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Form 1 - Vendor's statement

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

Contents

Preliminary

Part A - Parties and land

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

Part C - Statement with respect to required particulars

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

Schedule

Preliminary

To the purchaser:

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

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

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

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

Instructions to the vendor for completing this statement:

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

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

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

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

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

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

Part A - Parties and land

1 Purchaser:

Address:

2 Purchaser's registered agent:

Address:

3 Vendor:

Gillian Margaret Pearce

Address:

Unit 1, 49 Phillis Street Maylands SA 5069

4 Vendor's registered agent:

Klemich Real Estate Pty Ltd - RLA 174424

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 1, 49 Phillis Street Maylands SA 5069

Whole of the Land in Certificate of Title Volume 5890 Folio 714 being Unit 1 Strata Plan 6229 in the area named Maylands Hundred of Adelaide

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

To the purchaser:

Right to cool-off (section 5)

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

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

(a) you purchased by auction; or

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

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

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

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

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

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

2 - Time for service

The cooling-off notice must be served -

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

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

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

3 - Form of cooling-off notice

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

4 - Methods of service

The cooling-off notice must be -

(a) given to the vendor personally; or

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

Unit 1, 49 Phillis Street Maylands SA 5069

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

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

EMAIL: sold@klemich.com.au

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

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

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/~~We~~, Gillian Margaret Pearce

of Unit 1, 49 Phillis Street Maylands SA 5069

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

Date:	22/10/2026	Date:	
Signed	Signed by: Gillian Margaret Pearce F8A29C0492C64A2...	Signed	
Date:		Date:	
Signed		Signed	

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

(section 9)

To the purchaser:

I, Elias Farah of Commercial and Legal (Legal Services) Pty Ltd of 278 Flinders Street Adelaide SA 5000

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

Exceptions: N/A

Date: 21/10/2026 16:49

Signed: E. Farah

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

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

Schedule - Division 1 - Particulars of mortgages charges and prescribed encumbrances affecting the land

(section 7(1)(b))

Note -

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

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

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

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

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

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

(b) the mortgage, charge or prescribed encumbrance -

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

(A) under the heading 1. General -

1.1 Mortgage of land

1.4 Lease, agreement for lease, tenancy agreement or licence

1.5 Caveat

1.6 Lien or notice of a lien

(B) under the heading 36. Other charges -

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

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

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

Table of particulars

Column 1	Column 2	Column 3

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

1. General

1.1 Mortgage of land

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

Is this item applicable? ✓

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

Are there attachments? No

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

Number of mortgage (if registered):

13910705

Name of mortgagee:

Commonwealth Bank of Australia (ACN: 123 123 124)

1.2 Easement

(whether over the land or annexed to the land)

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

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

Is this item applicable? ✓

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

Are there attachments? Yes

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

Annexure D

Description of land subject to easement:

Whole of the Land in Certificate of Title Volume 5890 Folio 714

Nature of easement:

SA Power Networks (Formerly ETSA Corporation) has a Statutory Easement under Schedule 2 of the Electricity Corporations Act 1994

Are you aware of any encroachment on the easement?

No

If YES, give details:

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

If YES, give details:

1.3 Restrictive covenant

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

Is this item applicable?

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

Are there attachments?

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

Nature of restrictive covenant:

Name of person in whose favour restrictive covenant operates:

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

If NO, give details:

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

1.4 Lease, agreement for lease, tenancy agreement or licence

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

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

Is this item applicable? ☐

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

Are there attachments?

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

Name of parties:

Period of lease, agreement for lease etc:

From

to

Amount of rent or licence fee:

$ per (period)

Is the lease, agreement for lease etc in writing?

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

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

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

5. *Development Act 1993* (repealed)

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

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

Is this item applicable? ☐

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

Are there attachments? ☐

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

Condition(s) of authorisation:

6. Repealed Act conditions

6.1 Condition (that continues to apply) of an approval or authorisation granted under the *Building Act 1971* (repealed), the *City of Adelaide Development Control Act 1976* (repealed), the *Planning Act 1982* (repealed) or the *Planning and Development Act 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? No

Are there attachments? Yes

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

Annexure C

Nature of condition(s):

Refer to Annexure C for further information

7. Emergency Services Funding Act 1998

7.1 section 16 - Notice to pay levy

Is this item applicable? ✓

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

Are there attachments? Yes

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

Annexure E

Date of notice:

12/10/2026

Amount of levy payable:

Nil

18. *Landscape South Australia Act 2019*

18.1 section 72 - Notice to pay levy in respect of costs of regional landscape board

Is this item applicable? ✓

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

Are there attachments? Yes

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

Annexure C

Date of notice:

09/10/2026

Amount of levy payable:

Council rates and charges include the Landscape Levy

18.2 section 78 - Notice to pay levy in respect of right to take water or taking of water

Is this item applicable?

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

Are there attachments?

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

Date of notice:

Amount of levy payable:

18.3 section 99 - Notice to prepare an action plan for compliance with general statutory duty

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 or person that issued notice:

Requirements of notice (as specified therein):

18.4 section 107 - Notice to rectify effects of unauthorised activity

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 relevant authority that issued notice:

Requirements of notice (as specified therein):

18.5 section 108 - Notice to maintain watercourse or lake in good condition

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 relevant authority that issued notice:

Requirements of notice (as specified therein):

18.6 section 109 - Notice restricting the taking of water or directing action in relation to the taking of water

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:

Water resource to which notice applies:

Requirements of notice (as specified therein):

18.7 section 111 - Notice to remove or modify a dam, embankment, wall or other obstruction or object

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 (as specified therein):

18.8 section 112 - Permit (or condition of a permit) that remains in force

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 permit:

Name of relevant authority that granted permit:

Condition(s) of permit:

18.9 section 120 - Notice to take remedial or other action in relation to a well

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:

Location of well:

Requirements of notice (as specified therein):

18.10 section 135 - Water resource works approval

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):

Details of site where works are authorised:

18.11 section 142 - Site use approval

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):

Details of location where water use is allowed:

18.12 section 166 - Forest water licence

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):

Details of location of forest to which licence relates:

18.13 section 191 - Notice of instruction as to keeping or management of animal or plant

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 authorised officer who issued notice:

Requirements of notice (as specified therein):

18.14 section 193 - Notice to comply with action order for the destruction or control of animals or plants

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 authorised officer who issued notice:

Requirements of notice (as specified therein):

18.15 section 194 - Notice to pay costs of destruction or control of animals or plants on road reserve

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 that issued notice:

Amount payable (as specified in notice):

18.16 section 196 - Notice requiring control or quarantine of animal or plant

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 (as specified therein):

18.17 section 207 - Protection order to secure compliance with specified provisions of the Act

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 authority or person who issued order:

Requirements of order (as specified therein):

18.18 section 209 - Reparation order requiring specified action or payment to make good damage resulting from contravention of the Act

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 authority or person who issued order:

Requirements of order (as specified therein):

18.19 section 211 - Reparation authorisation authorising specified action to make good damage resulting from contravention of the Act

Is this item applicable?

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

Are there attachments?

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

Date of authorisation:

Name of relevant authority that issued authorisation:

Person authorised to take action:

Requirements of authorisation (as specified therein):

18.20 section 215 - Orders made by ERD Court

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:

Names of parties:

Requirements of order:

18.21 section 219 - Management agreements

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:

Requirements of agreement

18.22 section 235 - Additional orders on conviction

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 conviction:

Name of court by which conviction is recorded:

Requirements of additional order(s):

21. *Local Government Act 1999*

21.1 Notice, order, declaration, charge, claim or demand given or made under the Act

Is this item applicable? ✓

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

Are there attachments? Yes

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

Annexure C

Date of notice, order etc:

09/10/2026

Name of council by which, or person by whom, notice, order etc is given or made:

City of Norwood Payneham & St Peters

Land subject thereto:

Whole of the Land in Certificate of Title Volume 5890 Folio 714

Nature of requirements contained in notice, order etc:

2026-2027 Rates + Landscape Levy, Less Payments, Balance Now Due and Payable

Time for carrying out requirements:

Prior to or at settlement

Amount payable (if any):

$1,104.00

29. Planning, Development and Infrastructure Act 2016

29.1 Part 5 - Planning and Design Code

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

Is this item applicable? ✓

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

Are there attachments? Yes

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

Annexure C
Annexure D
Annexure F

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

Zones: Established Neighbourhood (EN)
Subzones: No
Zoning overlays: Refer to Annexure C for further information

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

Is the land designated as a local heritage place? No

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

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

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

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

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

Is this item applicable? ☐

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

Are there attachments? ☐

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

Date of authorisation:

Name of relevant authority that granted authorisation:

Condition(s) of authorisation:

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

Is this item applicable? ☐

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

Are there attachments? ☐

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

Date of notice:

Name of person giving notice of proposed work:

Building work proposed (as stated in the notice):

Other building work as required pursuant to the Act:

29.4 section 140 - Notice requesting access

Is this item applicable? ☐

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

Are there attachments?

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

Date of notice:

Name of person requesting access:

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

Activity of work to be carried out:

29.5 section 141 - Order to remove or perform work

Is this item applicable? ☐

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

Are there attachments?

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

Date of order:

Terms of order:

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

Amount payable (if any):

29.6 section 142 - Notice to complete development

Is this item applicable? ☐

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

Are there attachments?

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

Date of notice:

Requirements of notice:

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

Amount payable (if any):

29.7 section 155 - Emergency order

Is this item applicable? ☐

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

Are there attachments?

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

Date of order:

Name of authorised officer who made order:

Name of authority that appointed the authorised officer:

Nature of order:

Amount payable (if any):

29.8 section 157 - Fire safety notice

Is this item applicable? ☐

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

Are there attachments?

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

Date of notice:

Name of authority giving notice:

Requirements of notice:

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

Amount payable (if any):

29.9 section 192 or 193 - Land management agreement

Is this item applicable? ☐

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

Are there attachments?

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

Date of agreement:

Names of parties:

Terms of agreement:

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

Is this item applicable? ☐

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

Are there attachments? ☐

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

Date requirement given:

Name of body giving requirement:

Nature of requirement:

Contribution payable (if any):

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

Is this item applicable? ☐

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

Are there attachments? ☐

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

Date of agreement:

Names of parties:

Terms of agreement:

Contribution payable (if any):

29.12 Part 16 Division 1 - Proceedings

Is this item applicable? ☐

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

Are there attachments?

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

Date of commencement of proceedings:

Date of determination or order (if any):

Terms of determination or order (if any):

29.13 section 213 - Enforcement notice

Is this item applicable? ☐

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

Are there attachments?

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

Date notice given:

Name of designated authority giving notice:

Nature of directions contained in notice:

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

Amount payable (if any):

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

Is this item applicable? ☐

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

Are there attachments? ☐

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

Date order made:

Name of court that made order:

Action number:

Names of parties:

Terms of order:

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

34. Water Industry Act 2012

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

Is this item applicable?	✓
Will this be discharged or satisfied prior to or at settlement?	Yes
Are there attachments?	Yes

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

Annexure E

Date of notice or order:

12/10/2026

Name or person or body who served notice or order:

South Australian Water Corporation

Amount payable (if any) as specified in the notice or order:

$289.19

Nature of other requirement made (if any) as specified in the notice or order:

Water rates, Sewer rates, Water use, Amount paid, Balance outstanding

Particulars relating to a strata unit

1 Name of strata corporation: Strata Corporation 6229 Inc

Address of strata corporation: 49 Phillis Street Maylands 5069

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

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

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

Refer to Annexure H for further information

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

Refer to Annexure H for further information

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

Refer to Annexure H for further information

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

Refer to Annexure G for further information

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

4 Documents supplied by the strata corporation that are enclosed:

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

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

Yes

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

Yes

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

Yes

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

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

6 A copy of the articles of the strata corporation is enclosed.

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

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

Name:	Best Strata
Address:	Unit 2, 188 Fullarton Road Dulwich SA 5065

Note-

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

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

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

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

Schedule-Division 3-Community lots and strata units

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

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

Governance

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

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

Use of your property

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

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

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

Are you buying a debt?

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

Expenses

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

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

Guarantee

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

Contracts

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

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

Buying off the plan

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

Mixed use developments—voting rights

You may be buying into a group that is run by several different community corporations. This is common in mixed use developments, for example, where a group of apartments is combined with a hotel or a group of shops. If there is more than 1 corporation, then you should not expect that all lot owners in the group will have equal voting rights. The corporations may be structured so that, even though there are more apartments than shops in the group, the shop-owners can outvote the apartment owners on some matters. Make enquiries so that you understand how many corporations there are and what voting rights you will have.

Further information

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

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

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

You can also seek advice from a legal practitioner.

ANNEXURES

Commercial & Legal

~~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

Annexure A - Certificate of Title;
Annexure B - Form R3 Buyers Information Notice & R7 Warning Notice;
Annexure C - Council Search;
Annexure D - Property Interest Report;
Annexure E - Emergency Services Levy, Land Tax and SA Water Notices;
Annexure F - Code Amendment Register Check;
Annexure G - Plan Image S6229;
Annexure H - Strata Title Search;

*(*Strike out whichever is not applicable)*

ACKNOWLEDGEMENT OF RECEIPT OF FORM 1 – VENDOR'S STATEMENT

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

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

Dated (dd/mm/yyyy) :

Signed:

Purchaser(s)

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ANNEXURE A

LAND SERVICES SA

Product	Register Search (CT 5890/714)
Date/Time	09/10/2026 01:22PM
Customer Reference	26/32938 CRN 68337
Order ID	20261009005025

REAL PROPERTY ACT, 1886
South Australia

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

REGISTRAR - GENERAL SOUTH AUSTRALIA

Certificate of Title - Volume 5890 Folio 714

Parent Title(s) CT 5012/314

Creating Dealing(s) SC 9506716

Title Issued 11/03/2003 **Edition** 5 **Edition Issued** 09/11/2022

Estate Type

FEE SIMPLE (UNIT)

Registered Proprietor

GILLIAN MARGARET PEARCE
OF UNIT 1 49 PHILLIS STREET MAYLANDS SA 5069

Description of Land

UNIT 1 STRATA PLAN 6229
IN THE AREA NAMED MAYLANDS
HUNDRED OF ADELAIDE

Easements

NIL

Schedule of Dealings

Dealing Number	Description
13910705	MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA (ACN: 123 123 124)

Notations

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

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

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ANNEXURE B

Form R3

Buyers information notice

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

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

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

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

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

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

Safety

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

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Enjoyment

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

Value

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

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

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

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Form R7

Warning notice

Financial and investment advice

Land and Business (Sale and Conveyancing) Act 1994 section 24B

Land and Business (Sale and Conveyancing) Regulations 2010 regulation 21

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

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

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

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

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ANNEXURE C

CERTIFICATE OF RATES AND CHARGES

Issued under Section 187 of the Local Government Act 1999

City of Norwood Payneham & St Peters

175 The Parade
Norwood SA 5067

PO Box 204
Kent Town SA 5071

Telephone
8366 4555

Email
townhall@npsp.sa.gov.au

Website
www.npsp.sa.gov.au

To: Commercial & Legal Pty Ltd
278 Flinders Street
ADELAIDE SA 5000

Date: 09/10/2026

Particulars of the Property:	
Assessment No	**19974**
Owner's Name	Ms G M Pearce
Valuation No	1602006105
Property Address	1/49 Phillis Street MAYLANDS 5069
Property Description	SP 6229, Adelaide CT 5890/714

Particulars of Rates and Charges in the 2026-2027 Financial Year:	
Balance b/forward 2025-2026	$0.00
2026-2027 Rates + Landscape Levy	**$1,473.46**
Plus Legal Fees	$0.00
Plus Fines & Interest	$0.00
Less Concession/Rebate	$0.00
Less Payments	-$369.46
Plus Property Related Debts	
Balance Now Due and Payable	**$1,104.00**
Settlement via BPay	**Biller Code: 3251** **Reference: 199741**

2026-2027 Rates including Landscape Levy	**$1,473.46**
2026-2027 Capital Value	**$780,000**

The 2nd Quarter Instalment for the 2026-2027 financial year will be due 4 December 2026

Notes for your information:

- The next date for Fines and Interest to be calculated is 10 October 2026.
- If Balance Due above is *Nil*, the rates have been paid to 30 June 2027.
- Upon settlement of the property, the total balance to 30 June 2027 is required to be paid to the Council. Action to recover unpaid rates will be taken against the owner of the property at the time of declaration of rates.
- A fine of 2% will be imposed on any current Rate not paid by the due date and interest at the prescribed rate will be added each month on unpaid arrears.
- This certificate relates only to the abovementioned assessment. If other assessments are included at the same address (eg: tenancies/shops) additional certificates will only be issued upon payment of additional fees.

Mario Barone
CHIEF EXECUTIVE OFFICER

Member League of Historical Cities

100% Australian Made Recycled Paper

Community Well-being is...
Social Equity
Cultural Vitality
Economic Prosperity
Environmental Sustainability

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City of Norwood Payneham & St Peters

City of Norwood Payneham & St Peters
Head Office: 175 The Parade, Norwood
Mailing Address: PO Box 204, KENT TOWN SA 5071

Telephone (08) 8366 4555

Property Information and Particulars

provided pursuant to Section 12 of the

Land and Business (Sale and Conveyancing) Act 1994

Certificate Date: 09/10/2026
Certificate No: 28460

To: Commercial & Legal Pty Ltd
278 Flinders Street
ADELAIDE SA 5000

Details of Property Referred To:

Rates Assessment Number	:	19974 1
Valuer General Number	:	1602006105
Owner Details	:	Ms G M Pearce
Property Address	:	1/49 Phillis Street MAYLANDS 5069
Property Description	:	SP 6229,Adelaide CT 5890/714
Hundred	:	Adelaide
Ward	:	Trinity/Maylands Ward

The below information has been prepared pursuant to the *Land and Business (Sale and Conveyancing) Act 1994* (**LBSC Act**) and *Land and Business (Sale and Conveyancing) Regulations 2025* (**LBSC Regulations**) on the basis of the Council's records and, except as otherwise noted below, in reliance on particular information supplied by the Department for Housing and Urban Development. The Council does not make any guarantee as to the completeness, reliability or accuracy of the information supplied by the Department for Housing and Urban Development.

Where 'YES' has been indicated in column 2, this is intended to indicate only that the item in column 1 is applicable. The Council makes no representation as to whether this item will be discharged or satisfied prior to or at settlement.

Where 'N/A' has been indicated in column, this is intended to indicate only that the Council does not have records of the item in column 1. You may wish to make your own further enquiries, including of the administrative unit of the Public Service that is, under a Minister, responsible for the administration of the *Planning, Development and Infrastructure Act 2016*.

Terms used in this document may be as defined in the LBSC Act and LBSC Regulations.

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Prescribed Encumbrances for 1/49 Phillis Street MAYLANDS 5069

Column 1 Prescribed encumbrance	Column 2 Other particulars required
Development Act 1993 (repealed)	
section 42—Condition (that continues to apply) of a development authorisation	Date of authorisation: **N/A** Name of relevant authority that granted authorisation: Condition(s) of authorisation:
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 1967* (repealed)	See attached Decision Notification Form(s) **DA 160/558/1984Z**
Planning, Development and Infrastructure Act 2016	
Part 5 – Planning and Design Code	Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code): **(Refer to PlanSA Section 7 extract report)** Is there a State heritage place on the land or is the land situated in a State heritage area? **NO** Is the land designated as a local heritage place? **NO** Is there a tree or stand of trees declared in Part 10 of the Planning and Design Code to be a significant tree or trees on the land? **NO** Is there a current amendment to the Planning and Design Code released for public consultation by a designated entity on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation? **YES** For information on any proposed Code Amendments which may interest you, please refer to the PlanSA Website: https://code.plan.sa.gov.au
Section 127 - Condition (that continues to apply) of a development authorisation	**(Refer to PlanSA Section 7 extract report)**
Development Act 1993 (repealed)	
section 50(1)—Requirement to vest land in a council or the Crown to be held as open space	**N/A**

Column 1 Prescribed encumbrance	Column 2 Other particulars required
section 50(2)—Agreement to vest land in a council or the Crown to be held as open space	**N/A**
section 55—Order to remove or perform work	**N/A**
section 56—Notice to complete development	**N/A**
section 57—Land management agreement	**N/A**
section 69—Emergency order	**N/A**
section 71—Fire safety notice	**N/A**
section 84—Enforcement notice	**N/A**
section 85(6), 85(10) or 106—Enforcement order	**N/A**
Part 11 Division 2—Proceedings	**N/A**
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	**N/A**
Food Act 2001	
section 44—Improvement notice	**N/A**
section 46—Prohibition order	**N/A**
Housing Improvement Act 1940 (repealed)	
section 23—declaration that house is undesirable or unfit for human habitation	**N/A**
Part 7 (rent control for substandard houses) – Notice or declaration	**N/A**

Column 1 Prescribed encumbrance	Column 2 Other particulars required
Land Acquisition Act 1969	
Section 10 – Notice of intention to acquire	**N/A**
Local Government Act 1934 (repealed)	
Notice, order, declaration, charge, claim or demand given or made under the Act	**N/A**
Local Government Act 1999	
Notice, order, declaration, charge, claim or demand given or made under the Act	**N/A**
Local Nuisance and Litter Control Act 2016	
Section 30 – Nuisance or litter abatement notice	**N/A**
Planning, Development and Infrastructure Act 2016	
section 141 – Order to remove or perform work	**N/A**
section 142 – Notice to complete development	**N/A**
section 155 – Emergency order	**N/A**
section 157 – Fire safety notice	**N/A**
Section 192 or 193 – Land management agreement	**(Refer to PlanSA Section 7 extract report)**
section 198(1) – Requirement to vest land in a council or the Crown to be held as open space	**N/A**
section 198(2) – Agreement to vest land in a council or the Crown to be held as open space	**N/A**
Part 16 Division 1 – Proceedings	**N/A**
section 213 – Enforcement notice	**N/A**

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Column 1 Prescribed encumbrance	Column 2 Other particulars required
section 214(6), 214(10) or 222-Enforcement order	**N/A**
Public and Environmental Health Act 1987 (repealed)	
Part 3—Notice	**N/A**
Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) (revoked) Part 2—Condition (that continues to apply) of an approval	**N/A**
Public and Environmental Health (Waste Control) Regulations 2010 (revoked) regulation 19—Maintenance order (that has not been complied with)	**N/A**
South Australian Public Health Act 2011	
Section 92-Notice	**N/A**
South Australian Public Health (Wastewater) Regulations 2013 Part 4-Condition (that continues to apply) of an approval	**N/A**
Other charges	
Charge of any kind affecting the land (not included in another item*)*	Person or body in whose favour charge exists: **N/A** Nature of charge: Amount of charge (if known):

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Particulars of Building Indemnity Insurance

Note—Building indemnity insurance is not required for—

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

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

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

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

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

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

Building Indemnity Insurance is required….**NO** (refer above note):

1 Name(s) of person(s) insured:……...

2 Name of insurer:……..

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

4 Name of builder:……...

5 Builder's licence number:……

6 Date of issue of insurance:…….

7 Description of insured building work:……

……

……...

Exemption from holding insurance:

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

N/A

If **YES**, give details:

(a) Date of the exemption:…….

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

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

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

……

……

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

……

……

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Particulars relating to Environment Protection

Further information held by councils

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

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

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

NO

Note—

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

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

It should be noted that—

(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.

This statement is made the **21 October 2026**

MARIO BARONE
CHIEF EXECUTIVE OFFICER

Docusign Envelope ID: EBB06989-FEC5-88A9-800A-42A26F6F53E9

Data Extract for Section 7 search purposes

Valuation ID 1602006105

Data Extract Date: 21/10/2026

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: S6229 UN1

Certificate Title: CT5890/714

Property Address: UNIT 1 49 PHILLIS ST MAYLANDS SA 5069

Zones

Established Neighbourhood (EN)

Subzones

No

Zoning overlays

Overlays

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

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

Character Area (NPSPC1)

The Character Area Overlay aims to reinforce valued streetscape characteristics through contextually responsive development, design and adaptive reuse that responds to the attributes expressed in the Character Area Statement.

Hazards (Flooding - General)

The Hazards (Flooding - General) Overlay seeks to minimise impacts of general 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.

Docusign Envelope ID: EBB06989-FEC5-88A9-800A-42A26F6F53E9

Stormwater Management

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

Traffic Generating Development

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

Urban Tree Canopy

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

Is the land situated in a State Heritage Place/Area

No

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

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

Is the land designated as a Local Heritage Place

No

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

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

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

No

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

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

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

Associated Development Authorisation Information

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

Docusign Envelope ID: EBB06989-FEC5-88A9-800A-42A26F6F53E9

No

Land Management Agreement (LMA)

No

Docusign Envelope ID: EBB06989-FEC5-88A9-800A-42A26F6F53E9

PLANNING DECISION NOTIFICATION

Development Number
160/558/84Z

Register Copy

FOR DEVELOPMENT APPLICATION

DATED 26 / 3 / 84

REGISTERED ON 27 / 3 / 84

To
Mr. D. Tudman
15 Foster Street, Norwood S.A. 5067

Location of Proposed Development
47-49 Phillis Street, Maylands

Nature of Proposed Development
To demolish existing dwelling and erect four detached single storey units with associated carparking and landscaping

From: Corporation of St. Peters

Regulation 41
Sixth Schedule

South Australia
Planning Act
Development Control Regulations

In respect of this proposed development you are informed that:

- ☐ consent is refused
- ☐ consent is granted
- ☑ consent is granted subject to (9) condition(s)

ONE representations(s) from third parties concerning your proposal were received.

If there were third party representations, any consent or consent with conditions does not operate until the periods specified on the back of the original of this form have expired. Reasons for this decision, any conditions imposed, and the reasons for imposing those conditions, are set out below. Please also refer to the information on the back of this form about appeal rights and operation of consent.

REASONS FOR DECISION

The application was approved as it is generally consistent with the objectives and principles contained in the Development Plan and the following conditions are applied to the approval to ensure that the development will meet with those objectives and principles.

CONDITIONS OF CONSENT

(Refer attached list)

3—REGISTER COPY

Signed: .....

Date: 23 / 5 / 84

- ☐ Chairman, S.A. Planning Commission
- ☑ Town Clerk
- ☐ District Clerk
- ☐ Sheets attached

PLEASE READ THE INFORMATION ON THE BACK OF THIS FORM

Docusign Envelope ID: EBB06989-FEC5-88A9-800A-42A26F6F53E9

Conditions of Consent - 160/558/84Z - Mr. D. Tudman

(1) That the design, siting, building materials and colours of all buildings and structures and landscaping be as shown on the plans received on the 26th March, 1983, including the landscape plan 122-84 and the amended carpark layout dated the 24th April, 1984.

(2) That the land be maintained, kept tidy, sanitary and in good repair and condition at all times, to the approval of Council.

(3) That the holder of this consent shall notify subsequent benefittees under this consent of the conditions imposed thereon and herein.

(4) That this approval shall apply only to Mr. D. Tudman until all conditions of consent being complied with except running conditions numbered (2), (3), (6), (7) and (8) which shall continue to apply to the land during the continuity of the use hereby approved.

(5) That the premises shall not be used for the purposes hereby approved until all conditions of consent have been compleid with except running conditions numbered (2), (3), (6), (7) and (8).

(6) That all pathways be paved with concrete, brick, slate or other paving material to the written approval of Council and maintained at all times to the approval of Council.

(7) That the areas shown as driveways and carparking and access points and crossovers be constructed, sealed and linemarked as shown on the plan submitted and maintained at all times to the approval of Council.

(8) That the holder of this consent maintain in good order all landscaping and planting to be retained or intended to be established upon the land, replacing from time to time any planting which shall die or become diseased with new planting of the same respective species.

(9) That a refuse bin collection area be provided of the same materials as the exterior walls of the buildings and of a type and height and in a location to the written approval of Council.

C. L. Pitts
ACTING TOWN CLERK
Date: 23 May 1984

Docusign Envelope ID: EBB06989-FEC5-88A9-800A-42A26F6F53E9

ANNEXURE D

Property Interest Report

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

Title Reference	CT 5890/714	**Reference No.**	2825402
Registered Proprietors	G M*PEARCE	**Prepared**	09/10/2026 13:22
Address of Property	Unit 1, 49 PHILLIS STREET, MAYLANDS, SA 5069		
Local Govt. Authority	NORWOOD PAYNEHAM & ST PETERS		
Local Govt. Address			

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

Table of Particulars

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

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

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

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

3. *Burial and Cremation Act 2013*

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

4. *Crown Rates and Taxes Recovery Act 1945*

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

5. *Development Act 1993* (repealed)

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

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

6. Repealed Act conditions

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

7. *Emergency Services Funding Act 1998*

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

8. *Environment Protection Act 1993*

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

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

9. *Fences Act 1975*

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

10. *Fire and Emergency Services Act 2005*

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

11. *Food Act 2001*

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

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

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

13. *Heritage Places Act 1993*

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

14. *Highways Act 1926*

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

15. *Housing Improvement Act 1940* (repealed)

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

16. *Housing Improvement Act 2016*

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

17. *Land Acquisition Act 1969*

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

18. *Landscape South Australia Act 2019*

18.1	section 72 - Notice to pay levy in respect of costs of regional landscape board	The regional landscape board has no record of any notice affecting this title
18.2	section 78 - Notice to pay levy in respect of right to take water or taking of water	DEW has no record of any notice affecting this title
18.3	section 99 - Notice to prepare an action plan for compliance with general statutory duty	The regional landscape board has no record of any notice affecting this title
18.4	section 107 - Notice to rectify effects of unauthorised activity	The regional landscape board has no record of any notice affecting this title
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	*Public and Environmental Health (Waste Control) Regulations 2010 (or 1995)* (revoked) Part 2 - Condition (that continues to apply) of an approval	Public Health in DHW has no record of any condition affecting this title also Contact the Local Government Authority for other details that might apply
31.3	*Public and Environmental Health (Waste Control) Regulations 2010* (revoked) regulation 19 - Maintenance order (that has not been complied with)	Public Health in DHW has no record of any order affecting this title also Contact the Local Government Authority for other details that might apply

32. *South Australian Public Health Act 2011*

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

		also Contact the Local Government Authority for other details that might apply
32.3	*South Australian Public Health (Wastewater) Regulations 2013* Part 4 - Condition (that continues to apply) of an approval	Public Health in DHW has no record of any condition affecting this title also Contact the Local Government Authority for other details that might apply

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

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

34. *Water Industry Act 2012*

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

35. *Water Resources Act 1997* (repealed)

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

36. Other charges

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

Other Particulars

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

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

Additional Information

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

1.	Pipeline Authority of S.A. Easement	Epic Energy has no record of a Pipeline Authority Easement relating to this title
2.	State Planning Commission refusal	No recorded State Planning Commission refusal
3.	SA Power Networks	SA Power Networks has no interest other than that recorded on the attached notice or registered on the Certificate of Title
4.	South East Australia Gas Pty Ltd	SEA Gas has no current record of a high pressure gas transmission pipeline traversing this property
5.	Central Irrigation Trust	Central Irrigation Trust has no current records of any infrastructure or Water Delivery Rights associated to this title.
6.	ElectraNet Transmission Services	ElectraNet has no current record of a high voltage transmission line traversing this property
7.	Outback Communities Authority	Outback Communities Authority has no record affecting this title
8.	Dog Fence *(Dog Fence Act 1946)*	This title is not subject to Dog Fence rates or the Dog Fence outside levy. Accordingly, the Dog Fence Board holds no current rate or levy-related interest in the property.
9.	Pastoral Board *(Pastoral Land Management and Conservation Act 1989)*	The Pastoral Board has no current interest in this title
10.	Heritage Branch DEW *(Heritage Places Act 1993)*	Heritage Branch in DEW has no record of any World, Commonwealth or National Heritage interest affecting this title
11.	Health Protection Programs – Department for Health and Wellbeing	Health Protection Programs in the DHW has no record of a public health issue that currently applies to this title.

