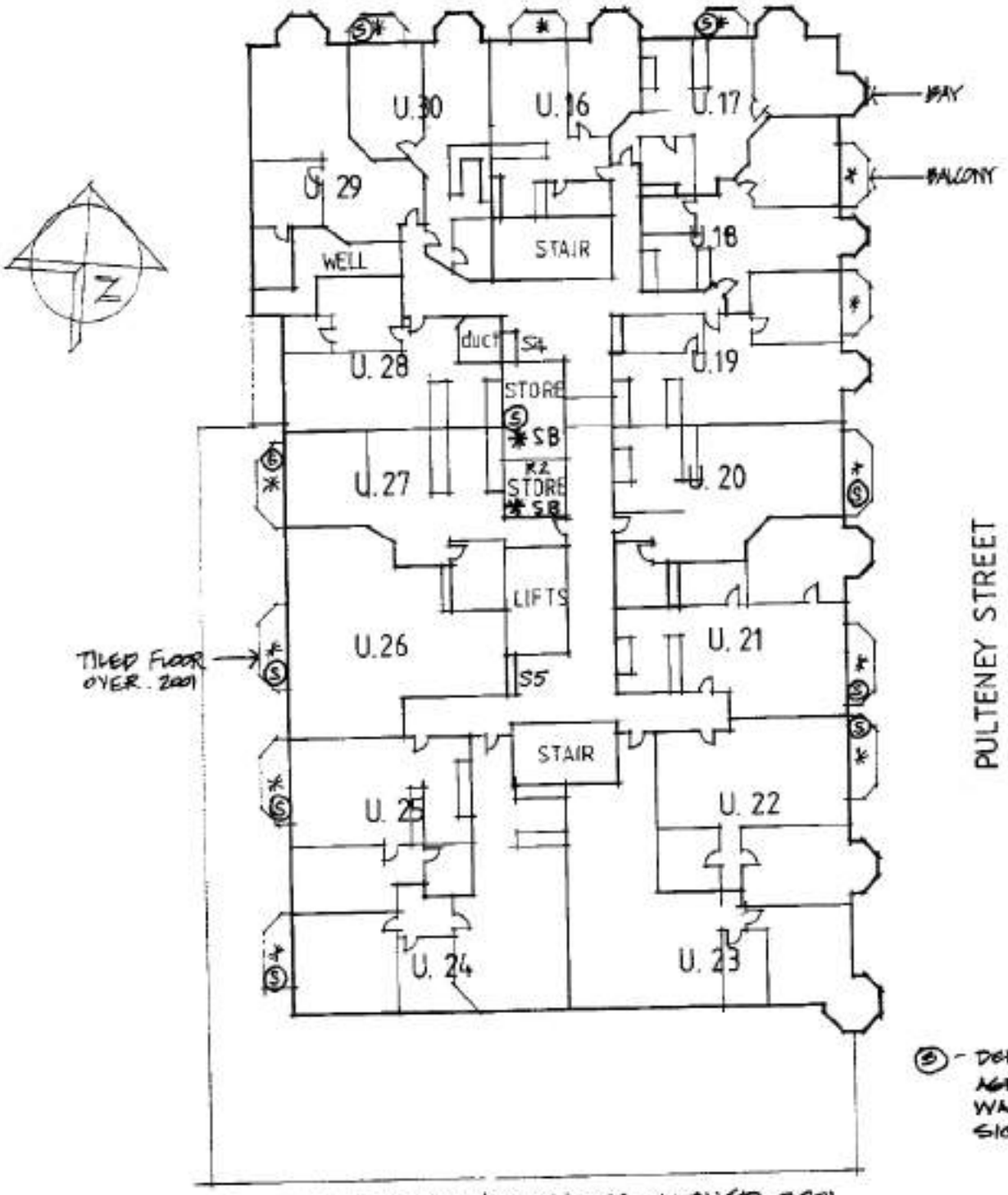
DRAWN RS/RS DATE 8-4-99

DRAWING No 96071-A2

ISSUE No A

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AUSTIN STREET




(S) - DENOTES ASBESTOS WARNING SIGN

FIRE DOORS REMOVED & NEW DOORS INSTALLED 2001

SECOND FLOOR PLAN

~~FD * - DENOTES ASBESTOS IN CORE OF FIRE DOOR~~

* - DENOTES ASBESTOS CEMENT TO BALCONY FLOOR & SOFFIT AND LOCATION OF CAUTIONARY SIGN.

SB * - DENOTES ZELEMITE PANEL WITH ASBESTOS IN SWITCH BD.

SHANNON ARCHITECTS

| Issue | Date | Revision/Description | Drawn | Appvd |
|---|---|---|---|---|

ASBESTOS REGISTER
FOR STRATA CORP. 12753 INC.
AND WHITTLES STRATA AND COMMUNITY CORP. MANAGERS
AT 21 PULTENEY STREET ADELAIDE

SCALES 1:200

DRAWN RS/B DATE 8-4-97

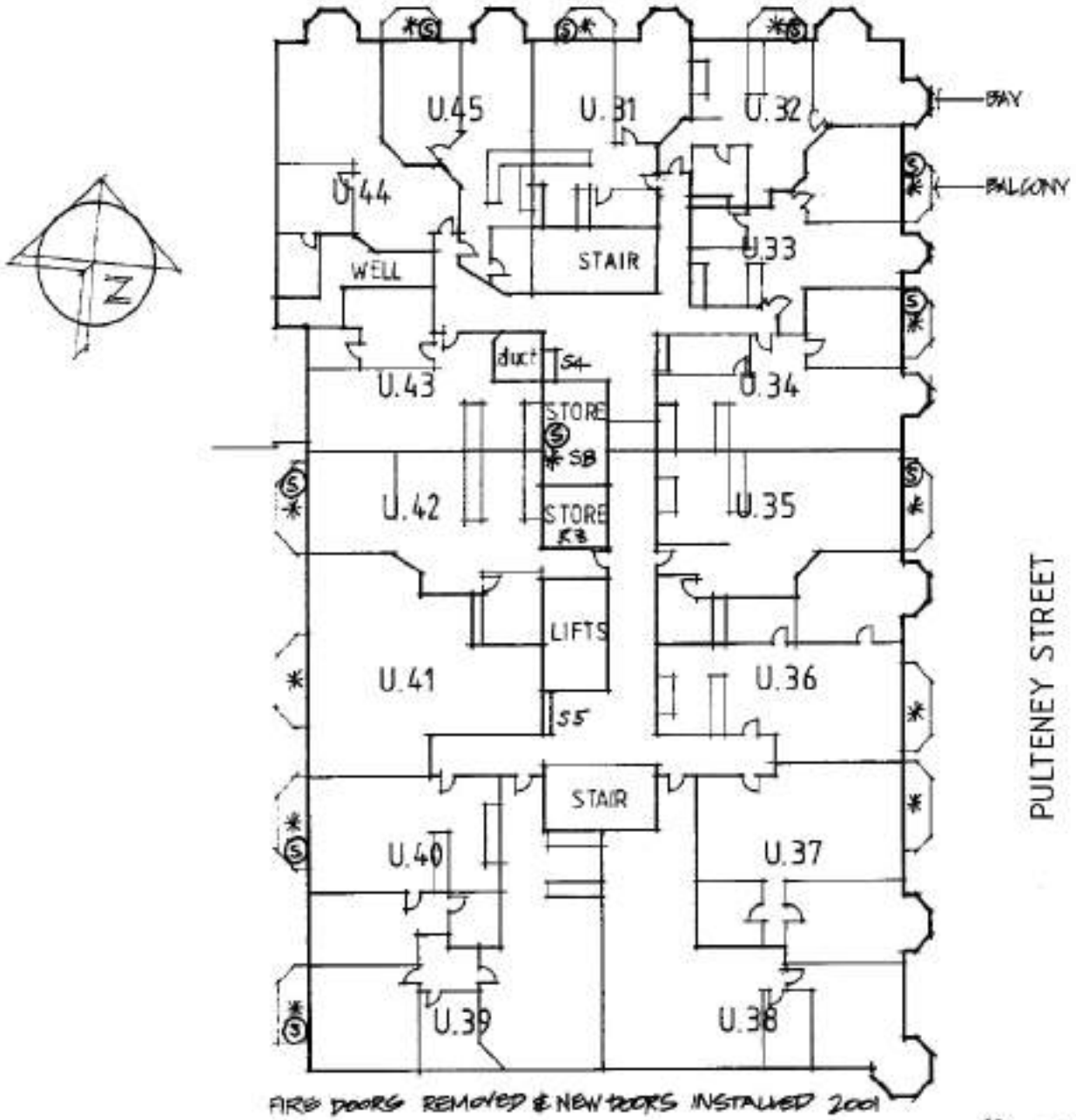
DRAWING No 96071 - A 3

ISSUE No A

64 Pirie Street Adelaide SA 5000 Facsimile 08 344 2913 Telephone 08 344 2933

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AUSTIN STREET




PULTENEY STREET

FIRE DOORS REMOVED & NEW DOORS INSTALLED 2001

~~FD * – DENOTES POSSIBLE ASBESTOS IN CORE OF FIRE DOOR~~

* – DENOTES ASBESTOS CEMENT TO BALCONY FLOOR & SOFFIT AND LOCATION OF CAUTIONARY SIGN

SB * – DENOTES ZELEMITE PANEL WITH ASBESTOS IN SWITCHBOARD

(S) – DENOTES ASBESTOS WARNING SIGN

# THIRD FLOOR PLAN

[redacted]

SHANNON ARCHITECTS

| Issue | Date | Revision/Description | Drawn | Apprvd |
|---|---|---|---|---|

ASBESTOS REGISTER
FOR STRATA CORP 12753 INC.
AND WHITTLES STRATA AND COMMUNITY CORP MANAGERS
AT 21 PULTENEY STREET ADELAIDE

SCALES 1:200

DRAWN PS/RS DATE 8-4-99

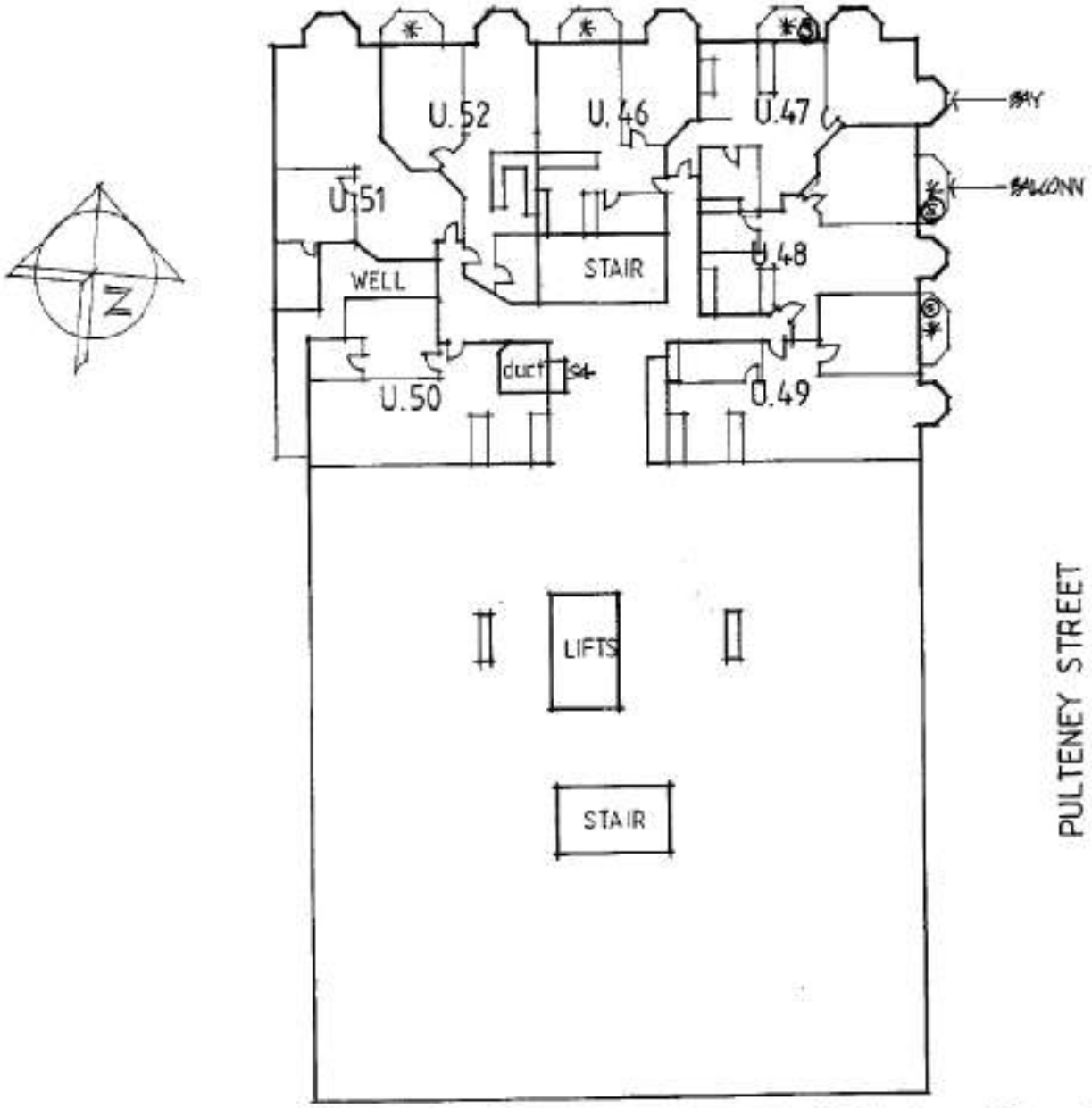
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ISSUE No A

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AUSTIN STREET




PULTENEY STREET

FIRE DOORS REMOVED & NEW DOORS INSTALLED 2001.

* — DENOTES ASBESTOS CEMENT TO BALCONY FLOOR & SOFFIT AND LOCATION OF CAUTIONAL SIGN

~~FD * DENOTES POSSIBLE ASBESTOS IN CORE OF FIRE DOOR~~

(5) - DENOTES ASBESTOS WARNING SIGN.

# FOURTH FLOOR PLAN

[redacted]

SHANNON ARCHITECTS

| Issue | Date | Revision/Description | Drawn | Apprvd |
|---|---|---|---|---|

ASBESTOS REGISTER
FOR STRATA CORP 12753 INC.
AND WHITTLES STRATA AND COMMUNITY CORP. MANAGERS
AT 21 PULTENEY STREET ADELAIDE

SCALES 1:200

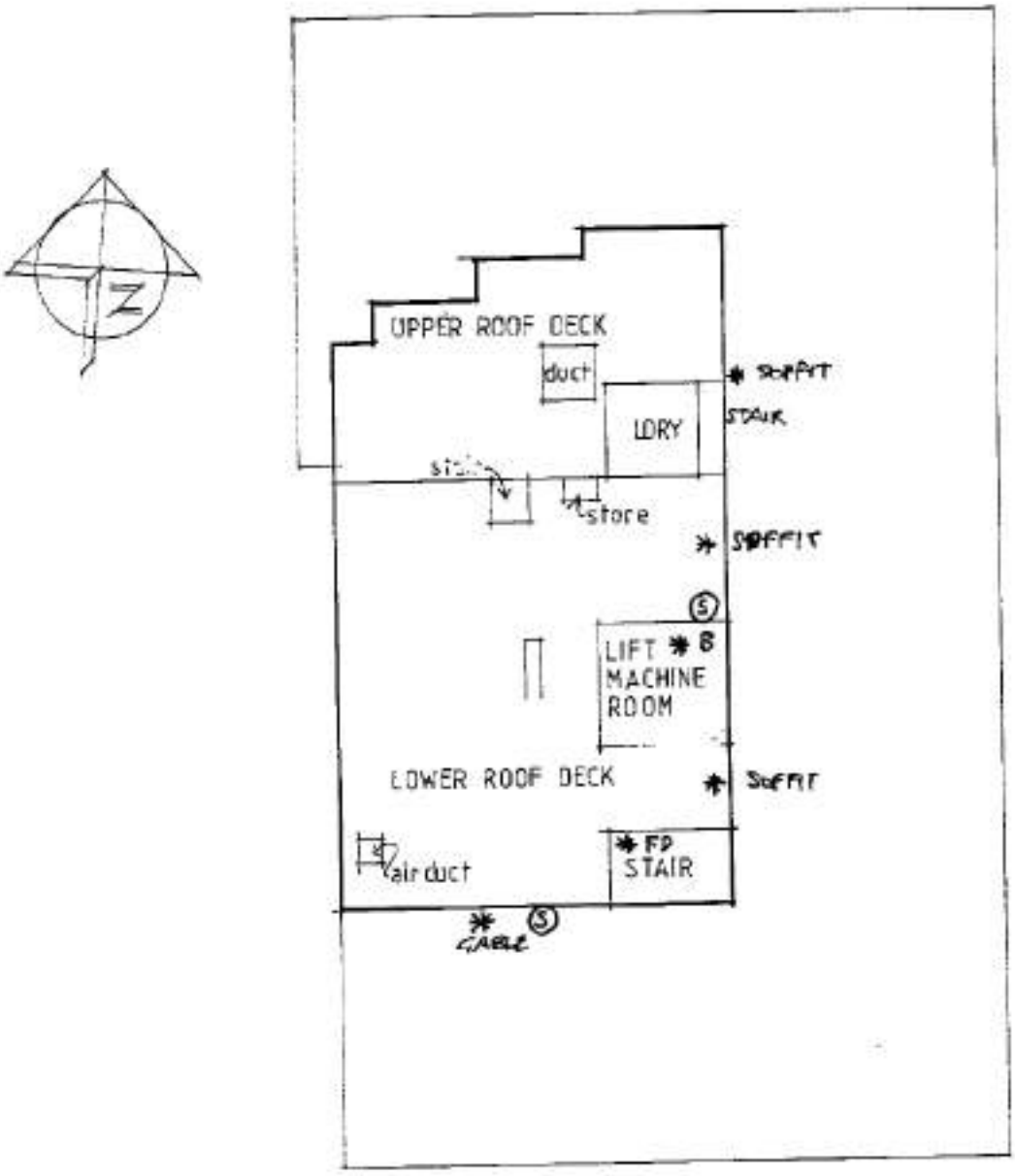
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AUSTIN STREET




PULTENEY STREET

* ASBESTOS CEMENT SHEET ~ CAUTIONARY SIGN.

~~FD * DENOTES POSSIBLE ASBESTOS IN CORE OF FIRE DOOR.~~

B * DENOTES POSSIBLE ASBESTOS IN BRAKE TO LIFT MOTOR
FIRE DOORS REMOVED & NEW DOORS INSTALLED 2001

(5) - DENOTES ASBESTOS WARNING SIGN.

# FIFTH FLOOR PLAN

SHANNON ARCHITECTS

| Issue | Date | Revision/Description | Drawn | Apprvd |
|---|---|---|---|---|

ASBESTOS REGISTER
FOR STRATA CORP. 12753 INC.
AND WHITTLES STRATA AND COMMUNITY CORP. MANAGERS
AT 21 PULTENEY STREET ADELAIDE

SCALES 1:200

DRAWN P.S/RS DATE 8-4-99

DRAWING No 96071-A6

ISSUE No A

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Prospect 5082
South Australia

Facsimile 08 8344 2913
Telephone 08 8344 2933

SHANNON ARCHITECTS

# ASBESTOS REGISTER REPORT

for

WHITTLES STRATA AND COMMUNITY CORPORATION MANAGERS

and

STRATA CORPORATION #12753 Inc.

P.O. BOX 309

KENT TOWN SA 5071

at

21 PULTNEY STREET, ADELAIDE -(MANSIONS)

DATE: APRIL 1999

JOB No: 96071

RJ Shannon Pty Ltd
Incorporated in South Australia ACN 007 886 067

Greatforms Signing Session ID: 4d8ef201-35a3-446e-8210-f05c77b1c6c3, Executed: 23-Mar-2026 17:54 (ACDT), Page 165 of 294

Prospect 5082
South Australia

Facsimile 08 8344 2913
Telephone 08 8344 2933

[redacted]
SHANNON ARCHITECTS

**THE MANSIONS**

**21 PULTNEY STREET, ADELAIDE**

**ASBESTOS REGISTER 96071**

**FOR**

**STRATA CORPORATION 12753 Inc.**

**AND**

**WHITTLES COMMUNITY CORPORATION AND STRATA MANAGERS**

**APRIL 1999**

## 1. INTRODUCTION

Pursuant to the OCCUPATIONAL HEALTH, SAFETY AND WELFARE (ASBESTOS) REGULATION 1991 this Register has been prepared to identify any asbestos installed in the building as scheduled below.

The Owner or Occupier of a building where any material that consists of or contains asbestos is installed or is in possession of plant that contains, or has on it, any material that consists of or contains asbestos must present the Register (or a copy of the Register) for inspection when requested to do so by:-

a) an Inspector;
b) a person authorised by the Commission or Director;
c) any person who, in the course of work could come into contact with any material or fibres from any material, required to be included in the Register;

or

d) any health and safety representative or any health and safety committee, that has any responsibility in relation to the performance of any work in the area of the asbestos.

## 2. BUILDINGS

Address: 21 Pultney Street
Adelaide SA 500

Owner: Strata Corporation 12753 Inc.
PO Box 309
KENT TOWN SA 5071

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## 2. BUILDINGS (cont.)

| | | |
|---|---|---|
| Portion Included In Register: | All 52 residential units and common areas | |
| | Ground Floor | Office, Stairs, Corridors |
| | First to Fourth Floor | Full area |
| | Roof | Laundry, Lift Motor Room, Open areas, Stairs |
| | Note: | Basement and major portion of ground floor not included in this register. |
| Occupier: | Ground Floor: | Quest Hospitality Pty Ltd |
| | First Floor: | Quest Hospitality Pty Ltd |
| | Unit 8 | P. Liepouris |
| | Unit 9 | D.M. Edwards |
| | Second Floor: | Quest Hospitality Pty Ltd |
| | Unit 18 | J.M. Talbot |
| | Unit 23 | Quest Hospitality Pty Ltd |
| | Unit 26 | Kuei - Jung Ng |
| | Third Floor: | Quest Hospitality Pty Ltd |
| | Unit 36 | J. Ryan |
| | Unit 37 | I.V. Johnston |
| | Unit 39 | Mr. Grant |
| | Unit 41 | J.L. Fiebig |
| | Unit 43 | A.H. Gordon |
| | Fourth Floor: | Quest Hospitality Pty Ltd |
| | Unit 46 | C. Weiner |
| | Unit 51 | G.H. Whyte |
| | Roof: | Quest Hospitality Pty Ltd |

## 3. INSPECTION

Visual inspections in 1997, 1998 and 1999 have identified the principal materials used and any asbestos products that have been installed on or within the building. The * in the Asbestos Schedule indicates asbestos content.

Refer to Item 4 for Conditions of Advice and areas inspected.

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## 7.3 GROUND FLOOR

| AREA | MATERIALS | ASBESTOS CONTENT |
|---|---|---|
| Office | No visible asbestos content | nil |
| Stair S.1 | Fire doors may contain asbestos | * |
| Stair S.2 | Fire doors may contain asbestos | * |
| Lift Shaft | No visible asbestos content | nil |

## 7.4 FIRST FLOOR

| | | |
|---|---|---|
| Units 8,13,14 | No visible asbestos content | nil |
| Lifts | No visible asbestos content | nil |
| Stair S.1 | Fire doors may contain asbestos | * |
| Stair S.2 | Fire doors may contain asbestos | * |
| Store R1 | Zelemite panels to switchboard | * |
| Power Store | No visible asbestos content | nil |

## 7.5 UNIT 1

| | | |
|---|---|---|
| Balcony Flooring | Compressed Asbestos Cement Sheet | * |
| Balcony Floor Covering | Vinyl Matting | nil |
| Balcony Soffit Lining | Asbestos Cement Sheet | * |

## 7.6 UNIT 2

| | | |
|---|---|---|
| Partition to Kitchen | Plasterboard | nil |
| Balcony Flooring | Compressed Asbestos Cement Sheet | * |
| Balcony Floor Covering | Vinyl Matting | nil |
| Balcony Soffit Lining | Asbestos Cement Sheet | * |

## 7.7 UNIT 3

| | | |
|---|---|---|
| Balcony Flooring | Compressed Asbestos Cement Sheet | * |
| Balcony Floor Covering | Vinyl Matting | nil |
| Balcony Soffit Lining | Asbestos Cement Sheet | * |

## 7.8 UNIT 4

| | | |
|---|---|---|
| Balcony Flooring | Compressed Asbestos Cement Sheet | * |
| Balcony Floor Covering | Vinyl Matting | nil |
| Balcony Soffit Lining | Asbestos Cement Sheet | * |

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### 7.9 UNIT 5

| AREA | MATERIALS | ASBESTOS CONTENT |
|---|---|---|
| Balcony Flooring | Compressed Asbestos Cement Sheet | * |
| Balcony Floor Covering | Vinyl Matting | nil |
| Balcony Soffit Lining | Asbestos Cement Sheet | * |

### 7.10 UNIT 6

| | | |
|---|---|---|
| Balcony Flooring | Compressed Asbestos Cement Sheet | * |
| Balcony Floor Covering | Vinyl Matting | nil |
| Balcony Soffit Lining | Asbestos Cement Sheet | * |

### 7.11 UNIT 7

| | | |
|---|---|---|
| Balcony Flooring | Compressed Asbestos Cement Sheet | * |
| Balcony Floor Covering | Vinyl Matting | nil |
| Balcony Soffit Lining | Asbestos Cement Sheet | * |

### 7.12 Unit 9

| | | |
|---|---|---|
| Balcony Flooring | Compressed Asbestos Cement Sheet | * |
| Balcony Floor Covering | Vinyl Matting | nil |
| Balcony Soffit Lining | Asbestos Cement Sheet | * |

### 7.13 UNIT 10

| | | |
|---|---|---|
| Balcony Flooring | Compressed Asbestos Cement Sheet | * |
| Balcony Floor Covering | Vinyl Matting | nil |
| Balcony Soffit Lining | Asbestos Cement Sheet | * |

### 7.14 UNIT 11

| | | |
|---|---|---|
| Balcony Flooring | Compressed Asbestos Cement Sheet | * |
| Balcony Floor Covering | Vinyl Matting | nil |
| Balcony Soffit Lining | Asbestos Cement Sheet | * |

### 7.15 UNIT 12

| | | |
|---|---|---|
| Partition Lining | Plasterboard | nil |
| Balcony Flooring | Compressed Asbestos Cement Sheet | * |
| Balcony Floor Covering | Vinyl Matting | nil |
| Balcony Soffit Lining | Asbestos Cement Sheet | * |

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## 7.16 UNIT 15

| AREA | MATERIALS | ASBESTOS CONTENT |
|---|---|---|
| Balcony Flooring | Compressed Asbestos Cement Sheet | * |
| Balcony Floor Covering | Vinyl Matting | nil |
| Balcony Soffit Lining | Asbestos Cement Sheet | * |

## 7.17 SECOND FLOOR

| | | |
|---|---|---|
| Units 23, 28, 29 | No visible asbestos content | nil |
| Lift | No visible asbestos content | nil |
| Stair S.1 | Fire doors may contain asbestos | * |
| Stair S.2 | Fire doors may contain asbestos | * |
| Power Store | Zelemite panel to switchboard | * |
| Store R2 | No visible asbestos content | nil |
| Services Cupboard S4 & S5 | No visible asbestos content | nil |
| Hallway | No visible asbestos content | nil |

## 7.18 UNIT 16

| | | |
|---|---|---|
| Balcony Flooring | Compressed Asbestos Cement Sheet | * |
| Balcony Soffit | Asbestos Cement Sheet | * |

## 7.19 UNIT 17

| | | |
|---|---|---|
| Balcony Flooring | Compressed Asbestos Cement Sheet | * |
| Balcony Soffit | Asbestos Cement Sheet | * |
| Partition Kitchen | Plasterboard | nil |

## 7.20 UNIT 18

| | | |
|---|---|---|
| Balcony Flooring | Compressed Asbestos Cement Sheet | * |
| Balcony Soffit | Asbestos Cement Sheet | * |

## 7.21 UNIT 19

| | | |
|---|---|---|
| Balcony Flooring | Compressed Asbestos Cement Sheet | * |
| Balcony Floor Covering | Vinyl Matting | nil |
| Balcony Soffit | Asbestos Cement Sheet | * |

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### 7.22 UNIT 20

| AREA | MATERIALS | ASBESTOS CONTENT |
|---|---|---|
| Balcony Flooring | Compressed Asbestos Cement Sheet | * |
| Balcony Floor Covering | Vinyl Matting | nil |
| Balcony Soffit | Asbestos Cement Sheet | * |

### 7.23 UNIT 21

| | | |
|---|---|---|
| Balcony Flooring | Compressed Asbestos Cement Sheet | * |
| Balcony Floor Covering | Vinyl Matting | nil |
| Balcony Soffit | Asbestos Cement Sheet | * |

### 7.24 UNIT 22

| | | |
|---|---|---|
| Balcony Flooring | Compressed Asbestos Cement Sheet | * |
| Balcony Floor Covering | Vinyl Matting | nil |
| Balcony Soffit | Asbestos Cement Sheet | * |

### 7.25 UNIT 24

| | | |
|---|---|---|
| Balcony Flooring | Compressed Asbestos Cement Sheet | * |
| Balcony Floor Covering | Vinyl Matting | nil |
| Balcony Soffit | Asbestos Cement Sheet | * |

### 7.26 UNIT 25

| | | |
|---|---|---|
| Balcony Flooring | Compressed Asbestos Cement Sheet | * |
| Balcony Floor Covering | Vinyl Matting | nil |
| Balcony Soffit | Asbestos Cement Sheet | * |

### 7.27 UNIT 26

| | | |
|---|---|---|
| Balcony Flooring | Compressed Asbestos Cement Sheet | * |
| Balcony Floor Covering | Vinyl Matting | nil |
| Balcony Soffit | Asbestos Cement Sheet | * |

### 7.28 UNIT 27

| | | |
|---|---|---|
| Balcony Flooring | Compressed Asbestos Cement Sheet | * |
| Balcony Floor Covering | Vinyl Matting | nil |
| Balcony Soffit | Asbestos Cement Sheet | * |
| Partition Lining | Plasterboard | nil |

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## 7.29 UNIT 30

| AREA | MATERIALS | ASBESTOS CONTENT |
|---|---|---|
| Balcony Flooring | Compressed Asbestos Cement Sheet | * |
| Balcony Floor Covering | Vinyl Matting | nil |
| Balcony Soffit | Asbestos Cement Sheet | * |

## 7.30 THIRD FLOOR

| | | |
|---|---|---|
| Units 38, 43, 44 | No visible asbestos content | nil |
| Lift | No visible asbestos content | nil |
| Stair S.1 | Fire doors may contain asbestos | * |
| Stair S.2 | Fire doors may contain asbestos | * |
| Power Store | Zelemite panels to switchboard | * |
| Store R3 | No visible asbestos content | nil |
| Services Cupboards S4 & S5 | No visible asbestos content | nil |
| Hallway | No visible asbestos content | nil |

## 7.31 UNIT 31

| | | |
|---|---|---|
| Balcony Flooring | Compressed Asbestos Cement Sheet | * |
| Balcony Floor Covering | Vinyl Matting | nil |
| Balcony Soffit | Asbestos Cement Sheet | * |

## 7.32 UNIT 32

| | | |
|---|---|---|
| Balcony Flooring | Compressed Asbestos Cement Sheet | * |
| Balcony Soffit | Asbestos Cement Sheet | * |

## 7.33 UNIT 33

| | | |
|---|---|---|
| Balcony Flooring | Compressed Asbestos Cement Sheet | * |
| Balcony Soffit | Asbestos Cement Sheet | * |

## 7.34 UNIT 34

| | | |
|---|---|---|
| Balcony Flooring | Compressed Asbestos Cement Sheet | * |
| Balcony Floor Covering | Vinyl Matting | nil |
| Balcony Soffit | Asbestos Cement Sheet | * |

## 7.35 UNIT 35

| | | |
|---|---|---|
| Balcony Flooring | Compressed Asbestos Cement Sheet | * |
| Balcony Floor Covering | Vinyl Matting | nil |
| Balcony Soffit | Asbestos Cement Sheet | * |

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### 7.36 UNIT 36

| AREA | MATERIALS | ASBESTOS CONTENT |
|---|---|---|
| Balcony Flooring | Compressed Asbestos Cement Sheet | * |
| Balcony Floor Covering | Vinyl Matting | nil |
| Balcony Soffit | Asbestos Cement Sheet | * |

### 7.37 UNIT 37

| | | |
|---|---|---|
| Balcony Flooring | Compressed Asbestos Cement Sheet | * |
| Balcony Floor Covering | Vinyl Matting | nil |
| Balcony Soffit | Asbestos Cement Sheet | * |

### 7.38 UNIT 39

| | | |
|---|---|---|
| Balcony Flooring | Compressed Asbestos Cement Sheet | * |
| Balcony Floor Covering | Vinyl Matting | nil |
| Balcony Soffit | Asbestos Cement Sheet | * |

### 7.39 UNIT 40

| | | |
|---|---|---|
| Balcony Flooring | Compressed Asbestos Cement Sheet | * |
| Balcony Floor Covering | Vinyl Matting | nil |
| Balcony Soffit | Asbestos Cement Sheet | * |

### 7.40 UNIT 41

| | | |
|---|---|---|
| Balcony Flooring | Compressed Asbestos Cement Sheet | * |
| Balcony Floor Covering | Vinyl Matting | nil |
| Balcony Soffit | Asbestos Cement Sheet | * |

### 7.41 UNIT 42

| | | |
|---|---|---|
| Balcony Flooring | Compressed Asbestos Cement Sheet | * |
| Balcony Floor Covering | Vinyl Matting | nil |
| Balcony Soffit | Asbestos Cement Sheet | * |

### 7.42 UNIT 45

| | | |
|---|---|---|
| Balcony Flooring | Compressed Asbestos Cement Sheet | * |
| Balcony Floor Covering | Vinyl Matting | nil |
| Balcony Soffit | Asbestos Cement Sheet | * |

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## 7.43 FOURTH FLOOR

| AREA | MATERIALS | ASBESTOS CONTENT |
|---|---|---|
| Units 50 & 51 | No visible asbestos content | nil |
| Lifts | No visible asbestos content | nil |
| Stair S.1 | Fire doors may contain asbestos | * |
| Services Cupboard S4 | No visible asbestos content | nil |
| Hallway | No visible asbestos content | nil |

## 7.44 UNIT 46

| | | |
|---|---|---|
| Balcony Flooring | Compressed Asbestos Cement Sheet | * |
| Balcony Floor Covering | Vinyl Matting | nil |
| Balcony Soffit | Asbestos Cement Sheet | * |
| Balcony Awning | Timber, Galvanised Steel | nil |

## 7.45 UNIT 47

| | | |
|---|---|---|
| Balcony Flooring | Compressed Asbestos Cement Sheet | * |
| Balcony Floor Covering | Vinyl Matting | nil |
| Balcony Soffit | Asbestos Cement Sheet | * |
| Balcony Awning | Timber, Galvanised Steel | nil |
| Partition Kitchen | Plasterboard | nil |

## 7.46 UNIT 48

| | | |
|---|---|---|
| Balcony Flooring | Compressed Asbestos Cement Sheet | * |
| Balcony Soffit | Asbestos Cement Sheet | * |
| Balcony Awning | Timber, Galvanised Steel | nil |

## 7.47 UNIT 49

| | | |
|---|---|---|
| Balcony Flooring | Compressed Asbestos Cement Sheet | * |
| Balcony Soffit | Asbestos Cement Sheet | * |
| Balcony Awning | Timber, Galvanised Steel | nil |

## 7.48 UNIT 52

| | | |
|---|---|---|
| Balcony Flooring | Compressed Asbestos Cement Sheet | * |
| Balcony Soffit | Asbestos Cement Sheet | * |
| Balcony Awning | Timber, Galvanised Steel | nil |

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## 7.49 ROOF

| AREA | MATERIALS | ASBESTOS CONTENT |
|---|---|---|
| Stair S.1 | Fire doors may contain asbestos | * |
| Stair S.2 | Fire doors may contain asbestos | * |
| Lift Room Door | Fire door may contain asbestos | * |
| Lift Motor Room | Lift motor brakes. Asbestos content | * |
| Hot water unit enclosure | Fibre Cement wall lining | * |
| External Soffits | Asbestos Cement Sheet | * |
| Spa motor enclosure | Fibre Cement Sheet | nil |
| Gable Cladding | Asbestos Cement Sheet | * |

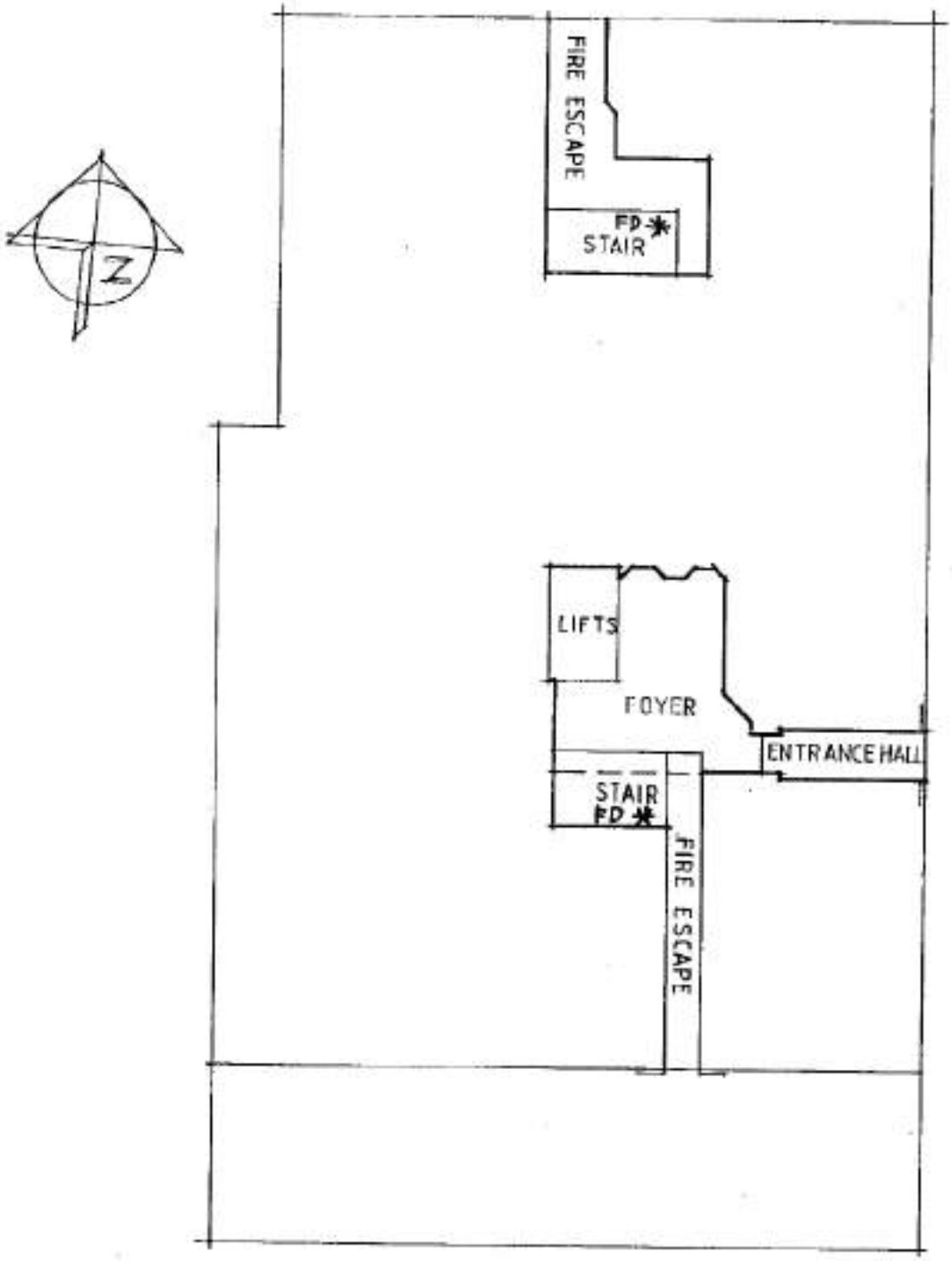
NOTE; * denotes asbestos
nil denotes no asbestos

## 8.1 MANAGEMENT PLAN

- Maintain cautionary signs
- Asbestos Cement Sheet
  Monitor condition, avoid damage, maintain paintwork, inspect annually.
- Compressed Fibre Cement Sheet (Balcony Floors)
  Monitor condition, avoid damage, inspect annually.
- Zelemite Switchboard Panels
  Monitor condition, avoid damage, inspect annually.
- Lift Motor Brakes
  Lift maintenance company to monitor.
  Use linings without asbestos content if available.
- During Maintenance or Renovation
  Consider replacing products containing asbestos.

