

Form 1 - Vendor's statement

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

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Preliminary

To the purchaser:

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

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

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

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

Instructions to the vendor for completing this statement:

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

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

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

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:

Werner Sturm
Marianne Agnes Sturm

Address:

8 Bluebell Court

Flagstaff Hill SA 5159

4 Vendor's registered agent:

Josh Morrison

Address:

74 Brighton Road

Glenelg East SA 5045

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]*

Certificate of Title - Volume: 5572 Folio: 568
Unit 2/40-44 Chatham Road, Keswick SA 5035

Unit 2 Strata Plan 2674
In the Area named Keswick
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:

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

(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:

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:

<input type="checkbox"/> We	Werner Sturm
<input type="checkbox"/> I/We	Marianne Agnes Sturm

of

8 Bluebell Court
Flagstaff Hill SA 5159

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

Date: <input type="text"/>	Date: <input type="text"/>
Signed: <input type="text"/>	Signed: <input type="text"/>
Date: <input type="text"/>	Date: <input type="text"/>
Signed: <input type="text"/>	Signed: <input type="text"/>

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

(section 9)

To the purchaser:

I,

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

Exceptions:

Date:

Signed:

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

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

Note -

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

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

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

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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?

Are there attachments?

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

Certificate of Title - Volume: 5572 Folio: 568

Number of mortgage (if registered):

9131508

Name of mortgagee:

Westpac Banking Corporation



Yes

Yes

1.2 Easement

(whether over the land or annexed to the land)

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

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

Is this item applicable?

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

Are there attachments?

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

Property Interest Report

Description of land subject to easement:

Portion of the land in Certificate of title - Volume: 5572 Folio: 568
Unit 2/40-44 Chatham Road, Keswick SA 5035

Nature of easement:

Statutory Easement to SA Power Networks (including those related to gas, water and sewage) may exist.

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:

<input checked="" type="checkbox"/>
No
Yes

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?

<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

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):

<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

5. Development Act 1993 (repealed)

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

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

Is this item applicable?



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

 No

Are there attachments?

 Yes

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

Council Search and Development Approval: 211/397/2011

Condition(s) of authorisation:

Development Approval: 211/397/2011
Development Description: Construction of a retaining wall and fence
Date of Decision: 22-Nov-2011

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~~5.2~~ ~~section 50(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):

\$

~~5.3~~ ~~section 50(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):

\$

~~5.4~~ ~~section 55 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):

\$

~~5.5~~ section 56- 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):~~

~~[Empty box]~~

~~Date of notice:~~

~~[Empty box]~~

~~Requirements of notice:~~

~~[Empty box]~~

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

~~[Empty box]~~

~~Amount payable (if any):~~

~~\$ [Empty box]~~

~~[Form boxes]~~

~~5.6~~ section 57- 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):~~

~~[Empty box]~~

~~Date of agreement:~~

~~[Empty box]~~

~~Names of parties:~~

~~[Empty box]~~

~~Terms of agreement:~~

~~[Empty box]~~

~~[Form boxes]~~

~~5.7~~ section 60- Notice of intention by building owner

~~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):~~

~~[Empty box]~~

~~Date of notice:~~

~~[Empty box]~~

~~Building work proposed (as stated in the notice):~~

~~[Empty box]~~

~~Other building work as required pursuant to the Act:~~

~~[Empty box]~~

~~[Form boxes]~~

~~5.8 section 69 - 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):~~

~~[Empty text box]~~

~~Date of order:~~

~~[Empty text box]~~

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

~~[Empty text box]~~

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

~~[Empty text box]~~

~~Nature of order:~~

~~[Empty text box]~~

~~Amount payable (if any):~~

~~\$ [Empty text box]~~

~~[Three empty checkboxes]~~

~~5.9 section 71 - 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):~~

~~[Empty text box]~~

~~Date of notice:~~

~~[Empty text box]~~

~~Name of authority giving notice:~~

~~[Empty text box]~~

~~Requirements of notice:~~

~~[Empty text box]~~

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

~~[Empty text box]~~

~~Amount payable (if any):~~

~~\$ [Empty text box]~~

~~[Three empty checkboxes]~~

~~5.10 section 84 - 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):~~

~~[Empty text box]~~

~~Date of notice given:~~

~~[Empty text box]~~

~~[Three empty checkboxes]~~

~~5.10 section 84 - Enforcement notice
(continued)~~

Name of relevant authority giving notice:

Nature of directions contained in notice:

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

Amount payable (if any):

~~5.11 section 85(6), 85(10) or 106
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:

~~5.12 Part 11 Division 2 - 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):

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)

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~Nature of condition(s):~~

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

<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

7. Emergency Services Funding Act 1998

7.1 section 16 - Notice to pay levy

Is this item applicable?

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

Are there attachments?

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

Certificate of Emergency Services Levy payable

Date of notice:

22-01-2026

Amount of levy payable:

\$0.00

<input checked="" type="checkbox"/>
Yes
Yes

8. Environment Protection Act 1993

8.1 section 59 - Environment performance agreement that is registered in relation to the land

Is this item applicable?

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

Are there attachments?

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

Date of agreement:

8.2 section 90 - Environment protection order that is registered in relation to the land

Is this item applicable?

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

Are there attachments?

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

Date of issue:

Compliance date(s) specified in the order:

8.3 section 93A - Environment protection order relating to cessation of activity that is registered in relation to the land

Is this item applicable?

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

Are there attachments?

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

Date of issue:

Compliance date(s) specified in the order:

8.4 section 99 - Clean-up order that is registered in relation to the land

Is this item applicable?

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

Are there attachments?

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

Date of issue:

Compliance date(s) specified in the order:

Amount of charge on the land (if applicable and known):

~~8.5~~ section 100 - Clean-up authorisation that is registered in relation to the land

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~Date of issue:~~

~~Amount of charge on the land (if known):~~

~~8.6~~ section 103H - Site contamination assessment order that is registered in relation to the land

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~Date of issue:~~

~~Compliance date(s) specified in the order:~~

~~Amount of charge on the land (if applicable and known):~~

~~8.7~~ section 103J - Site remediation order that is registered in relation to the land

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~Date of issue:~~

~~Compliance date(s) specified in the order:~~

~~Amount of charge on the land (if applicable and known):~~

8.8 section 103N - Notice of declaration of special management area in relation to the land (due to possible existence of site contamination)

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:

Date of Gazette in which notice published:

Description of area or areas to which the notice relates:

8.9 section 103P - Notation of site contamination audit report in relation to the land

Is this item applicable?

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

Are there attachments?

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

Date of notation:

Note - Site contamination audit reports are kept by the EPA in the public register under section 109 of the Environment Protection Act 1993.

8.10 section 103S - Notice of prohibition or restriction on taking water affected by site contamination in relation to the land

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):

EPA Statement

Date of notice:

28/01/2026

Date of Gazette in which notice published:

29/10/2020

Description of the water to which the notice relates:

See attached EPA Statement

Particulars given in the notice of the site contamination affecting the water:

See attached EPA Statement

19. Land Tax Act 1936

19.1 Notice, order or demand for payment of land tax

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):

Certificate of Land Tax payable

Date of notice, order or demand:

22/01/2026

Amount payable (as stated in the notice):

\$0.00

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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?

Are there attachments?

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

Local Government search - rates page

Date of notice, order etc:

21/01/2026

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

City of West Torrens

Land subject thereto:

Certificate of title - Volume: 5572 Folio: 568
Unit 2/40-44 Chatham Road, Keswick SA 5035

Nature of requirements contained in notice, order etc:

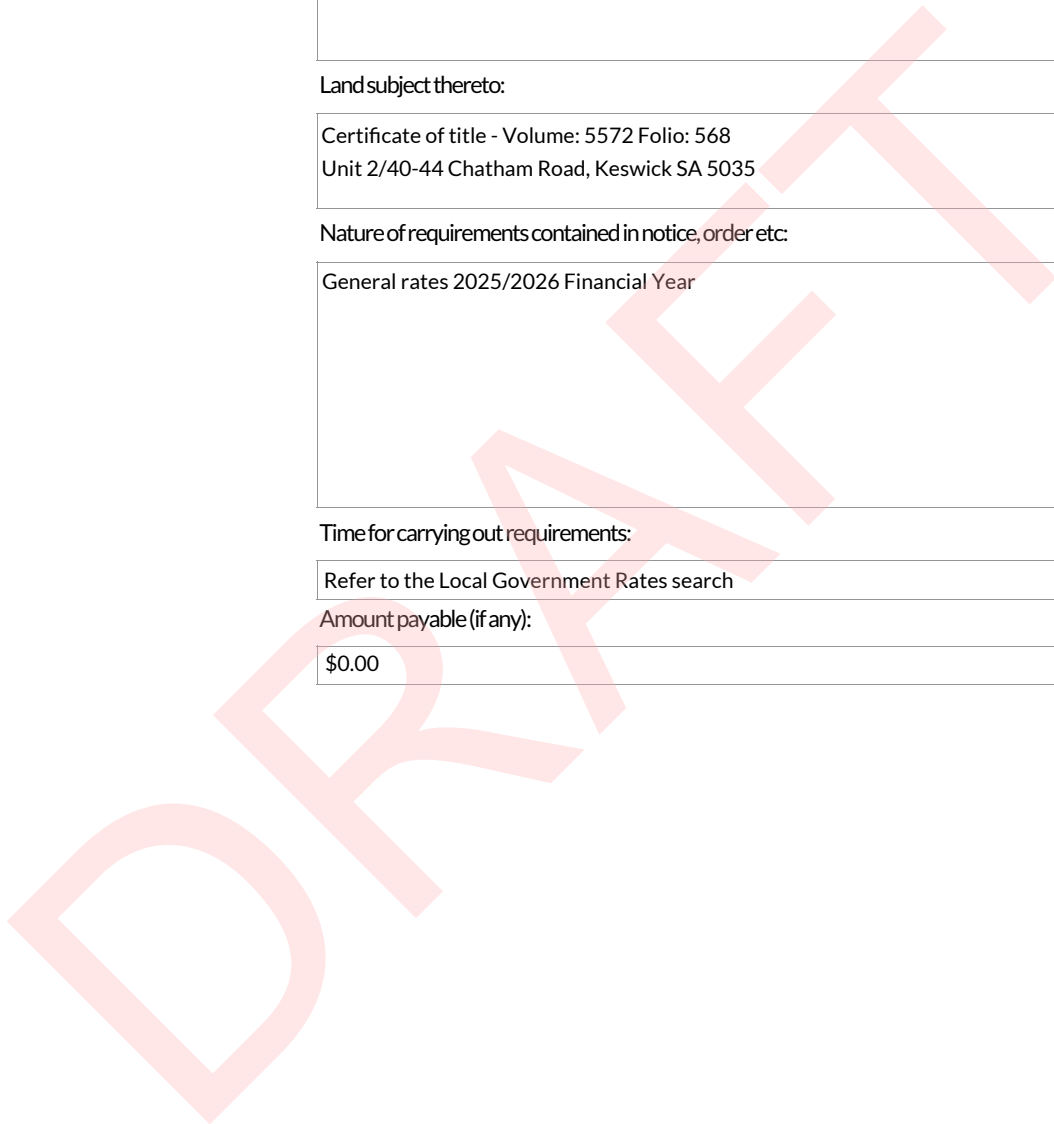
General rates 2025/2026 Financial Year

Time for carrying out requirements:

Refer to the Local Government Rates search

Amount payable (if any):

\$0.00



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?

Are there attachments?

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

Property Interest Report and Data extract for section 7 search purposes

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: Housing Diversity Neighbourhood (HDN)
Subzones: No
Zoning overlays: See attached Data extract for section 7 search purposes

Is there a State heritage place on the land or is the land situated in a State heritage area?

Is the land designated as a local heritage place?

Is there a tree or stand of trees declared in Part 10 of the Planning and Design Code to be a significant tree or trees on the land?

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

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

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?

No

Are there attachments?