Notices

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

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

Building restrictions

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

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

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

Statutory easements

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

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

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

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

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

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

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

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

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

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

Information should be obtained from:

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

Landscape South Australia 2019

Water Resources Management - Taking of underground water

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

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

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

Docusign Envelope ID: EBB06989-FEC5-88A9-800A-42A26F6F53E9

Product	Check Search
Date/Time	09/10/2026 01:22PM
Customer Reference	26/32938 CRN 68337
Order ID	20261009005025

Certificate of Title

Title Reference: CT 5890/714

Status: CURRENT

Edition: 5

Dealings

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

Priority Notices

NIL

Registrar-General's Notes

No Registrar-General's Notes exist for this title

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Docusign Envelope ID: EBB06989-FEC5-88A9-800A-42A26F6F53E9

LAND SERVICES SA

Product	Historical Search
Date/Time	09/10/2026 01:22PM
Customer Reference	26/32938 CRN 68337
Order ID	20261009005025

Certificate of Title

Title Reference: CT 5890/714

Status: CURRENT

Parent Title(s): CT 5012/314

Dealing(s) Creating Title: SC 9506716

Title Issued: 11/03/2003

Edition: 5

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
04/11/2022	09/11/2022	13910705	MORTGAGE	REGISTERED	COMMONWEALTH BANK OF AUSTRALIA (ACN: 123 123 124)
04/11/2022	09/11/2022	13910704	TRANSFER	REGISTERED	GILLIAN MARGARET PEARCE
04/11/2022	09/11/2022	13910703	DISCHARGE OF MORTGAGE	REGISTERED	13355976
21/08/2020	26/08/2020	13355976	MORTGAGE	REGISTERED	WESTPAC BANKING CORPORATION (ACN: 007 457 141)
21/08/2020	26/08/2020	13355975	DISCHARGE OF MORTGAGE	REGISTERED	11389524
10/05/2010	19/05/2010	11389524	MORTGAGE	REGISTERED	COMMONWEALTH BANK OF AUSTRALIA
10/05/2010	19/05/2010	11389523	TRANSFER	REGISTERED	STEVEN MALCOLM ROBERTS
14/01/2003	02/04/2003	9506717	APPLICATION TO NOTE DEATH	REGISTERED	RUPERT ASHTON DE GRUCHY DENNIS (DECD), ELSIE MAY DENNIS

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Docusign Envelope ID: EBB06989-FEC5-88A9-800A-42A26F6F53E9

LAND SERVICES SA

Product	Title and Valuation Package
Date/Time	09/10/2026 01:22PM
Customer Reference	26/32938 CRN 68337
Order ID	20261009005025

Certificate of Title

Title Reference	CT 5890/714
Status	CURRENT
Easement	NO
Owner Number	14819973
Address for Notices	UNIT 1, 49 PHILLIS ST MAYLANDS, SA 5069
Area	NOT AVAILABLE

Estate Type

Fee Simple (Unit)

Registered Proprietor

GILLIAN MARGARET PEARCE
OF UNIT 1 49 PHILLIS STREET MAYLANDS SA 5069

Description of Land

UNIT 1 STRATA PLAN 6229
IN THE AREA NAMED MAYLANDS
HUNDRED OF ADELAIDE

Last Sale Details

Dealing Reference	TRANSFER (T) 13910704
Dealing Date	04/11/2022
Sale Price	$752,000
Sale Type	FULL VALUE / CONSIDERATION AND WHOLE OF LAND

Constraints

Encumbrances

Dealing Type	Dealing Number	Beneficiary
MORTGAGE	13910705	COMMONWEALTH BANK OF AUSTRALIA (ACN: 123 123 124)

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
1602006105	CURRENT	Unit 1, 49 PHILLIS STREET, MAYLANDS, SA 5069

Notations

Dealings Affecting Title

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

NIL

Notations on Plan

NIL

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number	1602006105
Type	Site & Capital Value
Date of Valuation	01/01/2026
Status	CURRENT
Operative From	01/07/1985
Property Location	Unit 1, 49 PHILLIS STREET, MAYLANDS, SA 5069
Local Government	NORWOOD PAYNEHAM & ST PETERS
Owner Names	GILLIAN MARGARET PEARCE
Owner Number	14819973
Address for Notices	UNIT 1, 49 PHILLIS ST MAYLANDS, SA 5069
Zone / Subzone	EN - Established Neighbourhood
Water Available	Yes
Sewer Available	Yes
Land Use	1315 - Detached Single Storey Home Unit
Description	5HUNITV CP
Local Government Description	Residential

Parcels

Plan/Parcel	Title Reference(s)
S6229 UNIT 1	CT 5890/714

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	$540,000	$780,000			
Previous	$470,000	$680,000			

Building Details

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Docusign Envelope ID: EBB06989-FEC5-88A9-800A-42A26F6F53E9

Valuation Number	1602006105
Building Style	Villa
Year Built	1984
Building Condition	Good
Wall Construction	Brick
Roof Construction	Galvanised Iron
Equivalent Main Area	105 sqm
Number of Main Rooms	5

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

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Docusign Envelope ID: EBB06989-FEC5-88A9-800A-42A26F6F53E9

ANNEXURE E

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

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

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

PIR Reference No: 2825402

COMMERCIAL & LEGAL PTY LTD
278 FLINDERS ST
ADELAIDE SA 5000

DATE OF ISSUE
12/10/2026

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

OWNERSHIP NUMBER	OWNERSHIP NAME
14819973	G M PEARCE

PROPERTY DESCRIPTION

1 / 49 PHILLIS ST / MAYLANDS SA 5069 / UNIT 1

ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR
			R4	RE
1602006105	CT 5890/714	$780,000.00	1.000	0.400

LEVY DETAILS:

FINANCIAL YEAR
2026-2027

FIXED CHARGE	$	50.00
+ VARIABLE CHARGE	$	247.10
- REMISSION	$	146.05
- CONCESSION	$	0.00
+ ARREARS / - PAYMENTS	$	-151.05
= AMOUNT PAYABLE	$	0.00

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

EXPIRY DATE 10/01/2027

Government of South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT

RevenueSA
DEPARTMENT OF TREASURY AND FINANCE
Emergency Services Funding Act 1998

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

Docusign Envelope ID: EBB06989-FEC5-88A9-800A-42A26F6F53E9

Please Note:

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

For more information:

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

PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

Biller Code: 456285 **Ref: 7025393112** 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.

Docusign Envelope ID: EBB06989-FEC5-88A9-800A-42A26F6F53E9

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: 2825402

DATE OF ISSUE
12/10/2026

COMMERCIAL & LEGAL PTY LTD
278 FLINDERS ST
ADELAIDE SA 5000

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

OWNERSHIP NAME
G M PEARCE

FINANCIAL YEAR
2026-2027

PROPERTY DESCRIPTION
1 / 49 PHILLIS ST / MAYLANDS SA 5069 / UNIT 1

ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	TAXABLE SITE VALUE	AREA
1602006105	CT 5890/714	$540,000.00	0.0000 HA

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

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

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

ON OR BEFORE 10/01/2027

Government of South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT

RevenueSA
DEPARTMENT OF TREASURY AND FINANCE
Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

Docusign Envelope ID: EBB06989-FEC5-88A9-800A-42A26F6F53E9

Please Note:

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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

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

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

For more information:

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

PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

Biller Code: 456293 **Ref: 7025393021** 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.

Docusign Envelope ID: EBB06989-FEC5-88A9-800A-42A26F6F53E9

SA Water

Account Number	L.T.O Reference	Date of issue	Agent No.	Receipt No.
16 02006 10 5	CT5890714	12/10/2026	7777	2825402

COMMERCIAL & LEGAL PTY LTD
278 FLINDERS ST
ADELAIDE SA 5000
convey@commercialandlegal.com.au

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: G M PEARCE
Location: U1 49 PHILLIS ST MAYLANDS UNIT 1
Description: 5HUNITV CP
Capital Value: $ 780 000
Rating: Residential

Periodic charges

Raised in current years to 31/12/2026

				$
		Arrears as at: 30/6/2026	:	0.00
Water main available:	1/7/1985	Water rates	:	176.00
Sewer main available:	1/7/1985	Sewer rates	:	231.28
		Water use	:	257.38
		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	:	375.47CR
		Balance outstanding	:	289.19

Degree of concession: 00.00%
Recovery action taken: ACCOUNT SENT

Next quarterly charges: Water supply: 88.00 Sewer: 115.64 Bill: 6/1/2027

This account has no meter of its own but is supplied from account no 16 02006 09 2.

The Water Use apportionment option is Even.

The apportionment percentage for this account is 25.00%.

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

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

Docusign Envelope ID: EBB06989-FEC5-88A9-800A-42A26F6F53E9

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

Docusign Envelope ID: EBB06989-FEC5-88A9-800A-42A26F6F53E9

SA Water

South Australian Water Corporation

Name:
G M PEARCE

Water & Sewer Account
Acct. No.: **16 02006 10 5**

Amount: _____

Address:
U1 49 PHILLIS ST MAYLANDS UNIT 1

Payment Options

EFT

EFT Payment

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	1602006105

Biller code: 8888
Ref: 1602006105

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: 1602006105

Docusign Envelope ID: EBB06989-FEC5-88A9-800A-42A26F6F53E9

ANNEXURE F

PlanSA

Menu

Home ▸ Have your say ▸ Code amendments ▸ Code amendment register

Code amendment register

We've found **18** Code Amendments that match your search.

- Pre-initiated Code Amendments are not included in search results.
- The register is refreshed on an hourly basis.
- Form 1 refers to the status of a code amendment for the purpose of completing the Form 1. Refer to glossary for further information.
- Search note – when the 'show code amendments on consultation' toggle is ON, using other filters will not refine / update search results

Search for a Code Amendment

Initiation Date

From
mm / dd / yyyy

To
mm / dd / yyyy

Code Amendment (CA) ID

Code Amendment (CA) Title

Type

All

Status

All

Local Government Area (LGA)

Norwood Payneham and St Peters

Show code amendments on consultation

Clear

Search

Launch CA Map Viewer

Register Glossary

Download .csv of displayed result

Subscribe to be notified

CA ID	CA Title	Proponent	Type	Initiation Date	LGA	Status	Form 1
10932	27 Dequetteville Terrace, Kent Town	27DQV PTY LTD	Third Party	23 April 2026	Norwood Payneham and St Peters	**Code Amendment Progressing**	No
10139	Felixstow (Aldersgate) Intergenerational Community	Erwin Vogt Foundation Inc.	Third Party	3 February 2025	Norwood Payneham and St Peters	**Code Amendment Progressing** Consultation Completed: 17 October 2025	Yes
10122	Historic Areas – Norwood and Kent Town	City of Norwood, Payneham and St. Peters	Third Party	4 November 2024	Norwood Payneham and St Peters	**Code Amendment Progressing**	No
10112	Kensington and Portrush Road, Norwood Community Facilities	Nicalnat Group of Companies	Third Party	2 June 2023	Norwood Payneham and St Peters	**Policy Live** Consultation Completed: 8 November 2023	No
10111	Historic Area and Character Area Statements Review	City of Norwood, Payneham and St. Peters	Third Party	7 May 2024	Norwood Payneham and St Peters	**Code Amendment Progressing**	No
10110	Inter-War Housing Heritage	City of Norwood, Payneham and St. Peters	Third Party	12 March 2024	Norwood Payneham and St Peters	**Policy Live** Consultation Completed: 20 December 2024	No
10108	Site Contamination Development Assessment Scheme	State Planning Commission	SPC Led	31 January 2024	State Wide	**Code Amendment Progressing**	No
10104	19–29 Glynburn Road, Glynde	ALDI Foods Pty Ltd (trading as ALDI Stores)	Third Party	15 February 2021	Norwood Payneham and St Peters	**Policy Live** Consultation Completed: 18 October 2021	No
10096	Ancillary Accommodation and Student Accommodation Definitions Review	Chief Executive, Department for Housing and Urban Development	CE Led	5 December 2023	State Wide	**Policy Live** Consultation Completed: 15 April 2024	No

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CA ID	CA Title	Proponent	Type	Initiation Date	LGA	Status	Form 1
10048	Assessment Improvements	State Planning Commission	SPC Led	19 August 2024	State Wide	**Policy Live** Consultation Completed: 11 March 2025	No
10047	Affordable Housing Overlay	State Planning Commission	SPC Led	17 October 2024	State Wide	**Code Amendment Progressing**	No
10045	Residential Driveway Crossovers Design Standard and Code Amendment	State Planning Commission	SPC Led	27 April 2023	State Wide	**Withdrawn** Consultation Completed: 14 November 2023	No
10044	Miscellaneous Technical Enhancement	State Planning Commission	SPC Led	6 December 2021	State Wide	**Policy Live** Consultation Completed: 23 September 2022	No
10042	State–Wide Flood Hazard	State Planning Commission	SPC Led	12 December 2023	State Wide	**Code Amendment Progressing** Consultation Completed: 13 August 2026	Yes
10035	Local Design Review	State Planning Commission	SPC Led	17 May 2021	State Wide	**Policy Live** Consultation Completed: 27 September 2021	No
10011	Accommodation Diversity	State Planning Commission	SPC Led	1 May 2024	State Wide	**Policy Live** Consultation Completed: 27 February 2025	No
10005	Tourism Development	State Planning Commission	SPC Led	29 October 2024	State Wide	**Code Amendment Progressing**	No
10002	Interface Management	State Planning Commission	SPC Led	7 December 2023	State Wide	**Code Amendment Progressing**	No

Showing 1 to 18 of 18 rows

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For the purposes of section 48(1) of the Planning, Development and Infrastructure Act 2016 this web site has been established by the Chief Executive and forms part of the SA planning portal.

The Department for Housing and Urban Development acknowledges and respects Aboriginal peoples as the state's First Peoples and nations and recognises Aboriginal peoples as Traditional Owners and occupants of lands and waters in South Australia.

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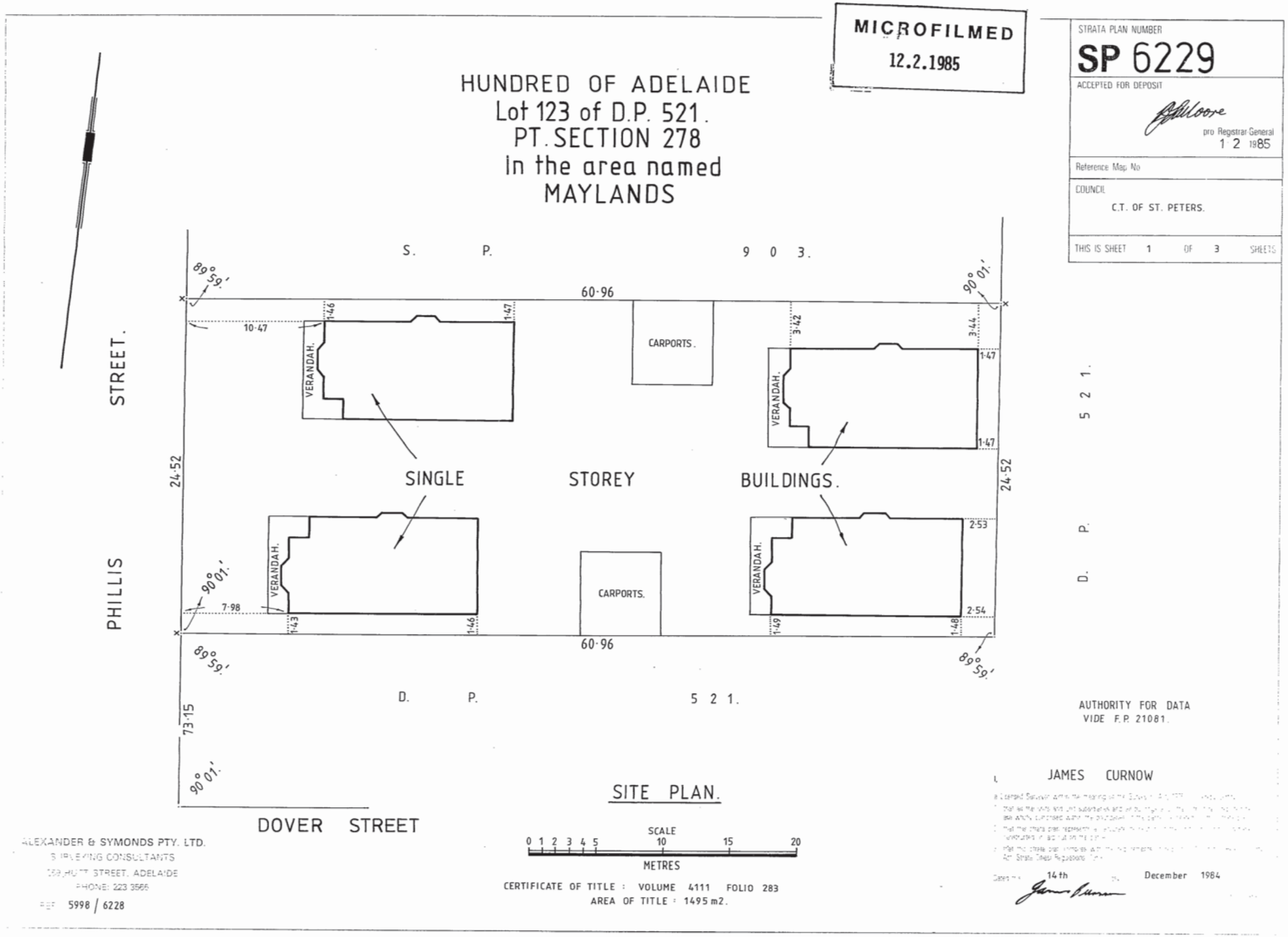
ANNEXURE G



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STRATA PLAN NUMBER
SP 6229

ACCEPTED FOR DEPOSIT
pro Registrar General
1/ 2 /1985

Reference Map No.

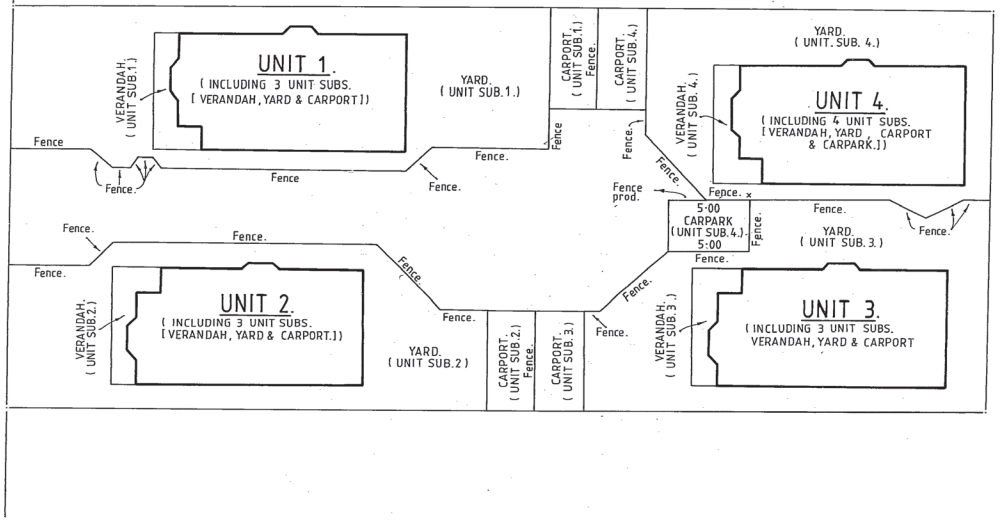
COUNCIL
C.T. OF ST. PETERS.

THIS IS SHEET 2 OF 3 SHEETS

GROUND FLOOR PLAN.

SCALE
0 1 2 3 4 5 10 15 20
METRES

PHILLIS STREET.



MICROFILMED
12.2.1985

Legend.

1. THE LOWER AND UPPER BOUNDARIES OF THE UNIT SUBSIDIARIES SHOWN AS YARDS AND CARPARK ARE EXISTING GROUND LEVEL AND 3·00 METRES ABOVE EXISTING GROUND LEVEL RESPECTIVELY EXCEPT WHERE EAVES EXIST THEN THE UPPER LIMIT SHALL BE 0·15 METRES BELOW THE EAVES.
2. UNIT SUBSIDIARIES VERANDAHS HEREON ARE ROOFED AND ARE LIMITED IN HEIGHT TO THE LEVEL OF THAT ROOF.

ALEXANDER & SYMONDS PTY. LTD.
259 HUTT STREET, ADELAIDE
PHONE: 223 3566

REF. 5998 / 6228

cph 9996

Docusign Envelope ID: EBB06989-FEC5-88A9-800A-42A26F6F53E9

SCHEDULE OF UNIT ENTITLEMENT

UNIT Nº	UNIT ENTITLEMENT	UNIT Nº	UNIT ENTITLEMENT	UNIT Nº	UNIT ENTITLEMENT
1	250				
2	250				
3	250				
4	250				
AGGREGATE	1,000	AGGREGATE		AGGREGATE	
				COMMON PROPERTY	
				ROAD or RESERVE ALLOTMENTS	

STRATA PLAN NUMBER
SP 6229

Authenticated vide
Application No. 5370606
and Accepted for Deposit

pro Registrar-General
1/2/1985

THIS IS SHEET 3 OF 3 SHEETS

MICROFILMED
12.2.1985

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ANNEXURE H

BESTSTRATA

T 08 8431 2287 | F 08 8311 5225 | E info@beststrata.com.au
Unit 2, 188 Fullarton Road Dulwich SA 5065
PO Box 229 Fullarton SA 5063
ABN 84 945 930 989

www.beststrata.com.au

14 October 2026

Commercial & Legal
sophie@commercialandlegal.com.au dianne@commercialandlegal.com.au

Dear Dianne,

Section 41 Statement, Strata Titles Act 1988
For lot 1 of Strata Corporation No 6229 Inc

In response to your standard property search request, please find the following documents included:

- Section 41 Statement for 1 / 49 Phillis Street Maylands 5069
- Lot owner update form
- Tax invoice / receipt

The documents referred to in the statement are attached to the email.

Please note that Corporation levies are due quarterly, with the due dates being 1 January, 1 April, 1 July and 1 October. As at today's date the overdue amount (excluding interest) for this lot is $775.00.

The Corporation last held a meeting (Annual General Meeting) on 10/12/2025. The next Corporation meeting (Annual General Meeting) has been planned for 09/12/2026.

When settlement is finalised, could you please advise us of the settlement date and the new lot owner's name and contact details. A lot owner update form is included with this letter.

Please contact me if you have any queries regarding this statement.

Yours sincerely,

Danielle Abeysekera

Danielle Abeysekera
Body Corporate Manager
info@beststrata.com.au

STATEMENT PURSUANT TO SECTION 41
STRATA TITLES ACT 1988

Date of Statement: **14 October 2026**

Requested By:

Name:	Commercial & Legal
Attention:	Dianne Estino
Email:	sophie@commercialandlegal.com.au dianne@commercialandlegal.com.au

PART 1 PROPERTY IDENTIFICATION

1.1 Unit /lot in respect of which the Statement is issued:

Lot:	1
Unit:	1
Lot address:	1 / 49 Phillis Street Maylands 5069
Owner Name:	Gillian Pearce
Lot entitlement:	250
Levy entitlement:	250
Levy entitlement fraction:	0.25

1.2 Being a unit/lot of the following Corporation:

Corporation:	Strata Corporation No 6229 Inc
Corporation address:	49 Phillis Street, Maylands SA 5069
Total no of units:	4
Total lot entitlement:	1000
Total levy entitlement	1000
Current Levy Year:	01/01/2026 to 31/12/2026
Water payment method:	Owners Pay Individually
Relevant Legislation:	Strata Titles Act 1988

PART 2 FINANCIAL

2.1 Levies last determined by the Corporation

Determined Date	Due Date	Description	Admin Levy	Sinking Levy
10/12/2025	01/01/2026	Quarterly Admin/Sinking Levy 01/01/2026 - 31/03/2026	$2,500.00	$600.00
10/12/2025	01/04/2026	Quarterly Admin/Sinking Levy 01/04/2026 - 30/06/2026	$2,500.00	$600.00
10/12/2025	01/07/2026	Quarterly Admin/Sinking Levy 01/07/2026 - 30/09/2026	$2,500.00	$600.00
10/12/2025	01/10/2026	Quarterly Admin/Sinking Levy 01/10/2026 - 31/12/2026	$2,500.00	$600.00

*These levy amounts are for the Corporation, not the individual lot.

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2.2 Levy position for the lot

Overdue amount as at 14 October 2026 (excluding interest): **$775.00**

Open Levies

Due Date	Description	Admin Levy	Sinking Levy	Total Debt	Paid	*Interest Accrued	Interest Paid	Balance
01/10/2026	Quarterly Admin/Sinking Levy 01/10/2026 - 31/12/2026	$625.00	$150.00	$775.00	$0.00	$0.00	$0.00	$775.00

*Interest is accrued daily on overdue levies at the rate of 10% per annum.

Closed Levies
(if included in levy year)

Due Date	Description	Admin Levy	Sinking Levy	Total Debt	Paid	Interest Accrued	Interest Paid	Balance
01/07/2026	Quarterly Admin/Sinking Levy 01/07/2026 - 30/09/2026	$625.00	$150.00	$775.00	$775.00	$0.00	$0.00	$0.00
01/04/2026	Quarterly Admin/Sinking Levy 01/04/2026 - 30/06/2026	$625.00	$150.00	$775.00	$775.00	$0.00	$0.00	$0.00
01/01/2026	Quarterly Admin/Sinking Levy 01/01/2026 - 31/03/2026	$625.00	$150.00	$775.00	$775.00	$0.00	$0.00	$0.00

Payment Options

BPAY® Biller Code: 122473 Reference Number: 062290010	**Phone** 1300 002 801 Reference Number: 062290010	**Credit Card** www.beststrata.com.au Reference Number: 062290010

2.3 Assets and Liabilities of the Corporation

As at 14 October 2026

Bank Balance – Admin	$1,980.64
Bank Balance – Sinking	$7,962.92
Bank Balance – Unallocated	$0.00
Total Bank Balance*	$9,943.56
Creditors – Accounts Payable	$0.00
Creditors – Held	$0.00
Debtors – Overdue Levies	$1,550.00

*funds held in Best Strata Clients Trust Account at National Australia Bank

2.4 Particulars of any Expenditure

Please refer to the minutes of meeting for details of expenditure incurred by the Corporation.

Please refer to the minutes of meeting for details of expenditure resolved to be incurred to which the unit/lot holder must, or is likely to be required to, contribute.

PART 3 INSURANCE

3.1 Insurance Policies

The Corporation's current policy details are as follows;

Broker:	Surewise Insurance Brokers
Insurer:	SCI
Policy Number:	TBA
Renewal Date:	15/12/2026
Policy Type:	Strata
Excess Basic:	$500.00
Excess Other:	$1,000 Water Damage and/or Burst Pipes
	Other: refer wording
Policy Notes:	

Current Sums Insured

Building / Common Property:	$2,000,000.00
Lost Rent / Temp Accommodation:	$300,000.00
Common Contents:	$20,000.00
Legal Liability:	$30,000,000.00
Fidelity Guarantee:	$100,000.00
Voluntary Workers:	$200,000.00
Machinery Breakdown:	$0.00
Office Bearers:	$500,000.00
Catastrophe:	$0.00
Floating Floors:	Included
Flood:	Included

Please refer to the insurance policy invoice for further information.

PART 4 CORPORATION MEETINGS

4.1 Upcoming Meetings

The following meetings have been planned or tentatively scheduled.

Meeting Date	Meeting Type	Meeting No
09/12/2026	Annual General Meeting	Meet-009283

4.2 Past Meetings

The following meetings have occurred in the last 2 years;

Meeting Date	Meeting Type	Meeting No
10/12/2025	Annual General Meeting	Meet-008499
11/12/2024	Annual General Meeting	Meet-008413

Refer meeting documents for further information.