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AUSTIN STREET




GROUND FLOOR LEVEL PLAN

FD * - DENOTES POSSIBLE ASBESTOS IN CORE OF FIRE DOOR.

[redacted]

SHANNON ARCHITECTS

| Issue | Date | Revision/Description | Drawn | Apprvd |
|---|---|---|---|---|

ASBESTOS REGISTER
FOR : STRATA CORP. 12753 INC.
AND WHITTLES STRATA AND COMMUNITY CORP. MANAGERS
AT 21 PULTENEY STREET ADELAIDE

SCALES 1:200

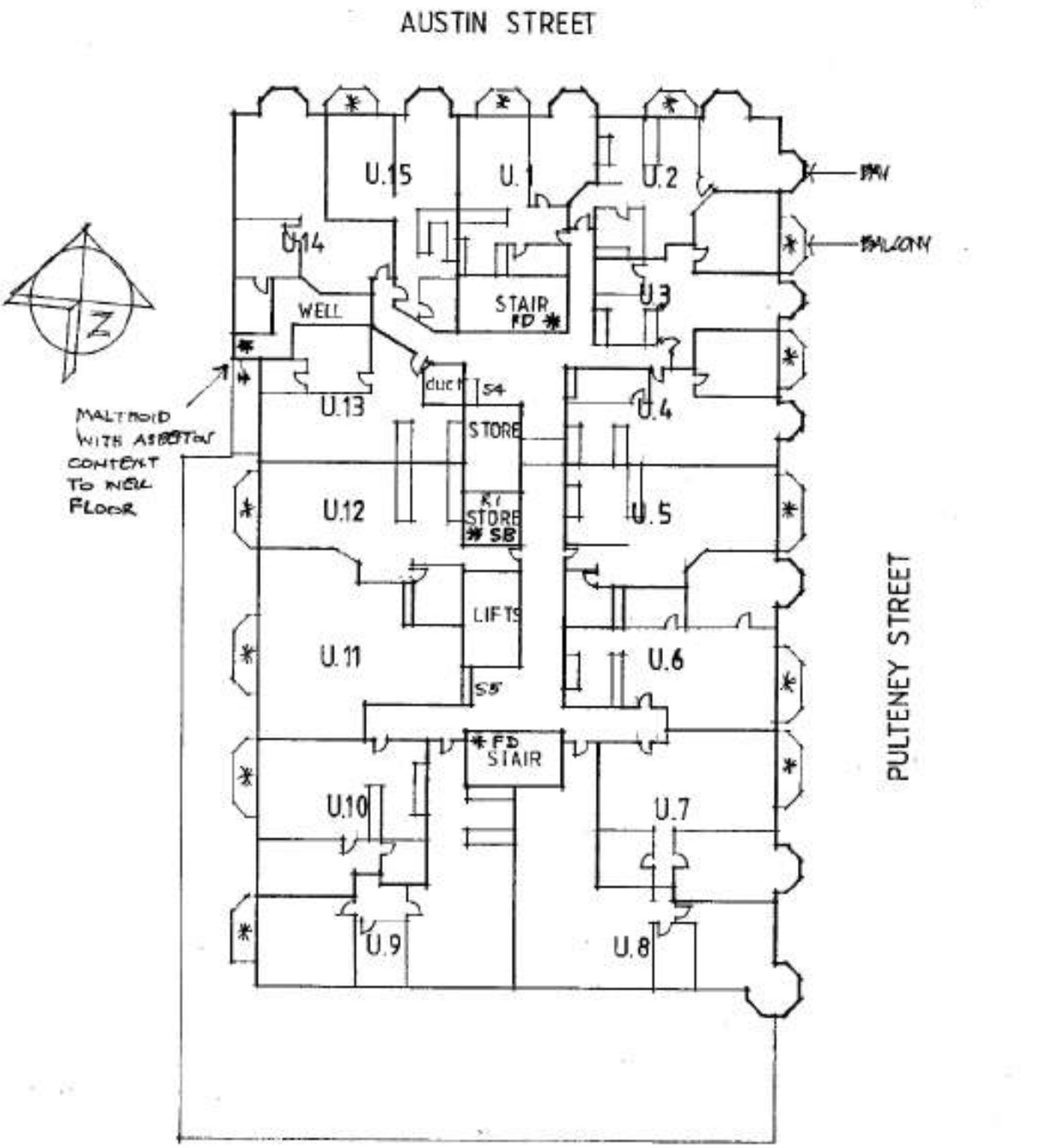
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DRAWING No. 96071 - A1

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## FIRST FLOOR PLAN

FD * - DENOTES POSSIBLE ASBESTOS IN CORE OF FIRE DOORS

* - DENOTES ASBESTOS CEMENT TO BALCONY FLOOR & SOFFIT

SB * - DENOTES ZELEMITE PANEL WITH ASBESTOS IN SWITCH BD. AND LOCATION OF CAUTIONARY SIGN

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[redacted]

**SHANNON** ARCHITECTS

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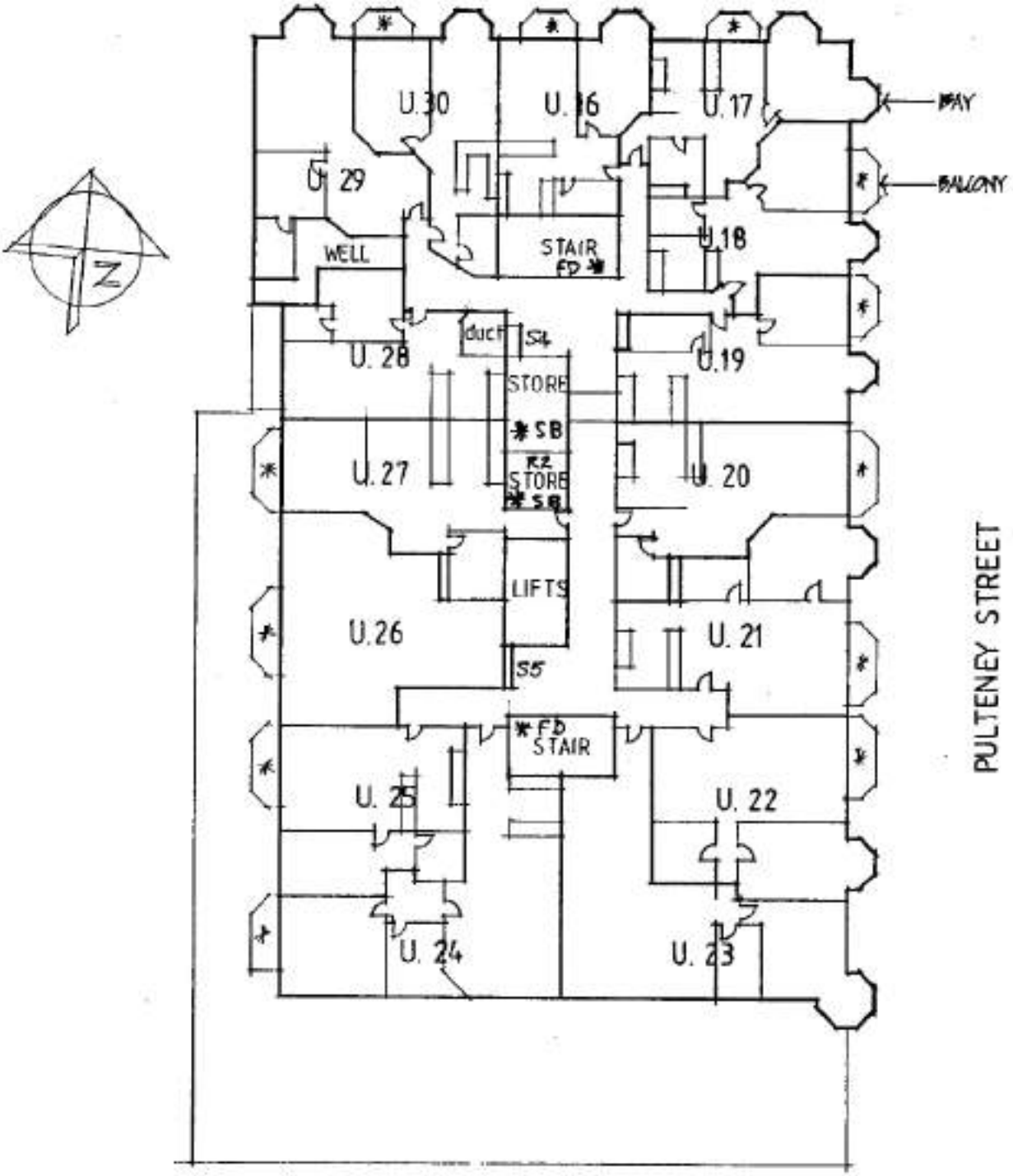
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AUSTIN STREET




SECOND FLOOR PLAN

FD * – DENOTES POSSIBLE ASBESTOS IN CORE OF FIRE DOOR

* – DENOTES ASBESTOS CEMENT TO BALCONY FLOOR & SOFFIT AND LOCATION OF CAUTIONARY SIGN.

SB * – DENOTES ZELEMITE PANEL WITH ASBESTOS IN SWITCH BD.

| Issue | Date | Revision/Description | Drawn | Apprvd |
|---|---|---|---|---|

SHANNON ARCHITECTS

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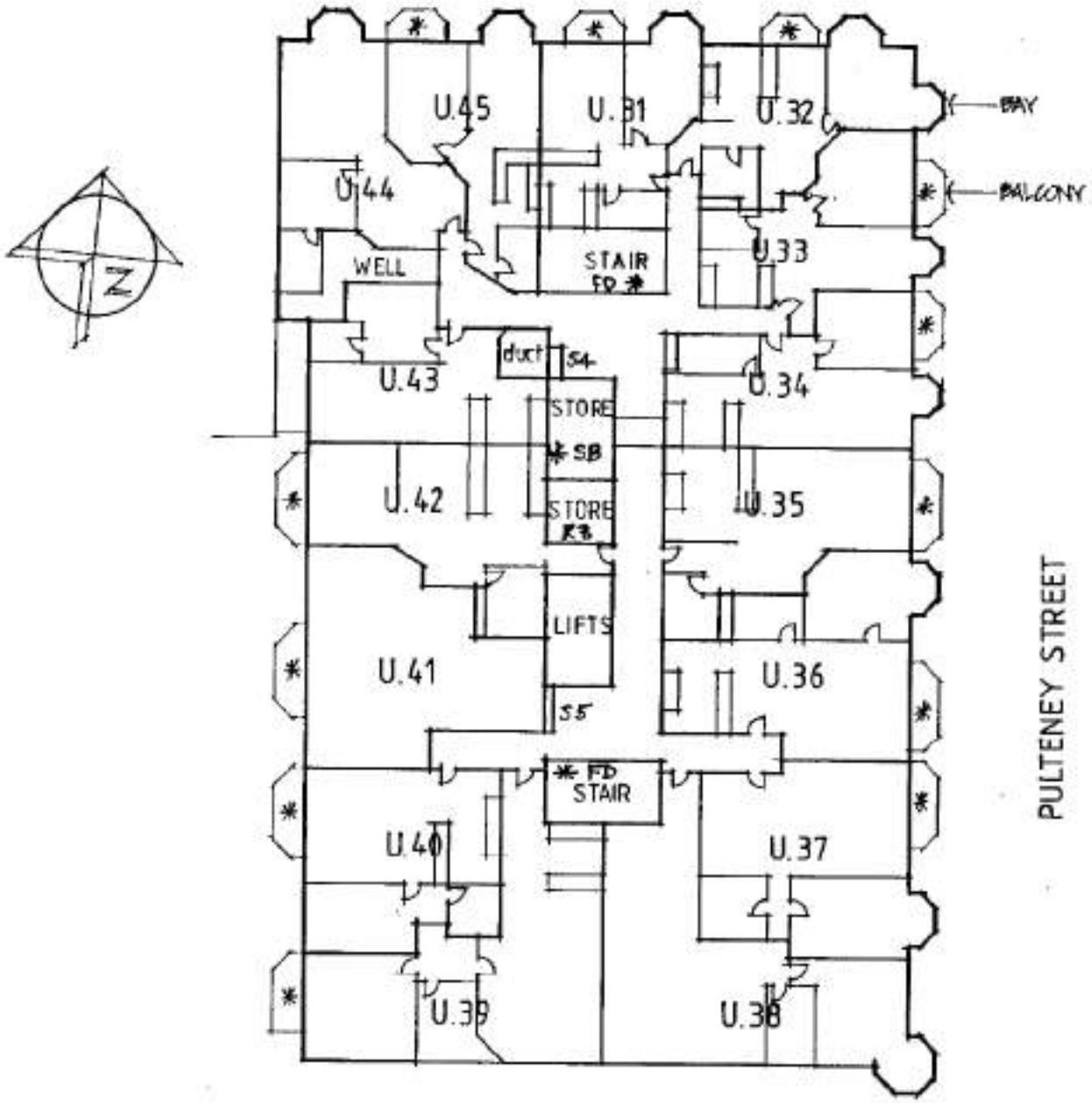
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AUSTIN STREET




FD * – DENOTES POSSIBLE ASBESTOS IN CORE OF FIRE DOOR
* – DENOTES ASBESTOS CEMENT TO BALCONY FLOOR & SOFFIT AND LOCATION OF CAUTIONARY SIGN
SB * – DENOTES ZELEMITE PANEL WITH ASBESTOS IN SWITCHBOARD

## THIRD FLOOR PLAN

SHANNON ARCHITECTS

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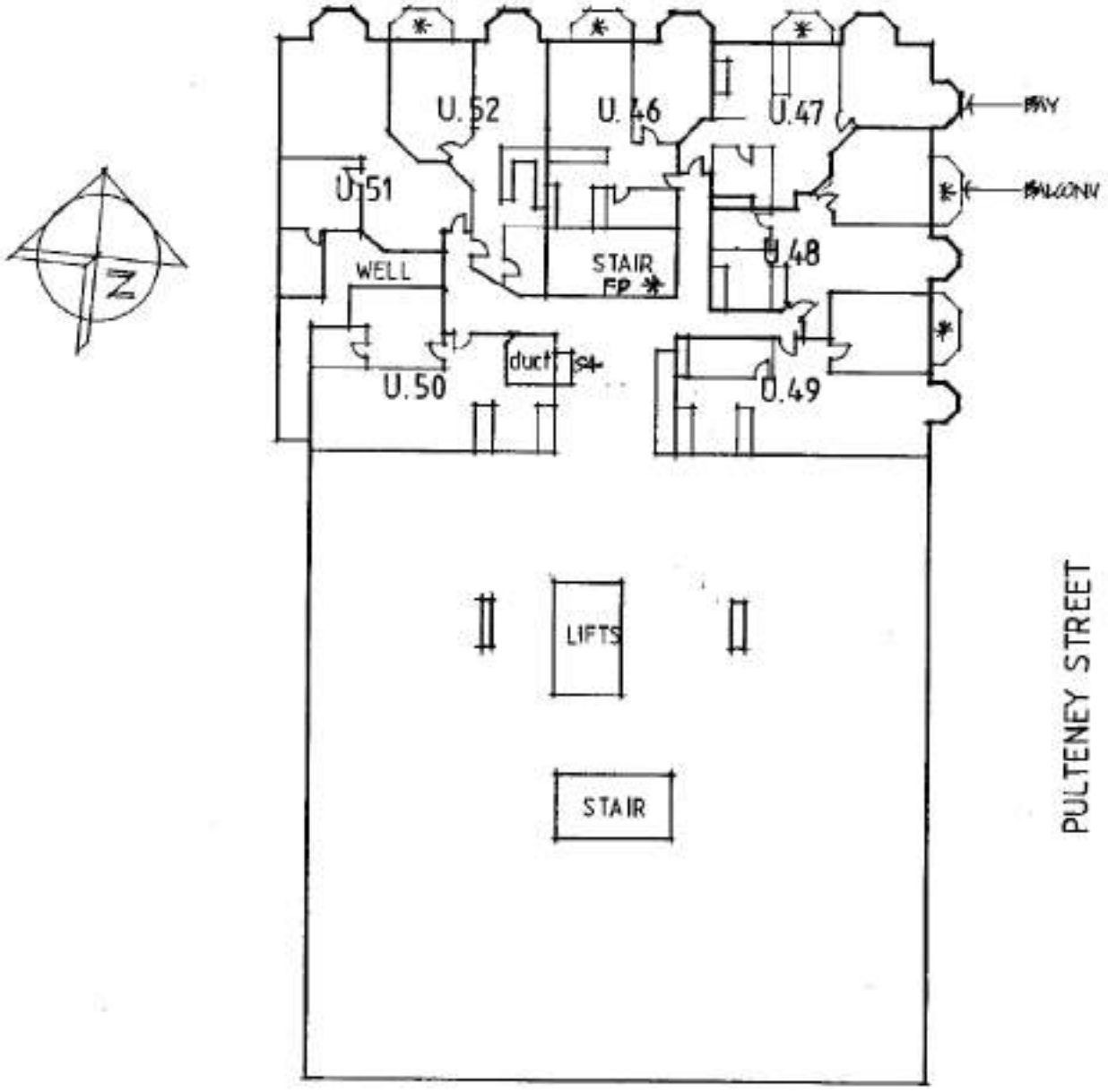
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AUSTIN STREET




* — DENOTES ASBESTOS CEMENT TO BALCONY FLOOR & SOFFIT AND LOCATION OF CAUTIONAL SIGN

FD * - DENOTES POSSIBLE ASBESTOS IN CORE OF FIRE DOOR

## FOURTH FLOOR PLAN

**SHANNON** ARCHITECTS

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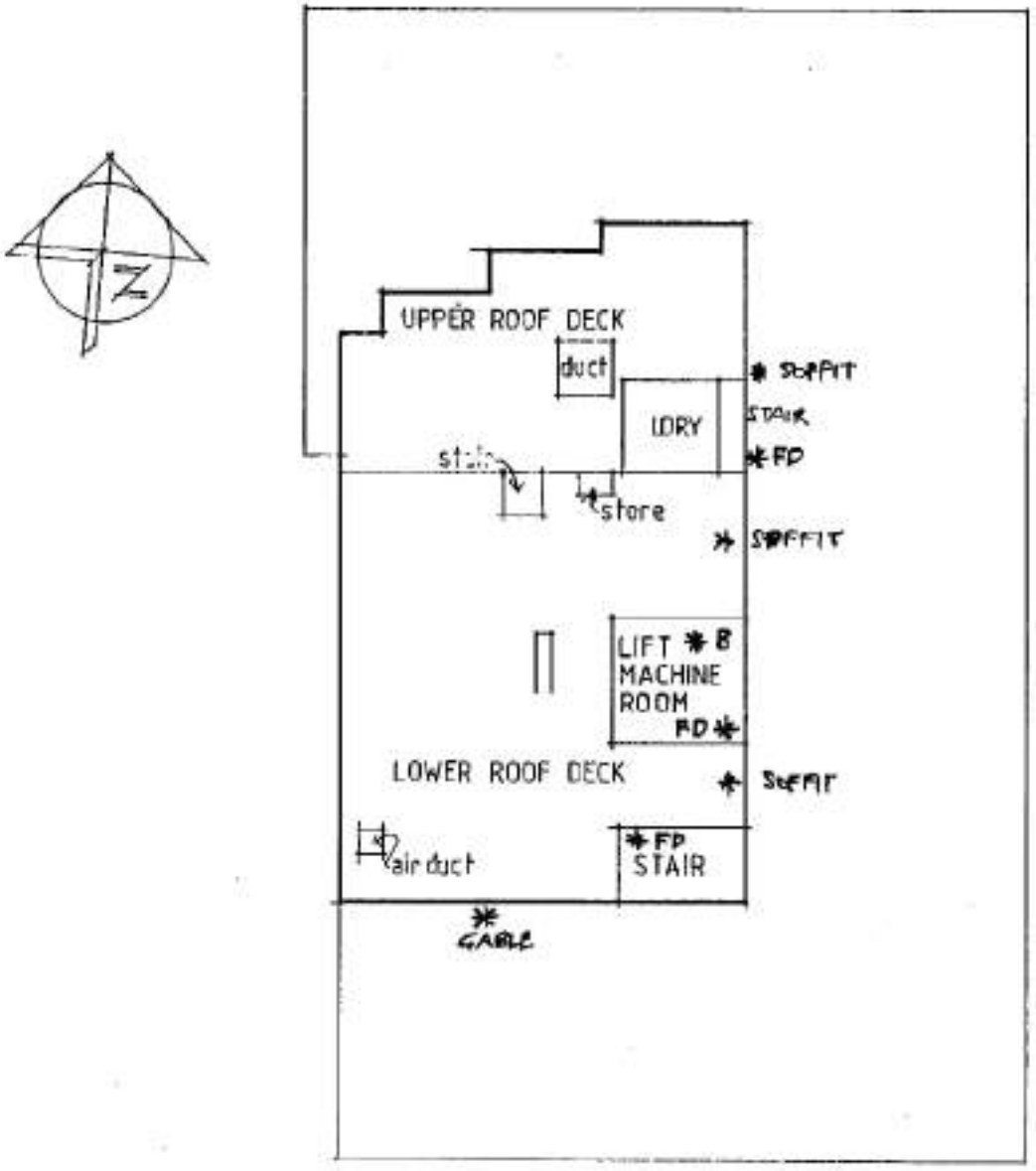
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AUSTIN STREET




PULTENEY STREET

* ASBESTOS CEMENT SHEET - CAUTIONARY SIGN.

FD * DENOTES POSSIBLE ASBESTOS IN CORE OF FIRE DOOR.

B * DENOTES POSSIBLE ASBESTOS IN BRAKE TO LIFT MOTOR

# FIFTH FLOOR PLAN

SHANNON ARCHITECTS

| Issue | Date | Revision/Description | Drawn | Appvd |
|---|---|---|---|---|

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# ASBESTOS REGISTER
No. 4977

THE MANSIONS
21 PULTENEY STREET
ADELAIDE
SOUTH AUSTRALIA

Prepared for:

Strata Corporation 12753 Inc.
C/- Best Strata
PO Box 229
Fullarton SA 5063

Date: August 2010
Register No: 4977
Register Version:4977/01
Our Ref:GP/SF/se

Prepared by:
AEC Environmental Pty Ltd

Written/Submitted by:



Gary Purdy
Manager, Asbestos Services

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## APPENDICES


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| Appendix A | Laboratory Test Results |
| Appendix B | Occupational Health Safety & Welfare Regulations 1995 (summary only of several relevant sections) |
| Appendix C | Laboratory Test Report |

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## 1.0 INSTRUCTIONS

AEC Environmental Pty Ltd (AEC) was contracted by ("the client") Strata Corporation 12753 Inc.to compile this Asbestos Register for The Mansions, 21 Pulteney Street, Adelaide.

The property was inspected in August 2010. The inspection procedure used was in accordance with the guidelines as prescribed by Part 4, Division 4.2 of the Occupational Health Safety and Welfare Regulations 1995. All reasonable steps have been taken to identify asbestos in the building. Inaccessible areas and areas requiring destruction or demolition have not been inspected and caution should be exercised if demolition or alterations are contemplated.

## 2.0 REGULATORY FRAMEWORK FOR ASBESTOS MANAGEMENT

On the 1st of April 1991, The South Australian Occupational Health, Safety and Welfare Act was amended and new regulations were proclaimed whereby it became compulsory for building owners (non-residential buildings) and other persons in possession of asbestos to maintain a building register identifying any asbestos that is installed in any building or any plant equipment on the property.

The regulations cited as the Occupational Health, Safety and Welfare (Asbestos) Regulations 1991 (subsequently amended in 1995) place obligations on building owners and other persons (as defined) who occupy, control buildings or plant and equipment. These obligations include the establishment of and maintenance of a register (a report), which identified the type, condition and location of the asbestos.

It is a requirement of these regulations that regular inspections of the asbestos (at least annually) by a competent person, firstly to identify the type, condition and location of asbestos and secondly to assess any changes in the state of the asbestos.

Furthermore, the building owner and other persons (as detailed in Regulation 4.2.10) must establish policies, which should be recorded in this register to control all asbestos and prevent exposure of any persons to that asbestos.

These policies should be strictly adhered to and enforced by the building owner and other person (as defined) so that a safe work practice is in place as prescribed in Division 1.3 of the Occupational Health, Safety and Welfare Regulations 1995.

A copy of the register must be kept on the premises and be available for inspection by:

- Tenant and employees of the tenant
- Contractors and employees of contractors

Furthermore, the register must be available for:

- Inspectors of the Department of the Premier and Cabinet, SafeWork SA, Mineral Fibres Unit

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## 3.0 LIMITATIONS

Asbestos is known to have been used in some 3,000 building products, the most common being in fibro cement products, vinyl flooring, electrical switchboards and insulation materials to hot water and steam pipes. However, asbestos can also be found in many other products located in inaccessible components of buildings, plant and equipment including the following areas:

- Interior parts of air conditioning systems
- Wall cavities, slabs, underside of floors
- Interior workings of pumps and boilers
- Services, in ceiling or floor spaces or underground
- Wall "chased" lagged pipework
- Floor coverings subsequently overlaid
- Where asbestos products have been removed (eg vinyl floor coverings), then residue may exist under skirting boards and/or subsequently laid floor coverings.

Whilst this report provides approximate measurements and quantities of some materials found, we stress that they are approximate only. Accurate details would require a further visit to the site.

The work involved in preparing an Asbestos Register is based on visual inspection of the building and/or plant and equipment. As well, representative samples of suspect materials are collected and reasonable assumptions are made from those samples. These samples may not be a true representation of every element, part or component of the area of material concerned. Further, it is becoming increasingly apparent that some building materials containing asbestos have been removed and replaced by non-asbestos containing materials, particularly cement sheeting. In numerous cases only partial removal has occurred, leaving asbestos product remaining and this is often painted. While appropriate sampling has occurred the only sure determinant is to sample and analyse every section or piece in question. Full clarification would require a further visit to the site to obtain and analyse appropriate samples.

There is no known instrument available for in-situ asbestos detection. Asbestos is a naturally occurring mineral of inert characteristics. For the above reasons, including the inaccessibility of many asbestos products, no guarantee can be given, express or implied, that the inspection will reveal all the asbestos that may be located in the property described in this report.

This asbestos register includes all asbestos products detected in the course of the inspection. As well, assumptions made on where asbestos is likely to be found are also stated. If an inaccessible area is suspected of having asbestos, it may need further verification. The decision regarding this will remain purely at the discretion of the client.

This report should be read in conjunction with any other asbestos related reports and or communication/documentation prepared for the property.

No individual section of this report should be read in isolation without taking the whole report into account. If the report is to be copied for whatever reason the whole of the report should be included.

Finally, this report has been prepared for the sole use of the client and is not to be relied upon by a third party without prior authorisation from AEC Environmental Pty Ltd.

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## 4.0 INSPECTION REPORT

An inspection of the buildings was undertaken using a systematic procedure developed by AEC Environmental Pty Ltd. As previously stated, the identification of asbestos and/or products containing asbestos cannot be carried out with any known in-situ measuring instrument and final confirmation of asbestos can only be done under microscopic examination. The inspection procedure developed relies on identifying asbestos bearing materials by visual means. Representative samples of materials that are considered to contain asbestos are often taken for analysis to confirm the presence of asbestos.

*Full details of all asbestos products located within the property are found within the next section of this report. Section 6.0 outlines suggested management procedures.*

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# 5.0 ASBESTOS REGISTER

## 5.1 AREAS WHERE ASBESTOS HAS BEEN IDENTIFIED

| Location | Type of Material | Condition | Recommendation | Action |
|---|---|---|---|---|
| *It was common practice until the late 1970s for small diameter hot water pipes to be concealed in walls and to be partially or totally insulated with brown or white asbestos. Confirmation or otherwise as to the presence of these "chased" pipes is simply not possible with a non-destructive visual inspection. Appropriate precaution must be observed if the walls are disturbed in the vicinity of concealed hot water pipes. Refer to Section 6.0 - Policies and Management Procedures, where reference is made to the possibility of hot water pipes (with asbestos) concealed ("chased") in walls.* | | | | |
| *BASEMENT* | | | | |
| *Plant Room* | | | | |
| 1. Fire Doors (x6) to ETSA Supply Room (3x 2m$^2$ & 3x 1m$^2$) | Not accessed or sampled. Based on past experience in similar areas, asbestos in some form may exist. It is recommended that if work is contemplated in this area, due care and diligence should be exercised. | Friable when exposed. Warning signs in place. | Refer Section 6.0: Management Procedures. | |
| 2. Joint sealant to air conditioning ducts | Mastic material containing white (Chrysotile) asbestos (sample no.1) | Stable | Refer Section 6.0: Management Procedures. | |
| *GROUND FLOOR - No Asbestos Noted* | | | | |
| *EXTERNAL* | | | | |
| *Level 1* | | | | |
| 3. Flooring to balcony, Unit 2 (2.5m$^2$) | Fibre cement sheet material containing white (Chrysotile) asbestos (sample no.2) | Stable. Warning signs in place. | Refer Section 6.0: Management Procedures. | |
| 4. Ceiling lining to balcony, Unit 2 (2.5m$^2$) | Fibre cement sheet material containing white (Chrysotile) asbestos (per sample no.2) | Stable. Warning signs in place. | Refer Section 6.0: Management Procedures. | |
| 5. Flooring to balcony, Unit 3 (2.5m$^2$) | Fibre cement sheet material containing white (Chrysotile) asbestos (sample no.3) | Stable. Warning signs in place. | Refer Section 6.0: Management Procedures. | |
| 6. Ceiling lining to balcony, Unit 3 (2.5m$^2$) | Fibre cement sheet material containing white (Chrysotile) asbestos (per sample no.3) | Stable. Warning signs in place. | Refer Section 6.0: Management Procedures. | |
| 7. Flooring to balcony, Unit 4 (2.5m$^2$) | Fibre cement sheet material containing white (Chrysotile) asbestos (sample no.4) | Stable. Warning signs in place. | Refer Section 6.0: Management Procedures. | |
| 8. Ceiling lining to balcony, Unit 4 (2.5m$^2$) | Fibre cement sheet material containing white (Chrysotile) asbestos (per sample no.4) | Stable. Warning signs in place. | Refer Section 6.0: Management Procedures. | |
| 9. Flooring to balcony, Unit 6 (4m$^2$) | Fibre cement sheet material containing white (Chrysotile) asbestos (sample no.5) | Stable. Warning signs in place. | Refer Section 6.0: Management Procedures. | |

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| Location | Type of Material | Condition | Recommendation | Action |
|---|---|---|---|---|
| *It was common practice until the late 1970s for small diameter hot water pipes to be concealed in walls and to be partially or totally insulated with brown or white asbestos. Confirmation or otherwise as to the presence of these "chased" pipes is simply not possible with a non-destructive visual inspection. Appropriate precaution must be observed if the walls are disturbed in the vicinity of concealed hot water pipes. Refer to Section 6.0 - Policies and Management Procedures, where reference is made to the possibility of hot water pipes (with asbestos) concealed ("chased") in walls.* | | | | |
| 10. Ceiling lining to balcony, Unit 6 ($4m^2$) | Fibre cement sheet material containing white (Chrysotile) asbestos (per sample no.5) | Stable. Warning signs in place. | Refer Section 6.0: Management Procedures. | |
| 11. Flooring to balcony, Unit 7 ($4m^2$) | Fibre cement sheet material containing white (Chrysotile) asbestos (sample no.6) | Stable. Warning signs in place. | Refer Section 6.0: Management Procedures. | |
| 12. Ceiling lining to balcony, Unit 7 ($4m^2$) | Fibre cement sheet material containing white (Chrysotile) asbestos (per sample no.6) | Stable. Warning signs in place. | Refer Section 6.0: Management Procedures. | |
| *Internal* | | | | |
| 13. Bathroom behind riser shaft panel, Unit 7 ($<1m^2$) | Loose cement sheet containing white (Chrysotile) asbestos (sample no. 7) | Redundant | Remove. Interim warning signs, 1 small.<br>Refer Section 6.0: Management Procedures. | |
| *External (Cont)* | | | | |
| 14. Flooring to balcony, Unit 10 ($4m^2$) | Fibre cement sheet material containing white (Chrysotile) asbestos (sample no.8) | Stable. Warning signs in place. | Refer Section 6.0: Management Procedures. | |
| 15. Ceiling lining to balcony, Unit 10 ($2m^2$) | Fibre cement sheet material containing white (Chrysotile) asbestos (per sample no.8) | Stable. Warning signs in place. | Refer Section 6.0: Management Procedures. | |
| 16. Flooring to balcony, Unit 15 ($2.5m^2$) | Fibre cement sheet material containing white (Chrysotile) asbestos (sample no.9) | Stable. Warning signs in place. | Refer Section 6.0: Management Procedures. | |
| 17. Ceiling lining to balcony, Unit 15 ($2.5m^2$) | Fibre cement sheet material containing white (Chrysotile) asbestos (per sample no.9) | Stable. Warning signs in place. | Refer Section 6.0: Management Procedures. | |
| *Units 1, 5, 8, 9, 11, 12, 13, 14 & 16 - No access at time of inspection, but assume balcony flooring and ceiling lining contain asbestos.* | | | | |
| *LEVEL 2* | | | | |
| *External* | | | | |
| 18. Flooring to balcony, Unit 20 ($4m^2$) | Fibre cement sheet material containing white (Chrysotile) asbestos (sample no.10) | Stable. Warning signs in place. | Refer Section 6.0: Management Procedures. | |
| 19. Ceiling lining to balcony, Unit 20 ($4m^2$) | Fibre cement sheet material containing white (Chrysotile) asbestos (per sample no.10) | Stable. Warning signs in place. | Refer Section 6.0: Management Procedures. | |
| 20. Flooring to balcony, Unit 22 ($4m^2$) | Fibre cement sheet material containing white (Chrysotile) asbestos (sample no.11) | Stable. Warning signs in place. | Refer Section 6.0: Management Procedures. | |

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| Location | Type of Material | Condition | Recommendation | Action |
|---|---|---|---|---|
| *It was common practice until the late 1970s for small diameter hot water pipes to be concealed in walls and to be partially or totally insulated with brown or white asbestos. Confirmation or otherwise as to the presence of these "chased" pipes is simply not possible with a non-destructive visual inspection. Appropriate precaution must be observed if the walls are disturbed in the vicinity of concealed hot water pipes. Refer to Section 6.0 - Policies and Management Procedures, where reference is made to the possibility of hot water pipes (with asbestos) concealed ("chased") in walls.* | | | | |
| 21. Ceiling lining to balcony, Unit 22 (4m$^2$) | Fibre cement sheet material containing white (Chrysotile) asbestos (per sample no.11) | Stable. Warning signs in place. | Refer Section 6.0: Management Procedures. | |
| 22. Flooring to balcony, Unit 25 (4m$^2$) | Fibre cement sheet material containing white (Chrysotile) asbestos (sample no.12) | Stable. Warning signs in place. | Refer Section 6.0: Management Procedures. | |
| 23. Ceiling lining to balcony, Unit 25 (4m$^2$) | Fibre cement sheet material containing white (Chrysotile) asbestos (per sample no.12) | Stable. Warning signs in place. | Refer Section 6.0: Management Procedures. | |
| *Units 17, 18, 19, 21, 23, 24, 26, 27, 28, 29, 30, 31 & 31 - No access at time of inspection but assume balcony flooring and ceiling linings contain asbestos* | | | | |
| *LEVEL 3* | | | | |
| *External* | | | | |
| 24. Flooring to balcony, Unit 37 (4m$^2$) | Fibre cement sheet material containing white (Chrysotile) asbestos (sample no.13) | Stable. Warning signs in place. | Refer Section 6.0: Management Procedures. | |
| *Internal* | | | | |
| 25. Bathroom behind riser shaft panel, Unit 37 (<1m$^2$) | Loose cement sheet containing white (Chrysotile) asbestos (sample no. 16) | Redundant | Remove. Interim warning signs. 1 small.<br>Refer Section 6.0: Management Procedures. | |
| *External (cont)* | | | | |
| 26. Flooring to balcony, Unit 42 (4m$^2$) | Fibre cement sheet material containing white (Chrysotile) asbestos (sample no.14) | Stable. Warning signs in place. | Refer Section 6.0: Management Procedures. | |
| 27. Flooring to balcony, Unit 45 (2.5m$^2$) | Fibre cement sheet material containing white (Chrysotile) asbestos (sample no.15) | Stable. Warning signs in place. | Refer Section 6.0: Management Procedures. | |
| 28. Ceiling lining to balcony, Unit 45 (2.5m$^2$) | Fibre cement sheet material containing white (Chrysotile) asbestos (per sample no.15) | Stable. Warning signs in place. | Refer Section 6.0: Management Procedures. | |
| *Remaining Units 33, 34, 35, 36, 38, 39, 40, 41, 43, 44, 46, 47, 48, 49, 50, 51 & 52 - No access at time of inspection but assume balcony flooring contains asbestos and ceiling lining where applicable* | | | | |
| *ROOF TOP AREA* | | | | |
| 29. Ceiling lining to verandah (30m$^2$) | Fibre cement sheet material containing white (Chrysotile) and grey/brown (Amosite) asbestos (sample no.18) | Stable | Warning signs, 2 small plastic.<br>Refer Section 6.0: Management Procedures. | |

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| Location | Type of Material | Condition | Recommendation | Action |
|---|---|---|---|---|
| *It was common practice until the late 1970s for small diameter hot water pipes to be concealed in walls and to be partially or totally insulated with brown or white asbestos. Confirmation or otherwise as to the presence of these "chased" pipes is simply not possible with a non-destructive visual inspection. Appropriate precaution must be observed if the walls are disturbed in the vicinity of concealed hot water pipes. Refer to Section 6.0 - Policies and Management Procedures, where reference is made to the possibility of hot water pipes (with asbestos) concealed ("chased") in walls.* | | | | |
| 30. Eaves lining verandah, storage room and south elevation of stairwell to roof top (24m$^2$) | Fibre cement sheet material containing white (Chrysotile) and grey/brown (Amosite) asbestos (per sample no.18) | Stable | Warning signs, 4 small plastic.<br>Refer Section 6.0: Management Procedures. | |
| 31. Wall cladding to Cleaner's store adjacent laundry (16m$^2$) | Fibre cement sheet material containing white (Chrysotile) and grey/brown (Amosite) asbestos (sample no.19) | Stable | Warning signs, 2 small plastic.<br>Refer Section 6.0: Management Procedures. | |
| 32. Gable end adjacent spa (20m$^2$) | Fibre cement sheet material containing white (Chrysotile) asbestos (sample no.21) | Stable | Warning signs, 2 small plastic.<br>Refer Section 6.0: Management Procedures. | |
| 33. Ceiling lining to Storage room adjacent Lift Motor Room (15m$^2$) | Fibre cement sheet material containing white (Chrysotile) asbestos (sample no.23) | Stable. Warning signs in place. | Refer Section 6.0: Management Procedures. | |
| 34. Infill panel above entry door (1m$^2$) | Fibre cement sheet material containing white (Chrysotile) asbestos (per sample no.23) | Stable. | Warning signs, 1 small.<br>Refer Section 6.0: Management Procedures. | |

## 5.2 *SUSPECT MATERIALS TESTED – NO ASBESTOS DETECTED*

| Location | Material Tested | Result |
|---|---|---|
| *ROOF TOP AREA* | | |
| Waterproof membrane to flooring (200m$^2$) | Fibrous material (sample no.17) | No asbestos |
| Wall cladding to spa pump room (12m$^2$) | Cement sheet material (sample no.20) | No asbestos |
| Wall cladding to storage room, adjacent entry (12m$^2$) | Cement sheet material (sample no.22) | No asbestos |
| Lift Motor Room, brake linings (x2) | Brake lining material (sample no.24) | No asbestos |

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## 6.0 POLICIES & MANAGEMENT PROCEDURES

It is important to note that if asbestos products are disturbed, asbestos fibres may be released, thereby resulting in a health risk. Great care therefore must be exercised in the immediate and ongoing management of any products found to contain asbestos.

