

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.

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:

KIM ARPAD MICHAEL KEMENY AS EXECUTOR OF THE ESTATE OF HELGA KEMENY

Address:

8 MCGLASSON AVENUE

MAGILL SA 5072

4

Vendor's registered agent:

KLEMICH REAL ESTATE

Address:

UNIT 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]*

UNIT 10 IN STRATA PLAN 477 BEING THE WHOLE OF THE LAND COMPRISED IN CERTIFICATE OF TITLE VOLUME 5047 FOLIO 486 KNOWN AS UNIT 10, 2 NETHERBY AVENUE, NETHERBY, SA 5062

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:

8 MCGLASSON AVENUE MAGILL SA 5072

(being the vendor's last known address); or
- (c) transmitted by fax or email to the following fax number or email address:

andrew@klemich.com.au

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

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

UNIT 1/245 FULLARTON ROAD EASTWOOD SA 5063

being ☐ the agent's address for service under the *Land Agents Act 1994*

☒ an address nominated by the agent to you for the purpose of service of the notice

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

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

5 - Effect of service

If you serve such cooling-off notice on the vendor, the contract will be taken to have been rescinded at the time when the notice was served.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

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

Proceeding with the purchase

If you wish to proceed with the purchase -

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

Part C - Statement with respect to required particulars

(section 7(1))

To the purchaser:

☐ I I/We	KIM ARPAD MICHAEL KEMENY AS EXECUTOR OF THE ESTATE OF HELGA KEMENY
------------------------------------	--

of	8 MCGLASSON AVENUE MAGILL SA 5072
----	--

being the in relation to the transaction state that the Schedule contains all particulars required to be given to you pursuant to section 7(1) of the *Land and Business (Sale and Conveyancing) Act 1994*.

Date:	19-08-2026	Date:	
Signed		Signed	
Date:		Date:	
Signed		Signed	

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

(section 9)

To the purchaser:

I,	MARK JOHN PAHOLSKI FOR AND ON BEHALF OF THE NEC FORM 1 SERVICE
----	--

certify to the inquiries made pursuant to section 9 of the *Land and Business (Sale and Conveyancing) Act 1994* confirm the completeness and accuracy of the particulars set out in the Schedule.

Exceptions:

--

Date:	18-08-2026
Signed:	

- By: ☐ Vendor's agent
☐ Purchaser's agent
☒ Person Authorised to act on behalf of Vendor's agent
☐ Person Authorised to act on behalf of Purchaser's agent

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

Note -

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

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

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

Table of particulars

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

1. General

1.1	Mortgage of land	Is this item applicable?	☐
		Will this be discharged or satisfied prior to or at settlement?	☐
		Are there attachments?	☐
		If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):	
		Number of mortgage (if registered):	
		Name of mortgagee:	

1.2 Easement

(whether over the land or annexed to the land)

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

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

Is this item applicable?

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

Are there attachments?

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

Description of land subject to easement:

REFER TO ATTACHMENTS

Nature of easement:

Are you aware of any encroachment on the easement?

If YES, give details:

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

If YES, give details:



1.3 Restrictive covenant

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

Is this item applicable?

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

Are there attachments?

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

Nature of restrictive covenant:

Name of person in whose favour restrictive covenant operates:

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

If NO, give details:

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



14 Lease, agreement for lease, tenancy agreement or licence (The information does not include information about any sublease or subtenancy. That information may be sought by the purchaser from the lessee or tenant or sublessee or subtenant.) [Note - Do not omit this item. This item and its heading must be included in the statement even if not applicable.]	Is this item applicable? Will this be discharged or satisfied prior to or at settlement? Are there attachments? If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars): Name of parties: Period of lease, agreement for lease etc: From to Amount of rent or licence fee: \$ per (period) Is the lease, agreement for lease etc in writing? If the lease or licence was granted under an Act relating to the disposal of Crown lands, specify - (a) the Act under which the lease or licence was granted: (b) the outstanding amounts due (including any interest or penalty):
---	---

5. Development Act 1993 (repealed)

5.1 section 42 Condition (that continues to apply) of a development authorisation [Note - Do not omit this item. This item and its heading must be included in the statement even if not applicable.]	Is this item applicable? Will this be discharged or satisfied prior to or at settlement? Are there attachments? If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars): Condition(s) of authorisation:	
---	--	--

6. Repealed Act conditions

6.1 Condition (that continues to apply) of an approval or authorisation granted under the Building Act 1971 (repealed), the City of Adelaide Development Control Act 1976 (repealed), the Planning Act 1982 (repealed) or the Planning and Development Act 1967 (repealed)

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

Is this item applicable?
Will this be discharged or satisfied prior to or at settlement?
Are there attachments?
If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):

REFER TO PAGE 3 OF THE COUNCIL SEARCH

Nature of condition(s):

REFER APPLICATION:
080/0533/76

☒

No

Yes

7. Emergency Services Funding Act 1998

7.1 section 16 - Notice to pay levy

Is this item applicable?
Will this be discharged or satisfied prior to or at settlement?
Are there attachments?
If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):

REFER CERTIFICATE OF EMERGENCY SERVICE LEVY PAYABLE

Date of notice:

12-08-2026

Amount of levy payable:

\$130.35 (PAYABLE)

☒

Yes

Yes

29. Planning, Development and Infrastructure Act 2016

29.1	Part 5 - Planning and Design Code	Is this item applicable? Will this be discharged or satisfied prior to or at settlement? Are there attachments? If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars): RFEER TO PAGE 3 OF THE COUNCIL SEARCH, DATA EXTRACT FOR SECTION 7 SEARCH PURPOSES, PAGE 8 OF THE PROPERTY INTEREST REPORT & NOTE BELOW Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code): ZONED SUBURBAN NEIGHBOURHOOD (SN), SEE ATTCAHMENTS FOR SUBZONE AND OVERLAY INFORMATION NOTE: TO SEARCH AND VIEW DETAILS OF PROPOSED STATEWIDE CODE AMENDMENTS OR CODE AMENDMENTS WITHIN A LOCAL GOVERNMENT AREA, PLEASE SEARCH THE CODE AMENDMENT REGISTER ON THE SA PLANNING PORTAL https://plan.sa.gov.au/have_your_say/code-amendments	☒ No Yes
		Is there a State heritage place on the land or is the land situated in a State heritage area? Is the land designated as a local heritage place? 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? 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? Note - For further information about the Planning and Design Code visit https://code.plan.sa.gov.au	No No No Yes

~~29.2~~	~~section 127 – Condition (that continues to apply) of a development authorisation~~	~~Is this item applicable?~~	~~☐~~
		~~Will this be discharged or satisfied prior to or at settlement?~~	~~☐~~
		~~Are there attachments?~~	~~☐~~
	~~[Note - Do not omit this item. The item and its heading must be included in the attachment even if not applicable.]~~	~~If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):~~	<del> </del>
			<del> </del>
		~~Date of authorisation:~~	<del> </del>
		~~Name of relevant authority that granted authorisation:~~	<del> </del>
		~~Condition(s) of authorisation:~~	<del> </del>

~~29.3~~	~~section 139 – Notice of proposed work and notice may require access~~	~~Is this item applicable?~~	~~☐~~
		~~Will this be discharged or satisfied prior to or at settlement?~~	~~☐~~
		~~Are there attachments?~~	~~☐~~
		~~If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):~~	<del> </del>
			<del> </del>
		~~Date of notice:~~	<del> </del>
		~~Name of person giving notice of proposed work:~~	<del> </del>
		~~Building work proposed (as stated in the notice):~~	<del> </del>
		~~Other building work as required pursuant to the Act:~~	<del> </del>

~~29.4~~	~~section 140 – Notice requesting access~~	~~Is this item applicable?~~	☐
		~~Will this be discharged or satisfied prior to or at settlement?~~	☐
		~~Are there attachments?~~	☐
		~~If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):~~	
		Date of notice:	
		Name of person requesting access:	
		Reason for which access is sought (as stated in the notice):	
		Activity of work to be carried out:	

~~29.5~~	~~section 141 – Order to remove or perform work~~	~~Is this item applicable?~~	☐
		~~Will this be discharged or satisfied prior to or at settlement?~~	☐
		~~Are there attachments?~~	☐
		~~If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):~~	
		Date of order:	
		Terms of order:	
		Building work (if any) required to be carried out:	
		Amount payable (if any):	

~~29.6~~

~~section 142 - Notice to complete
development~~

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~Date of notice:~~

~~Requirements of notice:~~

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

~~Amount payable (if any):~~

~~29.7~~

~~section 155 - Emergency order~~

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~Date of order:~~

~~Name of authorised officer who made order:~~

~~Name of authority that appointed the authorised officer:~~

~~Nature of order:~~

~~Amount payable (if any):~~

~~29.8~~	~~section 157 – Fire safety notice~~	~~Is this item applicable?~~	☐
		~~Will this be discharged or satisfied prior to or at settlement?~~	☐
		~~Are there attachments?~~	☐
		~~If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):~~	☐
		Date of notice:	
		Name of authority giving notice:	
		Requirements of notice:	
		Building work (if any) required to be carried out:	
		Amount payable (if any):	

~~29.9~~	~~section 192 or 193 – Land management agreement~~	~~Is this item applicable?~~	☐
		~~Will this be discharged or satisfied prior to or at settlement?~~	☐
		~~Are there attachments?~~	☐
		~~If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):~~	☐
		Date of agreement:	
		Names of parties:	
		Terms of agreement:	

~~29.10~~	~~section 198(1) Requirement to vest land in a council or the Crown to be held as open space~~	~~Is this item applicable?~~	~~☐~~
		~~Will this be discharged or satisfied prior to or at settlement?~~	~~☐~~
		~~Are there attachments?~~	~~☐~~
		~~If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):~~	<del> </del>
		<del> </del>	
		~~Date requirement given:~~	
		<del> </del>	
		~~Name of body giving requirement:~~	
		<del> </del>	
		~~Nature of requirement:~~	
		<del> </del>	
		~~Contribution payable (if any):~~	
		<del> </del>	

~~29.11~~	~~section 198(2) Agreement to vest land in a council or the Crown to be held as open space~~	~~Is this item applicable?~~	~~☐~~
		~~Will this be discharged or satisfied prior to or at settlement?~~	~~☐~~
		~~Are there attachments?~~	~~☐~~
		~~If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):~~	<del> </del>
		<del> </del>	
		~~Date of agreement:~~	
		<del> </del>	
		~~Names of parties:~~	
		<del> </del>	
		~~Terms of agreement:~~	
		<del> </del>	
		~~Contribution payable (if any):~~	
		<del> </del>	

29.12

Part 16 Division 1 Proceedings

Is this item applicable?

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

Are there attachments?

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

Date of commencement of proceedings:

Date of determination or order (if any):

Terms of determination or order (if any):

29.10

section 210 Enforcement notice

Is this item applicable?

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

Are there attachments?

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

Date notice given:

Name of designated authority giving notice:

Nature of directions contained in notice:

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

Amount payable (if any):

~~29.14~~	~~section 214(6), 214(10) or 222 - Enforcement order~~	~~Is this item applicable?~~	☐
		~~Will this be discharged or satisfied prior to or at settlement?~~	☐
		~~Are there attachments?~~	☐
		~~If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):~~	
		Date order made:	
		Name of court that made order:	
		Action number:	
		Names of parties:	
		Terms of order:	
		Building work (if any) required to be carried out:	

Particulars relating to community lot (including strata lot) or development lot

- 1 Name of community corporation: STRATA CORPORATION NO 477 INC
Address of community corporation: 2 NETHERBY AVENUE
NETHERBY SA 5062
- 2 Application must be made in writing to the community corporation for the particulars and documents referred to in 3 and 4. Application must also be made in writing to the community corporation for the documents referred to in 6 unless those documents are obtained from the Lands Titles Registration Office.
- 3 Particulars supplied by the community corporation or known to the vendor:
- (a) particulars of contributions payable in relation to the lot (including details of arrears of contributions related to the lot):
REFER TO STRATA SEARCHES AND ATTACHMENT
- (b) particulars of assets and liabilities of the community corporation:
REFER TO STRATA SEARCHES AND ATTACHMENT
- (c) particulars of expenditure that the community corporation has incurred, or has resolved to incur, and to which the owner of the lot must contribute, or is likely to be required to contribute:
REFER TO STRATA SEARCHES AND ATTACHMENT
- (d) if the lot is a development lot, particulars of the scheme description relating to the development lot and particulars of the obligations of the owner of the development lot under the development contract:
NOT APPLICABLE
- (e) if the lot is a community lot, particulars of the lot entitlement of the lot:
104/1,000

[If any of the above particulars have not been supplied by the community 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 community corporation that are enclosed:
- (a) a copy of the minutes of the general meetings of the community corporation and management committee
for the 2 years preceding this statement ;
for the 2 years preceding this statement / since the deposit of the community plan;
(*Strike out or omit whichever is the greater period)
Yes
- (b) a copy of the statement of accounts of the community corporation last prepared;
Yes
- (c) a copy of current policies of insurance taken out by the community corporation.
Yes

[For each document indicate (YES or NO) whether or not the document has been supplied by the community 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 community corporation and give details of any other steps taken to obtain the particulars or documents concerned:

N/A

- 6 The following documents are enclosed:

- (a) a copy of the scheme description (if any) and the development contract (if any);
(b) a copy of the by-laws of the community scheme.



- 7 The following additional particulars are known to the vendor or have been supplied by the community corporation:



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

Name: JE WHITES STRATA & COMMUNITY MANAGEMENT

Address: 55 WOODVILLE ROAD

WOODVILLE SA 5011

Note-

- 1 A community corporation must (on application by or on behalf of a current or prospective owner or other relevant person) provide the particulars and documents referred to in 3(a)-(c) and 4 and must also make available for inspection any information required to establish the current financial position of the corporation, a copy of any contract with a body corporate manager and the register of owners and lot entitlements that the corporation maintains: see sections 139 and 140 of the *Community Titles Act 1996*.
- 2 Copies of the scheme description, the development contract or the by-laws of the community scheme may be obtained from the community corporation or from the Lands Titles Registration Office.
- 3 All owners of a community lot or a development lot are bound by the by-laws of the community scheme. The by-laws regulate the rights and liabilities of owners of lots in relation to their lots 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 community lot, see Division 3 of this Schedule.



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

You can also seek advice from a legal practitioner.

ANNEXURES

-

- ☐ There are no documents annexed hereto
- ☒ The following documents are annexed hereto -

FORM R3 – BUYERS INFORMATION NOTICE

* COPY OF CERTIFICATE (S) OF TITLE TO THE LAND

* COPY OF PROPERTY INTEREST REPORT AND ATTACHMENTS

* COPY OF COUNCIL SEARCH AND ATTACHMENTS

* COPY OF STRATA PLAN

* COPY OF STRATA SEARCHES

* COPY OF T 3125914

ACKNOWLEDGEMENT OF RECEIPT OF FORM 1 – VENDOR'S STATEMENT

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

☐ the abovenamed Purchaser(s), hereby acknowledge having received this day the Form 1 with the annexures as set out above.
*I/We

Dated (dd/mm/yyyy) :

Signed:

Purchaser(s)

ATTACHMENT



*This Attachment page is to be used only if there is insufficient space in the Part, Division, particulars or item.
Please insert the relevant corresponding Part, Division, particulars or item number and heading.*

Item Number	Description
-------------	-------------

1.2	WILL THIS ITEM BE DISCHARGED OR SATISFIED PRIOR TO OR AT SETTLEMENT? NO
1.2	ARE THERE ATTACHMENTS? YES IF YES, IDENTIFY THE ATTACHMENT(S) (AND IF APPLICABLE, THE PART(S) CONTAINING THE PARTICULARS): SEE NOTICES ON BUILDING RESTRICTIONS, STATUTORY EASEMENTS & OTHER GENERAL MATTERS ON PAGE 12 & 13 OF THE PROPERTY INTEREST REPORT DESCRIPTION OF LAND SUBJECT TO EASEMENT: PORTION OF THE LAND IN THE SAID TITLE NATURE OF EASEMENT: REFER NOTICES ON PAGE 12 AND 13 OF THE PROPERTY INTEREST REPORT ARE YOU AWARE OF ANY ENCROACHMENT ON THE EASEMENT? NO IF YES, GIVE DETAILS: NOT APPLICABLE IF THERE IS AN ENCROACHMENT, HAS APPROVAL FOR THE ENCROACHMENT BEEN GIVEN? NOT APPLICABLE IF YES, GIVE DETAILS: NOT APPLICABLE WILL THIS ITEM BE DISCHARGED OR SATISFIED PRIOR TO OR AT SETTLEMENT? NO ARE THERE ATTACHMENTS? YES IF YES, IDENTIFY THE ATTACHMENT(S) (AND IF APPLICABLE, THE PART(S) CONTAINING THE PARTICULARS): REFER TO CERTIFICATE OF TITLE & STRATA PLAN 477 DESCRIPTION OF LAND SUBJECT TO EASEMENT: PORTION OF THE LAND MARKED A ON STRATA PLAN 477 NATURE OF EASEMENT: TOGETHER WITH EASEMENT AS DESCRIBED IN T 3125914 ARE YOU AWARE OF ANY ENCROACHMENT ON THE EASEMENT? NO IF YES, GIVE DETAILS: NOT APPLICABLE IF THERE IS AN ENCROACHMENT, HAS APPROVAL FOR THE ENCROACHMENT BEEN GIVEN? NOT APPLICABLE IF YES, GIVE DETAILS:

NOT APPLICABLE

- 1.2 WILL THIS ITEM BE DISCHARGED OR SATISFIED PRIOR TO OR AT SETTLEMENT? NO
- ARE THERE ATTACHMENTS? YES
- IF YES, IDENTIFY THE ATTACHMENT(S) (AND IF APPLICABLE, THE PART(S) CONTAINING THE PARTICULARS):
REFER TO CERTIFICATE OF TITLE & STRATA PLAN 477
- DESCRIPTION OF LAND SUBJECT TO EASEMENT:
PORTION OF THE LAND MARKED B AND A ON STRATA PLAN 477
- NATURE OF EASEMENT:
TOGETHER WITH EASEMENT AS DESCRIBED IN T 3125914
- ARE YOU AWARE OF ANY ENCROACHMENT ON THE EASEMENT?
NO
- IF YES, GIVE DETAILS:
NOT APPLICABLE
- IF THERE IS AN ENCROACHMENT, HAS APPROVAL FOR THE ENCROACHMENT BEEN GIVEN?
NOT APPLICABLE
- IF YES, GIVE DETAILS:
NOT APPLICABLE

CERTIFICATE OF TITLE



REAL PROPERTY ACT, 1886



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



Certificate of Title - Volume 5047 Folio 486

Parent Title(s) CT 3794/138
Creating Dealing(s) CONVERTED TITLE
Title Issued 02/10/1991 **Edition** 1 **Edition Issued** 02/10/1991

Estate Type

FEE SIMPLE (UNIT)

Registered Proprietor

HELGA KEMENY
OF UNIT 10 2 NETHERBY AVENUE NETHERBY SA 5062

Description of Land

UNIT 10 STRATA PLAN 477
IN THE AREA NAMED NETHERBY
HUNDRED OF ADELAIDE

Easements

TOGETHER WITH EASEMENT(S) OVER THE LAND MARKED A ON SP 477 (T 3125914)
TOGETHER WITH RIGHT(S) OF WAY OVER THE LAND MARKED B AND A ON SP 477 (T 3125914)

Schedule of Dealings

NIL

Notations

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

SCHEDULE 2 – PRESCRIBED NOTICE TO BE GIVEN TO PURCHASER



Form R3

Buyers information notice

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

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

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

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

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

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

Safety

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

August 2010

Enjoyment

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

Value

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

For more information on these matters visit: www.ocba.sa.gov.au/consumeradvice/realestate

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.