PART 5 DOCUMENTS SUPPLIED

5.1 List of Supplied Documents

Category	Description	Date	File Name
Reference	Plan		P06229.pdf
Reference	Articles/Bylaws		B06229.pdf
Reference	Resolutions		R06229.pdf
Meeting	Minutes - AGM	10/12/2025	M008499.pdf
Meeting	Budget - AGM	10/12/2025	Y008499.pdf
Meeting	Financials - AGM	10/12/2025	F008499.pdf
Meeting	Budget - AGM	11/12/2024	Y008413.pdf
Meeting	Minutes - AGM	11/12/2024	M008413.pdf
Meeting	Financials - AGM	11/12/2024	F008413.pdf
Insurance	Current Policy	15/12/2025	Policy-003162.pdf

PART 6 DOCUMENT INSPECTION

The Corporation's records are available for inspection at Best Strata Office, Unit 2 188 Fullarton Road, Dulwich SA 5065. Please phone 08 8431 2287 to make an appointment for a working day between 10.00am and 4.00pm.

This Statement was prepared by Best Strata on behalf of Strata Corporation No 6229 Inc by

Danielle Abeysekera
Body Corporate Manager
danielle.abeysekera@beststrata.com.au

BEST STRATA - UNIT OWNER UPDATE FORM

Please complete and return when settlement is finalized. Any outstanding accounts must be finalized at settlement. Please return form to info@beststrata.com.au

Property

Corporation	Strata Corporation No 6229 Inc
Lot	1
Unit	1
Lot Address	1 / 49 Phillis Street Maylands 5069
Previous Owner	Gillian Pearce

Settlement Date

New Owner

Name(s)	
Address	
Email	
Phone -home / work	
Phone -mobile	

Agent (if applicable)

Name	
Address	
Email	
Phone	
Levy invoices to	Owner / Agent

Tenant (if applicable)

Name	
Email	
Phone	

Conveyancer for Vendor	
Conveyancer for Purchaser	

Thank you for your assistance in keeping our records up-to-date.

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Unit 3, 188 Fullarton Road, Dulwich SA 5065
PO Box 229, Fullarton, SA 5063
ABN
Tel: 08 8431 2287
Email: contact@beststrata.com.au

www.beststrata.com.au

Tax Invoice / Receipt

Commercial & Legal
sophie@commercialandlegal.com.au

Search-001506

Description		Amount
Standard property search for Lot 1 of Strata Corporation No 6229 Inc located at 1 / 49 Phillis Street Maylands 5069		$132.00
Surcharge		$0.00
	Total Cost	**$132.00**
	Paid	**$132.00**
	Balance	**$0.00**
	Date Paid:	14/10/2026
	Payment method:	Credit Card
	Receipt No:	Credit Card

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ASCM Building Smarter Communities
ADELAIDE STRATA & COMMUNITY MANAGEMENT

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

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

Strata Corporation 6229 Inc

BALANCE SHEET

AS AT 31 OCTOBER 2024

	ACTUAL 31/10/2024	ACTUAL 31/10/2023
OWNERS FUNDS		
Administrative Fund	3,013.19	3,495.50
Sinking Fund	11,509.56	7,909.56
TOTAL	**$ 14,522.75**	**$ 11,405.06**
THESE FUNDS ARE REPRESENTED BY		
CURRENT ASSETS		
Cash On Hand	8,486.28	0.00
Bank Balance Admin Fund	(11,509.56)	(1,115.37)
Investment Account 2	5,681.52	4,533.63
Bank Balance Sinking Fund	11,509.56	7,909.56
Levies In Arrears	0.20	0.00
Secondary Debtors	354.75	354.75
TOTAL ASSETS	**14,522.75**	**11,682.57**
LIABILITIES		
Levies In Advance	0.00	277.51
TOTAL LIABILITIES	**0.00**	**277.51**
NET ASSETS	**$ 14,522.75**	**$ 11,405.06**

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Strata Corporation 6229 Inc

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 NOVEMBER 2023 TO 31 OCTOBER 2024

	ACTUAL 01/11/23-31/10/24	BUDGET 01/11/23-31/10/24	VARIANCE %	ACTUAL 01/11/22-31/10/23
ADMINISTRATIVE FUND				
INCOME				
Levies - Administrative Fund	7,700.00	7,700.00	100.00	7,700.00
Bank Interest	147.89	0.00		154.63
Interest On Overdue Levies	9.11	0.00		26.24
Transfer From Sinking To Admin	0.00	500.00	0.00	0.00
TOTAL ADMIN. FUND INCOME	**7,857.00**	**8,200.00**		**7,880.87**
EXPENDITURE - ADMIN. FUND				
MANAGEMENT CHARGES				
Account Management Fee	65.74	66.00	99.61	65.64
Bank Charges	5.25	11.00	47.73	5.73
Income Tax Return Preparation	205.00	205.00	100.00	205.00
Management Fees	915.44	918.00	99.72	866.04
INSURANCE EXPENSE				
Insurance Premium	3,655.98	4,670.00	78.29	3,888.95
Insurance Stamp Duty	340.25	0.00		0.00
EQUIPMENT				
REPAIRS & MAINTENANCE				
Building Maintenance	0.00	300.00	0.00	301.02
Consultancy Services	330.00	0.00		242.00
Grounds Maintenance	622.00	420.00	148.10	411.00
Gutter And Stormwater Maintena	352.00	400.00	88.00	352.00
Irrigation Works	110.00	200.00	55.00	176.00
Pest Control	737.00	360.00	204.72	352.00
RECOVERABLE EXPENSE				
Reimbursement	198.00	0.00		0.00
SERVICES				
Audit	0.00	145.00	0.00	145.00
Archive/Data Storage	16.80	16.80	100.00	16.80
Building Report	0.00	0.00	0.00	715.00
Disbursements	282.24	296.00	95.35	266.34
Electrical Power Usage	250.61	275.00	91.13	305.46
Meeting Fees	253.00	165.00	153.33	418.00
Valuation	0.00	300.00	0.00	265.00

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Strata Corporation 6229 Inc

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 NOVEMBER 2023 TO 31 OCTOBER 2024

	ACTUAL 01/11/23-31/10/24	BUDGET 01/11/23-31/10/24	VARIANCE %	ACTUAL 01/11/22-31/10/23
TOTAL ADMIN. EXPENDITURE	**8,339.31**	**8,747.80**		**8,996.98**
SURPLUS / DEFICIT	**$ (482.31)**	**$ (547.80)**		**$ (1,116.11)**
Opening Admin. Balance	3,495.50	3,495.50	100.00	4,611.61
ADMINISTRATIVE FUND BALANCE	**$ 3,013.19**	**$ 2,947.70**		**$ 3,495.50**

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Strata Corporation 6229 Inc

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 NOVEMBER 2023 TO 31 OCTOBER 2024

	ACTUAL 01/11/23-31/10/24	BUDGET 01/11/23-31/10/24	VARIANCE %	ACTUAL 01/11/22-31/10/23
SINKING FUND				
INCOME				
Levies - Sinking Fund	3,600.00	3,600.00	100.00	3,600.00
Transfer From Sinking To Admin	0.00	(500.00)	0.00	0.00
TOTAL SINKING FUND INCOME	**3,600.00**	**3,100.00**		**3,600.00**
EXPENDITURE - SINKING FUND				
REPAIRS & MAINTENANCE				
Building Repairs	0.00	0.00	0.00	2,277.00
TOTAL SINK. FUND EXPENDITURE	**0.00**	**0.00**		**2,277.00**
SURPLUS / DEFICIT	**$ 3,600.00**	**$ 3,100.00**		**$ 1,323.00**
Opening Sinking Fund Balance	7,909.56	7,909.56	100.00	6,586.56
SINKING FUND BALANCE	**$ 11,509.56**	**$ 11,009.56**		**$ 7,909.56**

General Ledger Transaction List

Strata Corporation 6229 Inc

Batch No	Date	Account Code	Account Name	Type	P	Amount	Inv Code	Details	Reference	Extra details	Running Total
000	01/11/23	004	Administrative Fund	J		-3495.50		Brought Forward	J0003477	**	-3495.50
001	01/11/23	004	Administrative Fund	J		100.96		Trf Surplus/Deficit	J0003487	From PL A/c **	-3394.54
003	03/11/23	004	Administrative Fund	J		0.37		Trf Surplus/Deficit	J0003491	From PL A/c **	-3394.17
004	29/11/23	004	Administrative Fund	J		253.00		Trf Surplus/Deficit	J0003493	From PL A/c **	-3141.17
006	30/11/23	004	Administrative Fund	J		-10.61		Trf Surplus/Deficit	J0003497	From PL A/c **	-3151.78
007	01/12/23	004	Administrative Fund	J		100.96		Trf Surplus/Deficit	J0003499	From PL A/c **	-3050.82
009	26/11/23	004	Administrative Fund	J		275.00		Trf Surplus/Deficit	J0003502	From PL A/c **	-2775.82
011	08/12/23	004	Administrative Fund	J		85.22		Trf Surplus/Deficit	J0003505	From PL A/c **	-2690.60
015	12/12/23	004	Administrative Fund	J		110.00		Trf Surplus/Deficit	J0003510	From PL A/c **	-2580.60
017	21/12/23	004	Administrative Fund	J		6.10		Trf Surplus/Deficit	J0003513	From PL A/c **	-2574.50
020	27/12/23	004	Administrative Fund	J		0.85		Trf Surplus/Deficit	J0003518	From PL A/c **	-2573.65
022	29/12/23	004	Administrative Fund	J		-13.81		Trf Surplus/Deficit	J0003521	From PL A/c **	-2587.46
023	02/01/24	004	Administrative Fund	J		-1925.00		Trf Surplus/Deficit	J0003527	From PL A/c **	-4512.46
024	02/01/24	004	Administrative Fund	J		105.90		Trf Surplus/Deficit	J0003531	From PL A/c **	-4406.56
027	04/01/24	004	Administrative Fund	J		0.37		Trf Surplus/Deficit	J0003536	From PL A/c **	-4406.19
028	14/12/23	004	Administrative Fund	J		3996.23		Trf Surplus/Deficit	J0003538	From PL A/c **	-409.96
032	31/01/24	004	Administrative Fund	J		6.60		Trf Surplus/Deficit	J0003542	From PL A/c **	-403.36
034	31/01/24	004	Administrative Fund	J		-14.96		Trf Surplus/Deficit	J0003546	From PL A/c **	-418.32
035	31/01/24	004	Administrative Fund	J		-9.00		Trf Surplus/Deficit	J0003550	From PL A/c **	-427.32
036	01/02/24	004	Administrative Fund	J		105.90		Trf Surplus/Deficit	J0003552	From PL A/c **	-321.42
039	05/02/24	004	Administrative Fund	J		0.37		Trf Surplus/Deficit	J0003557	From PL A/c **	-321.05
040	23/02/24	004	Administrative Fund	J		352.00		Trf Surplus/Deficit	J0003559	From PL A/c **	30.95
042	29/02/24	004	Administrative Fund	J		-12.84		Trf Surplus/Deficit	J0003563	From PL A/c **	18.11
043	29/02/24	004	Administrative Fund	J		-0.11		Trf Surplus/Deficit	J0003567	From PL A/c **	18.00
044	01/03/24	004	Administrative Fund	J		105.90		Trf Surplus/Deficit	J0003569	From PL A/c **	123.90
048	11/03/24	004	Administrative Fund	J		83.89		Trf Surplus/Deficit	J0003574	From PL A/c **	207.79
050	13/03/24	004	Administrative Fund	J		198.00		Trf Surplus/Deficit	J0003578	From PL A/c **	405.79
051	13/03/24	004	Administrative Fund	J		385.00		Trf Surplus/Deficit	J0003581	From PL A/c **	790.79
054	26/03/24	004	Administrative Fund	J		0.85		Trf Surplus/Deficit	J0003586	From PL A/c **	791.64
055	28/03/24	004	Administrative Fund	J		3.30		Trf Surplus/Deficit	J0003588	From PL A/c **	794.94
057	28/03/24	004	Administrative Fund	J		-13.76		Trf Surplus/Deficit	J0003592	From PL A/c **	781.18
058	02/04/24	004	Administrative Fund	J		-1925.00		Trf Surplus/Deficit	J0003598	From PL A/c **	-1143.82
059	02/04/24	004	Administrative Fund	J		105.90		Trf Surplus/Deficit	J0003602	From PL A/c **	-1037.92
061	04/04/24	004	Administrative Fund	J		0.37		Trf Surplus/Deficit	J0003606	From PL A/c **	-1037.55
062	28/03/24	004	Administrative Fund	J		352.00		Trf Surplus/Deficit	J0003608	From PL A/c **	-685.55
066	30/04/24	004	Administrative Fund	J		-13.35		Trf Surplus/Deficit	J0003614	From PL A/c **	-698.90
067	01/05/24	004	Administrative Fund	J		105.90		Trf Surplus/Deficit	J0003616	From PL A/c **	-593.00
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Records On File: 494 Records Printed: 37 Date Printed: 31/10/24 Time: 13:21:09

Docusign Envelope ID: EBB06989-FEC5-88A9-800A-42A26F6F53E9

Strata Corporation 6229 Inc

Batch No	Date	Account Code	Account Name	Type	P	Amount	Inv Code	Details	Reference	Extra details		Running Total
069	12/05/24	004	Administrative Fund	J		297.00		Trf Surplus/Deficit	J0003619	From PL A/c	**	-296.00
071	31/05/24	004	Administrative Fund	J		3.30		Trf Surplus/Deficit	J0003622	From PL A/c	**	-292.70
073	31/05/24	004	Administrative Fund	J		-13.82		Trf Surplus/Deficit	J0003626	From PL A/c	**	-306.52
074	03/06/24	004	Administrative Fund	J		105.90		Trf Surplus/Deficit	J0003628	From PL A/c	**	-200.62
078	06/06/24	004	Administrative Fund	J		81.50		Trf Surplus/Deficit	J0003633	From PL A/c	**	-119.12
081	27/06/24	004	Administrative Fund	J		0.85		Trf Surplus/Deficit	J0003638	From PL A/c	**	-118.27
082	28/06/24	004	Administrative Fund	J		-13.41		Trf Surplus/Deficit	J0003641	From PL A/c	**	-131.68
083	01/07/24	004	Administrative Fund	J		-1925.00		Trf Surplus/Deficit	J0003647	From PL A/c	**	-2056.68
084	01/07/24	004	Administrative Fund	J		105.90		Trf Surplus/Deficit	J0003651	From PL A/c	**	-1950.78
088	03/07/24	004	Administrative Fund	J		0.37		Trf Surplus/Deficit	J0003657	From PL A/c	**	-1950.41
090	12/07/24	004	Administrative Fund	J		70.00		Trf Surplus/Deficit	J0003660	From PL A/c	**	-1880.41
092	10/07/24	004	Administrative Fund	J		50.00		Trf Surplus/Deficit	J0003663	From PL A/c	**	-1830.41
094	31/07/24	004	Administrative Fund	J		-13.89		Trf Surplus/Deficit	J0003667	From PL A/c	**	-1844.30
095	01/08/24	004	Administrative Fund	J		105.90		Trf Surplus/Deficit	J0003669	From PL A/c	**	-1738.40
097	30/08/24	004	Administrative Fund	J		-13.93		Trf Surplus/Deficit	J0003673	From PL A/c	**	-1752.33
098	02/09/24	004	Administrative Fund	J		240.90		Trf Surplus/Deficit	J0003675	From PL A/c	**	-1511.43
104	27/09/24	004	Administrative Fund	J		0.85		Trf Surplus/Deficit	J0003683	From PL A/c	**	-1510.58
105	30/09/24	004	Administrative Fund	J		-13.51		Trf Surplus/Deficit	J0003686	From PL A/c	**	-1524.09
107	01/10/24	004	Administrative Fund	J		-1925.00		Trf Surplus/Deficit	J0003693	From PL A/c	**	-3449.09
108	01/10/24	004	Administrative Fund	J		105.90		Trf Surplus/Deficit	J0003697	From PL A/c	**	-3343.19
111	23/10/24	004	Administrative Fund	J		330.00		Trf Surplus/Deficit	J0003701	From PL A/c	**	-3013.19
			Account Code 004 Total			**-3013.19**						
000	01/11/23	005	Sinking Fund	J		-7909.56		Brought Forward	J0003478		**	-10922.75
023	02/01/24	005	Sinking Fund	J		-900.00		Trf Surplus/Deficit	J0003529	From PL A/c	**	-11822.75
058	02/04/24	005	Sinking Fund	J		-900.00		Trf Surplus/Deficit	J0003600	From PL A/c	**	-12722.75
083	01/07/24	005	Sinking Fund	J		-900.00		Trf Surplus/Deficit	J0003649	From PL A/c	**	-13622.75
107	01/10/24	005	Sinking Fund	J		-900.00		Trf Surplus/Deficit	J0003695	From PL A/c	**	-14522.75
			Account Code 005 Total			**-11509.56**						
113	25/10/24	011	Cash On Hand	P		8486.28	18	Closing Entry	B0000317		**	-6036.47
			Account Code 011 Total			**8486.28**						
000	01/11/23	012	Cash At Bank	J		6794.19		Brought Forward	J0003479		**	757.72
002	01/11/23	012	Cash At Bank	J		-100.96		Balancing Entry	J0003488	F0000499	**	656.76
003	03/11/23	012	Cash At Bank	J		-0.37		Balancing Entry	J0003489		**	656.39
005	29/11/23	012	Cash At Bank	J		-253.00		Balancing Entry	J0003494	F0000500	**	403.39
			Page Total			**996.39**						
			Report Total			**403.39**						

Records On File: 494 Records Printed: 68 Date Printed: 31/10/24 Time: 13:21:09

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General Ledger Transaction List

Strata Corporation 6229 Inc

Batch No	Date	Account Code	Account Name	Type	P	Amount	Inv Code	Details	Reference	Extra details		Running Total
008	01/12/23	012	Cash At Bank	J		-100.96		Balancing Entry	J0003500	F0000501	**	302.43
010	07/12/23	012	Cash At Bank	J		-275.00		Balancing Entry	J0003503	F0000502	**	27.43
012	08/12/23	012	Cash At Bank	J		-85.22		Balancing Entry	J0003506	F0000503	**	-57.79
016	18/12/23	012	Cash At Bank	J		-110.00		Balancing Entry	J0003511	F0000504	**	-167.79
018	21/12/23	012	Cash At Bank	J		-6.10		Balancing Entry	J0003514	F0000505	**	-173.89
019	27/12/23	012	Cash At Bank	J		428.74		Balancing Entry	J0003515	R0000313	**	254.85
020	27/12/23	012	Cash At Bank	J		-0.85		Balancing Entry	J0003516		**	254.00
021	21/12/23	012	Cash At Bank	P		-3000.00		Adlsm Ocpn 6229	B0000296		**	-2746.00
025	02/01/24	012	Cash At Bank	J		-105.90		Balancing Entry	J0003532	F0000506	**	-2851.90
026	04/01/24	012	Cash At Bank	J		706.25		Balancing Entry	J0003533	R0000314	**	-2145.65
027	04/01/24	012	Cash At Bank	J		-0.37		Balancing Entry	J0003534		**	-2146.02
029	09/01/24	012	Cash At Bank	P		2000.00		It 01302 To Chq Adls	B0000300		**	-146.02
030	10/01/24	012	Cash At Bank	J		-3996.23		Balancing Entry	J0003539	F0000507	**	-4142.25
031	11/01/24	012	Cash At Bank	J		706.25		Balancing Entry	J0003540	R0000315	**	-3436.00
033	31/01/24	012	Cash At Bank	J		-6.60		Balancing Entry	J0003543	F0000508	**	-3442.60
037	01/02/24	012	Cash At Bank	J		-105.90		Balancing Entry	J0003553	F0000509	**	-3548.50
038	05/02/24	012	Cash At Bank	J		706.25		Balancing Entry	J0003554	R0000316	**	-2842.25
039	05/02/24	012	Cash At Bank	J		-0.37		Balancing Entry	J0003555		**	-2842.62
041	28/02/24	012	Cash At Bank	J		-352.00		Balancing Entry	J0003560	F0000510	**	-3194.62
045	01/03/24	012	Cash At Bank	J		-105.90		Balancing Entry	J0003570	F0000511	**	-3300.52
049	12/03/24	012	Cash At Bank	J		-83.89		Balancing Entry	J0003575	F0000512	**	-3384.41
050	13/03/24	012	Cash At Bank	J		-198.00		Balancing Entry	J0003576	F0000513	**	-3582.41
051	13/03/24	012	Cash At Bank	J		-385.00		Balancing Entry	J0003579	F0000514	**	-3967.41
052	26/03/24	012	Cash At Bank	J		706.25		Balancing Entry	J0003582	R0000317	**	-3261.16
053	26/03/24	012	Cash At Bank	J		715.36		Balancing Entry	J0003583	R0000318	**	-2545.80
054	26/03/24	012	Cash At Bank	J		-0.85		Balancing Entry	J0003584		**	-2546.65
056	28/03/24	012	Cash At Bank	J		-3.30		Balancing Entry	J0003589	F0000515	**	-2549.95
060	02/04/24	012	Cash At Bank	J		-105.90		Balancing Entry	J0003603	F0000516	**	-2655.85
061	04/04/24	012	Cash At Bank	J		-0.37		Balancing Entry	J0003604		**	-2656.22
063	09/04/24	012	Cash At Bank	J		-352.00		Balancing Entry	J0003609	F0000517	**	-3008.22
064	09/04/24	012	Cash At Bank	J		706.25		Balancing Entry	J0003610	R0000319	**	-2301.97
065	10/04/24	012	Cash At Bank	J		706.25		Balancing Entry	J0003611	R0000320	**	-1595.72
068	01/05/24	012	Cash At Bank	J		-105.90		Balancing Entry	J0003617	F0000518	**	-1701.62
070	20/05/24	012	Cash At Bank	J		-297.00		Balancing Entry	J0003620	F0000519	**	-1998.62
072	31/05/24	012	Cash At Bank	J		-3.30		Balancing Entry	J0003623	F0000520	**	-2001.92
075	03/06/24	012	Cash At Bank	J		-105.90		Balancing Entry	J0003629	F0000521	**	-2107.82
079	13/06/24	012	Cash At Bank	J		-81.50		Balancing Entry	J0003634	F0000522	**	-2189.32
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			Report Total			**-2189.32**						

Records On File: 494 Records Printed: 105 Date Printed: 31/10/24 Time: 13:21:09

Docusign Envelope ID: EBB06989-FEC5-88A9-800A-42A26F6F53E9

Strata Corporation 6229 Inc

Batch No	Date	Account Code	Account Name	Type	P	Amount	Inv Code	Details	Reference	Extra details		Running Total
080	27/06/24	012	Cash At Bank	J		706.25		Balancing Entry	J0003635	R0000321	**	-1483.07
081	27/06/24	012	Cash At Bank	J		-0.85		Balancing Entry	J0003636		**	-1483.92
085	01/07/24	012	Cash At Bank	J		-105.90		Balancing Entry	J0003652	F0000523	**	-1589.82
086	02/07/24	012	Cash At Bank	J		706.25		Balancing Entry	J0003653	R0000322	**	-883.57
087	02/07/24	012	Cash At Bank	J		706.25		Balancing Entry	J0003654	R0000323	**	-177.32
088	03/07/24	012	Cash At Bank	J		-0.37		Balancing Entry	J0003655		**	-177.69
089	08/07/24	012	Cash At Bank	J		706.25		Balancing Entry	J0003658	R0000324	**	528.56
091	12/07/24	012	Cash At Bank	J		-70.00		Balancing Entry	J0003661	F0000524	**	458.56
093	17/07/24	012	Cash At Bank	J		-50.00		Balancing Entry	J0003664	F0000525	**	408.56
096	01/08/24	012	Cash At Bank	J		-105.90		Balancing Entry	J0003670	F0000526	**	302.66
099	02/09/24	012	Cash At Bank	J		-240.90		Balancing Entry	J0003676	F0000527	**	61.76
102	19/09/24	012	Cash At Bank	J		706.05		Balancing Entry	J0003679	R0000325	**	767.81
103	27/09/24	012	Cash At Bank	J		706.25		Balancing Entry	J0003680	R0000326	**	1474.06
104	27/09/24	012	Cash At Bank	J		-0.85		Balancing Entry	J0003681		**	1473.21
106	30/09/24	012	Cash At Bank	J		706.25		Balancing Entry	J0003687	R0000327	**	2179.46
109	01/10/24	012	Cash At Bank	J		-105.90		Balancing Entry	J0003698	F0000528	**	2073.56
110	09/10/24	012	Cash At Bank	J		706.25		Balancing Entry	J0003699	R0000328	**	2779.81
112	23/10/24	012	Cash At Bank	J		-330.00		Balancing Entry	J0003702	F0000529	**	2449.81
113	25/10/24	012	Cash At Bank	J		-8486.28		Balancing Entry	J0003703		**	-6036.47
			Account Code 012 Total			**0.00**						
000	01/11/23	01302	Investment Account 2	J		4533.63		Brought Forward	J0003480		**	-1502.84
006	30/11/23	01302	Investment Account 2	J		10.61		Balancing Entry	J0003495		**	-1492.23
021	21/12/23	01302	Investment Account 2	P		3000.00		Adlsm Ocpn 6229	B0000297		**	1507.77
022	29/12/23	01302	Investment Account 2	J		13.81		Balancing Entry	J0003519		**	1521.58
029	09/01/24	01302	Investment Account 2	P		-2000.00		It 01302 To Chq Adls	B0000301		**	-478.42
034	31/01/24	01302	Investment Account 2	J		14.96		Balancing Entry	J0003544		**	-463.46
042	29/02/24	01302	Investment Account 2	J		12.84		Balancing Entry	J0003561		**	-450.62
057	28/03/24	01302	Investment Account 2	J		13.76		Balancing Entry	J0003590		**	-436.86
066	30/04/24	01302	Investment Account 2	J		13.35		Balancing Entry	J0003612		**	-423.51
073	31/05/24	01302	Investment Account 2	J		13.82		Balancing Entry	J0003624		**	-409.69
082	28/06/24	01302	Investment Account 2	J		13.41		Balancing Entry	J0003639		**	-396.28
094	31/07/24	01302	Investment Account 2	J		13.89		Balancing Entry	J0003665		**	-382.39
097	30/08/24	01302	Investment Account 2	J		13.93		Balancing Entry	J0003671		**	-368.46
105	30/09/24	01302	Investment Account 2	J		13.51		Balancing Entry	J0003684		**	-354.95
			Account Code 01302 Total			**5681.52**						
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Records On File: 494 Records Printed: 138 Date Printed: 31/10/24 Time: 13:21:09

Docusign Envelope ID: EBB06989-FEC5-88A9-800A-42A26F6F53E9

Strata Corporation 6229 Inc

Batch No	Date	Account Code	Account Name	Type	P	Amount	Inv Code	Details	Reference	Extra details		Running Total
013	11/12/23	02100001	G Pearce	I		481.25	01	01/01/24 To 31/03/24	I0000431	L0000419	**	126.30
014	11/12/23	02100001	G Pearce	I		225.00	07	01/01/24 To 31/03/24	I0000435	L0000435	**	351.30
026	04/01/24	02100001	G Pearce	R		-481.25	01	Administrative Fund	R0000314	Direct Dep.	**	-129.95
026	04/01/24	02100001	G Pearce	R		-225.00	07	Sinking Fund	RA000314	Direct Dep.	**	-354.95
046	08/03/24	02100001	G Pearce	I		481.25	01	01/04/24 To 30/06/24	I0000439	L0000423	**	126.30
047	08/03/24	02100001	G Pearce	I		225.00	07	01/04/24 To 30/06/24	I0000443	L0000439	**	351.30
064	09/04/24	02100001	G Pearce	R		-481.25	01	Administrative Fund	R0000319	Direct Dep.	**	-129.95
064	09/04/24	02100001	G Pearce	R		-225.00	07	Sinking Fund	RA000319	Direct Dep.	**	-354.95
076	11/06/24	02100001	G Pearce	I		481.25	01	01/07/24 To 30/09/24	I0000447	L0000427	**	126.30
077	11/06/24	02100001	G Pearce	I		225.00	07	01/07/24 To 30/09/24	I0000451	L0000443	**	351.30
086	02/07/24	02100001	G Pearce	R		-481.25	01	Administrative Fund	R0000322	Direct Dep.	**	-129.95
086	02/07/24	02100001	G Pearce	R		-225.00	07	Sinking Fund	RA000322	Direct Dep.	**	-354.95
100	10/09/24	02100001	G Pearce	I		481.25	01	01/10/24 To 31/12/24	I0000455	L0000431	**	126.30
101	10/09/24	02100001	G Pearce	I		225.00	07	01/10/24 To 31/12/24	I0000459	L0000447	**	351.30
110	09/10/24	02100001	G Pearce	R		-481.25	01	Administrative Fund	R0000328	Direct Dep.	**	-129.95
110	09/10/24	02100001	G Pearce	R		-225.00	07	Sinking Fund	RA000328	Direct Dep.	**	-354.95
			Account Code 02100001 Total			**0.00**						
013	11/12/23	02100002	Gerard R G	I		481.25	01	01/01/24 To 31/03/24	I0000432	L0000420	**	126.30
014	11/12/23	02100002	Gerard R G	I		225.00	07	01/01/24 To 31/03/24	I0000436	L0000436	**	351.30
031	11/01/24	02100002	Gerard R G	R		-481.25	01	Administrative Fund	R0000315	Direct Dep.	**	-129.95
031	11/01/24	02100002	Gerard R G	R		-225.00	07	Sinking Fund	RA000315	Direct Dep.	**	-354.95
046	08/03/24	02100002	Gerard R G	I		481.25	01	01/04/24 To 30/06/24	I0000440	L0000424	**	126.30
047	08/03/24	02100002	Gerard R G	I		225.00	07	01/04/24 To 30/06/24	I0000444	L0000440	**	351.30
065	10/04/24	02100002	Gerard R G	R		-481.25	01	Administrative Fund	R0000320	Direct Dep.	**	-129.95
065	10/04/24	02100002	Gerard R G	R		-225.00	07	Sinking Fund	RA000320	Direct Dep.	**	-354.95
076	11/06/24	02100002	Gerard R G	I		481.25	01	01/07/24 To 30/09/24	I0000448	L0000428	**	126.30
077	11/06/24	02100002	Gerard R G	I		225.00	07	01/07/24 To 30/09/24	I0000452	L0000444	**	351.30
089	08/07/24	02100002	Gerard R G	R		-481.25	01	Administrative Fund	R0000324	Direct Dep.	**	-129.95
089	08/07/24	02100002	Gerard R G	R		-225.00	07	Sinking Fund	RA000324	Direct Dep.	**	-354.95
100	10/09/24	02100002	Gerard R G	I		481.25	01	01/10/24 To 31/12/24	I0000456	L0000432	**	126.30
101	10/09/24	02100002	Gerard R G	I		225.00	07	01/10/24 To 31/12/24	I0000460	L0000448	**	351.30
106	30/09/24	02100002	Gerard R G	R		-481.25	01	Administrative Fund	R0000327	Direct Dep.	**	-129.95
106	30/09/24	02100002	Gerard R G	R		-225.00	07	Sinking Fund	RA000327	Direct Dep.	**	-354.95
			Account Code 02100002 Total			**0.00**						
013	11/12/23	02100003	S & S Campbell	I		481.25	01	01/01/24 To 31/03/24	I0000433	L0000421	**	126.30
			Page Total			**481.25**						
			Report Total			**126.30**						