Yes

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

Data extract for section 7 search purposes

Date of authorisation:

28 October 2023

Name of relevant authority that granted authorisation:

Clifford Yong

Condition(s) of authorisation:

See attached Data extract for section 7 search purposes

~~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):*

Council Search and City of West Torrens Building Fire Safety Committee Notice

Date of notice:

27/06/2023

Name of authority giving notice:

City of West Torrens

Requirements of notice:

See attached Council Search and City of West Torrens Building Fire Saf

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

See attached Council Search and City of West Torrens Building Fire Safety Committee Notice

Amount payable (if any):

N/A

~~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:~~

DRAFT

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):

SA Water certificate

Date of notice or order:

22/01/2026

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:

\$176.30

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

Payment of SA Water Rates and Charges

DRAFT

Particulars relating to a strata unit

1 Name of strata corporation:
Address of strata corporation:

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):

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

(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:

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

[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 or

since the deposit of the strata plan;

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

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

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

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

Not Applicable

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

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

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

Name: Best Strata

Address: PO BOX 229

Fullarton SA 5063

Note-

- 1 A strata corporation must (on application by or on behalf of a current owner, prospective purchaser or other relevant person) provide the particulars and documents referred to in 3(a)-(c), 4 and 6 and must also make available for inspection its accountancy records and minute books, any contract with a body corporate manager, the register of unit holders and unit holder entitlements that it maintains and any documents in its possession relating to the design and construction of the buildings or improvements on the site or relating to the strata scheme.
- 2 Copies of the articles of the strata corporation may also be obtained from the Lands Titles Registration Office.
- 3 All owners of a strata unit are bound by the articles of the strata corporation. The articles regulate the rights and liabilities of owners of units in relation to their units and the common property and matters of common concern.
- 4 For a brief description of some of the matters that need to be considered before purchasing a strata unit, see Division 3 of this Schedule.

Particulars relating to environment protection

1-Interpretation

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

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

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

- (a) site contamination (within the meaning of the *Environment Protection Act 1993*) at the land; or
- (b) any other contamination of the land by chemical substances,

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

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

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

- (a) the nature and extent of contamination of the land by chemical substances present or remaining on or below the surface of the land; and
- (b) the suitability of the land for a particular use; and
- (c) what remediation is or remains necessary for a particular use,

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

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

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

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

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

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

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

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

EPA Prescribed Commercial or Industrial Activity

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

2-Pollution and site contamination on the land-questions for vendor

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

- (a) storage, handling or disposal of waste or fuel or other chemicals (other than in the ordinary course of domestic activities)?
- (b) importation of soil or other fill from a site at which-
 - (i) an activity of a kind listed in paragraph (a) has taken place; or
 - (ii) a prescribed commercial or industrial activity (see item 1(2) above) has taken place?

No

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

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

No

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

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

No

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

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

No

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

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

No

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

Note-

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

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

3-Licences and exemptions recorded by EPA in public register

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

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

No

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

No

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

No

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

No

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

No

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

No

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

No

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

No

Note-

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

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

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

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

The EPA will not provide details about exemptions relating to-

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

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

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

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

No

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

No

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

Yes

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

No

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

No

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

No

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

No

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

No

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

No

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

No

Note-

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

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

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

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

No

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

No

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

No

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

No

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

No

Note-

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

6-Further information held by councils

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

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

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

No

Note-

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

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

It should be noted that-

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

7-Further information for purchasers

Note-

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

- details relating to environmental authorisations such as applications, applicants, locations of activities, conditions, suspension, cancellation or surrender of authorisations, disqualifications, testing requirements and test results;
- details relating to activities undertaken on the land under licences or other environmental authorisations no longer in force;
- written warnings relating to alleged contraventions of the *Environment Protection Act 1993*;
- details of prosecutions and other enforcement action;
- details of civil proceedings;
- other details prescribed under the *Environment Protection Act 1993* (see section 109(3)(1)).

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

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

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



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

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

Governance

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

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

Use of your property

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

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

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

Are you buying a debt?

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

Expenses

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

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

Guarantee

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

Contracts

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

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

Buying off the plan

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

Mixed use developments—voting rights

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

Further information

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

The Australian Institute of Conveyancers (SA Division) (AICSA) provides information and operates a Public Advice Service with respect to conveyancers and the conveyancing process, see www.aicsa.com.au. Information and the booklet about strata and community titles is available from the Legal Services Commission of South Australia at www.lsc.sa.gov.au.

You can also seek advice from a legal practitioner.

ANNEXURES

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

Certificate(s) of title to the land
 Check search
 Historical search
 Title and valuation package
 Property Interest Report
 Local Government search
 Data extract for section 7 search purposes
 Strata Plan
 Section 41 Statement Pursuant to Strata Titles Act 1988
 Strata Insurance
 Certificate relating to the Amendment of the Articles of a Strata Corporation
 EPA Statement
 Certificate of Emergency Services Levy payable
 Certificate of Land Tax payable
 SA Water Certificate
 Form R3 – Buyers Information Notice
 Form R7 - Warning Notice

ACKNOWLEDGEMENT OF RECEIPT OF FORM 1 - VENDOR'S STATEMENT
 (Section 7, *Land and Business (Sale and Conveyancing) Act 1994*)

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

Dated (dd/mm/yyyy):

Signed: _____

Purchaser(s)

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

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

Buyers information notice

Prescribed notice to be given to purchaser

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

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

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

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

Safety

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

Enjoyment

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

Value

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

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

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

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

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

Warning notice

Financial and investment advice

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:

- a) 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
- b) 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.

Certificate of Title - Volume 5572 Folio 568

Parent Title(s) CT 5036/557
Creating Dealing(s) SC 8437784
Title Issued 07/09/1998 Edition 2 Edition Issued 25/07/2001

Estate Type

FEE SIMPLE (UNIT)

Registered Proprietor

WERNER STURM
MARIANNE AGNES STURM
OF 8 BLUEBELL COURT FLAGSTAFF HILL SA 5159
AS JOINT TENANTS

Description of Land

UNIT 2 STRATA PLAN 2674
IN THE AREA NAMED KESWICK
HUNDRED OF ADELAIDE

Easements

NIL

Schedule of Dealings

Dealing Number	Description
9131508	MORTGAGE TO WESTPAC BANKING CORPORATION

Notations

Dealings Affecting Title NIL

Priority Notices NIL

Notations on Plan

Lodgement Date	Dealing Number	Description	Status
28/02/2019	13073565	APPLICATION TO AMEND ARTICLES	FILED

Registrar-General's Notes NIL

Administrative Interests NIL

Certificate of Title

Title Reference: CT 5572/568

Status: CURRENT

Edition: 2

Dealings

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

Priority Notices

NIL

Notations on Plan

Lodgement Date	Completion Date	Dealing Number	Description	Status	Plan
28/02/2019	19/03/2019	13073565	APPLICATION TO AMEND ARTICLES	FILED	S2674

Registrar-General's Notes

No Registrar-General's Notes exist for this title

Certificate of Title

Title Reference: CT 5572/568
Status: CURRENT
Parent Title(s): CT 5036/557
Dealing(s) Creating Title: SC 8437784
Title Issued: 07/09/1998
Edition: 2

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
02/10/2013	22/10/2013	12017179	VESTING (GLOBAL UPDATE)	REGISTERED	WESTPAC BANKING CORPORATION 9131508
02/07/2001	26/07/2001	9131508	MORTGAGE	REGISTERED	ST.GEORGE BANK LTD. (ACN: 055 513 070)
02/07/2001	26/07/2001	9131507	TRANSFER	REGISTERED	WERNER STURM, MARIANNE AGNES STURM
02/07/2001	26/07/2001	9131505	DISCHARGE OF MORTGAGE	REGISTERED	8437788
06/02/1998	08/09/1998	8437788	MORTGAGE	REGISTERED	COMMONWEALTH BANK OF AUSTRALIA

Certificate of Title

Title Reference CT 5572/568
Status CURRENT
Easement NO
Owner Number 03804127
Address for Notices 8 BLUEBELL CT FLAGSTAFF HILL 5159
Area NOT AVAILABLE

Estate Type

Fee Simple (Unit)

Registered Proprietor

WERNER STURM
MARIANNE AGNES STURM
OF 8 BLUEBELL COURT FLAGSTAFF HILL SA 5159
AS JOINT TENANTS

Description of Land

UNIT 2 STRATA PLAN 2674
IN THE AREA NAMED KESWICK
HUNDRED OF ADELAIDE

Last Sale Details

Dealing Reference TRANSFER (T) 9131507
Dealing Date 29/06/2001
Sale Price \$110,000
Sale Type TRANSFER OF A PARTIAL INTEREST OR AN INTEREST IN MULTIPLE TITLES

Constraints

Encumbrances

Dealing Type	Dealing Number	Beneficiary
MORTGAGE	9131508	WESTPAC BANKING CORPORATION

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
2134721005	CURRENT	Unit 2, 40-44 CHATHAM ROAD, KESWICK, SA 5035

Notations

Dealings Affecting Title

NIL

Notations on Plan

Lodgement Date	Dealing Number	Descriptions	Status
28/02/2019 11:50	13073565	APPLICATION TO AMEND ARTICLES	FILED

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number 2134721005
Type Site & Capital Value
Date of Valuation 01/01/2025
Status CURRENT
Operative From 01/07/1976
Property Location Unit 2, 40-44 CHATHAM ROAD, KESWICK, SA 5035
Local Government WEST TORRENS
Owner Names WERNER STURM
 MARIANNE AGNES STURM
Owner Number 03804127
Address for Notices 8 BLUEBELL CT FLAGSTAFF HILL 5159
Zone / Subzone HDN - Housing Diversity Neighbourhood
Water Available Yes
Sewer Available Yes
Land Use 1320 - Ground Floor Home Unit In A Multi-Storey Block
Description H UNIT
Local Government Description Residential

Parcels

Plan/Parcel	Title Reference(s)
S2674 UNIT 2	CT 5572/568

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$53,000	\$320,000			
Previous	\$52,000	\$285,000			

Building Details

Valuation Number	2134721005
Building Style	High Quality Conventional
Year Built	1976
Building Condition	Basic
Wall Construction	Brick
Roof Construction	Tiled (Terra Cotta or Cement)
Equivalent Main Area	59 sqm
Number of Main Rooms	3

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

Property Interest Report

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

Title Reference	CT 5572/568	Reference No. 2748517
Registered Proprietors	W & M A*STURM	Prepared 21/01/2026 14:04
Address of Property	Unit 2, 40-44 CHATHAM ROAD, KESWICK, SA 5035	
Local Govt. Authority	CITY OF WEST TORRENS	
Local Govt. Address	165 SIR DONALD BRADMAN DRIVE HILTON SA 5033	

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

Table of Particulars

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

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

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

1. General

- | | | |
|-----|--|--|
| 1.1 | Mortgage of land
<i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i> | Refer to the Certificate of Title |
| 1.2 | Easement
(whether over the land or annexed to the land)

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

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

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

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

also

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

2. Aboriginal Heritage Act 1988

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

an area surrounding a site

- 2.3 Part 3 Division 6 - Aboriginal heritage agreement

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

also

Refer to the Certificate of Title

3. **Burial and Cremation Act 2013**

- 3.1 section 8 - Human remains interred on land

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

also

contact the vendor for these details

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

- 4.1 section 5 - Notice requiring payment

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

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

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

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

- 5.4 section 55 - Order to remove or perform work

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

also

Contact the Local Government Authority for other details that might apply

- 5.5 section 56 - Notice to complete development

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

also

Contact the Local Government Authority for other details that might apply

- 5.6 section 57 - Land management agreement

Refer to the Certificate of Title

- 5.7 section 60 - Notice of intention by building owner

Contact the vendor for these details

- 5.8 section 69 - Emergency order

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

also

Contact the Local Government Authority for other details that might apply

- 5.9 section 71 - Fire safety notice

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

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

6. Repealed Act conditions

- 6.1 Condition (that continues to apply) of an approval or authorisation granted under the *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)
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
- [Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*

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) will respond with details relevant to this item
- 8.2 section 93 - Environment protection order that is registered in relation to the land
EPA (SA) will respond with details relevant to this item
- 8.3 section 93A - Environment protection order relating to cessation of activity that is registered in relation to the land
EPA (SA) will respond with details relevant to this item
- 8.4 section 99 - Clean-up order that is registered in relation to the land
EPA (SA) will respond with details relevant to this item
- 8.5 section 100 - Clean-up authorisation that is registered in relation to the land
EPA (SA) will respond with details relevant to this item
- 8.6 section 103H - Site contamination assessment order that is registered in relation to the land
EPA (SA) will respond with details relevant to this item
- 8.7 section 103J - Site remediation order that is registered in relation to the land
EPA (SA) will respond with details relevant to this item
- 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) will respond with details relevant to this item