If products containing asbestos have been identified in this building, specific actions are required as follows:

**"Friable/Damaged" asbestos products:**

*Action required:* The product should be removed as soon as it is reasonably practicable to do so. Additionally, specific on-going procedures are required to be undertaken (see notes below).

**"Stable" asbestos products:**

*Action required:* The product is not required to be removed immediately, however specific on-going procedures are required to be undertaken (see below).

We recommend that the following management plan be prepared:

6.1 Adopt procedures that restrict access to the asbestos containing products.

6.2 Ensure that all parties having management responsibilities in relation to the building or site are made aware of the Asbestos Register the audit report and risks of asbestos containing materials.

6.3 Management should ensure all staff, contractors and sub-contractors are aware of the presence of asbestos on the site, particularly prior to work being carried out on asbestos containing materials.

6.4 When removal of asbestos containing materials is required or changes to the building are required affecting asbestos containing materials; management, staff, contractors and sub-contractors should be aware that breakage, cutting or machining of asbestos containing materials is likely to cause asbestos fibres to be released, resulting in an increased health and safety risk.

6.5 Within prescribed parameters, when either friable or non-friable materials are to be removed, Safework SA regulations stipulate only licensed asbestos removal companies can remove the materials. For further information contact AEC Environmental or Safework SA.

6.6 In accordance with existing South Australian legislation, asbestos registers should be updated annually.

6.7 Install warning signs as recommended within this report. Contact AEC regarding sign installation.

6.8 Any person who intends to carry out work should first be shown this asbestos register and sign the control form in Section 8.

6.9 Vinyl tile and vinyl sheet flooring manufactured prior to 1982, in many cases, contained asbestos. It is a safe practice therefore, in the event of renovation work or other activities disturbing such flooring, to assume that the material does in fact contain asbestos. Laboratory testing at the time of works would verify the existence or otherwise of asbestos. If the existence of asbestos has been positively identified within this report then no further testing would be required.

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6.10 It was common practice until the late 1970s for small diameter hot water pipes to be concealed in walls and to be partially or totally insulated with brown or white asbestos. Confirmation or otherwise as to the presence of these "chased" pipes is simply not possible with a non-destructive visual inspection. Appropriate precaution must be observed if the walls are disturbed in the vicinity of concealed hot water pipes.

6.11 In the event that the subject property has been found to contain products containing friable asbestos, eg pipe lagging, woven asbestos rope material, then please take note of specific recommendations within this section of the report. In broad terms, great care should be taken at all times not to disturb the friable asbestos, signage must at all times be present and, finally, removal should take place along the guidelines of our recommendations.

6.12 If roof cladding contains asbestos (eg "Deep 6" corrugated fibre cement), the following special restrictions apply:

- Limit access to the roof to suitably qualified persons.
- Prepare and review work plan before any work is undertaken on the roof.
- Incorporate the use of walk and work platforms if the external roof surface is accessed.
- Incorporate annual audit of the roof to monitor its condition (incorporate airborne monitoring tests into audit results).
- Any work on the roof must be conducted in accordance with the Code of Practice for Asbestos Work, Appendix One, *Work with Asbestos Cement*.

6.13 All work which could involve using the materials containing asbestos should be carried out in accordance to the requirements of the Code of Practice for Asbestos Work (Excluding Asbestos Removal) published by the South Australian Occupational Health and Safety Commission. A copy of this publication should be kept with the Asbestos register.

6.14 In the event of further asbestos products being located at the property, details should be immediately added to any existing asbestos register.

6.15 A copy of the Asbestos Register must be kept on the premises at all times and available for inspection.

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## 7.0 CONCLUSION & RECOMMENDATIONS

The inspection carried out has identified asbestos in some of the building materials.

It is important to note that if asbestos products are disturbed, asbestos fibres may be released, thereby resulting in a health risk. Great care therefore must be exercised in the immediate and ongoing management of any products found to contain asbestos.

It is very important that the Policies & Management Procedures as listed in Section 6.0 are adopted.

The real risk is considered to occur only if these materials are disturbed in some way in contradiction to the recommendations listed in this report. It is recommended that implementation of the prevention measures listed in this report be adopted.

In addition, it is important that trades people and any persons carrying out maintenance activities in the building are made aware of the asbestos register before commencing any work. All work with asbestos materials should be in accordance with the safe working guidelines set out in the Code of Practice for Asbestos Work (excluding Asbestos Removal), April 1991.

If the reader is in doubt in respect to any of the detail and or implications of the contents of this report, then they are invited to call the following:

| | |
|---|---|
| AEC Environmental Pty Ltd: | 08 8299 9955 |
| SafeWork SA Mineral Fibres Unit: | 08 8303 0405 |

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# 8.0 FUTURE MANAGEMENT

## 8.1 CONTROL FORM

The persons listed below have seen the Asbestos Register and shall conform to the guidelines recommended.

| Date | Name | Company | Nature of Work |
|---|---|---|---|
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# APPENDIX A

## Laboratory Test Results

| LOCATION | SAMPLE I/D NO. | LABORATORY RESULTS |
|---|---|---|
| *BASEMENT* | | |
| *Plant Room* | | |
| Joint sealant to air conditioning ducts | No.1 | White (Chrysotile) asbestos |
| *LEVEL 1* | | |
| *External* | | |
| Flooring to balcony, Unit 2 (2.5m$^2$) | No.2 | White (Chrysotile) asbestos |
| Flooring to balcony, Unit 3 (2.5m$^2$) | No.3 | White (Chrysotile) asbestos |
| Flooring to balcony, Unit 4 (2.5m$^2$) | No.4 | White (Chrysotile) asbestos |
| Flooring to balcony, Unit 6 (4m$^2$) | No.5 | White (Chrysotile) asbestos |
| Flooring to balcony, Unit 7 (4m$^2$) | No.6 | White (Chrysotile) asbestos |
| Unit 7, bathroom behind riser shaft panel (<1m$^2$) | No.7 | White (Chrysotile) asbestos |
| Flooring to balcony, Unit 10 (4m$^2$) | No.8 | White (Chrysotile) asbestos |
| Flooring to balcony, Unit 15 (2.5m$^2$) | No.9 | White (Chrysotile) asbestos |
| *LEVEL 2* | | |
| *External* | | |
| Flooring to balcony, Unit 20 (4m$^2$) | No.10 | White (Chrysotile) asbestos |
| Flooring to balcony, Unit 22 (4m$^2$) | No.11 | White (Chrysotile) asbestos |
| Flooring to balcony, Unit 25 (4m$^2$) | No.12 | White (Chrysotile) asbestos |
| *LEVEL 3* | | |
| *External* | | |
| Flooring to balcony, Unit 37 (4m$^2$) | No.13 | White (Chrysotile) asbestos |
| *Internal* | | |
| Bathroom behind riser shaft panel, Unit 37 (<1m$^2$) | No.16 | White (Chrysotile) asbestos |
| *External* | | |
| Flooring to balcony, Unit 42 (4m$^2$) | No.14 | White (Chrysotile) asbestos |

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## APPENDIX A (Cont)

### Laboratory Test Results

| LOCATION | SAMPLE I/D NO. | LABORATORY RESULTS |
|---|---|---|
| Flooring to balcony, Unit 45 (2.5m$^2$) | No.15 | White (Chrysotile) asbestos |
| *ROOF TOP AREA* | | |
| Waterproof membrane to flooring (200m$^2$) | No.17 | No asbestos |
| Ceiling lining to verandah (30m$^2$) | No.18 | White (Chryostile) and grey/brown (Amosite) asbestos |
| Wall cladding to Cleaner's store adjacent laundry (16m$^2$) | No.19 | White (Chryostile) and grey/brown (Amosite) asbestos |
| Wall cladding to spa pump room (12m$^2$) | No.20 | No asbestos |
| Gable end adjacent spa (20m$^2$) | No.21 | White (Chrysotile) asbestos |
| Wall cladding to storage room, adjacent entry (12m$^2$) | No.22 | No asbestos |
| Ceiling lining to Storage room adjacent Lift Motor Room (15m$^2$) | No.23 | White (Chrysotile) asbestos |
| Lift Motor Room, brake linings (x2) | No.24 | No asbestos |

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# APPENDIX B

*OCCUPATIONAL HEALTH SAFETY AND WELFARE REGULATIONS 1995*

Part 4, Division 4.2 of the above Regulations prescribes the duties which are outlined include the following.

1. Building owners and persons with plant or equipment in their possession must take reasonable steps to *identify any asbestos* installed in any building or on any item of plant and equipment. [ Penalty $5000.]

2. Where asbestos is present the owner must ensure:

   • that if the asbestos is in an *unstable condition*, or otherwise imposes a significant risk to health, it is removed as soon as reasonably practicable. [sub regulation 4.2.10. (2) (c)].

   • that *policies and procedures* are established to control the asbestos and to prevent (or if that is not practicable, to minimise the exposure of any person to airborne asbestos fibres. [sub regulation 4.2.10. (2) (d)]

   • that asbestos is removed only by a competent person who, with some exceptions, must hold an appropriate asbestos removal licence and have *obtained approval* of the Director to remove the asbestos. [ sub regulation 4.2.10. (2) (e) ]

3. The policies and procedures stipulated above must address:

   • *assessment* of the degree of *stability* of the asbestos, ie. *its condition*.

   • the steps which can be taken to *restrict access* to the place where asbestos is installed.

   • the steps which can be taken to *prevent disturbance* of the asbestos.

   • *the use of labels and signs* to warn of the presence of asbestos, placed so as to be clearly visible, and to guard against disturbing or working on it without taking appropriate precautions.

   • *regular* (at least yearly) inspections to assess the condition of the asbestos.

   • *work practices* in the vicinity of the asbestos.

   [sub regulation 4.2.10.(3)]

4. Owners of buildings, plant and equipment where asbestos is present must maintain a register which shows the type, condition and location of any asbestos. [sub regulation 4.2.10.(4)]

5. Where the owner of a building is not the occupier, the owner must ensure that:

   • a copy of the register

   and

   • a copy of any alterations to the register is supplied to the occupier of the building.

   *The register must be available* for inspection by:

   • an inspector

   • a person authorised by the Director

   • any person who, in the course of work, could come into contact with any material, or fibres from any material, required to be included in the register.

   • any health and safety representative, or any health and safety committee, that has any responsibility in relation to the performance of any work in the area where asbestos is installed.

   [sub regulation 4.2.10.(5) & (6)]

*Note. These regulations do not apply to private residences.*

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# APPENDIX C

## Laboratory Test Report

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Greencap
12 Greenhill Rd
Wayville SA 5034
(08) 8299 9955
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continuONE
GREENCAP ONLINE RISK SOLUTIONS

# ASBESTOS REGISTER UPDATE



DATE: OCTOBER 2020

SITE REFERENCE:
4977

OUR REFERENCE:
C102535 : J169970

STRATA CORPORATION NO 12753 INC C/- BEST STRATA
15-27 PULTENEY STREET, ADELAIDE SA 5000

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*All and any Services proposed by Greencap to the Client were subject to the Terms and Conditions listed on the Greencap website at: https://www.greencap.com.au/about-greencap/terms-and-conditions. Unless otherwise expressly agreed to in writing and signed by Greencap, Greencap does not agree to any alternative terms or variation of these terms if subsequently proposed by the Client. The Services were carried out in accordance with the current and relevant industry standards of testing, interpretation and analysis. The Services were carried out in accordance with Commonwealth, State, Territory or Government legislation, regulations and/or guidelines. The Client was deemed to have accepted these Terms when the Client signed the Proposal (where indicated) or when the Company commenced the Services at the request (written or otherwise) of the Client.*

*The services were carried out for the Specific Purpose, outlined in the body of the Proposal. To the fullest extent permitted by law, Greencap, its related bodies corporate, its officers, consultants, employees and agents assume no liability, and will not be liable to any person, or in relation to, any losses, damages, costs or expenses, and whether arising in contract, tort including negligence, under statute, in equity or otherwise, arising out of, or in connection with, any matter outside the Specific Purpose.*

*The Client acknowledged and agreed that proposed investigations were to rely on information provided to Greencap by the Client or other third parties. Greencap made no representation or warranty regarding the completeness or accuracy of any descriptions or conclusions based on information supplied to it by the Client, its employees or other third parties during provision of the Services. Under no circumstances shall Greencap have any liability for, or in relation to, any work, reports, information, plans, designs, or specifications supplied or prepared by any third party, including any third party recommended by Greencap. The Client releases and indemnifies Greencap from and against all Claims arising from errors, omissions or inaccuracies in documents or other information provided to Greencap by the Client, its employees or other third parties.*

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*The Report is provided for the exclusive use of the Client and for this Project only, in accordance with the Scope and Specific Purposes outlined in the Agreement, and only those third parties who have been authorized in writing by Greencap. It should not be used for other purposes, other projects or by a third party unless otherwise agreed and authorized in writing by Greencap. Any person relying upon this Report beyond its exclusive use and Specific Purpose, and without the express written consent of Greencap, does so entirely at their own risk and without recourse to Greencap for any loss, liability or damage. To the extent permitted by law, Greencap assumes no responsibility for any loss, liability, damage, costs or expenses arising from interpretations or conclusions made by others, or use of the Report by a third party. Except as specifically agreed by Greencap in writing, it does not authorize the use of this Report by any third party. It is the responsibility of third parties to independently make inquiries or seek advice in relation to their particular requirements and proposed use of the site.*

*The conclusions, or data referred to in this Report, should not be used as part of a specification for a project without review and written agreement by Greencap. This Report has been written as advice and opinion, rather than with the purpose of specifying instructions for design or redevelopment. Greencap does not purport to recommend or induce a decision to make (or not make) any purchase, disposal, investment, divestment, financial commitment or otherwise in relation to the site it investigated.*

*This Report should be read in whole and should not be copied in part or altered. The Report as a whole set outs the findings of the investigations. No responsibility is accepted by Greencap for use of parts of the Report in the absence (or out of context) of the balance of the Report.*

| 28/10/2020 | 06/01/2021 | 06/01/2021 |
|---|---|---|
| REPORT PREPARED BY | REPORT REVIEWED BY | REPORT AUTHORISED BY |
| TONY GELORMINI | CLAIRE HOWARD | CLAIRE HOWARD |
| Consultant - Hazmat & SA Licensed Asbestos Assessor (LAA 709844) | Principal HazMat Consultant & SA Licensed Asbestos Assessor (606836) | Principal HazMat Consultant & SA Licensed Asbestos Assessor (606836) |


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## Introduction

This report presents the findings of an Asbestos Register Update conducted for Strata Corporation No 12753 Inc C/- Best Strata of the site located at 15-27 Pulteney Street, Adelaide SA 5000. The risk assessment was performed by Tony Gelormini of Greencap on 28/10/2020.

This report was performed in accordance with:

- How to Manage and Control Asbestos in the Workplace: Code of Practice (June 2020)
- SA Work Health and Safety Regulations 2012

During 2020 inspection only units 4,17 & 45 were inspected. It should be assumed all other units are similar.

## Scope of Works

The scope of works for this project was as follows:

- Take photographs of suspected asbestos-containing materials
- Inspect representative and accessible areas of the site to re-assess previously identified asbestos materials
- Identify the likelihood of asbestos in inaccessible areas
- Assess the current condition of asbestos-containing materials at the site
- Assess the risks posed by the asbestos-containing materials
- Compile an up-dated asbestos materials register for the site
- Recommend control measures and actions necessary to manage any asbestos related risks
- Collect samples of suspected asbestos-containing materials

Refer to Methodology for full details.

## Site Asbestos Risk Profile

The following table provides a summary of the Asbestos Risk Assessment for the site; item-specific findings are presented in the Asbestos Register.

| Building / Level | Number of Items by Risk Rating | | |
|---|---|---|---|
| | High | Medium | Low |
| Main Building - Basement Level | 0 | 2 | 1 |
| Main Building - Ground Level | 0 | 0 | 2 |
| Main Building - Level One | 0 | 0 | 2 |
| Main Building - Level Two | 0 | 0 | 2 |
| Main Building - Level Three | 0 | 0 | 2 |
| Main Building - Level Four | 0 | 0 | 1 |
| Main Building - Roof | 0 | 0 | 5 |
| Total | 0 | 2 | 15 |

## Summary of Identified Items

The following table provides a general overview of the types of Asbestos identified on site; specific findings are presented in the Asbestos Register.

| Building / Level | Asbestos | |
|---|---|---|
| | Friable | Non Friable |
| Main Building - Basement Level | YES | YES |
| Main Building - Ground Level | | YES |
| Main Building - Level One | | YES |
| Main Building - Level Two | | YES |
| Main Building - Level Three | | YES |
| Main Building - Level Four | | YES |
| Main Building - Roof | | YES |


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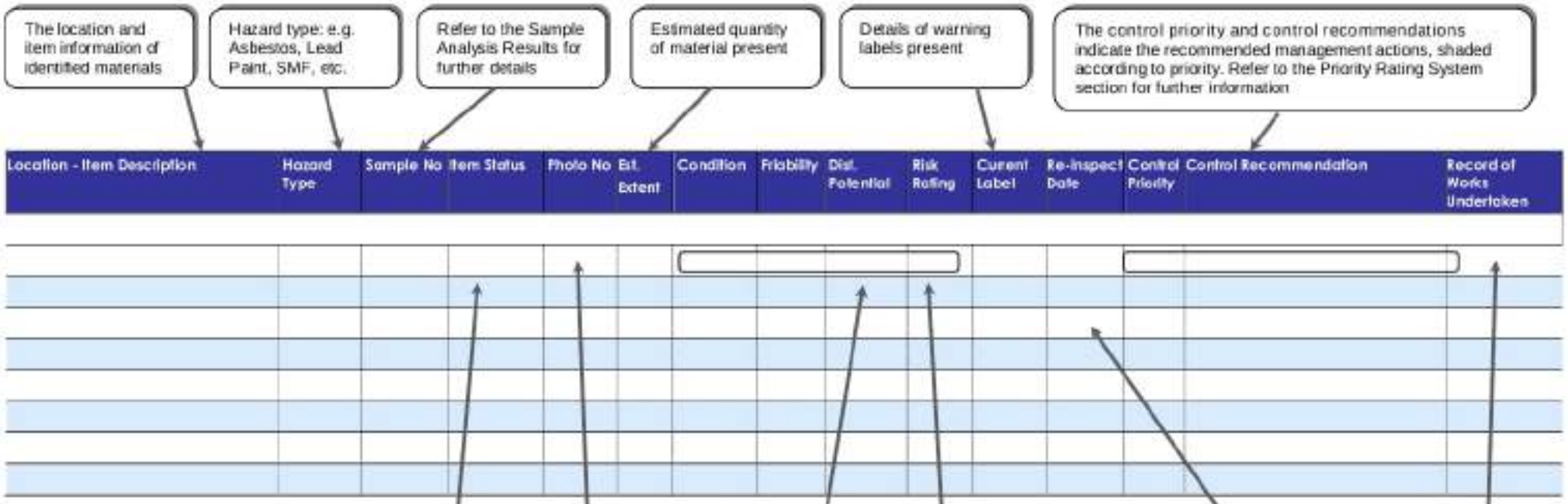
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## Recommendations

- Schedule periodic re-assessments of the asbestos-containing materials remaining in-situ to monitor their condition in accordance with the Code of Practice.
- Develop an Asbestos Management Plan (AMP) for asbestos materials remaining in-situ in accordance with the requirements of the Code of Practice.
- Provide Asbestos Awareness training to staff and site personnel in accordance with the requirements of the Code of Practice.
- Consult with staff and health and safety representatives on the findings of this risk assessment and this report must be made available upon request, in accordance with the requirements of the Code of Practice.
- Ensure all asbestos-containing materials remaining in-situ are labelled appropriately to warn of the dangers of disturbing these materials, in accordance with the requirements of the Code of Practice.
- Engage an appropriately licensed asbestos removal contractor to undertake remedial/removal works of all P1 items under controlled conditions as soon as possible. In the interim, access should be restricted to all P1 items until remedial works take place.
- Engage an independent asbestos consultant to undertake asbestos fibre air monitoring during and after the remedial/removal works and to provide clearance certification once works have been satisfactorily completed.
- Prior to demolition/refurbishment works undertake a destructive hazardous materials survey of the premises as per the requirements of AS 2601: 2001 The Demolition of Structures, Part 1.6.1 and Demolition Work Code of Practice (Safe Work Australia, Mar 2015).
- Should any personnel come across any suspected asbestos material or materials unknown to them, work should cease immediately in the affected areas until further sampling and investigation is performed.
- Areas highlighted in the Areas Not Accessed section as areas of 'no access' should be presumed to contain asbestos. Appropriate management planning should be implemented in order to control access to and maintenance activities in these areas, until such a time as they can be inspected and the presence or absence of asbestos-containing materials can be confirmed.
- Greencap can assist with the implementation of any of the above recommendations.


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This indicates if the material contains asbestos / hazardous materials:

| | |
|---|---|
| Positive | Item contains asbestos or other hazardous material. |
| Negative | Item does not contain asbestos or other hazardous material covered in the scope of work. |
| Presumed Positive | Item has not been sampled, but is visually similar to another positive sample or it is likely to contain asbestos / hazardous materials |
| Presumed Negative | Item has not been sampled, but is visually similar to another negative sample or it is NOT likely to contain asbestos / hazardous materials |

A photo of the item is within the Photo section

The potential of disturbance to material to liberate asbestos fibres

These are the risk assessment factors and risk rating of the item. Refer to the Risk Assessment Factors section for further information

Recommended re-inspection date, based on the risk rating of the material

Any information relating to remedial or removal works undertaken should be recorded by the Register controller.

Control Priority: The following priority rating system is adopted to assist in the programming and budgeting for control of asbestos risk identified in the assessment.

| | |
|---|---|
| Priority 1 (P1) | Restrict access to area, organise abatement works ASAP, manage any remaining materials as part of an AMP. |
| Priority 2 (P2) | Organise remedial works in the next few months & manage any remaining materials as part of an AMP. |
| Priority 3 (P3) | No short-term remedial works required. Review periodically and manage as part of an AMP. |
| Priority 4 (P4) | No short-term remedial works required. Review periodically and manage as part of an AMP. |

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| Site Details | | Building Details | | | | Audit Details | |
|---|---|---|---|---|---|---|---|
| Full Address: | 15-27 Pulteney Street, Adelaide SA 5000 | Building Name: | Main Building | Number of Levels: | 5 | Survey Date: | 28-10-2020 |
| Property ID: | 4977 | Est. Building Size: | 5000m² | Est. Building Age: | Circa 1970 | Inspected By: | Tony Gelormini |
| Client Name: | Strata Corporation No 12752 Inc C/- Best Strata | Roof Type: | Metal | Construction Type: | Brick | Company: | Greencap |

| Item No. | Location - Item Description | Hazard Type | Sample No. | Item Status | Photo No. | Est. Extent | Condition | Friability | Dist. Potential | Risk Rating | Current Label | Reinspect Date | Control Priority | Control Recommendation | Record Of Works Undertaken |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Main Building - Interior - Basement Level | | | | | | | | | | | | | | | |
| 1 | Ductwork - Mastic | Asbestos | Previously Sampled AEC Environmental 2010-1 | Positive | J169970-Photo018 | 5 m | Not able to determine | Non Friable | Low | Low | Confirmed | 28/10/2021 | P4 | Not sighted in 2020 inspection. Confirm if ductwork has been removed. Maintain in good condition and incorporate into an AMP. Remove by licensed asbestos contractor prior to demolition or refurbishment. | |
| 2 | ETSA Supply Room Fire Door - Fire Door Core | Asbestos | Not Sampled Restricted Access | Presumed Positive | J169970-Photo015 | 6 Unit/s | Not able to determine | Friable | Medium | Medium | Confirmed | 28/10/2021 | P3 | No access. Not sighted during 2020 inspection. Confirm status, maintain in current condition and incorporate into an AMP. Remove by licensed asbestos contractor prior to demolition or refurbishment. | |
| 3 | ETSA Transformer Room Fire Door - Double - Fire Door Core - Standard - Access Through Legends Bar | Asbestos | Not Sampled Restricted Access | Presumed Positive | J169970-Photo013 | 2 Unit/s | Good | Friable | Medium | Medium | Confirmed | 28/10/2021 | P3 | No Access. Not sighted during 2020 inspection. Confirm status, maintain in current condition and incorporate into an AMP. Remove by licensed asbestos contractor prior to demolition or refurbishment. | |
| Main Building - Interior - Ground Level | | | | | | | | | | | | | | | |
| 4 | North & East Elevation of Atrium Eaves - Fibre Cement Sheeting | Asbestos | Not Sampled Height Restricted | Presumed Positive | J169970-Photo014 | 2 m² | Good | Non Friable | Low | Low | Not Labelled | 28/10/2021 | P4 | Confirm status, label, maintain in current condition and incorporate into an AMP. Remove by licensed asbestos contractor prior to demolition or refurbishment. | |
| 5 | Tenancy Shop 8 - North Floor Covering - Vinyl Tiles | Asbestos | Previously Sampled AEC Environmental 2003-2 | Positive | | 29 m² | Not able to determine | Non Friable | Low | Low | Not Labelled | 28/10/2021 | P4 | No access. Not sighted in 2020 inspection. Maintain in current condition, label and incorporate into an AMP. Remove by licensed asbestos contractor prior to demolition or refurbishment. | |
| Main Building - Exterior - Level One | | | | | | | | | | | | | | | |
| 6 | East Elevation Eaves - Fibre Cement Sheeting - Units 9 & 12 | Asbestos | Similar To: 2010-18 | Presumed Positive | | | | | | | | | | | Item Removed: 28/10/2020. Item removed prior to inspection. No documentation provided. |
| 7 | Unit 4 - Balcony Ceiling Lining - Fibre Cement Sheeting - Assumed To Be In Units 1, 2, 3, 6, 7, 9, 10, 11 & 15 | Asbestos | Similar To: 2010-18 | Presumed Positive | J169970-Photo011 | 2 m² | Good | Non Friable | Low | Low | Confirmed | 28/10/2021 | P4 | Only unit 4 inspected 2020. Maintain in current condition and incorporate into an AMP. Remove by licensed asbestos contractor prior to demolition or refurbishment. | |


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| Site Details | | Building Details | | | | Audit Details | |
|---|---|---|---|---|---|---|---|
| Full Address: | 15-27 Pulteney Street, Adelaide SA 5000 | Building Name: | Main Building | Number of Levels: | 5 | Survey Date: | 28-10-2020 |
| Property ID: | 4977 | Est. Building Size: | 5000m² | Est. Building Age: | Circa 1970 | Inspected By: | Tony Gelormini |
| Client Name: | Strata Corporation No 12751 Inc C/- Best Strata | Roof Type: | Metal | Construction Type: | Brick | Company: | Greencap |

| Item No. | Location - Item Description | Hazard Type | Sample No. | Item Status | Photo No. | Est. Extent | Condition | Friability | Dist. Potential | Risk Rating | Current Label | Reinspect Date | Control Priority | Control Recommendation | Record Of Works Undertaken |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 8 | Unit 4 - Balcony<br>Floor - Fibre Cement Sheeting - Assumed To Be In Units 1, 2, 3, 6, 7, 9, 10, 11 & 15 | Asbestos | Previously Sampled AEC Environmental 2010-4 | Positive | J169970-Photo010 | 2 m² | Good | Non Friable | Low | Low | Confirmed | 28/10/2021 | P4 | Only unit 4 inspected 2020. Maintain in current condition and incorporate into an AMP. Remove by licensed asbestos contractor prior to demolition or refurbishment. | |
| Main Building - Interior & Exterior - Level One | | | | | | | | | | | | | | | |
| 9 | Unit 8 & 14<br>No Asbestos Noted | None | | | | | | | | | | | | | |
| Main Building - Exterior - Level Two | | | | | | | | | | | | | | | |
| 10 | Unit 17 - Balcony<br>Ceiling Lining - Fibre Cement Sheeting - Assumed To Be In 16, 18, 19, 20, 21, 22, 24, 25, 26 & 27 | Asbestos | Previously Sampled AEC Environmental Similar to 2010-10 | Positive | J169970-Photo009 | 2 m² | Good | Non Friable | Low | Low | Confirmed | 28/10/2021 | P4 | Only unit 17 inspected 2020. Maintain in current condition and incorporate into an AMP. Remove by licensed asbestos contractor prior to demolition or refurbishment. | |
| 11 | Unit 17 - Balcony<br>Floor - Compressed Cement Sheeting - Assumed To Be In 16, 18, 19, 20, 21, 22, 24, 25, 26 & 27 | Asbestos | Previously Sampled AEC Environmental Similar to 2010-10 | Positive | J169970-Photo008 | 2 m² | Good | Non Friable | Low | Low | Confirmed | 28/10/2021 | P4 | Only unit 17 inspected 2020. Maintain in current condition and incorporate into an AMP. Remove by licensed asbestos contractor prior to demolition or refurbishment. | |
| Main Building - Interior & Exterior - Level Two | | | | | | | | | | | | | | | |
| 12 | Units 23, 28 & 29<br>No Asbestos Noted | None | | | | | | | | | | | | | |
| Main Building - Exterior - Level Three | | | | | | | | | | | | | | | |
| 13 | Unit 45 - Balcony<br>Ceiling Lining - Fibre Cement Sheeting - Assumed To Be In 30, 31, 32, 33, 34, 36, 37, 38, 39, 40, 41, 42 & 43 | Asbestos | Previously Sampled AEC Environmental 2006 Similar To 2010-18 | Presumed Positive | J169970-Photo002 | 2 m² | Good | Non Friable | Low | Low | Confirmed | 28/10/2021 | P4 | Only unit 45 inspected 2020. Maintain in current condition and incorporate into an AMP. Remove by licensed asbestos contractor prior to demolition or refurbishment. | |
| 14 | Unit 45 - Balcony<br>Floor - Compressed Cement Sheeting - Assumed To Be In 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42 & 43 | Asbestos | Previously Sampled AEC Environmental 2010-15 | Positive | J169970-Photo001 | 2 m² | Good | Non Friable | Low | Low | Not Labelled | 28/10/2021 | P4 | Only unit 45 inspected 2020. Maintain in current condition, label and incorporate into an AMP. Remove by licensed asbestos contractor prior to demolition or refurbishment. | |
| Main Building - Interior & Exterior - Level Three | | | | | | | | | | | | | | | |
| 15 | Unit 35<br>No Asbestos Noted | None | | | | | | | | | | | | | |
| Main Building - Exterior - Level Four | | | | | | | | | | | | | | | |


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| Site Details | | Building Details | | | | Audit Details | |
|---|---|---|---|---|---|---|---|
| Full Address: | 15-27 Pulteney Street, Adelaide SA 5000 | Building Name: | Main Building | Number of Levels: | 5 | Survey Date: | 28-10-2020 |
| Property ID: | 4977 | Est. Building Size: | 5000m² | Est. Building Age: | Circa 1970 | Inspected By: | Tony Gelormini |
| Client Name: | Strata Corporation No 12751 Inc C/- Best Strata | Roof Type: | Metal | Construction Type: | Brick | Company: | Greencap |

| Item No. | Location - Item Description | Hazard Type | Sample No. | Item Status | Photo No. | Est. Extent | Condition | Friability | Dist. Potential | Risk Rating | Current Label | Reinspect Date | Control Priority | Control Recommendation | Record Of Works Undertaken |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 16 | Units 47, 48, 49 & 52 - Balcony Floor - Compressed Cement Sheeting | Asbestos | Previously Sampled AEC Environmental Similar to 2018-37 | Positive | J169970-Photo012 | 2 m² | Good | Non Friable | Low | Low | Confirmed | 28/10/2021 | P4 | Not accessed in 2020 inspection. Maintain in current condition and incorporate into an AMP. Remove by licensed asbestos contractor prior to demolition or refurbishment. | |
| Main Building - Interior & Exterior - Level Four | | | | | | | | | | | | | | | |
| 17 | Units 50 & 51 No Asbestos Noted | None | | | | | | | | | | | | | |
| Main Building - Exterior - Roof | | | | | | | | | | | | | | | |
| 18 | Common Area - South Gable - Fibre Cement Sheeting | Asbestos | Previously Sampled AEC Environmental 2010-21 | Positive | J169970-Photo005 | 19 m² | Good | Non Friable | Low | Low | Confirmed | 28/10/2021 | P4 | Maintain in current condition and incorporate into an AMP. Remove by licensed asbestos contractor prior to demolition or refurbishment. | |
| 19 | Common Area - Throughout Waterproof Membrane - Bituminous Membrane | Asbestos | Previously Sampled Greencap 2010-17 | Negative | | | | | | | | | | | |
| 20 | Common Area Adjacent Laundry Eaves - Fibre Cement Sheeting | Asbestos | Previously Sampled AEC Environmental 2010-18 | Positive | J169970-Photo004 | 24 m² | Good | Non Friable | Low | Low | Confirmed | 28/10/2021 | P4 | Maintain in current condition and incorporate into an AMP. Remove by licensed asbestos contractor prior to demolition or refurbishment. | |
| 21 | Common Area Adjacent Laundry Wall Cladding - Fibre Cement Sheeting | Asbestos | Previously Sampled AEC Environmental 2010-19 | Positive | | | | | | | | | | | Item Removed: 28/10/2020. Item removed prior to inspection. No documentation provided. |
| 22 | Common Area Adjacent Laundry - Throughout Ceiling Lining - Fibre Cement Sheeting | Asbestos | Previously Sampled AEC Environmental 2018-10 | Positive | J169970-Photo003 | 30 m² | Good | Non Friable | Low | Low | Confirmed | 28/10/2021 | P4 | Maintain in current condition and incorporate into an AMP. Remove by licensed asbestos contractor prior to demolition or refurbishment. | |
| 23 | Spa Pump Room Wall Cladding - Fibre Cement Sheeting | Asbestos | Previously Sampled Greencap 2010-20 | Negative | | | | | | | | | | | |
| 24 | Stairwell Entry - Adjacent Lift Motor room Wall Lining - Fibre Cement Sheeting | Asbestos | Previously Sampled Greencap 2020-22 | Negative | | | | | | | | | | | |
| Main Building - Interior - Roof | | | | | | | | | | | | | | | |
| 25 | Lift Motor Room Lift Motor - Brake Pads | Asbestos | Previously Sampled Greencap 2010-24 | Negative | | | | | | | | | | | |


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| Site Details | | Building Details | | | | Audit Details | |
|---|---|---|---|---|---|---|---|
| Full Address: | 15-27 Pulteney Street, Adelaide SA 5000 | Building Name: | Main Building | Number of Levels: | 5 | Survey Date: | 28-10-2020 |
| Property ID: | 4977 | Est. Building Size: | 5000m² | Est. Building Age: | Circa 1970 | Inspected By: | Tony Gebrimini |
| Client Name: | Strata Corporation No 12751 Inc C/- Best Strata | Roof Type: | Metal | Construction Type: | Brick | Company: | Greencap |

| Item No. | Location - Item Description | Hazard Type | Sample No. | Item Status | Photo No. | Est. Extent | Condition | Friability | Dist. Potential | Risk Rating | Current Label | Reinspect Date | Control Priority | Control Recommendation | Record Of Works Undertaken |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 26 | Storage Room Adjacent Lift Motor Room<br>Infill Panels - Fibre Cement Sheeting | Asbestos | Previously Sampled AEC Environmental Similar To: 2010-23 | Presumed Positive | J169970-Photo007 | 1 m² | Good | Non Friable | Low | Low | Not Labelled | 28/10/2021 | P4 | Maintain in current condition, label and incorporate into an AMP. Remove by licensed asbestos contractor prior to demolition or refurbishment. | |
| 27 | Storage Room Adjacent Lift Motor Room - Throughout<br>Ceiling Lining - Fibre Cement Sheeting | Asbestos | Previously Sampled AEC Environmental 2010-23 | Positive | J169970-Photo006 | 15 m² | Good | Non Friable | Low | Low | Confirmed | 28/10/2021 | P4 | Maintain in current condition and incorporate into an AMP. Remove by licensed asbestos contractor prior to demolition or refurbishment. | |


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It is noted that Asbestos may be contained within or behind those areas identified in the below table: Areas Not Accessed. Caution should be exercised when accessing these areas, particularly in relation to potential disturbance of the building fabric or concealed spaces.