Records On File: 494 Records Printed: 171 Date Printed: 31/10/24 Time: 13:21:10

Docusign Envelope ID: EBB06989-FEC5-88A9-800A-42A26F6F53E9

General Ledger Transaction List

Strata Corporation 6229 Inc

Batch No	Date	Account Code	Account Name	Type	P	Amount	Inv Code	Details	Reference	Extra details		Running Total
014	11/12/23	02100003	S & S Campbell	I		225.00	07	01/01/24 To 31/03/24	I0000437	L0000437	**	351.30
035	31/01/24	02100003	S & S Campbell	J		9.00	17	Interest To 31/01/24	J0003547		**	360.30
038	05/02/24	02100003	S & S Campbell	R		-472.25	01	Administrative Fund	R0000316	Direct Dep.	**	-111.95
038	05/02/24	02100003	S & S Campbell	R		-225.00	07	Sinking Fund	RA000316	Direct Dep.	**	-336.95
038	05/02/24	02100003	S & S Campbell	R		-9.00	17	Overdue Interest	RB000316	Direct Dep.	**	-345.95
043	29/02/24	02100003	S & S Campbell	J		0.11	17	Interest To 29/02/24	J0003564		**	-345.84
046	08/03/24	02100003	S & S Campbell	I		481.25	01	01/04/24 To 30/06/24	I0000441	L0000425	**	135.41
047	08/03/24	02100003	S & S Campbell	I		225.00	07	01/04/24 To 30/06/24	I0000445	L0000441	**	360.41
053	26/03/24	02100003	S & S Campbell	R		-490.25	01	Administrative Fund	R0000318	Direct Dep.	**	-129.84
053	26/03/24	02100003	S & S Campbell	R		-225.00	07	Sinking Fund	RA000318	Direct Dep.	**	-354.84
053	26/03/24	02100003	S & S Campbell	R		-0.11	17	Overdue Interest	RB000318	Direct Dep.	**	-354.95
076	11/06/24	02100003	S & S Campbell	I		481.25	01	01/07/24 To 30/09/24	I0000449	L0000429	**	126.30
077	11/06/24	02100003	S & S Campbell	I		225.00	07	01/07/24 To 30/09/24	I0000453	L0000445	**	351.30
087	02/07/24	02100003	S & S Campbell	R		-481.25	01	Administrative Fund	R0000323	Direct Dep.	**	-129.95
087	02/07/24	02100003	S & S Campbell	R		-225.00	07	Sinking Fund	RA000323	Direct Dep.	**	-354.95
100	10/09/24	02100003	S & S Campbell	I		481.25	01	01/10/24 To 31/12/24	I0000457	L0000433	**	126.30
101	10/09/24	02100003	S & S Campbell	I		225.00	07	01/10/24 To 31/12/24	I0000461	L0000449	**	351.30
102	19/09/24	02100003	S & S Campbell	R		-481.05	01	Administrative Fund	R0000325	Direct Dep.	**	-129.75
102	19/09/24	02100003	S & S Campbell	R		-225.00	07	Sinking Fund	RA000325	Direct Dep.	**	-354.75
			Account Code 02100003 Total			**0.20**						
000	01/11/23	02100004	Tackage Mr N & Mr D	J		-277.51	01	Brought Forward	J0003481		**	-632.26
013	11/12/23	02100004	Tackage Mr N & Mr D	I		481.25	01	01/01/24 To 31/03/24	I0000434	L0000422	**	-151.01
014	11/12/23	02100004	Tackage Mr N & Mr D	I		225.00	07	01/01/24 To 31/03/24	I0000438	L0000438	**	73.99
019	27/12/23	02100004	Tackage Mr N & Mr D	R		-203.74	01	Administrative Fund	R0000313	Direct Dep.	**	-129.75
019	27/12/23	02100004	Tackage Mr N & Mr D	R		-225.00	07	Sinking Fund	RA000313	Direct Dep.	**	-354.75
046	08/03/24	02100004	Tackage Mr N & Mr D	I		481.25	01	01/04/24 To 30/06/24	I0000442	L0000426	**	126.50
047	08/03/24	02100004	Tackage Mr N & Mr D	I		225.00	07	01/04/24 To 30/06/24	I0000446	L0000442	**	351.50
052	26/03/24	02100004	Tackage Mr N & Mr D	R		-481.25	01	Administrative Fund	R0000317	Direct Dep.	**	-129.75
052	26/03/24	02100004	Tackage Mr N & Mr D	R		-225.00	07	Sinking Fund	RA000317	Direct Dep.	**	-354.75
076	11/06/24	02100004	Tackage Mr N & Mr D	I		481.25	01	01/07/24 To 30/09/24	I0000450	L0000430	**	126.50
077	11/06/24	02100004	Tackage Mr N & Mr D	I		225.00	07	01/07/24 To 30/09/24	I0000454	L0000446	**	351.50
080	27/06/24	02100004	Tackage Mr N & Mr D	R		-481.25	01	Administrative Fund	R0000321	Direct Dep.	**	-129.75
080	27/06/24	02100004	Tackage Mr N & Mr D	R		-225.00	07	Sinking Fund	RA000321	Direct Dep.	**	-354.75
100	10/09/24	02100004	Tackage Mr N & Mr D	I		481.25	01	01/10/24 To 31/12/24	I0000458	L0000434	**	126.50
101	10/09/24	02100004	Tackage Mr N & Mr D	I		225.00	07	01/10/24 To 31/12/24	I0000462	L0000450	**	351.50
103	27/09/24	02100004	Tackage Mr N & Mr D	R		-481.25	01	Administrative Fund	R0000326	Direct Dep.	**	-129.75
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Records On File: 494 Records Printed: 206 Date Printed: 31/10/24 Time: 13:21:10

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Strata Corporation 6229 Inc

Batch No	Date	Account Code	Account Name	Type	P	Amount	Inv Code	Details	Reference	Extra details			Running Total
103	27/09/24	02100004	Tackage Mr N & Mr D	R		-225.00	07	Sinking Fund	RA000326	Direct Dep.	**		-354.75
			Account Code 02100004 Total			**0.00**							
013	11/12/23	0220	Levies Billed Not Yet Due	J		-1925.00	01	01/01/24 To 31/03/24	J0003507	00106	**		-2279.75
014	11/12/23	0220	Levies Billed Not Yet Due	J		-900.00	07	01/01/24 To 31/03/24	J0003508	00110	**		-3179.75
023	02/01/24	0220	Levies Billed Not Yet Due	J		1925.00	01	01/01/24 To 31/03/24	J0003522	00106	**		-1254.75
023	02/01/24	0220	Levies Billed Not Yet Due	J		900.00	07	01/01/24 To 31/03/24	J0003524	00110	**		-354.75
046	08/03/24	0220	Levies Billed Not Yet Due	J		-1925.00	01	01/04/24 To 30/06/24	J0003571	00107	**		-2279.75
047	08/03/24	0220	Levies Billed Not Yet Due	J		-900.00	07	01/04/24 To 30/06/24	J0003572	00111	**		-3179.75
058	02/04/24	0220	Levies Billed Not Yet Due	J		1925.00	01	01/04/24 To 30/06/24	J0003593	00107	**		-1254.75
058	02/04/24	0220	Levies Billed Not Yet Due	J		900.00	07	01/04/24 To 30/06/24	J0003595	00111	**		-354.75
076	11/06/24	0220	Levies Billed Not Yet Due	J		-1925.00	01	01/07/24 To 30/09/24	J0003630	00108	**		-2279.75
077	11/06/24	0220	Levies Billed Not Yet Due	J		-900.00	07	01/07/24 To 30/09/24	J0003631	00112	**		-3179.75
083	01/07/24	0220	Levies Billed Not Yet Due	J		1925.00	01	01/07/24 To 30/09/24	J0003642	00108	**		-1254.75
083	01/07/24	0220	Levies Billed Not Yet Due	J		900.00	07	01/07/24 To 30/09/24	J0003644	00112	**		-354.75
100	10/09/24	0220	Levies Billed Not Yet Due	J		-1925.00	01	01/10/24 To 31/12/24	J0003677	00109	**		-2279.75
101	10/09/24	0220	Levies Billed Not Yet Due	J		-900.00	07	01/10/24 To 31/12/24	J0003678	00113	**		-3179.75
107	01/10/24	0220	Levies Billed Not Yet Due	J		1925.00	01	01/10/24 To 31/12/24	J0003688	00109	**		-1254.75
107	01/10/24	0220	Levies Billed Not Yet Due	J		900.00	07	01/10/24 To 31/12/24	J0003690	00113	**		-354.75
			Account Code 0220 Total			**0.00**							
000	01/11/23	03100001	Mr A Nuzzo	J		354.75	18	Brought Forward	J0003482		**		0.00
			Account Code 03100001 Total			**354.75**							
001	01/11/23	08200002	Adelaide Strata	C		-72.17		Management Fees	D0001362	M0918477	Management Fees **	12210	-72.17
001	01/11/23	08200002	Adelaide Strata	C		-1.40		Archive Storage Fee	D0001363	M0918478	Archive/Data Storage **	15408	-73.57
001	01/11/23	08200002	Adelaide Strata	C		-5.47		Account Management	D0001364	M0918479	Account Management Fee **	12202	-79.04
001	01/11/23	08200002	Adelaide Strata	C		-21.92		Fixed Disbursements	D0001365	M0918480	Disbursements **	15418	-100.96
002	01/11/23	08200002	Adelaide Strata	P		100.96		Eft Payment	F0000499		Adelaide Strata **	08200002	0.00
004	29/11/23	08200002	Adelaide Strata	C		-253.00		*08 Meetings	D0001366	M0919208	Meeting Fees **	15433	-253.00
005	29/11/23	08200002	Adelaide Strata	P		253.00		Eft Payment	F0000500		Adelaide Strata **	08200002	0.00
007	01/12/23	08200002	Adelaide Strata	C		-72.17		Management Fees	D0001367	M0921091	Management Fees **	12210	-72.17
007	01/12/23	08200002	Adelaide Strata	C		-1.40		Archive Storage Fee	D0001368	M0921092	Archive/Data Storage **	15408	-73.57
007	01/12/23	08200002	Adelaide Strata	C		-5.47		Account Management	D0001369	M0921093	Account Management Fee **	12202	-79.04
007	01/12/23	08200002	Adelaide Strata	C		-21.92		Fixed Disbursements	D0001370	M0921094	Disbursements **	15418	-100.96
008	01/12/23	08200002	Adelaide Strata	P		100.96		Eft Payment	F0000501		Adelaide Strata **	08200002	0.00
017	21/12/23	08200002	Adelaide Strata	C		-6.10		Management Fees	D0001374	M0921464	Management Fees **	12210	-6.10
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Records On File: 494 Records Printed: 237 Date Printed: 31/10/24 Time: 13:21:10

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General Ledger Transaction List

Strata Corporation 6229 Inc

Batch No	Date	Account Code	Account Name	Type	P	Amount	Inv Code	Details	Reference	Extra details			Running Total
018	21/12/23	08200002	Adelaide Strata	P		6.10		Eft Payment	F0000505		Adelaide Strata **	08200002	0.00
024	02/01/24	08200002	Adelaide Strata	C		-76.50		Management Fees	D0001375	M0923657	Management Fees **	12210	-76.50
024	02/01/24	08200002	Adelaide Strata	C		-1.40		Archive Storage Fee	D0001376	M0923658	Archive/Data Storage **	15408	-77.90
024	02/01/24	08200002	Adelaide Strata	C		-5.48		Account Management	D0001377	M0923659	Account Management Fee **	12202	-83.38
024	02/01/24	08200002	Adelaide Strata	C		-22.52		Fixed Disbursements	D0001378	M0923660	Disbursements **	15418	-105.90
025	02/01/24	08200002	Adelaide Strata	P		105.90		Eft Payment	F0000506		Adelaide Strata **	08200002	0.00
032	31/01/24	08200002	Adelaide Strata	C		-6.60		Work Order Fee	D0001381	M0924499	Disbursements **	15418	-6.60
033	31/01/24	08200002	Adelaide Strata	P		6.60		Eft Payment	F0000508		Adelaide Strata **	08200002	0.00
036	01/02/24	08200002	Adelaide Strata	C		-76.50		Management Fees	D0001382	M0926459	Management Fees **	12210	-76.50
036	01/02/24	08200002	Adelaide Strata	C		-1.40		Archive Storage Fee	D0001383	M0926460	Archive/Data Storage **	15408	-77.90
036	01/02/24	08200002	Adelaide Strata	C		-5.48		Account Management	D0001384	M0926461	Account Management Fee **	12202	-83.38
036	01/02/24	08200002	Adelaide Strata	C		-22.52		Fixed Disbursements	D0001385	M0926462	Disbursements **	15418	-105.90
037	01/02/24	08200002	Adelaide Strata	P		105.90		Eft Payment	F0000509		Adelaide Strata **	08200002	0.00
044	01/03/24	08200002	Adelaide Strata	C		-76.50		Management Fees	D0001387	M0928959	Management Fees **	12210	-76.50
044	01/03/24	08200002	Adelaide Strata	C		-1.40		Archive Storage Fee	D0001388	M0928960	Archive/Data Storage **	15408	-77.90
044	01/03/24	08200002	Adelaide Strata	C		-5.48		Account Management	D0001389	M0928961	Account Management Fee **	12202	-83.38
044	01/03/24	08200002	Adelaide Strata	C		-22.52		Fixed Disbursements	D0001390	M0928962	Disbursements **	15418	-105.90
045	01/03/24	08200002	Adelaide Strata	P		105.90		Eft Payment	F0000511		Adelaide Strata **	08200002	0.00
055	28/03/24	08200002	Adelaide Strata	C		-3.30		Work Order Fee	D0001392	M0929550	Disbursements **	15418	-3.30
056	28/03/24	08200002	Adelaide Strata	P		3.30		Eft Payment	F0000515		Adelaide Strata **	08200002	0.00
059	02/04/24	08200002	Adelaide Strata	C		-76.50		Management Fees	D0001393	M0931449	Management Fees **	12210	-76.50
059	02/04/24	08200002	Adelaide Strata	C		-1.40		Archive Storage Fee	D0001394	M0931450	Archive/Data Storage **	15408	-77.90
059	02/04/24	08200002	Adelaide Strata	C		-5.48		Account Management	D0001395	M0931451	Account Management Fee **	12202	-83.38
059	02/04/24	08200002	Adelaide Strata	C		-22.52		Fixed Disbursements	D0001396	M0931452	Disbursements **	15418	-105.90
060	02/04/24	08200002	Adelaide Strata	P		105.90		Eft Payment	F0000516		Adelaide Strata **	08200002	0.00
067	01/05/24	08200002	Adelaide Strata	C		-76.50		Management Fees	D0001398	M0933849	Management Fees **	12210	-76.50
067	01/05/24	08200002	Adelaide Strata	C		-1.40		Archive Storage Fee	D0001399	M0933850	Archive/Data Storage **	15408	-77.90
067	01/05/24	08200002	Adelaide Strata	C		-5.48		Account Management	D0001400	M0933851	Account Management Fee **	12202	-83.38
067	01/05/24	08200002	Adelaide Strata	C		-22.52		Fixed Disbursements	D0001401	M0933852	Disbursements **	15418	-105.90
068	01/05/24	08200002	Adelaide Strata	P		105.90		Eft Payment	F0000518		Adelaide Strata **	08200002	0.00
071	31/05/24	08200002	Adelaide Strata	C		-3.30		Work Order Fee	D0001403	M0934430	Disbursements **	15418	-3.30
072	31/05/24	08200002	Adelaide Strata	P		3.30		Eft Payment	F0000520		Adelaide Strata **	08200002	0.00
074	03/06/24	08200002	Adelaide Strata	C		-76.50		Management Fees	D0001404	M0936243	Management Fees **	12210	-76.50
074	03/06/24	08200002	Adelaide Strata	C		-1.40		Archive Storage Fee	D0001405	M0936244	Archive/Data Storage **	15408	-77.90
074	03/06/24	08200002	Adelaide Strata	C		-5.48		Account Management	D0001406	M0936245	Account Management Fee **	12202	-83.38
074	03/06/24	08200002	Adelaide Strata	C		-22.52		Fixed Disbursements	D0001407	M0936246	Disbursements **	15418	-105.90
075	03/06/24	08200002	Adelaide Strata	P		105.90		Eft Payment	F0000521		Adelaide Strata **	08200002	0.00
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Records On File: 494 Records Printed: 274 Date Printed: 31/10/24 Time: 13:21:10

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General Ledger Transaction List

Strata Corporation 6229 Inc

Batch No	Date	Account Code	Account Name	Type	P	Amount	Inv Code	Details	Reference	Extra details			Running Total
084	01/07/24	08200002	Adelaide Strata	C		-76.50		Management Fees	D0001409	M0938525	Management Fees **	12210	-76.50
084	01/07/24	08200002	Adelaide Strata	C		-1.40		Archive Storage Fee	D0001410	M0938526	Archive/Data Storage **	15408	-77.90
084	01/07/24	08200002	Adelaide Strata	C		-5.48		Account Management	D0001411	M0938527	Account Management Fee **	12202	-83.38
084	01/07/24	08200002	Adelaide Strata	C		-22.52		Fixed Disbursements	D0001412	M0938528	Disbursements **	15418	-105.90
085	01/07/24	08200002	Adelaide Strata	P		105.90		Eft Payment	F0000523		Adelaide Strata **	08200002	0.00
090	12/07/24	08200002	Adelaide Strata	C		-70.00		Tax Preparation	D0001413	M0939278	Income Tax Return Preparatio**	12206	-70.00
091	12/07/24	08200002	Adelaide Strata	P		70.00		Eft Payment	F0000524		Adelaide Strata **	08200002	0.00
095	01/08/24	08200002	Adelaide Strata	C		-76.50		Management Fees	D0001415	M0941386	Management Fees **	12210	-76.50
095	01/08/24	08200002	Adelaide Strata	C		-1.40		Archive Storage Fee	D0001416	M0941387	Archive/Data Storage **	15408	-77.90
095	01/08/24	08200002	Adelaide Strata	C		-5.48		Account Management	D0001417	M0941388	Account Management Fee **	12202	-83.38
095	01/08/24	08200002	Adelaide Strata	C		-22.52		Fixed Disbursements	D0001418	M0941389	Disbursements **	15418	-105.90
096	01/08/24	08200002	Adelaide Strata	P		105.90		Eft Payment	F0000526		Adelaide Strata **	08200002	0.00
098	02/09/24	08200002	Adelaide Strata	C		-76.50		Management Fees	D0001419	M0944026	Management Fees **	12210	-76.50
098	02/09/24	08200002	Adelaide Strata	C		-135.00		Tax Lodgement	D0001420	M0944027	Income Tax Return Preparatio**	12206	-211.50
098	02/09/24	08200002	Adelaide Strata	C		-1.40		Archive Storage Fee	D0001421	M0944028	Archive/Data Storage **	15408	-212.90
098	02/09/24	08200002	Adelaide Strata	C		-5.48		Account Management	D0001422	M0944029	Account Management Fee **	12202	-218.38
098	02/09/24	08200002	Adelaide Strata	C		-22.52		Fixed Disbursements	D0001423	M0944030	Disbursements **	15418	-240.90
099	02/09/24	08200002	Adelaide Strata	P		240.90		Eft Payment	F0000527		Adelaide Strata **	08200002	0.00
108	01/10/24	08200002	Adelaide Strata	C		-76.50		Management Fees	D0001424	M0946365	Management Fees **	12210	-76.50
108	01/10/24	08200002	Adelaide Strata	C		-1.40		Archive Storage Fee	D0001425	M0946366	Archive/Data Storage **	15408	-77.90
108	01/10/24	08200002	Adelaide Strata	C		-5.48		Account Management	D0001426	M0946367	Account Management Fee **	12202	-83.38
108	01/10/24	08200002	Adelaide Strata	C		-22.52		Fixed Disbursements	D0001427	M0946368	Disbursements **	15418	-105.90
109	01/10/24	08200002	Adelaide Strata	P		105.90		Eft Payment	F0000528		Adelaide Strata **	08200002	0.00
111	23/10/24	08200002	Adelaide Strata	C		-330.00		Plan On/Off Boarding	D0001428	M0946668	Consultancy Services **	14219	-330.00
112	23/10/24	08200002	Adelaide Strata	P		330.00		Eft Payment	F0000529		Adelaide Strata **	08200002	0.00
			Account Code 08200002 Total			**0.00**							
062	28/03/24	08200058	Guttersweep Australia	C		-352.00	18	28/3 Gutter Clean	D0001397	26921	Gutter And Stormwater Mainte**	14233	-352.00
063	09/04/24	08200058	Guttersweep Australia	P		352.00		Eft Payment	F0000517		Guttersweep Australia **	08200058	0.00
			Account Code 08200058 Total			**0.00**							
092	10/07/24	08200758	I'm Your Man Lawn & Garden	C		-50.00	18	10/7 Maintenance	D0001414	81	Grounds Maintenance **	14232	-50.00
093	17/07/24	08200758	I'm Your Man Lawn & Garden	P		50.00		Eft Payment	F0000525		I'm Your Man Lawn & Garden **	08200758	0.00
			Account Code 08200758 Total			**0.00**							
015	12/12/23	08201120	Property Maintenance Plus Pty	C		-110.00	18	29/11 Irrigation	D0001373	31816	Irrigation Works **	14236	-110.00
016	18/12/23	08201120	Property Maintenance Plus Pty	P		110.00		Eft Payment	F0000504		Property Maintenance Plus Pt**	08201120	0.00
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Records On File: 494 Records Printed: 305 Date Printed: 31/10/24 Time: 13:21:10

Docusign Envelope ID: EBB06989-FEC5-88A9-800A-42A26F6F53E9

General Ledger Transaction List

Strata Corporation 6229 Inc

Batch No	Date	Account Code	Account Name	Type	P	Amount	Inv Code	Details	Reference	Extra details			Running Total
			Account Code 08201120 Total			**0.00**							
040	23/02/24	08201165	Adelaide Pest Control (5002)	C		-352.00	18	23/2 Termite T/Mnt	D0001386	37493387	Pest Control **	14246	-352.00
041	28/02/24	08201165	Adelaide Pest Control (5002)	P		352.00		Eft Payment	F0000510		Adelaide Pest Control (5002)**	08201165	0.00
			Account Code 08201165 Total			**0.00**							
011	08/12/23	08201206	Origin Energy - B/Pay 130112	C		-85.22	18	5/9-5/12/23	D0001372	48550437	Electrical Power Usage **	15420	-85.22
012	08/12/23	08201206	Origin Energy - B/Pay 130112	P		85.22		Bpay Payment	F0000503		Origin Energy - B/Pay 130112**	08201206	0.00
048	11/03/24	08201206	Origin Energy - B/Pay 130112	C		-83.89	18	6/12/23-6/3/24	D0001391	71467241	Electrical Power Usage **	15420	-83.89
049	12/03/24	08201206	Origin Energy - B/Pay 130112	P		83.89		Bpay Payment	F0000512		Origin Energy - B/Pay 130112**	08201206	0.00
078	06/06/24	08201206	Origin Energy - B/Pay 130112	C		-81.50	18	7/3-3/6/24	D0001408	79758849	Electrical Power Usage **	15420	-81.50
079	13/06/24	08201206	Origin Energy - B/Pay 130112	P		81.50		Bpay Payment	F0000522		Origin Energy - B/Pay 130112**	08201206	0.00
			Account Code 08201206 Total			**0.00**							
028	14/12/23	08203004	Bcb Corporate Brokers Pty Ltd	C		-3655.98	18	15/12/23-15/12/24	D0001379	134013	Insurance Premium **	12603	-3655.98
028	14/12/23	08203004	Bcb Corporate Brokers Pty Ltd	C		-340.25	18	15/12/23-15/12/24	D0001380	134013	Insurance Stamp Duty **	12604	-3996.23
030	10/01/24	08203004	Bcb Corporate Brokers Pty Ltd	P		3996.23		Bpay Payment	F0000507		Bcb Corporate Brokers Pty Lt**	08203004	0.00
			Account Code 08203004 Total			**0.00**							
009	26/11/23	08203374	Morrys Lawn & Garden Care	C		-275.00	18	22/11 Garden	D0001371	1	Grounds Maintenance **	14232	-275.00
010	07/12/23	08203374	Morrys Lawn & Garden Care	P		275.00		Eft Payment	F0000502		Morrys Lawn & Garden Care **	08203374	0.00
069	12/05/24	08203374	Morrys Lawn & Garden Care	C		-297.00	18	Trim Roses Gardening	D0001402	2	Grounds Maintenance **	14232	-297.00
070	20/05/24	08203374	Morrys Lawn & Garden Care	P		297.00		Eft Payment	F0000519		Morrys Lawn & Garden Care **	08203374	0.00
			Account Code 08203374 Total			**0.00**							
023	02/01/24	101	Levies - Administrative Fund	J		-1925.00	01	01/01/24 To 31/03/24	J0003523	00106			-1925.00
058	02/04/24	101	Levies - Administrative Fund	J		-1925.00	01	01/04/24 To 30/06/24	J0003594	00107			-3850.00
083	01/07/24	101	Levies - Administrative Fund	J		-1925.00	01	01/07/24 To 30/09/24	J0003643	00108			-5775.00
107	01/10/24	101	Levies - Administrative Fund	J		-1925.00	01	01/10/24 To 31/12/24	J0003689	00109			-7700.00
			Account Code 101 Total			**-7700.00**							
006	30/11/23	106	Bank Interest	P		-10.61	18	Interest	B0000294				-7710.61
022	29/12/23	106	Bank Interest	P		-13.81	18	Interest	B0000298				-7724.42
034	31/01/24	106	Bank Interest	P		-14.96	18	Interest	B0000302				-7739.38
042	29/02/24	106	Bank Interest	P		-12.84	18	Interest	B0000304				-7752.22
057	28/03/24	106	Bank Interest	P		-13.76	18	Interest	B0000306				-7765.98
066	30/04/24	106	Bank Interest	P		-13.35	18	Interest	B0000308				-7779.33
			Page Total			**-7779.33**							
			Report Total			**-7779.33**							

Records On File: 494 Records Printed: 330 Date Printed: 31/10/24 Time: 13:21:10

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General Ledger Transaction List

Strata Corporation 6229 Inc

Batch No	Date	Account Code	Account Name	Type	P	Amount	Inv Code	Details	Reference	Extra details			Running Total
073	31/05/24	106	Bank Interest	P		-13.82	18	Interest	B0000309				-7793.15
082	28/06/24	106	Bank Interest	P		-13.41	18	Interest	B0000311				-7806.56
094	31/07/24	106	Bank Interest	P		-13.89	18	Interest	B0000313				-7820.45
097	30/08/24	106	Bank Interest	P		-13.93	18	Interest	B0000314				-7834.38
105	30/09/24	106	Bank Interest	P		-13.51	18	Interest	B0000316				-7847.89
			Account Code 106 Total			**-147.89**							
035	31/01/24	1095	Interest On Overdue Levies	J		-9.00		Interest To 31/01/24	J0003548	02100003			-7856.89
043	29/02/24	1095	Interest On Overdue Levies	J		-0.11		Interest To 29/02/24	J0003565	02100003			-7857.00
			Account Code 1095 Total			**-9.11**							
001	01/11/23	12202	Account Management Fee	C		5.47		Account Management	DA001364	M0918479	Adelaide Strata	08200002	-7851.53
007	01/12/23	12202	Account Management Fee	C		5.47		Account Management	DA001369	M0921093	Adelaide Strata	08200002	-7846.06
024	02/01/24	12202	Account Management Fee	C		5.48		Account Management	DA001377	M0923659	Adelaide Strata	08200002	-7840.58
036	01/02/24	12202	Account Management Fee	C		5.48		Account Management	DA001384	M0926461	Adelaide Strata	08200002	-7835.10
044	01/03/24	12202	Account Management Fee	C		5.48		Account Management	DA001389	M0928961	Adelaide Strata	08200002	-7829.62
059	02/04/24	12202	Account Management Fee	C		5.48		Account Management	DA001395	M0931451	Adelaide Strata	08200002	-7824.14
067	01/05/24	12202	Account Management Fee	C		5.48		Account Management	DA001400	M0933851	Adelaide Strata	08200002	-7818.66
074	03/06/24	12202	Account Management Fee	C		5.48		Account Management	DA001406	M0936245	Adelaide Strata	08200002	-7813.18
084	01/07/24	12202	Account Management Fee	C		5.48		Account Management	DA001411	M0938527	Adelaide Strata	08200002	-7807.70
095	01/08/24	12202	Account Management Fee	C		5.48		Account Management	DA001417	M0941388	Adelaide Strata	08200002	-7802.22
098	02/09/24	12202	Account Management Fee	C		5.48		Account Management	DA001422	M0944029	Adelaide Strata	08200002	-7796.74
108	01/10/24	12202	Account Management Fee	C		5.48		Account Management	DA001426	M0946367	Adelaide Strata	08200002	-7791.26
			Account Code 12202 Total			**65.74**							
003	03/11/23	12204	Bank Charges	P		0.37	18	Stratapay Bpay Fees	B0000293				-7790.89
020	27/12/23	12204	Bank Charges	P		0.85	18	Stratapay Trans Fee	B0000295				-7790.04
027	04/01/24	12204	Bank Charges	P		0.37	18	Stratapay Bpay Fees	B0000299				-7789.67
039	05/02/24	12204	Bank Charges	P		0.37	18	Stratapay Bpay Fees	B0000303				-7789.30
054	26/03/24	12204	Bank Charges	P		0.85	18	Stratapay Trans Fee	B0000305				-7788.45
061	04/04/24	12204	Bank Charges	P		0.37	18	Stratapay Bpay Fees	B0000307				-7788.08
081	27/06/24	12204	Bank Charges	P		0.85	18	Stratapay Trans Fee	B0000310				-7787.23
088	03/07/24	12204	Bank Charges	P		0.37	18	Stratapay Bpay Fees	B0000312				-7786.86
104	27/09/24	12204	Bank Charges	P		0.85	18	Stratapay Trans Fee	B0000315				-7786.01
			Account Code 12204 Total			**5.25**							
090	12/07/24	12206	Income Tax Return Preparation	C		70.00		Tax Preparation	DA001413	M0939278	Adelaide Strata	08200002	-7716.01
			Page Total			**63.32**							
			Report Total			**-7716.01**							