8.9	section 103P - Notation of site contamination audit report in relation to the land	EPA (SA) will respond with details relevant to this item
8.10	section 103S - Notice of prohibition or restriction on taking water affected by site contamination in relation to the land	EPA (SA) will respond with details relevant to this item
9. <i>Fences Act 1975</i>		
9.1	section 5 - Notice of intention to perform fencing work	Contact the vendor for these details
10. <i>Fire and Emergency Services Act 2005</i>		
10.1	section 105F - (or section 56 or 83 (repealed)) - Notice to take action to prevent outbreak or spread of fire	Contact the Local Government Authority for other details that might apply Where the land is outside a council area, contact the vendor
11. <i>Food Act 2001</i>		
11.1	section 44 - Improvement notice	Public Health in DHW has no record of any notice or direction affecting this title also Contact the Local Government Authority for other details that might apply
11.2	section 46 - Prohibition order	Public Health in DHW has no record of any notice or direction affecting this title also Contact the Local Government Authority for other details that might apply
12. <i>Ground Water (Qualco-Sunlands) Control Act 2000</i>		
12.1	Part 6 - risk management allocation	Qualco Sunlands Ground Water Control Trust has no record of any allocation affecting this title
12.2	section 56 - Notice to pay share of Trust costs, or for unauthorised use of water, in respect of irrigated property	DEW Water Licensing has no record of any notice affecting this title
13. <i>Heritage Places Act 1993</i>		
13.1	section 14(2)(b) - Registration of an object of heritage significance	Heritage Branch in DEW has no record of any registration affecting this title
13.2	section 17 or 18 - Provisional registration or registration	Heritage Branch in DEW has no record of any registration affecting this title
13.3	section 30 - Stop order	Heritage Branch in DEW has no record of any stop order affecting this title
13.4	Part 6 - Heritage agreement	Heritage Branch in DEW has no record of any agreement affecting this title also Refer to the Certificate of Title
13.5	section 38 - "No development" order	Heritage Branch in DEW has no record of any "No development" order affecting this title
14. <i>Highways Act 1926</i>		
14.1	Part 2A - Establishment of control of access from any road abutting the land	Transport Assessment Section within DIT has no record of any registration affecting this title
15. <i>Housing Improvement Act 1940 (repealed)</i>		
15.1	section 23 - Declaration that house is undesirable or unfit for human habitation	Contact the Local Government Authority for other details that might apply
15.2	Part 7 (rent control for substandard houses) - notice or declaration	Housing Safety Authority has no record of any notice or declaration affecting this title
16. <i>Housing Improvement Act 2016</i>		

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

17. *Land Acquisition Act 1969*

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

18. *Landscape South Australia Act 2019*

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

Act

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

19. Land Tax Act 1936

- | | | |
|------|---|---|
| 19.1 | Notice, order or demand for payment of land tax | A Land Tax Certificate will be forwarded.
If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750.

Clients who have misplaced or not received their certificates and are RevenueSA Online users should log into RevenueSA Online and reprint their certificates www.revenuesaonline.sa.gov.au |
|------|---|---|

20. Local Government Act 1934 (repealed)

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

21. Local Government Act 1999

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

22. Local Nuisance and Litter Control Act 2016

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

23. Metropolitan Adelaide Road Widening Plan Act 1972

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

24. Mining Act 1971

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

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

25. *Native Vegetation Act 1991*

25.1 Part 4 Division 1 - Heritage agreement DEW Native Vegetation has no record of any agreement affecting this title also
Refer to the Certificate of Title

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

25.3 section 25D - Management agreement DEW Native Vegetation has no record of any agreement affecting this title also
Refer to the Certificate of Title

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

28. ***Phylloxera and Grape Industry Act 1995***

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

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

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

has no record of any order or notice affecting this title

also

Contact the Local Government Authority for other details that might apply

29.8 section 157 - Fire safety notice

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

also

Contact the Local Government Authority for other details that might apply

29.9 section 192 or 193 - Land management agreement

Refer to the Certificate of Title

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

29.12 Part 16 Division 1 - Proceedings

Contact the Local Government Authority for details relevant to this item

also

Contact the vendor for other details that might apply

29.13 section 213 - Enforcement notice

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

also

Contact the Local Government Authority for other details that might apply

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

Contact the Local Government Authority for details relevant to this item

also

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

30. *Plant Health Act 2009*

30.1 section 8 or 9 - Notice or order concerning pests

Plant Health in PIRSA has no record of any notice or order affecting this title

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

31.1 Part 3 - Notice

Public Health in DHW has no record of any notice or direction affecting this title

also

Contact the Local Government Authority for other details that might apply

31.2 *Public and Environmental Health (Waste Control) Regulations 2010 (or 1995)* (revoked) Part 2 - Condition (that continues to apply) of an approval

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

also

Contact the Local Government Authority for other details that might apply

31.3 *Public and Environmental Health (Waste Control) Regulations 2010* (revoked) regulation 19 - Maintenance order (that has not been complied with)

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

also

Contact the Local Government Authority for other details that might apply

32. *South Australian Public Health Act 2011*

- 32.1 section 66 - Direction or requirement to avert spread of disease Public Health in DHW has no record of any direction or requirement affecting this title
- 32.2 section 92 - Notice Public Health in DHW has no record of any notice affecting this title
also
Contact the Local Government Authority for other details that might apply
- 32.3 *South Australian Public Health (Wastewater) Regulations 2013* Part 4 - Condition (that continues to apply) of an approval Public Health in DHW has no record of any condition affecting this title
also
Contact the Local Government Authority for other details that might apply

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

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

34. *Water Industry Act 2012*

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

35. *Water Resources Act 1997 (repealed)*

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

36. **Other charges**

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

Other Particulars

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

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

Additional Information

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

- | | | |
|-----|--|--|
| 1. | Pipeline Authority of S.A. Easement | Epic Energy has no record of a Pipeline Authority Easement relating to this title |
| 2. | State Planning Commission refusal | No recorded State Planning Commission refusal |
| 3. | SA Power Networks | SA Power Networks has no interest other than that recorded on the attached notice or registered on the Certificate of Title |
| 4. | South East Australia Gas Pty Ltd | SEA Gas has no current record of a high pressure gas transmission pipeline traversing this property |
| 5. | Central Irrigation Trust | Central Irrigation Trust has no current records of any infrastructure or Water Delivery Rights associated to this title. |
| 6. | ElectraNet Transmission Services | ElectraNet has no current record of a high voltage transmission line traversing this property |
| 7. | Outback Communities Authority | Outback Communities Authority has no record affecting this title |
| 8. | Dog Fence (<i>Dog Fence Act 1946</i>) | This title falls outside the Dog Fence rateable area. Accordingly, the Dog Fence Board holds no current interest in relation to Dog Fence rates. |
| 9. | Pastoral Board (<i>Pastoral Land Management and Conservation Act 1989</i>) | The Pastoral Board has no current interest in this title |
| 10. | Heritage Branch DEW (<i>Heritage Places Act 1993</i>) | Heritage Branch in DEW has no record of any World, Commonwealth or National Heritage interest affecting this title |
| 11. | Health Protection Programs – Department for Health and Wellbeing | Health Protection Programs in the DHW has no record of a public health issue that currently applies to this title. |

Notices

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

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

Building restrictions

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

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

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

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

Statutory easements

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

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

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

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

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

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

Land Tax Act 1936 and Regulations thereunder

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

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

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

Information should be obtained from:

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

Landscape South Australia 2019

Water Resources Management - Taking of underground water

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

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

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

DRAFT

To: ABERFOYLE HAPPY VALLEY
CONVEYANCERS SA
SUITE 15, ABERFOYLE MALL
PLAZA HUB SHOPPING
CENTRE
130-150 Hub Dr
ABERFOYLE PARK SA 5159

Certificate Date: 21 January 2026

PROPERTY INFORMATION AND PARTICULARS

in response to an enquiry pursuant to Section 7 of the
LAND AND BUSINESS (SALE & CONVEYANCING) ACT, 1994

DETAILS OF PROPERTY REFERRED TO:

Rates Assessment No : 251926
Valuer General No : 2134721005
Owner : Werner Sturm and Marianne Agnes Sturm
Property Address : 2/40-44 Chatham Road
KESWICK SA 5035

Volume / Folio : CT-5572/568
Lot / Plan Number : S2674 Unit 2
Ward : Keswick

Listed hereafter are the MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES, of SCHEDULE 1, Division 1 to which Council must respond according to TABLE 1, SCHEDULE 2, of the REGULATIONS UNDER THE LAND AND BUSINESS (SALE AND CONVEYANCING) ACT 1994.

In addition, Building Indemnity Insurance and Particulars of Environment Protection details are given, if applicable, pursuant to SCHEDULE 1, Division 2 of the REGULATIONS UNDER THE LAND AND BUSINESS (SALE AND CONVEYANCING) ACT, 1994.

The information provided indicates whether any prescribed encumbrances exist on the land, which has been placed / imposed by, or is for the benefit of Council.

All of the prescribed encumbrances listed herein are answered solely in respect to a statutory function or registered interest of the Council, and do not infer any response to an enquiry on behalf of other persons or authorities.

Development Act 1993 (Repealed)

Part 3—Development Plan

Title or other brief description of zone or policy area in which the land is situated (as shown in the Development Plan):

Is the land situated in a designated State Heritage Area? N/A

Is the land designated as a place of local heritage value? N/A

Is there a current Code Amendment released for public consultation by a private proponent on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation? NO

Is there a current Development Plan Amendment released for public consultation by the Minister on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation? N/A

Pursuant to the provisions of the REGULATIONS UNDER THE LAND AND BUSINESS (SALES AND CONVEYANCING) ACT, 1994, Council hereby provides the following information in response to your enquiries:

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

1. 211/397/2011

Copy of approval/s attached.

Repealed Act conditions

6.1 Condition (that continues to apply) of an approval or authorisation granted under the *Building Act 1971* (repealed), the *City of Adelaide Development Control Act 1976* (repealed), the *Planning Act 1982* (repealed) or the *Planning and Development Act 1966* (repealed) NO

10.1 section 105F (or section 56 or 83 (repealed Fire Emergency Services Act 2005) - Notice to take action to prevent outbreak or spread of fire NO

11.1 Food Act 2001 section 44 - Improvement notice NO

11.2 Food Act 2001 section 46 – Prohibition order NO

15.1 Housing Improvement Act 1940 (repealed) section 23 – Declaration that house is undesirable or unfit for human habitation NO

15.2 Part 7 (rent control for substandard houses) – Notice of declaration NO

20.1 Local Government Act 1934 (repealed) Notice, order, declaration, charge, claim or demand given or made under the Act NO

21.1 Local Government Act 1999 Notice, order, declaration, charge, claim or demand given or made under the Act NO

22.	Local Nuisance and Litter Control Act 2016	
22.1	section 30 – Nuisance or litter abatement notice	NO
29.	Planning, Development and Infrastructure Act 2016	
29.1	Part 5 - Planning and Design Code Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code): Refer to attached Plan SA Section 7 Data Extract	
	Is there a State heritage place on the land or is the land situated in a State heritage area? <i>Refer to Plan SA Section 7 Report attached</i>	
	Is the land designed as a local heritage place? <i>Refer to Plan SA Section 7 Report attached</i>	
	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
	Accommodation Diversity Code Amendment 12-22 Richmond Road, Keswick Code Amendment Southwark Grounds Code Amendment	
	Note- For further information about the Planning and Design Code visit https://code.plan.sa.gov.au/	
29.2	section 127 - Condition (that continues to apply) of a development authorisation Refer to attached Plan SA Section 7 Data Extract	
29.3	section 139 - Notice of proposed work and notice may require access	
29.4	section 140 - Notice requesting access	
29.5	section 141 - Order to remove or perform work	NO
29.6	section 142 - Notice to complete development	NO
29.7	section 155 - Emergency order	NO
29.8	section 157 - Fire safety notice	YES
29.9	section 192 or 193 - Land management agreement	NO

29.10	section 198(1) - Requirement to vest land in a council or the Crown to be held as open space	NO
29.11	section 198(2) - Agreement to vest land in a council or the Crown to be held as open space	NO
29.12	Part 16 Division 1 - Proceedings	NO
29.13	section 213 - Enforcement notice	NO
29.14	section 214(6), 214(10) or 222 - Enforcement order	NO
31.	Public and Environmental Health Act 1987 (repealed)	NO
31.1	Part 3 - Notice	NO
31.2	Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) (revoked) Part 2 - Condition (that continues to apply) of an approval	NO
31.3	Public and Environmental Health (Waste Control) Regulations 2010 (revoked) regulation 19 - Maintenance order (that has not been complied with)	NO
32.	South Australian Public Health Act 2011	NO
32.2	section 92 - Notice	NO
32.3	South Australian Public Health (Wastewater) Regulations 2013 Part 4 – Condition (that continues to apply) of an approval	NO

PLEASE NOTE:

Only that information that is required to be provided has been given and that information should not be taken as a representation as to whether or not any other charges or encumbrances affect the subject land.