PROPERTY INTEREST REPORT



Property Interest Report

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

Title Reference	CT 5047/486	Reference No. 2809093
Registered Proprietors	H*KEMENY	Prepared 11/08/2026 16:55
Address of Property	Unit 10, 2 NETHERBY AVENUE, NETHERBY, SA 5062	
Local Govt. Authority	CITY OF MITCHAM	
Local Govt. Address	GPO BOX 21 MITCHAM SHOPPING CENTRE TORRENS PARK SA 5062	

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

Table of Particulars

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

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

Prescribed encumbrance	Particulars (Particulars in bold indicates further information will be provided)
------------------------	--

1. General

- | | | |
|-----|--|--|
| 1.1 | Mortgage of land

<i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i> | Refer to the Certificate of Title |
| 1.2 | Easement
(whether over the land or annexed to the land)

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

<i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i> | Refer to the Certificate of Title |
| 1.3 | Restrictive covenant

<i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i> | Refer to the Certificate of Title for details of any restrictive covenants as an encumbrance |
| 1.4 | Lease, agreement for lease, tenancy agreement or licence
(The information does not include information about any sublease or subtenancy. That information may be sought by the purchaser from the lessee or tenant or sublessee or subtenant.)

<i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i> | Refer to the Certificate of Title

also

Contact the vendor for these details |
| 1.5 | Caveat | Refer to the Certificate of Title |
| 1.6 | Lien or notice of a lien | Refer to the Certificate of Title |

2. Aboriginal Heritage Act 1988

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

an area surrounding a site

2.3 Part 3 Division 6 - Aboriginal heritage agreement

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

also

Refer to the Certificate of Title

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

3.1 section 8 - Human remains interred on land

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

also

contact the vendor for these details

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

4.1 section 5 - Notice requiring payment

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

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

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

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

5.4 section 55 - Order to remove or perform work

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

also

Contact the Local Government Authority for other details that might apply

5.5 section 56 - Notice to complete development

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

also

Contact the Local Government Authority for other details that might apply

5.6 section 57 - Land management agreement

Refer to the Certificate of Title

5.7 section 60 - Notice of intention by building owner

Contact the vendor for these details

5.8 section 69 - Emergency order

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

also

Contact the Local Government Authority for other details that might apply

5.9 section 71 - Fire safety notice

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

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

6. Repealed Act conditions

6.1	Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act, 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1967</i> (repealed) <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
-----	--	---

7. Emergency Services Funding Act 1998

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

8. Environment Protection Act 1993

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

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

16.1	Part 3 Division 1 - Assessment, improvement or demolition orders	Housing Safety Authority has no record of any notice or declaration affecting this title
16.2	section 22 - Notice to vacate premises	Housing Safety Authority has no record of any notice or declaration affecting this title
16.3	section 25 - Rent control notice	Housing Safety Authority has no record of any notice or declaration affecting this title
17. <i>Land Acquisition Act 1969</i>		
17.1	section 10 - Notice of intention to acquire	Refer to the Certificate of Title for any notice of intention to acquire also Contact the Local Government Authority for other details that might apply
18. <i>Landscape South Australia Act 2019</i>		
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
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
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 Act	The regional landscape board has no record of any notice affecting this title
18.18	section 209 - Reparation order requiring specified action or payment to make good damage resulting from contravention of the Act	The regional landscape board has no record of any notice affecting this title

18.19	section 211 - Reparation authorisation authorising specified action to make good damage resulting from contravention of the Act	The regional landscape board has no record of any notice affecting this title
18.20	section 215 - Orders made by ERD Court	The regional landscape board has no record of any notice affecting this title
18.21	section 219 - Management agreements	The regional landscape board has no record of any notice affecting this title
18.22	section 235 - Additional orders on conviction	The regional landscape board has no record of any notice affecting this title
19. Land Tax Act 1936		
19.1	Notice, order or demand for payment of land tax	A Land Tax Certificate will be forwarded. If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750. Clients who have misplaced or not received their certificates and are RevenueSA Online users should log into RevenueSA Online and reprint their certificates www.revenuesaonline.sa.gov.au
20. Local Government Act 1934 (repealed)		
20.1	Notice, order, declaration, charge, claim or demand given or made under the Act	Contact the Local Government Authority for other details that might apply
21. Local Government Act 1999		
21.1	Notice, order, declaration, charge, claim or demand given or made under the Act	Contact the Local Government Authority for other details that might apply
22. Local Nuisance and Litter Control Act 2016		
22.1	section 30 - Nuisance or litter abatement notice	Contact the Local Government Authority for other details that might apply
23. Metropolitan Adelaide Road Widening Plan Act 1972		
23.1	section 6 - Restriction on building work	Transport Assessment Section within DIT has no record of any restriction affecting this title
24. Mining Act 1971		
24.1	Mineral tenement (other than an exploration licence)	Mineral Tenements in the Department of Energy and Mining has no record of any proclamation affecting this title
24.2	section 9AA - Notice, agreement or order to waive exemption from authorised operations	Contact the vendor for these details
24.3	section 56T(1) - Consent to a change in authorised operations	Contact the vendor for these details
24.4	section 58(a) - Agreement authorising tenement holder to enter land	Contact the vendor for these details
24.5	section 58A - Notice of intention to commence authorised operations or apply for lease or licence	Contact the vendor for these details
24.6	section 61 - Agreement or order to pay compensation for authorised operations	Contact the vendor for these details
24.7	section 75(1) - Consent relating to extractive minerals	Contact the vendor for these details
24.8	section 82(1) - Deemed consent or agreement	Contact the vendor for these details
24.9	Proclamation with respect to a private mine	Mineral Tenements in the Department of Energy and Mining has no record of any proclamation affecting this title
25. Native Vegetation Act 1991		
25.1	Part 4 Division 1 - Heritage agreement	DEW Native Vegetation has no record of any agreement affecting this title

also

Refer to the Certificate of Title

25.2 section 25C - Conditions of approval regarding achievement of environmental benefit by accredited third party provider DEW Native Vegetation has no record of any agreement affecting this title

also

Refer to the Certificate of Title

25.3 section 25D - Management agreement DEW Native Vegetation has no record of any agreement affecting this title

also

Refer to the Certificate of Title

25.4 Part 5 Division 1 - Refusal to grant consent, or condition of a consent, to clear native vegetation DEW Native Vegetation has no record of any refusal or condition affecting this title

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

26.1 section 97 - Notice to pay levy in respect of costs of regional NRM board The regional landscape board has no record of any notice affecting this title

26.2 section 123 - Notice to prepare an action plan for compliance with general statutory duty The regional landscape board has no record of any notice affecting this title

26.3 section 134 - Notice to remove or modify a dam, embankment, wall or other obstruction or object The regional landscape board has no record of any notice affecting this title

26.4 section 135 - Condition (that remains in force) of a permit The regional landscape board has no record of any notice affecting this title

26.5 section 181 - Notice of instruction as to keeping or management of animal or plant The regional landscape board has no record of any notice affecting this title

26.6 section 183 - Notice to prepare an action plan for the destruction or control of animals or plants The regional landscape board has no record of any notice affecting this title

26.7 section 185 - Notice to pay costs of destruction or control of animals or plants on road reserve The regional landscape board has no record of any notice affecting this title

26.8 section 187 - Notice requiring control or quarantine of animal or plant The regional landscape board has no record of any notice affecting this title

26.9 section 193 - Protection order to secure compliance with specified provisions of the Act The regional landscape board has no record of any order affecting this title

26.10 section 195 - Reparation order requiring specified action or payment to make good damage resulting from contravention of the Act The regional landscape board has no record of any order affecting this title

26.11 section 197 - Reparation authorisation authorising specified action to make good damage resulting from contravention of the Act The regional landscape board has no record of any authorisation affecting this title

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

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

28. *Phylloxera and Grape Industry Act 1995*

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

29. ***Planning, Development and Infrastructure Act 2016***

- 29.1 Part 5 - Planning and Design Code
[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]
- Contact the Local Government Authority for the title or other brief description of the zone or subzone in which the land is situated.
- also
- Heritage Branch in DEW has no record of a State Heritage Area created prior to 15 January 1994 under the former South Australian Heritage Act 1978 affecting this title
- also
- For details of this item, including State Heritage Areas which have been authorised or put under interim effect since 15 January 1994, contact the Local Government Authority
- also
- Contact the Local Government Authority for other details that might apply to a place of local heritage value
- also
- For details of declared significant trees affecting this title, contact the Local Government Authority
- also
- The Planning and Design Code (the Code) is a statutory instrument under the *Planning, Development and Infrastructure Act 2016* for the purposes of development assessment and related matters within South Australia. The Code contains the planning rules and policies that guide what can be developed in South Australia. Planning authorities use these planning rules to assess development applications. To search and view details of proposed statewide code amendments or code amendments within a local government area, please search the code amendment register on the SA Planning Portal: https://plan.sa.gov.au/have_your_say/code-amendments/code_amendment_register or phone PlanSA on 1800 752 664.**
- 29.2 section 127 - Condition (that continues to apply) of a development authorisation
[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]
- State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title
- also
- Contact the Local Government Authority for other details that might apply
- 29.3 section 139 - Notice of proposed work and notice may require access
- Contact the vendor for these details
- 29.4 section 140 - Notice requesting access
- Contact the vendor for these details
- 29.5 section 141 - Order to remove or perform work
- State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title
- also
- Contact the Local Government Authority for other details that might apply
- 29.6 section 142 - Notice to complete development
- State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title
- also
- Contact the Local Government Authority for other details that might apply
- 29.7 section 155 - Emergency order
- State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title
- also
- Contact the Local Government Authority for other details that might apply

29.8	section 157 - Fire safety notice	Building Fire Safety Committee in the Department for Housing and Urban Development has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
29.9	section 192 or 193 - Land management agreement	Refer to the Certificate of Title
29.10	section 198(1) - Requirement to vest land in a council or the Crown to be held as open space	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
29.11	section 198(2) - Agreement to vest land in a council or the Crown to be held as open space	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
29.12	Part 16 Division 1 - Proceedings	Contact the Local Government Authority for details relevant to this item also Contact the vendor for other details that might apply
29.13	section 213 - Enforcement notice	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
29.14	section 214(6), 214(10) or 222 - Enforcement order	Contact the Local Government Authority for details relevant to this item also State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title

30. *Plant Health Act 2009*

30.1	section 8 or 9 - Notice or order concerning pests	Plant Health in PIRSA has no record of any notice or order affecting this title
------	---	---

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

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

32. *South Australian Public Health Act 2011*

32.1	section 66 - Direction or requirement to avert spread of disease	Public Health in DHW has no record of any direction or requirement affecting this title
32.2	section 92 - Notice	Public Health in DHW has no record of any notice affecting this title

also

Contact the Local Government Authority for other details that might apply

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

Public Health in DHW has no record of any condition affecting this title

also

Contact the Local Government Authority for other details that might apply

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

- 33.1 section 23 - Notice of contribution payable

DEW has no record of any notice affecting this title

34. *Water Industry Act 2012*

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

**An SA Water Certificate will be forwarded.
If you do not receive the certificate please contact the SA Water Customer Contact Centre on 1300 650 950**

also

The Office of the Technical Regulator in DEM has no record of any notice or order affecting this title

also

Lightsview Re-Water Supply Co Pty Ltd has no record of any notice or order affecting this title.

also

Robusto Investments Pty. Ltd. trading as Compass Springs has no current record of any notice or order affecting this title.

also

Alano Utilities Pty. Ltd. has no record of any notice or order affecting this title.

35. *Water Resources Act 1997 (repealed)*

- 35.1 section 18 - Condition (that remains in force) of a permit

DEW has no record of any condition affecting this title

- 35.2 section 125 (or a corresponding previous enactment) - Notice to pay levy

DEW has no record of any notice affecting this title

36. *Other charges*

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

Refer to the Certificate of Title

also

Contact the vendor for these details

also

Contact the Local Government Authority for other details that might apply

Other Particulars

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

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

Additional Information

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

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

Notices

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

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

Building restrictions

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

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

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

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

Statutory easements

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

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

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

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

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

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

Land Tax Act 1936 and Regulations thereunder

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

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

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

Information should be obtained from:

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

Landscape South Australia 2019

Water Resources Management - Taking of underground water

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

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

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

Certificate of Title

Title Reference: CT 5047/486
Status: CURRENT
Edition: 1

Dealings

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

Priority Notices

NIL

Registrar-General's Notes

No Registrar-General's Notes exist for this title

Certificate of Title

Title Reference: CT 5047/486

Status: CURRENT

Parent Title(s): CT 3794/138

Dealing(s) Creating Title: CONVERTED TITLE

Title Issued: 02/10/1991

Edition: 1

Dealings

No lodged Dealings found.

Certificate of Title

Title Reference CT 5047/486
Status CURRENT
Easement YES
Owner Number 08530946
Address for Notices 10/2 NETHERBY AVE NETHERBY 5062
Area NOT AVAILABLE

Estate Type

Fee Simple (Unit)

Registered Proprietor

HELGA KEMENY
OF UNIT 10 2 NETHERBY AVENUE NETHERBY SA 5062

Description of Land

UNIT 10 STRATA PLAN 477
IN THE AREA NAMED NETHERBY
HUNDRED OF ADELAIDE

Last Sale Details

There are no sales details recorded for this property

Constraints

Encumbrances

NIL

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
0813572305	CURRENT	Unit 10, 2 NETHERBY AVENUE, NETHERBY, SA 5062

Notations

Dealings Affecting Title

NIL

Notations on Plan

NIL

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number	0813572305
Type	Site & Capital Value
Date of Valuation	01/01/2026
Status	CURRENT
Operative From	01/07/1972
Property Location	Unit 10, 2 NETHERBY AVENUE, NETHERBY, SA 5062
Local Government	MITCHAM
Owner Names	HELGA KEMENY
Owner Number	08530946
Address for Notices	10/2 NETHERBY AVE NETHERBY 5062
Zone / Subzone	SN - Suburban Neighbourhood
Water Available	Yes
Sewer Available	Yes
Land Use	1310 - Ground Floor Home Unit Only
Description	4H/UNIT CP
Local Government Description	Residential

Parcels

Plan/Parcel	Title Reference(s)
S477 UNIT 10	CT 5047/486

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$280,000	\$620,000			
Previous	\$270,000	\$580,000			

Building Details

Valuation Number	0813572305
Building Style	Colonial
Year Built	1971
Building Condition	Good
Wall Construction	Brick

Roof Construction	Tiled (Terra Cotta or Cement)
Equivalent Main Area	92 sqm
Number of Main Rooms	4

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

CERTIFICATE OF LAND TAX PAYABLE



**RevenueSA**

DEPARTMENT OF TREASURY AND FINANCE

ABN 19 040 349 865
Land Tax Act 1936**CERTIFICATE OF LAND TAX PAYABLE**

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

PIR Reference No: 2809093

DATE OF ISSUE

12/08/2026

NORTH EAST CONVEYANCERS
POST OFFICE BOX 2709
ADELAIDE SA 5001

ENQUIRIES:

Tel: (08) 8372 7534

Email: contactus@revenuesa.sa.gov.au**OWNERSHIP NAME**

H KEMENY

FINANCIAL YEAR

2026-2027

PROPERTY DESCRIPTION

10 / 2 NETHERBY AVE / NETHERBY SA 5062 / UNIT 10

ASSESSMENT NUMBER

0813572305

TITLE REF.