1 of 1 Building

| Area / Item | Not Accessed | Comments |
|---|---|---|
| | Main Building | |
| Behind ceramic wall tiles throughout | All | Main Building - Outside Scope Of Works |
| Ceiling spaces | All | Main Building - No Safe Access at Time Of Inspection<br>Area Occupied – Restricted Access |
| Culverts and floor trenches or tunnels | All | Main Building - Restricted Access |
| Gaskets, mastics & sealants to pipework, ductwork, mechanical equipment & construction/expansion joints | All | Main Building - Access Restricted |
| Height restricted areas of site and ceiling where safe lifting platforms were not provided | All | Main Building - No Safe Access at Time Of Inspection |
| Inside mechanical equipment | All | Main Building - No Safe Access – Equipment Assumed Live at Time Of Inspection |
| Lift shaft, landing doors and cabin fittings and doors all levels | All | Main Building - No Safe Access – Equipment Assumed Live at Time Of Inspection |
| Roof | All | Main Building - No Safe Access – Height Restricted At Time of Inspection |
| Under floor coverings | All | Main Building - Access Requires Removal / Demolition |
| Wall cavities | All | Main Building - Outside Scope Of Works |
| Within electrical switchboard cupboard or backing | All | Main Building - No Safe Access – Equipment Assumed Live at Time Of Inspection |
| Within internal walls partitioning | All | Main Building - Outside Scope Of Works |


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ITEM NO.: 1
PHOTO NO.: J169970-PHOTO018
RESULT: ASBESTOS - POSITIVE
BUILDING/LEVEL: MAIN BUILDING - BASEMENT LEVEL
ROOM/LOCATION:
FEATURE/MATERIAL: DUCTWORK - MASTIC
SAMPLE NO.: PREVIOUSLY SAMPLED AEC ENVIRONMENTAL 2010-1




ITEM NO.: 2
PHOTO NO.: J169970-PHOTO015
RESULT: ASBESTOS - PRESUMED POSITIVE
BUILDING/LEVEL: MAIN BUILDING - BASEMENT LEVEL
ROOM/LOCATION: ETSA SUPPLY ROOM
FEATURE/MATERIAL: FIRE DOOR - FIRE DOOR CORE
SAMPLE NO.: NOT SAMPLED RESTRICTED ACCESS



ITEM NO.: 3
PHOTO NO.: J169970-PHOTO013
RESULT: ASBESTOS - PRESUMED POSITIVE
BUILDING/LEVEL: MAIN BUILDING - BASEMENT LEVEL
ROOM/LOCATION: ETSA TRANSFORMER ROOM
FEATURE/MATERIAL: FIRE DOOR - DOUBLE - FIRE DOOR CORE - STANDARD
SAMPLE NO.: NOT SAMPLED RESTRICTED ACCESS



ITEM NO.: 4
PHOTO NO.: J169970-PHOTO014
RESULT: ASBESTOS - PRESUMED POSITIVE
BUILDING/LEVEL: MAIN BUILDING - GROUND LEVEL
ROOM/LOCATION: - NORTH & EAST ELEVATION OF ATRIUM
FEATURE/MATERIAL: EAVES - FIBRE CEMENT SHEETING
SAMPLE NO.: NOT SAMPLED HEIGHT RESTRICTED



ITEM NO.: 7
PHOTO NO.: J169970-PHOTO011
RESULT: ASBESTOS - PRESUMED POSITIVE
BUILDING/LEVEL: MAIN BUILDING - LEVEL ONE
ROOM/LOCATION: UNIT 4 - BALCONY
FEATURE/MATERIAL: CEILING LINING - FIBRE CEMENT SHEETING
SAMPLE NO.: SIMILAR TO: 2010-18



ITEM NO.: 8
PHOTO NO.: J169970-PHOTO010
RESULT: ASBESTOS - POSITIVE
BUILDING/LEVEL: MAIN BUILDING - LEVEL ONE
ROOM/LOCATION: UNIT 4 - BALCONY
FEATURE/MATERIAL: FLOOR - FIBRE CEMENT SHEETING
SAMPLE NO.: PREVIOUSLY SAMPLED AEC ENVIRONMENTAL 2010-4


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ITEM NO.: 10
PHOTO NO.: J169970-PHOTO009
RESULT: ASBESTOS - POSITIVE
BUILDING/LEVEL: MAIN BUILDING - LEVEL TWO
ROOM/LOCATION: UNIT 17 - BALCONY
FEATURE/MATERIAL: CEILING LINING - FIBRE CEMENT SHEETING
SAMPLE NO.: PREVIOUSLY SAMPLED AEC ENVIRONMENTAL SIMILAR TO 2010-10



ITEM NO.: 11
PHOTO NO.: J169970-PHOTO008
RESULT: ASBESTOS - POSITIVE
BUILDING/LEVEL: MAIN BUILDING - LEVEL TWO
ROOM/LOCATION: UNIT 17 - BALCONY
FEATURE/MATERIAL: FLOOR - COMPRESSED CEMENT SHEETING
SAMPLE NO.: PREVIOUSLY SAMPLED AEC ENVIRONMENTAL SIMILAR TO 2010-10



ITEM NO.: 13
PHOTO NO.: J169970-PHOTO002
RESULT: ASBESTOS - PRESUMED POSITIVE
BUILDING/LEVEL: MAIN BUILDING - LEVEL THREE
ROOM/LOCATION: UNIT 45 - BALCONY
FEATURE/MATERIAL: CEILING LINING - FIBRE CEMENT SHEETING
SAMPLE NO.: PREVIOUSLY SAMPLED AEC ENVIRONMENTAL 2006 SIMILAR TO: 2010-18



ITEM NO.: 14
PHOTO NO.: J169970-PHOTO001
RESULT: ASBESTOS - POSITIVE
BUILDING/LEVEL: MAIN BUILDING - LEVEL THREE
ROOM/LOCATION: UNIT 45 - BALCONY
FEATURE/MATERIAL: FLOOR - COMPRESSED CEMENT SHEETING
SAMPLE NO.: PREVIOUSLY SAMPLED AEC ENVIRONMENTAL 2010-15



ITEM NO.: 16
PHOTO NO.: J169970-PHOTO012
RESULT: ASBESTOS - POSITIVE
BUILDING/LEVEL: MAIN BUILDING - LEVEL FOUR
ROOM/LOCATION: UNITS 47, 48, 49 & 52 - BALCONY
FEATURE/MATERIAL: FLOOR - COMPRESSED CEMENT SHEETING
SAMPLE NO.: PREVIOUSLY SAMPLED AEC ENVIRONMENTAL SIMILAR TO 2010-37



ITEM NO.: 18
PHOTO NO.: J169970-PHOTO005
RESULT: ASBESTOS - POSITIVE
BUILDING/LEVEL: MAIN BUILDING - ROOF
ROOM/LOCATION: COMMON AREA - SOUTH
FEATURE/MATERIAL: GABLE - FIBRE CEMENT SHEETING
SAMPLE NO.: PREVIOUSLY SAMPLED AEC ENVIRONMENTAL 2010-21


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ITEM NO.: 20
PHOTO NO.: J169970-PHOTO004
RESULT: ASBESTOS - POSITIVE
BUILDING/LEVEL: MAIN BUILDING - ROOF
ROOM/LOCATION: COMMON AREA ADJACENT LAUNDRY
FEATURE/MATERIAL: EAVES - FIBRE CEMENT SHEETING
SAMPLE NO.: PREVIOUSLY SAMPLED AEC ENVIRONMENTAL 2010-18



ITEM NO.: 22
PHOTO NO.: J169970-PHOTO003
RESULT: ASBESTOS - POSITIVE
BUILDING/LEVEL: MAIN BUILDING - ROOF
ROOM/LOCATION: COMMON AREA ADJACENT LAUNDRY - THROUGHOUT
FEATURE/MATERIAL: CEILING LINING - FIBRE CEMENT SHEETING
SAMPLE NO.: PREVIOUSLY SAMPLED AEC ENVIRONMENTAL 2010-18



ITEM NO.: 26
PHOTO NO.: J169970-PHOTO007
RESULT: ASBESTOS - PRESUMED POSITIVE
BUILDING/LEVEL: MAIN BUILDING - ROOF
ROOM/LOCATION: STORAGE ROOM ADJACENT LIFT MOTOR ROOM
FEATURE/MATERIAL: INFILL PANELS - FIBRE CEMENT SHEETING
SAMPLE NO.: PREVIOUSLY SAMPLED AEC ENVIRONMENTAL SIMILAR TO: 2010-23



ITEM NO.: 27
PHOTO NO.: J169970-PHOTO006
RESULT: ASBESTOS - POSITIVE
BUILDING/LEVEL: MAIN BUILDING - ROOF
ROOM/LOCATION: STORAGE ROOM ADJACENT LIFT MOTOR ROOM - THROUGHOUT
FEATURE/MATERIAL: CEILING LINING - FIBRE CEMENT SHEETING
SAMPLE NO.: PREVIOUSLY SAMPLED AEC ENVIRONMENTAL 2010-23


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NATA

## ASBESTOS IDENTIFICATION REPORT No. 4977

| | | | |
|---|---|---|---|
| **CLIENT:** | Strata Corporation 12753 Inc. C/- Best Strata | **ORDER NO:** | 12753-110 |
| **ATTENTION:** | Sharon Ellis | **RECEIVED IN LAB:** | 31 August 2010 |
| **PROPERTY ADDRESS:** | The Mansions Apartments 21 Pulteney Street, Adelaide | **REPORT DATE:** | 6 September 2010 |
| **SAMPLED BY:** | Scott Flamank | | |

Test Method: In house method LOP-002 Asbestos Identification by Polarised Light Microscopy including Dispersion Staining (Based on AS4964-2004 Method for the qualitative identification of asbestos in bulk samples)

| No. | Location | Dimensions | Description | Asbestos | SMF | OF |
|---|---|---|---|---|---|---|
| ***Basement Level, Plant Room*** | | | | | | |
| 1 | Joint sealant to air conditioning ducts | 10x2x2mm | Pale yellow lump | Chrysotile | | |
| ***Level 1, External*** | | | | | | |
| 2 | Unit 2, balcony flooring | 5x2x1mm | Grey cement sheet | Chrysotile | | |
| 3 | Unit 3, balcony flooring | 5x2x1mm | Grey cement sheet | Chrysotile | | |
| 4 | Unit 4, balcony flooring | 5x2x1mm | Grey cement sheet | Chrysotile | | |
| 5 | Unit 6, balcony flooring | 5x2x1mm | Grey cement sheet | Chrysotile | | |
| 6 | Unit 7, balcony flooring | 5x2x1mm | Grey cement sheet | Chrysotile | | |
| 8 | Unit 10, balcony flooring | 5x2x1mm | Grey cement sheet | Chrysotile | | |
| 9 | Unit 15, balcony flooring | 5x2x1mm | Grey cement sheet | Chrysotile | | |
| ***Level 1, Internal*** | | | | | | |
| 7 | Unit 7, bathroom panel, behind riser shaft | 20x20x5mm | Pale grey cement sheet | Chrysotile | | Yes |

**Please note that the results contained in this report relate only to the sample(s) submitted for testing.** Sample Dimensions and Descriptions are approximate only. Chrysotile is commonly known as white asbestos, Amosite is commonly known as brown asbestos and Crocidolite as blue asbestos. SMF (Synthetic Mineral Fibre) is commonly known as glass fibre and OF (Organic Fibre) includes natural fibres and synthetic organic fibre. A blank in the SMF or OF column implies not detected.



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| **SAMPLED BY:** | Scott Flamank | | |

| No. | Location | Dimensions | Description | Asbestos | SMF | OF |
|---|---|---|---|---|---|---|
| ***Level 2, External*** | | | | | | |
| 10 | Unit 20, balcony flooring | 5x2x1mm | Grey cement sheet | Chrysotile | | |
| 11 | Unit 22, balcony flooring | 5x2x1mm | Grey cement sheet | Chrysotile | | |
| 12 | Unit 25, balcony flooring | 5x2x1mm | Grey cement sheet | Chrysotile | | |
| ***Level 3, External*** | | | | | | |
| 13 | Unit 37, balcony flooring | 5x2x1mm | Grey cement sheet | Chrysotile | | |
| 14 | Unit 42, balcony flooring | 5x2x1mm | Grey cement sheet | Chrysotile | | |
| 15 | Unit 45, balcony flooring | 5x2x1mm | Grey cement sheet | Chrysotile | | |
| ***Level 3, Internal*** | | | | | | |
| 16 | Unit 37, bathroom panel, behind riser shaft | 20x20x5mm | Off-white cement sheet, painted off-white | Chrysotile | | Yes |
| ***Rooftop Area*** | | | | | | |
| 17 | Waterproof membrane to flooring | 10x10x2mm | Green fibrous layer | No | Yes | |
| 18 | Ceiling lining to verandah | 5x2x1mm | Off-white cement sheet, painted off-white | Chrysotile, Amosite | | Yes |
| 19 | Wall cladding to Cleaner's Store adjacent to laundry | 10x10x5mm | Off-white cement sheet, painted off-white | Chrysotile, Amosite | | Yes |
| 20 | Wall cladding to Spa Pump Room | 20x10x5mm | Off-white cement sheet, painted off-white | No | | Yes |
| 21 | Gable end adjacent Spa | 10x10x2mm | Off-white cement sheet, painted off-white | Chrysotile | | Yes |

**Please note that the results contained in this report relate only to the sample(s) submitted for testing.** Sample Dimensions and Descriptions are approximate only. Chrysotile is commonly known as white asbestos, Amosite is commonly known as brown asbestos and Crocidolite as blue asbestos. SMF (Synthetic Mineral Fibre) is commonly known as glass fibre and OF (Organic fibre) includes natural fibres and synthetic organic fibre. A blank in the SMF or OF column implies not detected.



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## ASBESTOS IDENTIFICATION REPORT No. 4977

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| **PROPERTY ADDRESS:** | The Mansions Apartments 21 Pulteney Street, Adelaide | **REPORT DATE:** | 6 September 2010 |
| **SAMPLED BY:** | Scott Ramanik | | |

| No. | Location | Dimensions | Description | Asbestos | SMF | OF |
|---|---|---|---|---|---|---|
| ***Rooftop Area*** | | | | | | |
| 22 | Wall cladding to storage room adjacent entry | 10x10x2mm | Off-white cement sheet, painted white | No | | Yes |
| 23 | Ceiling lining to Storage Room adjacent to Lift Motor Room | 5x2x1mm | Off-white cement sheet, painted off-white | Chrysotile | | Yes |
| 24 | Lift Motor Room, brake linings (two of) | 5x2x1mm | Dark brown fibrous resin lump | No | Yes | |

Approved Identifier and Signatory

Michael Till

**Please note that the results contained in this report relate only to the sample(s) submitted for testing.** Sample Dimensions and Descriptions are approximate only. Chrysotile is commonly known as white asbestos. Amosite is commonly known as brown asbestos and Crocidolite as blue asbestos. SMF (Synthetic Mineral Fibre) is commonly known as glass fibre and OF (Organic Fibre) includes natural fibres and synthetic organic fibre. A blank in the SMF or OF column implies not detected.



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## Asbestos

This assessment was undertaken in accordance with the following documents and within the constraints of the scope of works:

- How to Manage and Control Asbestos in the Workplace: Code of Practice (June 2020)
- SA Work Health and Safety Regulations 2012

No representative sample(s) of suspected asbestos-containing material were collected.

Where it was determined that asbestos was present, a risk and priority assessment was conducted in accordance with Greencap's standard Risk Assessment and Priority Ranking System. Refer to section on Priority Rating System for detailed information on this system.

Inaccessible areas that are likely to contain asbestos have been assumed to contain asbestos until further inspection and analysis of samples has been undertaken by an approved analyst.

A strategy of using representative samples of suspected asbestos-containing materials has been used to minimise the number of samples and degree of disturbance. Because of this strategy, findings of the audit should be interpreted such that all visually similar materials in the same vicinity must be assumed to be composed of the same material until proven otherwise.


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# Risk Assessment Factors - Asbestos

The presence of asbestos-containing materials (ACMs) does not necessarily constitute an exposure risk. However, if the ACM is sufficiently disturbed to cause the release of airborne respirable fibres, then an exposure risk may be posed to individuals. The assessment of the exposure risk posed by ACMs assesses (a) the material condition and friability, and (b) the disturbance potential.

## Material Condition

The assessment factors for material condition include:

- Evidence of physical deterioration and/or water damage.
- Degree of friability of the ACM.
- Surface treatment, lining or coating (if present).
- Likelihood to sustain damage or deterioration in its current location and state.

### Physical Condition and Damage

The condition of the ACM is rated as either being good, fair or poor.

| | |
|---|---|
| *Good* | refers to an ACM that has not been damaged or has not deteriorated |
| *Fair* | refers to an ACM having suffered minor cracking or de-surfacing. |
| *Poor* | describes an ACM which has been damaged or its condition has deteriorated over time. |

### Friability and Surface Treatment

The degree of friability of ACMs describes the ease of which the material can be crumbled, and hence to release fibres, and takes into account surface treatment.

*Friable asbestos*
Friable asbestos or ACM is asbestos or ACM in powder form, or able to be crumbled, pulverised, or reduced to a powder by hand pressure when it is dry e.g. sprayed asbestos beam insulation (limpet), pipe lagging.

*Non-friable asbestos*
also referred to as bonded asbestos, typically comprises asbestos fibres tightly bound in a stable non-asbestos matrix or impregnated with a coating. Examples of non-friable asbestos products include asbestos cement materials (sheeting, pipes etc), asbestos containing vinyl floor tiles, compressed gaskets and electrical backing boards.

## Disturbance Potential

In order to assess the disturbance potential, the following factors are considered:

- Requirement for access for either building work or maintenance operations.
- Likelihood and frequency of disturbance of the ACM.
- Accessibility of the ACM.
- Proximity of the ACM to air plenums and direct air stream.
- Quantity and exposed surface areas of ACM.
- Normal use and activity in area, and numbers of persons in vicinity of ACM.

These factors are used to determine (i) the potential for fibre generation, and (ii) the potential for exposure to person/s, as a rating of low, medium or high disturbance potential:

## Risk Status

The risk factors described previously are used to rank the asbestos exposure risk posed by the presence of the ACM.

- A low risk rating describes ACMs that pose a low exposure risk to personnel, employees and the general public providing they stay in a stable condition, for example asbestos materials that are in good condition and have low accessibility.
- A medium risk rating applies to ACMs that pose an increased exposure risk to people in the area.
- A high risk rating applies to ACMs that pose a higher exposure risk to personnel or the public in the vicinity of the material due to their condition or disturbance potential.


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## Priority Actions

The following priority rating system is adopted to assist in the programming and budgeting for the control of asbestos risk identified in the assessment.

| | | |
|---|---|---|
| Priority 1 (P1) | Action: | Restrict Access to Area &<br>Organise Abatement Works as soon as practicable &<br>Manage any remaining materials as part of an AMP |

Area has ACMs, which are either damaged or are being exposed via continual disturbance. Due to these conditions, there is an increased potential for exposure and/or transfer of the material to other locations with continued unrestricted use of the area. Representative asbestos fibre monitoring should be conducted in the area during normal building operation where recommended. Prompt abatement of the asbestos hazard is recommended.

As an interim, restrict access.

| | | |
|---|---|---|
| Priority 2 (P2) | Action: | Organise Remedial Works as soon as practicable &<br>Manage any remaining materials as part of an AMP |

Area has ACMs with a potential for disturbance due to the following conditions:

1. Material has been disturbed or damaged and its current condition, while not posing an immediate hazard, is unstable.
2. The material is accessible and when disturbed, can present a short-term exposure risk.
3. Demolition, renovation, refurbishment, maintenance, modification or new installations, involving air-handling systems, ceilings, lighting, fire safety systems or floor layout.

Appropriate abatement measures should be taken as soon as practicable. A negligible exposure risk exists if materials remain under the control of an Asbestos Management Plan (AMP).

| | | |
|---|---|---|
| Priority 3 (P3) | Action: | No Short-Term Remedial Works Required<br>Review periodically and Manage as part of an AMP |

Area has ACMs, where:

1. The condition of friable ACMs is currently stable and has low potential of being disturbed.
2. The ACM is currently in a non-friable form, may have slight damage, but does not present an exposure risk unless cut, drilled, sanded or otherwise abraded.

This presents a low risk of exposure where the materials are left undisturbed under the control of an Asbestos Management Plan (AMP). Defer any major action unless materials are to be disturbed as a result of maintenance, refurbishment or demolition operations.

| | | |
|---|---|---|
| Priority 4 (P4) | Action: | No Short-Term Remedial Works Required<br>Review periodically and Manage as part of an AMP |

Area has ACMs in a non-friable form and in good condition. It is unlikely that the material can be disturbed under normal circumstances and can be safely subjected to normal traffic. Even if it were subjected to minor disturbance the material poses a negligible health risk. These materials should be maintained in good condition and their condition monitored during subsequent reviews. As with any asbestos materials, these materials must be removed prior to renovations that may impact on the materials.


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The Occupational Health and Safety Regulations of most Australian states refer to a Code of Practice for guidance on identification and management of asbestos materials (ACMs) in workplaces. The requirements are summarised below.

## Asbestos Management Plan (AMP)

An AMP should be developed for the site as per the Code of Practice. The AMP should be a broad ranging document detailing the following information:

- The site's asbestos material register.
- Responsibilities for relevant persons in the management of ACMs.
- Mechanisms for communicating the location, type and condition of ACMs, the risks posed by these and the control measures adopted to minimise these risks.
- Training arrangements for workers and contractors.
- A Procedure for reviewing and updating the AMP and the register.
- Air Monitoring and clearance inspection arrangements.
- Timetable for action to review risk assessments and undertake asbestos management activities.
- Records of any maintenance or service work conducted on ACMs, including clearance certificates for removed items.

## Updates to Register, AMP and Risk Assessments

The asbestos register and the AMP should be reviewed (via visual inspection by a competent person) and updated at least every 5 years or earlier where a risk assessment indicates the need for a re-assessment or if any ACMs have been removed or updated as per the requirements of the Code of Practice.

Risk assessments should be reviewed regularly and as specified by the Code of Practice, particularly when there is evidence that the risk assessment is no longer valid, control measures are shown to be ineffective or there is a significant change planned for the workplace or work practices or procedures relevant to the risk assessment; or there is a change in ACM condition or ACMs have since been enclosed, encapsulated or removed.

## Labelling

All confirmed or presumed ACMs (or their enclosures) should be labelled to identify the material as asbestos-containing or presumed asbestos-containing and to warn that the items should not be disturbed as per the requirements of the Code of Practice.

## Training

Staff and site personnel must be provided with  Asbestos Awareness training in accordance with the Code of Practice. Training should inform staff how to work safely alongside asbestos by instructing them of:.

1. The health risks associated with asbestos.
2. Their roles and responsibilities under the AMP.
3. Procedures for managing asbestos on-site.
4. The correct use of control measures and safe work methods to minimise the risks from asbestos.

## Refurbishment / Demolition Requirements

This audit is limited by the Scope of Works and Methodology outlined within this report.

Generally, a new audit or revised audit is required prior to any planned refurbishment, alteration, demotion or upgrade works that may disturb ACMs at the site in accordance with Australia Standard AS 2601: The Demolition of Structures and Demolition Work Code of Practice(SafeWork Australia, Oct 2018).

## Removal of Asbestos Materials

Any works involving the removal of ACMs should be undertaken by a Licensed Asbestos Removal Contractor (LARC). In addition, an appropriately qualified independent asbestos consultant / occupational hygienist should undertake asbestos fibre air monitoring during/after works, and issue a Clearance Certificate to validate the works have been undertaken safely.

All works should be conducted in accordance with legislative requirements and following the requirements of the document 'How to Safely Remove Asbestos: Code of Practice (SafeWork Australia, 2016)'.


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This report has been prepared in accordance with the agreement between Strata Corporation No 12753 Inc C/- Best Strata and Greencap.

Within the limitations of the agreed upon scope of services, this work has been undertaken and performed in a professional manner, in accordance with generally accepted practices, using a degree of skill and care ordinarily exercised by members of its profession and consulting practice. No other warranty, expressed or implied, is made.

This report relates only to the identification of asbestos materials used in the construction of the building and does not include the identification of dangerous goods or hazardous substances in the form of chemicals used, stored or manufactured within the building or plant.

The following should also be noted:

While the survey has attempted to locate the asbestos materials within the site it should be noted that the review was a visual inspection and a limited sampling program was conducted and/or the analysis results of the previous report were used. Representative samples of suspect asbestos materials were collected for analysis. Other asbestos materials of similar appearance are assumed to have a similar content.

Not all suspected asbestos materials were sampled. Only those asbestos materials that were physically accessible could be located and identified. Therefore it is possible that asbestos materials, which may be concealed within inaccessible areas/voids, may not have been located during the audit. Such inaccessible areas fall into a number of categories.
(a) Locations behind locked doors;
(b) Inset ceilings or wall cavities;
(c) Those areas accessible only by dismantling equipment or performing minor localised demolition works;
(d) Service shafts, ducts etc., concealed within the building structure;
(e) Energised services, gas, electrical, pressurised vessel and chemical lines;
(f) Voids or internal areas of machinery, plant, equipment, air-conditioning ducts etc;
(g) Totally inaccessible areas such as voids and cavities created and intimately concealed within the building structure. These voids are only accessible during major demolition works;
(h) Height restricted areas
(i) Areas deemed unsafe or hazardous at time of audit.

In addition to areas that were not accessible, the possible presence of hazardous building materials may not have been assessed because it was not considered practicable as:
1. It would require unnecessary dismantling of equipment; and/or
2. It was considered disruptive to the normal operations of the building; and/or
3. It may have caused unnecessary damage to equipment, furnishings or surfaces; and/or
4. The hazardous material was not considered to represent a significant exposure risk; and
5. The time taken to determine the presence of the hazardous building material was considered prohibitive.

Only minor destructive auditing and sampling techniques were employed to gain access to those areas documented in the Asbestos Register. Consequently, without substantial demolition of the building, it is not possible to guarantee that every source of hazardous material has been detected.

During the course of normal site works care should be exercised when entering any previously inaccessible areas or areas mentioned above and it is imperative that work cease pending further sampling if materials suspected of containing asbestos materials or unknown materials are encountered. Therefore during any refurbishment or demolition works, further investigations and assessment may be required should any suspect material be observed in previously inaccessible areas or areas not fully inspected previously, i.e. carpeted floors.


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Going Further in Managing Risk

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# ASBESTOS MANAGEMENT PLAN

January 2021
J169970

# STRATA CORPORATION NO 12753 INC C/- BEST STRATA

## 15-27 PULTENEY STREET ADELAIDE SA 5000

## REGISTER NO: 4977

C102535: DSM

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# Statements of Limitation

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## Document Control

| Document Quality Management Details | | |
|---|---|---|
| **Report Name:** | Asbestos Management Plan | |
| **Project Number:** | J169970 | |
| **Client Name:** | Strata Corporation No 12753 Inc C/- Best Strata | |
| **Client Number:** | C102535 | |
| **Signatures:** | Prepared By:<br>  <br>Daniel Monteleone<br>Consultant - HazMat | Authorised By:<br>  <br>Karin Thomson<br>Consultant - Hazmat |

### Asbestos Management Plan

| AMP / Register No. | Date | Next Review Date |
|---|---|---|
| **4977** | **January 2021** | **January 2026** |

*This Asbestos Management Plan must be read in conjunction with the Asbestos Register/s for the Workplace. Where the Asbestos Register is updated the Asbestos Management Plan must be reviewed and as necessary revised, a review must be undertaken at least every 5 years.*

### Issue Status / Review

| Version No. | Date | Creator | Reviewer |
|---|---|---|---|
| 1 | 11/01/2021 | Daniel Monteleone | Karin Thomson |
| | | | |

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# EMERGENCY PROCEDURE

## Accidental Damage or Discovery of New Asbestos-Containing Materials

If an uncontrolled situation or incident occurs where known or suspect asbestos containing material is disturbed or there are other possible asbestos related issues the following steps are to be followed:

| STEP | WHO | ACTION |
|---|---|---|
| 1. Stop work | Worker (or others) discovers or suspects ACM has been damaged or new item identified | Stop work immediately.<br>Go to Step 2 |
| 2. Restrict access to affected area & shut off air-handling system | Contractor or worker supervisor | Restrict access to the area by closing doors, taping off access points and installing temporary signage to prevent site occupants or members of the public from entering the immediate area, and to prevent any further disturbance of asbestos materials in the area.<br>Air handling systems should be shut-off (where relevant).<br>Go to Step 3. |
| 3. Notify the Management Plan Controller | Contractor or worker supervisor | Notify the Asbestos Management Plan (AMP) Controller:<br>**Sharon Ellis – 0415 686 000**<br>**or**<br>**GREENCAP (08) 8299 9955**<br>Go to Step 4. |
| 4. Implement Incident Notification Process | AMP Controller | Licensed Asbestos Assessor (LAA) to assess situation, contact Greencap for advice.<br>Management Plan Controller – notify by telephone and email, key stakeholders as per in-house incident notification process. Inform on-site staff / personnel.<br>Go to Step 5. |
| 5. Notify Licensed Asbestos Assessor | AMP Controller | AMP Controller - Notify Licensed Asbestos Assessor (LAA) to arrange risk assessment and advise appropriate control strategies.<br>Go to Step 6. |
| 6. Risk assess damage and sample material (if required) | Licensed Asbestos Assessor | LAA to attend site to risk assess material and if necessary, take sample of suspected asbestos materials:<br>Notify AMP Controller result of analysis<br>Negative result – resume works<br>Positive result – Go to step 7 |

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| STEP | WHO | ACTION |
|---|---|---|
| 7. Engage Licensed Asbestos Removal Contractor for clean-up | Management Plan Controller (in consultation with Licensed Asbestos Assessor) | Management Plan Controller (in consultation with Licensed Asbestos Assessor) to engage a Licensed Asbestos Removal Contractor to undertake asbestos cleanup and decontamination works.<br>Go to Step 8. |
| 8. Conduct asbestos fibre air monitoring & independent visual clearance inspection | Licensed Asbestos Assessor | Licensed Asbestos Assessor to conduct asbestos fibre air monitoring adjacent to the contaminated work area to ensure that fibre levels do not exceed acceptable levels and controls are effective.<br>After clean-up works have been completed, an independent visual clearance inspection shall be conducted by a Licensed Asbestos Assessor to ensure that asbestos removal /make safe has been completed to a satisfactory standard.<br>Airborne asbestos fibre clearance monitoring shall also be conducted as required within removal work areas to ensure areas are safe for re-occupation following removal / make safe.<br>Licensed Asbestos Assessor to issue clearance documentation.<br>Go to Step 9. |
| 9. Staff Debrief / Review AMP procedures and controls | Management Plan Controller / Licensed Asbestos Assessor | Debrief staff<br>Management Plan Controller and Asbestos Consultant to review the Asbestos Management Plan procedures and controls to ensure they were being followed correctly.<br>Go to Step 10. |
| 10. Update Asbestos Register and archive documents | Asbestos Consultant / Management Plan Controller | As required, update site Asbestos Register.<br>Management Plan Controller – to archive incident documents and re-issue the up-dated Asbestos Register for the site / building. |

**If for any reason the Management Plan Controller cannot be contacted, please call GREENCAP on (08) 8299 9955.**

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# ASBESTOS MANAGEMENT PLAN

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## 1 Instructions

Greencap Pty Ltd (Greencap) was engaged by Strata Corporation No 12753 Inc C/- Best Strata ("the client") to prepare this Asbestos Management Plan. This Asbestos Management Plan must be read in conjunction with the Asbestos Register/s for the Workplace. The asbestos register related to this Asbestos Management, and provides specific information about the location, description and risk of identified and assumed material among other information for the property located at 15-27 Pulteney Street, Adelaide SA 5000.

## 2 Purpose of this Asbestos Management Plan

Asbestos risk to human health is acknowledged as being present when airborne asbestos fibres are inhaled. Inhalation of asbestos fibres can lead to respiratory disease. Therefore, all Asbestos Containing Materials (ACM) should remain undisturbed and in good condition until removal is conducted under controlled conditions.

The purpose of this Asbestos Management Plan (AMP) is to ensure that all practicable steps are taken to prevent, or minimise the risk of exposure to airborne asbestos fibres, for all occupants and contractors. This is driven by legislation, regulations and guidance offered by codes of practice and supported by an understanding of sound management of ACM.

Sound management practices are achieved by the identification and listing of the known locations of the ACM in an Asbestos Register. An asbestos register is drafted following building, structure, or plant and equipment inspection with sampling and subsequent analysis by a National Association of Testing Authorities (NATA) accredited laboratory of the suspect ACM. Following this risk assessment, the implementation of appropriate controls regarding the management of confirmed ACM can commence.

This AMP has been prepared in accordance with the Safe Work Australia Code of Practice – 'How to Manage and Control Asbestos in the Workplace' (June 2020) and the SA Work Health & Safety Regulations 2012.

As an organisation, we aim to satisfy or exceed the requirements specified in legislation, and encompasses the following principles:

- The ultimate goal is for the site to be free of ACM;
- Consideration will be given to removal of ACM where practicable. This is in preference to other control measures such as enclosure, encapsulation or sealing. Removal is to be undertaken in a programmed, planned and controlled manner;
- Where reasonably practicable, steps are to be taken to label identified ACM;
- Control measures are to be established to prevent exposure to airborne asbestos fibres (including monitoring the condition of ACM and minimising the possibility of damage to ACM);
- All workers, contractors and other persons are to be made aware of the Asbestos Register and the Asbestos Management Plan before commencing work at the site; and
- As required, asbestos awareness training and instruction is to be provided, including information about the consequences of exposure to airborne asbestos fibres.

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## 2.1 Regulatory Requirements

A person with management or control of a workplace must ensure that a copy of the asbestos management plan for the workplace is readily accessible to:

- a worker who has carried out, carries out or intends to carry out, work at the workplace;
- a health and safety representative who represents a worker;
- a person conducting a business or undertaking who has carried out, carries out or intends to carry out, work at the workplace; and
- a person conducting a business or undertaking who has required, requires, or intends to require work to be carried out at the workplace.

An AMP is required at a workplace where asbestos is known to be located at that workplace, and where there is an asbestos register. The regulatory requirement for an asbestos register, and therefore an AMP does not apply if:

- the workplace is a building that was constructed after 31 December 2003;
- no asbestos has been identified at the workplace; and
- no asbestos is likely to be at the workplace from time to time.

Whilst it is not a requirement under the regulations to have an AMP at a workplace where no asbestos has been identified, it is however good practice to have an AMP in the event that asbestos materials are located or suspected during works that may uncover otherwise hidden materials.

### 2.1.1 AMP Review Requirements

A person with management or control of a workplace that has an asbestos management plan must ensure that the plan is reviewed and as necessary revised in the following circumstances:

- there is a review of the asbestos register or a control measure;
- asbestos is removed from, or disturbed, sealed or enclosed at the workplace;
- the plan is no longer adequate for managing asbestos or ACM at the workplace;
- a health and safety representative requests a review; or
- at least once every 5 years.

### 2.1.2 Asbestos Register Review Requirements

Typically, asbestos register reviews (updates) are conducted annually, as a risk assessment of each ACM situation. In accordance with the South Australian WHS Regulations, asbestos registers must be reviewed / updated whenever the management plan is reviewed, whenever further asbestos is identified or when asbestos materials are removed, disturbed, sealed or enclosed, or before demolition or refurbishment.

In the event of further asbestos products being located at the property, the asbestos register must be reviewed / updated.

Should demolition or refurbishment be undertaken, the asbestos register must be reviewed prior to any demolition or refurbishment work is undertaken, and as necessary revised. If refurbishment is likely to disturb ACM or demolition or disposal of sections or the entire structure are to occur, as far as reasonably practicable all ACM is to be removed prior to works commencing.

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## 3 Objectives of This Asbestos Management Plan

The AMP represents an integrated risk management approach to ensure that practicable steps are taken to prevent or minimise the risk of exposure to airborne asbestos fibres.

This AMP therefore:

- Outlines the necessary actions to control the risk as required by legislation.
- Identifies and describes the administrative line of authority for the site, outlining responsibilities, procedures and systems for the effective management and control of ACM's.
- Details emergency procedures to be followed if an uncontrolled situation or incident occurs where known or suspect ACM's are disturbed.
- Establishes a timetable for the review and assessment of the ACM's.
- Where appropriate, instigates a work permit system, which ensures that any proposed maintenance, installation, alteration, renovation or demolition at the site is notified to the Management Plan Controller.
- Requires that all participants involved in the management and operations at the site/s, particularly where ACM is likely to be disturbed are clearly informed and as necessary trained to manage the asbestos risks.

The asbestos register forms an integral part of an effective AMP and both documents should be read in conjunction. The AMP and Asbestos Register must be made available as required for inspection by employers, employees, union representatives, government representatives, contractors and maintenance personnel.

## 4 Legislative Requirements and References

This AMP is designed to assist in the general obligations relating to asbestos management to ensure the health and safety of employees, contractors, visitors and others accessing the site. The AMP also addresses specific asbestos related legislative requirements and guidelines in relation to industry best practice.

Comprehensive asbestos management protocols and regulatory requirements are detailed in the following legislation and guidance documents and all form an integral part of this AMP:

- SA Work Health and Safety Act 2012
- SA Work Health and Safety Regulations 2012
- "How to Manage and Control Asbestos in the Workplace - Code of Practice" (June 2020)
- "How to Safely Remove Asbestos" - Code of Practice (June 2020)
- "Demolition Work" - Code of Practice (June 2020)

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# 5 Asbestos Overview

Asbestos is a naturally occurring crystalline fibrous mineral silicate found in rocks and are commonly referred to by the colour of the fibres, as "blue asbestos", "brown asbestos" and "white asbestos". There are two major groups of asbestos:

1. Serpentine group minerals:
    - Chrysotile (white asbestos); and
2. Amphibole group minerals:
    - Amosite (brown asbestos),
    - Crocidolite (blue asbestos) and minor forms; including
        - Actinolite,
        - Tremolite and
        - Anthophyllite.

Asbestos minerals have separable long fibres that are strong and flexible enough to be spun and woven and are heat resistant. Because of these characteristics, asbestos has been historically used for a wide range of manufactured goods, mostly in building materials, friction products, heat-resistant fabrics, gaskets, and coatings.

Asbestos mainly affects the lungs and breathing in high levels of asbestos fibres over time can lead to a number of diseases and cancers (asbestos is a known carcinogen). The aim is to prevent or reduce the risk of exposure to airborne asbestos fibres to as low as reasonably practicable. This management plan aids in ensuring that asbestos containing materials in the workplace are managed in such a way that they do not become damaged and lead to an increased risk of exposure.

## 5.1 Types of Asbestos-Containing Materials

Asbestos containing materials can be classified into two categories:

### Friable

Asbestos containing materials considered to be friable are materials that can be crumbled, pulverised or reduced to powder by hand pressure when dry. Friable asbestos materials are considered a higher risk as they more readily liberate asbestos fibres causing them to become airborne, with minimal disturbance.

### Non-Friable (Bonded)

Those that cannot be pulverised or reduced to a powder with hand pressure are considered non-friable and generally considered a lower risk if properly handled. Non-friable asbestos containing materials are often referred to as 'bonded', where asbestos is bound in a bonded matrix (e.g. fibre cement sheeting) or various resin/binders (e.g. vinyl floor tiles). Typical examples of ACM's and their category are listed in Table 1.