Records On File: 494 Records Printed: 359 Date Printed: 31/10/24 Time: 13:21:10

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General Ledger Transaction List

Strata Corporation 6229 Inc

Batch No	Date	Account Code	Account Name	Type	P	Amount	Inv Code	Details	Reference	Extra details			Running Total
098	02/09/24	12206	Income Tax Return Preparation	C		135.00		Tax Lodgement	DA001420	M0944027	Adelaide Strata	08200002	-7581.01
			Account Code 12206 Total			**205.00**							
001	01/11/23	12210	Management Fees	C		72.17		Management Fees	DA001362	M0918477	Adelaide Strata	08200002	-7508.84
007	01/12/23	12210	Management Fees	C		72.17		Management Fees	DA001367	M0921091	Adelaide Strata	08200002	-7436.67
017	21/12/23	12210	Management Fees	C		6.10		Management Fees	DA001374	M0921464	Adelaide Strata	08200002	-7430.57
024	02/01/24	12210	Management Fees	C		76.50		Management Fees	DA001375	M0923657	Adelaide Strata	08200002	-7354.07
036	01/02/24	12210	Management Fees	C		76.50		Management Fees	DA001382	M0926459	Adelaide Strata	08200002	-7277.57
044	01/03/24	12210	Management Fees	C		76.50		Management Fees	DA001387	M0928959	Adelaide Strata	08200002	-7201.07
059	02/04/24	12210	Management Fees	C		76.50		Management Fees	DA001393	M0931449	Adelaide Strata	08200002	-7124.57
067	01/05/24	12210	Management Fees	C		76.50		Management Fees	DA001398	M0933849	Adelaide Strata	08200002	-7048.07
074	03/06/24	12210	Management Fees	C		76.50		Management Fees	DA001404	M0936243	Adelaide Strata	08200002	-6971.57
084	01/07/24	12210	Management Fees	C		76.50		Management Fees	DA001409	M0938525	Adelaide Strata	08200002	-6895.07
095	01/08/24	12210	Management Fees	C		76.50		Management Fees	DA001415	M0941386	Adelaide Strata	08200002	-6818.57
098	02/09/24	12210	Management Fees	C		76.50		Management Fees	DA001419	M0944026	Adelaide Strata	08200002	-6742.07
108	01/10/24	12210	Management Fees	C		76.50		Management Fees	DA001424	M0946365	Adelaide Strata	08200002	-6665.57
			Account Code 12210 Total			**915.44**							
028	14/12/23	12603	Insurance Premium	C		3655.98	18	15/12/23-15/12/24	DA001379	134013	Bcb Corporate Brokers Pty Ltd	08203004	-3009.59
			Account Code 12603 Total			**3655.98**							
028	14/12/23	12604	Insurance Stamp Duty	C		340.25	18	15/12/23-15/12/24	DA001380	134013	Bcb Corporate Brokers Pty Ltd	08203004	-2669.34
			Account Code 12604 Total			**340.25**							
111	23/10/24	14219	Consultancy Services	C		330.00		Plan On/Off Boarding	DA001428	M0946668	Adelaide Strata	08200002	-2339.34
			Account Code 14219 Total			**330.00**							
009	26/11/23	14232	Grounds Maintenance	C		275.00	18	22/11 Garden	DA001371	1	Morrys Lawn & Garden Care **	08203374	-2064.34
069	12/05/24	14232	Grounds Maintenance	C		297.00	18	Trim Roses Gardening	DA001402	2	Morrys Lawn & Garden Care **	08203374	-1767.34
092	10/07/24	14232	Grounds Maintenance	C		50.00	18	10/7 Maintenance	DA001414	81	I'm Your Man Lawn & Garden **	08200758	-1717.34
			Account Code 14232 Total			**622.00**							
062	28/03/24	14233	Gutter And Stormwater Maintena	C		352.00	18	28/3 Gutter Clean	DA001397	26921	Guttersweep Australia	08200058	-1365.34
			Account Code 14233 Total			**352.00**							
015	12/12/23	14236	Irrigation Works	C		110.00	18	29/11 Irrigation	DA001373	31816	Property Maintenance Plus Pty	08201120	-1255.34
			Account Code 14236 Total			**110.00**							
			Page Total			**6460.67**							
			Report Total			**-1255.34**							

Records On File: 494 Records Printed: 381 Date Printed: 31/10/24 Time: 13:21:10

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General Ledger Transaction List

Strata Corporation 6229 Inc

Batch No	Date	Account Code	Account Name	Type	P	Amount	Inv Code	Details	Reference	Extra details			Running Total
040	23/02/24	14246	Pest Control	C		352.00	18	23/2 Termite T/Mnt	DA001386	37493387	Adelaide Pest Control (5002)	08201165	-903.34
051	13/03/24	14246	Pest Control	P		385.00		Pest Control	F0000514		Neil Tackage		-518.34
			Account Code 14246 Total			**737.00**							
050	13/03/24	15003	Reimbursement	P		198.00		Pest Control	F0000513		G Pearce		-320.34
			Account Code 15003 Total			**198.00**							
001	01/11/23	15408	Archive/Data Storage	C		1.40		Archive Storage Fee	DA001363	M0918478	Adelaide Strata	08200002	-318.94
007	01/12/23	15408	Archive/Data Storage	C		1.40		Archive Storage Fee	DA001368	M0921092	Adelaide Strata	08200002	-317.54
024	02/01/24	15408	Archive/Data Storage	C		1.40		Archive Storage Fee	DA001376	M0923658	Adelaide Strata	08200002	-316.14
036	01/02/24	15408	Archive/Data Storage	C		1.40		Archive Storage Fee	DA001383	M0926460	Adelaide Strata	08200002	-314.74
044	01/03/24	15408	Archive/Data Storage	C		1.40		Archive Storage Fee	DA001388	M0928960	Adelaide Strata	08200002	-313.34
059	02/04/24	15408	Archive/Data Storage	C		1.40		Archive Storage Fee	DA001394	M0931450	Adelaide Strata	08200002	-311.94
067	01/05/24	15408	Archive/Data Storage	C		1.40		Archive Storage Fee	DA001399	M0933850	Adelaide Strata	08200002	-310.54
074	03/06/24	15408	Archive/Data Storage	C		1.40		Archive Storage Fee	DA001405	M0936244	Adelaide Strata	08200002	-309.14
084	01/07/24	15408	Archive/Data Storage	C		1.40		Archive Storage Fee	DA001410	M0938526	Adelaide Strata	08200002	-307.74
095	01/08/24	15408	Archive/Data Storage	C		1.40		Archive Storage Fee	DA001416	M0941387	Adelaide Strata	08200002	-306.34
098	02/09/24	15408	Archive/Data Storage	C		1.40		Archive Storage Fee	DA001421	M0944028	Adelaide Strata	08200002	-304.94
108	01/10/24	15408	Archive/Data Storage	C		1.40		Archive Storage Fee	DA001425	M0946366	Adelaide Strata	08200002	-303.54
			Account Code 15408 Total			**16.80**							
001	01/11/23	15418	Disbursements	C		21.92		Fixed Disbursements	DA001365	M0918480	Adelaide Strata	08200002	-281.62
007	01/12/23	15418	Disbursements	C		21.92		Fixed Disbursements	DA001370	M0921094	Adelaide Strata	08200002	-259.70
024	02/01/24	15418	Disbursements	C		22.52		Fixed Disbursements	DA001378	M0923660	Adelaide Strata	08200002	-237.18
032	31/01/24	15418	Disbursements	C		6.60		Work Order Fee	DA001381	M0924499	Adelaide Strata	08200002	-230.58
036	01/02/24	15418	Disbursements	C		22.52		Fixed Disbursements	DA001385	M0926462	Adelaide Strata	08200002	-208.06
044	01/03/24	15418	Disbursements	C		22.52		Fixed Disbursements	DA001390	M0928962	Adelaide Strata	08200002	-185.54
055	28/03/24	15418	Disbursements	C		3.30		Work Order Fee	DA001392	M0929550	Adelaide Strata	08200002	-182.24
059	02/04/24	15418	Disbursements	C		22.52		Fixed Disbursements	DA001396	M0931452	Adelaide Strata	08200002	-159.72
067	01/05/24	15418	Disbursements	C		22.52		Fixed Disbursements	DA001401	M0933852	Adelaide Strata	08200002	-137.20
071	31/05/24	15418	Disbursements	C		3.30		Work Order Fee	DA001403	M0934430	Adelaide Strata	08200002	-133.90
074	03/06/24	15418	Disbursements	C		22.52		Fixed Disbursements	DA001407	M0936246	Adelaide Strata	08200002	-111.38
084	01/07/24	15418	Disbursements	C		22.52		Fixed Disbursements	DA001412	M0938528	Adelaide Strata	08200002	-88.86
095	01/08/24	15418	Disbursements	C		22.52		Fixed Disbursements	DA001418	M0941389	Adelaide Strata	08200002	-66.34
098	02/09/24	15418	Disbursements	C		22.52		Fixed Disbursements	DA001423	M0944030	Adelaide Strata	08200002	-43.82
108	01/10/24	15418	Disbursements	C		22.52		Fixed Disbursements	DA001427	M0946368	Adelaide Strata	08200002	-21.30
			Page Total			**1234.04**							
			Report Total			**-21.30**							

Records On File: 494 Records Printed: 411 Date Printed: 31/10/24 Time: 13:21:10

Docusign Envelope ID: EBB06989-FEC5-88A9-800A-42A26F6F53E9

Strata Corporation 6229 Inc

Batch No	Date	Account Code	Account Name	Type	P	Amount	Inv Code	Details	Reference	Extra details			Running Total
			Account Code 15418 Total			**282.24**							
011	08/12/23	15420	Electrical Power Usage	C		85.22	18	5/9-5/12/23	DA001372	48550437	Origin Energy - B/Pay 130112	08201206	63.92
048	11/03/24	15420	Electrical Power Usage	C		83.89	18	6/12/23-6/3/24	DA001391	71467241	Origin Energy - B/Pay 130112	08201206	147.81
078	06/06/24	15420	Electrical Power Usage	C		81.50	18	7/3-3/6/24	DA001408	79758849	Origin Energy - B/Pay 130112	08201206	229.31
			Account Code 15420 Total			**250.61**							
004	29/11/23	15433	Meeting Fees	C		253.00		*08 Meetings	DA001366	M0919208	Adelaide Strata	08200002	482.31
			Account Code 15433 Total			**253.00**							
000	01/11/23	195	Opening Admin. Balance	J		-3495.50		Brought Forward	J0003483		**		-3013.19
			Account Code 195 Total			**-3495.50**							
023	02/01/24	201	Levies - Sinking Fund	J		-900.00	07	01/01/24 To 31/03/24	J0003525	00110			-3913.19
058	02/04/24	201	Levies - Sinking Fund	J		-900.00	07	01/04/24 To 30/06/24	J0003596	00111			-4813.19
083	01/07/24	201	Levies - Sinking Fund	J		-900.00	07	01/07/24 To 30/09/24	J0003645	00112			-5713.19
107	01/10/24	201	Levies - Sinking Fund	J		-900.00	07	01/10/24 To 31/12/24	J0003691	00113			-6613.19
			Account Code 201 Total			**-3600.00**							
000	01/11/23	295	Opening Sinking Fund Balance	J		-7909.56		Brought Forward	J0003484		**		-14522.75
			Account Code 295 Total			**-7909.56**							
001	01/11/23	401	Administrative Fund	J		-100.96		Trf Surplus/Deficit	J0003486	To Cap. A/c	**		-14623.71
003	03/11/23	401	Administrative Fund	J		-0.37		Trf Surplus/Deficit	J0003490	To Cap. A/c	**		-14624.08
004	29/11/23	401	Administrative Fund	J		-253.00		Trf Surplus/Deficit	J0003492	To Cap. A/c	**		-14877.08
006	30/11/23	401	Administrative Fund	J		10.61		Trf Surplus/Deficit	J0003496	To Cap. A/c	**		-14866.47
007	01/12/23	401	Administrative Fund	J		-100.96		Trf Surplus/Deficit	J0003498	To Cap. A/c	**		-14967.43
009	26/11/23	401	Administrative Fund	J		-275.00		Trf Surplus/Deficit	J0003501	To Cap. A/c	**		-15242.43
011	08/12/23	401	Administrative Fund	J		-85.22		Trf Surplus/Deficit	J0003504	To Cap. A/c	**		-15327.65
015	12/12/23	401	Administrative Fund	J		-110.00		Trf Surplus/Deficit	J0003509	To Cap. A/c	**		-15437.65
017	21/12/23	401	Administrative Fund	J		-6.10		Trf Surplus/Deficit	J0003512	To Cap. A/c	**		-15443.75
020	27/12/23	401	Administrative Fund	J		-0.85		Trf Surplus/Deficit	J0003517	To Cap. A/c	**		-15444.60
022	29/12/23	401	Administrative Fund	J		13.81		Trf Surplus/Deficit	J0003520	To Cap. A/c	**		-15430.79
023	02/01/24	401	Administrative Fund	J		1925.00		Trf Surplus/Deficit	J0003526	To Cap. A/c	**		-13505.79
024	02/01/24	401	Administrative Fund	J		-105.90		Trf Surplus/Deficit	J0003530	To Cap. A/c	**		-13611.69
027	04/01/24	401	Administrative Fund	J		-0.37		Trf Surplus/Deficit	J0003535	To Cap. A/c	**		-13612.06
028	14/12/23	401	Administrative Fund	J		-3996.23		Trf Surplus/Deficit	J0003537	To Cap. A/c	**		-17608.29
			Page Total			**-17586.99**							
			Report Total			**-17608.29**							

Records On File: 494 Records Printed: 436 Date Printed: 31/10/24 Time: 13:21:11

Docusign Envelope ID: EBB06989-FEC5-88A9-800A-42A26F6F53E9

Strata Corporation 6229 Inc

Batch No	Date	Account Code	Account Name	Type	P	Amount	Inv Code	Details	Reference	Extra details	Running Total
032	31/01/24	401	Administrative Fund	J		-6.60		Trf Surplus/Deficit	J0003541	To Cap. A/c **	-17614.89
034	31/01/24	401	Administrative Fund	J		14.96		Trf Surplus/Deficit	J0003545	To Cap. A/c **	-17599.93
035	31/01/24	401	Administrative Fund	J		9.00		Trf Surplus/Deficit	J0003549	To Cap. A/c **	-17590.93
036	01/02/24	401	Administrative Fund	J		-105.90		Trf Surplus/Deficit	J0003551	To Cap. A/c **	-17696.83
039	05/02/24	401	Administrative Fund	J		-0.37		Trf Surplus/Deficit	J0003556	To Cap. A/c **	-17697.20
040	23/02/24	401	Administrative Fund	J		-352.00		Trf Surplus/Deficit	J0003558	To Cap. A/c **	-18049.20
042	29/02/24	401	Administrative Fund	J		12.84		Trf Surplus/Deficit	J0003562	To Cap. A/c **	-18036.36
043	29/02/24	401	Administrative Fund	J		0.11		Trf Surplus/Deficit	J0003566	To Cap. A/c **	-18036.25
044	01/03/24	401	Administrative Fund	J		-105.90		Trf Surplus/Deficit	J0003568	To Cap. A/c **	-18142.15
048	11/03/24	401	Administrative Fund	J		-83.89		Trf Surplus/Deficit	J0003573	To Cap. A/c **	-18226.04
050	13/03/24	401	Administrative Fund	J		-198.00		Trf Surplus/Deficit	J0003577	To Cap. A/c **	-18424.04
051	13/03/24	401	Administrative Fund	J		-385.00		Trf Surplus/Deficit	J0003580	To Cap. A/c **	-18809.04
054	26/03/24	401	Administrative Fund	J		-0.85		Trf Surplus/Deficit	J0003585	To Cap. A/c **	-18809.89
055	28/03/24	401	Administrative Fund	J		-3.30		Trf Surplus/Deficit	J0003587	To Cap. A/c **	-18813.19
057	28/03/24	401	Administrative Fund	J		13.76		Trf Surplus/Deficit	J0003591	To Cap. A/c **	-18799.43
058	02/04/24	401	Administrative Fund	J		1925.00		Trf Surplus/Deficit	J0003597	To Cap. A/c **	-16874.43
059	02/04/24	401	Administrative Fund	J		-105.90		Trf Surplus/Deficit	J0003601	To Cap. A/c **	-16980.33
061	04/04/24	401	Administrative Fund	J		-0.37		Trf Surplus/Deficit	J0003605	To Cap. A/c **	-16980.70
062	28/03/24	401	Administrative Fund	J		-352.00		Trf Surplus/Deficit	J0003607	To Cap. A/c **	-17332.70
066	30/04/24	401	Administrative Fund	J		13.35		Trf Surplus/Deficit	J0003613	To Cap. A/c **	-17319.35
067	01/05/24	401	Administrative Fund	J		-105.90		Trf Surplus/Deficit	J0003615	To Cap. A/c **	-17425.25
069	12/05/24	401	Administrative Fund	J		-297.00		Trf Surplus/Deficit	J0003618	To Cap. A/c **	-17722.25
071	31/05/24	401	Administrative Fund	J		-3.30		Trf Surplus/Deficit	J0003621	To Cap. A/c **	-17725.55
073	31/05/24	401	Administrative Fund	J		13.82		Trf Surplus/Deficit	J0003625	To Cap. A/c **	-17711.73
074	03/06/24	401	Administrative Fund	J		-105.90		Trf Surplus/Deficit	J0003627	To Cap. A/c **	-17817.63
078	06/06/24	401	Administrative Fund	J		-81.50		Trf Surplus/Deficit	J0003632	To Cap. A/c **	-17899.13
081	27/06/24	401	Administrative Fund	J		-0.85		Trf Surplus/Deficit	J0003637	To Cap. A/c **	-17899.98
082	28/06/24	401	Administrative Fund	J		13.41		Trf Surplus/Deficit	J0003640	To Cap. A/c **	-17886.57
083	01/07/24	401	Administrative Fund	J		1925.00		Trf Surplus/Deficit	J0003646	To Cap. A/c **	-15961.57
084	01/07/24	401	Administrative Fund	J		-105.90		Trf Surplus/Deficit	J0003650	To Cap. A/c **	-16067.47
088	03/07/24	401	Administrative Fund	J		-0.37		Trf Surplus/Deficit	J0003656	To Cap. A/c **	-16067.84
090	12/07/24	401	Administrative Fund	J		-70.00		Trf Surplus/Deficit	J0003659	To Cap. A/c **	-16137.84
092	10/07/24	401	Administrative Fund	J		-50.00		Trf Surplus/Deficit	J0003662	To Cap. A/c **	-16187.84
094	31/07/24	401	Administrative Fund	J		13.89		Trf Surplus/Deficit	J0003666	To Cap. A/c **	-16173.95
095	01/08/24	401	Administrative Fund	J		-105.90		Trf Surplus/Deficit	J0003668	To Cap. A/c **	-16279.85
097	30/08/24	401	Administrative Fund	J		13.93		Trf Surplus/Deficit	J0003672	To Cap. A/c **	-16265.92
098	02/09/24	401	Administrative Fund	J		-240.90		Trf Surplus/Deficit	J0003674	To Cap. A/c **	-16506.82
			Page Total			**1101.47**					
			Report Total			**-16506.82**					

Records On File: 494 Records Printed: 473 Date Printed: 31/10/24 Time: 13:21:11

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Strata Corporation 6229 Inc

Batch No	Date	Account Code	Account Name	Type	P	Amount	Inv Code	Details	Reference	Extra details		Running Total
104	27/09/24	401	Administrative Fund	J		-0.85		Trf Surplus/Deficit	J0003682	To Cap. A/c	**	-16507.67
105	30/09/24	401	Administrative Fund	J		13.51		Trf Surplus/Deficit	J0003685	To Cap. A/c	**	-16494.16
107	01/10/24	401	Administrative Fund	J		1925.00		Trf Surplus/Deficit	J0003692	To Cap. A/c	**	-14569.16
108	01/10/24	401	Administrative Fund	J		-105.90		Trf Surplus/Deficit	J0003696	To Cap. A/c	**	-14675.06
111	23/10/24	401	Administrative Fund	J		-330.00		Trf Surplus/Deficit	J0003700	To Cap. A/c	**	-15005.06
			Account Code 401 Total			**-482.31**						
023	02/01/24	402	Sinking Fund	J		900.00		Trf Surplus/Deficit	J0003528	To Cap. A/c	**	-14105.06
058	02/04/24	402	Sinking Fund	J		900.00		Trf Surplus/Deficit	J0003599	To Cap. A/c	**	-13205.06
083	01/07/24	402	Sinking Fund	J		900.00		Trf Surplus/Deficit	J0003648	To Cap. A/c	**	-12305.06
107	01/10/24	402	Sinking Fund	J		900.00		Trf Surplus/Deficit	J0003694	To Cap. A/c	**	-11405.06
			Account Code 402 Total			**3600.00**						
000	01/11/23	409	Total Funds Brought Forward	J		11405.06		Brought Forward	J0003485		**	0.00
			Account Code 409 Total			**11405.06**						
			Page Total			**16506.82**						
			Report Total			**0.00**						

Records On File: 494 Records Printed: 483 Date Printed: 31/10/24 Time: 13:21:11

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Docusign Envelope ID: EBB06989-FEC5-88A9-800A-42A26F6F53E9

Minutes of Annual General Meeting

Strata Corporation No 6229 Inc
49 Phillis Street, Maylands SA 5069

Held Online or By Phone (GoTo Meeting)
On
Wednesday 10 December 2025 at 4:30pm

WELCOME
Meeting opened at 4:35pm. All those in attendance were welcomed to the meeting.
The Presiding Officer, Gillian Pearce, presided over the meeting. With the approval of the Corporation, Danielle Abeysekera of Best Strata assisted the Presiding Officer in the conduct of the meeting and recording the minutes.
A quorum was declared with 2 of the 4 unit holders in attendance in person or by proxy.

ATTENDANCE LIST

Present in Person

Name	Unit
Gillian Pearce	1
Neil Tackage	4

In Attendance
Danielle Abeysekera representing Best Strata.

DISCLOSURE OF PECUNIARY INTEREST
The Manager advised that it is an offence to not disclose any direct or indirect pecuniary interest in a matter relating to the Corporation. Under the Strata Titles Act 1988 (s27D [1]), a delegate of a Strata Corporation who has a direct or indirect pecuniary interest in a matter in relation to which he or she proposes to perform delegated functions or powers must disclose the nature of the interest, in writing, to the Corporation before performing the functions or powers.

PREVIOUS MINUTES
It was resolved that the minutes of the Annual General Meeting held on 11/12/2024 be accepted as an accurate record of that meeting. All agreed.

FINANCIAL STATEMENT
It was resolved that the financial statement for the period 1/11/2024 to 31/10/2025 be accepted as an accurate record of the Corporation's current financial position. All agreed.

ELECTION OF OFFICE BEARERS
It was resolved that the following appointments be made for the coming year;

Presiding Officer:	Gillian Pearce	Unit 1
Secretary:	Gillian Gerard	Unit 2
Treasurer:	Neil Tackage	Unit 4

All agreed.

MANAGEMENT COMMITTEE
It was resolved that all owners be appointed to the management committee. All agreed.

Docusign Envelope ID: EBB06989-FEC5-88A9-800A-42A26F6F53E9

Please Note: The management committee does not have the power to do anything for which a special or unanimous resolution of the Strata Corporation is required (section 35(3) of the Strata Titles Act 1988).

APPOINTMENT OF MANAGER
It was resolved that Best Strata be appointed to assist in the management of the Corporation for the following year. The following fees apply;

Service Type:	Regular
Management fee:	$933.00 per annum
Overheads:	$3.70 per unit per month
Meeting fee:	$132.00 online business hours meeting*
Audit fee:	$140.00 minimum per corporation
Tax Return:	$165.00 per return
Bank fees:	At cost

*Starting between 9:00am and 4:30pm	$132 – in person at office or online
Starting between 5.00pm and 6:00pm	$165 – online
Starting between 5.00pm and 6:00pm	$250 – in person at office

Meetings online or in Best Strata Office
Additional charges after 75 minutes at $110 per hour (15 minute blocks).
Meetings in other locations incur travel charge at $110 per hour (minimum 1 hour charged)
All agreed.

It was resolved that the Presiding Officer be authorised to examine the management agreement and to sign the agreement on behalf of the Corporation. All agreed.

ARM Contractor Compliance
ARM Contractor Compliance is a third party company engaged by Best Strata. The company ensures that any contractor that is sent to the property to carry out any works is properly licensed, insured and holds a valid ABN. The charge is minimal, being approximately $11.00 per unit per year. This service is optional, however if the Corporation wishes to opt out of this service, Best Strata will only send quote requests and work orders to a small group of contractors. If the Corporation wishes to use contractors outside of this group, they will need to issue any work orders and quote requests themselves.

It was resolved that the Corporation employs the service of ARM Contractor Compliance to check the credentials of any contractors engaged by the Corporation at the property.

INSURANCE
Section 30 of the Strata Titles Act 1988 requires the Strata Corporation to keep all buildings and building improvements on the site insured to their full replacement value.

Section 31 of the Strata Titles Act 1988 requires the Strata Corporation to keep itself insured against liability in tort to a minimum of $10 Million (Public Liability), hold Fidelity Guarantee Insurance to a minimum of $50,000, and any other liability as determined by a special resolution of the Corporation.

The Corporation's current policy details are as follows;

Insurer:	Flex
Policy Number:	HS0006118981
Renewal Date:	15/12/2025
Policy Type:	Strata
Premium:	$4,060.75 + endorsement $739.70

Excess Basic:	$500.00
Excess Other:	Water Damage $1,000 Liability to Others $1,000 Unoccupancy $2,500 (see policy)

Current Sums Insured

Building:	$2,000,000
Lost Rent / Temp Accommodation:	$300,000
Common Contents:	$20,000
Legal Liability:	$20,000,000
Fidelity Guarantee:	$100,000
Voluntary Workers:	$200,000
Machinery Breakdown:	$0
Office Bearers:	$500,000
Catastrophe:	$0
Floating Floors:	Included
Flood:	Included

Last Valuation

Valuation Report Date:	6/01/2025
Valuation Amount:	$2,000,000

Insurance Valuation / Review Sums Insured
The Manager informed the Corporation that it could obtain an insurance valuation to determine replacement value. The estimated cost for this valuation is $300.

The Corporation declined to have an insurance valuation, and agreed to keep the building sum insured amount at the existing amount at the next renewal date. All agreed.

Catastrophe Cover
The Manager informed the Corporation that Catastrophe cover was available under its insurance policy.

The Corporation requested a quote for Catastrophe to be considered by the committee and instructions provided to the Manager by the Presiding Officer.

Renewal / Placement
The Manager presented insurance quotes sourced by Surewise Insurance Brokers from CHU Underwriting Agencies Pty Ltd, Flex Insurance and Strata Community Insurance Agency.

Insurer	***Annual Premium***	***Excess***	***Flood***
CHU Underwriting Agency (CHU)	$5,519.40	$1,000	Yes
Flex Insurance (Flex)	$5,386.65	$1,000 / $2,000 Office Bearers	Yes
Strata Community Insurance (SCI)	$5,198.45	$500 / $1,000 Water Damage	Yes

It was resolved that the Manager arrange for the insurance policy to be placed through Surewise Insurance Brokers, with Strata Community Insurance Agency from the next renewal date. All agreed.

Product Disclosure Statement and Financial Services Guide
The Product Disclosure Statement and the Financial Services Guide are available to members of the Corporation by request to the Manager.

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Contents Insurance
The Manager informed owners that the Corporation's insurance policy does not cover owners' or tenants' contents including items such as carpets, curtains and light fittings. It also does not cover owners' legal liability in their unit subsidiary. It is the responsibility of each unit holder to arrange contents insurance for their unit.

MAINTENANCE

Grounds Maintenance
It was noted that Morry's Lawn Mowing attended the property every 3 months to tend to the Common Property gardens. They charged $330 per visit. Owners were happy to continue with the service.

If owners note that the gardens require more frequent attention, please let Gillian Pearce of Unit 1 know and she will contact Morry to arrange attendance.

Gutter Cleaning
It was noted that the gutters and downpipes were last cleaned on 04/12/2025 by Guttersweep at a cost of $363.00.

It was agreed to proceed with a further clean gutters and downpipes of Units 3 and 4 in November 2026.

Pest Inspection
It was noted that damage caused by termites was not an insured event in terms of the building insurance policy.
It was noted that the last pest inspection was carried out by Jims Termite and Pest in March 2025.

No evidence of Termites was found. The full report was circulated to Owners by email on 18 March 2025. The Manager recommended that all Owners review the report relating to their Unit and investigate any reported high moisture readings which may indicate faults with internal plumbing or waterproofing within their unit. Any remediation works required should be undertaken by the individual Owner. A copy of the report can be obtained by contacting the Manager.