(A "+" indicates multiple titles)

CT 5047/486

TAXABLE SITE VALUE

\$280,000.00

AREA

0.0000 HA

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

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

Please Note:

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

ON OR BEFORE**10/11/2026****Government of
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT

**RevenueSA**

DEPARTMENT OF TREASURY AND FINANCE

Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE**PAYMENT REMITTANCE ADVICE****No payment is required on this Certificate**

Please Note:

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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

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

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

For more information:

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

PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

 Billers Code: 456293 Ref: 7022390723 Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au © Registered to BPAY Pty Ltd ABN 69 079 137 518	 To pay via the internet go to: www.revenuesaonline.sa.gov.au	 Send your cheque or money order, made payable to the Commissioner of State Taxation , along with this Payment Remittance Advice to: Please refer below. Revenue SA Locked Bag 555 ADELAIDE SA 5001
--	--	---

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

CERTIFICATE OF EMERGENCY SERVICES LEVY





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: 2809093

NORTH EAST CONVEYANCERS
POST OFFICE BOX 2709
ADELAIDE SA 5001

DATE OF ISSUE

12/08/2026

ENQUIRIES:

Tel: (08) 8372 7534

Email: contactus@revenuesa.sa.gov.au

OWNERSHIP NUMBER		OWNERSHIP NAME		
08530946		H KEMENY		
PROPERTY DESCRIPTION				
10 / 2 NETHERBY AVE / NETHERBY SA 5062 / UNIT 10				
ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR
			R4	RE
0813572305	CT 5047/486	\$620,000.00	1.000	0.400
LEVY DETAILS:		FIXED CHARGE	\$	50.00
		+ VARIABLE CHARGE	\$	196.40
FINANCIAL YEAR		- REMISSION	\$	116.05
2026-2027		- CONCESSION	\$	0.00
		+ ARREARS / - PAYMENTS	\$	0.00
		= AMOUNT PAYABLE	\$	130.35

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

10/11/2026



Government of
South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

PAYMENT REMITTANCE ADVICE

OWNERSHIP NUMBER

08530946

OWNERSHIP NAME

H KEMENY

ASSESSMENT NUMBER

0813572305

AMOUNT PAYABLE

\$130.35

AGENT NUMBER

100018872

AGENT NAME

NORTH EAST CONVEYANCERS

EXPIRY DATE

10/11/2026

+70223908140022> +001571+ <0550174642> <0000013035> +444+

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

 Billers Code: 456285 Ref: 7022390814 Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au © Registered to BPAY Pty Ltd ABN 69 079 137 518	 To pay via the internet go to: www.revenuesaonline.sa.gov.au	 Send your cheque or money order, made payable to the Community Emergency Services Fund , along with this Payment Remittance Advice to: Please refer below. Revenue SA Locked Bag 555 ADELAIDE SA 5001
--	--	--

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

SA WATER CERTIFICATE OF WATER AND SEWER CHARGES & ENCUMBRANCE INFORMATION



Account Number 08 13572 30 5	L.T.O Reference CT5047486	Date of issue 12/8/2026	Agent No. 336	Receipt No. 2809093
--	------------------------------	----------------------------	------------------	------------------------

NORTH EAST CONVEYANCERS
PO BOX 2709
ADELAIDE SA 5001
reception@neconveyancers.com.au

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer:	EST OF H KEMENY	C/- K A M KEMENY
Location:	U10 2 NETHERBY AVE NETHERBY UNIT 10	
Description:	4H/UNIT CP	Capital Value: \$ 620 000
Rating:	Residential	

Periodic charges

Raised in current years to 30/6/2026

			\$
	Arrears as at: 30/6/2026	:	0.00
Water main available: 1/7/1972	Water rates	:	0.00
Sewer main available: 1/7/1972	Sewer rates	:	0.00
	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	:	0.00
	Balance outstanding	:	0.00

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

Next quarterly charges: Water supply: 88.00 Sewer: 103.85 Bill: 19/8/2026

This account has no meter of its own but is supplied from account no 08 13572 11 0.

The Water Use apportionment option is Even.

The apportionment percentage for this account is 10.00%.

From 1/7/2015, Save the River Murray Levy charges no longer apply.

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.



**Government of
South Australia**

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

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

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.



South Australian Water Corporation

Name:EST OF H KEMENY
KEMENY

C/- K A M

Water & Sewer AccountAcct. No.: **08 13572 30 5****Amount:** _____**Address:**

U10 2 NETHERBY AVE NETHERBY UNIT 10

Payment Options

EFT**EFT Payment**

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	0813572305

**Bill code: 8888**
Ref: 0813572305

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: 0813572305

**Government of
South Australia**

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

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

COUNCIL SEARCH AND ATTACHMENTS



CITY OF



MITCHAM

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

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

Land and Business (Sale and Conveyancing) Act Section 7 Statement Prescribed Encumbrances for 10/2 Netherby Avenue NETHERBY SA 5062			
Applicant	North East Conveyancers PO Box 2709 ADELAIDE SA 5001		
Certificate Number	CERT1349/26	Date received	12/08/2026
Property Address	10/2 Netherby Avenue NETHERBY SA 5062		
Property Description	LOT 10 TYP SP SEC 263 PLN 477 C/T 5047/486		
Property ID	1722	Parcel number	parcel number
Schedule – Division 1 – Particulars of Prescribed Encumbrances affecting the land at 10/2 Netherby Avenue NETHERBY SA 5062			
Development Act 1993			
Part 3 - Development Plan			
Title or other brief description of zone or policy area in which the land is situated (as shown in the Development Plan):	Suburban Neighbourhood (SN)		
Is the land situated in a designated State Heritage Area?	NO		
Is the land designated as a place of local heritage value?	NO		
Is there a current Development Plan Amendment released for public consultation by a council on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	NIL		
If YES, state the name of the council:	NIL		

Land and Business (Sale and Conveyancing) Act Section 7 Statement Prescribed Encumbrances for 10/2 Netherby Avenue NETHERBY SA 5062	
Is there a current Development Plan Amendment released for public consultation by the Minister on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	Current and previous Minister-initiated Development Plan Amendments can be accessed via the SA Government Portal at: https://plan.sa.gov.au/resources/resources_library/development_plans/minister-initiated_development_plan_amendments For any queries regarding current or previous Minister-initiated Development Plan Amendments, please see the contact details provided in the above link.
Section 42 - Condition (that continues to apply) of a development authorisation List relevant development applications	NIL
Planning, Development and Infrastructure Act 2016	
Part 5 – Planning and Design Code	
Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code)	Suburban Neighbourhood (SN)
Is the land situated in a designated State Heritage Place?	NO
Is the land designated as a place of local heritage value?	NO
Is there a tree or a stand of trees declared in Part 10 of the Planning and Design Code to be significant tree or trees on the land?	NO
Is there a current amendment to the Planning and Design Code released for public consultation by the State Planning Commission on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operations?	YES https://plan.sa.gov.au/have_your_say/code-amendments/on-consultation
Section 127 – Condition (that continues to apply) of a development authorisation Copies of Decision Notification Forms can be downloaded from the PlanSA website – Development application register PlanSA	Refer to the PlanSA Data Extract
Repealed Act conditions	
Condition (that continues to apply) of an approval or authorisation granted under the Building Act 1971 (repealed), the City of Adelaide Development Control Act 1976 (repealed), the Planning Act 1982 (repealed) or the Planning and Development Act 1966 (repealed)	
Refer to note in section 33 (Further Information Held By Councils)	
Development Act 1993	
Section 50(1)—Requirement to vest land in a council or the Crown to be held as open space	NIL
Section 50(2)—Agreement to vest land in a council or the Crown to be held as open space	NIL
Section 55—Order to remove or perform work	NIL
Section 56—Notice to complete development	NIL
Section 57—Land management agreement	NIL

Land and Business (Sale and Conveyancing) Act Section 7 Statement Prescribed Encumbrances for 10/2 Netherby Avenue NETHERBY SA 5062	
Section 60 – Notice of intention by building owner	If applicable Notice of Intention by building owner will be contained in the Conditions on attached Decision Notification forms.
Section 69—Emergency order	NIL
Section 71—Fire safety notice	NIL
Section 84—Enforcement notice	NIL
Section 85(6), 85(10) or 106—Enforcement order	NIL
Part 11 Division 2—Proceedings	NIL
Planning and Development Act 1966	080/0533/76
Building Act 1971	080/0533/76
Planning Act 1982	NIL
Court Order	NIL
Fire and Emergency Services Act 2005	
Section 105F (or section 56 or 83 (repealed))—Notice to take action to prevent outbreak or spread of fire	NIL
Food Act 2001	
Section 44—Improvement notice	NIL
Section 46—Prohibition order	NIL
Housing Improvement Act 1940	
Section 23 —declaration that house is undesirable or unfit for human habitation	NIL
Land Acquisitions Act 1969	
Section 10 Notice of intention to acquire	Refer to Land Services – Certificate of Title
Local Government Act 1934	
Notice, order, declaration, charge, claim or demand given or made under the Act	NIL
Local Government Act 1999	
Notice, order, declaration, charge, claim or demand given or made under the Act	NIL
Local Nuisance and Litter Control Act 2016	
Section 30 – Nuisance or litter abatement notice	NIL
Planning, Development and Infrastructure Act 2016	
Section 141 – Orders to remove or perform work	NIL
Section 142 – Notice to complete development	NIL
Emergency Order	NIL
Section 157 – Fire Safety Notice	NIL
Section 192 or 193 – Land management agreement	NIL
Section 198(1) – Requirements to vest in a council or the crown to be held as open space	NIL
Section 198(2) – Agreement to vest land in a council or Crown to be held as open space	NIL
Part 16 Division 1 Proceedings	NIL
Section 213 – Enforcement notice	NIL
Section 214(6), 214(10) – Applications to Court	NIL
Section 222 – Enforcement order to rectify breach	NIL
Public and Environmental Health Act 1987 (Repealed)	
Part 3—Notice	NIL

Land and Business (Sale and Conveyancing) Act Section 7 Statement Prescribed Encumbrances for 10/2 Netherby Avenue NETHERBY SA 5062	
Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) (revoked) Part 2 - Condition (that continues to apply) of an approval	NIL
Public and Environmental Health (Waste Control) Regulations 2010 (revoked) regulation 19 - Maintenance order (that has not been complied with)	NIL
South Australian Public Health Act 2011	
section 66—Direction or requirement to avert spread of disease	NIL
section 92-Notice	NIL
South Australian Public Health (Wastewater) Regulations 2013 Part 4-Condition (that continues to apply) of an approval	NIL
Water Industry Act 2012	
Notice or order under the Act requiring payment of charges or other amounts or making other requirement	NIL
33 Other Charges	
Charges of any kind affecting the land (not included in another item)	NIL
Schedule – division 2 – other particulars	
Particulars of Building Indemnity Insurance	NIL
Further information held by Councils	NIL
Does the council hold details of any development approvals relating to:	
(a) Commercial or industrial activity at the land; or	NO
(b) A change in the use of the land or part the land (within the meaning of the Development Act 1993)?	NO

Note—

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

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

It should be noted that—

It should be noted that—

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

CERTIFIED

13 August 2026
DATE

12 August 2026

North East Conveyancers
PO Box 2709
ADELAIDE SA 5001



LOCAL GOVERNMENT SECTION 187 CERTIFICATE

Certificate No: **CERT1349/26**
Previous Cert No:

Receipt No:

Reference No: **17225**
Valuer General No: **0813572305**
Property Description: **LOT 10 TYP SP SEC 263 PLN 477 C/T 5047/486**
Property Address: **10/2 Netherby Avenue NETHERBY SA 5062**
Owner: **Helga Kemeny**

Pursuant to Section 187 of the Local Government Act 1999 I certify that the following amounts are due and payable in respect of, and are a charge against the property described above:

General Rate/Water Catchment Levy:	Total
General Rate	\$1,536.00
Natural Resources Management Levy	\$37.10
Less 12.5% Capping (If applicable)	\$0.00
<Rates for the current year 2026/2027>	\$1,573.10
Less Payments Received	\$0.00
<Debtor: Monies outstanding in addition to Rates>	\$0.00
<TOTAL BALANCE OUTSTANDING>	\$1,573.10

Discount:-A discount of \$15.35 can be deducted from the general rate raised if paid in full by 15/09/2026.

Please be advised: A fine of **2%** will be added to any current amount not paid by the due date. Interest is calculated monthly on arrears. Four quarterly instalments fall due on 15/09/26, 15/12/26, 15/3/27 and 15/6/27.

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

UPDATES OF RATING INFORMATION CAN BE PROVIDED BY TELEPHONE

The Rates team may be contacted for a free Section 187 update by calling 1300 133 466 or by emailing rates@mitchamcouncil.sa.gov.au with the property address and certificate number. Free updates for the same financial year will be provided for up to 6 months from the date of the original search.

Authorised by the City of Mitcham

Street Address:
131 Belair Road
Torrens Park SA 5062

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

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

City of Mitcham

Nº 533

TELEPHONE 74 1101
BOX 21, P.O.,
KINGSWOOD 5062

PLANNING AND DEVELOPMENT ACT 1966-1971

South Australia

METROPOLITAN DEVELOPMENT PLAN

CORPORATION OF THE CITY OF MITCHAM

PLANNING REGULATIONS - ZONING

To the Applicant by application dated 9th September, 1975.

CONSENT TO
~~REFUSAL OF~~ } PROPOSED USE OF LAND

Owner's Name Mr. A.E. & D.M. Edgar.

Address Unit 10, 2 Netherby Avenue, Netherby. 5062

Your application for use of land at Unit 10, 2 Netherby Avenue, Netherby

for the purpose of roll-a-door to carport

in accordance with application dated 9th September, 1975

is hereby **granted** consent subject to the following conditions:-

This consent is valid for a period of twelve months only. If development is not substantially completed within this period, a fresh consent must be obtained before commencing or continuing the use of land.

A right of appeal to the Planning Appeal Board is available in respect of refusals of consent or granting of consent subject to conditions. For procedure, see Planning Appeal Board Regulations.

.....
Town Clerk

Date 10th October, 1975.

NOTE: — This approval does not obviate the need to obtain any other consent which may be required under other legislation, or to observe any conditions which may be attached to such consent.

The Council granted approval pursuant to the terms of the Building and Health Acts on the 6th October, 1975 and subject to no wall coverings of any nature being attached or constructed to the carport without approval.

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

PLAN SA DATA EXTRACT FOR SECTION 7 SEARCH PURPOSES



Data Extract for Section 7 search purposes

Valuation ID 0813572305

Data Extract Date: 13/08/2026

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: S477 UN10

Certificate Title: CT5047/486

Property Address: UNIT 10 2 NETHERBY AV NETHERBY SA 5062

Zones

Suburban Neighbourhood (SN)

Subzones

No

Zoning overlays

Overlays

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

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

Hazards (Flooding - Evidence Required)

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

Prescribed Wells Area

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

Regulated and Significant Tree

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

Stormwater Management

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

Signif Retirement Facility Supported Accom Sites

The Significant Retirement Facility and Supported Accommodation Sites Overlay seeks to facilitate the development of supported accommodation and/or retirement facilities on significant retirement facility and supported accommodation sites to provide accommodation for the communities' ageing residents.

Traffic Generating Development

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

Urban Tree Canopy

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

Is the land situated in a State Heritage Place/Area

No

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

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

Is the land designated as a Local Heritage Place

No

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

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

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

(Council input required)

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

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

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

Associated Development Authorisation Information

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

No

Land Management Agreement (LMA)

No

STRATA PLAN INCLUDING UNIT ENTITLEMENTS



STRATA PLAN NO. 477 INCORPORATED

2 NETHERBY AVENUE NETHERBY 5062

STRATA PLAN

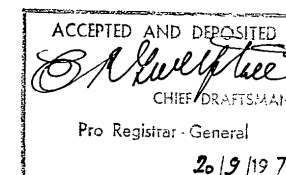
477

1ST OF 3 SHEETS

HUNDRED OF ADELAIDE

PT LOTS 3&4, LOT 17 OF L.T.O. PLAN NO. 2103. PT SEC. 263.

IN THE AREA NAMED
NETHERBY



For amendments to the articles of the Corporation vide L.T.O. Dkt. 2702/1972

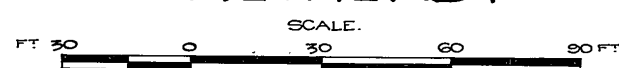
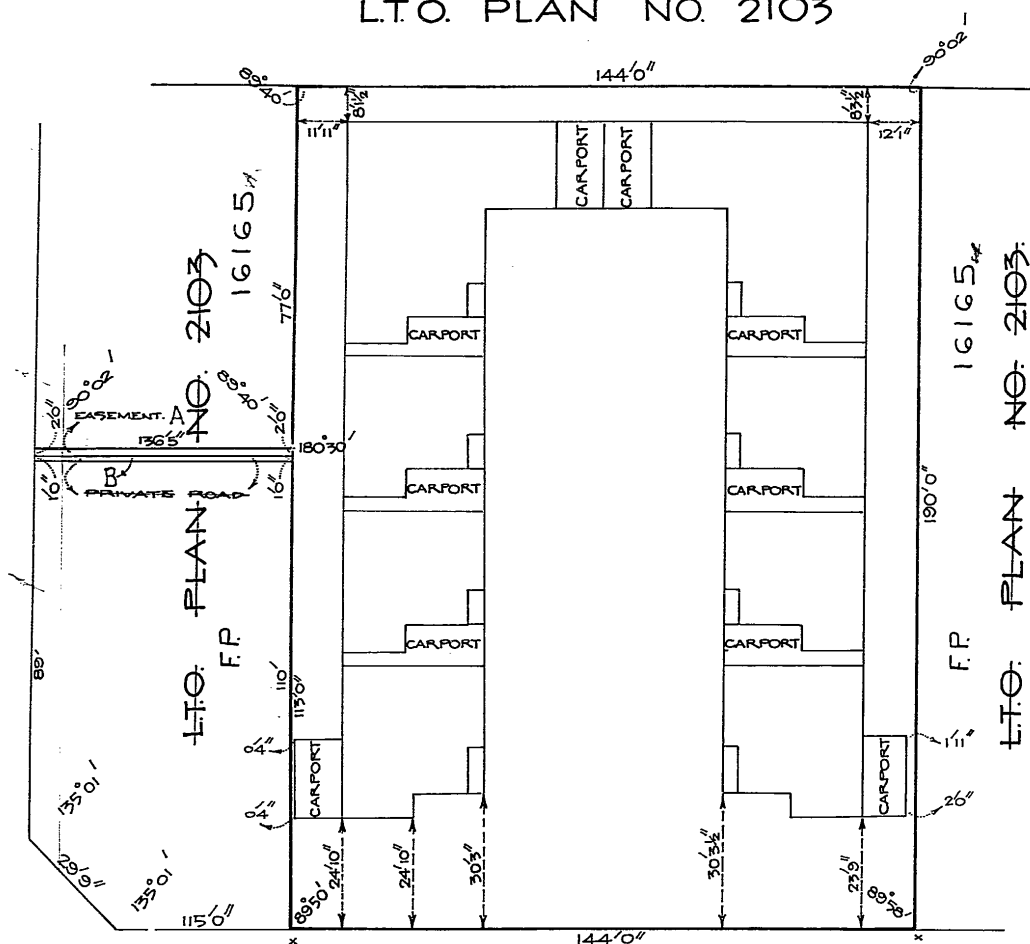
C.D.
11.2.1972

Portions for Road Purposes.
Abutment to Crown, vide Tr. 35, 200.