This statement is made the 21 January 2026



Pat Mosca
Development Support Officer

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)?

NO

Note-

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

However, it is expected that the ability to supply further details will vary considerably between councils.

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

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

PARTICULARS OF BUILDING INDEMNITY INSURANCE

Note: Building Indemnity Insurance is not required for:

- a) domestic building work for which approval under the Development Act 1993 or the repealed Building Act 1971 is or was not required for; 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.
- 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 1996*; 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.

NO

DRAFT

ADVISORY NOTES

Flood Prone Areas

There are a number of rivers and creeks in the City of West Torrens including the River Torrens and Brown Hill Keswick Creek. Some properties in the City of West Torrens are located in flood prone areas. The City of West Torrens publishes information on known flooding hazards on its website:

<https://www.westtorrens.sa.gov.au/Building-and-Planning/Buying-a-property/Building-in-flood-prone-areas>

Flood hazards are also mapped in the Planning and Design Code. The Code can be viewed on the Department of Planning, Transport and Infrastructure's website:

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

Further information is available from the City of West Torrens City Assets department on 8416 6333.

Heritage and Contributory items

Heritage and contributory items are mapped in the South Australian Planning and Property Atlas. The Development Plan can be viewed on the Department of Planning, Transport and Infrastructure's website:

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

Further information is available from the City of West Torrens City Development department on 8416 6333.

Areas Affected by Aircraft Noise

The Adelaide Airport is located within the City of West Torrens. Most operations at the Airport are international and domestic regular passenger services using medium to large aircraft.

Some properties within the City of West Torrens may be subject to overflight and aircraft noise from Adelaide Airport. Residents or business proprietors are advised that living or working in the vicinity of the Adelaide Airport may result in noise from the Airport operations and that individual sensitivity can vary from person to person.

Information about development and aircraft noise can be found on the City of West Torrens website:

<https://www.westtorrens.sa.gov.au/Building-and-Planning/Buying-a-property/Aircraft-noise-considerations-for-building-or-developing>

The Australian Noise Exposure Forecast (ANEF) can be viewed on the City of West Torrens online mapping tool called West Maps Public on its website:

<https://maps.wtcc.sa.gov.au/mapviewer/>

The following information from other organisations may be useful:

Internet link	Organisation
https://www.adelaideairport.com.au/corporate/community/adelaide-airport-master-plan/	Adelaide Airport Master Plan - Document identifying future anticipated operations which includes maps of flight paths, noise metrics and explanation of the noise forecast system.
https://infrastructure.gov.au/aviation/environmental/aircraft-noise/index.aspx	Australian Government Federal Agency - Aircraft noise and complaints information
http://aircraftnoise.com.au/	Airservices Australia and Australian Airports Association initiative - information on aircraft noise, its management, and what you can do to reduce its impact.
http://www.airservicesaustralia.com/aircraftnoise/	Australian Government Airservices Australia Information on aircraft noise, its management, upcoming operations at different airports around Australia, links to things to consider on airplane noise when purchasing a house, and fact sheets
https://www.aviationcomplaints.gov.au/	Australian Government site for aviation complaints.
http://www.ano.gov.au/	Federal Aircraft Noise Ombudsman office - Investigates handling of Airservices Australia and Defence's complaints, community consultation processes and presentation of noise information.

Enquiries relating to this matter should be directed to City of West Torrens City Development department on 8416 6333.

Smoke Alarms in Dwellings

Regulation 95 of the *Planning, Development and Infrastructure (General) Regulations 2017* requires all dwellings to be fitted with a self-contained smoke alarm.

Should an existing building that is captured by regulation 95 be transferred, a smoke alarm(s) **shall be installed within six months from the day of transfer** and shall comply with AS3786. That is, the smoke alarms(s) **shall be hardwired through the electricity mains or powered by 10 year life non replaceable, non-removable permanently connected batteries.**

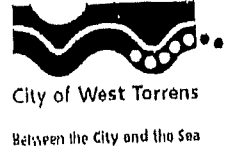
If a smoke alarm(s) is/are not installed, the owner of the dwelling is guilty of an offence which carries a maximum penalty of \$750.00.

The following information from other organisations may be useful:

Internet link	Organisation
https://www.sa.gov.au/topics/planning-and-property/owning-a-property/smoke-alarms	Department of Planning, Transport and Infrastructure - Owning a property - Smoke alarms
https://www.mfs.sa.gov.au/community-safety/home-fire-and-life-safety-fact-sheets/smoke-alarms/	South Australian Metropolitan Fire Service - Smoke Alarms - What you Need to Know

Any enquiries relating to this matter should be directed to City of West Torrens City Development department on 8416 6333 or the South Australian Metropolitan Fire Service on 8204 3611.

Civic Centre
 165 Sir Donald Bradman Drive
 Hilton, SA 5033
 Tel 08 8416 6333
 Fax 08 8443 5709
 Email csu@wtcc.sa.gov.au
 Website www.wtcc.sa.gov.au



DECISION NOTIFICATION FORM

Development Act 1993 – Regulation 42

To **A Robertson**
11/40 Chatham Rd
KESWICK SA 5035

RECEIVED
 20 DEC 2011
 Scanning
 Urban Planning

Development Number: **211/397/2011**

Dated: **18-Apr-2011**

Registered on: **18-Apr-2011**

Location of Proposed Development	
Address	40-44 Chatham Road, KESWICK SA 5035
Plan and Lot	S2674 Unit CP
Certificate of Title	CT-5036/580

Nature of Proposed Development:

Construction of a retaining wall and fence

In respect of this proposed development you are informed that:

Nature of Decision	Consent Granted	No. of Conditions	
Development Plan Consent	13-Jul-2011	1	
Building Rules Consent	22-Nov-2011	2	
DEVELOPMENT APPROVAL	22-Nov-2011	3	

Building Classification Granted: **10B**

If there were third party representations, any consent/approval or consent/approval with conditions, does not operate until the periods specified in the Act have expired. Reasons for this decision, any conditions imposed and the reasons for imposing those conditions are set out on the attached sheet.

Date of Decision **22-Nov-2011**

Authorised Officer
City Development
City of West Torrens.

PLANNING CONDITIONS 211/397/2011

1. That the development shall be undertaken and completed in accordance with the plans and information detailed in this application except where varied by any condition(s) listed below.

BUILDING CONDITIONS 211/397/2011

1. Where the retaining walls exceeds 1m in height the fence on the top of the retaining wall shall have adequate strength to withstand horizontal loadings as prescribed in AS1170.1 relevant to the balustrades.
2. Council requires one business day's notice of the following stages of building work:
 - Commencement of building work on site
 - The commencement of placement of any structural concrete.
 - Completion of building work

Notes:

It is the building owner's responsibility to establish the boundaries of the land. Where there is dispute, only a licensed land surveyor can identify the true boundaries of the site.

No works other than what is described within this approval form part of this application. A separate development application is required prior to any total or partial removal of a significant tree.

Please note that vacant land is rated at a higher rate than residential property and therefore your rates may increase if your land remains vacant following demolition of the building/s.

For information of the rate in the dollar for vacant land, please ring 8416 6333 or visit www.wtcc.sa.gov.au

Prior to the commencement of construction of the development herein approved, it is recommended that the applicant employs the services of a licensed Land Surveyor to carry out an identification survey of the subject land and to peg the true boundaries, to ensure that building work will be either on the true boundaries or the specified distance from the true boundaries of the subject land, as the case may be.

Once development approval is granted, the development must be:

Substantially commenced within twelve (12) months from the date of the decision of this Consent or Approval, otherwise this Consent or Approval will lapse at the expiration of twelve (12) months from this date (unless Council extends this period), and a new development application shall be required; and

Fully completed within three (3) years from the date of the decision of this Approval, otherwise this Approval will lapse at the expiration of three (3) years from this date (unless Council extends this period), and a new development application shall be required; and

Any request for an extension of time must be lodged in writing with the Council prior to the expiry of the above-mentioned periods.

Pursuant to Section 86(1)(a) of the Development Act, 1993, you have the right of appeal to the Environment, Resources and Development Court against either (1) a refusal of consent or (2) any condition(s) which have been imposed on a consent. Any such appeal shall be lodged with the Court within two (2) months from the day on which you receive this notification or such longer period allowed by the Court.

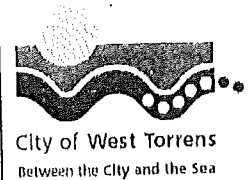
The Environment, Resources and Development Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide SA 5000 (GPO Box 2465, Adelaide SA 5001).

Date 22-Nov-2011



Authorised Officer
City Development
City of West Torrens

Civic Centre
165 Sir Donald Bradman Drive
Hilton, SA 5033
Tel: 08 8416 6333
Email: csu@wtcc.sa.gov.au
SMS: 0429 205 943
Web: westtorrens.sa.gov.au



City of West Torrens Building Fire Safety Committee

27 June 2023

STRATA CORP NO 2674 INC
C/- Best Strata Pty Ltd
Unit 2 / 188 Fullarton Road
DULWICH SA 5065

Dear Sir/Madam,

Building Fire Safety - 40-44 Chatham Road, KESWICK SA 5035

I refer to the above mentioned property and the building upon the land.

On 9 June 2022 the City of West Torrens Building Fire Safety Committee ("the Committee") undertook a fire safety inspection of the building, being a four storey residential building. During this inspection the Committee determined that the fire safety of the building was not adequate to protect the occupants should a fire occur in the building.

Where the fire safety of the building is not adequate, the Committee is empowered under Section 157(3) of the *Planning, Development and Infrastructure Act 2016* ("the Act") to serve notice to improve the fire safety.

Accordingly, a Notice of Fire Safety Defect dated 16 June 2022 was issued under Section 157(3) of the Act. The notice required that:

1. Pursuant to section 157(4)(a) of the Act, You are required to report to the Committee on the work or other measures necessary to ensure that the fire safety of the Building is adequate.
2. The Committee requires a report to be provided on the work and other measures necessary to ensure that the fire safety of the Building is adequate. The report must include a floor plan drawn to scale not less than 1:100. The floor plan must include all the required essential safety elements. The report shall also include updated timeframes for the completion of all outstanding works.
3. You are required to comply with this Notice **within two (2) months** (or such longer time as the Committee may allow) of the date of this Notice pursuant to section 157(5) of the Act.

No report has been received.

We take this opportunity to advise that failure to provide a report to the Committee within the prescribed period carries a maximum penalty of \$2500.00.

This is a serious matter of life safety which requires your urgent attention.

The Committee requires that a report must be provided within 30 days from the date of this correspondence.

Should no report be received within 30 days from the date of this correspondence, the Committee will instruct Council administration to engage its lawyers to pursue this matter.

We reserve the right to produce this correspondence and any response you may provide to the Environment, Resources and Development Court in any subsequent proceedings it deems necessary.

Please provide any responses by emailing development@wtcc.sa.gov.au.