It was resolved that the Manager arrange for a termite inspection to be carried out at the property in March 2026. The estimated cost is $120 per unit. All agreed.

Wood Rot
Neil Tackage of Unit 4 noted that 1 section of timberwork was repaired in the last 12 months. He noted that there is a section under the front verandah that needs replacement. Neil will send through some photos of the damage for assessment by the Committee and the Committee will provide instructions on how to proceed.

Iron Roof Cleaning
It was reported that moss was growing on the southern side of the iron roof. A cleaning quote was obtained from Ken Hall at a cost of $49,082.62. The Corporation requested the Manager arrange further quotes for the cleaning to provide to the Corporation.

Common Lighting
It was noted that the lamp post at the end of the driveway in the common area seemed to be on all the time. Neil Tackage of Unit 4 suggested a sensor so that the light turns on and off at appropriate times. The Corporation requested the Manager to obtain a quote for the sensor.

Docusign Envelope ID: EBB06989-FEC5-88A9-800A-42A26F6F53E9

BUDGET

Contributions

The Manager presented a budget estimate for the coming year and recommended that the administration levy increase to $10,000 per annum (from $9,200) and the sinking fund levy remain at $2,400 per annum.

After discussion it was resolved that annual contributions be as follows;

Administration Fund Contribution	$10,000.00
Sinking Fund Contribution	$2,400.00
Total Contribution	$12,400.00

The contribution is payable quarterly, divided by levy entitlement and will commence on 01/01/2026. All agreed.

It was resolved to transfer $1,000 from the Sinking Fund to the Administration Fund. All agreed.

The Manager advised that if Corporation funds are insufficient to cover Corporation outgoings throughout the year a special levy will be raised.

Forward Budget

Section 33A of the Strata Titles Act 1988 requires the Strata Corporation to present a statement of proposed non-recurrent expenditure at each Annual General Meeting. If the group has 6 or less units or a building sum insured amount of $100,000 or less, a statement is not required.

POLICIES & APPROVALS

The Manager advised that if an owner wishes to apply to the Corporation at any time other than the Annual General Meeting for an approval of any kind, for which a meeting is to be arranged, that owner, and not the Corporation, would be responsible for paying the meeting fee.

OTHER BUSINESS

Solar Panels

Neil Tackage of Unit 4 is looking to install solar panels and a battery at his unit. The Manager noted that there is a resolution approving solar panels from 2011 as below:

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

NEXT ANNUAL GENERAL MEETING

The tentative date for the next Annual General Meeting is Wednesday 9 December 2026 at 4:30pm at Online or By Phone (GoTo Meeting).

CLOSURE

Owners were thanked for their attendance.
The meeting was closed at 5:29pm.

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Minutes of Annual General Meeting

Strata Corporation No 6229 Inc
49 Phillis Street, Maylands SA 5069

Held Online or By Phone (GoTo Meeting)
On
Wednesday 11 December 2024 at 4:30pm

WELCOME
Meeting opened at 4:34pm. All those in attendance were welcomed to the meeting.
The Presiding Officer, Gillian Pearce , presided over the meeting. With the approval of the Corporation, Sharon Ellis of Best Strata assisted the Presiding Officer in the conduct of the meeting and recording the minutes.
A quorum was declared with 4 of the 4 unit holders in attendance in person or by proxy.

ATTENDANCE LIST

Present in Person

Name	Lot
Gillian Pearce	1
Scott and Sophie Campbell	3
Neil Tackage	4

Present by Proxy

Name	Lot	
G Gerard	2	Proxy to Best Strata

In Attendance
Sharon Ellis representing Best Strata.

Owner List
The Manager was requested to distribute an owner list with the meeting minutes.

DISCLOSURE OF PECUNIARY INTEREST
The Manager advised that it is an offence to not disclose any direct or indirect pecuniary interest in a matter relating to the Corporation. Under the Strata Titles Act 1988 (s27D [1]), a delegate of a Strata Corporation who has a direct or indirect pecuniary interest in a matter in relation to which he or she proposes to perform delegated functions or powers must disclose the nature of the interest, in writing, to the Corporation before performing the functions or powers.

PREVIOUS MINUTES
It was resolved that the minutes of the Annual General Meeting held on 23/11/2023 be accepted as an accurate record of that meeting. All agreed.

FINANCIAL STATEMENT
It was resolved that the financial statement for the period 1/11/2023 to 31/10/2024 be accepted as an accurate record of the Corporation's current financial position. All agreed.

The Manager was requested to source from the previous managers handover file, copies of adhoc contractor invoices for the last year and send to all owners (ie for grounds maintenance, irrigation repairs, gutter cleaning, pest inspection).

Docusign Envelope ID: EBB06989-FEC5-88A9-800A-42A26F6F53E9

ELECTION OF OFFICE BEARERS
It was resolved that the following appointments be made for the coming year;

Presiding Officer:	Gillian Pearce	Unit 1
Secretary:	G Gerard	Unit 2 (subject to acceptance)
Treasurer:	Neil Tackage	Unit 4

All agreed.

MANAGEMENT COMMITTEE
It was resolved that all owners be appointed to the management committee. All agreed.

Please Note: The management committee does not have the power to do anything for which a special or unanimous resolution of the Strata Corporation is required (section 35(3) of the Strata Titles Act 1988).

APPOINTMENT OF MANAGER
It was resolved that Best Strata be appointed to assist in the management of the Corporation for the following year. The following fees apply;

Service Type:	Regular
Management fee:	$880 per annum
Overheads:	$3.50 per unit per month
Meeting fee:	$132.00 online business meeting*
Audit fee:	$14.00 per unit with $140.00 minimum per corporation
Tax Return:	$165.00 per return
Bank fees:	At cost

*Starting between 9:00am and 4:30pm	$132 – in person at office or online
Starting between 5.00pm and 6:00pm	$165 – online
Starting between 5.00pm and 6:00pm	$250 – in person at office

Meetings online or in Best Strata Office
Additional charges after 75 minutes at $110 per hour (15 minute blocks).
Meetings in other locations incur travel charge at $110 per hour (minimum 1 hour charged)
All agreed.

It was resolved that the Presiding Officer be authorised to examine the management agreement and to sign the agreement on behalf of the Corporation. All agreed.

It was resolved that Sharon Ellis of Best Strata be appointed as Public Officer for the Corporation and be authorised to deal with the Australian Taxation Office regarding all tax matters applicable to the Corporation. All agreed.

ARM Contractor Compliance
ARM Contractor Compliance is a third party company engaged by Best Strata. The company ensures that any contractor that is sent to the property to carry out any works is properly licensed, insured and holds a valid ABN. The charge is minimal, being approximately $11.00 per unit per year. This service is optional, however if the Corporation wishes to opt out of this service, Best Strata will only send quote requests and work orders to a small group of contractors. If the Corporation wishes to use contractors outside of this group, they will need to issue any work orders and quote requests themselves.

It was resolved that the Corporation employs the service of ARM Contractor Compliance to check the credentials of any contractors engaged by the Corporation at the property.

Docusign Envelope ID: EBB06989-FEC5-88A9-800A-42A26F6F53E9

INSURANCE
Section 30 of the Strata Titles Act 1988 requires the Strata Corporation to keep all buildings and building improvements on the site insured to their full replacement value.

Section 31 of the Strata Titles Act 1988 requires the Strata Corporation to keep itself insured against liability in tort to a minimum of $10 Million (Public Liability), hold Fidelity Guarantee Insurance to a minimum of $50,000, and any other liability as determined by a special resolution of the Corporation.

The Corporation's current policy details are as follows;

Insurer:	Other
Policy Number:	HS0006118981
Renewal Date:	15/12/2024
Policy Type:	Strata
Renewal / Endorsement:	Renewal
Premium:	$3,996
Excess Basic:	$500.00
Excess Other:	$1000 Water Damage Other excesses payable are shown in the Policy Wording.

Current Sums Insured

Building:	$1,560,000.00
Lost Rent / Temp Accommodation:	$234,000.00
Common Contents:	$15,600.00
Legal Liability:	$20,000,000.00
Fidelity Guarantee:	$100,000.00
Voluntary Workers:	$200,000.00
Machinery Breakdown:	$0.00
Office Bearers:	$500,000.00
Catastrophe:	$0.00
Floating Floors:	Included
Flood:	Included

Last Valuation

Valuation Report Date:	25/11/2022
Valuation Amount:	$1,560,000.00

Insurance Valuation / Review Sums Insured
The Manager informed the Corporation that it could obtain an insurance valuation to determine replacement value. The estimated cost for this valuation is $275.

It was resolved that the Corporation have an insurance valuation with immediate effect and endorse the insurance policy to the greater of the valued amount or the existing building sum insured amount. All agreed.

Catastrophe Cover
The Manager informed the Corporation that Catastrophe cover was available under its insurance policy. The Corporation declined to take out Building Catastrophe cover. All agreed.

Renewal / Placement
The Manager presented insurance renewal documents sourced by Surewise Insurance Brokers from Flex Insurance.
It was resolved that the Manager arrange for the insurance policy to be placed through Surewise Insurance Brokers, with Flex Insurance from the next renewal date. All agreed.

Product Disclosure Statement and Financial Services Guide
The Product Disclosure Statement and the Financial Services Guide are available to members of the Corporation by request to the Manager.

Contents Insurance
The Manager informed owners that the Corporation's insurance policy does not cover owners' or tenants' contents including items such as carpets, curtains and light fittings. It also does not cover owners' legal liability in their unit subsidiary. It is the responsibility of each unit holder to arrange contents insurance for their unit.

MAINTENANCE

Grounds Maintenance
It was noted that Morry's Garden Service attended the property in November 2023 ($275) and May 2024 ($297). I'm your man Lawn and Garden attended in July 2024 for garden maintenance ($50). Property Maintenance Plus attended in December 2023 for irrigation repairs ($110).

Owners requested the Manager arrange quotes for quarterly grounds maintenance, the main task being weeding of the driveway. Neil Tackage volunteered to be the onsite contact.

Gutter Cleaning
It was noted that the gutters and downpipes were last cleaned in March 2024 by Guttersweep Australia at a cost of $352.00. It was agreed to proceed with a further clean of all gutters and downpipes in March 2025.

Pest Inspection
It was noted that damage caused by termites was not an insured event in terms of the building insurance policy.
It was noted that the last pest inspection was carried out by Adelaide Pest Control in February 2024.

It was resolved that the Manager arrange for a termite inspection to be carried out at the property in February 2025. The estimated cost is $99 per unit. All agreed.

Ceiling Repairs – Unit 4
The owner of unit 4 reported stains on the ceiling in unit 4. The Manager advised that ceiling damage is often covered under the strata insurance policy, however the insurer would need to know the cause of the damage and be provided evidence that the cause has been fixed. The owner of unit 4 reported that the cause was unknown, but suggested it may be caused by possums/pests. He reported that the ceiling was dry.

After discussion, the owner of unit 4 advised that he would attend to the ceiling repair himself without involving the Corporation.

Timber Rot on Pergolas
In previous meetings it had been reported that the pergolas are rotting quite severely and noted that individual owners would arrange their removal.

The owner of unit 1 reported that they had removed their pergola in the last year. Owners were unsure if unit 2 owner had removed their pergola.

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Wood Rot
The owner of unit 4 reported that timber repairs were required on his unit. Other owners also reported that they may also require some timber repairs at their units. All owners are requested to send a list of areas requiring attention and photos to the Manager.

The Manager to arrange a quote for timber repairs to the identified areas.

Iron Roof Cleaning
It was reported that moss was growing on the southern side of the iron roof. The Manager was requested to arrange a quote to have the roof cleaned.

BUDGET

Contributions
The Manager presented a budget estimate for the coming year and recommended that the administration levy increase to $9,200.00 per annum (from $7,700.00) and the sinking fund levy decrease to $2,400.00 per annum (from $3,600.00).

After discussion it was resolved that annual contributions be as follows;

Administration Fund Contribution	$9,200.00
Sinking Fund Contribution	$2,400.00
Total Contribution	$11,600.00

The contribution is payable quarterly, divided by levy entitlement and will commence on 01/01/2025. All agreed.

The Manager advised that if Corporation funds are insufficient to cover Corporation outgoings throughout the year a special levy will be raised.

Forward Budget
Section 33A of the Strata Titles Act 1988 requires the Strata Corporation to present a statement of proposed non-recurrent expenditure at each Annual General Meeting.
If the group has 6 or less units or a building sum insured amount of $100,000 or less, a statement is not required.

POLICIES & APPROVALS
The Manager advised that if an owner wishes to apply to the Corporation at any time other than the Annual General Meeting for an approval of any kind, for which a meeting is to be arranged, that owner, and not the Corporation, would be responsible for paying the meeting fee.

Policy - Overdue Contributions Interest & Fees
It was resolved that if an account remains overdue for 31 days, the unit owner will be required to pay interest to the Corporation at the rate of 10% per annum calculated from the due date until payment.

It was further resolved that any expenses, costs or disbursements incurred by the Corporation in recovering any outstanding monies including debt collection agency fees and solicitor's costs shall be recoverable from the unit owner. All agreed.

The Manager advised that Best Strata will charge an overdue account fee of $11 to an owner when their account is 31 days overdue and a reminder account is sent. Best Strata will charge a debt recovery transfer fee of $33 to an owner in the event of their account being transferred to a debt collection agency.

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Proposed Special Resolution - Amendment of Articles to include Penalties
It was proposed that the Corporation amend their articles to include the following article;
"That a person who contravenes or fails to comply with a provision of these Articles is guilty of an offence. Maximum penalty: the maximum permitted by the Strata Titles Act."

2 votes in favour, 2 votes against, motion denied.

Disturbances
All owners /residents are reminded to be considerate of neighbours. Residents not to make unreasonable noise that will disturb others. Residents should also not park on common property or in a parking space designated for others. Common sense to be used, for example reasonable noise at a reasonable time should be tolerated as should temporary parking on common property (eg 10 minutes to pickup / drop off). If anyone is unreasonably disturbed they should contact the owner of the offending unit as soon as possible to discuss, or report the disturbance to the Manager.

OTHER BUSINESS
There was no other business.

NEXT ANNUAL GENERAL MEETING
The tentative date for the next Annual General Meeting is Wednesday 10 December 2025 at 4:30pm at Online or By Phone (GoTo Meeting).

CLOSURE
Owners were thanked for their attendance.
The meeting was closed at 5:44pm.

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Unit 3, 188 Fullarton Road, Dulwich SA 5065
PO Box 229, Fullarton, SA 5063
Tel: 08 8431 2287
Email: info@beststrata.com.au

ANNUAL REPORTS

for the financial year to 31/10/2025

Strata 6229

49 Phillis Street, Maylands SA 5069

Manager: Best Strata

	Page
Statement of Financial Performance	1
Statement of Financial Position	3
Detailed Revenue	4
Detailed Expenses	7

Docusign Envelope ID: EBB06989-FEC5-88A9-800A-42A26F6F53E9

BESTSTRATA

Unit 3, 188 Fullarton Road, Dulwich SA 5065
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Statement of Financial Performance
for the financial year to 31/10/2025

Strata Corporation No 6229 Inc — 49 Phillis Street, Maylands SA 5069

Administrative Fund

	Current period 01/11/2024-31/10/2025	Previous year 01/11/2023-31/10/2024
Revenue		
Insurance Claims	1,273.75	0.00
Interest--Bank	507.53	0.00
Levies Due--Admin	9,200.00	0.00
Recovery--Credit Card Surcharge	21.76	0.00
Recovery--Owner	50.00	0.00
Total revenue	11,053.04	0.00
Less expenses		
Admin--Agent Disbursements	168.00	0.00
Admin--Auditors--Audit Services	140.00	0.00
Admin--Auditors--Taxation Services	330.00	0.00
Admin--Bank Charges	48.66	0.00
Admin--Legal & Debt Collection Fees	13.70	0.00
Admin--Management Fees--Standard	880.08	0.00
Admin--Meeting Expenses	132.00	0.00
Admin--Registration/License/Permit Fees	44.00	0.00
Insurance--Premiums	4,800.45	0.00
Insurance--Valuation	290.00	0.00
Maint Bldg--General Repairs	2,356.20	0.00
Maint Bldg--Pest/Vermin Control	396.00	0.00
Maint Grounds--Fencing--Boundary	4,720.10	0.00
Maint Grounds--Lawns & Gardening	1,485.00	0.00
Utility--Electricity	416.27	0.00
Total expenses	16,220.46	0.00
Surplus/Deficit	(5,167.42)	0.00
Opening balance	8,486.28	8,486.28
Closing balance	$3,318.86	$8,486.28

Docusign Envelope ID: EBB06989-FEC5-88A9-800A-42A26F6F53E9

Capital Works Fund

	Current period 01/11/2024-31/10/2025	Previous year 01/11/2023-31/10/2024
Revenue		
Levies Due--Capital Works	2,400.00	0.00
Total revenue	2,400.00	0.00
Less expenses		
Total expenses	0.00	0.00
Surplus/Deficit	2,400.00	0.00
Opening balance	5,681.52	5,681.52
Closing balance	$8,081.52	$5,681.52

Docusign Envelope ID: EBB06989-FEC5-88A9-800A-42A26F6F53E9

BESTSTRATA

Unit 3, 188 Fullarton Road, Dulwich SA 5065
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Statement of Financial Position

As at 31/10/2025

Strata Corporation No 6229 Inc — 49 Phillis Street, Maylands SA 5069

	Current period	Previous year
Owners' funds		
Administrative Fund		
Operating Surplus/Deficit--Admin	(5,167.42)	0.00
Owners Equity--Admin	8,486.28	8,486.28
	3,318.86	8,486.28
Capital Works Fund		
Operating Surplus/Deficit--Capital Works	2,400.00	0.00
Owners Equity--Capital Works	5,681.52	5,681.52
	8,081.52	5,681.52
Net owners' funds	$11,400.38	$14,167.80
Represented by:		
Assets		
Administrative Fund		
Cash at Bank--Admin	3,318.86	8,486.28
	3,318.86	8,486.28
Capital Works Fund		
Cash at Bank--Capital Works	8,081.52	5,681.52
	8,081.52	5,681.52
Total assets	11,400.38	14,167.80
Less liabilities		
Administrative Fund		
	0.00	0.00
Capital Works Fund		
	0.00	0.00
Total liabilities	0.00	0.00
Net assets	$11,400.38	$14,167.80

Docusign Envelope ID: EBB06989-FEC5-88A9-800A-42A26F6F53E9

BESTSTRATA

Unit 3, 188 Fullarton Road, Dulwich SA 5065
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Detailed Revenue
for the financial year
from 01/11/2024 to 31/10/2025

Strata Corporation No 6229 Inc — 49 Phillis Street, Maylands SA 5069

Administrative Fund

Date	Details	Group	Amount	Type	Ref.No.
Insurance Claims 142000					
24/07/2025	Cash Settlement for Insurance Claim - Fence		1,273.75	OC.Rct	23268
			$1,273.75		
Interest--Bank 142300					
19/11/2024	Interest Investment Account - ASCM Handover		13.54	OC.Rct	9525
08/12/2024	Bank Interest November 2024		56.01	Jnl	13585
25/01/2025	Bank Interest December 2024		40.91	Jnl	16486
15/02/2025	Bank Interest January 2025		43.47	Jnl	19168
09/03/2025	Bank Interest February 2025		43.55	Jnl	20172
12/04/2025	Bank Interest March 2025		38.61	Jnl	23006
17/05/2025	Bank Interest April 2025		54.08	Jnl	23987
06/06/2025	Bank Interest May 2025		47.46	Jnl	25002
04/07/2025	Bank Interest June 2025		40.09	Jnl	26055
14/08/2025	Bank Interest July 2025		43.30	Jnl	27028
05/09/2025	Bank Interest August 2025		50.96	Jnl	28047
11/10/2025	Bank Interest September 2025		35.55	Jnl	29232
			$507.53		
Levies Due--Admin 143000					
01/01/2025	Lot 1: Quarterly Admin/Capital Works Levy 01/01/20		575.00		
01/01/2025	Lot 2: Quarterly Admin/Capital Works Levy 01/01/20		575.00		
01/01/2025	Lot 3: Quarterly Admin/Capital Works Levy 01/01/20		575.00		
01/01/2025	Lot 4: Quarterly Admin/Capital Works Levy 01/01/20		575.00		
01/04/2025	Lot 1: Quarterly Admin/Capital Works Levy 01/04/20		575.00		
01/04/2025	Lot 2: Quarterly Admin/Capital Works Levy 01/04/20		575.00		

Docusign Envelope ID: EBB06989-FEC5-88A9-800A-42A26F6F53E9

Administrative Fund

Date	Details	Group	Amount	Type	Ref.No.
01/04/2025	Lot 3: Quarterly Admin/Capital Works Levy 01/04/20		575.00		
01/04/2025	Lot 4: Quarterly Admin/Capital Works Levy 01/04/20		575.00		
01/07/2025	Lot 1: Quarterly Admin/Capital Works Levy 01/07/20		575.00		
01/07/2025	Lot 2: Quarterly Admin/Capital Works Levy 01/07/20		575.00		
01/07/2025	Lot 3: Quarterly Admin/Capital Works Levy 01/07/20		575.00		
01/07/2025	Lot 4: Quarterly Admin/Capital Works Levy 01/07/20		575.00		
01/10/2025	Lot 1: Quarterly Admin/Capital Works Levy 01/10/20		575.00		
01/10/2025	Lot 2: Quarterly Admin/Capital Works Levy 01/10/20		575.00		
01/10/2025	Lot 3: Quarterly Admin/Capital Works Levy 01/10/20		575.00		
01/10/2025	Lot 4: Quarterly Admin/Capital Works Levy 01/10/20		575.00		
			$9,200.00		
Recovery--Credit Card Surcharge 145001					
02/07/2025	Lot 2: Credit Card Surcharge		10.88	Owner Inv.	
08/07/2025	Lot 1: Credit Card Surcharge		10.88	Owner Inv.	
			$21.76		
Recovery--Owner 145005					
12/06/2025	Refund from previous Manager		50.00	OC.Rct	20091
			$50.00		
		Total revenue	$11,053.04		

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Capital Works Fund

Date	Details	Group	Amount	Type	Ref.No.
Levies Due--Capital Works 243000					
01/01/2025	Lot 1: Quarterly Admin/Capital Works Levy 01/01/20		150.00		
01/01/2025	Lot 2: Quarterly Admin/Capital Works Levy 01/01/20		150.00		
01/01/2025	Lot 3: Quarterly Admin/Capital Works Levy 01/01/20		150.00		
01/01/2025	Lot 4: Quarterly Admin/Capital Works Levy 01/01/20		150.00		
01/04/2025	Lot 1: Quarterly Admin/Capital Works Levy 01/04/20		150.00		
01/04/2025	Lot 2: Quarterly Admin/Capital Works Levy 01/04/20		150.00		
01/04/2025	Lot 3: Quarterly Admin/Capital Works Levy 01/04/20		150.00		
01/04/2025	Lot 4: Quarterly Admin/Capital Works Levy 01/04/20		150.00		
01/07/2025	Lot 1: Quarterly Admin/Capital Works Levy 01/07/20		150.00		
01/07/2025	Lot 2: Quarterly Admin/Capital Works Levy 01/07/20		150.00		
01/07/2025	Lot 3: Quarterly Admin/Capital Works Levy 01/07/20		150.00		
01/07/2025	Lot 4: Quarterly Admin/Capital Works Levy 01/07/20		150.00		
01/10/2025	Lot 1: Quarterly Admin/Capital Works Levy 01/10/20		150.00		
01/10/2025	Lot 2: Quarterly Admin/Capital Works Levy 01/10/20		150.00		
01/10/2025	Lot 3: Quarterly Admin/Capital Works Levy 01/10/20		150.00		
01/10/2025	Lot 4: Quarterly Admin/Capital Works Levy 01/10/20		150.00		
			$2,400.00		
		Total revenue	$2,400.00		

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BESTSTRATA

Unit 3, 188 Fullarton Road, Dulwich SA 5065
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Detailed Expenses
for the financial year
from 01/11/2024 to 31/10/2025

Strata Corporation No 6229 Inc — 49 Phillis Street, Maylands SA 5069

Administrative Fund

Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
Admin--Agent Disbursements 153800							
17/11/2024	Overheads and Disbursements November 2024	Best Strata Pty Ltd	14.00	Paid	DE		002167
08/12/2024	Overheads and Disbursements December 2024	Best Strata Pty Ltd	14.00	Paid	DE		002442
25/01/2025	Overheads and Disbursements January 2025	Best Strata Pty Ltd	14.00	Paid	DE		003000
15/02/2025	Overheads and Disbursements February 2025	Best Strata Pty Ltd	14.00	Paid	DE		003261
09/03/2025	Overheads and Disbursements March 2025	Best Strata Pty Ltd	14.00	Paid	DE		003555
12/04/2025	Overheads and Disbursements April 2025	Best Strata Pty Ltd	14.00	Paid	DE		003950
17/05/2025	Overheads and Disbursements May 2025	Best Strata Pty Ltd	14.00	Paid	DE		004402
06/06/2025	Overheads and Disbursements June 2025	Best Strata Pty Ltd	14.00	Paid	DE		004692
07/07/2025	Overheads and Disbursements July 2025	Best Strata Pty Ltd	14.00	Paid	DE		005119
14/08/2025	Overheads and Disbursements August 2025	Best Strata Pty Ltd	14.00	Paid	DE		005605
05/09/2025	Overheads and Disbursements September 2025	Best Strata Pty Ltd	14.00	Paid	DE		005882
11/10/2025	Overheads and Disbursements October 2025	Best Strata Pty Ltd	14.00	Paid	DE		006314
			$168.00				
Admin--Auditors--Audit Services 150800							
26/10/2025	Audit Fee 30/06/2025	Best Strata Pty Ltd	140.00	Paid	DE	Audit Fee 2025	006476
			$140.00				
Admin--Auditors--Taxation Services 150900							
26/10/2025	Income Tax Preparation 30/06/2025	Best Strata Pty Ltd	165.00	Paid	DE	Tax Ret 2025	006476
26/10/2025	Income Tax Preparation 2024	Best Strata Pty Ltd	165.00	Paid	DE	Tax Ret Old	006476
			$330.00				
Admin--Bank Charges 151400							
08/12/2024	Bank Fees November 2024	Best Strata Pty Ltd	0.57	Paid	DE	Bank Fee	002442
25/01/2025	Bank Fees December 2024	Best Strata Pty Ltd	2.94	Paid	DE	Bank Fee	003000
15/02/2025	Bank Fees January 2025	Best Strata Pty Ltd	3.58	Paid	DE	Bank Fee	003261
09/03/2025	Bank Fees February 2025	Best Strata Pty Ltd	0.87	Paid	DE	Bank Fee	003556
12/04/2025	Bank Fees March 2025	Best Strata Pty Ltd	4.77	Paid	DE	Bank Fee	003950
17/05/2025	Bank Fees April 2025	Best Strata Pty Ltd	1.43	Paid	DE	Bank Fee	004402
06/06/2025	Bank Fees May 2025	Best Strata Pty Ltd	0.86	Paid	DE	Bank Fee	004692
05/07/2025	Bank Fees June 2025	Best Strata Pty Ltd	3.30	Paid	DE	Bank Fee	005119
14/08/2025	Bank Fees July 2025	Best Strata Pty Ltd	6.09	Paid	DE	Bank Fee	005605
14/08/2025	Merchant Fees 01/07/2025 to 31/07/2025	Best Strata Pty Ltd	18.46	Paid	DE	Merchant Fee	005605

Docusign Envelope ID: EBB06989-FEC5-88A9-800A-42A26F6F53E9

Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
05/09/2025	Bank Fees August 2025	Best Strata Pty Ltd	0.86	Paid	DE	Bank Fee	005882
11/10/2025	Bank Fees September 2025	Best Strata Pty Ltd	4.93	Paid	DE	Bank Fee	006314
			$48.66				
Admin--Legal & Debt Collection Fees 153200							
13/12/2024	Fees for Plans 11/12/2024	Land Services Group	13.70	Paid	DE	P194812	002513
			$13.70				
Admin--Management Fees--Standard 154000							
17/11/2024	Standard Management Fee November 2024	Best Strata Pty Ltd	73.34	Paid	DE		002167
08/12/2024	Standard Management Fee December 2024	Best Strata Pty Ltd	73.34	Paid	DE		002442
25/01/2025	Standard Management Fee January 2025	Best Strata Pty Ltd	73.34	Paid	DE		003000
15/02/2025	Standard Management Fee February 2025	Best Strata Pty Ltd	73.34	Paid	DE		003261
09/03/2025	Standard Management Fee March 2025	Best Strata Pty Ltd	73.34	Paid	DE		003555
12/04/2025	Standard Management Fee April 2025	Best Strata Pty Ltd	73.34	Paid	DE		003950
17/05/2025	Standard Management Fee May 2025	Best Strata Pty Ltd	73.34	Paid	DE		004402
06/06/2025	Standard Management Fee June 2025	Best Strata Pty Ltd	73.34	Paid	DE		004692
07/07/2025	Standard Management Fee July 2025	Best Strata Pty Ltd	73.34	Paid	DE		005119
14/08/2025	Standard Management Fee August 2025	Best Strata Pty Ltd	73.34	Paid	DE		005605
05/09/2025	Standard Management Fee September 2025	Best Strata Pty Ltd	73.34	Paid	DE		005882
11/10/2025	Standard Management Fee October 2025	Best Strata Pty Ltd	73.34	Paid	DE		006314
			$880.08				
Admin--Meeting Expenses 154200							
25/03/2025	Fee for Annual General Meeting 11/12/2024	Best Strata Pty Ltd	132.00	Paid	DE	Meet-008413	003707
			$132.00				
Admin--Registration/License/Permit Fees 155400							
06/06/2025	ARM Contractor Compliance 2025	Best Strata Pty Ltd	44.00	Paid	DE	ARM Recovery	004692
			$44.00				
Insurance--Premiums 159100							
19/12/2024	Insurance Other 14/12/2024 to 14/12/2025	Surewise Insurance Brokers	4,060.75	Paid	DE	7125777	002665
23/01/2025	Insurance Flex 08/01/2025 to 14/12/2025	Surewise Insurance Brokers	739.70	Paid	DE	7138430	002993
			$4,800.45				
Insurance--Valuation 159200							
15/01/2025	Insurance Valuation 6/1/25	Mclean Gladstone Pty Ltd	290.00	Paid	DE	INV-10438	002808
			$290.00				
Maint Bldg--General Repairs 167200							
11/06/2025	Repair Waterdamaged Rafters 14/04/2025	Ken Hall Plumbers	2,356.20	Paid	DE	421805	004749
			$2,356.20				
Maint Bldg--Pest/Vermin Control 172000							
25/03/2025	Termite Inspection 12/03/2025	Jims Termite And Pest	396.00	Paid	DE	INV-12402	003725
			$396.00				
Maint Grounds--Fencing--Boundary 176800							

Strata Corporation No 6229 Inc — 49 Phillis Street, Maylands SA 5069

Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
09/09/2025	Unit 1 Repair to brush fence 07/09/2025	Ausbrush Panels Pty Ltd	4,720.10	Paid	DE	15091	005892
			$4,720.10				
Maint Grounds--Lawns & Gardening 178400							
23/01/2025	Gardening 09/01/2025	Morry's Lawn And Garden	330.00	Paid	DE	1	002984
19/02/2025	Plant works for SAPN 06/02/2025	Morry's Lawn And Garden	165.00	Paid	DE	2	003300
03/07/2025	Gardening 07/04/2025	Morry's Lawn And Garden	330.00	Paid	DE	3	005084
16/07/2025	Gardening 08/07/2025	Morry's Lawn And Garden	330.00	Paid	DE	4	005236
08/10/2025	Gardening 22/09/2025	Morry's Lawn And Garden	330.00	Paid	DE	5	006293
			$1,485.00				
Utility--Electricity 190200							
06/12/2024	Electricity Usage 04/09/2024 - 02/12/2024	Origin Energy Electricity Ltd	83.00	Paid	BPAY	500014341738	952
06/12/2024	Electricity Usage 04/06/2024 - 03/09/2024	Origin Energy Electricity Ltd	84.78	Paid	BPAY	500014341738	952
06/03/2025	Electricity Usage 03/12/2024 - 25/02/2025	Origin Energy Electricity Ltd	77.57	Paid	BPAY	500014341738	1407
27/05/2025	Electricity Usage 26/02/2025 - 25/05/2025	Origin Energy Electricity Ltd	84.19	Paid	BPAY	500014341738	2139
03/09/2025	Electricity Usage 26/05/2025 - 25/08/2025	Origin Energy Electricity Ltd	86.73	Paid	BPAY	500014341738	2710
			$416.27				
		Total expenses	$16,220.46				

Where an invoice status is Paid and no payment number is displayed the payment has been made outside of the reporting period.