Portion of the easement and Private Road appurtenant to the within Units and Common Property has been transferred to the Crown for Road Purposes vide Transfers 3545264 to 3545275 inclusive

Alpha Easement Identifiers vide Dkt. 4370/1976 pro R.G. 27-9-91

FULLARTON ROAD



C.T. 3276/118.

— SITE PLAN —

NETHERBY AVENUE

- I, ROY ERNEST SNELLING, A LICENSED SURVEYOR WITHIN THE MEANING OF THE SURVEYORS ACT, 1935-1961, DO HEREBY CERTIFY:
1. THAT ALL UNITS AND UNIT SUBSIDIARIES AND ALL BUILDINGS AND OTHER STRUCTURES DEPICTED HEREON ARE WHOLLY COMPRISED WITHIN THE BOUNDARIES OF THE PARCEL DELINEATED ON THIS STRATA PLAN.
 2. THAT THIS STRATA PLAN REPRESENTS AN ACCURATE DELINEATION OF THE UNITS AND THE UNIT SUBSIDIARIES AS CONSTRUCTED OR LAID OUT ON THE PARCEL.
 3. THAT THIS STRATA PLAN COMPLIES WITH THE REQUIREMENTS OF REGULATION 19 OF THE REAL PROPERTY ACT (STRATA TITLES) REGULATIONS, 1969.

DATED THIS 24TH DAY OF JULY, 1971.

R.E. Snelling
LICENSED SURVEYOR.

CALDER, CALDER & ASSOCIATES.
LICENSED SURVEYORS.
107, GREENHILL ROAD, UNLEY 5061. PH. 72-1822.
H512. 348. 53. RES.

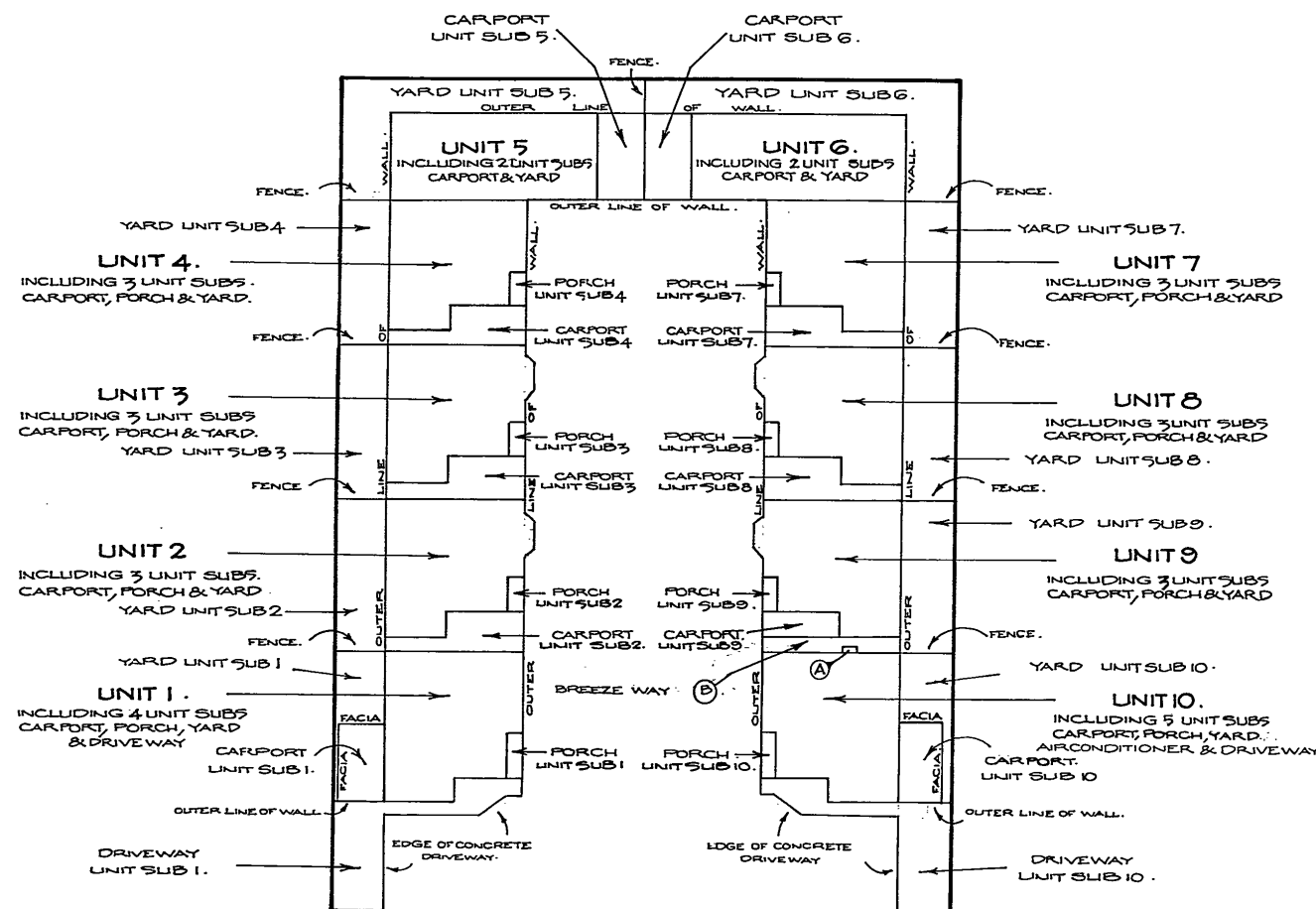
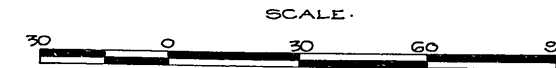
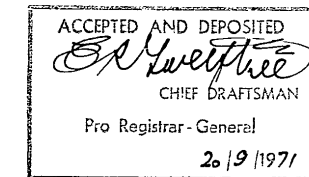
23.7.71.

MICROFILMED
1-10-91

STRATA PLAN

477

2ND OF 3 SHEETS



— FLOOR PLAN —

NETHERBY AVENUE

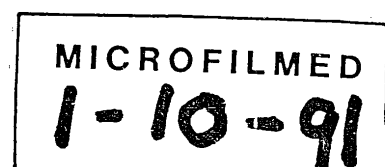
NOTE: PORTION MARKED (A) IS SUB UNIT 10 AND CONSISTS OF THE LENGTH, BREADTH & HEIGHT OF AN AIRCONDITIONG UNIT.

LEGEND.

THE LOWER & UPPER BOUNDARIES OF THE UNIT SUBSIDIARIES ARE GROUND LEVEL & 20' ABOVE GROUND LEVEL, EXCEPT WHERE RESTRICTED BY EAVES WHERE THE UPPER LIMIT IS 0'6" BELOW THE EAVES LEVEL.

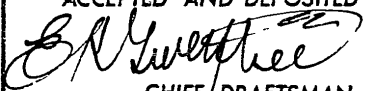
CALDER, CALDER & ASSOCIATES
LICENSED SURVEYORS.
107, GREENHILL ROAD, UNLEY 5061. PH. 72-1822.
1912. 34B.53 RES.

23.7.71.



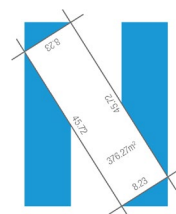
SCHEDULE OF UNIT ENTITLEMENT							
UNIT NO	UNIT ENTITLEMENT	CURRENT C's. of T.		UNIT NO	UNIT ENTITLEMENT	CURRENT C's. of T.	
		VOLUME	FOLIO			VOLUME	FOLIO
1	104						
2	98						
3	98						
4	98						
5	102						
6	102						
7	98						
8	98						
9	98						
10	104						
				AGGREGATE			
				Authenticated Vide Application No 3239409			
AGGREGATE	1000			 Registrar General. 			

STRATA PLAN
477
3^{RD.} of 3 SHEETS

ACCEPTED AND DEPOSITED

CHIEF / DRAFTSMAN
Pro Registrar General
20/9/1971

MICROFILMED
1-10-91

STRATA SEARCHES



**NEC Form 1
Service**

Strata Corporation No 477 Incorporated

Minutes of the Annual General Meeting of the Corporation

held at Unit 9/2 Netherby Ave, Netherby

on 10/10/2024 commencing at 5.35pm

PROCEEDINGS

PRESENT: (In person or by Proxy)		UNIT
Harriette Bew	(Proxy to Tim Packer U5)	1
John Richardson	(Proxy to Dorothy Carr)	3
Tim Packer		5
Dorothy Carr		6
John & Hannah James		7
Cheryl Trueack		8
Warren & Barbara Brown		9
Helga Kemeny		10

APOLOGIES: Amelia & Michael Tsiavlis) 4

GUEST(s): Cheryl Linn of UnitCare Services

CHAIR:

The Manager welcomed those present & opened the meeting, and agreed to assist the Presiding Officer in the conduct of the meeting and the Secretary in recording the minutes.

QUORUM:

A quorum was declared with 8 of the 10 units represented in person or by proxy.

Policy – Meeting Non-Attendance:

It was resolved that in the absence of a quorum, any unit holder not attending any AGM or EGM, in person or by proxy or who does not tender an apology shall be deemed to be "absent & silent" and shall have a non-attendance levy charged to their respective unit, due & payable with the next quarterly contribution following the meeting. The levy amount will correspond to the full cost of the required Reconvened Meeting divided equally between those deemed absent and silent.

All agreed.

CORPORATION MEMBERS REGISTER:

The members' register/unit holder list was circulated and updated. It was agreed to forward a copy to all unit owners.

MINUTES:

It was resolved that the minutes of the previous Annual General Meeting held **19/8/2023** be taken as read & accepted as a correct record.

Business arising: Any matters that need to be readdressed will be discussed & recorded under common property maintenance, under another relevant agenda item or under other business.

All agreed.

FINANCIAL STATEMENT:

The Corporation's financial statement of accounts for the current period as circulated to all members was tabled and reviewed. The Manager encouraged owners to comment.

It was resolved that the financial statement of accounts be received.

All agreed.

The Treasurer will continue to receive the correspondence and activity report each month, along with financial ledger, and arrears report (if any).

Interest, Tax & Audits: Legislation requires that monies held in Trust Accounts are to earn interest and as a result an annual tax return is required. Interest is credited monthly based on the Corporation's minimum monthly balance. The legislation also requires an annual (to 30 June each year) audit of the UnitCare Services Trust Account by a registered company auditor. The report is made available to the Corporation Treasurer around September each year.

APPOINTMENT OF MANAGERS: Group Assist Service:

A copy of the "Small Group Management Options" having been sent to each owner for their consideration prior to the AGM was taken as read & tabled.

That UnitCare Services, and/or their nominee, is appointed to assist the Corporation in terms of the Group Assist Management option by undertaking all those functions, powers & duties, except maintenance and assisting with meetings, as contained in the Strata Titles Act 1988 at a (reduced) annual primary remuneration of \$198 per unit including GST.

Additional recoverable charges may be made for meeting fees and audit, government fees including GST, bank fees, and stamp duty. Postage and photocopying charges, along with any accounting fees for GST, will be debited to the Corporation as actually expended.

Duties of the appointed Managers:

General: To provide so far as is reasonably necessary general (accounting only) advice and assistance to the Corporation and its officers and to assist them in the performance of their responsibilities under the Act.

Meetings: Arrange the Annual General meeting, prepare and distribute notices, including notices of meetings. Will not attend Annual General and Committee meetings but will advise the Officers in the conduct of meetings. Will assist the Secretary in providing a meeting proforma to assist in the preparation of minutes of meetings and distribute such minutes.

Maintenance: Will not advise upon and arrange for the maintenance, repair and replacement of the common property. An after-hours emergency maintenance service is available. A list of preferred contractors will be supplied with the minutes.

Insurance: Place and renew insurances in accordance with the Corporations instructions and have any claim promptly processed.

Accounting: Collect, bank and account for maintenance contributions, levies, interest accruing or other amounts due to the Corporation. Send notices levying maintenance or other contributions and pay accounts and outgoings. Prepare annual financial statements of accounts of the Corporation and arrange an annual tax return & GST/BAS returns as required by law. To supply a copy of any irregular accounts, expenses and liabilities to officers/committee for review. To pay irregular accounts, expenses and liabilities after 10 days if no objections are received from officers/committee.

Clerical: Promptly deal with the Corporation correspondence and requests for Searches (section 41). Ensure that all appropriate and proper records of the Corporation are maintained and keep secure and confidential all books, records, common seal, certificates of title, strata plans, specifications, reports, schedules and the like.

Public Officer: (Gordon Russell) to act as the Corporation's Public Officer for the purpose of signing Tax Returns and other such matters as required by statute.

Commissions: UnitCare Services may receive a commission for placing the Corporation's insurance.

Note: A management agreement will be posted to the group's Presiding Officer for signing.

All agreed.

ELECTION OF OFFICE BEARERS: [Section 23]

Following discussion over the various duties of office bearers the following appointments were made:

Presiding Officer: Cheryl Trueack (Unit 8)
Secretary: Warren & Barbara Brown (Unit 9)
Treasurer: Dorothy Carr (Unit 6)

All agreed.

MANAGEMENT COMMITTEE: [Section 35]

It was resolved that the Management Committee shall consist of the appointed officers along with #.

All agreed.

Note: Management Committees need to keep minutes of their meetings. Minutes need to be forwarded to the Manager promptly in order that the Corporation's wishes can be enacted.

INSURANCE:

Section 30 of the Act imposes a duty on the Corporation to insure all building and building improvements for their full replacement value, including all costs incidental to and associated with their replacement.

General Advice Warning: Any advice given by the manager is general advice. Owners can inform themselves through reading the Product Disclosure Statement. These are available from the office of UnitCare Services for group's insured through CHU/QBE or SCI/Allianz.

The Corporation is further required to keep itself insured against liability for negligence/bodily injury (\$10,000,000 minimum) and against any other liabilities [e.g.: flood, office bearer liability, catastrophe] determined by a special resolution of the Corporation.

The Corporation's current policy details are as follows:

Underwriter: C H U INSURANCE UNDERWRITING

Renewal Date 2	4/08/2025	
Building	\$3,709,913.00	Excess \$2,000.00
Loss of Rent	\$556,486.00	
Public Liability	\$20,000,000.00	
Fidelity Guarantee	\$100,000.00	
Voluntary Workers Pers Accident	\$200,000.00	
Legal Defence Expenses / Audit	\$50,000.00	
Owners Fixtures	\$250,000.00	
Flood	(included)	
Common contents	\$37,100.00	

For Insurance product details visit
www.chu.com.au/home/searchform?search=pds

It was noted that the most recent valuation was on **2/11/2022 (\$3,365,000)**

It was agreed to defer engaging the services of a certified practicing valuer.

All agreed.

Obtain Quotations:

It was agreed that the Body Corporate Manager arrange quotes of the Body Corporate's insurance for a sum insured of \$. before the renewal with the Authorised Representative of MGA Insurance Brokers Pty Ltd and sent to the Management Committee for a decision. It no decision is forthcoming the Manager will renew the existing policy for the suggested cover.

All agreed.

Policy - Insurance Excess Payments: It was resolved that any insurance claim that is to do with the property of the owners, the owner will pay the insurance excess. Any claim related to the common property; the Corporation will pay the excess. The unit owner has a right of written appeal to the Management Committee.

All agreed.

Summary: If the group is insured with CHU/QBE or SCI/Allianz, the Manager will supply a summary of the insurance cover upon request.

Commissions: It was noted that UnitCare Services receive a commission if the Corporation's insurance is placed directly with CHU/QBE or SCI/Allianz.

Home/Contents Insurance: It was noted that it is necessary for unit owners to arrange individually for adequate insurance for home public liability insurance, as well as the contents of their homes inclusive of carpets, drapes, light fittings, etc., whether or not the home is occupied by the unit owner or a tenant, as such items are not included in the Corporation's insurance policy. It is recommended that owners seek independent advice from a suitably qualified insurance broker regarding any additional insurance required for their individual circumstances.

MAINTENANCE:

Painting: Owners agreed to paint the previously painted exterior surfaces of the units.

Owners agreed to paint the back door of Unit 7, Committee to contact Wayne Noske handyman to proceed.

Owners agreed for Wayne Noske to assess water damage to back corner eaves of Unit 8 and repair if necessary.

Grounds Care/Lawn Care: (C & B Sutton)

Owners agreed to continue the services of C & B Sutton.

Recently cut the grass too short at Unit 8, owners agreed to communicate such issues to the contractor as they arise.

Recently a stone damaged the window of Unit 5, after lawn mowing had occurred.

Unit 5 repaired the window, however sought re-imbursement.

Owners agreed to re-imburse Unit 5 the cost of \$250.00 to his bank account, upon receipt sent to Unitcare.

Termite Inspections: Owners agreed not to have the units inspected for termite activity this year but to monitor the situation instead.

Residents are strongly requested not to facilitate the entry of termites through the storage of newspapers or wood against the building or putting soil against the exterior of the buildings.

Gutters: Gutter Clean: The Manager is to arrange for the gutters, downpipes and stormwater drains to be cleaned before next winter. They are usually cleaned by Wayne Noske and done in May and October each year.

Committee to contact Wayne Noske and request a gutter clean in October 2024.

Driveways/Paving:

Unit 7 – Where the driveway meets the veranda, it is cracked and also the walkway of Unit 10.

It was agreed the committee contact Wayne Noske and organise the cracks to be filled.

Other: (i.e. tree management, drain blockages, surface water disposal, etc.)

Discussion was had regarding plumbing; some owners plunge their own sinks occasionally.

Copper Sulphate treatment was discussed as a possible remedy in future for tree roots in pipes.

It was decided to Monitor the plumbing situation, the Committee will call a plumber if required.

BUDGET:

The Manager tabled the previously circulated budget estimates proposal and pointed out that there were various philosophies that could be adopted to establish a budget.