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**TABLE 1: Friable or Non-Friable**

| Friable | Non-Friable (bonded) |
|---|---|
| • Asbestos Contaminated Dust (ACD). Dust that has settled within a workplace and is (or assumed to be) contaminated with asbestos. | • Asbestos cement sheeting and corrugated sheeting products, i.e. cement-like or concrete-like products (e.g. 'fibro' and 'super six roofing' –see description below). |
| • Sprayed or troweled asbestos materials applied to ceilings, walls and other surfaces for fire-rating purposes. This material is often referred to as 'limpet asbestos'. | • Vinyl tiles and vinyl flooring mastic and associated adhesives. |
| • Asbestos-containing insulation on pipes, boilers, tanks, ducts etc. which is often referred to as asbestos lagging. | • Asbestos containing compounds, mastic from mechanical fittings, and roofing membranes and gaskets (In some cases gaskets may be friable) |
| • Asbestos paper products, millboard in electrical switchboards, asbestos rope to spark arresters or underlay lining for linoleum or vinyl floor coverings. | • Electrical switchboards containing compressed asbestos bituminous electrical boards, asbestos-cement sheeting and components such as arc shields. |
| • Asbestos textiles, braided asbestos, rope, tape, gaskets etc. (note that rope and millboard are potentially friable). | • Roofing sealants, bituminous membranes, tar composites and similar materials were occasionally mixed with asbestos materials. |
| • Asbestos millboard from inside auxiliary switchboxes/fuse boards or air-conditioning reheat boxes. | • Construction expansion joint mastics in walls and floors. |
| • Low density board or asbestos insulation board. | |

It should be noted that extensive weathering or deterioration can cause previously bonded materials to release friable material e.g. asbestos contaminated dust and gutter residues. This non-bonded state increases their potential to release airborne asbestos fibres.

In Australia, asbestos was used widely in the construction of houses and commercial and industrial properties from the 1930s onwards with the peak period of use in Australian buildings being from the 1950s to the 1970s. Asbestos use was gradually phased out in Australia in certain products from the late 1970s through to the late 1980s. The final national ban on the use, manufacture and importation of all asbestos products in Australia occurred in 2003.

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Figure 1 classifies types of ACM's according to the likelihood of airborne asbestos fibre release if the ACM is disturbed or deteriorates. The higher the item is on the list, the greater the potential risk to health from airborne asbestos fibres will be. However, it should be noted that any ACM has the potential to release fibres if disturbed.




Figure 1. Extract from the Safe Work Australia "How to Manage and Control Asbestos in the Workplace (June 2020)" Code of Practice

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## 5.2 Rating the Risk of Asbestos-Containing Materials

The presence of asbestos-containing materials (ACMs) does not necessarily constitute an exposure risk.

However, if the ACM is sufficiently disturbed to cause the release of airborne respirable fibres, then an exposure risk may be posed to individuals. The assessment of the exposure risk posed by ACMs assesses (a) the material condition and friability, and (b) the disturbance potential. The assessment of the exposure risk posed by each ACM is assessed using the following criteria:

### Material Condition

The assessment factors for material condition include:

- Evidence of physical deterioration and/or water damage.
- Degree of friability of the ACM.
- Surface treatment, lining or coating (if present).
- Likelihood to sustain damage or deterioration in its current location and state.

### Physical Condition and Damage

The condition of the ACM is rated as either being good, fair or poor.

- **Good** - refers to an ACM that has not been damaged or has not deteriorated
- **Fair** - refers to an ACM having suffered minor cracking or de-surfacing.
- **Poor** - describes an ACM which has been damaged or its condition has deteriorated over time.

### Friability and Surface Treatment

The degree of friability of ACMs describes the ease of which the material can be crumbled, and hence to release fibres, and takes into account surface treatment.

### Friable asbestos

Friable asbestos or ACM is asbestos or ACM in powder form, or able to be crumbled, pulverised, or reduced to a powder by hand pressure when it is dry e.g. sprayed asbestos beam insulation (limpet), pipe lagging.

### Non-friable asbestos

Also referred to as bonded asbestos, typically comprises asbestos fibres tightly bound in a stable non-asbestos matrix or impregnated with a coating. Examples of non-friable asbestos products include asbestos cement materials (sheeting, pipes etc.), asbestos containing vinyl floor tiles, compressed gaskets and electrical backing boards.

### Disturbance Potential

In order to assess the disturbance potential, the following factors are considered:

- Requirement for access for either building work or maintenance operations.
- Likelihood and frequency of disturbance of the ACM.
- Accessibility of the ACM.
- Proximity of the ACM to air plenums and direct air stream.
- Quantity and exposed surface areas of ACM.
- Normal use and activity in area, and numbers of persons in vicinity of ACM.

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These factors are used to determine

- the potential for fibre generation, and
- the potential for exposure to person/s, as a rating of low, medium or high disturbance potential:

### Risk Status

The risk factors described previously are used to rank the asbestos exposure risk posed by the presence of the ACM.

- A low risk rating describes ACMs that pose a low exposure risk to personnel, employees and the general public providing they stay in a stable condition, for example asbestos materials that are in good condition and have low accessibility.
- A medium risk rating applies to ACMs that pose an increased exposure risk to people in the area.
- A high-risk rating applies to ACMs that pose a higher exposure risk to personnel or the public in the vicinity of the material due to their condition or disturbance potential.

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## Priority Actions

The following priority rating system is adopted to assist in the programming and budgeting for the control of asbestos risk identified in the assessment.

| | | |
|---|---|---|
| **Priority 1 (P1)** | Action: | Restrict Access to Area & Organise Abatement Works as soon as practicable & Manage any remaining materials. |

Area has ACMs, which are either damaged or are being exposed via continual disturbance. Due to these conditions, there is an increased potential for exposure and/or transfer of the material to other locations with continued unrestricted use of the area. Representative asbestos fibre monitoring should be conducted in the area during normal building operation where recommended. Prompt abatement of the asbestos hazard is recommended.

- As an interim, restrict access.

| | | |
|---|---|---|
| **Priority 2 (P2)** | Action: | Organise Remedial Works as soon as practicable & Manage any remaining materials. |

Area has ACMs with a potential for disturbance due to the following conditions:

1. Material has been disturbed or damaged and its current condition, while not posing an immediate hazard, is unstable.
2. The material is accessible and when disturbed, can present a short-term exposure risk.
3. Demolition, renovation, refurbishment, maintenance, modification or new installations, involving air-handling systems, ceilings, lighting, fire safety systems or floor layout.

Appropriate abatement measures should be taken as soon as practicable. A negligible exposure risk exists if materials remain under the control of this Asbestos Management Plan (AMP).

- As an interim, restrict access.

| | | |
|---|---|---|
| **Priority 3 (P3)** | Action: | No Short-Term Remedial Works Required Review periodically. |

Area has ACMs, where:

1. The condition of friable ACMs is currently stable and has low potential of being disturbed.
2. The ACM is currently in a non-friable form, may have slight damage, but does not present an exposure risk unless cut, drilled, sanded or otherwise abraded.

This presents a low risk of exposure where the materials are left undisturbed under the control of this Asbestos Management Plan (AMP). Defer any major action unless materials are to be disturbed as a result of maintenance, refurbishment or demolition operations.

| | | |
|---|---|---|
| **Priority 4 (P4)** | Action: | No Short-Term Remedial Works Required Review periodically. |

Area has ACMs in a non-friable form and in good condition. It is unlikely that the material can be disturbed under normal circumstances and can be safely subjected to normal traffic. Even if it were subjected to minor disturbance the material poses a negligible health risk. These materials should be maintained in good condition and their condition monitored during subsequent reviews. As with any asbestos materials, these materials must be removed prior to renovations that may impact on the materials.

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### 5.3 Plan for Removal of Asbestos-Containing Materials

Once a priority rating has been assigned to each ACM the material should be managed in accordance with the time table provided in Table 2. This timetable details the action required and time scale for completion.

ACM's identified as presenting an elevated risk should be removed in accordance with Table 2, or earlier if appropriate. When ACM's have been removed from a site, it is a requirement under the SA WHS regulations that the asbestos register and AMP are revised and updated accordingly.

**TABLE 2: Asbestos Risk Management Timetable**

| Time frame | | Less 12 months | 12 to 36 months | >36 months |
|---|---|---|---|---|
| Priority Rating | P1 | Immediate Removal<br>Update Register | - | - |
| | P2 | Plan for Removal<br>Put Controls in Place | Update Register<br>Removal | - |
| | P3 | Put Controls in Place<br>Leave and Manage | Update Register<br>Plan for Removal | Update Register<br>Removal |
| | P4 | Leave and Manage | Update Register<br>Leave and Manage | Plan for Removal<br>Leave and Manage |

The ultimate goal is to have a workplace free of ACM's, therefore eliminating the risk of exposure to airborne asbestos fibres completely.

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## 6 Organisational Responsibilities

This AMP is an operational document, designed in accordance with the Safe Work Australia 'How to Manage and Control Asbestos in the Workplace' Code of Practice to ensure that future works at the site do not result in uncontrolled asbestos-related exposure. All asbestos-related activities carried out at the site are to be carried out under the guidance of this AMP. The following key personnel are responsible for its implementation:

### Management Plan Controller

The Asbestos Management Plan and Register Controller is responsible for administration and supervision of asbestos-related tasks at the site.

The following have been appointed as the Asbestos Management Plan and Asbestos Register Controller:

| Asbestos Management Plan Controller | Contact Details: |
|---|---|
| Sharon Ellis | 0415 686 000 |

In the event that the Management Plan Controller is not available, please contact:

| | Contact Details: |
|---|---|
| Greencap | (08) 8299 9955 |

The following tasks are to be conducted by the Management Plan Controller:

- Maintain the Asbestos Register for the site and ensure that the ACM are regularly re-assessed, and the information is kept up to date by a competent person to comply with current WHS legislation. It is recommended that the asbestos register be reviewed every 12 months and a visual inspection of identified ACM should be undertaken as part of any review.

- Ensure the asbestos register is reviewed/updated by a competent person (E.g. Licensed Asbestos Assessor) when:
  - This asbestos management plan is reviewed;
  - Further asbestos or ACM is identified at the workplace;
  - Asbestos is removed from, or disturbed, sealed or enclosed at, the workplace; or
  - Prior to demolition or refurbishment. Refer to WHS Regulation, Chapter 8 Part 6, Demolition and Refurbishments.

- Ensure that if deemed necessary by a risk assessment, the frequency of the asbestos register review is appropriately increased.

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- Maintain this AMP and ensure this AMP is reviewed by a competent person (E.g., Licensed Asbestos Assessor) when:
  - there is a review of the asbestos register or a control measure;
  - asbestos is removed from, or disturbed, sealed or enclosed at, the workplace;
  - the plan is no longer adequate for managing asbestos or ACM at the workplace;
  - a health and safety representative requests a review;
  - changes to management systems or the management plan controller relinquishes control of the AMP; or
  - at least once every 5 years.

- Liaise with tenants, contractors and maintenance personnel and ensure that all contractors whose work may impact ACM are informed of the presence of asbestos at the site;

- Engage a competent person to conduct asbestos inductions and asbestos awareness training for contractors, site management and other key personnel as necessary;

- In the event that remedial or maintenance works are to be carried out, ensure that a risk assessment with recommendations is performed by a competent person prior to any work with or adjacent to ACM;

- Engage a licensed asbestos removal contractor and an independent Licensed Asbestos Assessor as required by state legislative requirements to conduct asbestos removal works and provide airborne fibre monitoring and clearance inspections;

- Inform occupants of the building and any other buildings in the immediate vicinity of all asbestos remedial works and air monitoring results;

- Prior to renovation or demolition works, ensure materials identified as containing asbestos are safely removed by an appropriately licensed removal contractor from any proposed work area or appropriately contained so as to prevent accidental damage;

- Prior to renovation or demolition works contact Greencap for recommendations regarding a intrusive / destructive asbestos inspection;

- Ensure exposure to asbestos is kept as low as reasonably achievable and that no person is exposed to airborne asbestos fibres in excess of the exposure standard;

- Ensure asbestos-related records are maintained with this AMP. File all asbestos related documentation on an on-going basis including asbestos register updates, asbestos removal specifications, asbestos removal control plans, air monitoring and clearance inspection certificates.

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# 7 Asbestos Register

Greencap has prepared a comprehensive asbestos register. Please refer to the site-specific Asbestos Register which details the type, condition and location of known and assumed asbestos containing materials.

The asbestos register is used as a reference to detail specific locations of known or suspected ACM at the site. All personnel working at the site must be made aware of the presence of the ACM in the areas they are accessing and the absolute necessity to ensure that these materials remain undisturbed.

## 7.1 Register to be Available

It is a requirement of the SA Work Health & Safety Regulations 2012 that a person with management and control of a workplace makes the current Asbestos Register of the site available to the following personnel:

- a worker who has carried out, carries out or intends to carry out, work at the workplace;
- a health and safety representative who represents a worker;
- a person conducting a business or undertaking who has carried out, carries out or intends to carry out, work at the workplace; and
- a person conducting a business or undertaking who has required, requires, or intends to require work to be carried out at the workplace.

## 7.2 Review or Register Before Works

Should the Asbestos Register not adequately cover the area of the proposed works, further investigation by a competent person (Licensed Asbestos Assessor/ Asbestos Consultant) must be conducted prior to commencing work.

The Asbestos Register must be updated if at any time conditions change to the current conditions in which the asbestos containing material is observed. It is considered industry best practice that annual re-inspections are conducted to risk assess ACM situations and ensure that any changes in conditions are identified, reported and appropriately managed.

## 7.3 Limitations of the Asbestos Management Plan and Asbestos Register

The Asbestos Register describes the known, visible and accessible sources of ACM identified on site. Whilst the register was prepared with all due care and every attempt was made during the survey to locate all ACM, it is important to note that, without substantial demolition of the buildings, fittings and equipment, it is not possible to guarantee that every source of asbestos has been located. Inherent with the nature and construction of the building, are areas that are either not physically or visually accessible.

Such inaccessible areas fall into a number of categories:

- Inside set ceilings or wall cavities.
- Building facades or other height restricted areas.
- Those areas accessible only by dismantling equipment or performing minor local demolition works.
- Service shafts, ducts etc., concealed within the building structure or internal areas of the plant or equipment.
- Totally inaccessible areas such as voids and cavities created and intimately concealed within the building structure. These voids are only accessible during demolition works.

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- Asbestos materials covered or concealed (partially or otherwise) by other materials/items preventing or limiting visual access or identification/recognition.
- Within inaccessible areas of plant, machinery or electrical equipment.
- Asbestos materials installed in non-typical applications, covered by other materials or installed in such a manner that disguises or conceals their nature in any way that may hinder their identification or recognition as an asbestos material.

Hence it is possible that ACM concealed within inaccessible voids and areas may not have been detected.

It is important that personnel proceed with caution when opening up or entering any previously and normally inaccessible areas to avoid disturbing concealed and/or previously unknown ACM.

### 7.4 Signage and Labelling – Displaying of Asbestos Warning Signs

The person with management or control of a workplace must ensure, where reasonably practicable, that the presence of ACM is identified and clearly indicated by a label. The site-specific asbestos register outlines existing signage and details any further recommendations for labelling of ACM's.

All labels should comply with AS1319 Safety Signs for the Occupational Environment. Some typical examples can be seen in Figure 2. Warning signs that have been wrongly removed, encapsulated or painted over should be replaced.

The practicability of labelling non-friable asbestos items in public access areas should be carefully considered in relation to the potential risks of exposure. Labelling is not always considered appropriate for asbestos situations in occupied areas as signs warning of the presence of asbestos may cause unnecessary alarm and disruption. In this case it may be appropriate to apply General Awareness warning signs indicating that asbestos does exist on the site.

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Figure 2. Asbestos Awareness & Signage Examples



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# 8 Inadvertent Disturbance / Newly Suspected Materials

Any damage to or the identification of newly suspected asbestos-containing material will require and initiate an update to the Asbestos Register.

## 8.1 Damage to Asbestos-Containing Materials

Any damage to ACM's must be reported to the Asbestos Management Plan Controller immediately. The Management Plan Controller will instigate the appropriate corrective action.

It is important that the emergency procedure at the front of this asbestos management plan is adhered to. If only minor damage occurs, e.g. minor cracking to asbestos cement sheet, the Management Plan Controller may assess the damage and decide an appropriate course of action, which may be to simply seal any exposed edges with paint. Any more serious damage should be assessed by a Licensed Asbestos Assessor and may require remediation works by a licensed asbestos removal contractor.

## 8.2 Newly Suspected Asbestos-Containing Materials

If materials are encountered that are not listed in the asbestos register, unknown to the worker or suspected of containing asbestos, then it is imperative that work cease pending further investigation and sampling, and appropriate precautions for dealing with asbestos materials should be implemented.

**Contact Greencap (8299 9955) for asbestos identification and an on-site risk assessment and inspection.**

If either of the above situations occurs, any work should immediately cease, and the Emergency Procedure for Accidental Damage or Discovery of New Asbestos-Containing Materials located at the front of this of this AMP must be followed.

All reports of damaged ACM are to be kept on file with the AMP.

## 8.3 Background Airborne Fibre Monitoring

If ACM's have been identified during routine inspection as being friable and of a high or very high risk, consideration should be given to conducting airborne fibre monitoring (AFM) to determine if airborne asbestos concentrations are safe in regards to asbestos risk or if control measures have been or are effective.

Additionally, if evidence of airborne asbestos fibre concentrations is required for sites containing ACM's, background airborne fibre monitoring should be considered. AFM can be conducted to alleviate any doubt in regard to the asbestos risk caused by the ACM being present. All AFM results should be kept on file in the AMP.

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# 9 Contractors & Maintenance Personnel

The Management Plan Controller must ensure that all contractors working at the site are inducted and made aware of the asbestos register and the AMP.

Contractors and maintenance personnel must ensure all inductions are completed and that proper safety procedures are followed. All works must be conducted in accordance with all relevant legislative requirements, this AMP and industry best practice.

## 9.1 Contractor and Maintenance Personnel Asbestos Induction

All contractors and maintenance personnel visiting the site must report to the Asbestos Management Plan Controller prior to commencing any works. The Management Plan Controller will provide a brief induction for the site, examine the works to be performed and advise what can, and cannot, be done. The induction will include the dissemination of the following information:

- Areas of the building that are known to contain ACM;
- Provide access to the asbestos register and AMP for the site to all contractors for reference prior to conducting works;
- The AMP provides direction on how to work safely with the ACM and work on site;
- Any asbestos abatement works must be approved by the Management Plan Controller and conducted by suitably qualified (licensed) asbestos removal contractors;
- During normal routine maintenance work, external contractors and other personnel must report any residual, deteriorating or damaged ACM (or suspected ACM) to the Management Plan Controller as soon as possible so that the appropriate corrective action can be initiated;
- There is no guarantee that all ACM's have been identified on site due to access limitations and any suspect materials encountered during building, demolition or maintenance works must also be reported to the Management Plan Controller. If any suspect materials that are not noted in the asbestos register are encountered, all work in the area must cease until the suspect material has been assessed by competent person (Licensed Asbestos Assessor / Asbestos Consultant / Occupational Hygienist).

Contractors and maintenance personnel should confirm they understand the requirements of the AMP and have read and understood the asbestos register and sign on to the form in Appendix A.

Details of contractors or other personnel who have attended the induction are to be kept on file.

## 9.2 Contractor Responsibilities

**Contractors working at the site must ensure all inductions have been completed prior to undertaking work.**

All contractors should read and understand the site Asbestos Register and the AMP before any work is carried out. The acknowledgement form in Appendix A should be signed. Contractors must ensure proper safety procedures are followed and works are conducted in accordance with all relevant legislative requirements, this AMP and industry best practice.

If at any time a contractor discovers, in the area of work, the presence of asbestos or any loose fibrous materials that may contain asbestos, work must stop immediately. Access to the area must be restricted and the Emergency Procedures at the front of this AMP must be followed.

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As a contractor of this site you are obliged by the SA Work Health & Safety Regulations 2012 to comply with the AMP that has been developed for this site. Your responsibilities also require you to inform the AMP Controller of the following:

- When planning refurbishment works at the site;
- Of maintenance or repair works on the buildings; or
- Any other works likely to disturb the building structure or fabric.

## 9.3 General Works and Maintenance Activities

General day to day maintenance activities conducted by tenants or contractors that have been pre-determined as low risk activities do not require the written authorisation to proceed with onsite works from the Management Plan Controller.

It is a management directive that contractors and staff do not perform any works that will disturb ACM. A suitably licensed asbestos removal contractor and an independent Licensed Asbestos Assessor must be engaged for any work on ACM.

### 9.3.1 Pre-determined Low Risk Activities

- Overpainting already painted/sealed asbestos cement sheeting in good condition.
- Replacing light globes in ceilings lined with asbestos cement sheeting in good condition.
- Cleaning (mopping / sweeping) of asbestos vinyl flooring in good condition.

*Refer to the asbestos register for condition rating of identified items.*

## 9.4 Controls on Use of Certain Equipment

The SA WHS Regulations 2012 state that a Person Conducting a Business or Undertaking (PCBU) must not use, or direct or allow a worker to use, either of the following on asbestos or ACM:

- High-pressure water spray; or
- Compressed air.

*This does not apply to the use of a high-pressure water spray for firefighting or fire protection purposes.*

A PCBU must not use, or direct or allow a worker to use, any of the following equipment on asbestos or ACM unless the use of the equipment is controlled:

- Power tools;
- Any other implements that cause the release of airborne asbestos into the atmosphere.

## 9.5 Management of In-Situ Asbestos

For maintenance or service work, removing asbestos and ACMs as a control measure prior to conducting work should be considered. If removal is not practical, prior to work commencing, ensure workers (including plumbers, electricians and carpenters) have access to the Asbestos Register and are aware that unidentified asbestos may be present in the area/s where they will conduct the work.

Precautions must still be taken by the worker to prevent contamination of themselves, others and the surrounding environment. This includes the use of PPE (P2 or P3 mask, coveralls etc.), the laying down of plastic immediately below removal area, the use of PVA and water sprays and HEPA filter vacuums

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during the work, wet wiping surfaces after completion and regulated disposal.

Appropriate information, training and instruction must be completed provided prior to undertaking maintenance of, or service work on, non-friable asbestos or ACM, fixed or installed before 31 December 2003.

## 10 Consultation in Regard to Asbestos

If ACM's are present or thought to be present in a workplace, there must be full consultation, information sharing and involvement by everyone in the workplace, including employees, workers, contractors and other personnel.

Consultation must be undertaken so far as is reasonably practicable, in accordance with the Work Health and Safety Act 2012 (SA) and the regulations, with workers and other PCBUs who carry out work, who are, or are likely to be, directly affected by a matters relating to asbestos. If procedures have been agreed, the consultation must be undertaken in accordance with the agreed procedures.

Consultation is required in relation to the following asbestos matters:

- when identifying asbestos hazards and assessing risks to health and safety arising from the work carried out or to be carried out;
- when making decisions about ways to eliminate or minimise asbestos risks;
- when proposing changes that may affect the health or safety of workers;
- when making decisions about the procedures for—
    - monitoring the health of workers; or
    - monitoring the conditions at any workplace under the management or control of the PCBU or,
    - providing information and training for workers;

The Management Plan Controller must appoint a competent person, being a suitably qualified / experienced Licensed Asbestos Assessor / Asbestos Consultant to assist in the following areas:

- Conduct inspections to assess risk involved with proposed works where disturbance of ACM is likely to occur prior to commencing proposed works
- Review the asbestos register as required by state legislation and industry best practice;
- Where appropriate, develop 'Scope of Works/Technical Specification' documentation for removal of ACM;
- Review a licensed asbestos contractors removal control plan prior to removal works;
- Provide occupational hygienist services during asbestos abatement works (e.g. smoke tests, airborne fibre monitoring and inspections);
- Review the AMP as required by state legislation and industry best practice;
- Provide asbestos awareness training.

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## 11 Proposed Refurbishment or Demolition

It is a requirement under the SA WHS Regulations that the asbestos register be revised if it is inadequate for the proposed demolition or refurbishment. As previously stated there are limitations to a standard asbestos register due to access restrictions. Prior to any significant refurbishment or demolition works, further investigations must be performed using destructive / intrusive inspection and sampling techniques.

**Contact Greencap (8299 9955) for recommendations regarding an intrusive / destructive audit.**

## 12 Removal of Asbestos-Containing Materials

**The ultimate goal of asbestos management is to have workplaces free of asbestos.**

Where an initial risk assessment, routine re-inspection or intrusive audit indicates that an asbestos material is damaged or might be affected by proposed project works, arrangements must be made for the materials removal or repair. Removal of damaged or deteriorating ACMs from the workplace must be the first control measure implemented if it is reasonably practicable to do so. If it not reasonably practicable to remove an ACM, enclosure or encapsulation of the material can be undertaken in conjunction with any other control measures recommended by a competent person.

The removal of ACM's for large scale projects should be defined within a site-specific asbestos removal technical specification. This specification must be prepared in accordance with the Safe Work Australia 'How to Safely Remove Asbestos' Code of Practice June 2020 and should include:

- location, type and extent of ACM to be removed;
- Removal methods required;
- Contamination control methods (negative air pressure/decontamination procedures); and
- Air monitoring requirements

The technical specification will ensure that the licensed asbestos removal contractor has a full understanding of the site requirements and expectations of the client and enable them to produce a comprehensive site-specific Control Plan for the removal works

As required by legislation, a person conducting a business or undertaking that commissions the removal of asbestos must ensure that the asbestos removal work is carried out by a licensed asbestos removalist who is appropriately licensed to carry out the work and an independent Licensed Asbestos Assessor is engaged to conduct airborne fibre monitoring and clearance inspections.

Asbestos abatement works must be performed in accordance with all legislative requirements. The statutory requirements for asbestos removal are prescribed in the SA Work Health & Safety Regulations 2012 and require compliance with the Safework Australia Code of Practice – 'How to Safely Remove Asbestos'.

It is an organisational directive: Any works involving the removal, encapsulation or otherwise abatement of ACM in any form or quantity, must be performed by a licensed asbestos removal contractor.

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## 12.1 Licensed Asbestos Removal Contractor

The Management Plan Controller will engage a suitably licensed asbestos removal contractor as prescribed by state legislation to conduct asbestos abatement works. The asbestos removal contractor must perform all works in accordance with licensing requirements and the Code of Practice – 'How to Safely Remove Asbestos', June 2020.

The asbestos removal contractor must develop a site-specific Asbestos Removal Control Plan before commencing any asbestos removal works. This should be submitted to the Management Plan Controller for review by a competent person prior to the commencement of works.

Removal of non-friable or bonded asbestos must be removed by either a Class A or Class B licensed asbestos removal contractor where the amount is greater than 10m$^2$. Friable asbestos materials must only be removed by a Class A licensed asbestos removal contractor (regardless of quantity). As prescribed by the SA Work Health & Safety Regulations 2012, only a Class A licensed asbestos removal contractor can conduct works involving the removal of friable ACM that is more than minor contamination.

## 12.2 Licensed Asbestos Assessor

An independent Licensed Asbestos Assessor is required to conduct airborne fibre monitoring and clearance inspections both during and after notifiable licensed asbestos removal work. In addition, the hygienist / assessor can oversee the correct management of the removal to ensure regulatory compliance. The Independent Licensed Asbestos Assessor is engaged by the person commissioning the works and not by the licensed asbestos removal contractors. Clearance inspections and monitoring requirements are undertaken by Greencap.

**CONTACT: Greencap (8299 9955)**

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## 13 Asbestos Assessor Consulting Services

- **Prepare an Asbestos Removal Scope of Works Document**

  An organisation may, and at its discretion, engage a suitably qualified asbestos consultant to prepare the technical documentation/specification to describe how the ACM is to be removed safely from the site.

- **Asbestos Removal Tendering Process**

  An organisation may, engage a suitably qualified asbestos consultant to manage the asbestos removal tendering process on behalf of the building owner/client.

- **Review of Contractor Asbestos Removal Control Plan / SWMS**

  The contractors Asbestos Removal Control Plan / SWMS should be reviewed to ensure it adequately covers the safe working requirements of the project. The Management Plan Controller may request a suitably qualified occupational hygienist undertake such a review.

- **Visual Inspections**

  A suitably qualified Licensed Asbestos Assessor or occupational hygiene consultant must inspect the removal works and provide a clearance certificate for each work area following ACM removal. Further, the Management Plan Controller may require asbestos abatement works to be supervised on site full time by the consultant.

- **Asbestos Fibre Air Monitoring**

  In accordance with SA WHS Regulations, air monitoring should be performed whenever ACM is being removed, to ensure the control measures are effective. The requirements for air monitoring must be established prior to commencement of works

  All asbestos fibre air monitoring must be conducted in accordance with the SafeWork Australia Guidance Note on the 'Membrane Filter Method for Estimating Airborne Asbestos Fibres' and should be conducted by a NATA accredited laboratory.

- **Bulk Sample Analysis**

  Suspected ACM may from time to time be uncovered at the site (e.g. during demolition works). Where additional sample analysis is required, analysis will normally be by polarised light microscopy including dispersion staining. Other approved methods including X-ray diffraction may be used where required. All analysis work must be conducted by a NATA accredited laboratory.

## 14 Transport and Disposal of Asbestos Waste

Waste containing asbestos must be stored and transported in a receptacle designed to prevent the release of its contents. This can include standard 200µm thick clear polythene labelled asbestos waste bags, suitably sealed and labelled drums or lined skips.

Asbestos waste must be disposed of at SA EPA licensed waste facilities. Asbestos removal contractor's vehicles must also be EPA licensed to transport asbestos waste

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## 15 Asbestos Awareness Training

It is a regulatory requirement that asbestos awareness training is offered to relevant and applicable employees and contractors, that are directly involved with asbestos related work, or are likely to encounter asbestos containing materials and it is also recommended that those involved with decisions associated with asbestos management are trained to increase their awareness of asbestos management. The information should cover the following aspects:

- Background information on asbestos;
- Asbestos related health effects and risks (e.g. asbestos is only a health risk when disturbed, resulting in the release of asbestos fibres into the airborne environment which may be subsequently inhaled);
- Asbestos-related legislation;
- Sources and general locations of ACM at the site(s) (as noted in the asbestos register);
- An overview of the structure and function of the AMP (i.e. a summary of how asbestos issues are managed at the site/s); and
- Responsibilities of the building owner, management, tenants, staff and contractors.

The training should be designed to serve a number of purposes:

- To increase the awareness and knowledge of building management personnel with respect to their statutory obligations in respect of the management of asbestos hazards at the site/s;
- To provide valuable introductory information to staff/contractors who may have a requirement to handle asbestos or enter areas where asbestos is present; and
- To assist the employer in addressing their statutory duties in respect of providing information, instruction and training to those potentially exposed to risk.

Greencap has developed Specific PowerPoint based asbestos awareness training packages to meet such training requirements.

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# ASBESTOS MANAGEMENT PLAN

## Strata Corporation No 12753 Inc C/- Best Strata

**15-27 Pulteney Street, Adelaide SA 5000**

## Appendix A: Contractor Acknowledgement Sign on Form

| Date | Name | Company | Purpose of Visit | Signature – *I have read and understood the Asbestos Register & Asbestos Management Plan* |
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STRATA DATA

Thursday, June 01, 2023

MR S DICMANIS & MS H ZHAO
1 Gibbs Cres
GOLDEN GROVE SA 5125

Dear MR S DICMANIS & MS H ZHAO

Notice to Owner
Re: Breach notice for Unit 9
Strata Corporation 12753 Inc.
Unit 9, 21 Pulteney Street Adelaide

Strata Titles Act 1988 (Act) – Section 28 - Notice to carry out work to remedy breach of Act.

The Strata Manager for Strata Corporation Inc 12753 (Strata Corporation) is in receipt of your email of 27th May 2023 and notes your intention to sell Unit 9/21 Pulteney Street, Adelaide (Unit 9).

The Strata Corporation is aware that "prescribed works"[1] have been carried out to Unit 9 which have changed the configuration of Unit 9 from a one-bedroom apartment to a two-bedroom (or three room) apartment. In the absence of strata authorisation (by way of special resolution) for the prescribed works, this gives rise to a breach of s 29(1)(b) of the Act (The breach).

Pursuant to section 28(1)(b) of the Act, the Strata Corporation can give notice to a unit holder to carry out specified work to remedy a breach of this Act including where the breach was on the part of a former unit holder or an occupier or former occupier of the unit.

The Strata Corporation hereby gives notice, under s 28(1)(b) of the Act, that you are required to remedy the breach by carrying out the following works to Unit 9:

1. Internal building works to remove internal walls/partitions, highlighted on the attached floor plan in yellow, in order to restore Unit 9 to its original one-bedroom configuration (The specified works).

The specified works must be completed within 90 days and in any event prior to settlement of sale of Unit 9.

If you do not comply with this Notice, the Strata Corporation can enter Unit 9 and carry out the specified works and can, pursuant to s 28(4) of the Act, recover the cost of carrying out the specified works from you as a debt.

We thank you in advance for your assistance with this issue. Should you wish to discuss any aspect of this matter please feel free to contact the undersigned.

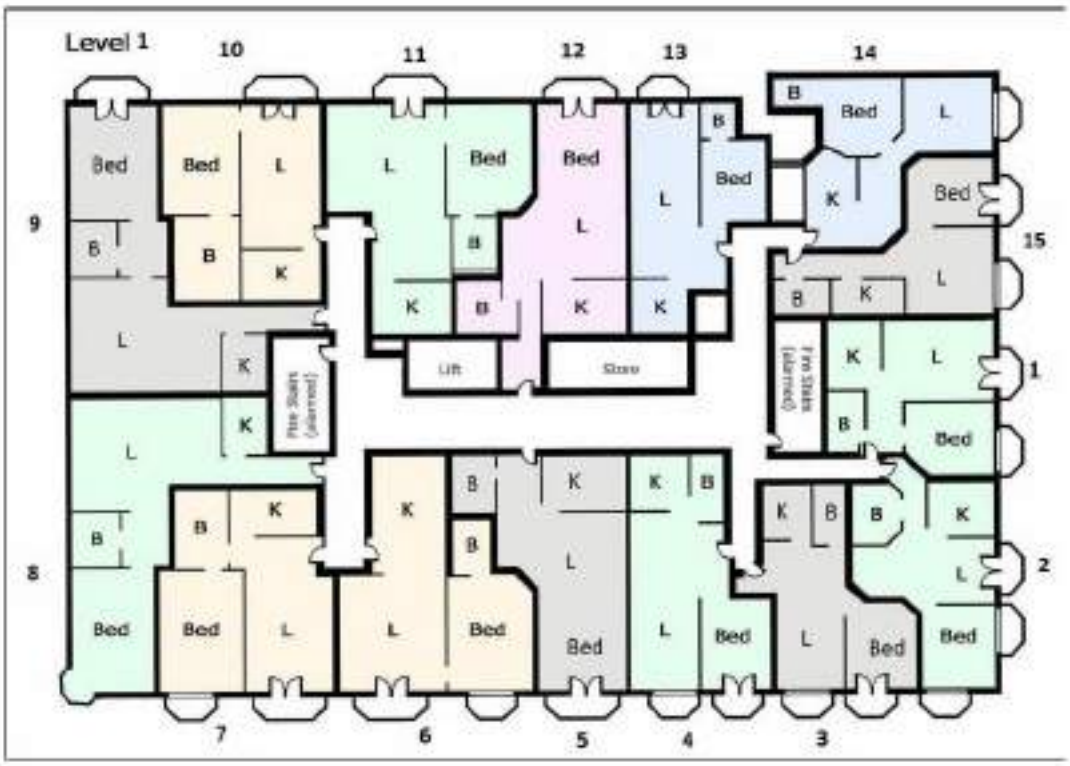
Kind Regards,

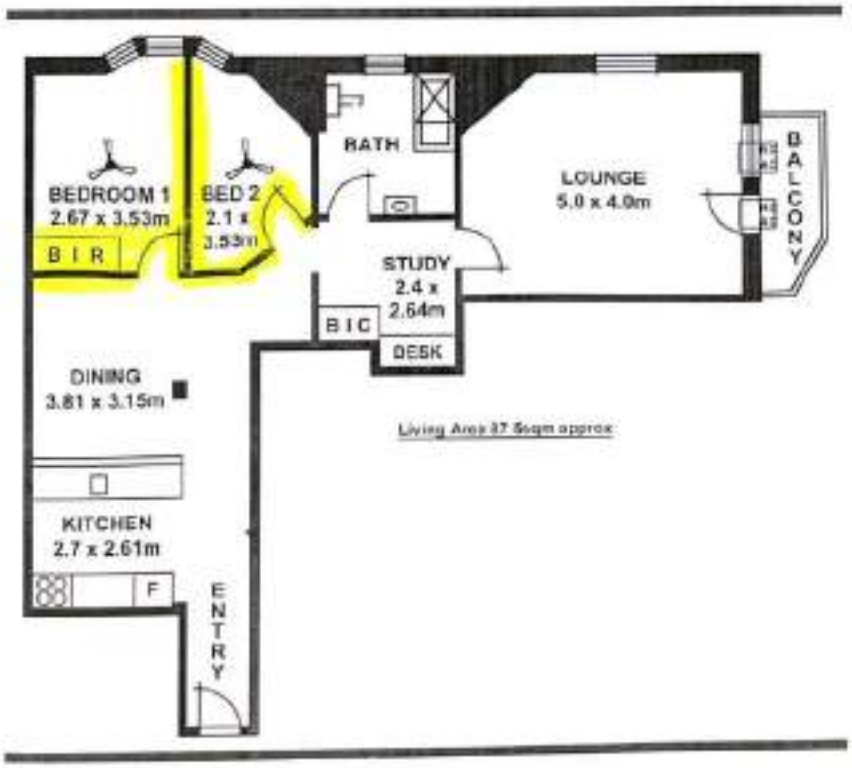


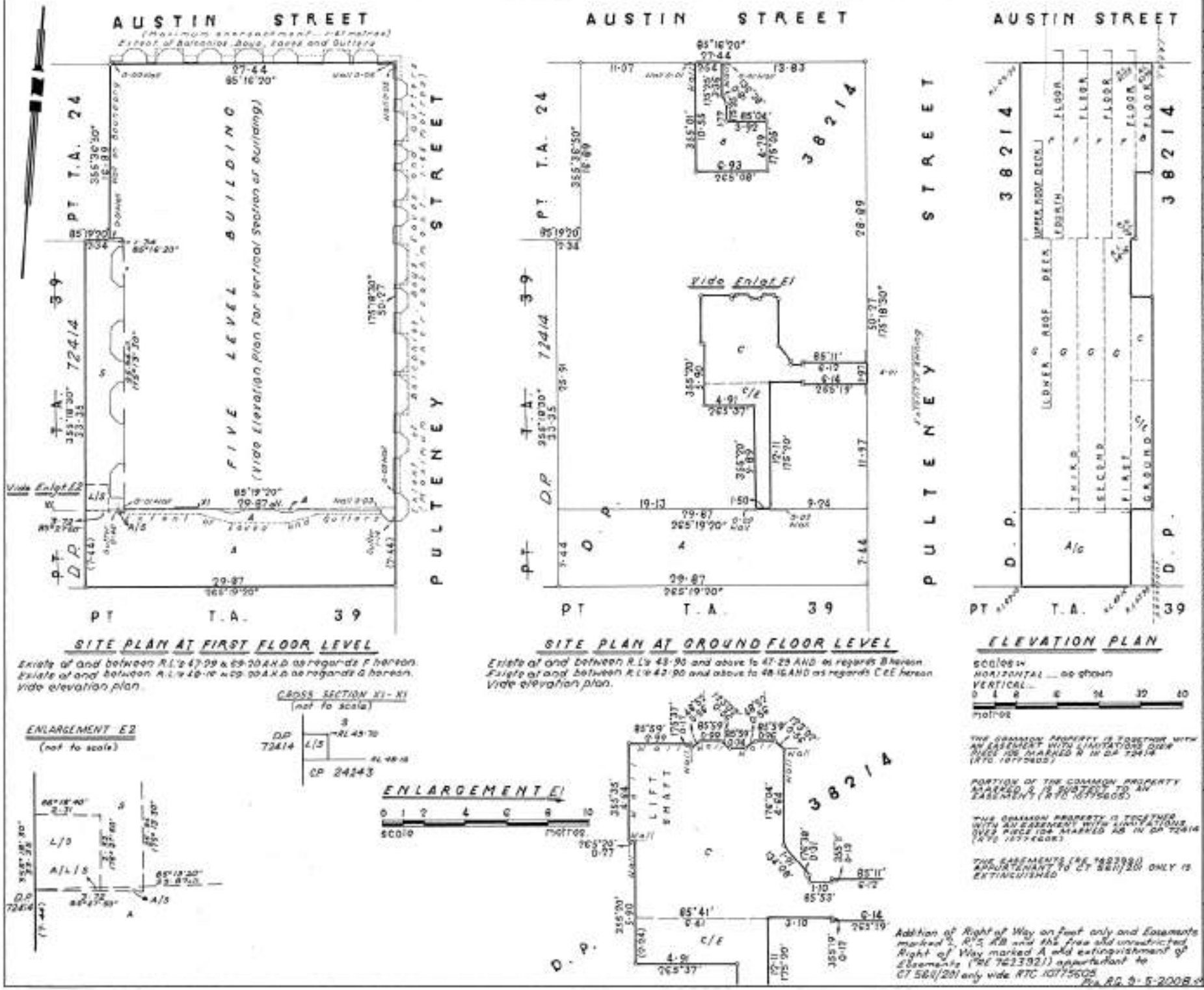
Ben Moch

For and on behalf of Strata Corporation 12753 Inc.