Yours faithfully,



Troy Olds
Presiding Member

CC ESOLC PTY LTD
W Sturm and M Sturm
P Horsfall and M Horsfall
L Liu
P Polhill
R Thomas
L Ng and K Hlew
A Thompson
D Papazoglou and G Papazoglou
R Thomas
A Johnson and F Johnson
L De Zilwa
B Weyland
A Symeonidis
J Kim
P Yong
F Rodrigues
M Woodhouse
A White and C White
G McGrath
D Sanford
N Brown
J Dinning

Data Extract for Section 7 search purposes

Valuation ID 2134721005

Data Extract Date: 22/01/2026

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: S2674 UN2

Certificate Title: CT5572/568

Property Address: UNIT 2 40 -44 CHATHAM RD KESWICK SA 5035

Zones

Housing Diversity Neighbourhood (HDN)

Subzones

No

Zoning overlays

Overlays

Airport Building Heights (Regulated) (All structures over 15 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.

Affordable Housing

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

Building Near Airfields

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

Hazards (Flooding)

The Hazards (Flooding) Overlay seeks to minimise flood hazard risk to people, property, infrastructure and the environment.

Hazards (Flooding - Evidence Required)

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

Prescribed Wells Area

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

Regulated and Significant Tree

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

Stormwater Management

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

Signif Retirement Facility Supported Accom Sites

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

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.

Water Resources

The Water Resources Overlay seeks to protect the quality of surface waters in South Australia.

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.

Application ID: 23031943

Development Description: Building Fire Safety Upgrade to existing apartment building

Site Address: UNIT 1 40-44 CHATHAM RD KESWICK SA 5035; UNIT 10 40-44 CHATHAM RD KESWICK SA 5035; UNIT 11 40-44 CHATHAM RD KESWICK SA 5035; UNIT 12 40-44 CHATHAM RD KESWICK SA 5035; UNIT 13 40-44 CHATHAM RD KESWICK SA 5035; UNIT 14 40-44 CHATHAM RD KESWICK SA 5035; UNIT 15 40-44 CHATHAM RD KESWICK SA 5035; UNIT 16 40-44 CHATHAM RD KESWICK SA 5035; UNIT 17 40-44 CHATHAM RD KESWICK SA 5035; UNIT 18 40-44 CHATHAM RD KESWICK SA 5035; UNIT 19 40-44 CHATHAM RD KESWICK SA 5035; UNIT 2 40-44 CHATHAM RD KESWICK SA 5035; UNIT 20 40-44 CHATHAM RD KESWICK SA 5035; UNIT 21 40-44 CHATHAM RD KESWICK SA 5035; UNIT 22 40-44 CHATHAM RD KESWICK SA 5035; UNIT 23 40-44 CHATHAM RD KESWICK SA 5035; UNIT 24 40-44 CHATHAM RD KESWICK SA 5035; UNIT 3 40-44 CHATHAM RD KESWICK SA 5035; UNIT 4 40-44 CHATHAM RD KESWICK SA 5035; UNIT 5 40-44 CHATHAM RD KESWICK SA 5035; UNIT 6 40-44 CHATHAM RD KESWICK SA 5035; UNIT 7 40-44 CHATHAM RD KESWICK SA 5035; UNIT 8 40-44 CHATHAM RD KESWICK SA 5035; UNIT 9 40-44 CHATHAM RD KESWICK SA 5035

Development Authorisation: Building Consent

Date of authorisation: 28 October 2023

Name of relevant authority that granted authorisation: Clifford Yong

Development Authorisation: Development Approval: Building Consent and Planning Consent

Date of authorisation: 23 November 2023

Name of relevant authority that granted authorisation: City of West Torrens

Land Management Agreement (LMA)

No

DRAFT

LOCAL GOVERNMENT RATES SEARCH

Civic Centre
165 Sir Donald Bradman Drive
Hilton, SA 5033
Tel: 08 8416 6333
Email: info@wtcc.sa.gov.au
SMS: 0429 205 943
Web: westtorrens.sa.gov.au



21 January 2026

TO: ABERFOYLE HAPPY VALLEY CONVEYANCERS SA
SUITE 15, ABERFOYLE MALL PLAZA HUB SHOPPING CENTRE
130-150 Hub Dr
ABERFOYLE PARK SA 5159

DETAILS OF PROPERTY REFERRED TO:

RATES ASSESSMENT NO : 25192 6
VALUER GENERAL NO : 2134721005
OWNER : Werner Sturm and Marianne Agnes Sturm
PROPERTY ADDRESS : 2/40-44 Chatham Road, KESWICK SA 5035
VOLUME/FOLIO : CT-5572/568
LOT/PLAN NUMBER : S2674 Unit 2
WARD : Keswick

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

Rates and fines in arrears	.00
Interest on Arrears charged in current financial year	0.00

Rates for current 2025/2026 financial year	1,226.75
--	----------

The rates are payable in four equal (or approximately equal) instalments payable in the months of September, December, March and June of the financial year that the rates are declared. The current year's rates fall due on September 1, 2025; December 1, 2025; March 2, 2026 and June 1, 2026.
Fines and interest will be added as provided by the Local Government Act 1999, as amended.

Less rebates	0.00
Fines (current)	0.00
Legal fees (current)	0.00
Less current year's payments	-1,226.75
Overpayment	0.00
Refunds	0.00

Balance - Rates Due and payable	0.00
Sundry Property Debts	0.00

TOTAL BALANCE

0.00

AUTHORISED OFFICER

This statement is made on the 21 January, 2026

Payment Methods

BPAY



Billers Code: 88567
Reference: 251926

Credit Card

Payments can be made online at westtorrens.sa.gov.au/onlineservices or phone 08 84166333 (during business hours).

LOCAL GOVERNMENT RATES SEARCH

Civic Centre
165 Sir Donald Bradman Drive
Hilton, SA 5033
Tel: 08 8416 6333
Email: info@wtcc.sa.gov.au
SMS: 0429 205 943
Web: westtorrens.sa.gov.au



NOTIFICATION OF CHANGE OF OWNERSHIP

21 January 2026

Vendor/Purchaser or representative of same to complete and return to:

CITY OF WEST TORRENS
165 SIR DONALD BRADMAN DRIVE
HILTON SA 5033

Telephone (08) 8416 6333
Email info@wtcc.sa.gov.au

Notification of change of owner in respect of:
Werner Sturm and Marianne Agnes Sturm

for the property at:
2/40-44 Chatham Road, KESWICK SA 5035
title reference;
CT-5572/568

Please remove the aforementioned names from the Assessment Book referenced to:

Rates Assessment No : 25192 6
Valuer General No : 2134721005

and replace with the following new ownership details:
(please list all names IN FULL)

SURNAME or COMPANY NAME	GIVEN NAMES	TITLE (Mr, Mrs, Ms, Dr etc.)	SIGNATURE

The new owner/s address for issue of rate notices is:

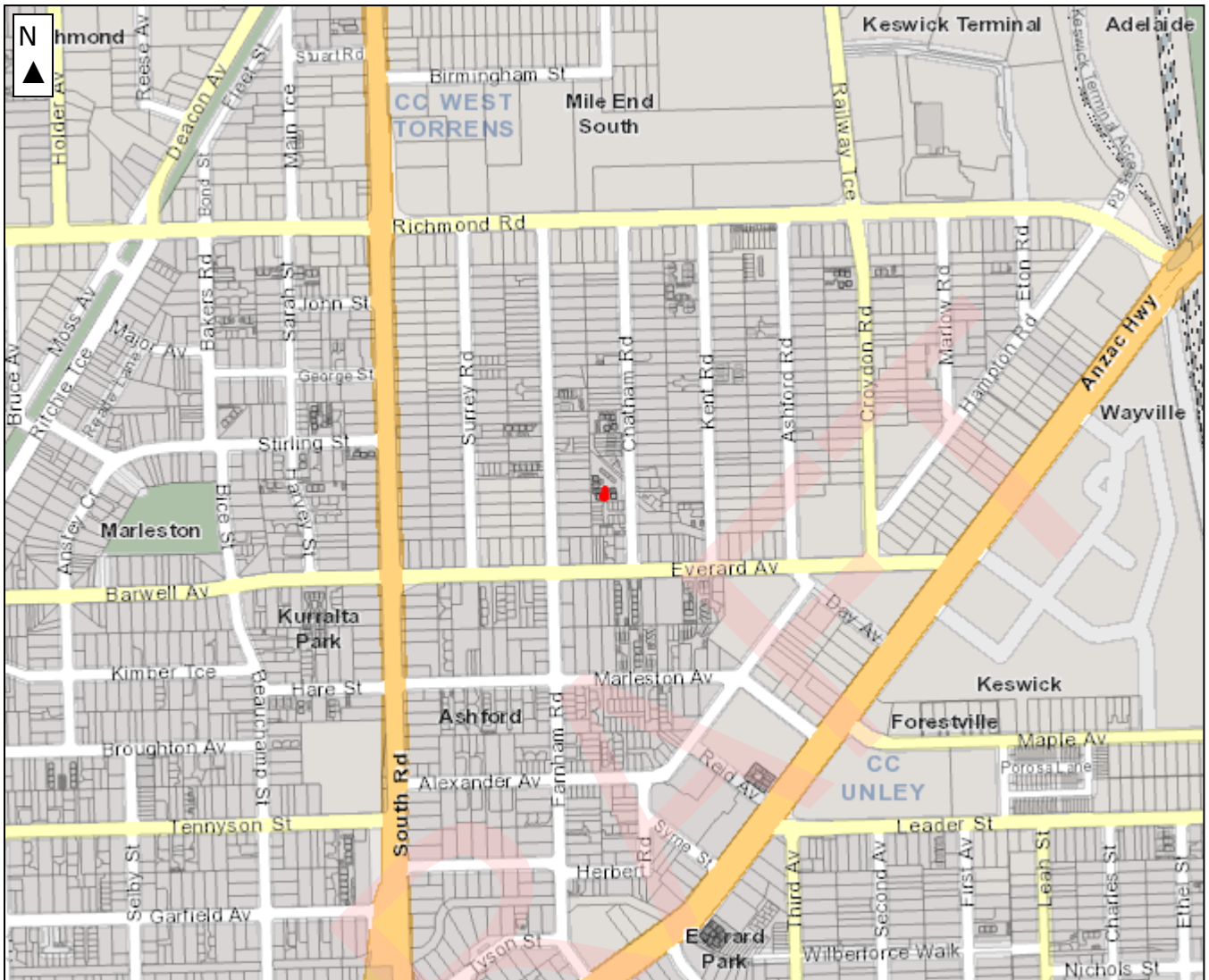
New details provided by (strike out if not applicable):
ABERFOYLE HAPPY VALLEY CONVEYANCERS SA
SUITE 15, ABERFOYLE MALL PLAZA HUB SHOPPING CENTRE
130-150 Hub Dr
ABERFOYLE PARK SA 5159

Signed _____ Date _____

Please refer attachment for changes of ownership form. This certificate is only valid as at the date of printing (21/01/2026)

SAPPA Parcel Report

The South Australian Property and Planning Atlas is available at the Plan SA website <https://sappa.plan.sa.gov.au/>



Address Details

Unit Number: 2
Street Number: 40
Street Name: CHATHAM
Street Type: RD
Suburb: KESWICK
Postcode: 5035

Scale ≈ 1:9028 (on A4 page)

250 metres≈

The information provided, is not represented to be accurate, current or complete at the time of printing this report.

Property Details:

Council: CITY OF WEST TORRENS
State Electorate: ASHFORD (2014), BADCOE (2018), BADCOE (2022), BADCOE (2026)
Federal Electorate: ADELAIDE (2013), ADELAIDE (2016), ADELAIDE (2019)
Hundred: ADELAIDE
Valuation Number: 2134721005
Title Reference: CT5572/568
Plan No. Parcel No.: S2674U2

The Government of South Australia accepts no liability for the use of this data, or any reliance placed on it.

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Zoning details next page



Government of South Australia
 Department for Housing and Urban Development

Zone Details

Zones

Housing Diversity Neighbourhood (Z2404) - HDN

Subzones

No zones available

Overlays

Airport Building Heights (Regulated) (O0303) - All structures over 15 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.

Affordable Housing (O0306)

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

Building Near Airfields (O0601)

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

Hazards (Flooding) (O2403)

The Hazards (Flooding) Overlay seeks to minimise flood hazard risk to people, property, infrastructure and the environment.