1. A balanced budget which does not accrue any funds for future known or unknown however predictable expenditures; or
2. An accrued budget which sets aside a proportion of regular contributions for the specific purpose of providing for future expenditure e.g. driveway maintenance, security systems maintenance (known as a Reserve Fund or Sinking Fund).

It was resolved following discussion that the following recommended Budget Estimates be adopted.

All agreed.

No Units	10	QUARTER			
DESCRIPTION	ESTIMATE S	15-Jul	15-Oct	15-Jan	15-Apr
COMMON PROPERTY MAINTENANCE		Apportion to Relevant Quarter(s)			
Emergency Maintenance	\$1,000	\$250	\$250	\$250	\$250
Gutter Cleaning (05/2024)	\$800			\$0	\$500
Plumbing - Sewerage & drainage works	\$700	\$175	\$175	\$175	\$175
Lawn Care (\$100/visit)	\$2,100	\$525	\$525	\$525	\$525
Grounds Care	\$2,000	\$500	\$500	\$500	\$500
RECURRENT EXPENDITURE		Apportion to Relevant Quarter(s)			
Management Fees (Group assist)	\$1,980	\$495	\$495	\$495	\$495
Bank Charges	\$65	\$16	\$16	\$16	\$16
Postage & Copying	\$200	\$50	\$50	\$50	\$50
Insurance (due 24/8/25)	\$6,856	\$6,856			
Audit Fee	\$260			\$260	
Income Tax Payment	\$380				\$380
Income Tax Return	\$217			\$217	
TOTAL ESTIMATED COSTS	\$16,558	\$8,867	\$2,011	\$2,488	\$2,891
ADMINISTRATION FUND INCOME		Cash Flow Analysis			
		Apportion to Relevant Quarter(s)			
Annual Maintenance Fund contributions	\$12,000	\$3,000	\$3,000	\$3,000	\$3,000
Plus, Bank Interest	\$2,392	\$598	\$598	\$598	\$598
Plus, Arrears for Units	\$167	\$167			
Minus Advances for Units	(\$2,975)	(\$2,975)			
Plus, Other Income	\$0	\$0			
Total Income =	\$11,584	\$790	\$3,598	\$3,598	\$3,598
Plus, last year's balance brought forward	\$7,058	\$7,058	(\$1,019)	\$793	\$1,902
Minus Total Estimated Costs	\$16,558	\$8,867	\$2,011	\$2,488	\$2,891
Transfers to (+) or from (-) Sinking Fund	(\$225)		(\$225)		
Maintenance Fund Closing Balance =	\$2,309	(\$1,019)	\$793	\$1,902	\$2,609
SINKING FUND INCOME		Apportion to Relevant Quarter(s)			
Annual Sinking Fund contributions	\$5,703	\$1,426	\$1,426	\$1,426	\$1,426
Transfers from Administration Fund	(\$225)		(\$225)		
Plus, Special Levies	\$0		\$0		
Total Income =	\$5,478	\$1,426	\$1,201	\$1,426	\$1,426

Plus, last year's balance brought forward	\$44,512	\$44,512	\$45,938	\$47,139	\$48,564
Less Work	\$0	\$0			
Sinking Fund Closing Balance		\$45,938		\$48,564	\$49,990
=	\$49,990	8	\$47,139	4	0

CONTRIBUTIONS:

Administration Fund: In accordance with this resolution, the **total annual contribution** to the Administration Fund will increase from \$11,000 to \$12,000, effective from the next levy date.

Sinking/Reserve Fund: In accordance with this resolution, **total annual contribution** to the Sinking/Reserve Fund will remain at (\$6,000.00)

Contributions are divisible by unit entitlement as defined upon the deposited plan.

OVERDUE CONTRIBUTIONS INTEREST AND FEES:

Policy - Overdue Contributions Interest and Fees: That the payment of the Corporation Account Notice is the responsibility of each lot holder and accounts must be paid within twenty-eight (28) days of the due date for payment. If any account is not paid within 28 days of the due date lot owners are required to pay interest on the overdue amount at the rate of twelve (12%) per annum calculated from the due date until payment, and to pay all expenses incurred in pursuing recovery of overdue amounts including (but not limited to) legal fees, administrative costs, location and service fees and any commission payable to debt recovery consultants or solicitors. If the account is not paid by the due date a reminder notice will be sent with a late payment charge as per the contract fee.

All agreed. *(requires unanimous resolution - without any dissentient vote)*

POLICIES & APPROVALS:

There were no matters raised for consideration.

Animals:

May Apply: It was agreed that owners may apply for approval on an individual basis in accordance with the requirements of the Article 4 of the Strata Corporation's articles (Schedule 3).

(Please note: Assistance or companion dogs cannot be refused)

To Management Committee: The Corporation delegates authority to the Management Committee to approve any applications for animals.

Real Estate Agent Signs:

Allowed: A real estate agent instructed to offer any unit "For Sale" be permitted to erect one vertical (portrait) sign only, of dimensions not greater than two (2) metres square. This sign must indicate the number of the unit and is to be installed as near as practicable to the front boundary of the premises and be removed not later than 48 hours after a contract for sale of the unit has been signed.

EGM Meeting Charges: It was resolved that should any owner wishing to apply to the Corporation, for an approval of any kind, other than at the annual general meeting, which is for their exclusive benefit, the prescribed meeting fee to conduct an Extraordinary General Meeting will be charged to the unit holder.

Resident Matters:

There were no resident matters raised.

OTHER BUSINESS:

There were no further items of other business raised.

The meeting was closed at 7.06 pm with a note of appreciation to those who participated.

STRATA CORPORATION NO 477 INC.
2 Netherby Avenue, NETHERBY SA 5062

Minutes of the Annual General Meeting held at JE Whites - 55 Woodville Road, Woodville
on Thursday, 28 August 2025, commencing at 05:30 PM

1 ATTENDANCE, PROXIES, QUORUM AND CHAIRPERSON

Present:

Unit 1 - Ms H Bew
Unit 4 - Ms A Tsiavlis
Unit 5 - Ms R Johnson
Unit 6 - Ms D Carr
Unit 8 - Ms C Trueack

Proxies:

Unit 2 - Mr S Salamon & Ms L Bills to Miss Lisa Johnstone of JE Whites
Unit 3 - Mr J Richardson & Ms A Anderson to Ms Dorothy Carr
Unit 7 - Mr J James & Mrs H James to Ms Dorothy Carr
Unit 9 - Mr W Brown & Mrs B Brown to Ms Cheryl Trueack

Apologies:

Nil

PROCEEDINGS

Quorum:

Miss Lisa Johnstone of JE Whites welcomed members present and declared a quorum in attendance.

Declaration of interest

All Members (or Nominee) must declare any interest that they may have in relation to any matters being discussed or determined at this meeting. These interests may be either direct or indirect in nature.

Members Advice

Members will find in the documentation of the Minutes several sections that are recorded at each meeting. As they are repeated from year to year, they may not be discussed in the same extent as actually recorded, but appear for the benefit of newcomers to the Corporation.

Members will find additional information attached to the final page of the minutes. This information is pertinent to the continued management of your Corporation, and is for the benefit of all Corporation Members.

ELECTION OF CHAIRPERSON

It was agreed by those Corporation members present that Miss Lisa Johnstone assist the Corporation in chairing the meeting.

2 CONFIRMATION OF MINUTES & BUSINESS ARISING

The Minutes of the previous meeting dated 30/06/2025 were accepted as a true and correct account of proceedings with no business arising. The Chairperson moved that the Minutes be accepted. Motion carried.

3 3.1 FINANCIAL STATEMENTS

The financial statements dated 17/03/2025, 30/06/2025 and 09/07/2025 currently held in the Macquarie Bank, Sydney. The Chairperson tabled the statements and invited owners to comment. The financial statements were accepted. Motion carried.

Tax and Audits

Legislation requires each Corporation to lodge an annual tax return; legislation further requires that the Corporation's trust account is audited annually by an accredited auditor. The audit for 2026 will be undertaken by Perks Accountants & Wealth Advisers of 8/81 Flinders St, Adelaide, and a copy of the report will be available to all members and can be viewed at the JE Whites office. JE Whites Manager also proactively makes contact with your Corporation's Presiding Officer and/or Management Committee periodically throughout the year to ensure any maintenance matters are identified and resolved.

3.2 DEBT COLLECTION

Levy Arrears

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

Interest Charged on Overdue Accounts

The Body Corporate Manager reported that the Strata Titles Act invokes penalty interest where payments of contributions and levies are paid late, in this case after a lapse of 28 days from the due date. The interest rate applied on behalf of the Corporation is 15% per annum calculated daily. All related costs associated with the recovery of any outstanding monies will be the responsibility of the relevant unit owner and as such will be recovered from that unit owner.

Accounting Fees

In accordance with the Management Agreement, owners are to be charged an accounting fee of \$11.00 (Inc GST) by the Body Corporate Manager for any accounts greater than 28 days overdue.

Debt Collection

The Body Corporate Manager is authorised to proceed on behalf of the Corporation with any necessary action, including legal action, to recover all outstanding monies at a fee of \$22.00 (Inc GST). The account would have to be at least 3 months overdue. The Presiding Officer will be contacted prior to any court action.

4 APPOINTMENT OF OFFICERS AND/OR MANAGEMENT COMMITTEE

Cheryl Trueack of Unit 8 was thanked for being the Presiding Officer, Warren & Barbara Brown of Unit 9 were thanked for being the Secretary and Dorothy Carr of Unit 6 was thanked for being the Treasurer for the past year.

It was resolved that Cheryl Trueack be elected for the roles of Presiding Officer & Treasurer and Warren Brown be elected for the role of Secretary for the upcoming year.

5 APPOINTMENT OF MANAGEMENT/WORKS COMMITTEE

The Corporation agreed to form a Management Committee consisting of the Office Bearers and Dorothy Carr of Unit 6.

The meeting agrees the Management Committee has authority to approve quotes and instruct the Body Corporate Manager to issue work orders in all maintenance issues that arise from this meeting or throughout the year.

6 APPOINTMENT OF BODY CORPORATE MANAGERS

It was resolved that JE Whites be appointed to assist the Corporation with management services as defined in the Strata Titles Act 1988 at an annual primary remuneration of \$2,570.00 inclusive of GST.

JE Whites' appointment will be for a period of 12 months from the date of this meeting and that upon expiry, management will continue on a month by month basis until the next meeting or the delegation of powers is revoked.

Any elected Office Bearer is authorised to sign the Management Agreement on behalf of the Strata Corporation. JE Whites explained that should the Management Agreement not be returned signed within 21 days of receipt, then the Manager will stamp the Strata Corporation's common seal on the Agreement on behalf of the Corporation, deeming the Agreement to be signed.

7 CORPORATION PUBLIC OFFICER

It was resolved that Mr Bryan Sutcliffe of JE Whites be empowered to act as the Public Officer of the Corporation as defined under the Income Tax Assessment Act 1936.

8 TAXATION AUTHORITY

JE Whites is authorised to represent the Corporation in all aspects of dealings with the Australian Taxation Office. The nominated representatives from JE Whites are Wendy Sly and Joanne Pearce.

9 INSURANCE REVIEW

9.1 Insurance - Authority to Act

It was resolved that JE Whites be given full authority to act on the Corporation's behalf in respect of all policies of insurance currently held by the Corporation. Members agreed that JE Whites will arrange insurance or renewal only with or through authorised representatives and/or distributors.

9.2 Insurance Options

The Chairperson advised Members present that it is a requirement of the Strata Titles Act for the Corporation to insure the property for full replacement value or reinstatement value. JE Whites suggest regular insurance valuations to ensure compliance and adequate insurance cover.

Insurance Renewal

The Corporation's insurance details are as follows:-

Policy No.HU0000017714

CHU Insurance

Type : Strata

Premium : \$6,266.22 Paid on : 20/08/2025 Start : 24/08/2025 Next due : 24/08/2026

Cover	Sum Insured	Excess
Building	\$3,709,913.00	\$2,000.00
Common Area Contents	\$37,100.00	
Loss Of Rent & Temp Accom	\$556,486.00	
Public Liability	\$30,000,000.00	
Voluntary Workers	\$300,000.00	
Fidelity Guarantee	\$250,000.00	
Office Bearers Liability	\$5,000,000.00	
Government Audit Costs	\$25,000.00	
Appeal Expenses	\$100,000.00	
Legal Defence Expenses	\$50,000.00	
Lot Owners Fixtures & Improv	\$250,000.00	
Excess		\$2,000.00

Insurance Valuation: It was noted that the Corporation's most recent insurance valuation was undertaken in 31/10/2022 when the replacement value was placed at \$3,365,000.

The meeting agreed that the management committee have authority to determine how to renew the insurance for 2026.

Prior to the 2026 renewal, the Body Corporate Manager will contact the Committee on how to proceed.

Contents & Landlord Insurance

JE Whites advise all Members that the Corporation's building insurance policy contains neither contents nor landlord insurance protection. It is noted that the Corporation's legal liability cover applies primarily to common property and that Members should be separately insured for cover in relation to their own premises.

Disclosure

JE Whites is an authorised representative of CHU Underwriting Agencies for QBE Insurance, Flex Insurance for QBE Insurance and authorised distributor for SCI Insurance for Allianz Australia Insurance and receives a commission of 20% of the base premium only. JE Whites is an authorised distributor of Lync Insurance Brokers Pty Ltd, and receive a commission of 17% of the base premium only.

Quotes, renewals, renewal schedules, and certificates of currency pertaining to the Corporation and received from the insurance provider after 1 July 2024 are available for Members to view at any time on the JE Whites Owners Portal. If you require assistance accessing your Owner Portal, please contact your JE Whites Body Corporate Manager.

JE Whites act on behalf of the Corporation for a host of insurance related matters. For a full list of the insurance-related services JE Whites provide your Community Corporation, please refer to the additional information attached to the final page of the minutes.

General Advice Warning

Any advice provided by JE Whites is general advice only. Before acting on any advice Members should consider its appropriateness having regard to your objectives, financial situation and needs. You should obtain and consider the relevant Product Disclosure Statement and Policy Wording for a financial product before making any decision about whether to acquire or hold that product.

Insurance Valuation

Part 30 (3) of the Act imposes a duty on the Corporation to insure all building and building improvements for their full replacement value, including all costs incidental to and associated with the replacement. The Corporation is further required to keep itself insured against liability for negligence. JE Whites advise that their advice is of a general nature and not personal advice. Members are encouraged to seek independent advice, which would include a licensed valuers' opinion where applicable.

10 COMMON PROPERTY MAINTENANCE

The following items were discussed :-

10.1 Fencing

The meeting noted that half of the fencing has been completed, with the second half of the western boundary fence still to be replaced.

The Body Corporate Manager is to obtain two quotes for comparison, with one quote to be obtained from Wingfield Constructions, who completed the initial section of this fence. A section of fence panelling for Unit 1 is also to be included in the quotes.

The quotes are to be provided to the Management Committee to determine the preferred contractor. The Body Corporate Manager will then liaise with the chosen contractor regarding start dates and ensure that residents are notified in advance so that any required access can be arranged.

Dividing Fences

The meeting noted that sections of the dividing brush fencing require repacking. The Body Corporate Manager is to arrange a quote for the repacking of the fences dividing Units 1 and 2 and Units 4 and 5, for indicative purposes.

The Management Committee has authority to select the preferred quote and proceed with the works. The Body Corporate Manager will liaise with the affected residents regarding the progress of this project.

Inspection Point 5

Ms Trueack advised that Unit 5 requires an inspection point in the yard, as recent plumbing issues have been difficult to access due to the absence of an inspection point.

The Body Corporate Manager advised that inspection points ordinarily provide exclusive access to a unit's drain and are not considered common property.

The meeting noted that the Corporation may agree to assist Ms Johnson of Unit 5 with the installation of an inspection point.

Plumber Attendance

Members present noted the necessity of having a stormwater drain replaced with the western section of fencing. The Body Corporate Manager is to arrange a quote for the replacement of the stormwater along the fence.

Whilst the plumber is on site, they are also requested to provide a quote for the installation of an inspection point for Unit 5.

It was further raised that the hot water services for Units 1 and 5 experience issues with water not reaching the correct temperature in extreme weather. Specifically, direct sun exposure on the pipes of the hot water services results in water remaining hot even when turned to cold. To avoid additional plumbing callout fees, the plumber is to inspect this matter at the same time and provide advice to the affected unit owners.

Owners are reminded that maintenance items pertaining to the Strata Corporation *do not* need to wait until the Annual General Meeting to be discussed. All Owners are encouraged to contact JE Whites throughout the course of the year if they have identified maintenance items in need of addressing. Your Manager will liaise with the Presiding Officer and/or Management Committee to seek both approval, and a timely resolution to your maintenance concern. Your JE Whites Manager also proactively makes contact with your Corporation's Presiding Officer and/or Management Committee periodically throughout the year to ensure any maintenance matters are identified and resolved.

11 APPROVALS FOR INSTALLATIONS & ADDITIONS

All approvals proposed are to be voted on in accordance with current legislative requirements. These applications must be recorded on the Agenda for the meeting.

No approvals were sought at this meeting.

Members are advised that a complete list of the Corporation's approvals can be obtained by contacting the Body Corporate Manager.

12 WORK, HEALTH & SAFETY

In order to protect both parties and to comply with the Work, Health & Safety legislation, JE Whites enforce a safety compliance procedure for all contractors undertaking work on behalf of your Strata Corporation. This service is inclusive in JE Whites' primary remuneration fee.

JE Whites will only issue quote requests and work orders to contractors who have returned a signed safety compliance package acknowledging their understanding of the Safety Compliance Legislation. This document confirms that any persons undertaking work at your Strata Corporation (where necessary, and if they are required), be able to provide the required licence/certificates of competency for their prescribed occupations, and have safe work method statements for any high risk activity, or when using hazardous substances.

Should the Corporation wish to engage a new/alternative contractor, a Safety Compliance Pack acknowledgment letter must be signed prior to the issuing of orders instructing them to undertake works.

It is noted that the Owner may be personally liable for any loss, damage, defective work, or public liability claim made, involving any unapproved contractor.

13 LEVY & BUDGET

Administrative Fund of \$ 11,600.00 and Sinking Fund \$ 6,000.00

The proposed 2025 - 2026 budget was presented by the Chairperson. It was resolved that the proposed budget be accepted with contributions being set annually at \$17,600.00.