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Strata Corporation No 6229 Inc
4 lots located at 49 Phillis Street, Maylands SA 5069
Proposed Budget from 01/11/2025 to 31/10/2026

For consideration at the Annual General Meeting to be held 10/12/2025

Admin	Nov-Jan	Feb-Apr	May-Jul	Aug-Oct	Total
Opening Cash Balance	$ 3,319				
Plus Arrears	$ -				
Less Advances	$ -				
Adjusted Opening Balance	$ 3,319	$ 332	$ 1,477	$ 2,977	**$ 3,319**
Administration Levy	$ 2,300	$ 2,500	$ 2,500	$ 2,500	**$ 9,800**
Special Administration Levy	$ -	$ -	$ -	$ -	**$ -**
Net Expenses	$ 6,287	$ 1,355	$ 999	$ 1,260	**$ 9,902**
Transfers between funds	-$ 1,000	$ -	$ -	$ -	**-$ 1,000**
Closing Admin Balance	**$ 332**	**$ 1,477**	**$ 2,977**	**$ 4,217**	**$ 4,217**

Sinking	Nov-Jan	Feb-Apr	May-Jul	Aug-Oct	Total
Opening Cash Balance	$ 8,082				
Plus Arrears	$ -				
Less Advances	$ -				
Adjusted Opening Balance	$ 8,082	$ 7,682	$ 5,282	$ 5,882	**$ 8,082**
Sinking Fund Levy	$ 600	$ 600	$ 600	$ 600	**$ 2,400**
Special Sinking Fund Levy	$ -	$ -	$ -	$ -	**$ -**
Net Expenses	$ -	$ 3,000	$ -	$ -	**$ 3,000**
Transfers between funds	$ 1,000	$ -	$ -	$ -	**$ 1,000**
Closing Sinking Balance	**$ 7,682**	**$ 5,282**	**$ 5,882**	**$ 6,482**	**$ 6,482**

Combined Closing Balance	**$ 8,013**	**$ 6,758**	**$ 8,859**	**$ 10,699**	**$ 10,699**

Net Expenses	Qrt 1	Qrt 2	Qrt 3	Qrt 4	Total
Interest--Bank	-$ 83	-$ 83	-$ 83	-$ 83	-$ 330
Admin--Auditors--Audit Services	$ -	$ -	$ -	$ 140	$ 140
Admin--Auditors--Taxation Services	$ -	$ -	$ -	$ 165	$ 165
Admin--Bank Charges	$ 10	$ 10	$ 10	$ 10	$ 40
Admin--Legal & Debt Collection Fees	$ -	$ -	$ -	$ -	$ -
Admin--Agent Disbursements	$ 44	$ 44	$ 44	$ 44	$ 178
Admin--Management Fees--Standard	$ 233	$ 233	$ 233	$ 233	$ 933
Admin--Meeting Expenses	$ 132	$ -	$ -	$ -	$ 132
Admin--Registration/License/Permit Fees	$ -	$ -	$ 44	$ -	$ 44
Insurance--Premiums	$ 5,200	$ -	$ -	$ -	$ 5,200
Insurance--Valuation	$ -	$ -	$ -	$ -	$ -
Maint Bldg--Contingency	$ 250	$ 250	$ 250	$ 250	$ 1,000
Maint Bldg--General Repairs	$ -	$ -	$ -	$ -	$ -
Maint Bldg--Gutters & Downpipes	$ -	$ -	$ -	$ -	$ -
Maint Bldg--Pest/Vermin Control	$ -	$ 400	$ -	$ -	$ 400
Maint Grounds--Fencing--Boundary	$ -	$ -	$ -	$ -	$ -
Maint Grounds--Lawns & Gardening	$ 375	$ 375	$ 375	$ 375	$ 1,500
Utility--Electricity	$ 125	$ 125	$ 125	$ 125	$ 500
Maint Bldg--Roof	$ -	$ 3,000	$ -	$ -	$ 3,000

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Strata Corporation No 6229 Inc
4 lots located at 49 Phillis Street, Maylands SA 5069
Proposed Levies from 01/01/2026

For consideration at the Annual General Meeting to be held 10/12/2025

	Current		Proposed - Standard		Proposed -Special	
	Current Admin Std	Current Sinking Std	Proposed Admin Std	Proposed Sinking Std	Proposed Admin Special	Proposed Sinking Special
Annual levy amount	**$ 9,200**	**$ 2,400**	**$ 10,000**	**$ 2,400**	**$ -**	**$ -**
Quarterly levy amount	$ 2,300	$ 600	$ 2,500	$ 600		

Quarterly levy amount by Lot

Lot	Unit	Lot Ent.	Levy Ent.	Current Admin Std	Current Sinking Std	Proposed Admin Std	Proposed Sinking Std	Proposed Admin Special	Proposed Sinking Special
1	1	250	250	$ 575.00	$ 150.00	$ 625.00	$ 150.00	$ -	$ -
2	2	250	250	$ 575.00	$ 150.00	$ 625.00	$ 150.00	$ -	$ -
3	3	250	250	$ 575.00	$ 150.00	$ 625.00	$ 150.00	$ -	$ -
4	4	250	250	$ 575.00	$ 150.00	$ 625.00	$ 150.00	$ -	$ -

Docusign Envelope ID: EBB06989-FEC5-88A9-800A-42A26F6F53E9

Strata Corporation No 6229 Inc
4 lots located at 49 Phillis Street, Maylands SA 5069
Proposed Budget from 01/11/2024 to 31/10/2025

For consideration at the Annual General Meeting to be held 11/12/2024

Admin	Nov-Jan	Feb-Apr	May-Jul	Aug-Oct	Total
Opening Cash Balance	$ 8,486				
Plus Arrears	$ -				
Less Advances	$ -				
Adjusted Opening Balance	$ 8,486	$ 4,844	$ 5,454	$ 7,075	**$ 8,486**
Administration Levy	$ 1,925	$ 2,300	$ 2,300	$ 2,300	**$ 8,825**
Special Administration Levy	$ -	$ -	$ -	$ -	**$ -**
Net Expenses	$ 5,567	$ 1,690	$ 679	$ 1,240	**$ 9,176**
Transfers between funds	$ -	$ -	$ -	$ -	**$ -**
Closing Admin Balance	**$ 4,844**	**$ 5,454**	**$ 7,075**	**$ 8,135**	**$ 8,135**

Sinking	Nov-Jan	Feb-Apr	May-Jul	Aug-Oct	Total
Opening Cash Balance	$ 5,682				
Plus Arrears	$ -				
Less Advances	$ -				
Adjusted Opening Balance	$ 5,682	$ 6,582	$ 7,182	$ 7,782	**$ 5,682**
Sinking Fund Levy	$ 900	$ 600	$ 600	$ 600	**$ 2,700**
Special Sinking Fund Levy	$ -	$ -	$ -	$ -	**$ -**
Net Expenses	$ -	$ -	$ -	$ -	**$ -**
Transfers between funds	$ -	$ -	$ -	$ -	**$ -**
Closing Sinking Balance	**$ 6,582**	**$ 7,182**	**$ 7,782**	**$ 8,382**	**$ 8,382**

Combined Closing Balance	**$ 11,426**	**$ 12,636**	**$ 14,857**	**$ 16,517**	**$ 16,517**

Net Expenses	Qrt 1	Qrt 2	Qrt 3	Qrt 4	Total
Interest--Bank	-$ 37	-$ 37	-$ 37	-$ 37	-$ 148
Admin--Auditors--Audit Services	$ -	$ -	$ -	$ 140	$ 140
Admin--Auditors--Taxation Services	$ -	$ -	$ -	$ 165	$ 165
Admin--Bank Charges	$ 10	$ 10	$ 10	$ 10	$ 40
Admin--Agent Disbursements	$ 42	$ 42	$ 42	$ 42	$ 168
Admin--Management Fees--Standard	$ 220	$ 220	$ 220	$ 220	$ 880
Admin--Meeting Expenses	$ 132	$ -	$ -	$ -	$ 132
Admin--Registration/License/Permit Fees	$ -	$ -	$ 44	$ -	$ 44
Insurance--Premiums	$ 4,500	$ -	$ -	$ -	$ 4,500
Insurance--Valuation	$ 300	$ -	$ -	$ -	$ 300
Maint Bldg--Contingency	$ 150	$ 150	$ 150	$ 150	$ 600
Maint Bldg--Gutters & Downpipes	$ -	$ 355	$ -	$ -	$ 355
Maint Bldg--Pest/Vermin Control	$ -	$ 400	$ -	$ -	$ 400
Maint Bldg--Plumbing & Drainage	$ 125	$ 125	$ 125	$ 125	$ 500
Maint Grounds--Lawns & Gardening	$ -	$ 300	$ -	$ 300	$ 600
Utility--Electricity	$ 125	$ 125	$ 125	$ 125	$ 500

Docusign Envelope ID: EBB06989-FEC5-88A9-800A-42A26F6F53E9

Strata Corporation No 6229 Inc
4 lots located at 49 Phillis Street, Maylands SA 5069
Proposed Levies from 01/01/2025

For consideration at the Annual General Meeting to be held 11/12/2024

	Current		Proposed - Standard		Proposed -Special	
	Current Admin Std	Current Sinking Std	Proposed Admin Std	Proposed Sinking Std	Proposed Admin Special	Proposed Sinking Special
Annual levy amount	**$ 7,700**	**$ 3,600**	**$ 9,200**	**$ 2,400**	**$ -**	**$ -**
Quarterly levy amount	$ 1,925	$ 900	$ 2,300	$ 600		

Quarterly levy amount by Lot

Lot	Unit	Lot Ent.	Levy Ent.	Current Admin Std	Current Sinking Std	Proposed Admin Std	Proposed Sinking Std	Proposed Admin Special	Proposed Sinking Special
1	1	250	250	$ 481.25	$ 225.00	$ 575.00	$ 150.00	$ -	$ -
2	2	250	250	$ 481.25	$ 225.00	$ 575.00	$ 150.00	$ -	$ -
3	3	250	250	$ 481.25	$ 225.00	$ 575.00	$ 150.00	$ -	$ -
4	4	250	250	$ 481.25	$ 225.00	$ 575.00	$ 150.00	$ -	$ -

Docusign Envelope ID: EBB06989-FEC5-88A9-800A-42A26F6F53E9

STRATA COMMUNITY INSURANCE

stratacommunityinsure.com.au
T 1300 SCINSURE (1300 724 678)
E myenquiry@scinsure.com.au
A Level 12, 182 Victoria Square, Adelaide, SA 5000

CERTIFICATE OF CURRENCY

THE INSURED

POLICY NUMBER	POL11170238
PDS AND POLICY WORDING	Residential Strata Product Disclosure Statement and Policy Wording SCI034-Policy-RS-PPW-02/2021 Supplementary Product Disclosure Statement SCIA-036_SPDS_RSC-10/2021
THE INSURED	Strata Corporation No. 6229
SITUATION	49 Phillis Street, Maylands, SA, 5069
PERIOD OF INSURANCE	Commencement Date: 4:00pm on 15/12/2025 Expiry Date: 4:00pm on 15/12/2026
INTERMEDIARY	Surewise
ADDRESS	Level 3, 149 Flinders Street, Adelaide, SA, 5000
DATE OF ISSUE	28/11/2025

POLICY LIMITS / SUMS INSURED

SECTION 1	PART A	1. Building	$2,000,000
		Common Area Contents	$20,000
		2. Terrorism Cover under Section 1 Part A2	Applies
	PART B	Loss of Rent/Temporary Accommodation	$300,000
	OPTIONAL COVERS	1. Flood	Included
		2. Floating Floors	Included
SECTION 2	Liability		$30,000,000
SECTION 3	Voluntary Workers		Included
SECTION 5	Fidelity Guarantee		$100,000
SECTION 6	Office Bearers' Liability		$500,000
SECTION 7	Machinery Breakdown		Not Included
SECTION 8	Catastrophe		Not Included
SECTION 9	PART A	Government Audit Costs – Professional Fees	$25,000
	PART B	Appeal Expenses	$100,000
	PART C	Legal Defence Expenses	$50,000
SECTION 10	Lot Owners' Fixtures and Improvements		$300,000
SECTION 11	Loss of Lot Market Value		Not Included

This certificate of currency has been issued by Strata Community Insurance Agencies Pty Ltd, ABN 72 165 914 009, AFSL 457787 on behalf of the insurer Allianz Australia Insurance Limited, ABN 15 000 122 850, AFSL 234708 and confirms that on the Date of Issue a policy existed for the Period of Insurance and sums insured shown herein. The Policy may be subsequently altered or cancelled in accordance with its terms after the Date of Issue of this notice without further notice to the holder of this notice. It is issued as a matter of information only and does not confer any rights on the holder.

Docusign Envelope ID: EBB06989-FEC5-88A9-800A-42A26F6F53E9

This certificate does not amend, extend, replace, negate or override the benefits, terms, conditions and exclusions as described in the Schedule documents together with the Product Disclosure Statement and insurance policy wording.

Docusign Envelope ID: EBB06989-FEC5-88A9-800A-42A26F6F53E9

SUREWISE
INSURANCE | INTEGRITY | INNOVATION

Newmarket Grandwest Pty Ltd t/as Surewise
ABN 42 072 168 588
AFSL 296193
Level 1, 50 Hindmarsh Sq, Adelaide SA 5000
Ph: (08) 8413 6300
Email: info@surewise.com.au
Web: http://www.surewise.com.au

RENEWAL TRANSFER TAX INVOICE

Strata Corporation No. 6229 Inc
C/- Best Strata Pty Ltd
PO Box 229
FULLARTON SA 5063

Date: 21/11/2025
Invoice Number: 7198198
Account Manager: StrataBest

Thank you for using our services to arrange this insurance cover. Brief details of cover arranged on your behalf are given below. You should refer to the policy documents issued by the insurer for complete policy terms and conditions.

Please read carefully the important notices attached regarding your duty of disclosure. Do not hesitate to contact us with any questions you may have.

Type of Policy	STRATA Strata Insurance	Premium	
Insured	Strata Corporation No. 6229 Inc	Base Premium	$4,068.35
Policy Description	Strata - 49 Phillis St, Maylands 5069	F & E Service Levy	$0.00
Policy Number	TBA	Stamp Duty	$492.28
Period of Insurance	15/12/2025 to 15/12/2026	Underwriter Fee	$130.00
Effective Date	15/12/2025	Broker Fee	$80.00
Insurer	STRATA COMMUNITY INSURANCE AGENCIES PTY LTD	GST	$427.82
Underwritten By	Allianz Australia Insurance Limited	**Invoice Total**	**$5,198.45**

Total Commission earned is $813.68, shared as $406.84 to Best Strata, $406.84 to Surewise

Payment Options

DEFT PAYMENT SYSTEMS

Newmarket Grandwest Pty Ltd t/as Surewise

DEFT Reference Number
407221271981987
Pay by credit card or registered bank account at **www.deft.com.au**.
Payments by credit card may attract a surcharge.

American Express · mastercard · VISA · Diners Club International

Name: Strata Corporation No. 6229 Inc
Client ID: 65976
Invoice No: 7198198

Post Billpay

*498 407221 271981987

eft

Account Name: Newmarket Grandwest IB Trust
BSB: 185300
Account Number: 305626913
Payment Reference: 7198198

Pay in-store at Australia Post by cheque or EFTPOS. Please do not post cheques to us as we cannot accept them, the only way to pay via cheque is at the Post Office.

BPAY

Biller Code: 20362
Ref: 407221271981987

Balance Due: **$5,198.45**

Contact your participating financial institution to make BPAY payments using the biller code and reference number as detailed above.

Steadfast
THE STRENGTH YOU NEED

Docusign Envelope ID: EBB06989-FEC5-88A9-800A-42A26F6F53E9

Notes:

The Insured: Strata Corporation No. 6229 Inc

Situation: 49 Phillis Street, Maylands SA 5069

Policy Limits/Sums Insured

SECTION 1	PART A	1. Building	$	2,000,000
		Common Area Contents	$	20,000
		2. Terrorism Cover under Section 1 Part A2		Applies
	PART B	Loss of Rent/Temporary Accommodation	$	300,000
	OPTIONAL COVERS	1. Flood		Included
		2. Floating Floors		Included
SECTION 2	Liability		$	30,000,000
SECTION 3	Voluntary Workers			Included
SECTION 4	Workers Compensation (NSW, ACT, TAS & WA Only)			Not Applicable
SECTION 5	Fidelity Guarantee		$	100,000
SECTION 6	Office Bearers' Liability		$	500,000
SECTION 7	Machinery Breakdown			Not Selected
SECTION 8	Catastrophe			Not Selected
SECTION 9	PART A - Government Audit Costs - Professional fees		$	25,000
	PART B - Appeal Expenses		$	100,000
	PART C - Legal Defence Expenses		$	50,000
SECTION 10	Lot Owners' Fixtures and Improvements		$	300,000
SECTION 11	Loss of Market Value			Not Selected

Excess:

You must pay or contribute the amount of any Excess and/or Contribution as specified below or in accordance with the relevant Section of the Policy wording for each claim. Should more than one Excess be payable for any claim arising from the one Event, such excesses will not be aggregated and the highest single level of Excess only will apply.

SECTION 1	$1,000	Water Damage and/or Burst Pipes
	$500	Insured Property
SECTION 9	$1,000	Legal Defence Expenses and 10% Contribution

UNDERWRITING INFORMATION DECLARED BY INSURED:

Building:	External walls:	Brick
	Floors:	Concrete
	Roof:	Tile
	Year Built:	1984
	No. Units:	4
	No. Storeys:	1
	Heritage Listed:	No
	Fully Occupied:	Yes - Residential Only
	Are there any:	
	Playgrounds	- no

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Water Features	- no
Jetties/Wharfs	- no
Gymnasiums	- no
Lifts	- no
Pools	- no

Cover: As per Strata Community Insurance Agencies Pty Ltd *"Residential Strata PDS & Policy Wording" (*SCI034-Policy-RS-PPW-02/2021*)"* subject to policy conditions and exclusions.
Underwritten by Allianz Insurance (Australia) Limited.

Claims Made Notice
Section 6 of the Policy operates on a 'claims made and notified' basis. This means that, subject to the provisions of Section 6, where You give notice in writing to Us of any facts that might give rise to a claim against You as soon as reasonably practicable after You become aware of those facts but before the expiry of the Period of Insurance, You may have rights under Section 40(3) of the *Insurance Contracts Act 1984* (Cth) to be indemnified in respect of any claim subsequently made against You arising from those facts notwithstanding that the claim is made after the expiry of the Period of Insurance.
Any such rights arise under the legislation only, in that the terms of the Policy and the effect of the Section, subject to the continuous cover special conditions, is that You are not covered for claims made against You after the expiry of the Period of Insurance.

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Newmarket Grandwest Pty Ltd t/as Surewise
A.F.S. 296193
A.B.N. 42 072 168 588

IMPORTANT NOTICES & INFORMATION

We have prepared this document to assist you to understand important issues relating to your insurances. Please contact your Account Manager if you have any questions or require further advice/assistance.

ESSENTIAL READING OF POLICY WORDING
The policy wordings for your insurances are essential reading to understand what is protected by each policy. Read them carefully as soon as possible and contact us if you have any concerns about the extent of your cover.

DUTY OF DISCLOSURE
Before you enter into an insurance contract with an insurer, you have a duty under the Insurance Contracts Act 1984 to disclose information to the insurer. The Duty of Disclosure applies until the insurer agrees to insure you or renew your insurance. The Duty of Disclosure also applies before you extend, vary or reinstate your insurance.

If you are applying for or renewing insurance in relation to your motor vehicle, home building and/or contents, residential strata, travel, personal accident or sickness and/or consumer credit products, you must answer the specific questions asked by the insurer truthfully and accurately. In answering those questions, you must tell the insurer all information that's known to you and that a reasonable person would be expected to provide in answer to the questions.

At renewal, the insurer may ask you to advise any changes to something you have previously disclosed, or may give you a copy of the information you previously disclosed and ask you to advise the insurer if there has been a change. If you do not tell the insurer about a change, you will be taken to have told the insurer there is no change.

If you are applying for or renewing any other insurance, you must tell the insurer all information that is known to you that a reasonable person could be expected to know or that is relevant to the insurer's decision to insure you and on what terms. You do not need to tell the insurer anything:

- that reduces the risk it insures you for;
- is common knowledge;
- that the insurer knows or should know; or
- which the insurer waived you duty to tell it about.

NON-DISCLOSURE
If you fail to comply with your Duty of Disclosure, the insurer may cancel your contract or reduce the amount it will pay you if you make a claim, or both. If your failure to comply with the Duty of Disclosure is fraudulent, the insurer may refuse to pay a claim and treat the contract as if it never existed.
If you are in doubt about whether or not a particular matter should be disclosed, please contact your broker.

PEOPLE YOU REPRESENT
You must make sure you explain the Duty of Disclosure to any person you represent when we arrange any insurance cover for you. Alternatively, you may ask any person you represent to contact us and we will explain their Duty of Disclosure to them directly.

DUTY OF GOOD FAITH
Both parties to an insurance contract, the insurer and the insured, must act towards each other with the utmost good faith. If you fail to do so, the insurer can cancel your insurance. If the insurer fails to do so, you may be able to sue the insurer.

UNDER-INSURANCE
Reviewing the sums insured and declared values in your policies on a regular basis and at each renewal will help you to ensure that you have maximum protection under your policies.

Consider whether you require cover for replacement on a 'new for old' basis and other costs such as removal of debris. The value of the property/assets insured may need to be updated if you change locations, renovate or expand your premises, or purchase new property/assets.

If you don't check these values and advise us of changes you require, you could be underinsured as the insurer may apply an Average or Co-insurance clause.

AVERAGE OR CO-INSURANCE
Some policies contain an Average or Co-insurance clause. This means that if you insure for less than the full value of the property, your claim may be reduced in proportion to the amount of the under-insurance.

Some business interruption policies contain an Average/Co-Insurance clause which has a different application. Check your policy and contact us with any questions

CONTRACTS AND LEASES YOU SIGN
If you sign a contract with an indemnity, "hold harmless" or release, it can invalidate your insurance – unless you obtain the Insurer's consent in advance.

These clauses are often found in leases and other contracts you sign from time to time relating to your business. Do not sign a contract or lease without contacting us and/or taking legal advice as to whether the contract terms will prejudice your policy.

LEASING, HIRING AND BORROWING PROPERTY
When you lease, hire or borrow property, make sure that the contract clearly identifies who is responsible for insuring the property.

Industrial Special Risks policies automatically cover property which you are responsible to insure, subject to the policy excess. Public liability insurance may assist you meet claims relating to property damage to property which you lease or hire. A sub-limit usually applies to the amount you can claim for damage to property in your care, custody or control.

ADDITIONAL INSUREDS AND NOTING INTERESTS
If a person is to be named on your policy or insured as a co-insured or joint insured, notify us immediately so we can request this in advance from the insurer. Your property and liability policies will not provide automatic cover for the insurable interest of other parties (e.g., mortgagees, lessors).

Check with us whether the insurer will include someone else as an insured or note their interests before you agree to this in a contract or lease. We cannot guarantee that an insurer will agree to include someone as an insured under your policy or to note their interests on your policy.

CLAIMS OCCURRING POLICIES
Most of your policies do not provide indemnity in respect of events that occurred before the insurance commenced. They cover events that occur during the policy period.

CLAIMS MADE POLICIES
Some policies (e.g. professional indemnity insurance) provide cover on a "claims made" basis. This means that claims first advised to you (or made against you) and reported to your insurer during the policy period are insured under that policy, irrespective of when the incident causing the claim occurred (unless there is a date beyond which the policy does not cover – this is called a "retroactive date"). If you become aware of circumstances which could give rise to a claim, notify the insurer during the policy period.

Report all incidents that may give rise to a claim against you to the insurers immediately after they come to your attention and before the policy expires.

INSURER SOLVENCY
We do not warrant or guarantee the current or ongoing solvency or financial viability of the insurer because we have no control over the insurer's performance and this can be affected by many complex commercial and economic factors.

UNAUTHORISED FOREIGN INSURERS
In limited cases, we may recommend that you insure with an unauthorised foreign insurer. An unauthorised foreign insurer is an insurer that is not authorised under the Insurance Act 1973 (**Act**) to conduct insurance business in Australia and is not subject to the system of financial supervision of general insurers in Australia that is monitored by the Australian Prudential Regulation Authority.

If the insurer becomes insolvent, you will not be protected by the Federal Government's Financial Claims Scheme provided under Part VC of that Act.

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MICROFILMED
12.2.1985

STRATA PLAN NUMBER
SP 6229

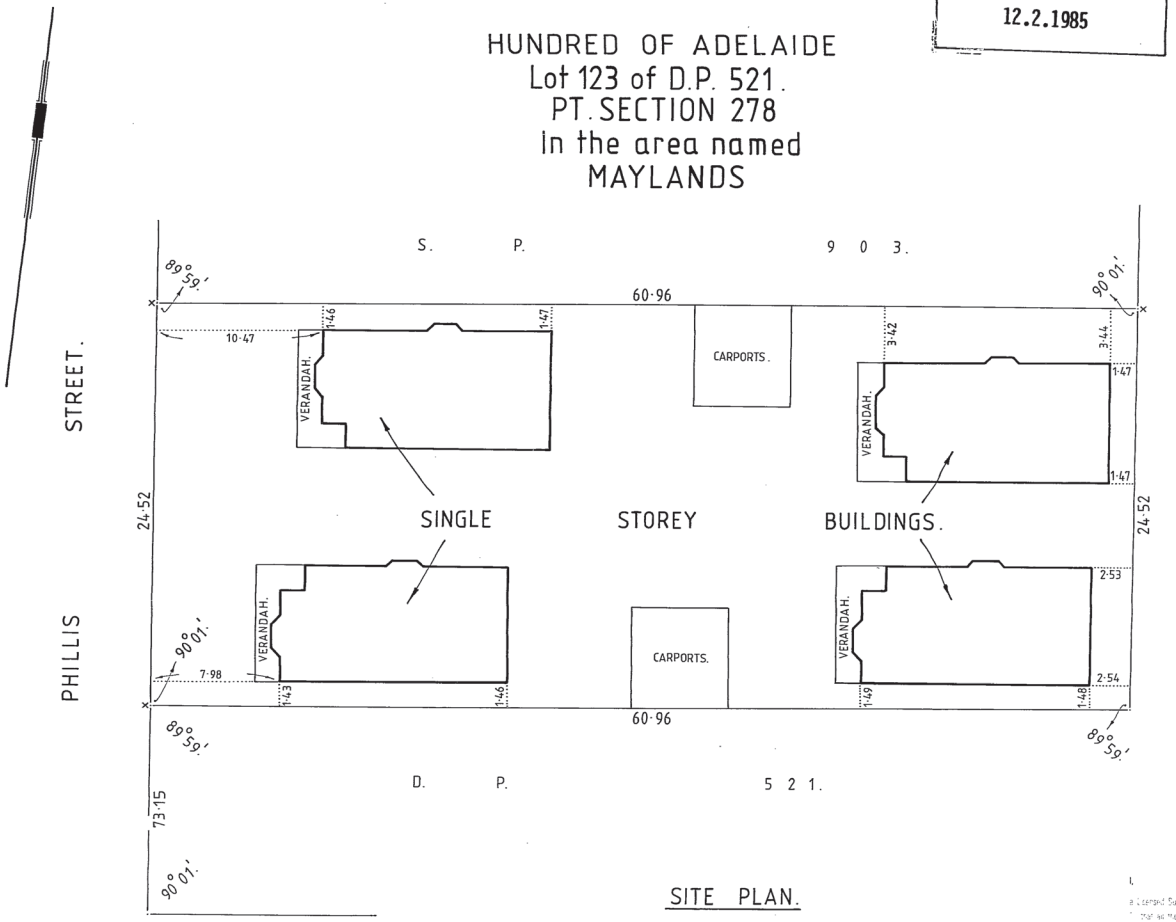
ACCEPTED FOR DEPOSIT
pro Registrar General
1 2 1985

Reference Map No

COUNCIL
C.T. OF ST. PETERS.