Hazards (Flooding - Evidence Required) (O2416)

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

Prescribed Wells Area (O4804)

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

Regulated and Significant Tree (O5404)

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

Stormwater Management (O5710)

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

Signif Retirement Facility Supported Accom Sites (O5712)

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

Urban Tree Canopy (O6302)

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.

Water Resources (O6902)

The Water Resources Overlay seeks to protect the quality of surface waters in South Australia.

Variations

Maximum Building Height (Metres) (V0002)

Maximum building height is 12.5m

Minimum Frontage (V0004)


Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 9m; row dwelling is 5m; group dwelling is 7m; residential flat building is 15m

Minimum Site Area (V0005)

Minimum site area for a detached dwelling is 250 sqm; semi-detached dwelling is 200 sqm; row dwelling is 150 sqm; group dwelling is 150 sqm; residential flat building is 150 sqm

Maximum Building Height (Levels) (V0008)

Maximum building height is 3 levels

FORM 82 (Orig.) **AA 13073565**
 GUIDANCE NO 
 11:50 28-Feb-2019
 1 of 1

LANDS TITLES REGISTRATION OFFICE
 SOUTH AUSTRALIA

FORM APPROVED BY THE REGISTRAR-
 GENERAL

PRIORITY NOTICE ID	
-----------------------	--

**BELOW THIS LINE FOR OFFICE &
 STAMP DUTY PURPOSES ONLY**

SERIES NO	PREFIX


AGENT CODE

LODGED BY: DW Fox Tucker DWFT

CORRECTION TO: DW Fox Tucker DWFT

SUPPORTING DOCUMENTATION LODGED WITH
 INSTRUMENT (COPIES ONLY)

- 1.....
- 2.....
- 3.....
- 4.....
- 5.....

CORRECTION	PASSED <i>Daniel</i>
REGISTERED <i>[Signature]</i>	19 MAR 2019  REGISTRAR-GENERAL

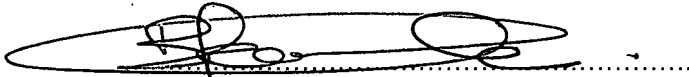
CERTIFICATE RELATING TO THE AMENDMENT OF THE ARTICLES OF A STRATA CORPORATION

PRIVACY COLLECTION STATEMENT: The information in this form is collected under statutory authority and is used for maintaining publicly searchable registers and indexes. It may also be used for authorised purposes in accordance with Government legislation and policy requirements.

Strata Corporation No. 2674 Incorporated

I, VASILIOS DIMITRIOS GEORGOPOULOS of Unit 1, 40 Chatham Road, Keswick SA 5035, being an officer of Strata Corporation No. 2674 Incorporated, certify that the attached resolution is a true and correct copy of a special resolution amending the articles of the corporation passed at a duly convened meeting of the corporation held on the 17th day of September 2018.

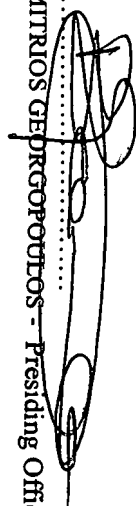
Dated the 8 day of February 2019



VASILIOS DIMITRIOS GEORGOPOULOS

Presiding Officer

DRAFT



Minutes of Reconvened Annual General Meeting

**Strata Corporation No. 2674 Inc.
40 Chatham Road Keswick 5035**

Held at Best Strata Office, Unit 2, 188 Fullarton Road, Dulwich SA 5065

On

Thursday 27 September 2018 at 10:00AM

WELCOME

Meeting opened at 10:00am.

A quorum was declared with 7 of the 24 units in attendance in person or by proxy.

ATTENDANCE LIST

Present by Proxy

Mr P Horsfall	Lot 003 by proxy to Best Strata
Miss L Liu	Lot 004 by proxy to Best Strata
Mr R Huckshold	Lot 007 by proxy to Best Strata
Ms A Thompson	Lot 008 by proxy to Best Strata
Mr F Rodrigues	Lot 018 by proxy to Best Strata
Mr D Sanford	Lot 022 by proxy to Best Strata
Mr N Brown	Lot 023 by proxy to Best Strata

In Attendance

Kate Plew representing Best Strata.

PREVIOUS MINUTES

It was resolved that the minutes of the Annual General Meeting held on Monday 17 September 2018 be ratified and accepted as an accurate record of that meeting. All agreed.

CLOSURE

The meeting was closed at 10.30am.

Minutes of Annual General Meeting

**Strata Corporation No. 2674 Inc.
40 Chatham Road Keswick 5035**

Held at Best Strata Office, Unit 2, 188 Fullarton Road, Dulwich SA 5065

On

Monday 17 September 2018 at 6:00PM

WELCOME

Meeting opened at 6:00pm.

All those in attendance were welcomed to the meeting.

The Presiding Officer, Mr V Georgopoulos, presided over the meeting.

With the approval of the Corporation, Kate Plew of Best Strata assisted the Presiding Officer in the conduct of the meeting and recording the minutes.

The meeting was declared inquorate after 30 minutes and continued with the following minutes of the meeting subject to ratification at a reconvened Annual General Meeting as provided for in the Act.

ATTENDANCE LIST

Present in Person

Mr V Georgopoulos	Lot 001
Mr W Sturm	Lot 002
Mr P Horsfall	Lot.003
Mr A Symeonidis	Lot 015
Mr N Brown	Lot 023

Present by Proxy

Miss L Liu	Lot 004 by proxy to Mr V Georgopoulos
Mr R Huckshold	Lot 007 by proxy to Best Strata
Ms A Thompson	Lot 008 by proxy to Mr T Thompson
Mr F Rodrigues	Lot 018 by proxy to Ms P Rodrigues and Mr N Dib
Mr D Sanford	Lot 022 by proxy to Best Strata

In Attendance

Kate Plew 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 18 September 2017 be accepted as an accurate record of that meeting. All agreed.

FINANCIAL STATEMENT

It was resolved that the financial statement for the period 1 August 2017 to 31 July 2018 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: Mr V Georgopoulos

Secretary: Mr P Horsfall

Treasurer: Mr P Horsfall

All agreed.

MANAGEMENT COMMITTEE

It was resolved that the management committee shall consist of;

Mr V Georgopoulos Lot 001

Mr P Horsfall Lot 003

Miss L Liu Lot 004

Ms N Jastrzebski Lot 016

Mr N Brown Lot 023

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;

Management Fee	\$ 3268	per annum (Excluding Maintenance)
Meeting Fee	\$ 110	for business hours meetings, \$154 for afterhours meetings
Overheads	\$ 2.60	per unit per month
Audit Fee	\$ 264	per annum
Tax Return Preparation	\$ 132	per return
Bank Fees	At cost	

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.

Ebix Trades Monitor

Ebix Trades Monitor 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 \$8.25 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 Ebix Trades Monitor 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: CHU Underwriting Agencies
Policy Number: HU0008563.
Renewal Date: 30/11/2018

Current Sums Insured are;

Building	\$4,165,000.00
Lost Rent / Temp Accommodation	\$ 624,750.00
Common Contents	\$ 42,105.00
Building Catastrophe	\$ 1,249,500.00
Public Liability	\$ 20,000,000.00
Fidelity Guarantee	\$ 100,000.00
Voluntary Workers Personal Acc	\$ 200,000.00
Office Bearers Liability	\$ 500,000.00

Excess on claims: \$300
Flood not included

It was noted that the most recent valuation was carried out on 25 October 2016 and the replacement value was assessed to be \$4,165,000 plus \$600,000 for loss of rent and temporary accommodation.

Insurance Valuation / Review Sums Insured

The Manager recommended that the Corporation consider obtaining an insurance valuation to determine replacement value. The estimated cost for this valuation is \$450.

The Strata 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.

It was noted that the Corporation would consider a new valuation every three years.

Renewal / Placement

The Manager advised that it was still too far away from the insurance policy renewal date to obtain quotes.

It was agreed that the Manager arrange quotes (both with and without flood cover) through Newmarket Grandwest Insurance Brokers closer to the renewal date and forward the quotes to the Presiding Officer (cc owners with email) for a decision. 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 advised owners that the Strata 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 Mr Bill Georgopoulos, owner of unit 1, maintains the common property. He charges \$450 per month plus ad-hoc amounts to cover phone usage and other receipts. The scope of works includes: maintenance of gardens and grounds, cleaning and sweeping, bins, gutters, stormwater pipes and sump drains. Owners were happy to continue with the service. Mr Georgopoulos' mobile number is 0401 124 117.

Mr Georgopoulos advised that for the next three months (October, November and December) he was not available to complete this work. Other owners were also unable to assist with this caretaking role. It was agreed that the tenant of unit 1 would undertake the duties and that the Corporation would pay an honorarium of \$450 per month as acknowledgement for the work.

Pest Inspection

It was noted that damage caused by termites was not an insured event in terms of the building insurance policy. The Strata Corporation declined to have the units inspected for termite activity this year.

Common Lighting

It was reported that the common light fittings were being changed over in stages as the fittings were all becoming brittle and dangerous to change. They were being ungraded to LED lights to reduce power consumption. It was agreed that it may be advantageous to change over the remaining light fittings at once. Mr V Georgopoulos will arrange a quote for this and the Manager will forward it to the Management Committee for approval.

It was reported that the tenant of Unit 8 had interfered with the light outside of unit 8 and had lost and broken the fitting. The Owner of unit 8, through her proxy, agreed to address this matter with the tenant.

Palm Tree

It was agreed to accept the quote presented by Adelaide Tree Surgery to prune the cocos palms and willow myrtle at the rear of the property for \$858.

Clotheslines

It was agreed that the clotheslines required restringing and some frame support repairs. The Manager will provide Mr V Georgopoulos with the contact details of someone who can assist with this.

BUDGET

Contributions

The Manager presented a budget estimate for the coming year and recommended that the administration levy remain at \$31,680 per annum and the sinking fund levy remain at \$8,160 per annum.

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

Administration Fund Contribution	\$31,680.00
Sinking Fund Contribution	\$ 8,160.00
Total Contribution	\$39,840.00

The contribution is payable quarterly, divided equally and will commence on 1 January 2019. 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

The Manager presented a forward budget to the Corporation pursuant to Section 33A of the Strata Titles Act 1988, which requires the Strata Corporation to present a statement of proposed non-recurrent expenditure at each Annual General Meeting.

For a group of more than 20 units, the statement needs to cover 5 years, and new information must be prepared every 5 years.

POLICIES & APPROVALS

The Manager advised that if an owner wishes to apply to the Strata 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 Strata Corporation, would be responsible for paying the meeting fee.

Special Resolution – Adoption of Articles and Ability to Fine under Schedule 3 Articles of Strata Corporation

It was resolved that if a unit holder or occupier breaches any provision of these articles, the Strata Corporation may impose a penalty on the unit holder of up to \$500 for each such breach.

All agreed

OTHER BUSINESS

Noise

It was reported that there has been recent noise issues with the tenants of unit 9 with lots of people coming and going from the unit and banging and slamming doors when doing so.
The tenant at unit 22 was reported to be playing loud music at all hours of the day and night. The police have been called on multiple occasions. The tenant is also reported to be hostile when approached about this.
The Manager will contact the owners of both of these units regarding these issues.

Parking

There continues to be ongoing parking issues at the Corporation. Owners are to remind their tenants that there is one allocated park per unit and that other residents cars must park on the street. The visitor parks are to be left for visitor use only. Units that consistently breach this are units 9, 10, 11 and 16. The Manager will contact the owners of these units regarding these issues.

Pets

Owners are reminded that pets are not permitted at the property. It was reported that there is a dog at unit 4 despite the Owner assuring the Manager that the dog would be removed. The Manager will contact the Owner of unit 4 again.

Smoking

Smokers are required to correctly dispose of their butts and not leave them in the stairways or around the common property. Units 9, 10, 21 and 22 consistently dispose of their butts onto the common property. The Manager will contact the owners of these units regarding these issues.

Washing on Walkways and Balconies

Washing needs to be hung on the clotheslines and not in the walkways in front of units or over the balustrades. The Manager will follow up the Owners of units 7, 11 and 21 to remind them of this.