This will be raised on unit entitlement between all owners.

To ensure the Corporation aligns with JE Whites levy schedule, the meeting agreed to raise an interim levy.

The interim levy will cover the period 15 July 2025 to 31 August 2025 (pro-rata of a normal quarterly levy), bridging the gap between the last levy issued by the previous manager (15 April 2025 to 14 July 2025) and the new quarterly schedule under J E Whites.

The next full quarterly levy will then cover the period 1 September 2025 to 30 November 2025.

Both fees will be itemised on the levy notice, clearly showing the applicable dates, and will be due within two weeks of issue to allow owners time to arrange payment.

Routine, quarterly levies fall due on the following dates - 1 March, 1 June, 1 September, 1 December.

If the costs met by the Corporation in this period is less than the projected budget, the surplus funds will be carried over for future maintenance costs.

Special levy authority in the event of shortfall of funds

Where the Corporation has insufficient funds to meet its recurrent expenditure, the Manager is authorised to raise a special levy necessary to raise the sufficient funds to cover the shortfall in expenditure. The Manager will consult with the Corporation's Presiding Officer and/or Management Committee before raising such a levy.

14 EMAILING CORRESPONDENCE

The Corporation has agreed that all meeting minutes and relevant correspondence, including levy notices, will be sent via email to members who have provided an email address to JE Whites. Motion carried.

If you would prefer to receive correspondence by post, please contact JE Whites to update your delivery preference.

15 OTHER BUSINESS, OWNER PORTAL ACCESS

Owner Portal

Online access enables you to log on at your convenience and access your information. In addition to being able to access all this data you can also view and download copies of documents relevant to your property and corporation. Our Online Owner Portal is accessible from our website www.jewhites.com.au (Portal Login tab). Your Access Code and password will be sent via separate mail, or should your AGM minutes be emailed, you will receive a second email with these details. Your password can be changed at your discretion once you have logged in. Please be assured should you sell your property the new owner will receive their own login details and any previous details will be unavailable.

15.1 House Rules

Ms Trueack has suggested the idea of having a 'House Rules' document for all owners, to share with their tenants.

The Body Corporate Manager will work with the management committee on some general housekeeping rules and will distribute a final copy to all owners for their reference.

Articles & Resolutions

The Chairperson advised Members present that following the meeting, the Body Corporate Manager will proactively provide each registered property management agency with copies of the Corporation's articles & resolutions, and request that these documents are provided to all existing, and future tenants residing at the Corporation. This is done to ensure that all residents are aware of, and respect the rules put in place by the Corporation Members.

Owners who manage their investment properties privately are encouraged to contact the Body Corporate Manager for an up-to-date copy of these documents, which should then be provide to their tenants.

Agenda items

Members are reminded that they are welcome, and encouraged to contact the Body Corporate Manager at any time during the year if they wish to add items to the Agenda for the next Annual General Meeting.

Important Disclosure

JE Whites wish to disclose the following:

JE Whites has no common shareholders with insurance broking agencies, debt collection agencies, maintenance companies, or any other third parties operating within the strata management industry.

JE Whites does not receive any commission or financial benefit from maintenance work carried out at your Corporation.

CLOSURE OF MEETING

The Chairperson closed the meeting at 6:40pm and thanked all for their attendance or proxy submission. The next Annual General Meeting for the Corporation is scheduled to be tentatively held on or around the same time and location in August 2026.

ADDITIONAL INFORMATION

After-hours emergency maintenance: JE Whites offer a 24/7 after-hours emergency maintenance phone line to all its clients, at no extra cost. The phone line is operated by a member of the JE Whites staff with access to your Corporation's file, maintenance history, and preferred contractors. In the event of an emergency maintenance matter, simply contact the JE Whites office to be directed to the out of office hours emergency maintenance line.

Maintenance: Owners are reminded that maintenance items pertaining to the Strata Corporation *do not* need to wait until the Annual General Meeting to be discussed. All Owners are encouraged to contact JE Whites throughout the course of the year if they have identified maintenance items in need of addressing. Your Manager will liaise with the Presiding Officer and/or Management Committee to seek both approval, and a timely resolution to your maintenance concern. Your JE Whites Manager also proactively makes contact with your Corporation's Presiding Officer and/or Management Committee periodically throughout the year to ensure any maintenance matters are identified and resolved.

Articles & Resolutions: JE Whites proactively provide each registered residential property management agency with copies of your Corporation's articles & resolutions, and request that these documents are referred to throughout their management of the residential property. This is done to ensure that all residents are both aware of, and respecting the rules put in place by the Corporation Members.

Owner Responsibilities

Owners are reminded of their responsibilities to:

- Maintain their own lot in good condition
- Seek written approval for any works affecting common property or the external appearance of their lot
- Maintain up-to-date contact details with JE Whites to ensure all notices and correspondence are received

Duties of the appointed Body Corporate Manager:

General: To provide so far as is reasonably necessary general advice and assistance to the Corporation and its officers and to assist them in the performance of their responsibilities under the Act.

Meetings: Arrange the General and Committee meetings, prepare and distribute notices, including notices of meetings.

Attend General Meetings if needed and assist the Presiding Officer in the conduct of meetings. Assist the Secretary in the preparation of minutes of meetings and distribute such minutes.

Maintenance: Advise upon and arrange for the maintenance, repair and replacement of the common property in accordance with the Corporation's instructions. Organise emergency maintenance works.

Insurance:

- Quotation procurement, placement, and renewal services
- Obtaining and distributing insurance valuations
- Insurance claim management
- Lodging claims
- Ongoing insurance claim management
- Loss minimisation
- Liaising with loss adjusters and contractors
- Procuring and forwarding quotes to the insurer or broker
- Instructing trades to undertake approved indemnified
- Receiving and forwarding contractor invoices for approved works to the insurer or broker
- Receiving and receipting indemnification payment from the insurer and paying contractors
- Maintaining insurance records and insurance claim register
- Providing general advice
- Insurer negotiation and liaison services
- Making contest representation to the insurer if insurance claim is denied
- Providing documents required for non-property insurance claims (e.g. public liability) against the client where the insurer provides

indemnity for legal costs

- Liaising with legal practitioners for non-property insurance claims
- Arranging insurance premium finance (loan/funding) if required

Accounting: Collect, bank and account for maintenance contributions, levies, interest accruing or other amounts due to the Corporation. Send notices levying maintenance or other contributions and pay accounts and outgoings. Prepare annual statements of accounts of the Corporation and arrange an annual audit of the books as required.

Secretarial: Promptly deal with the Corporation correspondence and requests for Search documents (section 41 search). Ensure that all appropriate and proper records of the Corporation are maintained and keep secure and confidential all books, records, Certificates of Title, Strata Plans, Schedules and the like.

Public Officer: Act as the Corporation's Public Officer for the purpose of tax returns & other matters as required by statute.

Office Bearers

At all times a Strata Corporation must have a presiding officer, a secretary and a treasurer who are appointed at the general meeting. These officers must be unit owners but one person may hold two or more of these positions. A Body Corporate Manager can assist in running the affairs of the Corporation.

Presiding Officer

The Presiding Officer of the Corporation has the following functions:

- Primary contact between the Manager and the Committee
- Attend meetings as required
- Chair all general meetings which they attend or, delegate this responsibility to the Body Corporate Manager

Secretary

The Secretary of the Corporation has the following functions:

- Prepare and distribute minutes of meetings of the corporation (currently delegated to JE Whites)
- Submit a motion for confirmation of the minutes of any meeting of the corporation at the next meeting of the corporation (currently delegated to JE Whites)
- Give the notices required to be given under the Act by the members of the corporation and the management committee (currently delegated to JE Whites)
- Answer communications addressed to the Corporation (currently delegated to JE Whites)
- Deal with administrative and secretarial matters for the corporation and the Management Committee (currently delegated to JE Whites)

Treasurer

The Treasurer of the Corporation has the following functions:

- Notify unit owners of any contributions to be raised from them in accordance with the Act (currently delegated to JE Whites)
- Receive, acknowledge, bank and account for any money paid to the corporation (currently delegated to JE Whites)
- Keep accounting records and prepare financial statements (currently delegated to JE Whites)

Please Note: Officers of the Corporation do not have the powers to:

- Authorise any dealing with or any variation of the common property or to grant exclusive rights in respect of the enjoyment and use of any part thereof
- Authorise any decision that requires special resolution or unanimous resolution
- Authorise any capital improvements to the common property
- Authorise installations or additions to lots or common property

Strata Corporation 477 Incorporated
2 NETHERBY AVE, NETHERBY SA 5062

REGISTER OF SPECIAL RESOLUTIONS AND UNANIMOUS RESOLUTIONS
AFFECTING A UNIT OR UNITS AND/OR THE COMMON PROPERTY

DISCLAIMER: JE White's will not be held liable for any missing, incomplete or incorrect information provided prior to the commencement of our management:

Date	Type of Resolution	Unit(s) and/or Common Property Affected	Resolution
24.11.71	AGM	Blanket all units	Amendment of Articles of Corporation - That the Articles of the Corporation be amended by adding thereto the following new Article to be numbered 9, namely: "9.(1) The respective registered proprietors and occupiers of units 9 and 10 and the members of their respective families and their respective visitors, guests, tradesmen and others authorised by them or either of them in that behalf shall have the sole and exclusive right and liberty to come upon and to pass and repass over along and across Breezeway B. (2) The registered proprietor and other occupier of each of the other units will not do nor permit or suffer to be done any act or thing which shall or might directly or indirectly prevent hinder or interfere with in any manner whatsoever or to any extent whatsoever such sole and exclusive right and liberty and will take all necessary or desirable steps within his or their respective power to prevent or terminate any such act or thing."
16.03.72	AGM	Blanket all units	Access - The right to access to units 9 and 10 was discussed, but as the matter concerned only the occupants of these units it was agreed that settlement be privately arranged between the two owners and Murray Hill & Co Pty Ltd.
20.08.89	AGM	Blanket all units Blanket all units Blanket all units Blanket all units	Animals - It was resolved that no animals be permitted without the consent of the Corporation. Unit 5 permitted to keep present cat. Signage - A land agent may erect one sign only, not greater than 1.5 x 1.2 metres. It must indicated the number of the unit, be installed at the front of the premises and be removed not later than 24 hours after a contract has been signed. "To Let" signs are prohibited. Tanks - All units may install a modular rainwater tank on their own unit yard subsidiary providing adequate measures are taken for the discharge of overflow water. Skylights - All units may install one skylight to their unit provided it is fitted by a qualified tradesperson and

Strata Corporation 477 Incorporated
2 NETHERBY AVE, NETHERBY SA 5062

REGISTER OF SPECIAL RESOLUTIONS AND UNANIMOUS RESOLUTIONS
AFFECTING A UNIT OR UNITS AND/OR THE COMMON PROPERTY

DISCLAIMER: JE White's will not be held liable for any missing, incomplete or incorrect information provided prior to the commencement of our management:

Date	Type of Resolution	Unit(s) and/or Common Property Affected	Resolution
		Blanket all units Blanket all units Blanket all units Blanket all units Blanket all units Blanket all units	conforms in appearance to those installed at Unit 7 and must only be fitted to the rear of the units. Air Conditioners - All units may install an air conditioner to the unit (provided it is not mounted on the frontage of the units or impedes any common walkway). Security Screens - All units may install security screens to the doors. Pergolas - All units may erect a pergola/verandah in the unit yard subsidiary subject to local Council approval, that it be erected using first grade materials to a trades like standard, and conforms in height, dimension of materials and colour to the construction at Unit 7. Blinds - All units may install external blinds. Sheds - All units may erect one garden shed in the unit yard subsidiary provided they conform to that already erected at Unit 3.
03.09.92	AGM	Blanket all units	Legal Recoveries - Strata Managers are authorized without need for further authority to levy costs incurred for all legal recovery costs against the unit holder in default of payment of corporation contributions and/or levies.
14.09.93	AGM	Blanket all units	Security Lights - It was agreed all owners may install front and rear security lights if they wish. The type of fitting must be to the satisfaction of the Corporation.
31.07.95	AGM	Blanket all units Unit 5	Pay TV - Following discussion it was resolved that the Presiding Officer is authorised to execute on behalf of the Corporation, a license for Pay-TV providers to install equipment necessary for the connection to any units wishing to receive Pay-TV transmission. a) It is to be a non exclusive arrangement. b) The antenna is not to be raised on a mast. c) Galaxy must first obtain the consent of the unit owner prior to accessing any unit. Cat - Miss George was given approval to keep a "Rag Doll" cat in her unit.
06.08.96	AGM	Blanket all units	SA Water - The Strata Manager advised that SA Water charges strata corporations for all water consumed on the property. Owners will continue to be responsible for payment of quarterly rates and it was agreed

Strata Corporation 477 Incorporated
2 NETHERBY AVE, NETHERBY SA 5062

REGISTER OF SPECIAL RESOLUTIONS AND UNANIMOUS RESOLUTIONS
AFFECTING A UNIT OR UNITS AND/OR THE COMMON PROPERTY

DISCLAIMER: JE White's will not be held liable for any missing, incomplete or incorrect information provided prior to the commencement of our management:

Date	Type of Resolution	Unit(s) and/or Common Property Affected	Resolution
			that the strata corporation will be responsible for payment of all water consumption charges which will be billed separately.
05.08.98	AGM	Blanket all units Blanket all units	Smoke Alarms - The Strata Manager advised that all residential units have until 1/1/2000 to install battery operated smoke detectors. It was noted that it is up to each unit owner to install smoke detectors in accordance with the new legislation. Overdue Notices - It was agreed that the Strata Managers charge those owners with contribution arrears a "late fee" of \$10 each time it became necessary to 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.
04.09.00	AGM	Blanket all units Blanket all units	Smoke Alarms - The Strata Manager advised that under current legislation all dwellings must be 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. 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.
12.08.83	AGM	Unit 1	Air Conditioner - Unit 1: Mrs Feening was granted approval to install a split system air conditioning system as long as the compressor unit is in the rear yard.
24.08.84	AGM	Blanket all units	Prescribed Works - The Manager advised that should any owner wish to apply to the Corporation, other

Strata Corporation 477 Incorporated
2 NETHERBY AVE, NETHERBY SA 5062

REGISTER OF SPECIAL RESOLUTIONS AND UNANIMOUS RESOLUTIONS
AFFECTING A UNIT OR UNITS AND/OR THE COMMON PROPERTY

DISCLAIMER: JE White's will not be held liable for any missing, incomplete or incorrect information provided prior to the commencement of our management:

Date	Type of Resolution	Unit(s) and/or Common Property Affected	Resolution
			than at the annual general meeting, for an approval of any kind, which was for their exclusive benefit, a fee of \$60 (+ GST) will apply to conduct an Extraordinary General Meeting. It was agreed that this fee be charged to the applicant.
30.08.06	AGM	Blanket all units	Prescribed Works - Should any owner wish to apply to the Corporation, other than at the annual general meeting, for an approval of any kind, which was for their exclusive benefit the prescribed meeting fee will apply to conduct an Extraordinary General Meeting. This fee will be charged to the applicant.
26.03.11	AGM	Blanket all units	Insurance Excess Payments - It was resolved that any insurance claim that is to do with the property of the owners, the owner will pay the insurance excess. Any claim related to the common property, the Corporation will pay the excess. The unit owner has a right of written appeal to the Management Committee.
		Blanket all units	Water usage - It was resolved that the Corporation have its three monthly water usage charge divided amongst all the unit holders equally rather than in accordance with the schedule of unit entitlement and included on every SA Water account already received by unit holders. Note: This will not take effect until July 2012 under SA Water procedures.
		Blanket all units	Overdue Contributions Interest & Fees - That the payment of the Corporation Account Notice is the responsibility of each unit holder and accounts must be paid within twenty-eight (28) days of the due date for payment. If any account is not paid within 28 days of the due date unit owners are required to pay interest on the overdue amount at the rate of twelve (12%) per annum calculated from the due date until payment, and to pay all expenses incurred in pursuing recovery of overdue amounts including (but not limited to) legal fees, administrative costs, location and service fees and any commission payable to debt recovery consultants or solicitors. If the account is not paid by the due date a reminder notice will be sent with a late payment charge of \$11 including GST.

Strata Corporation 477 Incorporated
2 NETHERBY AVE, NETHERBY SA 5062

REGISTER OF SPECIAL RESOLUTIONS AND UNANIMOUS RESOLUTIONS
AFFECTING A UNIT OR UNITS AND/OR THE COMMON PROPERTY

DISCLAIMER: JE White's will not be held liable for any missing, incomplete or incorrect information provided prior to the commencement of our management:

Date	Type of Resolution	Unit(s) and/or Common Property Affected	Resolution
		Blanket all units Blanket all units Blanket all units Blanket all units Blanket all units	Animals - To Management Committee: The Corporation delegates authority to the Management Committee to approve any applications for animals. Land Agents Signs - Allowed: A Land Agent instructed to offer any unit "For Sale" be permitted to erect one vertical (portrait) sign only, of dimensions not greater than two (2) metre square. This sign must indicate the number of the unit and is to be installed as near as practicable to the front boundary of the premises and be removed not later than 48 hours after a contract for sale of the unit has been signed. Insulation - It was resolved that the Corporation grant consent for all owners to install insulation in the roof space above their unit, subject to the unit holder and their successors in title agreeing without any further notice that the costs of and incidental to installation, maintenance, repairs and replacement shall be at all times at the expense of that unit holder from time to time. That the work be undertaken to a trade standard and that no insulation be installed on or above down lights, transformers and other equipment subject to heating. Schedule of Finishes - All approvals are subject the Schedule of Finishes – see attached. Air conditioners - Wall Mounted & Split System: Unit holders may install a wall mounted or split system air conditioner to the unit, provided it is not mounted on the frontage of the units or impedes any common walkway and is a low noise rotary compressor model and creates no more than 45db of noise and is in accord with EPA requirements current at time of installation. Air conditioners: Roof Mounted: Unit holders may install a roof mounted air conditioner to the unit, provided it is mounted below the ridgeline at the rear of the building and is similar in colour to the roof and creates no more than 45db of noise and is in accord with EPA requirements current at time of installation.