E: bmoch@stratadata.com.au


Level 1
10
11
12
13
14
9
15
1
8
2
7
6
5
4
3
Bed
L
K
B
Lift
Stair
Fire Stairs (stairwell)
Fire Stairs (stairwell)


BEDROOM 1
2.67 x 3.53m
B I R
BED 2
2.1 x
3.53m
BATH
LOUNGE
5.0 x 4.0m
BALCONY
STUDY
2.4 x
2.64m
B I C
DESK
DINING
3.81 x 3.15m
Living Area 37.5sqm approx
KITCHEN
2.7 x 2.61m
F
ENTRY




12753

SP 12753

FHS 5 SHEET 1 OF 5 SHEETS

DEPOSITED 22.12.1994 PROCLAMATION-GENERAL

MAP REFERENCE 6628-49 h

TITLE REFERENCE C.T. 5170/106

SUBJECT PLAN REF. D.P. 38214 TOTAL AREA 1660

OWNERS ADELAIDE

TOWN/HUNDRED CITY OF ADELAIDE

COUNCIL City of Adelaide

LOT 102 OF D.P. 38214
PT T.A.'s 24 & 39

SCALE 0 2 4 8 12 16 METRES

ANNOTATIONS

Portions of the within Common Property and units 8, 9, 23, 24, 38 and marked A hereon are subject to existing rights of way vide C.T. 1191/36, 37 and others.

Portions of the within Common Property marked B and E hereon are subject to existing rights of way vide 7623920.

Portions of the within Common Property marked B and C hereon are subject to existing easements vide R... 7623920, 7623921

The within Units 1 to 52 inclusive and Common Property excluding the portions marked B and C hereon are subject to existing easements vide R... 7623920, 7623921

The within land is together with an easement over portions marked D in D.P. 38214.

The within land is together with a right of way over portion marked H in D.P. 38214.

FOYER STAIRS 33 AND ENTRANCE HALL GROUND FLOOR LEVEL LIFTS AT GROUND FLOOR TO FOURTH FLOOR LEVELS INCLUSIVE, STAIRS 32 LOWER ROOF DECK, STAIRS 33, UPPER ROOF DECK AT FIFTH FLOOR LEVEL ARE SUBJECT TO A RIGHT OF WAY ON FOOT ONLY (RTC 10779605)

PORTION OF THE COMMON PROPERTY MARKED A IS SUBJECT TO A FREE AND UNRESTRICTED RIGHT OF WAY APURTENANT TO ALLOTMENT 104 OF D.P. 72414

Amendment to Easement Notes vide Dec #5118135 Pro RG/AI 4.5.06

Encroachment of Wall, Balconies, Bo... Eaves and Gutters occur over Austin St...

Encroachment of Awning, Balconies, Bo... Eaves and Gutters occur over Pulteney S...

PORTION OF THE COMMON PROPERTY MARKED A IS SUBJECT TO AN EASEMENT WITH LIMITATIONS (RTC 10779605)

I, Jeffrey Charles Fudge, licensed surveyor under the Surveyors Act, 1992 certify:

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

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

Dated this 8th day of September 1995.

J. Fudge
Licensed Surveyor

SMITH AND HIGGINS
LICENSED SURVEYORS
408 King William Street
Adelaide S.A. 5000
Phone: (08) 212 4457 Fax: (08) 212 5716

Date: 6-9-94 Reference: 33 0223

DOL-F

Greatforms Signing Session ID: 4d8ef201-35a3-446e-8210-f05c77b1c6c3, Executed: 23-Mar-2026 17:54 (ACDT), Page 253 of 294

12753

SP 12753

Map Reference :- 6628 - 42 h.

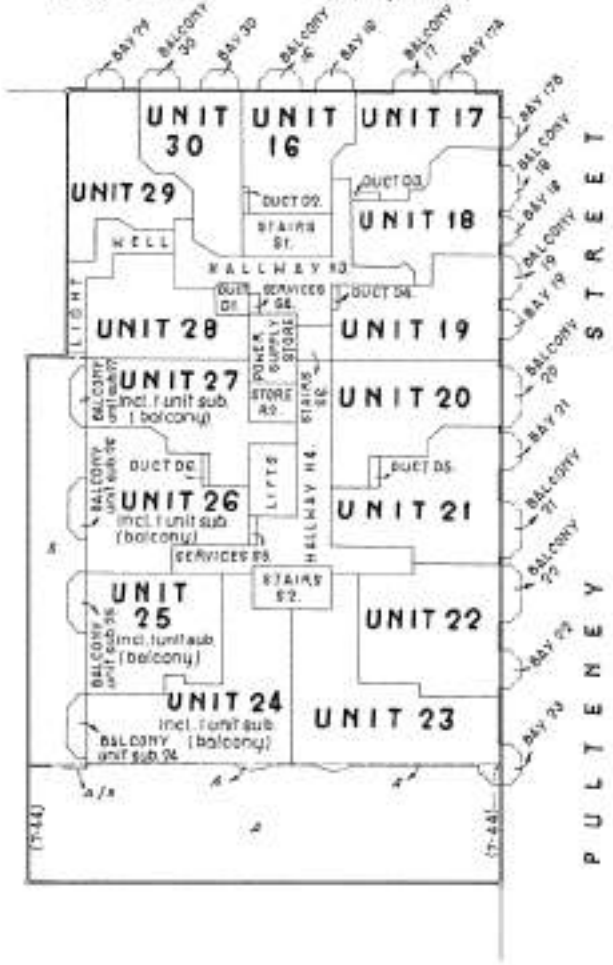
COUNCIL :- City of Adelaide

STATEMENTS CONCERNING EASEMENTS, ENCROACHMENTS AND AMENDMENTS

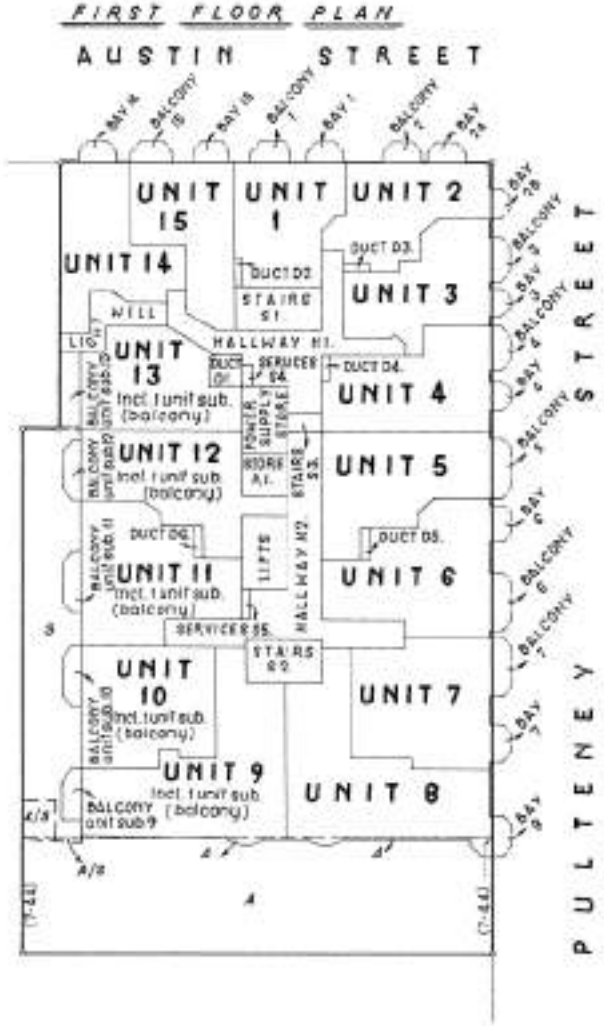
The upper boundaries of the unit subdivisions shown as balconies hereon are 3.00 metres above existing floor level except where limited to the level of the underside of any overhanging structures.

The balconies and bays encroaching into Pulteney Street and Austin Street are not unit subdivisions.

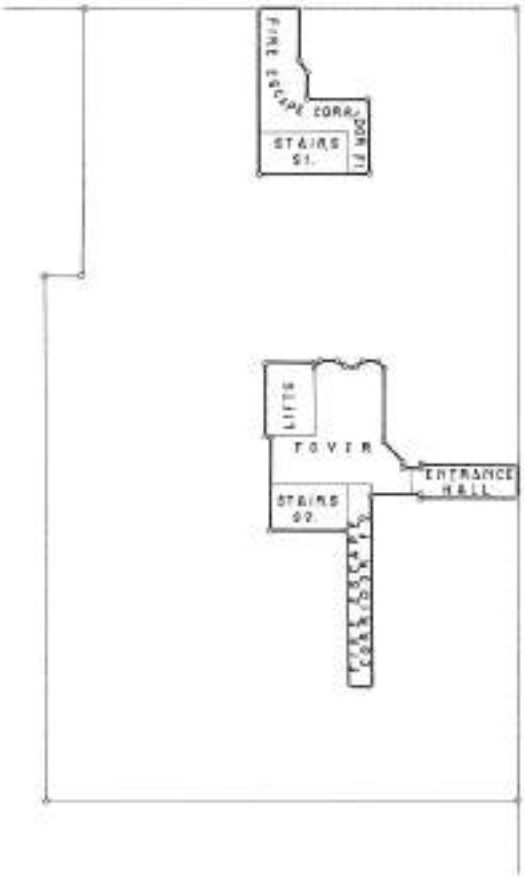
## SECOND FLOOR PLAN




## FIRST FLOOR PLAN




## GROUND FLOOR PLAN




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

Date: 6-9-93 Reference: 930939

Greatforms Signing Session ID: 4d8ef201-35a3-446e-8210-f05c77b1c6c3, Executed: 23-Mar-2026 17:54 (ACDT), Page 254 of 294

12753.

SP 12753

Map Reference = 6028 - 42 h.

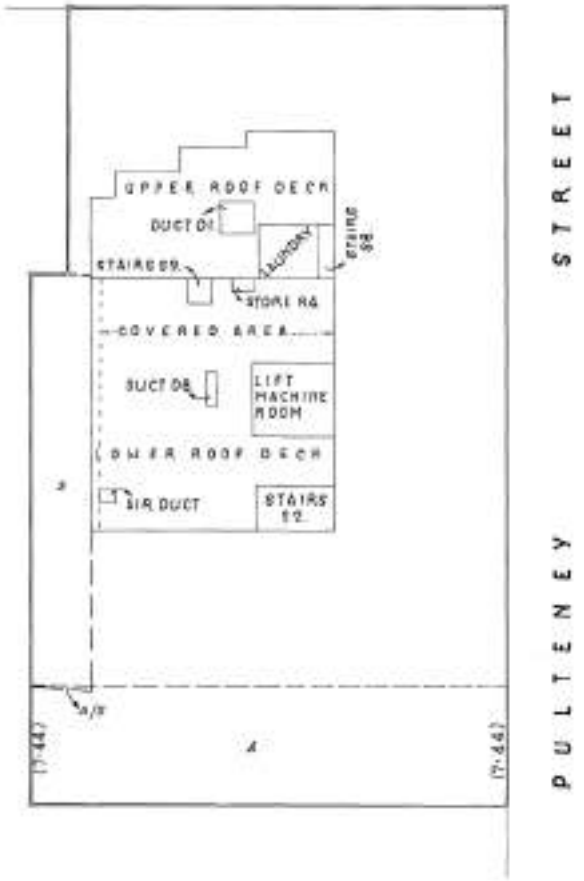
COUNCIL = City of Adelaide

For balcony height limitations refer sheet 4

The balconies and bays encroaching into Pulteney Street and Austin Street are not unit subsidiaries.

## FIFTH FLOOR PLAN

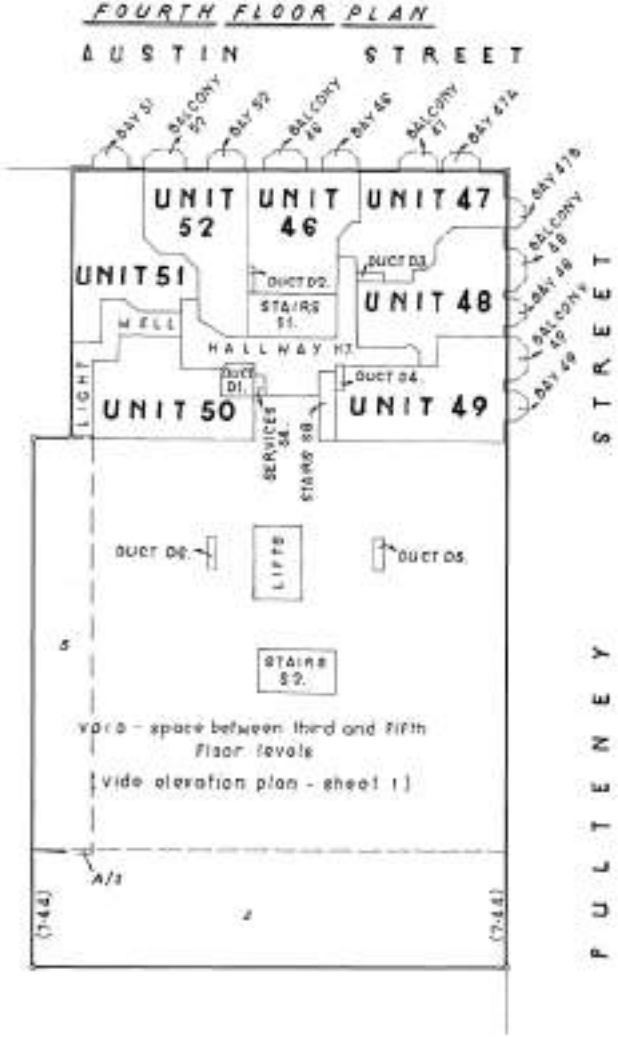
AUSTIN STREET




PULTENEY STREET

## FOURTH FLOOR PLAN

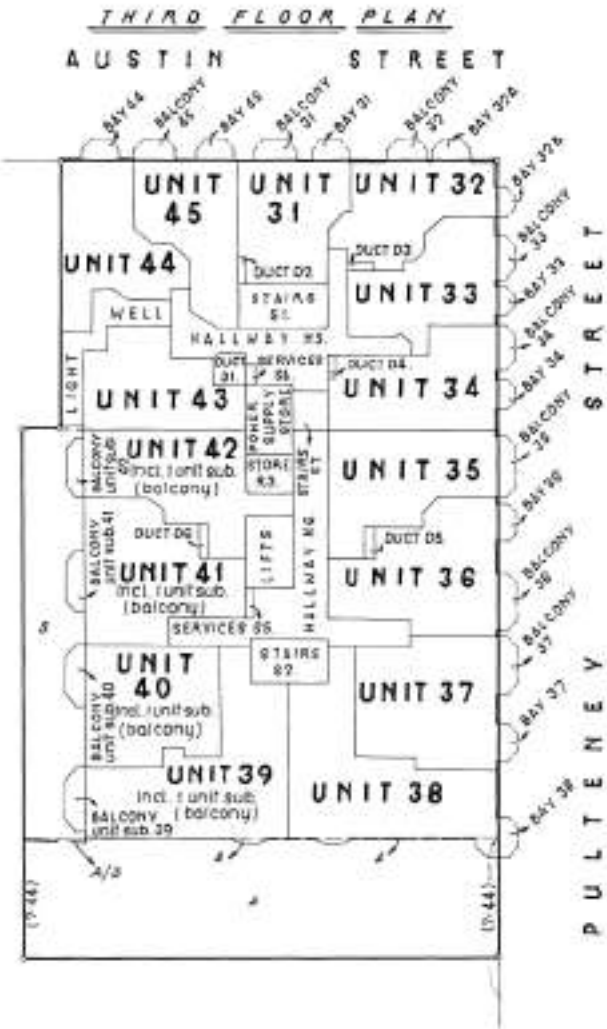
AUSTIN STREET




PULTENEY STREET

## THIRD FLOOR PLAN

AUSTIN STREET




PULTENEY STREET

SMITH AND HIGGINS
LICENSED SURVEYORS
480 King William Street
Adelaide S.A. 5000
Phone: (08) 212 4657 Fax: (08) 212 5736

Date: 6-9-93 Reference: 930239

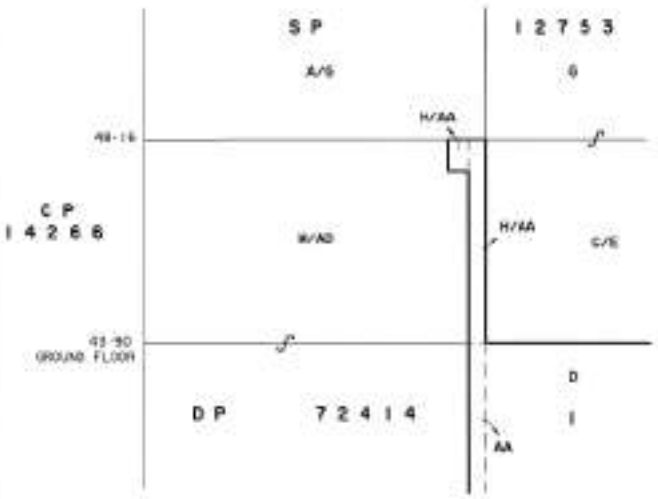
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Greatforms Signing Session ID: 4d8ef201-35a3-446e-8210-f05c77b1c6c3, Executed: 23-Mar-2026 17:54 (ACDT), Page 256 of 294

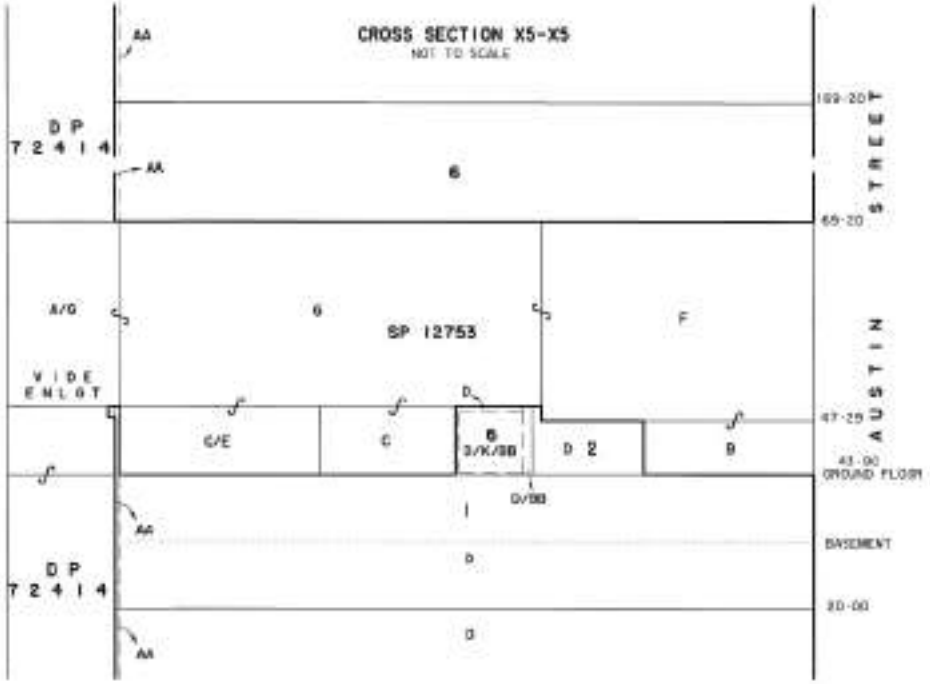
| Application No. 7626387 | STRATA PLAN NUMBER<br>SP 12753<br><br>DEPOSITED 23/02/1994<br><br>PRO REGISTRAR-GENERAL<br><br>THIS IS SHEET 4 OF 4 SHEETS |
|---|---|

## SCHEDULE OF UNIT ENTITLEMENTS

| UNIT NO. | UNIT ENTITLEMENT | UNIT NO. | UNIT ENTITLEMENT | UNIT NO. | UNIT ENTITLEMENT |
|---|---|---|---|---|---|
| 1 | 167 | 34 | 214 | | |
| 2 | 184 | 35 | 183 | | |
| 3 | 177 | 36 | 224 | | |
| 4 | 209 | 37 | 216 | | |
| 5 | 179 | 38 | 240 | | |
| 6 | 221 | 39 | 221 | | |
| 7 | 214 | 40 | 207 | | |
| 8 | 229 | 41 | 219 | | |
| 9 | 217 | 42 | 171 | | |
| 10 | 204 | 43 | 169 | | |
| 11 | 214 | 44 | 171 | | |
| 12 | 167 | 45 | 169 | | |
| 13 | 164 | 46 | 174 | | |
| 14 | 167 | 47 | 189 | | |
| 15 | 164 | 48 | 184 | | |
| 16 | 170 | 49 | 214 | | |
| 17 | 185 | 50 | 169 | | |
| 18 | 179 | 51 | 173 | | |
| 19 | 211 | 52 | 170 | | |
| 20 | 181 | | | | |
| 21 | 222 | | | | |
| 22 | 216 | | | | |
| 23 | 231 | | | AGGREGATE | |
| 24 | 219 | | | | |
| 25 | 205 | | | | |
| 26 | 216 | | | ROAD OR RESERVE | |
| 27 | 169 | | | | |
| 28 | 166 | | | ALLOTMENTS | |
| 29 | 169 | | | | |
| 30 | 166 | | | | |
| 31 | 173 | | | | |
| 32 | 187 | | | | |
| 33 | 181 | | | | |
| AGGREGATE | | AGGREGATE | 10000 | | |



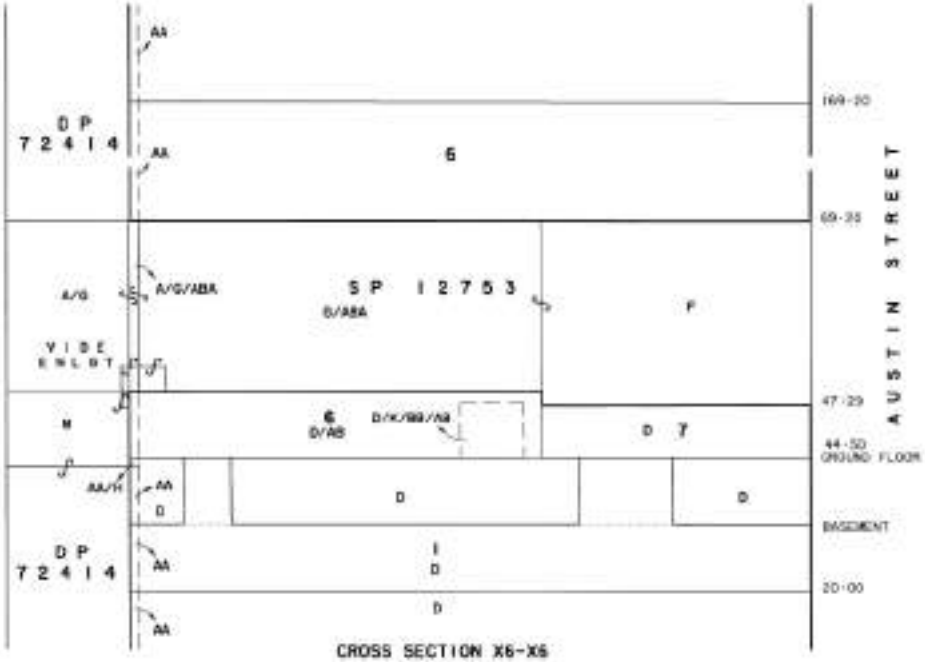

CROSS SECTION X5-X5
(ENLARGEMENT)
NOT TO SCALE







CROSS SECTION X6-X5
(ENLARGEMENT)
NOT TO SCALE




CROSS SECTION X6-X6
NOT TO SCALE

COMMUNITY PLAN NUMBER
CP 24243
PLAN TYPE PRIMARY STRATA
THIS IS SHEET 2 OF 6 SHEETS
LICENSED SURVEYOR
PLAN APPROVED 7/11/06
DEPOSITED
REGISTERED

STATEMENTS CONCERNING EASEMENTS ANNOTATIONS AND RESTRICTIONS

ALEXANDER & SYMONDS PTY. LTD.
11 KING WILLIAM STREET, KENT TOWN
P.O. BOX 1300 KENT TOWN 5071
A.B.N. 33 007 753 986
TEL (08) 8130 1988 FAX (08) 8362 0099

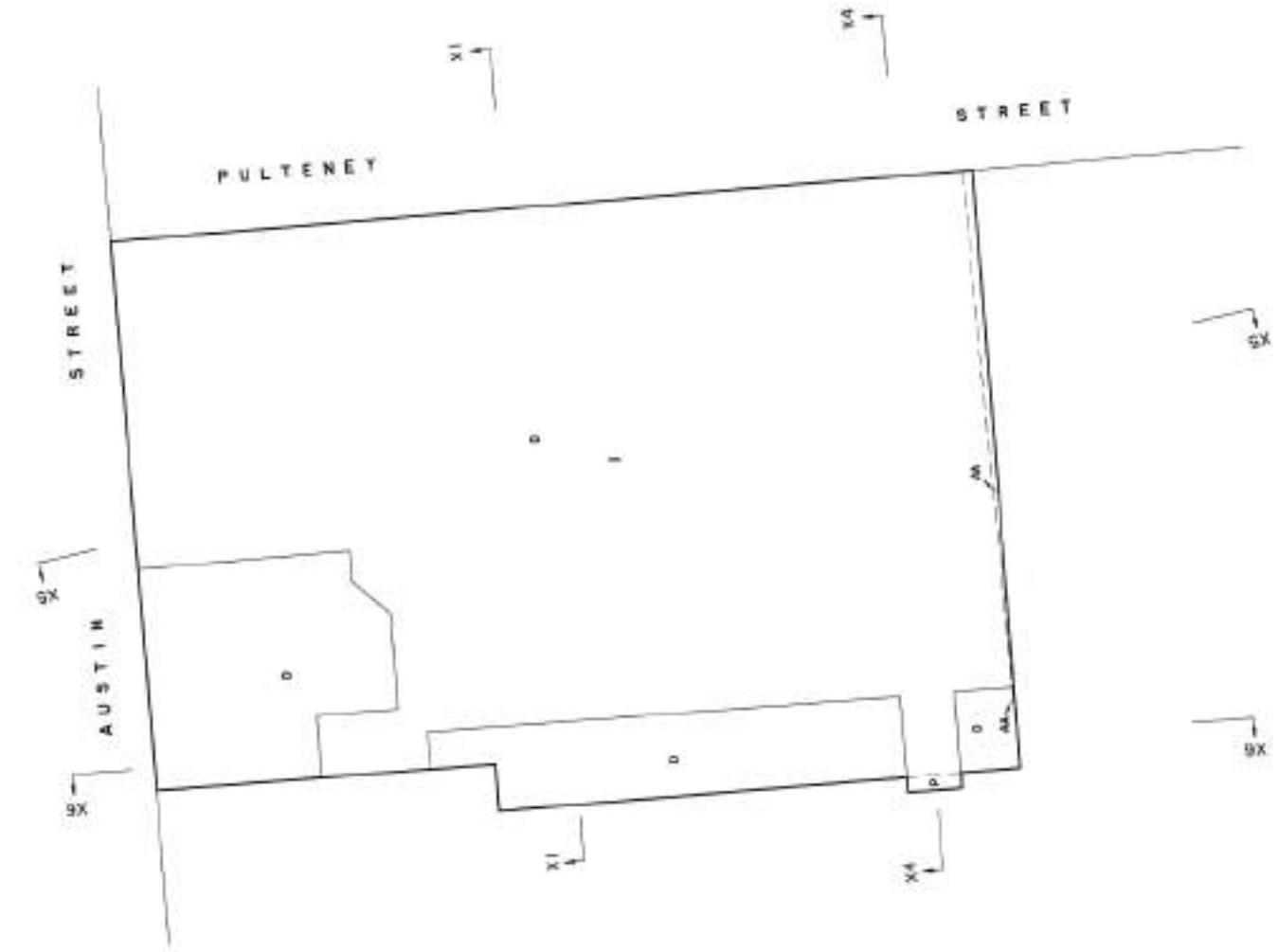
REFERENCE A0108005
DWG No A0108005L03S
AMP 12/12/2007 REV M

Greatforms Signing Session ID: 4d8ef201-35a3-446e-8210-f05c77b1c6c3, Executed: 23-Mar-2026 17:54 (ACDT), Page 257 of 294

Greatforms Signing Session ID: 4d8ef201-35a3-446e-8210-f05c77b1c6c3, Executed: 23-Mar-2026 17:54 (ACDT), Page 258 of 294

CP 24243

ALEXANDER & SYMONDS PTY. LTD




BASEMENT LEVEL PLAN

Greatforms Signing Session ID: 4d8ef201-35a3-446e-8210-f05c77b1c6c3, Executed: 23-Mar-2026 17:54 (ACDT), Page 259 of 294

CP 24243

PLAN TYPE: PRIMARY SURVEY

PLAN APPROVED

DEPOSITED

SHEET 1 OF 2 SHEETS

STATEMENTS CONTAINING DESCRIPTIVE ABBREVIATIONS AND ABBREVIATIONS

ALEXANDER & SYMONDS PTY. LTD.

REFERENCE A010925

GROUND LEVEL PLAN

PULTENEY STREET

VERANDAH

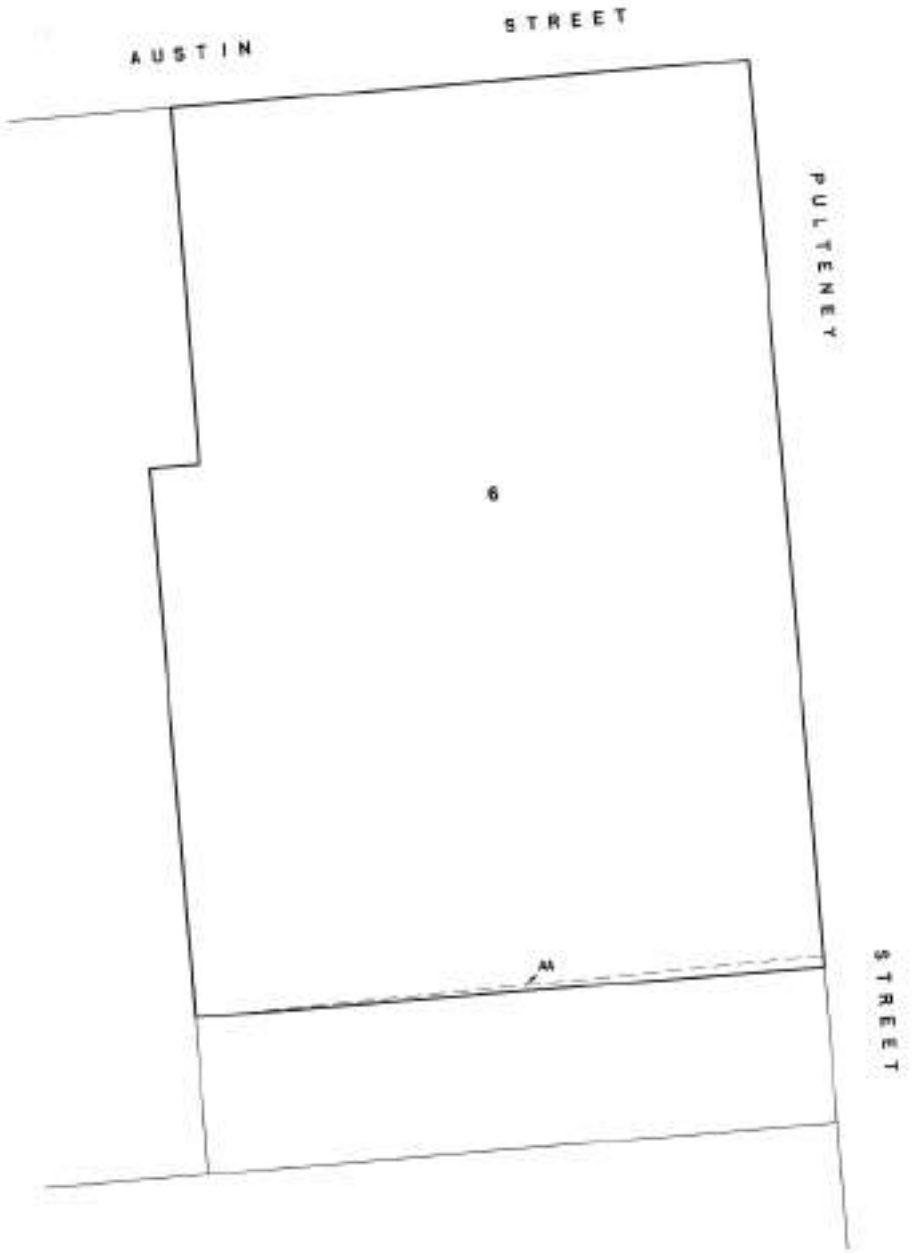
AUSTIN STREET

SP 12753

WIDE ENLOT E3

ENLARGEMENT E3

SIXTH LEVEL PLAN




COMMUNITY PLAN NUMBER
CP 24243

PLAN TYPE PRIMARY STRATA

THIS IS SHEET 6 OF 6 SHEETS

Licensed Surveyor ... 17 / 5 / 2007

PLAN APPROVED
... / 4 / 08

DEPOSITED
... / ... / 2008
... REGISTRAR-GENERAL

SCALE
0 10 2 4 6 8 10 METRES

STATEMENTS CONCERNING EASEMENTS ANNOTATIONS AND AMENDMENTS

ALEXANDER & SYMONDS PTY. LTD.
11 KING WILLIAM STREET, KENT TOWN
P.O. BOX 1000 KENT TOWN 5071
A.B.N. 95 007 753 988
TEL (08) 8130 1666 FAX (08) 8362 0066

REFERENCE NOTATIONS
DWG No A21080SL703
RMP 12/12/2007 REV B

Greatforms Signing Session ID: 4d8ef201-35a3-446e-8210-f05c77b1c6c3, Executed: 23-Mar-2026 17:54 (ACDT), Page 260 of 294

Community Plan Number

**CP 24243**

THIS IS SHEET 9 OF 9 SHEETS

| APPROVED | DEPOSITED |
|---|---|
| 7/4/08 | 7 / 4 / 2008 PRO REGISTRAR-GENERAL |

APPLICATION 10775606

# LOT ENTITLEMENT SHEET

| SCHEDULE OF LOT ENTITLEMENT | | |
|---|---|---|
| LOT | LOT ENTITLEMENT | SUBDIVIDED |
| 1 | 2847 | |
| 2 | 549 | |
| 3 | 285 | |
| 4 | 569 | |
| 5 | 414 | |
| 6 | 4627 | |
| 7 | 709 | |
| AGGREGATE | 10000 | |

## CERTIFICATE OF LAND VALUER

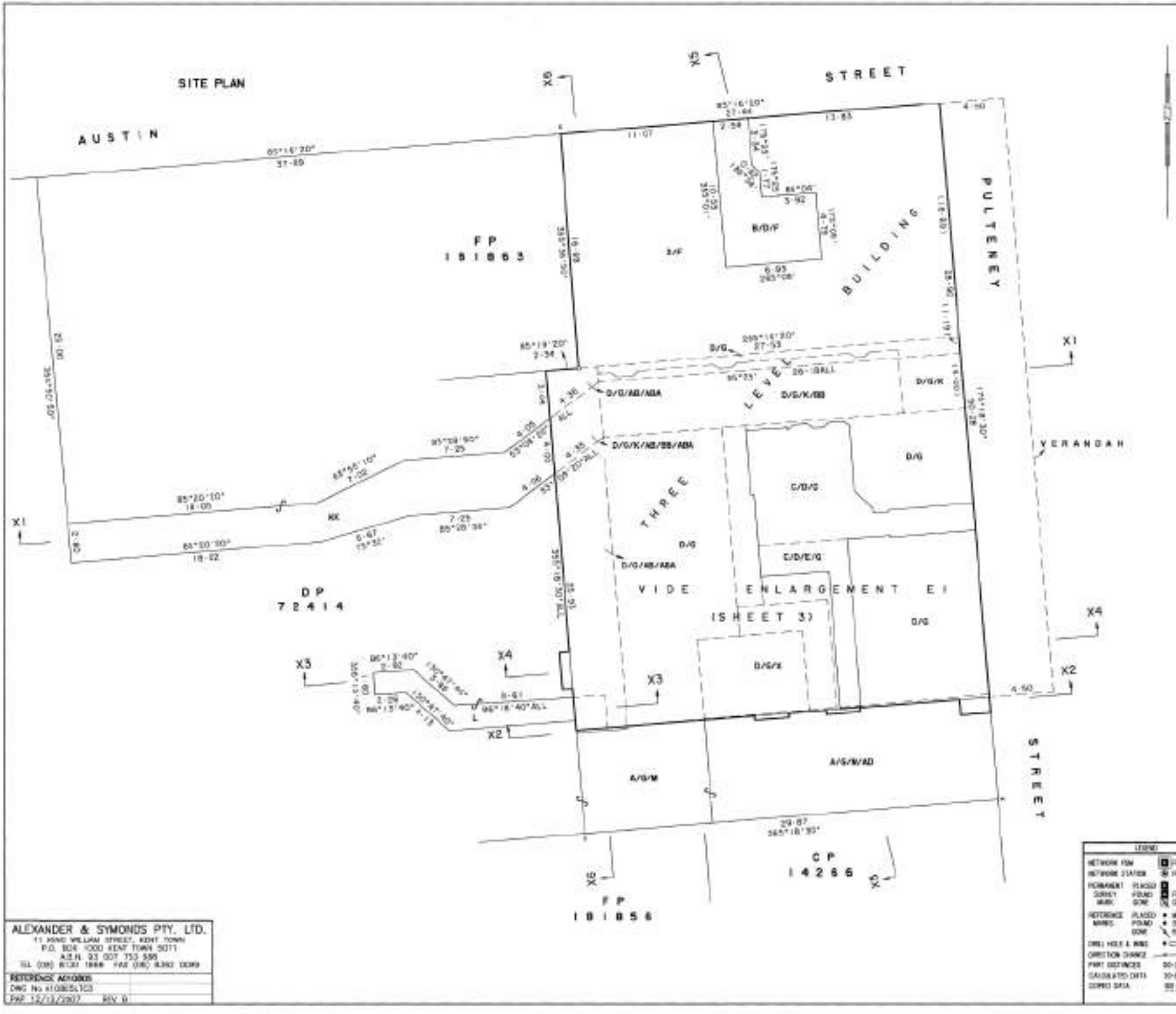
I JANET ROSEMARY HAWKES being a land valuer within the meaning of the Land Valuers Act 1994 certify that this schedule is correct for the purposes of the Community Titles Act 1996.