THIS IS SHEET 1 OF 3 SHEETS

HUNDRED OF ADELAIDE
Lot 123 of D.P. 521.
PT. SECTION 278
In the area named
MAYLANDS



SITE PLAN.

SCALE
0 1 2 3 4 5 10 15 20
METRES

CERTIFICATE OF TITLE : VOLUME 4111 FOLIO 283
AREA OF TITLE : 1495 m2.

AUTHORITY FOR DATA
VIDE F.P. 21081.

JAMES CURNOW

Dated this 14th December 1984

ALEXANDER & SYMONDS PTY. LTD.
SURVEYING CONSULTANTS
159 HUTT STREET, ADELAIDE
PHONE: 223 3566
REF 5998 / 6228

Docusign Envelope ID: EBB06989-FEC5-88A9-800A-42A26F6F53E9

STRATA PLAN NUMBER
SP 6229

ACCEPTED FOR DEPOSIT
pro Registrar General
1/ 2 /1985

Reference Map No.

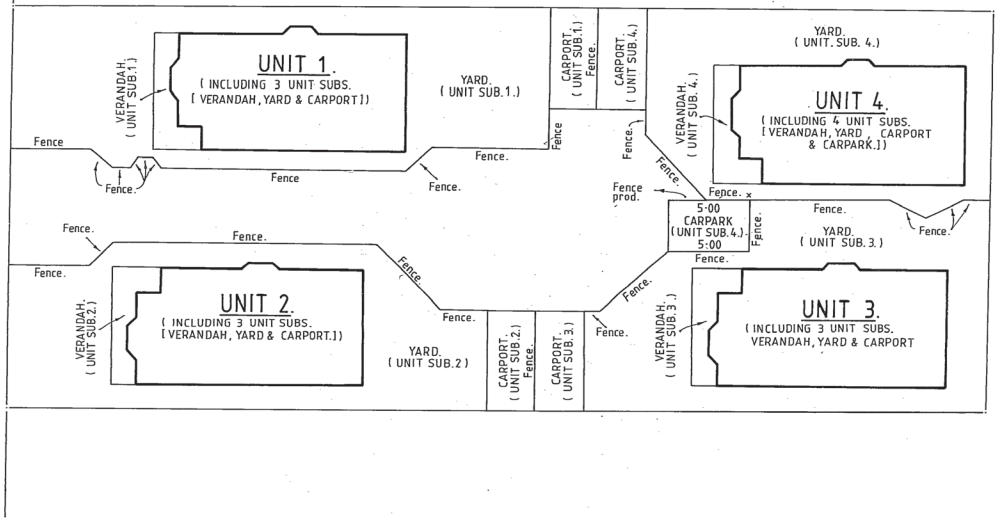
COUNCIL
C.T. OF ST. PETERS.

THIS IS SHEET 2 OF 3 SHEETS

GROUND FLOOR PLAN.

SCALE
0 1 2 3 4 5 10 15 20
METRES

PHILLIS STREET.



MICROFILMED
12.2.1985

Legend.

1. THE LOWER AND UPPER BOUNDARIES OF THE UNIT SUBSIDIARIES SHOWN AS YARDS AND CARPARK ARE EXISTING GROUND LEVEL AND 3·00 METRES ABOVE EXISTING GROUND LEVEL RESPECTIVELY EXCEPT WHERE EAVES EXIST THEN THE UPPER LIMIT SHALL BE 0·15 METRES BELOW THE EAVES.
2. UNIT SUBSIDIARIES VERANDAHS HEREON ARE ROOFED AND ARE LIMITED IN HEIGHT TO THE LEVEL OF THAT ROOF.

ALEXANDER & SYMONDS PTY. LTD.
259 HUTT STREET, ADELAIDE
PHONE: 223 3566

REF. 5998 / 6228

cph 9996

Docusign Envelope ID: EBB06989-FEC5-88A9-800A-42A26F6F53E9

SCHEDULE OF UNIT ENTITLEMENT

UNIT Nº	UNIT ENTITLEMENT	UNIT Nº	UNIT ENTITLEMENT	UNIT Nº	UNIT ENTITLEMENT
1	250				
2	250				
3	250				
4	250				
AGGREGATE	1,000	AGGREGATE		AGGREGATE	
				COMMON PROPERTY	
				ROAD or RESERVE ALLOTMENTS	

STRATA PLAN NUMBER
SP 6229

Authenticated vide
Application No. 5370606
and Accepted for Deposit

pro Registrar-General
1/2/1985

THIS IS SHEET 3 OF 3 SHEETS

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12.2.1985

Docusign Envelope ID: EBB06989-FEC5-88A9-800A-42A26F6F53E9

South Australia

Strata Titles Act 1988

Schedule 3—Articles of strata corporation

1 (1) A unit holder must—

(a) maintain the unit in good repair;

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

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

2 A person bound by these articles—

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

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

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

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

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

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

5 A person bound by these articles—

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

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

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

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

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

Docusign Envelope ID: EBB06989-FEC5-88A9-800A-42A26F6F53E9

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.

Docusign Envelope ID: EBB06989-FEC5-88A9-800A-42A26F6F53E9

RESOLUTIONS

STRATA CORPORATION NO 6229 INC.
at 49 Phillis Street, Maylands SA 5069

The following is a summary of policy decisions, special and unanimous resolutions resolved by the Strata Corporation.
The relevant minutes should be consulted for precise wording of the resolutions.

Date of meeting	Details
14/2/85	Awning Installation – Brella p229 blinds are to be used if installation carried out. Carport Side Panels - may be installed in all carports Pergolas: - may be extended. Timber Pedestrian Gates – to be installed.
23/1/01	Overdue Account Charges: - It was agreed that in the case of overdue and delinquent contributions (in excess of one quarter in arrears) "Strata Assist North East" is to forward invoices monthly to remind these owners of their debt to the Corporation. Where overdue accounts are forwarded, a charge of $5 (Overdue Account Charge) will be made. Parking on Common Property – Not allowed Carport Roller Door Security – carport roller doors to be closed at all times Driveway Speed – All residents to use caution and drive a walking pace on common driveway Water Usage Charges - Invoiced by SA Water and paid separately by individual owners Painting – Program of Planned Painting introduced. Next year of painting 2004 Smoke Detectors – Hard wired or 10-year lithium battery systems must be fitted in all units Termite Treatment It was resolved unanimously to adopt the following policy with regards to termites. Each owner is to be responsible for annual inspections for termite infestation of their respective unit at their own expense. Should an infestation be found then the cost of the inspection will be refunded to the owner and treatment of the whole complex will be carried out under the following conditions: - At the expense of the Corporation where units have had annual inspections, or - Where units have not had annual inspections or units cannot verify that annual inspections have taken place (by evidence of a Inspection Certificate), then, for such units, the cost of termite treatment will be at the expense of the respective owners of those units. Contributions Resolved unanimously that the following quarterly contributions shall apply equally despite the schedule of units of entitlement, payable in advance: Overdue Interest / Arrears It was agreed that the payment of the Body Corporate Account is the responsibility of each unit holder and accounts must be paid within twenty-eight (28) days of the due date. If any account is not paid within 28 days of the due date unit owners are required to pay interest on the overdue

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	amount at the rate of fifteen per cent (15%) per annum calculated from the due date of the account 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. Levy Raising Authority Resolved that should additional funds be required due to an extraordinary expense, authority be given to the Management Committee, to obtain the necessary capital from the persons registered as proprietors of a unit at the date when the Strata Corporation's liability arose and further that such funds be raised in accordance with the units of entitlement.
22/1/02	"Foxtel" Cable and Satellite Pay TV Antennae It was agreed that Foxtel may install cabling or Pay TV antennae on the roofs of the units, provided they are not visible from the front driveway, and there is no cost to the Corporation.
2/12/03	Termite Treatment It was resolved unanimously that the Corporation rescind any previous policy regarding termites and adopt as a policy the following: Each year at the AGM, the Corporation will decide at that time whether or not to carry out inspections of the complex, with such inspections that are arranged being at the expense of the Corporation. Should any termite infestation be found then it will be at the respective owners' expense to have them eradicated.
1/12/04	Confirmations It was noted that the following improvements, requiring confirmation, had been carried out throughout the past twelve months: Unit 3 - Paved car parking space in the yard subsidiary
30/11/05	Driveway Manners Concern was expressed at the manner in which the residents in Unit 4 drive on the common driveway. It was agreed to confirm that the Corporation has a speed limit policy of 10 kph and no parking is permitted on the common driveway at any time. This policy is to be conveyed to the residents in writing.
28/11/07	Applications Unit 3 - It was agreed that gates may be installed in the fence of Unit 3 at that owner's expense.
26/11/08	INSURANCE RENEWAL Standing Direction To ensure that the Body Corporate continues to have insurance that meets the requirements of the Community Titles Act, it was resolved that the Corporation grant a Standing Direction to Adelaide Strata & Community Management to automatically renew the Body Corporate insurance policies each year at the limits of cover held by the Body Corporate or as determined by a meeting of the Corporation. EMERGENCY LEVY POWERS It was resolved that where a shortfall of funds occurs by reason of an extraordinary expense or under budgeting, the Presiding Officer or other Officer of the Corporation is authorised to approve the raising of a levy or levies to meet such a shortfall and that such levy or levies be chargeable as a debt against the unit in accordance with the same unit proportion as the administrative and sinking fund levies.

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	LEVY ARREARS Following an overview of the procedures followed to collect overdue levies it was resolved to adopt the following policies and procedures. 1. Interest on Overdue Levies The Corporation will charge owners interest on all levies outstanding for in excess of 30 days. The rate is set at 15% per annum calculated daily. 2. Accounting Fees In accordance with the Management Agreement owners are to be charged an accounting fee set by the Body Corporate Manager if a reminder notice and / or debt collection notice is sent to an owner or their agent. 3. Debt Collection That the Body Corporate Manager is authorised to proceed on behalf of the Corporation with any necessary action, including legal action, to recover all outstanding monies. 4. Costs All related costs associated with the recover of any outstanding monies will be the responsibility of the relevant unit owner and as such will be recovered from that unit owner.
04/11/09	APPROVALS AND POLICIES It was resolved by Special Resolution that the following installations and additions upon the Common Property and/or within unit subsidiaries be granted approval. All approved work must comply with any Local Government requirements, use quality materials and be installed in a professional manner. All future maintenance costs and any damage or injury which may occur as a result of the approved installation or addition is the responsibility of the relevant unit owner. VERANDAHS/PERGOLA The issue of erecting Verandahs/ Pergola was discussed, and it was resolved to approve the erection of a Verandah or Pergola in the Units Courtyards. SKYLIGHTS It was resolved to grant approval to the owner of Unit 4 to install a skylight in the Lounge/ Dining Area of the Unit. CARPORT It was resolved to grant approval to the owner of Unit 4 to enclose the rear of his Carport TV ANTENNA It was resolved to grant approval to the owner of Unit 4 to install a TV Antenna at the Unit AIR CONDITIONING It was resolved to grant approval to the owner of Unit 4 to replace his existing Air conditioner. It was resolved to grant that approval with the condition that the location be approved by all owners. SECURITY SCREEN DOORS The issue of the maintenance of the screen doors at the Corporation was discussed and it was resolved that in future all repairs/ replacements will be the responsibility of the unit owner. Any repairs or replacement must ensure that the design and colour of the door must be the same as the existing door, if the design or colour is no longer available the matter is to be referred to the corporation for consideration.

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WINDOW SCREENS

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

ROLLER DOORS

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

AWNINGS

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

ROLLER SHUTTERS

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

STRATA DIRECTORY:

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

FAILURE TO NOTIFY CHANGE OF CONTACT DETAILS

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

FINANCIAL CHARGES

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

LEVY ARREARS

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

1. Interest on Overdue Levies

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

2. Accounting Fees

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

3. Debt Collection

Docusign Envelope ID: EBB06989-FEC5-88A9-800A-42A26F6F53E9

	That the Body Corporate Manager is authorised to proceed on behalf of the Corporation with any necessary action, including legal action, to recover all outstanding monies. 4. Costs All related costs associated with the recovery of any outstanding monies will be the responsibility of the relevant unit owner and as such will be recovered from that unit owner.
24/11/2010	It was resolved that owners may keep a cat. <u>DISBURSEMENTS / CORRESPONDANCE TO OWNERS</u> After discussion, it was resolved that the Corporation wished to have as much correspondence as possible, emailed to owners to reduce disbursement costs. It was further resolved that all owners are to provide confirmation to the Body Corporate Manager (by way of email preferred) of their preferred method of receiving all meeting notices, minutes and Notices of Contributions sent by email. Owners are reminded that they are responsible for notification to the Body Corporate Manager of any changes to the preferred email address, as failure to notify may result in overdue levies and initiate the arrears process. <u>SOLAR PANELS</u> To be discussed at the AGM 2011. It was resolved by Special Resolution that the corporation approve the installation of solar panels, requesting that any installation of solar panels be as un-intrusive as possible and provided that installations are restricted to the roof area above the respective unit.
2011 AGM	<u>APPROVALS AND POLICIES</u> It was resolved by Special Resolution that the following installations and additions upon the Common Property and/or within unit subsidiaries be granted approval. All approved work must comply with any Local Government requirements, use quality materials and be installed in a professional manner. All future maintenance costs and any damage or injury which may occur as a result of the approved installation or addition is the responsibility of the relevant unit owner. <u>DISBURSEMENTS / CORRESPONDANCE TO OWNERS</u> The Body Corporate Manager reminded owners in regards to the option to reduce disbursement charges and if wishing to have levy notices, and/or correspondence issued via email. <u>NBN; National Broadband Network</u> It was resolved by Special Resolution that the Corporation approve a connection to the NBN being installed when available to the building for each Unit to connect to at their own expense. <u>SOLAR PANELS</u> It was resolved by Special Resolution that the corporation approve the installation of solar panels, requesting that any installation of solar panels be as un-intrusive as possible and provided that installations are restricted to the roof area above the respective unit. <u>STRATA DIRECTORY:</u> Owners authorized the Body Corporate Manager to provide the information concerning their personal particulars as contained in the Corporation Directory with other owners and Corporation Contractors. It was resolved to forward a roll list to all owners. <u>FAILURE TO NOTIFY CHANGE OF CONTACT DETAILS</u> Following an overview of the procedure It was resolved to authorise the Body Corporate Manager to conduct a search for owners who have failed to notify the Corporation of their change of contact details. It was further resolved that in accordance with the Management agreement

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	owners are to be charged a fee(s) as set by the Body Corporate Manager. FINANCIAL CHARGES It was resolved that in the event that an owners payment to the Body Corporate is reversed, that any bank fees and/or Body Corporate Managers fees be recovered from the relevant unit owner LEVY ARREARS Following an overview of the procedures followed to collect overdue levies it was resolved to adopt the following policies and procedures. 1. Interest on Overdue Levies The Corporation will charge owners interest on all levies outstanding for in excess of 30 days. The rate is set at 15% per annum calculated daily. 2. Accounting Fees In accordance with the Management Agreement owners are to be charged an accounting fee set by the Body Corporate Manager if a reminder notice and / or debt collection notice is sent to an owner or their agent. 3. Debt Collection That the Body Corporate Manager is authorised to proceed on behalf of the Corporation with any necessary action, including legal action, to recover all outstanding monies. 4. Costs All related costs associated with the recovery of any outstanding monies will be the responsibility of the relevant unit owner and as such will be recovered from that unit owner. 5. Any arrears exceeding 75 days; the Body Corporate Manager will contact the Presiding Officer or failing them another Office Bearer and confirm further directions as per 3.
2012 AGM	APPROVALS AND POLICIES DISBURSEMENTS / CORRESPONDANCE TO OWNERS The Body Corporate Manager reminded owners in regards to the option to reduce disbursement charges and if wishing to have levy notices, and/or correspondence issued via email. STRATA DIRECTORY: Owners authorized the Body Corporate Manager to provide the information concerning their personal particulars as contained in the Corporation Directory with other owners and Corporation Contractors. It was resolved to forward a roll list to all owners. FAILURE TO NOTIFY CHANGE OF CONTACT DETAILS Following an overview of the procedure it was resolved to authorise the Body Corporate Manager to conduct a search for owners who have failed to notify the Corporation of their change of contact details. It was further resolved that in accordance with the Management agreement owners are to be charged a fee(s) as set by the Body Corporate Manager. FINANCIAL CHARGES It was resolved that in the event that an owner's payment to the Body Corporate is reversed, that any bank fees and/or Body Corporate Managers fees be recovered from the relevant unit owner LEVY ARREARS Following an overview of the procedures followed to collect overdue levies it was resolved to adopt the following policies and procedures. 1. Interest on Overdue Levies The Corporation will charge owners interest on all levies outstanding for in excess of 30 days. The rate is set at 15% per annum calculated daily.

Docusign Envelope ID: EBB06989-FEC5-88A9-800A-42A26F6F53E9

	2. Accounting Fees In accordance with the Management Agreement owners are to be charged an accounting fee set by the Body Corporate Manager if a reminder notice and / or debt collection notice is sent to an owner or their agent. 3. Debt Collection That the Body Corporate Manager is authorised to proceed on behalf of the Corporation with any necessary action, including legal action, to recover all outstanding monies. 4. Costs All related costs associated with the recovery of any outstanding monies will be the responsibility of the relevant unit owner and as such will be recovered from that unit owner. 5. Any arrears exceeding 75 days; the Body Corporate Manager will contact the Presiding Officer or failing them another Office Bearer and confirm further directions as per 3.
2013 AGM	<u>APPROVALS AND POLICIES</u> <u>DISBURSEMENTS / CORRESPONDENCE TO OWNERS</u> The Body Corporate Manager advised the meeting that disbursement charges could be reduced if Owners elected to have notices distributed by email. <u>STRATA DIRECTORY</u> Owners authorized the Body Corporate Manager to provide the information concerning their personal particulars as contained in the Corporation Directory with other owners and Corporation Contractors. <u>FAILURE TO NOTIFY CHANGE OF CONTACT DETAILS</u> It was resolved to authorise the Body Corporate Manager to conduct a search for owners who have failed to notify the Corporation of their change of contact details. It was further resolved that any cost incurred by the Corporation including but not limited to Management Agreement charges are to be recovered from the relevant owner(s). <u>FINANCIAL CHARGES</u> It was resolved that in the event that an owner's payment to the Body Corporate is reversed, that any bank fees and/or Body Corporate Managers fees be recovered from the relevant unit owner <u>LEVY ARREARS</u> Following an overview of the procedures followed to collect overdue levies it was resolved that the following policies and procedures be adopted: 1. Interest on Overdue Levies The Corporation will charge owners interest on all levies outstanding for in excess of 30 days. The rate is set at 15% per annum calculated daily. 2. Accounting Fees Any cost incurred by the Corporation including but not limited to Management Agreement charges are to be recovered from the relevant unit owner. 3. Debt Collection That the Body Corporate Manager is authorised to proceed on behalf of the Corporation with any necessary action, subject to item 5 including legal action, to recover all outstanding monies. 4. Costs All related costs associated with the recovery of any outstanding monies will be recovered from the relevant unit owner as debt against the unit.

Docusign Envelope ID: EBB06989-FEC5-88A9-800A-42A26F6F53E9

	5. Any arrears exceeding 75 days; the Body Corporate Manager will contact the Presiding Officer, or another Office Bearer, and confirm further directions regarding further action including legal action.
2014 AGM	APPROVALS AND POLICIES Disbursements / Correspondence To Owners The Body Corporate Manager advised the meeting that disbursement charges could be reduced if Owners elected to have notices distributed by email. It was resolved that the Corporation recommended that Owners wherever possible and practical to elect to have their correspondence and notices delivered by email. Election is required to be in writing. Owners were advised that they are responsible for notification to the Body Corporate Manager of any changes to their contact details including their preferred email address, as failure to notify may result in overdue levies and initiate the arrears process. Notices From The Corporation To Owners It was resolved that the corporation agree to provide notices, as directed by a unit holder, to a nominated person or organisation in addition to the notice provided to the unit holders. Strata Directory Owners authorized the Body Corporate Manager to provide the information concerning their personal particulars as contained in the Corporation Directory with other owners and Corporation Contractors. Failure To Notify Change Of Contact Details It was resolved to authorise the Body Corporate Manager to conduct a search for owners who have failed to notify the Corporation of their change of contact details. It was further resolved that any cost incurred by the Corporation including but not limited to Management Agreement charges are to be recovered from the relevant owner(s). Financial Charges It was resolved that in the event that an owner's payment to the Body Corporate is reversed, that any bank fees and/or Body Corporate Managers fees be recovered from the relevant unit owner Levy Arrears Following an overview of the procedures followed to collect overdue levies it was resolved that the following policies and procedures be adopted: 1. Interest on Overdue Levies The Corporation will charge owners interest on all levies outstanding for in excess of 30 days. The rate is set at 15% per annum calculated daily. 2. Accounting Fees Any cost incurred by the Corporation including but not limited to Management Agreement charges are to be recovered from the relevant unit owner. 3. Debt Collection That the Body Corporate Manager is authorised to proceed on behalf of the Corporation with any necessary action, subject to item 5 including legal action, to recover all outstanding monies. 4. Costs All related costs associated with the recovery of any outstanding monies will be recovered from the relevant unit owner as debt against the unit. 5. Any arrears exceeding 75 days

Docusign Envelope ID: EBB06989-FEC5-88A9-800A-42A26F6F53E9

	The Body Corporate Manager will contact the Presiding Officer, or another Office Bearer, and confirm further directions regarding further action including legal action.
2015 AGM	ADOPTION OF POLICIES Affirmation of previous policies; Motion tabled; The policies of the Corporation for 'Disbursement Directions', 'Strata Directory', 'Contact Details', 'Financial Charges', 'Levy Arrears', and 'Notices to Owners' are to continue without change.
2016 AGM	APPROVALS FOR PRESCRIBED WORKS Nil requested
2017 AGM	APPROVALS FOR PRESCRIBED WORKS Nil requested ADOPTION OF POLICIES a. Affirmation of previous policies; Motion tabled; The policies of the Corporation for 'Disbursement Directions', 'Strata Directory', 'Contact Details', 'Financial Charges', 'Levy Arrears', and 'Notices to Owners' are to continue without change. Motion Carried
2018 AGM	APPROVALS FOR PRESCRIBED WORKS Nil requested ADOPTION OF POLICIES b. Affirmation of previous policies; Motion tabled; The policies of the Corporation for 'Disbursement Directions', 'Strata Directory', 'Contact Details', 'Financial Charges', 'Levy Arrears', and 'Notices to Owners' are to continue without change. Motion Carried Proposed Maintenance Policy Motion tabled; The Corporation adopt the following maintenance procedures to assist in expediting repairs; a) The Corporation authorise general repairs to proceed where costs are less than $500 to $600 or; repairs are of an emergency and/or essential nature, and for an Office Bearer to be informed of any required actions. b) Unless alternate instructions are resolved at a general meeting of the Corporation; • The Corporation's preference is for 2 quotes for general repairs of $500.00 to $2,000.00, noting Office Bearers are authorised to engage a contractor when the first quote is presented. • The Corporation's preference is for 3 quotes for any general repairs exceeding $2,000.00 c) All quotes are to be made available to Office Bearers at the earliest opportunity for a decision, and where a General Meeting has approved for maintenance works to proceed; • The Manager is authorised to select the most suitable quote & arrange repairs, should instructions have not been received from an Office Bearer within a determined period of the General Meeting, or 30 days of quotes presented. Motion Carried
2019 AGM	ADOPTION OF POLICIES c. Affirmation of previous policies; Motion tabled; The policies of the Corporation for 'Disbursement Directions', 'Strata Directory', 'Contact Details', 'Financial Charges', 'Levy Arrears', and 'Notices to Owners' are to continue without change. Motion Carried

Docusign Envelope ID: EBB06989-FEC5-88A9-800A-42A26F6F53E9

2020 AGM	APPROVALS FOR PRESCRIBED WORKS Nil requested ADOPTION OF POLICIES Affirmation of previous policies; Motion tabled; The policies of the Corporation for 'Disbursement Directions', 'Strata Directory', 'Contact Details', 'Financial Charges', 'Levy Arrears', and 'Notices to Owners' are to continue without change. Motion Carried
2021 AGM	APPROVALS FOR PRESCRIBED WORKS Nil requested ADOPTION OF POLICIES a. Review of Previous Policies; The Body Corporate Manager reviewed the previously adopted policies of the Corporation for 'Disbursement Directions', 'Community Directory', 'Contact Details', 'Financial Charges', 'Levy Arrears', 'Notices to Owners' and 'Maintenance Policy', and advised that these will continue without change. Disbursements Directions (Correspondence To Owners) The Corporation resolved that owners wherever possible and practical are to elect to have their correspondence and notices delivered by email. Election is required to be in writing to the Manager/Secretary. Owners were advised that they are responsible for notification to the Body Corporate Manager of any changes to their contact details including their preferred email address, as failure to notify may result in overdue levies and initiate the arrears process. Strata Directory Owners authorized the Body Corporate Manager to provide the information concerning their personal particulars as contained in the Corporation Directory with other owners and Corporation Contractors. Failure To Notify Change Of Contact Details It was resolved to authorise the Body Corporate Manager to conduct a search for owners who have failed to notify the Corporation of their change of contact details. It was further resolved that any cost incurred by the Corporation including but not limited to Management Agreement charges are to be recovered from the relevant owners'. Financial Charges It was resolved that in the event that an owners payment to the Body Corporate is reversed, that any bank fees and/or Body Corporate Managers fees be recovered from the relevant unit owner. Levy Arrears Following an overview of the procedures followed to collect overdue levies it was resolved that the following policies and procedures be adopted: 6. Interest on Overdue Levies The Corporation will charge owners interest on all levies outstanding for in excess of 30 days. The rate is set at 15% per annum calculated daily. 7. Accounting Fees Any cost incurred by the Corporation including but not limited to Management Agreement charges are to be recovered from the relevant Unit/Lot owner. 8. Any arrears exceeding 75 days

	The Body Corporate Manager will contact the Presiding Officer, or another Office Bearer, and confirm directions regarding further action for debt recovery, including legal action. 9. Debt Collection That the Body Corporate Manager is authorised to proceed on behalf of the Corporation with any necessary action, subject to item 3, including legal action, to recover all outstanding monies. 10. Costs All related costs associated with the recovery of any outstanding monies will be recovered from the relevant Unit/Lot owner as a debt against the Unit/Lot. <u>Notices From the Corporation to Owners</u> It was resolved that the Corporation agree to provide notices, as directed by a unit holder, to a nominated person or organisation in addition to the notice provided to the unit holders. <u>Maintenance Policy</u> The Corporation adopt the following maintenance procedures to assist in expediting repairs; d) The Corporation authorise general repairs to proceed where costs are less than $500 to $600 or; repairs are of an emergency and/or essential nature, and for an Office Bearer to be informed of any required actions. e) Unless alternate instructions are resolved at a general meeting of the Corporation; • The Corporation's preference is for 2 quotes for general repairs of $500.00 to $2,000.00, noting Office Bearers are authorised to engage a contractor when the first quote is presented. • The Corporation's preference is for 3 quotes for any general repairs exceeding $2,000.00 f) All quotes are to be made available to Office Bearers at the earliest opportunity for a decision, and where a General Meeting has approved for maintenance works to proceed; • The Manager is authorised to select the most suitable quote & arrange repairs, should instructions have not been received from an Office Bearer within a determined period of the General Meeting, or 30 days of quotes presented.
Oct 2022 EGM	<u>APPROVALS & POLICIES</u> Motion tabled; The Corporation approve by Ordinary Resolution for the new Owner/Resident of Unit 1 to keep 2 Dogs in the Unit and yard subsidiary. The approval is granted on the following conditions; • The approval is for the current pet(s) only. • Pets should be restricted to the Unit and yard subsidiary and kept on a lead when on common property. • The owners of Units with pets are liable for any noise which is disturbing to an extent which is unreasonable, and any damage or loss of common property caused by the pets whilst they are on the common property. • The owners/resident of the Unit is responsible for cleaning up all mess from their pet, on any part of the community parcel. Explanatory notes: Both dogs are Maltese Shitzu's, less than 8 kg each and aged 5 years and 12 years old. They're described as your classic lap dogs. Votes for; 3 Votes against; Abstained; Motion Carried
2022 AGM	No new items.

Best Strata commenced management 31/10/2024. Information provided on resolutions prior to our management is provided on an "as is" basis and is taken directly from the previous managers records. Best Strata provides no assurances as to the accuracy of this information.

Docusign Envelope ID: EBB06989-FEC5-88A9-800A-42A26F6F53E9

11/12/2024	Policy - Overdue Contributions Interest & Fees It was resolved that if an account remains overdue for 31 days, the unit owner will be required to pay interest to the Corporation at the rate of 10% per annum calculated from the due date until payment. It was further resolved that any expenses, costs or disbursements incurred by the Corporation in recovering any outstanding monies including debt collection agency fees and solicitor's costs shall be recoverable from the unit owner. All agreed. The Manager advised that Best Strata will charge an overdue account fee of $11 to an owner when their account is 31 days overdue and a reminder account is sent. Best Strata will charge a debt recovery transfer fee of $33 to an owner in the event of their account being transferred to a debt collection agency.
10/12/2025	No Resolutions