Strata Corporation 477 Incorporated
2 NETHERBY AVE, NETHERBY SA 5062

REGISTER OF SPECIAL RESOLUTIONS AND UNANIMOUS RESOLUTIONS
AFFECTING A UNIT OR UNITS AND/OR THE COMMON PROPERTY

DISCLAIMER: JE White's will not be held liable for any missing, incomplete or incorrect information provided prior to the commencement of our management:

Date	Type of Resolution	Unit(s) and/or Common Property Affected	Resolution
		Blanket all units	Awnings/Blinds - Lot holders may install external awnings / blinds on windows provided the colour, design and location are approved by the Management Committee
		Blanket all units	Pay Satellite TV - Unit holders may connect to pay TV via satellite dish on the gutter fascia/roof above their unit subject to the dish being installed below the ridgeline at the rear of the unit and the Management Committee approving the exact location of the dish.
		Blanket all units	Pergolas/Verandas/Shade Sails - Unit holders may erect a pergola/veranda/shade sails in their rear unit yard subsidiary subject to local Council approval where necessary, and that it be erected using first grade materials to a trade standard.
		Blanket all units	Rain Water Tanks - Unit holders may install a modular rainwater tank on their own rear unit yard subsidiary providing adequate measures are taken for the discharge of overflow water to the satisfaction of the Corporation.
		Blanket all units	Sheds - Unit holders may erect one small garden shed in their rear unit yard subsidiary.
		Blanket all units	Skylights - Unit holders may install one skylight to their unit provided it is fitted by a qualified tradesperson and is installed at the rear of the unit below the ridge line.
		Blanket all units	Solar Installations (solar power/solar hot water/ solar heating) - Unit holders may install solar heating/solar power/solar hot water service equipment to the roof of their unit provided it is fitted by a qualified tradesperson and is installed if possible at the rear of the home below the ridgeline. The unit holder indemnifies the Corporation for any overloading of roof structures and is liable for any resultant engineers reports and/or repairs in the event of damage to the buildings. All installations are subject to the committee's approval on design and installation. For hot water units the tank must not be installed on the roof.
		Blanket all units	TV Antenna - Roof Mounted: Unit holders may install one roof mounted television antenna for each unit

Strata Corporation 477 Incorporated
2 NETHERBY AVE, NETHERBY SA 5062

REGISTER OF SPECIAL RESOLUTIONS AND UNANIMOUS RESOLUTIONS
AFFECTING A UNIT OR UNITS AND/OR THE COMMON PROPERTY

DISCLAIMER: JE White's will not be held liable for any missing, incomplete or incorrect information provided prior to the commencement of our management:

Date	Type of Resolution	Unit(s) and/or Common Property Affected	Resolution
			subject to all wiring being hidden and antenna installed at the rear of the unit or TV Antenna: Roof Space: Unit holders may install one television antenna in the Corporation's roof space above their unit and below the roof tiles. In accordance with the provisions of the Strata Titles Act, 1988 and pursuant to the Notices of Motion included in the "Notice of Meeting", it was resolved by Special Resolution that the Corporation grant consent for the previous standard approvals, subject to the unit holder and their successors in title agreeing without any further notice that the costs of and incidental to installation, maintenance, repairs and replacement shall be at all times at the expense of that unit holder from time to time.
09.09.20	AGM	Blanket all units	Overdue Contributions Interest & Fees - That the payment of the Corporation Account Notice is the responsibility of each lot holder and accounts must be paid within twenty eight (28) days of the due date for payment. If any account is not paid within 28 days of the due date lot owners are required to pay interest on the overdue amount at the rate of twelve (12%) per annum calculated from the due date until payment, and to pay all expenses incurred in pursuing recovery of overdue amounts including (but not limited to) legal fees, administrative costs, location and service fees and any commission payable to debt recovery consultants or solicitors. If the account is not paid by the due date a reminder notice will be sent with a late payment charge as per the contract fee.
14.08.21	AGM	Blanket all units Blanket all units	Overdue Contributions Interest & Fees - That all related costs associated with the recovery of any outstanding monies will be recovered from the relevant unit owner as debt against the unit. Pets - No pets policy applies. Only exclusion is indoor cat/birds/fish. Case by case matter may be considered by the Management Committee.
20.08.22	AGM	Blanket all units	Overdue Contributions Interest & Fees Policy - That all related costs associated with the recovery of any

Strata Corporation 477 Incorporated
2 NETHERBY AVE, NETHERBY SA 5062

REGISTER OF SPECIAL RESOLUTIONS AND UNANIMOUS RESOLUTIONS
AFFECTING A UNIT OR UNITS AND/OR THE COMMON PROPERTY

DISCLAIMER: JE White's will not be held liable for any missing, incomplete or incorrect information provided prior to the commencement of our management:

Date	Type of Resolution	Unit(s) and/or Common Property Affected	Resolution
		Blanket all units	outstanding monies will be recovered from the relevant unit owner as debt against the unit. Sanitary Wipes - Owners/tenants are not to flush sanitary products/wipes/Kleenex due to age of pipes.
19.08.23	AGM	Blanket all units	Insurance Excess Payments - It was resolved that any insurance claim that is to do with the property of the unit owner, the unit owner will pay the insurance excess. Any claim related to the common property, the Corporation will pay the excess. The unit owner has a right of written appeal to the Management Committee. Overdue Contributions Interest and Fees - That all related costs associated with the recovery of any outstanding monies will be recovered from the relevant unit owner as debt against the unit. Animals - It was agreed that owners may apply for approval on an individual basis in accordance with the requirements of the Article 4 of the Strata Corporation's articles (Schedule 3). To Management Committee: The Corporation delegates authority to the Management Committee to approve any applications for animals. Pet - Unit 8 pet approved at the AGM. Real Estate Agents Signs - Allowed: An agent instructed to offer any unit "For Sale" be permitted to erect one vertical (portrait) sign only, of dimensions not greater than two (2) metre square. This sign must indicate the number of the unit and is to be installed as near as practicable to the front boundary of the premises and be removed not later than 48 hours after a contract for sale of the unit has been signed. EGM Meeting Charges - It was resolved that should any owner wishing to apply to the Corporation, for an approval of any kind, other than at the annual general meeting, which is for their exclusive benefit, the prescribed meeting fee to conduct an Extraordinary General Meeting will be charged to the unit holder. Insulation - It was resolved that the Corporation grant consent for all owners to install insulation in the roof space above their unit, subject to the unit holder and their successors in title agreeing without any further
		Blanket all units	
		Blanket all units	
		Unit 8 Blanket all units	
		Blanket all units	
		Blanket all units	

Strata Corporation 477 Incorporated
2 NETHERBY AVE, NETHERBY SA 5062

REGISTER OF SPECIAL RESOLUTIONS AND UNANIMOUS RESOLUTIONS
AFFECTING A UNIT OR UNITS AND/OR THE COMMON PROPERTY

DISCLAIMER: JE White's will not be held liable for any missing, incomplete or incorrect information provided prior to the commencement of our management:

Date	Type of Resolution	Unit(s) and/or Common Property Affected	Resolution
			notice that the costs of and incidental to installation, maintenance, repairs and replacement shall be at all times at the expense of that unit holder from time to time. That the work be undertaken to a trade standard and that no insulation be installed on or above down lights, transformers and other equipment subject to heating.
10.10.24	AGM	Blanket all units	Meeting Non-Attendance - It was resolved that in the absence of a quorum, any unit holder not attending any AGM or EGM, in person or by proxy or who does not tender an apology shall be deemed to be "absent & silent" and shall have a non-attendance levy charged to their respective unit, due & payable with the next quarterly contribution following the meeting. The levy amount will correspond to the full cost of the required Reconvened Meeting divided equally between those deemed absent and silent. Insurance Excess Payments - It was resolved that any insurance claim that is to do with the property of the unit owner, the unit owner will pay the insurance excess. Any claim related to the common property; the Corporation will pay the excess. The unit owner has a right of written appeal to the Management Committee. Overdue Contributions Interest and Fees - That all related costs associated with the recovery of any outstanding monies will be recovered from the relevant unit owner as debt against the unit. Animals - It was agreed that owners may apply for approval on an individual basis in accordance with the requirements of the Article 4 of the Strata Corporation's articles (Schedule 3). To Management Committee: The Corporation delegates authority to the Management Committee to approve any applications for animals. Real Estate Agents Signs - Allowed: An agent instructed to offer any unit "For Sale" be permitted to erect one vertical (portrait) sign only, of dimensions not greater than two (2) metre square. This sign must indicate the number of the unit and is to be installed as
		Blanket all units	
		Blanket all units	
		Blanket all units	

Strata Corporation 477 Incorporated
2 NETHERBY AVE, NETHERBY SA 5062

REGISTER OF SPECIAL RESOLUTIONS AND UNANIMOUS RESOLUTIONS
AFFECTING A UNIT OR UNITS AND/OR THE COMMON PROPERTY

DISCLAIMER: JE White's will not be held liable for any missing, incomplete or incorrect information provided prior to the commencement of our management:

Date	Type of Resolution	Unit(s) and/or Common Property Affected	Resolution
		Blanket all units	near as practicable to the front boundary of the premises and be removed not later than 48 hours after a contract for sale of the unit has been signed. EGM Meeting Charges - It was resolved that should any owner wishing to apply to the Corporation, for an approval of any kind, other than at the annual general meeting, which is for their exclusive benefit, the prescribed meeting fee to conduct an Extraordinary General Meeting will be charged to the unit holder.
10.05.23	EGM	Unit 4	Dog – It is agreed that permission is granted for unit 4 to house a dog, as long as the dog does not cause any disturbances.

ARTICLES OF STRATA CORPORATION

STRATA TITLES ACT 1988

SCHEDULE 3

1. (1) A unit holder must-

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

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

2. A person bound by these articles-

- (a) must not obstruct the lawful use of the common property by any person; and
- (b) must not use the common property in a manner that unreasonably interferes with the use and enjoyment of the common property by the other members of the strata community, their customers, clients or visitors; and
- (c) must not make, or allow his or her customers, clients or visitors to make, undue noise in or about any unit or the common property; and
- (d) must not interfere, or allow his or her customers, clients or visitors to interfere, with others in the enjoyment of their rights in relation to units or common property.

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

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

5. A person bound by these articles-

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

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

- (a) damage or interfere with any lawn, garden, tree, shrub, plant or flower on the common property; or
- (b) use any portion of the common property for his or her own purposes as a garden.

7. A person bound by these articles must not-

- (a) bring objects or materials onto the site of a kind that are likely to cause justified offence to the other members of the strata community; or
- (b) allow refuse to accumulate so as to cause justified offence to others.

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

- (a) on part of his or her unit so as to be visible from outside the building;
or
- (b) on any part of the common property.

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

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

11. A person bound by these articles-

- (a) must maintain within the unit, or on a part of the common property set apart for the purpose by the strata corporation, a receptacle for garbage adequately covered; and
- (b) must comply with all council by-laws relating to the disposal of garbage.

12. A unit holder must immediately notify the strata corporation of-

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

Balance Sheet

As at 17/08/2026

Strata Corporation 477 Inc.

2 Netherby Avenue, NETHERBY SA 5062

	Current period
Owners' funds	
Administrative Fund	
Surplus / Deficit for Year--Admin	(11,261.08)
Opening Balance--Admin	(7,575.89)
	(18,836.97)
Sinking Fund	
Surplus / Deficit for Year--Sinking	0.00
Opening Balance--Sinking	42,516.85
	42,516.85
Net owners' funds	\$23,679.88
Represented by:	
Assets	
Administrative Fund	
Cash at Bank--Admin	(18,836.97)
	(18,836.97)
Sinking Fund	
Cash at Bank--Sinking	42,516.85
	42,516.85
Unallocated Money	
Cash at Bank--Unallocated	4.12
	4.12
Total assets	23,684.00
Less liabilities	
Administrative Fund	0.00
	0.00
Sinking Fund	0.00
	0.00
Unallocated Money	
Prepaid Levies--Unallocated	4.12
	4.12
Total liabilities	4.12
Net assets	\$23,679.88

Balance Sheet

As at 30/06/2026

Strata Corporation 477 Inc.

2 Netherby Avenue, NETHERBY SA 5062

	Current period
Owners' funds	
Administrative Fund	
Surplus / Deficit for Year--Admin	(9,807.02)
Opening Balance--Admin	2,231.13
	(7,575.89)
Sinking Fund	
Surplus / Deficit for Year--Sinking	(822.20)
Opening Balance--Sinking	43,339.05
	42,516.85
Net owners' funds	\$34,940.96
Represented by:	
Assets	
Administrative Fund	
Cash at Bank--Admin	(7,575.89)
	(7,575.89)
Sinking Fund	
Cash at Bank--Sinking	42,516.85
	42,516.85
Unallocated Money	
Cash at Bank--Unallocated	4.12
	4.12
<i>Total assets</i>	34,945.08
Less liabilities	
Administrative Fund	0.00
Sinking Fund	0.00
Unallocated Money	
Prepaid Levies--Unallocated	4.12
	4.12
<i>Total liabilities</i>	4.12
Net assets	\$34,940.96

Income & Expenditure for the financial year to 30/06/2026

Strata Corporation 477 Inc.

2 Netherby Avenue, NETHERBY SA 5062

Administrative Fund

	Current period 01/07/2025-30/06/2026	Annual budget 01/07/2025-30/06/2026
Revenue		
Interest on Arrears--Admin	23.43	0.00
Levies Due--Admin	11,624.00	11,600.00
Tax Refund	363.50	0.00
Total revenue	12,010.93	11,600.00
Less expenses		
Admin--Audit & Taxation Services	0.00	303.50
Admin--Income Tax--Admin	605.30	0.00
Admin--Management Fees--Standard	1,927.53	2,570.00
Admin--Meeting Fees	164.00	99.00
Admin--Technology/Communications/Compliance	371.25	495.00
Bank Management Charges	36.00	48.00
Insurance--Building Premium Basic	6,266.22	6,000.00
Maint Bldg--Electrical	1,661.00	0.00
Maint Bldg--Gutters & Downpipes	120.00	0.00
Maint Bldg--Painting	750.00	0.00
Maint Bldg--Plumbing	6,184.75	0.00
Maint Grounds--Lawns, Grounds & Gardening Maint.	3,150.00	2,000.00
Utility--Electricity	581.90	0.00
Total expenses	21,817.95	11,515.50
Surplus/Deficit	(9,807.02)	84.50
Opening balance	2,231.13	2,231.13
Closing balance	-\$7,575.89	\$2,315.63

Sinking Fund

	Current period 01/07/2025-30/06/2026	Annual budget 01/07/2025-30/06/2026
Revenue		
Interest on Arrears--Sinking	12.10	0.00
Levies Due--Sinking	6,000.00	6,000.00
Total revenue	6,012.10	6,000.00
Less expenses		
Maint Grounds--Fencing	6,834.30	0.00
Total expenses	6,834.30	0.00
Surplus/Deficit	(822.20)	6,000.00
Opening balance	43,339.05	43,339.05
Closing balance	\$42,516.85	\$49,339.05



Level 13, 431 King William Street
Adelaide SA 5000

Certificate of Currency

CHU Residential Strata Insurance Plan

Policy No	HU0000017714
Policy Wording	CHU RESIDENTIAL STRATA INSURANCE PLAN
Period of Insurance	24/08/2026 to 24/08/2027 at 4:00pm
The Insured	STRATA CORPORATION NO. 477 INC.
Situation	2 NETHERBY AVENUE NETHERBY SA 5062

Sections

Section 1 – Insured Property

Building: \$5,000,000
Common Area Contents: \$50,000
Loss of Rent & Temporary Accommodation (total payable): \$750,000
Lot Owners' Fixtures and Improvements (per lot): \$250,000

Optional Extensions:

Catastrophe Insurance Sum Insured: Not Selected
Machinery Breakdown: Not Selected
Lot Owners' Contents inclusion (per lot): Not Selected

Section 2 – Liability to Others

Sum Insured: \$30,000,000

Section 3 – Voluntary Workers

Death: \$300,000
Total Disablement: \$3,000 per week

Section 4 – Fidelity Guarantee and Cyber

Fidelity Guarantee Sum Insured: \$250,000
Cyber Sum Insured: \$50,000

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

Flood Cover is included.

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).



Date Printed

06/08/2026

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 QM562-0526 and schedule). It does not alter, amend or extend the policy. This information is current only at the date of printing.

MINUTES OF THE EXTRAORDINARY GENERAL MEETING

2 Netherby Avenue, Netherby SA 5062
Strata Corporation 477 Inc.

Date: 30 June 2025
Time: 6:00 pm
Location: 6/2 Netherby Avenue, Netherby 5062

1. Opening

Meeting commenced at 6:00 pm with a quorum as follows:

a. Attendance

i. Present:

Unit 2 – Steve Salamon
Unit 4 – Michael Tsiavlis
Unit 6 – Dorothy Carr
Unit 8 – Cheryl Trueack
Unit 9 – Warren & Barbara Brown
Unit 10 – Helga Kemeny

ii. Proxies

Unit 1 – Harriet Bew by proxy to Cheryl Trueack
Unit 3 – John Richardson by proxy to Dorothy Carr
Unit 5 – Ruth Johnson by proxy to Cheryl Trueack
Unit 7 – John & Hannah James by proxy to Warren Brown

2. Election of Chairperson

It was agreed by Members present and by proxy that Cheryl Trueack would chair the meeting.
Motion carried.

3. Confirmation of Previous Minutes

It was agreed by Members present and by proxy that the minutes of the previous meeting be accepted.
Motion carried.

4. Termination of Whittles Body Corporate Management Services as Body Corporate Manager

It was resolved to terminate the services of Whittles Body Corporate Management Services as Body Corporate Manager.

Decision: Votes in favour 10 Votes against 0

Motion carried.

5. Appointment of JE Whites Pty Ltd as new Body Corporate Manager

It was resolved that JE Whites Pty Ltd be appointed as the new Body Corporate Manager to assist the Corporation by undertaking the functions, powers, and duties contained in the Strata Titles Act 1988 per the management quote provided.