Dated the 28th Day of May 2007

J R Hawkes

Signature of Land Valuer

Greatforms Signing Session ID: 4d8ef201-35a3-446e-8210-f05c77b1c6c3, Executed: 23-Mar-2026 17:54 (ACDT), Page 261 of 294




# CP 24243

PLAN TYPE: FREEHOLD STRATA

THIS IS SHEET 1 OF 6 SHEETS

DEPOSITED: 7/4/2008

PRG REGISTRAR-GENERAL

| CLOSURE CHECKED | PLAN CHANGED | PLAN APPROVED | FEES APPD |
|---|---|---|---|
| | TLM | 7/4/08 | |

TITLE REFERENCE: PT CT 5361/315
CT 5811/201

LAND DESCRIPTION

ALLOTMENT COMPRISING PIECES 105 AND 1 IN DP 72414

PRECINCT AREA: DIVISION:
HUNDRED: ADELAIDE
AREA: ADELAIDE
COUNCIL: CITY OF ADELAIDE

MAP REF: 6628-42-5

C.T.: DP 72414 TOTAL AREA 2230m²

DEV No: 020/C011/05

SCALE: 1:200 (0 1 2 4 6 8 10 M)

STATEMENTS CONCERNING EASEMENTS ANNOTATIONS AND MEMORIALS

SEE SHEET 2 FOR EASEMENT NOTES

SEE SHEETS 4 AND 5 FOR CROSS SECTIONS

LOT 1 EXISTS AT BASEMENT AND GROUND FLOOR LEVELS

LOT 6 EXISTS AT GROUND AND SIXTH FLOOR LEVELS

LOT 1 AT BASEMENT LEVEL HAS A LOWER LIMIT OF 20.00 METRES AHD

LOT 6 AT SIXTH FLOOR LEVEL HAS AN UPPER LIMIT OF 169.20 METRES AHD

ENCROACHMENT OF VERANDAH OCCURS OVER PULTENEY STREET

ALL DISTANCES ARE GROUND DISTANCES

COMBINED SCALE FACTOR 1.000018 (GDA 94, AGD 66)

BEARING DATUM: GDA 94 DISTANCE:

DERIVED FROM: TERTIARY NETWORK

LEGEND

| | |
|---|---|
| NETWORK PSM | PO |
| NETWORK STATION | PO |
| PERMANENT SURVEY MARK | PLACED PO<br>FOUND PO<br>DONE PO GDMK |
| REFERENCE MARKS | PLACED ● MP (O) RM<br>FOUND ● SPK PO<br>DONE ↖ RT SCRIB |
| DRILL HOLE & WIRE | ⊕ ▭ |
| DIRECTION CHANGE | —— |
| PART DISTANCES | 30.00 |
| CALCULATED DATA | 30.00 CALC |
| COPIED DATA | 000.00 |

CERTIFICATE OF LICENSED SURVEYOR

I, MICHAEL PAUL BARRETT

a licensed Surveyor under the Survey Act 1992, certify that

(a) I am satisfied about the location of that part of the services infrastructure shown between the points marked > and < on the plan and this community plan has been correctly prepared in accordance with the Community Titles Act 1996 to a scale prescribed by regulation.

Dated the 27TH day of NOVEMBER 2025

Licensed Surveyor

ALEXANDER & SYMONDS PTY. LTD.
11 KING WILLIAM STREET, KENT TOWN
P.O. BOX 1000 KENT TOWN 5071
A.B.N. 93 007 755 898
TEL (08) 8130 1888 FAX (08) 8362 0089

REFERENCE ADDRESS
DWG No 410805L103
PNF 12/12/2007 REV B

Greatforms Signing Session ID: 4d8ef201-35a3-446e-8210-f05c77b1c6c3, Executed: 23-Mar-2026 17:54 (ACDT), Page 262 of 294

COMMUNITY PLAN NUMBER
CP 24243

PLAN TYPE PRIMARY STRATA

THIS IS SHEET 1 OF 1 SHEETS

Licensed Surveyor [signature] 17/11/2005

PLAN APPROVED 7/6/06

DEPOSITED 7/6/2006

PRO REGISTRAR-GENERAL

SCALE 0 10 20 30 40 50 METRES

STATEMENTS CONCERNING EASEMENTS ANNOTATIONS AND ENDORSEMENTS

## EXISTING EASEMENTS

1 LOTS 1,2,3,4,5,6,7 AND COMMON PROPERTY ARE TOGETHER WITH A RIGHT OF WAY OVER PORTION MARKED A (RE 7623981)

2 PORTIONS OF LOTS 1 AND 6 AND PORTION OF LOT 4 MARKED AA AND COMMON PROPERTY ARE SUBJECT TO FREE AND UNRESTRICTED RIGHTS OF WAY

3 LOTS 1,2,3,4,5,6,7 AND COMMON PROPERTY ARE TOGETHER WITH EASEMENTS OVER PORTIONS MARKED B AND C (RE 7623981)

4 LOTS 1,2,3,4,5,6,7 AND COMMON PROPERTY ARE TOGETHER WITH A RIGHT OF WAY OVER PORTIONS MARKED B AND E (RE 7623980)

5 LOTS 1,2,3,4,5,6,7 AND COMMON PROPERTY ARE TOGETHER WITH EASEMENTS OVER PORTIONS MARKED F AND G ARE UNITS 1 TO 83 INCLUSIVE IN SP 12753 (RE 7623982)

6 PORTION OF LOTS 1,2,3,4,5,6,7 AND COMMON PROPERTY MARKED D IS SUBJECT TO EASEMENTS WITH LIMITATIONS (RE 7629919)

7 PORTIONS OF LOT 1 AND PORTION OF LOT 4 AND LOT 5 AND COMMON PROPERTY MARKED H ARE SUBJECT TO A RIGHT OF WAY WITH LIMITATIONS (RE 7623983)

8 LOTS 1,2,3,4,5,6,7 AND COMMON PROPERTY ARE TOGETHER WITH AN EASEMENT OVER PORTION MARKED ABA (RTC 10775605)

9 LOTS 1,2,3,4,5,6,7 AND COMMON PROPERTY BELOW FIRST FLOOR LEVEL ARE TOGETHER WITH A RIGHT OF WAY ON FOOT ONLY OVER FOYER, STAIRS 53 AND ENTRANCE HALL AT GROUND FLOOR LEVEL INCL STAIRS 52, LOWER ROOF DECK, STAIRS 59, UPPER ROOF DECK AT FIFTH FLOOR LEVEL IN SP 12753 (RTC 10775605)

10 LOTS 1,2,3,4,5,6,7 AND COMMON PROPERTY BELOW FIRST FLOOR LEVEL ARE TOGETHER WITH A RIGHT OF WAY ON FOOT ONLY LIMITED IN HEIGHT AS SHOWN IN CROSS SECTION X1-X1 OVER PORTION MARKED KK (RTC 10775605)

11 PORTION OF LOT 1 AND COMMON PROPERTY MARKED F IS SUBJECT TO AN EASEMENT LIMITED IN HEIGHT AS SHOWN IN CROSS SECTION X4-X4 (RTC 10775605)

12 LOTS 1,2,3,4,5,6,7 AND COMMON PROPERTY BELOW FIRST FLOOR LEVEL ARE TOGETHER WITH AN EASEMENT OVER PORTION MARKED L LIMITED IN HEIGHT AS SHOWN IN CROSS SECTIONS X3-X3 AND X6-X6 (RTC 10775605)

13 LOTS 1,2,3,4,5,6,7 AND COMMON PROPERTY ARE TOGETHER WITH A FREE AND UNRESTRICTED RIGHT OF WAY LIMITED IN HEIGHT AS SHOWN IN CROSS SECTIONS X2-X2, X5-X5 AND X8-X8 OVER PORTION MARKED M (RTC 10775605)

14 PORTION OF LOT 6 AND COMMON PROPERTY MARKED AB IS SUBJECT TO AN EASEMENT LIMITED IN HEIGHT AS SHOWN IN CROSS SECTION X4-X4 (RTC 10775605)

15 PORTION OF LOT 1 MARKED X IS TOGETHER WITH A FREE AND UNRESTRICTED RIGHT OF WAY LIMITED IN HEIGHT AS SHOWN IN CROSS SECTION X4-X4 OVER PORTION MARKED AD (RTC 10775605)

16 PORTION OF COMMON PROPERTY AND LOT 6 MARKED K AT GROUND FLOOR LEVEL IS SUBJECT TO A RIGHT OF WAY ON FOOT ONLY LIMITED IN HEIGHT AS SHOWN IN CROSS SECTION X1-X1 (RTC 10775605)

## NEW EASEMENTS

17 PORTION OF LOT 6 AT GROUND FLOOR LEVEL MARKED BE IS TO BE SUBJECT TO A RIGHT OF WAY APPURTENANT TO LOTS 1, 2, 3, 4, 5 AND 7 AS SET FORTH IN THE ACCOMPANYING APPLICATION

18 PORTION OF LOT 1 AT GROUND FLOOR LEVEL MARKED BB IS TO BE SUBJECT TO A RIGHT OF WAY APPURTENANT TO LOTS 2, 3, 4, 5, 6 AND 7 AS SET FORTH IN THE ACCOMPANYING APPLICATION

ALEXANDER & SYMONDS PTY. LTD
11 KING WILLIAM STREET, KENT TOWN
P.O. BOX 1000 KENT TOWN 5071
A.B.N. 83 007 758 888
TEL (08) 8130 1446 FAX (08) 8362 0096

REFERENCE ADVISORS
DWG No A31080S.T03
AMD 12/12/2007 REV B

Greatforms Signing Session ID: 4d8ef201-35a3-446e-8210-f05c77b1c6c3, Executed: 23-Mar-2026 17:54 (ACDT), Page 263 of 294

Greatforms Signing Session ID: 4d8ef201-35a3-446e-8210-f05c77b1c6c3, Executed: 23-Mar-2026 17:54 (ACDT), Page 264 of 294

CP 24243

PLAN TYPE: PRIMARY STRATA

THIS SHEET: 3 OF 3 SHEETS

PLAN APPROVED: 9/4/08

STATEMENTS SHOWING EASEMENTS AND AMENDMENTS

ALEXANDER & SYMONDS PTY. LTD.

SITE PLAN
ENLARGEMENT E2
NOT TO SCALE

SITE PLAN
ENLARGEMENT E1

PULTENEY STREET

SP 12753

SP 12753/DP 72414

DP 72414

FP 181863

ENLARGEMENT

WIDE

Greatforms Signing Session ID: 4d8ef201-35a3-446e-8210-f05c77b1c6c3, Executed: 23-Mar-2026 17:54 (ACDT), Page 265 of 294

COMMUNITY PLAN NUMBER
CP 24243

PLAN TYPE PRIMARY STRATA

THIS IS SHEET 1 OF 3 SHEETS

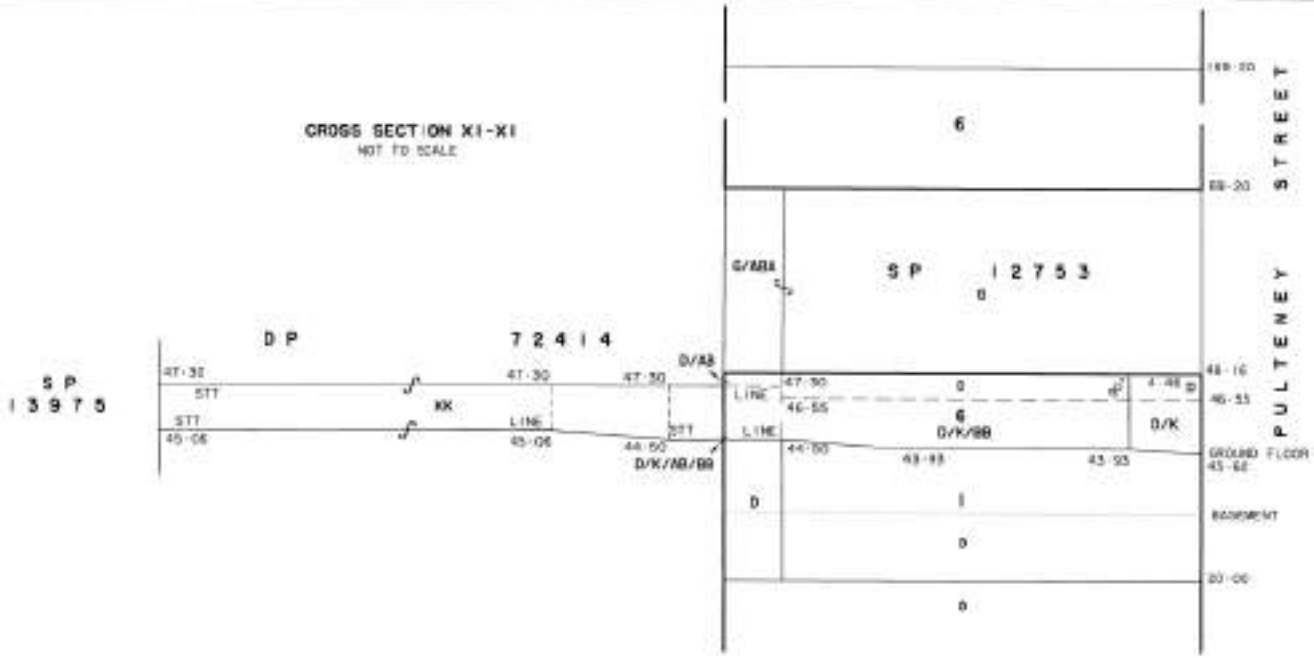
Licensed Surveyor [signature] 27/11/2002

PLAN APPROVED 7/6/03

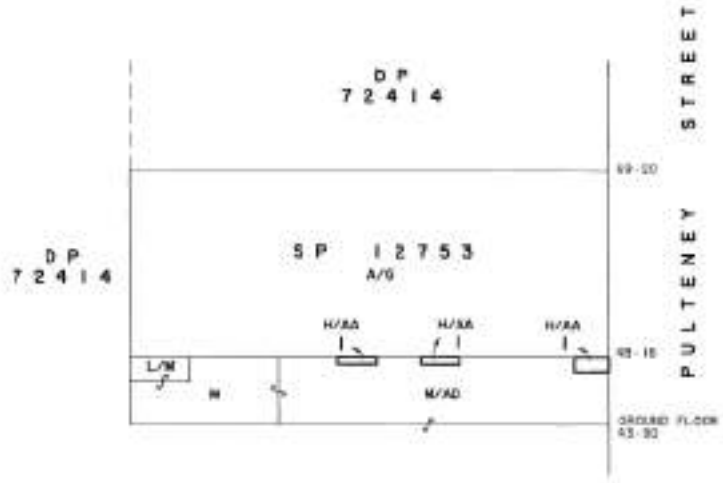
LODGED 4/3/2003

STATEMENTS CONCERNING EASEMENTS RESTRICTIONS AND RESERVES

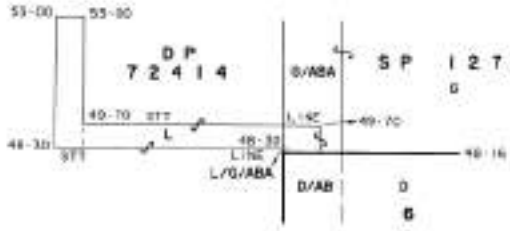
CROSS SECTION X1-X1
NOT TO SCALE



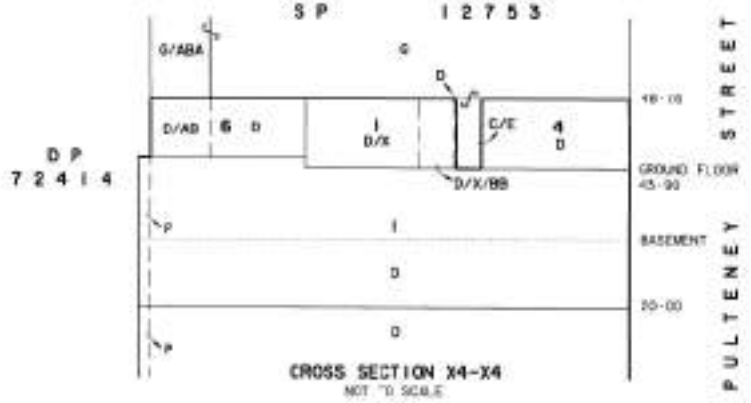

CROSS SECTION X2-X2
NOT TO SCALE




CROSS SECTION X3-X3
NOT TO SCALE




CROSS SECTION X4-X4
NOT TO SCALE




ALEXANDER & SYMONDS PTY. LTD
11 KING WILLIAM STREET, KENT TOWN
P.O. BOX 1000 KENT TOWN 5071
A.B.N. 93 007 753 988
TEL (08) 8130 1888 FAX (08) 8362 0088

REFERENCE A0108905
DWG No A0108905LTD3
AMP 13/12/2002 REV B

Greatforms Signing Session ID: 4d8ef201-35a3-446e-8210-f05c77b1c6c3, Executed: 23-Mar-2026 17:54 (ACDT), Page 266 of 294

STRATA DATA

12th February 2026

**IMPORTANT NOTICE TO NEW OWNER | LANDLORD & CONTENTS INSURANCE**

The property you are considering purchasing is part of a Strata / Community group managed by Strata Data. As such the common/shared areas are already covered by the mandatory Body Corporates insurance policy.

However, your personal property & public liability within your own unit is not covered by your Body Corporates insurance, so resident owners and investor owners must take out their own insurance to cover these risks. If you are a resident owner you need separate contents insurance, and if you are an investor owner you need separate landlords insurance.

Please find in the following pages further information on both of these insurance products.

To access great rates on these insurances please go to www.stratadata.com.au/insurance

Best,

MARC STEEN
Chief Operating Officer

**DISCLAIMER:** Please note this is not financial advice and does not take into account your individual circumstances. It is your responsibility to determine what insurance products are right for you.

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Level 13, 431 King William Street
Adelaide SA 5000

# Certificate of Currency

## CHU Residential Strata Insurance Plan

| | |
|---|---|
| **Policy No** | 72462 |
| **Policy Wording** | CHU RESIDENTIAL STRATA INSURANCE PLAN |
| **Period of Insurance** | 28/10/2025 to 28/10/2026 at 4:00pm |
| **Plan Number** | 12753 |
| **Situation** | 21 PULTENEY STREET ADELAIDE SA 5000 |

---

## Sections

### Section 1 – Insured Property
Not Available

### Section 2 – Liability to Others
Sum Insured: $50,000,000

### Section 3 – Voluntary Workers
Death: $300,000
Total Disablement: $3,000 per week

### Section 4 – Fidelity Guarantee
Sum Insured: $250,000

### Section 5 – Office Bearers' Legal Liability
Sum Insured: $5,000,000

### Section 6 – Government Audit Costs and Legal Expenses
Government Audit Costs: $25,000
Appeal expenses – common property health & safety breaches: $100,000
Legal Defence Expenses: $50,000

Date Printed 20/10/2025

This certificate confirms this policy is in force for the Period of Insurance shown, subject to the policy terms, conditions and exclusions. It is a summary of cover only (for full details refer to the current policy wording QM562-0725 and schedule). It does not alter, amend or extend the policy. This information is current only at the date of printing.

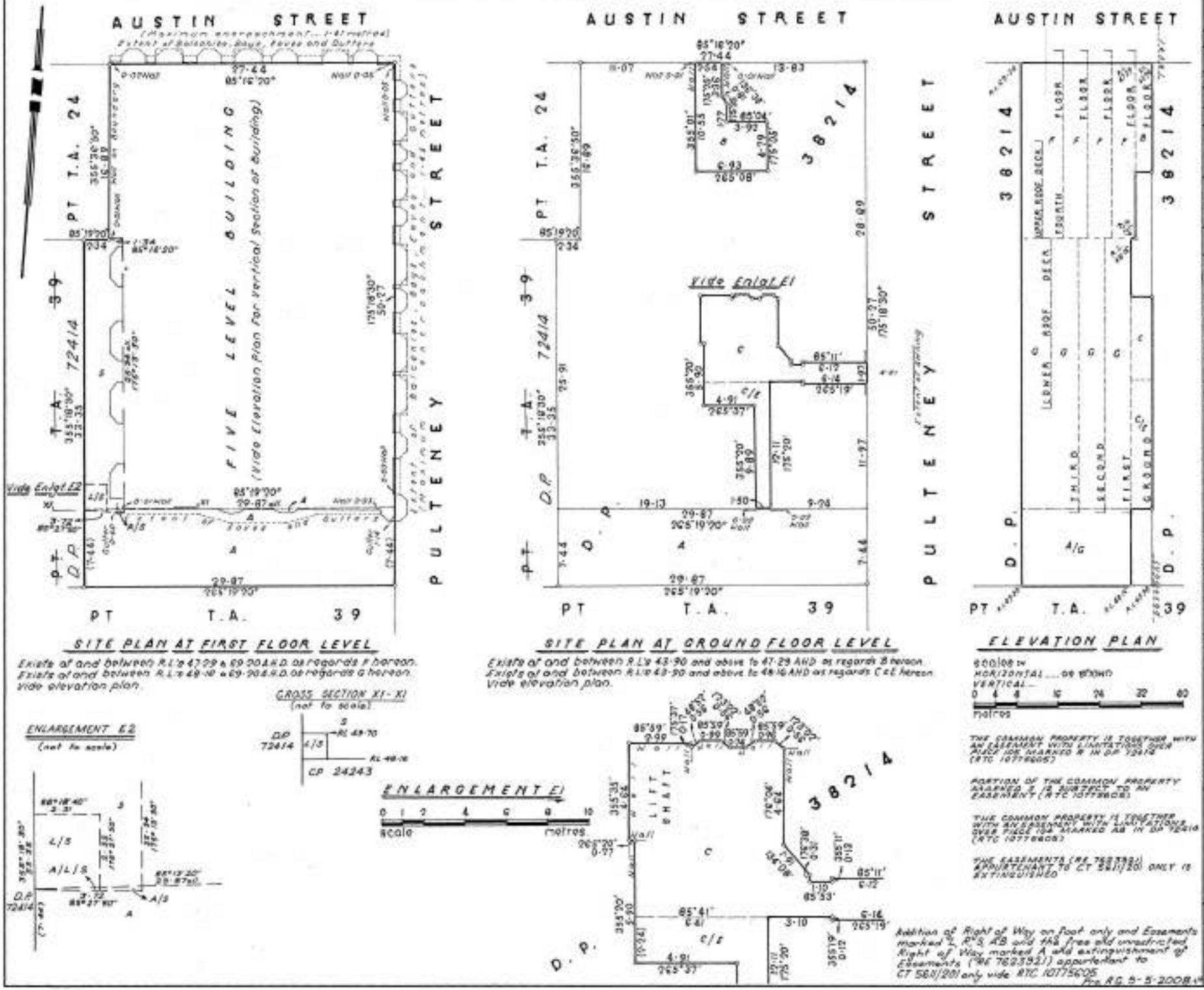
The contract of insurance is arranged by CHU Underwriting Agencies Pty Ltd (ABN 18 001 580 070, AFSL 243261) on behalf of the insurer: QBE Insurance (Australia) Limited (ABN 78 003 191 035, AFSL 239545).

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# PLAN

CT Volume 5172 Folio 197




12753

SP 12753

THIS IS SHEET 1 OF 4 SHEETS

DEPOSITED 22.12.1994

MAP REFERENCE 6628-42 h

TITLE REFERENCE C.T. 5170/100

SUBJECT PLAN REF. D.P. 38214 TOTAL AREA 1460

HUNDRED ADELAIDE

TOWNSHIP CITY OF ADELAIDE

COUNCIL City of Adelaide

LOT 102 OF D.P. 38214
PT T.A.'s 24 & 39

SCALE 0 2 4 8 12 16 METRES

ADDITIONS

Portions of the within Commo... Property and Units 8, 9, 23, 24, 38 and ... marked A hereon are subject to exis... rights of way vide C&T 1191/36, 37 and ... others.

Portions of the within Commo... Property marked B and E hereon a... subject to existing rights of way vide ... 7623920.

Portions of the within Comm... Property marked B and C hereon a... subject to existing easements vide R... 7623920.

The within Units 1 to 59 inclusi... and Common Property excluding th... portions marked B and C hereon ... subject to existing easements vide R... 7623920.

The within land is together wi... an easement over portions marked ... D in D.P. 38214.

The within land is together w... a right of way over portion marked ... H in D.P. 38214.

FIVE STAIRS 28 AND ENTRANCE HALL ... GROUND FLOOR LEVEL, LIFTS AT GROUND ... FLOOR TO FOURTH FLOOR LEVELS ... INCLUSIVE, STAIRS 33, LOWER ROOF DE... STAIRS 33, UPPER ROOF DECK AT FIFT... FLOOR LEVEL ARE SUBJECT TO A RIGHT ... OF WAY ON FOOT ONLY (RTC 10776605)

PORTION OF THE COMMON PROPERTY MARKED A IS SUBJECT TO A FREE AND UNRESTRICTED RIGHT OF WAY APPURTE... TO ALLOTMENT 104 IN DP 72414

Amendment to Easement Notes ... vide bks 8717/675 ... Pro R.G. 41 4-94.

Encroachment of Wall, Balconies, Ba... Eaves and Gutters occur over Austin St...

Encroachment of Awning, Balconies, B... Eaves and Gutters occur over Pulteney S...

PORTION OF THE COMMON PROPERTY MARKED L IS SUBJECT TO AN EASEMENT WITH LIMITATIONS (RTC 10776605)

I, Jeffrey Charles Fudge, a licensed surveyor under the Surveyors Act, 1992 certify:

(a) that this plan correctly delineates the boundaries of the ... comprised in this plan and all roads, and subdivisions, ... property and other buildings shown on the plan;

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

Dated this 5th day of September 93.

SMITH AND HIGGINS
LICENSED SURVEYORS
405 King William Street
Adelaide S.A. 5000
Phone: (08) 212 4477 Fax: (08) 212 5736

Date: 6-9-93 Reference: 930933

DOL-F

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12753

SP 12753

Map Reference :- 6628 - 42 N.

COUNCIL :- City of Adelaide

The upper boundaries of the unit subdivisions shown as balconies hereon are 3.00 metres above existing floor levels where limited to the level of the underside of any overhanging structures.

The balconies and bays encroaching into Pulteney Street and Austin Street are not unit subdivisions.

## SECOND FLOOR PLAN

AUSTIN STREET

UNIT 30 | UNIT 16 | UNIT 17
UNIT 29 | UNIT 18
UNIT 28 | UNIT 19
UNIT 27 incl. 1 unit sub. (balcony) | UNIT 20
UNIT 26 incl. 1 unit sub. (balcony) | UNIT 21
UNIT 25 incl. 1 unit sub. (balcony) | UNIT 22
UNIT 24 incl. 1 unit sub. (balcony) | UNIT 23

WELL, HALLWAY R2, DUCT 01, SERVICES 04, DUCT 04, DUCT 03, STAIRS S1, POWER SUPPLY STORE, STORE R2, STAIRS S3, DUCT 06, LIFTS, HALLWAY H4, SERVICES 05, STAIRS S2, BALCONY unit sub 26, BALCONY unit sub 25, BALCONY unit sub 24, BAY 29, BALCONY 30, BAY 30, BALCONY 16, BAY 18, BALCONY 17, BAY 17A, BAY 17B, BALCONY 18, BAY 18, BALCONY 19, BAY 19, BALCONY 20, BAY 20, BAY 21, BALCONY 21, BALCONY 22, BAY 22, BAY 23, A/3, A, (7-44), (17-44)

PULTENEY STREET

## FIRST FLOOR PLAN

AUSTIN STREET

UNIT 15 | UNIT 1 | UNIT 2
UNIT 14 | UNIT 3
UNIT 13 incl. 1 unit sub. (balcony) | UNIT 4
UNIT 12 incl. 1 unit sub. (balcony) | UNIT 5
UNIT 11 incl. 1 unit sub. (balcony) | UNIT 6
UNIT 10 incl. 1 unit sub. (balcony) | UNIT 7
UNIT 9 incl. 1 unit sub. (balcony) | UNIT 8

WELL, HALLWAY H1, DUCT 01, SERVICES 04, DUCT 04, DUCT 03, STAIRS S1, POWER SUPPLY STORE, STORE R1, STAIRS S3, DUCT 06, LIFTS, HALLWAY H2, SERVICES 05, STAIRS S2, BALCONY unit sub 13, BALCONY unit sub 12, BALCONY unit sub 11, BALCONY unit sub 10, BALCONY unit sub 9, BAY 14, BALCONY 15, BAY 15, BALCONY 1, BAY 1, BALCONY 2, BAY 2A, BAY 2B, BALCONY 3, BAY 3, BALCONY 4, BAY 4, BALCONY 5, BAY 5, BAY 6, BALCONY 6, BALCONY 7, BAY 7, BAY 8, A/3, A, (7-44), (1-44)

PULTENEY STREET

## GROUND FLOOR PLAN

AUSTIN STREET

FIRE ESCAPE CORRIDOR F1, STAIRS S1, LIFTS, FOYER, ENTRANCE HALL, STAIRS S2

PULTENEY STREET

SMITH AND HIGGINS
LICENSED SURVEYORS
108 King William Street
Adelaide S.A. 5000
Phone: (08) 212 6857 Fax: (08) 212 3736

Date: 6-9-93 Reference: 930929

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12753.

SP 12753

THIS SHEET 3 OF 4 SHEETS

Map Reference = 6628-42 h.

COUNCIL = City of Adelaide

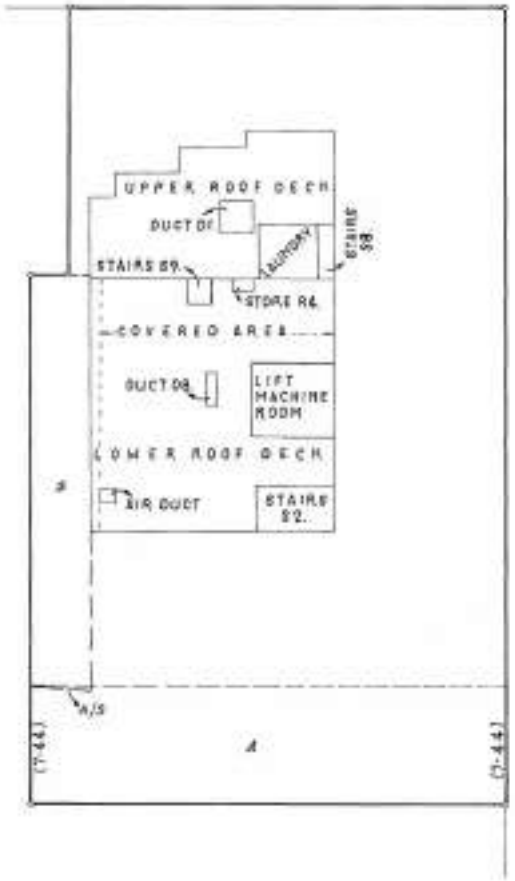
STATEMENTS CONTAINING EASEMENTS, ENCUMBRANCES AND ANNOTATIONS

for balcony height limitations vide sheet 1

The balconies and bays encroaching into Pulteney Street and Austin Street are not unit subsidiaries.

## FIFTH FLOOR PLAN

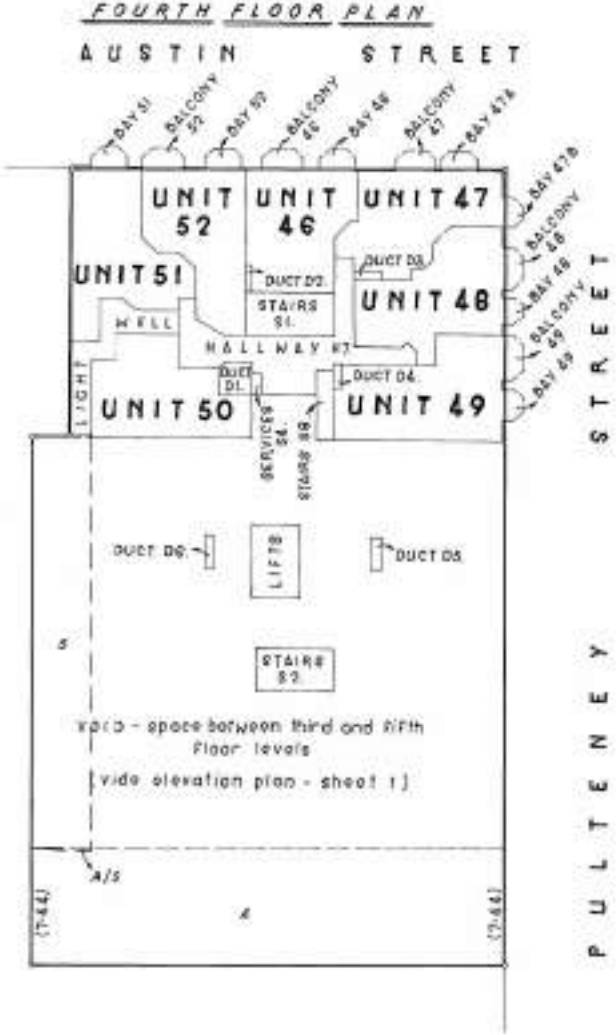
AUSTIN STREET




PULTENEY STREET

## FOURTH FLOOR PLAN

AUSTIN STREET



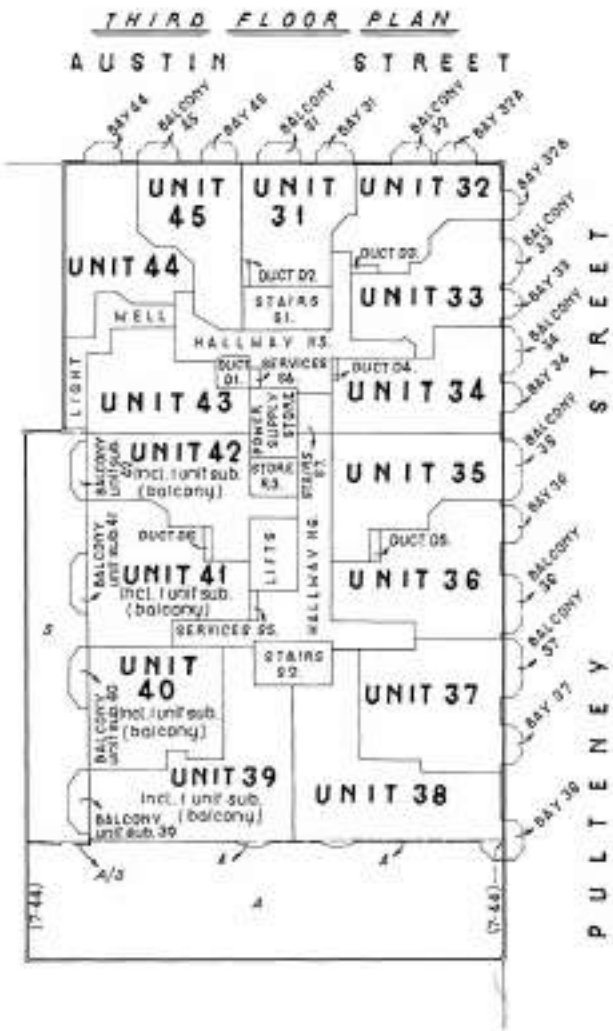

xpcb - space between third and fifth Floor levels

[vide elevation plan - sheet 1]

PULTENEY STREET

## THIRD FLOOR PLAN

AUSTIN STREET




PULTENEY STREET

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

Date: 6-9-93 Reference: 930939

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| Application No. 7626387 | STRATA PLAN NUMBER<br>**SP 12753**<br>DEPOSITED 23/02/1994<br>PRO REGISTRAR-GENERAL<br>THIS IS SHEET 4 OF 4 SHEETS |
|---|---|

## SCHEDULE OF UNIT ENTITLEMENTS

| UNIT NO. | UNIT ENTITLEMENT | UNIT NO. | UNIT ENTITLEMENT | UNIT NO. | UNIT ENTITLEMENT |
|---|---|---|---|---|---|
| 1 | 167 | 34 | 214 | | |
| 2 | 184 | 35 | 183 | | |
| 3 | 177 | 36 | 224 | | |
| 4 | 209 | 37 | 216 | | |
| 5 | 179 | 38 | 240 | | |
| 6 | 221 | 39 | 221 | | |
| 7 | 214 | 40 | 207 | | |
| 8 | 229 | 41 | 219 | | |
| 9 | 217 | 42 | 171 | | |
| 10 | 204 | 43 | 169 | | |
| 11 | 214 | 44 | 171 | | |
| 12 | 167 | 45 | 169 | | |
| 13 | 164 | 46 | 174 | | |
| 14 | 167 | 47 | 189 | | |
| 15 | 164 | 48 | 184 | | |
| 16 | 170 | 49 | 214 | | |
| 17 | 185 | 50 | 169 | | |
| 18 | 179 | 51 | 173 | | |
| 19 | 211 | 52 | 170 | | |
| 20 | 181 | | | | |
| 21 | 222 | | | | |
| 22 | 216 | | | | |
| 23 | 231 | | | AGGREGATE | |
| 24 | 219 | | | | |
| 25 | 205 | | | | |
| 26 | 216 | | | ROAD OR RESERVE | |
| 27 | 169 | | | | |
| 28 | 166 | | | ALLOTMENTS | |
| 29 | 169 | | | | |
| 30 | 166 | | | | |
| 31 | 173 | | | | |
| 32 | 187 | | | | |
| 33 | 181 | | | | |
| AGGREGATE | | AGGREGATE | 10000 | | |

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# EASEMENTS

Greatforms Signing Session ID: 4d8ef201-35a3-446e-8210-f05c77b1c6c3, Executed: 23-Mar-2026 17:54 (ACDT), Page 275 of 294

REGISTRAR-GENERAL'S OFFICE

SOUTH AUSTRALIA

# APPLICATION FOR CREATION OF EASEMENT

(PURSUANT TO SECTION 223lc OF THE **REAL PROPERTY ACT, 1886**)

FORM APPROVED BY THE REGISTRAR-GENERAL

PREFIX R E N 7823919

SERIES No.

TO BE COMPLETED BY AGENT

6

CERTIFIED CORRECT FOR THE PURPOSES OF THE REAL PROPERTY ACT, 1886.