Fines for Future Breaches

Owners are advised that in future, ongoing breaches of the Articles of the Strata Corporation may attract a fine (to the owner), and therefore they are strongly encouraged to be diligent in ensuring that they are trying to resolve any of these issues.

Carport Installation

The idea of installing carports over the parking spaces was floated. Whilst it was agreed that this would be a good idea, the cost of such a project was a prohibiting factor at the moment.

Plumbing Account

The Manager raised the request for reimbursement of a plumbing account on behalf of the owner of unit 19 for a plumbing report received in March 2017 from Unley Plumber for \$500. After consideration by the meeting, it was agreed that the report provided was mostly for work to the internals of the unit and that the report was inconsistent with the report provided by the insurance assessor 6 weeks prior to the plumbing report. The request for reimbursement by the Corporation was denied.

RECONVENED ANNUAL GENERAL MEETING

The reconvened Annual General Meeting is Thursday 27 September 2018 at 10:00am at Best Strata Office, Unit 2, 188 Fullarton Road, Dulwich SA 5065.

NEXT ANNUAL GENERAL MEETING

The tentative date for the next Annual General Meeting is Monday 16 September 2019 at 6:00pm at Best Strata Office, Unit 2, 188 Fullarton Road, Dulwich SA 5065.

CLOSURE

Owners were thanked for their attendance.
The meeting was closed at 7:26pm.

Articles of Strata Corporation No. 2674 Incorporated

- 1 (1) A unit holder must—
 - (a) maintain the unit in good repair;
 - (b) carry out any work ordered by a council or other public authority in respect of the unit.
- (2) The occupier of a unit must keep it in a clean and tidy condition.
- 2 A person bound by these articles—
 - (a) must not obstruct the lawful use of the common property by any person; and
 - (b) must not use the common property in a manner that unreasonably interferes with the use and enjoyment of the common property by the other members of the strata community, their customers, clients or visitors; and
 - (c) must not make, or allow his or her customers, clients or visitors to make, undue noise in or about any unit or the common property; and
 - (d) must not interfere, or allow his or her customers, clients or visitors to interfere, with others in the enjoyment of their rights in relation to units or common property.
- 3 A person bound by these articles must not use the unit, or permit the unit to be used, for any unlawful purpose.
- 4 Subject to the *Strata Titles Act 1988*, a person bound by these articles must not, without the strata corporation's consent, keep any animal in, or in the vicinity of, a unit.
- 5 A person bound by these articles—
 - (a) must not park a motor vehicle in a parking space allocated for others or on a part of the common property on which parking is not authorised by the strata corporation; and
 - (b) must take reasonable steps to ensure that his or her customers, clients or visitors do not park in parking spaces allocated for others or on parts of the common property on which parking is not authorised by the strata corporation.
- 6 A person bound by these articles must not, without the consent of the strata corporation—
 - (a) damage or interfere with any lawn, garden, tree, shrub, plant or flower on the common property; or
 - (b) use any portion of the common property for his or her own purposes as a garden.
- 7 A person bound by these articles must not—
 - (a) bring objects or materials onto the site of a kind that are likely to cause justified offence to the other members of the strata community; or
 - (b) allow refuse to accumulate so as to cause justified offence to others.
- 8 A person bound by these articles must not, without the consent of the strata corporation, display any sign, advertisement, placard, banner or any other conspicuous material of a similar nature—
 - (a) on part of his or her unit so as to be visible from outside the building; or
 - (b) on any part of the common property.

- 9 The occupier of a unit may, without the consent of the strata corporation, paint, cover or in any other way decorate the inside of any building forming part of the unit and may, provided that unreasonable damage is not caused to any common property, fix locks, catches, screens, hooks and other similar items to that building.
- 10 The occupier of a unit used for residential purposes must not, without the consent of the strata corporation, use or store on the unit or on the common property any explosive or other dangerous substance.
- 11 A person bound by these articles—
- (a) must maintain within the unit, or on a part of the common property set apart for the purpose by the strata corporation, a receptacle for garbage adequately covered; and
 - (b) must comply with all council by-laws relating to the disposal of garbage.
- 12 A unit holder must immediately notify the strata corporation of—
- (a) any change in the ownership of the unit, or any change in the address of an owner;
 - (b) any change in the occupancy of the unit.
- 13 If a unit holder or occupier breaches any provision of the Articles of the Corporation, the Strata Corporation may impose a penalty on the unit holder of up to \$500 for each such breach.

BUDGET

STRATA CORPORATION NO. 2874 INC.
40 CHATHAM ROAD, KESWICK
Year Ending 31 Jul 2024

RECEIPTS & PAYMENTS	Administration Fund					Sinking Fund					TOTAL	Forward Budget				
	Q1	Q2	Q3	Q4	Total	Q1	Q2	Q3	Q4	Total		Year 2	Year 3	Year 4	Year 5	Total
	Aug-Oct	Nov-Jan	Feb-Apr	May-Jul	Aug-Oct	Nov-Jan	Feb-Apr	May-Jul	Aug-Oct							
RECEIPTS																
Admin Or Sinking Fund Levy	8,875	10,250	10,250	10,250	39,825	2,040	2,040	2,040	2,040	8,160	47,785					
Special Levy					0					0	0					
Levy Arrears	2,464				2,464					0	2,464					
Levy Advances					0					0	0					
Interest Received					0					0	0					
Total Receipts	11,339	10,250	10,250	10,250	42,089	2,040	2,040	2,040	2,040	8,160	50,249					
PAYMENTS																
Administration																
Audit	336				336						336					
Bank Charges	60	60	60	60	240						240					
Disbursements and Overheads	252	252	252	252	1,008						1,008					
Meeting Fees	165				165						165					
Management Fees	1,269	1,269	1,269	1,269	5,075						5,075					
Insurance																
Insurance Premium	21,434				21,434						21,434					
Insurance Valuation																
Services																
Grounds Maintenance	301	301	301	301	1,205						1,205					
Gutter Cleaning																
Pest Control																
Trades Monitor Compliance				264	264						264					
Tax																
Income Tax Return Preparation	165				165						165					
Income Tax Payment / Refund																
Utilities																
Electricity Charges	332	332	332	332	1,327						1,327					
Water Charges	1,892	1,892	1,892	1,892	7,568						7,568					
Repairs And Maintenance																
Building Maintenance (prov)	125	125	125	125	500						500					
Plumbing Maintenance (prov)	125	125	125	125	500						500					
Future Works																
Fencing																
Gutter Repairs/Replacement																
Bitumen/Concreting																
Painting																
Total Payments	26,456	4,356	4,356	4,620	39,787	0	0	0	0	0	39,787	0	0	0	0	0
Surplus (Deficit)	(15,117)	5,894	5,894	5,630	2,302	2,040	2,040	2,040	2,040	8,160	10,462					
CASH FLOW SUMMARY																
Opening Balance	35,797	20,680	26,575	32,469	35,797	10,030	12,070	14,110	16,150	10,030	45,827					
Receipts	11,339	10,250	10,250	10,250	42,089	2,040	2,040	2,040	2,040	8,160	50,249					
Payments	26,456	4,356	4,356	4,620	39,787	0	0	0	0	0	39,787					
Transfer between funds					0	0	0	0	0	0	0					
Closing Balance	20,680	26,575	32,469	38,099	38,099	12,070	14,110	16,150	18,190	18,190	56,289					

Note: Special Levy will need to be raised if any major maintenance works are agreed on.

BUDGET

STRATA CORPORATION NO. 2674 INC.
 40 CHATHAM ROAD, KESWICK
 Year Ending 31 Jul 2024

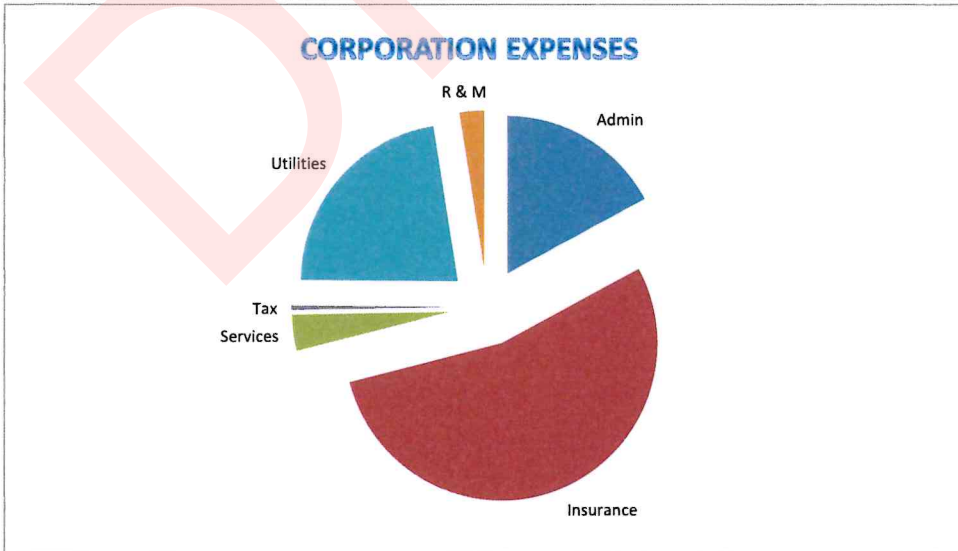
LEVY CALCULATION

Total Unit Entitlement 24
 Mode of Division EQUAL
 Number of Units 24

	Current		Proposed		One-off
	Admin	Sinking	Admin	Sinking	Special
Annual Levy	35,500	8,160	41,000	8,160	

Quarterly Levy By Lot

Lot	Unit	Entitlement	Current		Proposed		One-off
			Admin	Sinking	Admin	Sinking	Special
001	1	1	369.79	85.00	427.08	85.00	-
002	2	1	369.79	85.00	427.08	85.00	-
003	3	1	369.79	85.00	427.08	85.00	-
004	4	1	369.79	85.00	427.08	85.00	-
005	5	1	369.79	85.00	427.08	85.00	-
006	6	1	369.79	85.00	427.08	85.00	-
007	7	1	369.79	85.00	427.08	85.00	-
008	8	1	369.79	85.00	427.08	85.00	-
009	9	1	369.79	85.00	427.08	85.00	-
010	10	1	369.79	85.00	427.08	85.00	-
011	11	1	369.79	85.00	427.08	85.00	-
012	12	1	369.79	85.00	427.08	85.00	-
013	13	1	369.79	85.00	427.08	85.00	-
014	14	1	369.79	85.00	427.08	85.00	-
015	15	1	369.79	85.00	427.08	85.00	-
016	16	1	369.79	85.00	427.08	85.00	-
017	17	1	369.79	85.00	427.08	85.00	-
018	18	1	369.79	85.00	427.08	85.00	-
019	19	1	369.79	85.00	427.08	85.00	-
020	20	1	369.79	85.00	427.08	85.00	-
021	21	1	369.79	85.00	427.08	85.00	-
022	22	1	369.79	85.00	427.08	85.00	-
023	23	1	369.79	85.00	427.08	85.00	-
024	24	1	369.79	85.00	427.08	85.00	-
		24	8,875.00	2,040.00	10,250.00	2,040.00	-



Strata Corporation No. 2674 Inc.
24 lots located at 40 Chatham Road, Keswick SA 5035
Proposed Budget from 01/08/2024 to 31/07/2025

For consideration at the Annual General Meeting to be held 09/09/2024

Admin	Aug-Oct	Nov-Jan	Feb-Apr	May-Jul	Total
Opening Cash Balance	-\$ 153,286				
Plus Arrears	\$ 1,708				
Less Advances	-\$ 1,404				
Adjusted Opening Balance	-\$ 152,982	\$ 29,750	\$ 10,452	\$ 17,029	-\$ 152,982
Administration Levy	\$ 10,250	\$ 11,250	\$ 11,250	\$ 11,250	\$ 44,000
Special Administration Levy	\$ -	\$ -	\$ -	\$ -	\$ -
Net Expenses	\$ 5,174	\$ 30,548	\$ 4,673	\$ 4,937	\$ 45,330
Transfers between funds	-\$ 177,655	\$ -	\$ -	\$ -	-\$ 177,655
Closing Admin Balance	\$ 29,750	\$ 10,452	\$ 17,029	\$ 23,343	\$ 23,343