It was resolved that the next annual general meeting be facilitated by the new manager once they are in possession of the Corporation's records.

Decision: Votes in favour 10 Votes against 0

Motion carried.

6. Closure of Meeting

It was agreed that JE Whites would notify Whittles Body Corporate Management Services of termination of services and ask that they liaise the transfer with the new Manager.

Meeting closed at 6:15 pm.

**STATEMENT PURSUANT TO SECTION 41
OF THE STRATA TITLES ACT 1988**
Date of Statement: **18 August 2026**

Unit in respect of which the Statement is issued: **Unit 10 in Units Plan No. 477 at 2 Netherby Avenue, NETHERBY SA 5062**

Person requesting certificate: **Name: North East Conveyancers**
Address: Level 1 18 Greenhill Road Wayville SA 5034

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

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

Number of instalments payable per year (if contributions payable by instalments): 4

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

Amount	Period	Date Due
\$302.00	01 Sep 2025 to 30 Nov 2025	19 Sep 2025
\$302.00	01 Dec 2025 to 28 Feb 2026	01 Dec 2025
\$302.00	01 Mar 2026 to 31 May 2026	01 Mar 2026
\$302.00	01 Jun 2026 to 31 Aug 2026	01 Jun 2026

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

Sinking fund – contributions payable by regular periodic instalments or lump sum (section 76(1) of the Act)

Number of instalments payable per year (if contributions payable by instalments): 4

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

Amount	Period	Date Due
\$156.00	01 Sep 2025 to 30 Nov 2025	19 Sep 2025
\$156.00	01 Dec 2025 to 28 Feb 2026	01 Dec 2025
\$156.00	01 Mar 2026 to 31 May 2026	01 Mar 2026
\$156.00	01 Jun 2026 to 31 Aug 2026	01 Jun 2026

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

Special contributions

None

Particulars of Assets and Liabilities of the Corporation

Please refer to the copy of the Balance Sheet attached, at the date of this Statement.

Particulars of any Expenditure

(a) Incurred by the Corporation

As per the Minutes provided.

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

As per the Minutes provided.

Insurance policies

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

Policy No. HU000001771 4 CHU Insurance

Type: Strata Broker:

Premium: \$7,783.74 Paid on: 05/08/2026 Policy start date: 24/08/2026 Next due: 24/08/2027

Cover	Sum insured	Excess
Building	\$5,000,000.00	\$2,000.00
Common Area Contents	\$50,000.00	\$0.00
Loss Of Rent/Temp. Accom.	\$750,000.00	\$0.00
Public Liability	\$30,000,000.00	\$0.00
Voluntary Workers	\$300,000.00	\$0.00
Fidelity Guarantee	\$250,000.00	\$0.00
Office Bearers Liability	\$5,000,000.00	\$0.00
Government Audit Costs	\$25,000.00	\$0.00
Appeal Expenses	\$100,000.00	\$0.00
Legal Defence Expenses	\$50,000.00	\$0.00
Lot Owners' Fixt & Improv	\$250,000.00	\$0.00
Excess		\$2,000.00
Cyber	\$50,000.00	\$0.00

Documents Supplied

- Minutes of general meetings of the corporation and meetings of the management committee for the last two years
- Statement of Accounts of the corporation last prepared by the corporation
- The Articles for the time being in force
- The current policies of insurance taken out by the corporation

Water

Owner

Payments

Settlement fees can be paid using the following details:

Biller Code: 96503

Ref: 28662952282809

NOTE:

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

We advise you to contact the Office prior to settlement to get any updates. Upon settlement, the Purchaser should contact the office ASAP to ensure that their contact information is updated in our system, and levies can be paid without reminder and arrears fees being applied.

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

****JE Whites takes no responsibility for the accuracy of any documents provided which have been sourced from archived records prior to our management.***

This Statement was prepared on behalf of Strata Corporation 477 Inc. by,

Debbie McDonald on behalf of

Lisa Johnstone
J E Whites Pty Ltd
55 Woodville Road
Woodville SA 5011

Proposed Levy Schedule to apply from 01/07/2026

Strata Corporation 477 Inc.

2 Netherby Avenue, NETHERBY SA 5062

Quarterly levy instalments that would apply to each lot if proposed budgets are accepted by the general meeting:

Lot	Unit	Unit Entitlement	Admin Fund	Sinking Fund	Quarterly Total	Annual Total
1	1	104.00	432.00	156.00	588.00	2,352.00
2	2	98.00	407.00	147.00	554.00	2,216.00
3	3	98.00	407.00	147.00	554.00	2,216.00
4	4	98.00	407.00	147.00	554.00	2,216.00
5	5	102.00	424.00	153.00	577.00	2,308.00
6	6	102.00	424.00	153.00	577.00	2,308.00
7	7	98.00	407.00	147.00	554.00	2,216.00
8	8	98.00	407.00	147.00	554.00	2,216.00
9	9	98.00	407.00	147.00	554.00	2,216.00
10	10	104.00	432.00	156.00	588.00	2,352.00
		1,000.00	\$4,154.00	\$1,500.00	\$5,654.00	\$22,616.00

STRATA PLAN

477

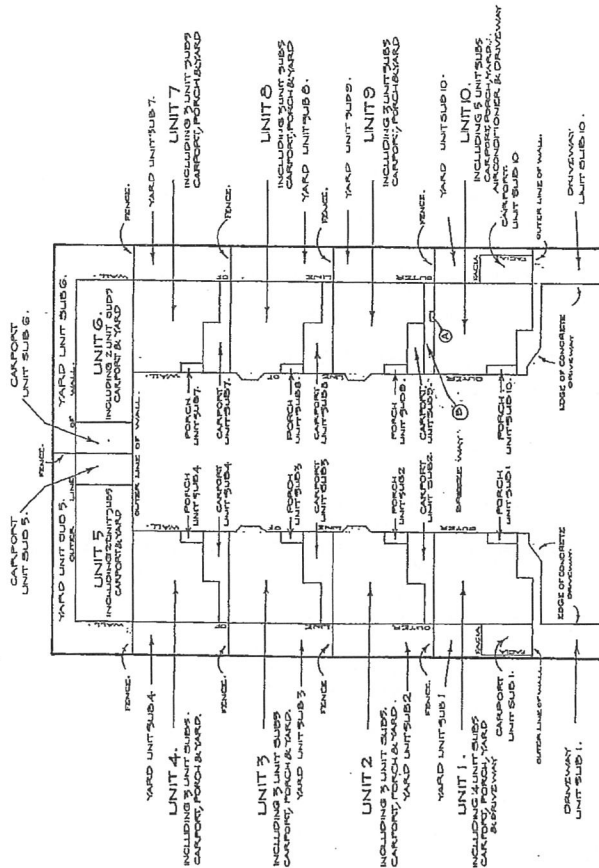
2ND OF 3 SHEETS

ACCEPTED AND DEPOSITED
Barthelemy
 CHIEF SURVEYOR
 Pro Registrar-General
 3, 19 1977

MICROFILMED
 1-10-91



— FLOOR PLAN —



NETHERBY AVENUE

NOTE: PORTION MARKED (A) IS SUB UNIT 10 AND CONSISTS OF THE LENGTH, BREADTH & HEIGHT OF AN ACCENTUATION UNIT.

LEGEND:

THE LOWER & UPPER BOUNDARIES OF THE UNIT SUBDIVISIONS ARE GROUND LEVEL & 20' ABOVE GROUND LEVEL, EXCEPT WHERE RESTRICTED BY EASES WHERE THE UPPER UNIT IS 0'6" BELOW THE EASES LEVEL.

CALDER, CALDER & ASSOCIATES
 LICENSED SURVEYORS
 107, GREENHILL ROAD, UNIT 5061, PH: 72-1822.
 Reg. No. 240-195 RES.

25/7/77

STRATA PLAN

477
3RD. of 3 SHEETS

ACCEPTED AND DEPOSITED
B. H. Wetherill
CHIEF / DRAFTSMAN
Pro Registrar General
20/9/1971

MICROFILMED
1-10-91

SCHEDULE OF UNIT ENTITLEMENT							
UNIT N ^o	UNIT ENTITLEMENT	CURRENT C's. of T.		UNIT N ^o	UNIT ENTITLEMENT	CURRENT C's. of T.	
		VOLUME	FOLIO			VOLUME	FOLIO
1	104						
2	98						
3	98						
4	98						
5	102						
6	102						
7	98						
8	98						
9	98						
10	104						
AGGREGATE				AGGREGATE			
AGGREGATE		1000					
Authenticated Vide Application N ^o 3239409							
<i>R. H. Collins</i> Registrar General							
							



SIRAI PLAN

5062

NETHÉRY

SIRAIAPLAN

47

1ST OF 3 SHEETS

ACCEPTED AND DEPOSITED
B. A. G. L. L. L. L. L.
CHIEF DRAFTSMAN
Pro Registrar - General
20/9/97

For amendments to the articles of the corporation vide L.T.O. Dkt. 2702/1972

W.C.D. 11 2 1970

Portions for Nourishment 11.20.12

Portion of the easement and 'riparian' area adjacent to the within Units and Common Property has been transferred to the Crown for Road Purpose with Transfer 3545264 to 3545275 inclusive. *SW*
C.D. 9/20/11

Alpha Easement Identifiers vide
Dkt. 4370/1976 $\neq$ pro R.G. 27-9-91

MICROFILMED
1-10-91

HUNDRED OF ADELAIDE
PLOTS 3&4, LOT 17 OF LTQ. PLAN NO. 2103. PT SEC. 267.

N THE AREA NAMED

NETHERBY

SCALE.

0 30 60 90 FT.

C.T. 3276/11B.

PLAN SITE 1

NETHERBY AVENUE

1. ROY ERNEST SHELLENG, A LICENSED SURVEYOR, WITHIN THE MEANING OF THE SURVEYORS ACT, 1955-1961, DO HEREBY CERTIFY THAT ALL LOTS AND LOT SUBDIVISIONS AND ALL BUILDINGS AND OTHER STRUCTURES DEPICTED HEREON ARE WHOLLY COMPREHENDED WITHIN THE BOUNDARIES OF THE PARCEL DELINEATED ON THIS SYMAPLANS PLAN.

2. THAT THIS STRATA PLAN REPRESENTS AN ACCURATE DELINEATION OF THE UNITS AND THE UNIT SUBSIDIARIES AS CONSTRUCTED OR LAID

OUT ON THE PARCEL.
Y, THAT THIS ZONING PLAN COMPLIES WITH THE REQUIREMENTS OF REGULATION 19 OF THE REAL PROPERTY ACT (STRATA TITLES) REGULATION, 1989.

DATED THIS 24TH DAY OF JULY, 1971.

H. E. Delling
LICENSED SURVEYOR.

CALDER, CALDER & ASSOCIATES.
LICENSED SURVEYORS.
37, GREENHILL ROAD, UNLEY 2061. PH. 72-1822.
H/112. 340. 39. 825.

1998

Proposed Budget to apply from 01/07/2026

Strata Corporation 477 Inc.

2 Netherby Avenue, NETHERBY SA 5062

Administrative Fund

Proposed
budget

Revenue

Levies Due--Admin	16,600.00
Total revenue	16,600.00

Less expenses

Admin--Audit & Taxation Services	334.25
Admin--Management Fees--Standard	2,680.00
Admin--Meeting Fees	164.00
Admin--Technology/Communications/Compliance	498.00
Bank Management Charges	72.00
Insurance--Building Premium Basic	6,580.00
Maint Bldg--General Maintenance/Repairs	2,000.00
Maint Grounds--Lawns, Grounds & Gardening	3,150.00
Maint.	
Total expenses	15,478.25

Surplus/Deficit

1,121.75

Opening balance

(7,575.89)

Closing balance

-\$6,454.14

Total units of entitlement

1000

Levy contribution per unit entitlement

\$16.60

Sinking Fund

Proposed
budget

Revenue

Levies Due--Sinking

6,000.00

Total revenue

6,000.00

Surplus/Deficit

6,000.00

Opening balance

42,516.85

Closing balance

\$48,516.85

Total units of entitlement

1000

Levy contribution per unit entitlement

\$6.00



JE WHITES

Strata & Community
Management

55 Woodville Road, Woodville

Ph (08) 8444 6444

Site www.jewhites.com.au

ABN 41 050 206 525

RLA 195966

18 August 2026

**North East Conveyancers
Level 1 18 Greenhill Road,
Wayville SA 5034**

TAX INVOICE

FOR: Searching and completing document for Provisions of
Section 41 Certificate;

In connection with:

Strata Corporation No. 477 Inc

Unit 10/2 Netherby Avenue, Netherby SA 5062

FEE: As prescribed (\$96.00)	\$96.00
-------------------------------------	---------

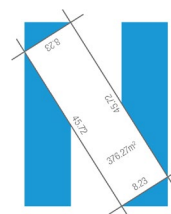
Plus GST (10%)	\$9.60
----------------	--------

<u>TOTAL DUE:</u>	\$105.60
--------------------------	-----------------

With Compliments

PAID

T 3125914



**NEC Form 1
Service**

PROPERTY SITUATED AT:

3125914

Part Lots 3 and 4

Piece A

SPO Pocket No. 1761/69

MURRAY HILL & Co. LIMITED

Correct for the purposes of
"The Real Property Act, 1886-1969"

Licensed Land Broker

ROBERT LEWIS CLIFFORD

MARGARET JUDITH CLIFFORD

MARGARET JUDITH CLIFFORD

BELLEVUE REALTY PTY. LIMITED

MEMORANDUM: A Memorial of the within instrument

No. _____ was entered in the Register Book

Vol. 2554 Folio 126 the

day of 30 9. 1.10. 1970

at 3 1/2 o'clock

R. Bordon

Registrar-General.

Appeared before me at

the day of 197

Hereinafter called "the witness") a person known to me and of good repute

attesting witness to this instrument and acknowledged signature

to the same and did further declare that

within described (hereinafter called "the Transferor") the party executing the same is personally known to the witness and that the signature to the said instrument is in the handwriting of the Transferor and the Transferor did freely and voluntarily sign the same in the presence of the witness and was at that time of sound mind.

Justice of the Peace.

Appeared before me at Burnside
the 24th day of June

one thousand nine hundred and seventy

ROBERT LEWIS CLIFFORD and MARGARET JUDITH CLIFFORD both

within named and described

the part ies executing the within instrument, being person s well

known to me, and did freely and voluntarily sign the same.

Justice of the Peace.

FEES PAID

7 AUG 1970 TIME 3

L.T.O. FEES 4

Net \$5

bal

NOTING

ADVERTISING

See requestal No 3

Plan requires attention
1st. Cut Piece 'C' in SPO 1761/69
is a 2ft cut off and not
a 1ft cut off. M.H. 13/8.

1 Not Stamped.

2 Easement to be discharged from
m. 3007/39

REFER
C. E. Hocking
Exam. Draftsman

REFER
C. N. HARRIS

13/8

Appeared before me at Adelaide
the fifth day of August

one thousand nine hundred and seventy
CHARLES LIONEL READ of 42 Windsor Road, Glenunga,
Assistant Manager, and GLADSTONE FRANK TURNER of
19 McGlasson Avenue, Glenelg North, Assistant Manager,
for South Australia of Australian Mutual Provident Society within named and described
the parties executing the within instrument, being person s well
known to me, and did freely and voluntarily sign the same.

M. M. Hawes

Justice of the Peace.

MURRAY HILL & Co. LTD.

318 KING WILLIAM STREET, ADELAIDE

CP1937

to the said BELLEVUE REALTY PTY. LIMITED a full free and unrestricted right and liberty of entry egress and regress on foot only from time to time and at all times hereafter for it and its agents servants and workmen in through over across and along that portion of Land marked "X" and "Y" on the said plan.

DATED this the 2nd day of June 1970.

SIGNED by the said
ROBERT LEWIS CLIFFORD
and
MARGARET JUDITH CLIFFORD

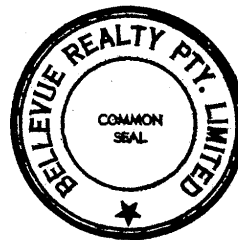
in the presence of:

MR. [Signature] J.P.

[Signature]
[Signature]

THE COMMON SEAL of
BELLEVUE REALTY PTY. LIMITED
was hereunto affixed by and
in the presence of:

[Signature]
Director
[Signature]
Secretary



AUSTRALIAN MUTUAL PROVIDENT SOCIETY of 1 King William Street Adelaide in the State of South Australia 5000 the mortgagee under and by virtue of Memorandum of Mortgage Numbered 3007139 at the request of the mortgagors ROBERT LEWIS CLIFFORD and MARGARET JUDITH CLIFFORD and for no other consideration whatsoever hereby consent to the grant of the above Easements.
DATED the fifth day of August One thousand nine hundred and seventy.

AUSTRALIAN MUTUAL PROVIDENT SOCIETY by its Attorneys

[Signature]
[Signature]

(Two of the Attorneys of Australian
Mutual Provident Society Mortgagee
Power of Attorney No. 2509760.)

Witness:

[Signature]

CERTIFICATE *of* SIGNATURE

REF. NUMBER
YP6JR-YIWQK-FIGEC-LR27A

DOCUMENT COMPLETED BY ALL PARTIES ON
19 AUG 2026 10:23:04
UTC

SIGNER

MARK PAHOLSKI

EMAIL
MARK.PAHOLSKI@NECONVEYANCERS.COM.AU

TIMESTAMP

SENT
18 AUG 2026 07:15:09
VIEWED
18 AUG 2026 07:15:28
SIGNED
18 AUG 2026 07:17:12

SIGNATURE



IP ADDRESS
125.254.76.103

LOCATION
ADELAIDE, AUSTRALIA

RECIPIENT VERIFICATION

EMAIL VERIFIED
18 AUG 2026 07:15:28

KIM KEMENY

EMAIL
GKEMENY2@IINET.NET.AU

SENT
18 AUG 2026 07:15:09
VIEWED
19 AUG 2026 09:55:20
SIGNED
19 AUG 2026 10:23:04



IP ADDRESS
220.244.20.76

LOCATION
MELBOURNE, AUSTRALIA

RECIPIENT VERIFICATION

EMAIL VERIFIED
19 AUG 2026 09:55:20