(SIGNED) R A FRISBY Solicitor/Licensed Land Broker/Grantee.

| 7 DEC 1993 | TIME 12:10 |
|---|---|
| FEES | $ |
| R.G.O. | 65 |
| POSTAGE DEC 1993 010087485L T.O. | 65.00 |
| ADVERTISING | |
| NEW C.T. TO ISSUE | |

OFFICE NOTES:

**NOTES**

1. This form to be used when creating an easement in a Plan of Division only.
2. In this panel only state the certificate of title to be subject to this grant. The OPERATIVE CLAUSE will stipulate the rights and liberties and define the portion of the land affected together with the appurtenant land.
3. If address and or occupation has changed identify as "formerly ....."
4. Where the grantor and grantee is the same insert "as above" otherwise insert Full Name, Address, Occupation and Mode of Holding.
5. If the grantor/grantee is a natural person execution should read "SIGNED by the grantor/grantee in the presence of .....". The witness must be a disinterested person. If the grantor/grantee is a body corporate execution should conform to any prescribed formalities relating to the affixing of the common seal. Where the grantor and grantee is the same, execution may be made in Grantor Panel only. However the acceptance of the grant must be stated.
6. The short form of proof if applicable where the witness is an authorised functionary.
7. The long form of proof to be used where the witness is not an authorised functionary. His address and occupation must be stated.

BELOW THIS LINE FOR OFFICE USE ONLY

EXAMINATION DP 38314

| OK CORRECTION | PASSED |
|---|---|
| O.D.R. No. | EXAMINER TO INITIAL |
| RETURNED / RETURNED | |
| 9 12 93 | |
| | LOTS No. |
| | |
| | |

BELOW THIS LINE FOR AGENT USE ONLY 550

Lodged by:
Address: TOWN & COUNTRY LANDBROKERS
1/118 Halifax Street,
Adelaide S.A. 5000

Correction to TCLB

TITLES, CROWN LEASES, DECLARATIONS ETC. LODGED WITH THIS INSTRUMENT (TO BE FILLED IN BY PERSON LODGING)

1. ..... Received
2. ..... Items
3. ..... No.
4. .....
5. ..... Assessor

REGISTERED ON AT AM/PM
BY ENTRY OF A MEMORIAL OF THIS INSTRUMENT IN THE REGISTER BOOK VOL. 5147 FOLIO 49

REGISTRAR-GENERAL

PLEASE ISSUE NEW CERTIFICATES OF TITLE AS FOLLOWS

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

ITEM(S) DELIVERED—POSTED

IN ACCORDANCE WITH DELIVERY INSTRUCTIONS

| ITEM | AGENT/RGO BOX No. | DELIVERY DATE | *POSTAGE DATE | INITIALS |
|---|---|---|---|---|
| 1 | | | | |
| 2 | | | | |
| 3 | | | | |
| 4 | | | | |
| 5 | | | | |

*FILL OUT POSTAGE DATE ONLY IF ITEMS ARE RETURNED BY CERTIFIED MAIL

DELIVERY INSTRUCTIONS: PLEASE DELIVER THE FOLLOWING ITEM(S) TO THE UNDERMENTIONED AGENT(S)

| ITEM CT/CL REF. | AGENTS NAME | AGENT/RGO BOX No. | POSTAL ADDRESS* |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

*FILL OUT POSTAL ADDRESS ONLY IF ITEMS ARE TO BE RETURNED BY CERTIFIED MAIL

AGENTS INITIALS

62901

Greatforms Signing Session ID: 4d8ef201-35a3-446e-8210-f05c77b1c6c3, Executed: 23-Mar-2026 17:54 (ACDT), Page 276 of 294

DATED THE 2nd DAY OF December 19 93.

EXECUTION (GRANTOR)

EXECUTION AND ATTESTATION (See Note 5)

The Common Seal of COWRIE PTY. LTD. ACN 008 216 779
was hereto affixed in accordance with
it Articles of Incorporation in the
presence of:

---------- Director

---------- Secretary

COMMON SEAL
COWRIE
PTY. LTD.
A.C.N. 008 216 779

ACCEPTANCE (GRANTEE)

The within grant is hereby accepted.

The Common Seal of COWRIE PTY. LTD. ACN 008 216 779
was hereto affixed in accordance with
its Articles of Incorporation in the
presence of:

---------- Director

---------- Secretary

COMMON SEAL
COWRIE
PTY. LTD.
A.C.N. 008 216 779

SHORT FORM OF PROOF (See Note 6)

Appeared before me at ____ this ____ day of ____ 19 ____

the grantor within described, the party executing the within instrument, being a person well known to me and did freely and voluntarily sign the same

(SIGNED) ----------

Appeared before me at ____ this ____ day of ____ 19 ____

the grantor within described, the party executing the within instrument, being a person well known to me and did freely and voluntarily sign the same

(SIGNED) ----------

LONG FORM OF PROOF (See Note 7)

Appeared before me at ____ this ____ day of ____ 19 ____

(hereinafter referred to as "the witness"), a person known to me and of good repute, attesting witness to this instrument, and acknowledged his signature to the same, and did further declare that the grantor, the party executing the same, was personally known to the witness, that the signature to the said instrument is in the handwriting of the grantor, and that the grantor did freely and voluntarily sign the same in the presence of the witness and was at that time of sound mind.

(SIGNED) ----------

Appeared before me at ____ this ____ day of ____ 19 ____

(hereinafter referred to as "the witness"), a person known to me and of good repute, attesting witness to this instrument, and acknowledged his signature to the same, and did further declare that the grantor, the party executing the same, was personally known to the witness, that the signature to the said instrument is in the handwriting of the grantor, and that the grantor did freely and voluntarily sign the same in the presence of the witness and was at that time of sound mind.

(SIGNED) ----------

Greatforms Signing Session ID: 4d8ef201-35a3-446e-8210-f05c77b1c6c3, Executed: 23-Mar-2026 17:54 (ACDT), Page 277 of 294

here set forth the rights and liberties being created. Define precisely.

THE GRANTOR ACKNOWLEDGES RECEIPT OF THE CONSIDERATION HEREIN EXPRESSED AND HEREBY GRANTS TO THE GRANTEE

1. A FULL FREE and UNRESTRICTED RIGHT and LIBERTY for the Grantee and its agents, servants, tenants, and workmen from the date hereof and at all times hereafter for the building and structures currently erected upon the dominant ~~tenement~~ land as at the date hereof and any further improvements erected upon the dominant tenement and required for stability the same or no less structural support than the building currently erected as already exists.

easmt. saw B.G.

2. A FULL FREE and UNRESTRICTED RIGHT and LIBERTY for the grantee and their agents servants, tenants, and workmen at anytime to break the surface of, dig open up and use the land for the purpose of laying down, fixing, taking up, repairing, relaying or examining pipes and cables and to ~~enter~~ the land at any time (if necessary with vehicles and equiptment) for any of those purposes.

easmt (2)

over that portion of piece 100* in D.P. No. 38214 and marked D and being portion of the said certificae of title above described ✓

here set forth appurtenancy. Define precisely.

TO BE HELD APPURTENANT TO:-

1. The Dominant Land is Lot 102 in DP 38214 ✓
2. The Dominant Land is Lot 102 in DP 38214 ✓

Greatforms Signing Session ID: 4d8ef201-35a3-446e-8210-f05c77b1c6c3, Executed: 23-Mar-2026 17:54 (ACDT), Page 278 of 294

2

# APPLICATION FOR CREATION OF EASEMENT

(PURSUANT TO SECTION 223lo OF THE REAL PROPERTY ACT, 1886)

(See Note 1)

**CERTIFICATES OF TITLE OVER WHICH RIGHTS ARE BEING GRANTED** (See Note 2)

THE WHOLE OF THE LAND COMPRISED AND DESCRIBED IN CERTIFICATE OF TITLE REGISER BOOK

VOLUME ~~4395~~ 5147 FOLIO ~~188~~ 49

**ESTATE**

ESTATE IN FEE SIMPLE

COMMISSIONER of STAMPS
S.A. STAMP DUTY PAID $10.00
ADJUDGED DULY STAMPED
ORIGINAL WITH 0 COPIES
06/12/93 15:19:36 00292007
CONVEYANCE OF ANOTHER KIND

**ENCUMBRANCES**

Mortgage No. 6806174
~~Nil~~
Lease No 6908917

**GRANTOR** (Full name, address and occupation) (See Note 3)

COWRIE PTY. LTD. ACN ~~008~~ 216 779 / formerly of 80 Currie Street ADELAIDE 5000
now of 179 King William Road Hyde Park 5061

**CONSIDERATION** (Where applicable insert monetary consideration in words and figures)

NO MONETARY CONSIDERATION

**GRANTEE** (See Note 4)

COWRIE PTY. LTD. ACN ~~008~~ 216 779 / formerly of 80 Currie Street ADELAIDE 5000
now of 179 King William Road Hyde Park 5061

**CERTIFICATE RE SECTION 71 or 66ab of THE STAMP DUTIES ACT, 1923**

**And/Or that land is vacant.**

Greatforms Signing Session ID: 4d8ef201-35a3-446e-8210-f05c77b1c6c3, Executed: 23-Mar-2026 17:54 (ACDT), Page 279 of 294



# EASEMENTS

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REGISTRAR-GENERAL'S OFFICE

SOUTH AUSTRALIA

PREFIX R E No. 7623922

# APPLICATION FOR CREATION OF EASEMENT

(PURSUANT TO SECTION 223lo OF THE **REAL PROPERTY ACT, 1886**)

FORM APPROVED BY THE REGISTRAR-GENERAL

CERTIFIED CORRECT FOR THE PURPOSES OF THE REAL PROPERTY ACT, 1886.

(SIGNED) RA FRISBY Solicitor/Licensed Land Broker/~~Grantee~~

SERIES No. 8

TO BE COMPLETED BY AGENT

11

| | |
|---|---|
| 7 DEC 1993 TIME | 2:10 |
| FEES | $ |
| R.G.O. | 63 |
| POSTAGE 07DEC1993 01008/488L 1.00 | 65.00 |
| ADVERTISING | |
| NEW C.T. TO ISSUE | |

OFFICE NOTES:

**NOTES**

1. This form to be used when creating an easement in a Plan of Division only.
2. In this panel only state the certificate of title to be subject to this grant. The OPERATIVE CLAUSE will stipulate the rights and liberties and define the portion of the land affected together with the appurtenant land.
3. If address and or occupation has changed identify as "formerly ....."
4. Where the grantor and grantee is the same insert "as above" otherwise insert Full Name, Address, Occupation and Mode of Holding.
5. If the grantor/grantee is a natural person execution should read "SIGNED by the grantor/grantee in the presence of .....". The witness must be a disinterested person. If the grantor/grantee is a body corporate execution should conform to any prescribed formalities relating to the affixing of the common seal. Where the grantor and grantee is the same, execution may be made in Grantor Panel only. However the acceptance of the grant must be stated.
6. The short form of proof if applicable where the witness is an authorised functionary.
7. The long form of proof to be used where the witness is not an authorised functionary. His address and occupation must be stated.

BELOW THIS LINE FOR OFFICE USE ONLY

EXAMINATION DP 39214

| 02 CORRECTION | PASSED |
|---|---|
| O.D.R. No. | EXAMINER INITIAL |
| RECEIVED: 9 12 93 | RETURNED: |
| | LOTS No. |

BELOW THIS LINE FOR AGENT USE ONLY 550

Lodged by:
Address: TOWN & COUNTRY LANDBROKERS
1/118 Halifax Street,
Adelaide S.A. 5000

Correction to TCLB

TITLES, CROWN LEASES, DECLARATIONS ETC. LODGED WITH THIS INSTRUMENT (TO BE FILLED IN BY PERSON LODGING)

1 ..... Received
2 ..... items
3 ..... No
4 .....
5 ..... Assessor

REGISTERED ON AT AM/PM
BY ENTRY OF A MEMORIAL OF THIS INSTRUMENT IN THE REGISTER BOOK. VOL. 5147 FOLIO 49

Pp Registrar-General

PLEASE ISSUE NEW CERTIFICATES OF TITLE AS FOLLOWS

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

ITEM(S) DELIVERED—POSTED

IN ACCORDANCE WITH DELIVERY INSTRUCTIONS

| ITEM | AGENT/RGO BOX No. | DELIVERY DATE | *POSTAGE DATE | INITIALS |
|---|---|---|---|---|
| 1 | | | | |
| 2 | | | | |
| 3 | | | | |
| 4 | | | | |
| 5 | | | | |

*FILL OUT POSTAGE DATE ONLY IF ITEMS ARE RETURNED BY CERTIFIED MAIL

DELIVERY INSTRUCTIONS: PLEASE DELIVER THE FOLLOWING ITEM(S) TO THE UNDERMENTIONED AGENT(S)

| ITEM: CT/CL REF. | AGENTS NAME | AGENT/RGO BOX No. | POSTAL ADDRESS* |
|---|---|---|---|
| | TCLB | 550 | |
| | | | |
| | | | |
| | | | |
| | | | |

*FILL OUT POSTAL ADDRESS ONLY IF ITEMS ARE TO BE RETURNED BY CERTIFIED MAIL

AGENTS INITIALS

Greatforms Signing Session ID: 4d8ef201-35a3-446e-8210-f05c77b1c6c3, Executed: 23-Mar-2026 17:54 (ACDT), Page 281 of 294

DATED THE 2nd DAY OF December 19 93

EXECUTION (GRANTOR)

EXECUTION AND ATTESTATION (See Note 5)

The Common Seal of COWRIE PTY. LTD. ACN 008 216 779 was hereto affixed in accordance with it Articles of Incorporation in the presence of:

COMMON SEAL COWRIE PTY. LTD. A.C.N. 008 216 779

---------- Director

---------- Secretary

ACCEPTANCE (GRANTEE)

The within grant is hereby accepted.

The Common Seal of COWRIE PTY. LTD. ACN 008 216 779 was hereto affixed in accordance with its Articles of Incorporation in the presence of:

COMMON SEAL COWRIE PTY. LTD. A.C.N. 008 216 779

---------- Director

---------- Secretary

SHORT FORM OF PROOF (See Note 6)

Appeared before me at the day of 19

the grantor within described, the party executing the within instrument, being a person well known to me and did freely and voluntarily sign the same

(SIGNED) .....

Appeared before me at the day of 19

the grantor within described, the party executing the within instrument, being a person well known to me and did freely and voluntarily sign the same

(SIGNED) .....

LONG FORM OF PROOF (See Note 7)

Appeared before me at the day of 19

(hereinafter referred to as "the witness") a person known to me and of good repute, attesting witness to this instrument, and acknowledged his signature to the same, and did further declare that the grantor, the party executing the same, was personally known to the witness, that the signature to the said instrument is in the handwriting of the grantor, and that the grantor did freely and voluntarily sign the same in the presence of the witness and was at that time of sound mind.

(SIGNED) .....

Appeared before me at the day of 19

(hereinafter referred to as "the witness") a person known to me and of good repute, attesting witness to this instrument, and acknowledged his signature to the same, and did further declare that the grantor, the party executing the same, was personally known to the witness, that the signature to the said instrument is in the handwriting of the grantor, and that the grantor did freely and voluntarily sign the same in the presence of the witness and was at that time of sound mind.

(SIGNED) .....

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Here set forth the rights and liberties being created. Define precisely.

THE GRANTOR ACKNOWLEDGES RECEIPT OF THE CONSIDERATION HEREIN EXPRESSED AND HEREBY GRANTS TO THE GRANTEE

1.

A FULL FREE and UNRESTRICTED RIGHT and LIBERTY for the Grantee agents, tenants, servants, and workmen from the date hereof and at all times hereafter for the building and structures currently erected upon the dominant tenement as at the date hereof and any further improvement erected upon the dominant ~~tenement~~ and required for stability the same or no less structural support than the building currently erected as already exists.

2.

A FULL FREE and UNRESTRICTED ~~EASEMENT and~~ RIGHT and LIBERTY for the Grantee and their agents, servants, tenants, and workmen at any time to break the surface of, dig, open up and use the land for the purpose of laying down fixing, taking up, repairing, relaying or examining pipes and cables and to enter the land at any time ( if necessary with vehicles and equipment ) for the provisions of any services.

over that portion of lot 102 in Deposited Plan No. 38214 and marked F and G and being portion of the said certificae of title above described

Here set forth appurtenancy. Define precisely.

TO BE HELD APPURTENANT TO:-

The dominant Land is Pieces 100* and 101* in DP38214

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# APPLICATION FOR CREATION OF EASEMENT

(PURSUANT TO SECTION 223lo OF THE REAL PROPERTY ACT, 1886)

(See Note 1)

**CERTIFICATES OF TITLE OVER WHICH RIGHTS ARE BEING GRANTED** (See Note 2)

THE WHOLE OF THE LAND COMPRISED AND DESCRIBED IN CERTIFICATE OF TITLE REGISER BOOK

VOLUME ~~5000~~ 5147 FOLIO ~~000~~ 49

COMMISSIONER OF STAMPS

S.A. STAMP DUTY PAID $10.00
ADJUDGED DULY STAMPED
ORIGINAL WITH 0 COPIES
06/12/93 15:20:21 0024200:5
CONVEYANCE OF ANOTHER KIND

**ESTATE**

ESTATE IN FEE SIMPLE

**ENCUMBRANCES**

Mortgage No. 6806174
~~WPOK~~
Lease No. 6908917

for purs 20.12.93

**GRANTOR** (Full name, address and occupation) (See Note 3)

formerly
COWRIE PTY. LTD. ACN 008 216 779 / of 80 Currie Street ADELAIDE 5000
now of 179 King William Road Hyde Park 5061

**CONSIDERATION** (Where applicable insert monetary consideration in words and figures)

NO MONETARY CONSIDERATION

**GRANTEE** (See Note 4)

formerly
COWRIE PTY. LTD. ACN 008 216 779 / of 80 Currie Street ADELAIDE 5000
now of 179 King William Road Hyde Park 5061

**CERTIFICATE RE SECTION 71 or 66ab of THE STAMP DUTIES ACT, 1923**

**And/Or that land is vacant.**

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# EASEMENTS

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REGISTRAR-GENERAL'S OFFICE

SOUTH AUSTRALIA

# APPLICATION FOR CREATION OF EASEMENT

(PURSUANT TO SECTION 223lo OF THE **REAL PROPERTY ACT, 1886**)

FORM APPROVED BY THE REGISTRAR-GENERAL

PREFIX R E

7623923

SERIES No. B

TO BE COMPLETED BY AGENT

17

CERTIFIED CORRECT FOR THE PURPOSES OF THE REAL PROPERTY ACT, 1886.

(SIGNED) R A Frisby

R A FRISBY Solicitor/Licensed Land Broker/Grantee

| | |
|---|---|
| 7 DEC 1993 TIME | 12.16 |
| FEES | $ |
| R.G.O. | 65 |
| POSTAGE | |
| ADVERTISING 07DEC1993 B10087489L.I.O. | 65.00 |
| NEW C.T. TO ISSUE | |

OFFICE NOTES

P/U. 7580672 - Regd doc

**NOTES**

1. This form to be used when creating an easement in a Plan of Division only.
2. In this panel only state the certificate of title to be subject to this grant. The OPERATIVE CLAUSE will stipulate the rights and liberties and define the portion of the land affected together with the appurtenant land.
3. If address and or occupation has changed identify as "formerly ....."
4. Where the grantor and grantee is the same insert "as above" otherwise insert Full Name, Address, Occupation and Mode of Holding.
5. If the grantor/grantee is a natural person execution should read "SIGNED by the grantor/grantee in the presence of .....". The witness must be a disinterested person. If the grantor/grantee is a body corporate execution should conform to any prescribed formalities relating to the affixing of the common seal. Where the grantor and grantee is the same, execution may be made in Grantor Panel only. However the acceptance of the grant must be stated.
6. The short form of proof if applicable where the witness is an authorised functionary.
7. The long form of proof to be used where the witness is not an authorised functionary. His address and occupation must be stated.

BELOW THIS LINE FOR OFFICE USE ONLY

EXAMINATION DP 38314

| | | |
|---|---|---|
| 02 CORRECTION | | PASSED |
| O.D.R. No. | | EXAMINED TO INITIAL |
| RETURNED | RETURNED | |
| 9 12 93 | | |
| | | LOTS No. |

BELOW THIS LINE FOR AGENT USE ONLY 550

Lodged by:
Address: TOWN & COUNTRY LANDBROKERS
1/118 Halifax Street,
Adelaide S.A. 5000

Correction to TCLB.

TITLES, CROWN LEASES, DECLARATIONS ETC. LODGED WITH THIS INSTRUMENT (TO BE FILLED IN BY PERSON LODGING)

1
2
3
4
5

Received items No.

Assessor

REGISTERED ON AT AM/PM
BY ENTRY OF A MEMORIAL OF THIS INSTRUMENT IN THE REGISTER BOOK VOL 5147 FOLIO 49

pro

REGISTRAR-GENERAL

PLEASE ISSUE NEW CERTIFICATES OF TITLE AS FOLLOWS

1
2
3
4
5

ITEM(S) DELIVERED—POSTED

IN ACCORDANCE WITH DELIVERY INSTRUCTIONS

DELIVERY INSTRUCTIONS PLEASE DELIVER THE FOLLOWING ITEM(S) TO THE UNDERMENTIONED AGENT(S)

| ITEM | AGENT/RGO BOX No. | DELIVERY DATE | *POSTAGE DATE | INITIALS | ITEM CT/CL REF. | AGENTS NAME | AGENT/RGO BOX No. | POSTAL ADDRESS* |
|---|---|---|---|---|---|---|---|---|
| 1 | | | | | | TCLB | 550 | |
| 2 | | | | | | | | |
| 3 | | | | | | | | |
| 4 | | | | | | | | |
| 5 | | | | | | | | |

*FILL OUT POSTAGE DATE ONLY IF ITEMS ARE RETURNED BY CERTIFIED MAIL

*FILL OUT POSTAL ADDRESS ONLY IF ITEMS ARE TO BE RETURNED BY CERTIFIED MAIL

AGENTS INITIALS RJF

42531

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DATED THE 2nd DAY OF December 1993.

EXECUTION (GRANTOR)

EXECUTION AND ATTESTATION (See Note 5)

The Common Seal of COWRIE PTY. LTD. ACN 008 216 779 was hereto affixed in accordance with it Articles of Incorporation in the presence of:

COMMON SEAL COWRIE PTY. LTD. A.C.N. 008 210 779

---------- Director

---------- Secretary

ACCEPTANCE (GRANTEE)

The within grant is hereby accepted

The Common Seal of COWRIE PTY. LTD. ACN 008 216 779 was hereto affixed in accordance with its Articles of Incorporation in the presence of:

COMMON SEAL COWRIE PTY. LTD. A.C.N. 008 216 779

---------- Director

---------- Secretary

SHORT FORM OF PROOF (See Note 6)

Appeared before me at the day of 19

the grantor within described, the party executing the within instrument, being a person well known to me and did freely and voluntarily sign the same.

(SIGNED)

Appeared before me at the day of 19

the grantor within described, the party executing the within instrument, being a person well known to me and did freely and voluntarily sign the same.

(SIGNED)

LONG FORM OF PROOF (See Note 7)

Appeared before me at the day of 19

[hereinafter referred to as "the witness"], a person known to me and of good repute, attesting witness to this instrument, and acknowledged his signature to the same; and did further declare that the grantor, the party executing the same, was personally known to the witness, that the signature to the said instrument is in the handwriting of the grantor, and that the grantor did freely and voluntarily sign the same in the presence of the witness and was at that time of sound mind.

(SIGNED)

Appeared before me at the day of 19

[hereinafter referred to as "the witness"], a person known to me and of good repute, attesting witness to this instrument, and acknowledged his signature to the same; and did further declare that the grantor, the party executing the same, was personally known to the witness, that the signature to the said instrument is in the handwriting of the grantor, and that the grantor did freely and voluntarily sign the same in the presence of the witness and was at that time of sound mind.

(SIGNED)

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Here set forth the rights and liberties being created. Define precisely.

THE GRANTOR ACKNOWLEDGES RECEIPT OF THE CONSIDERATION HEREIN EXPRESSED AND HEREBY GRANTS TO THE GRANTEE

1. A FULL FREE and UNRESTRICTED RIGHT OF WAY along or over peice 100* in Deposited Plan Number 38214 and marked H being portion of the land comprised in certificate of title register book Volume 4395 Folio 122

Now part of 5147/49 102

Here set forth appurtenancy. Define precisely.

TO BE HELD APPURTENANT TO:- ~~The dominant land is lot 102 in DP 38214~~

The Dominant Land is Lot 102 in D.P. 38214

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6.

# APPLICATION FOR CREATION OF EASEMENT

(PURSUANT TO SECTION 223lo OF THE REAL PROPERTY ACT, 1886)

FORM 3
(See Note 1)

**CERTIFICATES OF TITLE OVER WHICH RIGHTS ARE BEING GRANTED** (See Note 2)

THE WHOLE OF THE LAND COMPRISED AND DESCRIBED IN CERTIFICATE OF TITLE REGISER BOOK

VOLUME ~~5865~~ 5147 FOLIO ~~122~~ 49

**ESTATE**

ESTATE IN FEE SIMPLE

COMMISSIONER OF STAMPS
S.A. STAMP DUTY PAID $10.00
ADJUDGED DULY STAMPED
ORIGINAL ~~WITH~~ 0 COPIES
06/12/93 13:20:38 0024200ra
CONVEYANCE OF ANOTHER KIND

**ENCUMBRANCES**

~~Nil~~ pro RG 30.12.93

~~Mortgage~~ Mortgage No. 6806174
Lease No 6908917

**GRANTOR** (Full name, address and occupation) (See Note 3)

COWRIE PTY. LTD. ACN 008 216 779 / formerly of 80 Currie Street ADELAIDE 5000
now of 179 King William Road Hyde Park 5061

**CONSIDERATION** (Where applicable insert monetary consideration in words and figures)

NO MONETARY CONSIDERATION

**GRANTEE** (See Note 4)

COWRIE PTY. LTD. ACN 008 216 779/ formerly of 80 Currie Street ADELAIDE 5000
now of 179 King William Road Hyde Park 5061

**CERTIFICATE RE SECTION 71 or 66ab of THE STAMP DUTIES ACT, 1923**

**And/Or that land is vacant.**

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# DEW - HERITAGE

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Government of South Australia
Department for Environment and Water

State Heritage Reference: 13368 (SHP); SAHPDB Reference: 1271 (SHP)
SAILIS Reference: 2754260

**PROPERTY INTEREST REPORT RESPONSE**

(Enquiry under Section 7 of the *Land & Business (Sale & Conveyancing) Act 1994*)

The property described below was the subject of a Property Interest Report enquiry and has been referred from Land Services South Australia to Heritage South Australia, Department for Environment and Water for reply because there is a heritage interest recorded on either the Certificate of Title or against the Land.

Registered Name: **Dwelling – Ruthven Mansions**

Address of Property: **Unit 41, 21 Pulteney Street, Adelaide SA 5000**

Local Government Area: **Adelaide**

Certificate of Title Reference/s: **CT 5172/197**

---

**Prescribed encumbrances in relation to the land for the purposes of Section 7 of the *Land and Business (Sale and Conveyancing) Act 1994*.**

1. Is the property Confirmed as a State Heritage Place in the SA Heritage Register? (Section 18 *Heritage Places Act 1993*) **Yes**

2. Is the property Provisionally Entered as a State Heritage Place in the SA Heritage Register? (Section 17 *Heritage Places Act 1993*) **No**

3. Is the property within a State Heritage Area? * **No**
   * N.B. Until 15 January 1994 State Heritage Areas were designated by the Heritage Minister pursuant to Section 13(1) of the *South Australian Heritage Act 1978*. Since 15 January 1994 they have been created by inclusion in a council Development Plan under the *Development Act 1993* [*Planning, Development and Infrastructure Act 2016*], so you should also check with the local council.

4. Has the place been designated as a place of archaeological, geological, palaeontological or speleological significance? (Section 14(7) *Heritage Places Act 1993*) **No**

5. Is the property subject to a Stop Order? (Section 30 *Heritage Places Act 1993*) **No**

6. Is the property subject to a No Development Order? (Section 38 *Heritage Places Act 1993*) **No**

7. Is the property subject to a Heritage Agreement? (Section 32 *Heritage Places Act 1993*) **No**

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8. Are there any objects of heritage significance entered in the SA Heritage Register in association with the property? (Section 14(2)(b) *Heritage Places Act 1993*) **No**

9. Is the property listed as a World Heritage Property in the SA Heritage Register? (Section 14(1)(f) *Heritage Places Act 1993*) **No**

10. Is the property listed as a Commonwealth Heritage Place in the SA Heritage Register? (Section 14(1)(f) *Heritage Places Act 1993*) **No**

11. Is the property listed as a National Heritage Place in the SA Heritage Register? (Section 14(1)(f) *Heritage Places Act 1993*) **No**



**Celeste Klose**
Heritage Register Officer

Date: **18/02/2026**

**Heritage South Australia** | Environment, Heritage and Sustainability
Department for Environment and Water
Phone: 08 8372 7521
DEWHeritage@sa.gov.au

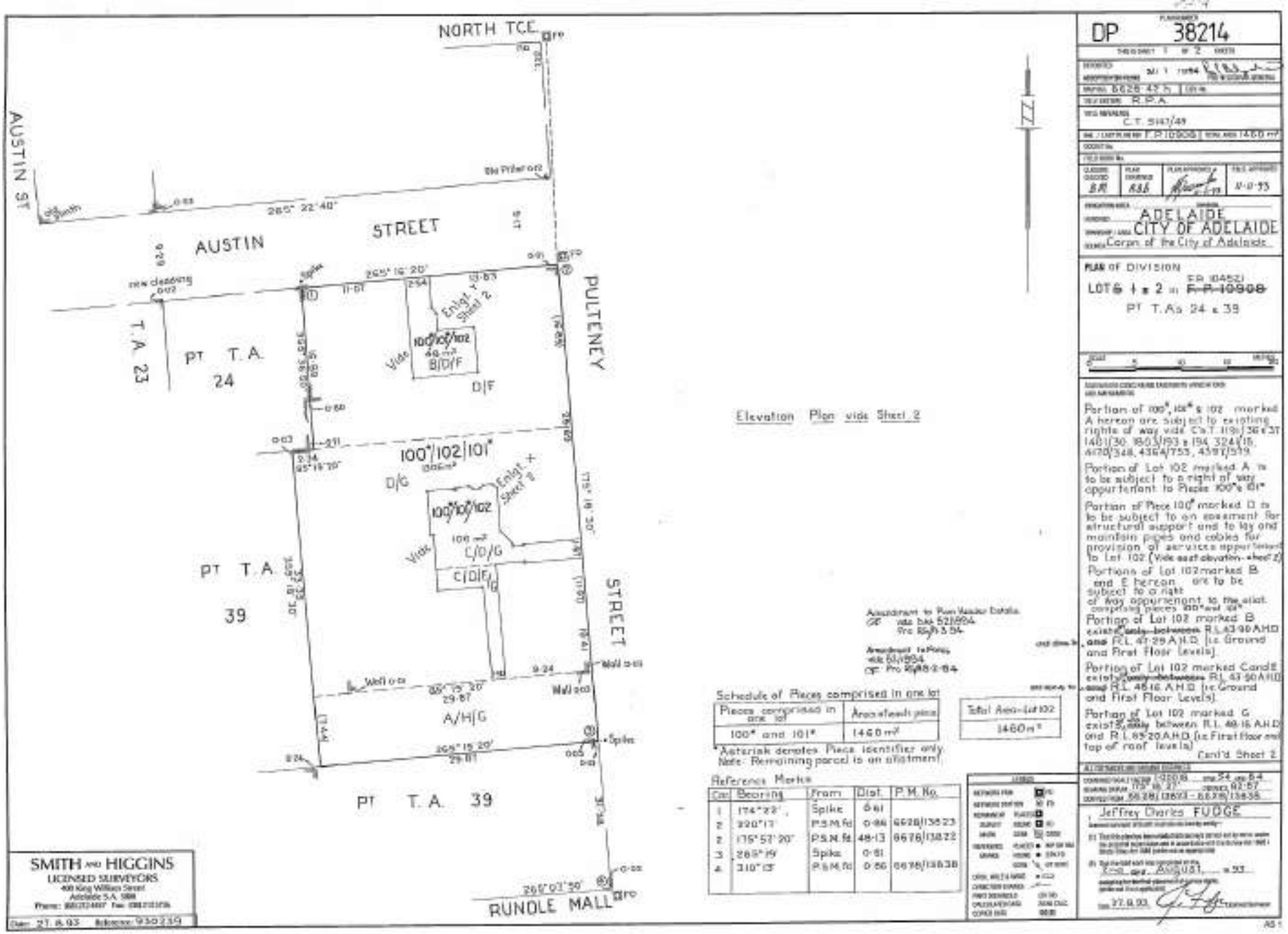
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# PLANS

930239

D38214




DP 38214

THIS SHEET 1 OF 2 SHEETS

DEPOSITED JUL 1 1994

SURVEY 6628 47 h. LOCAL

TITLE DIAGRAM R.P.A.

TITLE REFERENCES C.T. 5147/49

LAND / LAND IN NEW P.P. 10908 TOTAL AREA 1460 m²

LOCALITY

LOCAL GOVT. AREA

| CLASSED | PLAN EXAMINED | PLAN APPROVED | FEES APPROVED |
|---|---|---|---|
| B.R. | R.A.S. | | 11-8-93 |

ADELAIDE

CITY OF ADELAIDE

Corpn. of the City of Adelaide

PLAN OF DIVISION FR 10452

LOTS 1 & 2 in ~~P.P. 10908~~

PT T.As 24 & 39

Portion of 100°, 101° & 102 marked A hereon are subject to existing rights of way vide C/Ts 1181/36 & 37, 1401/30, 1803/193 & 194, 3241/15, 4170/348, 4364/755, 4591/519.

Portion of Lot 102 marked A is to be subject to a right of way appurtenant to Pieces 100° & 101°

Portion of Piece 100° marked D is to be subject to an easement for structural support and to lay and maintain pipes and cables for provision of services appurtenant to Lot 102 (Vide east elevation - Sheet 2)

Portions of Lot 102 marked B and E hereon are to be subject to a right of way appurtenant to the allot. comprising pieces 100° and 101°

Portion of Lot 102 marked B existing ~~only between~~ R.L. 43.99 A.H.D and R.L. 47.29 A.H.D. (i.e. Ground and First Floor Levels)

Portion of Lot 102 marked C and E existing ~~only between~~ R.L. 43.50 A.H.D and R.L. 48.16 A.H.D. (i.e. Ground and First Floor Levels)

Portion of Lot 102 marked G existing ~~only~~ between R.L. 48.16 A.H.D and R.L. 85.20 A.H.D. (i.e. First floor and top of roof levels)

Cont'd Sheet 2

SURVEYED IN ACCORDANCE WITH THE SURVEYORS ACT, 1975 AND THE REGULATIONS MADE THEREUNDER

COMPILED FROM P.P. 10908 SHEET 1 AND 2 AND 6628 SHEET 1 OF 2

BEARINGS FROM 175° 27' ORIGIN OF HEIGHTS R.L. 0.57

CONNECTIONS 6628 138 23 - 6676 138 38

Jeffrey Charles FUDGE

I, ..... of ..... in the State of South Australia, Licensed Surveyor, do hereby certify that:

(1) This plan was prepared in accordance with the provisions of the Surveyors Act, 1975 and that all the requirements of that Act and the regulations made thereunder in respect of plans submitted for approval have been complied with;

(2) The boundaries of the land comprised in this plan were surveyed by me or under my supervision in ..... and ..... 1993 and that the said survey is correct to the best of my knowledge and belief;

(3) The plan is correct and complies with the requirements of the Real Property Act, 1886 and the regulations made thereunder.

Dated this 27th day of AUGUST, 1993

27.8.93

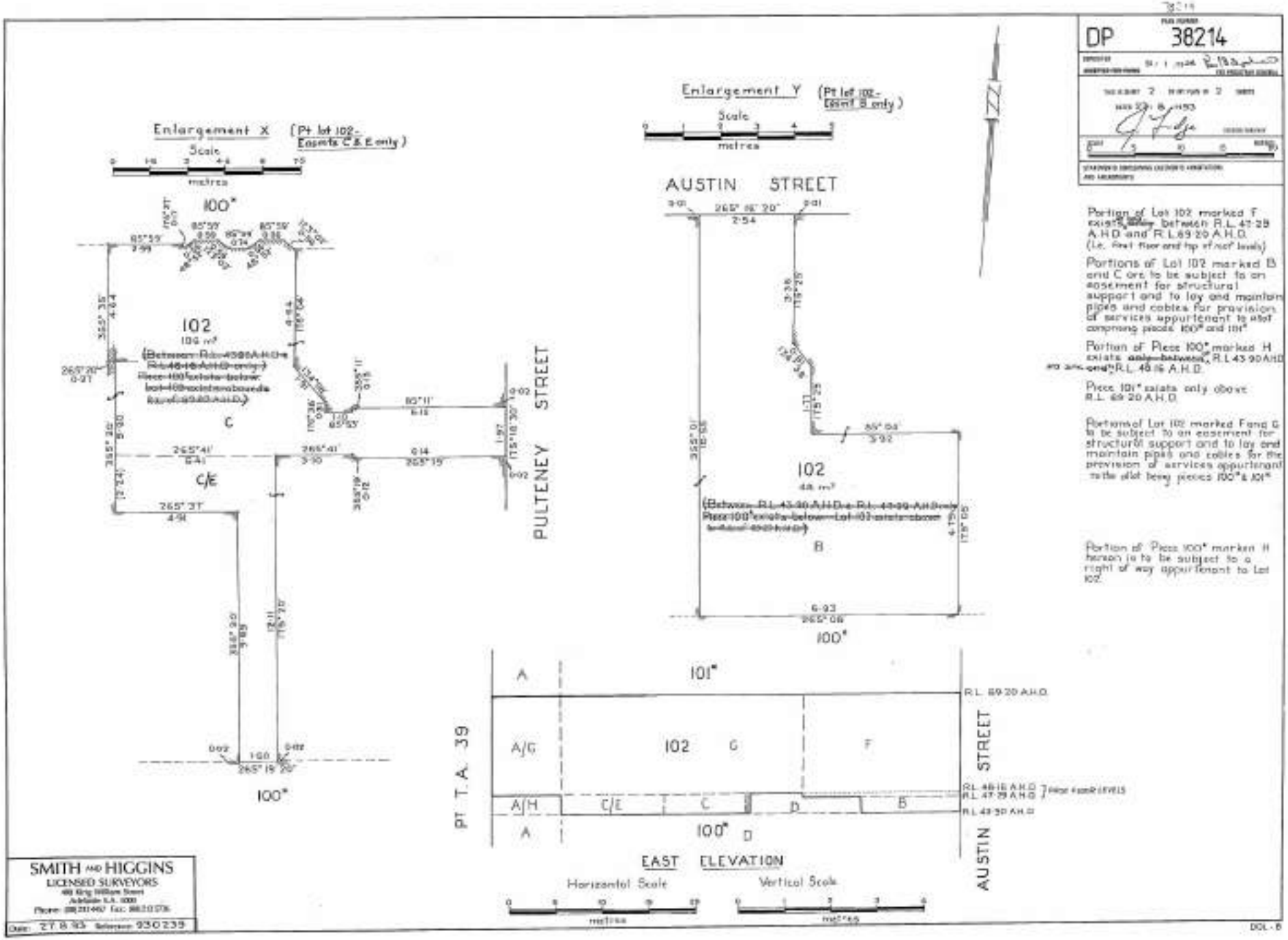
SMITH AND HIGGINS
LICENSED SURVEYORS
400 King William Street
Adelaide S.A. 5000
Phone: 8223497 Fax: 8212076

Date: 27.8.93 Reference: 930239

A5 1

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930239




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