Sinking	Aug-Oct	Nov-Jan	Feb-Apr	May-Jul	Total
Opening Cash Balance	\$ 225,515				
Plus Arrears	\$ 8,882				
Less Advances	-\$ 302				
Adjusted Opening Balance	\$ 234,095	\$ 58,644	\$ 183,347	\$ 185,550	\$ 234,095
Sinking Fund Levy	\$ 2,203	\$ 2,203	\$ 2,203	\$ 2,203	\$ 8,813
Special Sinking Fund Levy	\$ -	\$ 122,500	\$ -	\$ -	\$ 122,500
Net Expenses	\$ -	\$ -	\$ -	\$ -	\$ -
Transfers between funds	\$ 177,655	\$ -	\$ -	\$ -	\$ 177,655
Closing Sinking Balance	\$ 58,644	\$ 183,347	\$ 185,550	\$ 187,753	\$ 187,753

Combined Closing Balance	\$ 88,393	\$ 193,799	\$ 202,579	\$ 211,096	\$ 211,096
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Net Expenses	Qrt 1	Qrt 2	Qrt 3	Qrt 4	Total
Interest--Bank	-\$ 275	-\$ 275	-\$ 275	-\$ 275	-\$ 1,100
Admin--Auditors--Audit Services	\$ 336	\$ -	\$ -	\$ -	\$ 336
Admin--Auditors--Taxation Services	\$ 41	\$ 41	\$ 41	\$ 41	\$ 165
Admin--Bank Charges	\$ 38	\$ 38	\$ 38	\$ 38	\$ 150
Admin--Executive Committee Expenses	\$ -	\$ -	\$ -	\$ -	\$ -
Admin--Income Tax--Admin	\$ -	\$ -	\$ -	\$ -	\$ -
Admin--Legal & Debt Collection Fees	\$ -	\$ -	\$ -	\$ -	\$ -
Admin--Agent Disbursements	\$ 266	\$ 266	\$ 266	\$ 266	\$ 1,066
Admin--Management Fees--Standard	\$ 1,345	\$ 1,345	\$ 1,345	\$ 1,345	\$ 5,380
Admin--Meeting Expenses	\$ 165	\$ -	\$ -	\$ -	\$ 165
Admin--Registration/License/Permit Fees	\$ -	\$ -	\$ -	\$ 264	\$ 264
Admin--Transfer to Capital Works Fund	\$ -	\$ -	\$ -	\$ -	\$ -
Insurance--Premiums	\$ -	\$ 25,375	\$ -	\$ -	\$ 25,375
Insurance--Valuation	\$ -	\$ 500	\$ -	\$ -	\$ 500
Maint Bldg--Consultants	\$ -	\$ -	\$ -	\$ -	\$ -
Maint Bldg--Electrical	\$ 100	\$ 100	\$ 100	\$ 100	\$ 400
Maint Bldg--Fire Protection	\$ -	\$ -	\$ -	\$ -	\$ -
Maint Bldg--General Repairs	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 4,000
Maint Bldg--Plumbing & Drainage	\$ -	\$ -	\$ -	\$ -	\$ -
Maint Grounds--Lawns & Gardening	\$ 250	\$ 250	\$ 250	\$ 250	\$ 1,000
Utility--Electricity	\$ 375	\$ 375	\$ 375	\$ 375	\$ 1,500
Utility--Rubbish Removal	\$ 33	\$ 33	\$ 33	\$ 33	\$ 130
Utility--Water & Sewerage	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 6,000
Admin--Transfer to Admin Fund	\$ -	\$ -	\$ -	\$ -	\$ -

Strata Corporation No. 2674 Inc.
24 lots located at 40 Chatham Road, Keswick SA 5035
Proposed Levies from 01/01/2025

For consideration at the Annual General Meeting to be held 09/09/2024

	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	\$ 41,002	\$ 8,813	\$ 45,000	\$ 8,813	\$ -	\$ 122,500
Quarterly levy amount	\$ 10,250	\$ 2,203	\$ 11,250	\$ 2,203		

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	1	1	\$ 427.10	\$ 91.80	\$ 468.75	\$ 91.80	\$ -	\$ 5,104.17
2	2	1	1	\$ 427.10	\$ 91.80	\$ 468.75	\$ 91.80	\$ -	\$ 5,104.17
3	3	1	1	\$ 427.10	\$ 91.80	\$ 468.75	\$ 91.80	\$ -	\$ 5,104.17
4	4	1	1	\$ 427.10	\$ 91.80	\$ 468.75	\$ 91.80	\$ -	\$ 5,104.17
5	5	1	1	\$ 427.10	\$ 91.80	\$ 468.75	\$ 91.80	\$ -	\$ 5,104.17
6	6	1	1	\$ 427.10	\$ 91.80	\$ 468.75	\$ 91.80	\$ -	\$ 5,104.17
7	7	1	1	\$ 427.10	\$ 91.80	\$ 468.75	\$ 91.80	\$ -	\$ 5,104.17
8	8	1	1	\$ 427.10	\$ 91.80	\$ 468.75	\$ 91.80	\$ -	\$ 5,104.17
9	9	1	1	\$ 427.10	\$ 91.80	\$ 468.75	\$ 91.80	\$ -	\$ 5,104.17
10	10	1	1	\$ 427.10	\$ 91.80	\$ 468.75	\$ 91.80	\$ -	\$ 5,104.17
11	11	1	1	\$ 427.10	\$ 91.80	\$ 468.75	\$ 91.80	\$ -	\$ 5,104.17
12	12	1	1	\$ 427.10	\$ 91.80	\$ 468.75	\$ 91.80	\$ -	\$ 5,104.17
13	13	1	1	\$ 427.10	\$ 91.80	\$ 468.75	\$ 91.80	\$ -	\$ 5,104.17
14	14	1	1	\$ 427.10	\$ 91.80	\$ 468.75	\$ 91.80	\$ -	\$ 5,104.17
15	15	1	1	\$ 427.10	\$ 91.80	\$ 468.75	\$ 91.80	\$ -	\$ 5,104.17
16	16	1	1	\$ 427.10	\$ 91.80	\$ 468.75	\$ 91.80	\$ -	\$ 5,104.17
17	17	1	1	\$ 427.10	\$ 91.80	\$ 468.75	\$ 91.80	\$ -	\$ 5,104.17
18	18	1	1	\$ 427.10	\$ 91.80	\$ 468.75	\$ 91.80	\$ -	\$ 5,104.17
19	19	1	1	\$ 427.10	\$ 91.80	\$ 468.75	\$ 91.80	\$ -	\$ 5,104.17
20	20	1	1	\$ 427.10	\$ 91.80	\$ 468.75	\$ 91.80	\$ -	\$ 5,104.17
21	21	1	1	\$ 427.10	\$ 91.80	\$ 468.75	\$ 91.80	\$ -	\$ 5,104.17
22	22	1	1	\$ 427.10	\$ 91.80	\$ 468.75	\$ 91.80	\$ -	\$ 5,104.17
23	23	1	1	\$ 427.10	\$ 91.80	\$ 468.75	\$ 91.80	\$ -	\$ 5,104.17
24	24	1	1	\$ 427.10	\$ 91.80	\$ 468.75	\$ 91.80	\$ -	\$ 5,104.17

Strata Corporation No. 2674 Inc.
24 lots located at 40 Chatham Road, Keswick SA 5035
Proposed Budget from 01/08/2025 to 31/07/2026

For consideration at the Annual General Meeting to be held 16/09/2025

Admin	Aug-Oct	Nov-Jan	Feb-Apr	May-Jul	Total
Opening Cash Balance	-\$ 254,993				
Plus Arrears	\$ 2,335				
Less Advances	-\$ 150				
Adjusted Opening Balance	-\$ 252,808	\$ 17,521	\$ 7,724	\$ 11,375	-\$ 252,808
Administration Levy	\$ 11,250	\$ 13,440	\$ 13,440	\$ 13,440	\$ 51,570
Special Administration Levy	\$ -	\$ -	\$ -	\$ -	\$ -
Net Expenses	\$ 10,921	\$ 23,238	\$ 9,789	\$ 9,930	\$ 53,878
Transfers between funds	-\$ 270,000	\$ -	\$ -	\$ -	-\$ 270,000
Closing Admin Balance	\$ 17,521	\$ 7,724	\$ 11,375	\$ 14,885	\$ 14,885

Sinking	Aug-Oct	Nov-Jan	Feb-Apr	May-Jul	Total
Opening Cash Balance	\$ 326,378				
Plus Arrears	\$ 718				
Less Advances	-\$ 29				
Adjusted Opening Balance	\$ 327,067	\$ 59,270	\$ 61,430	\$ 63,590	\$ 327,067
Sinking Fund Levy	\$ 2,203	\$ 2,160	\$ 2,160	\$ 2,160	\$ 8,683
Special Sinking Fund Levy	\$ -	\$ -	\$ -	\$ -	\$ -
Net Expenses	\$ -	\$ -	\$ -	\$ -	\$ -
Transfers between funds	\$ 270,000	\$ -	\$ -	\$ -	\$ 270,000
Closing Sinking Balance	\$ 59,270	\$ 61,430	\$ 63,590	\$ 65,750	\$ 65,750

Combined Closing Balance	\$ 76,792	\$ 69,154	\$ 74,965	\$ 80,635	\$ 80,635
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Net Expenses	Qrt 1	Qrt 2	Qrt 3	Qrt 4	Total
Interest--Bank	\$ 535	\$ 535	\$ 535	\$ 535	\$ 2,140
Recovery--Credit Card Surcharge	\$ -	\$ -	\$ -	\$ -	\$ -
Admin--Auditors--Audit Services	\$ -	\$ 336	\$ -	\$ -	\$ 336
Admin--Auditors--Taxation Services	\$ -	\$ 165	\$ -	\$ -	\$ 165
Admin--Bank Charges	\$ 60	\$ 60	\$ 60	\$ 60	\$ 240
Admin--Income Tax--Admin	\$ 113	\$ 113	\$ 113	\$ 113	\$ 450
Admin--Agent Disbursements	\$ 281	\$ 281	\$ 281	\$ 281	\$ 1,123
Admin--Management Fees--Standard	\$ 1,426	\$ 1,426	\$ 1,426	\$ 1,426	\$ 5,703
Admin--Meeting Expenses	\$ 165	\$ -	\$ -	\$ -	\$ 165
Admin--Registration/License/Permit Fees	\$ -	\$ -	\$ -	\$ 264	\$ 264
Admin--Telephone Charges--Fire Protection	\$ 400	\$ 400	\$ 400	\$ 400	\$ 1,600
Insurance--Premiums	\$ -	\$ 13,973	\$ -	\$ -	\$ 13,973
Insurance--Valuation	\$ -	\$ -	\$ -	\$ -	\$ -
Maint Bldg--Contingency	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 5,000
Maint Bldg--Electrical	\$ 571	\$ -	\$ -	\$ -	\$ 571
Maint Bldg--Fire Protection	\$ 396	\$ -	\$ -	\$ -	\$ 396
Maint Bldg--Fire Protection--Monitoring	\$ -	\$ -	\$ -	\$ 902	\$ 902
Maint Bldg--Fire Protection--Call Out Fee	\$ 1,025	\$ -	\$ 1,025	\$ -	\$ 2,050
Maint Bldg--General Repairs	\$ 750	\$ 750	\$ 750	\$ 750	\$ 3,000
Maint Bldg--Plumbing & Drainage	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 5,000
Maint Grounds--Lawns & Gardening	\$ 300	\$ 300	\$ 300	\$ 300	\$ 1,200
Maint Grounds--Plants & Trees	\$ -	\$ -	\$ -	\$ -	\$ -
Utility--Electricity	\$ 400	\$ 400	\$ 400	\$ 400	\$ 1,600
Utility--Water & Sewerage	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 8,000
Maint Bldg--Fire Protection	\$ -	\$ -	\$ -	\$ -	\$ -
Maint Grounds--Landscaping	\$ -	\$ -	\$ -	\$ -	\$ -


Strata Corporation No. 2674 Inc.
24 lots located at 40 Chatham Road, Keswick SA 5035
Proposed Levies from 01/01/2026

For consideration at the Annual General Meeting to be held 16/09/2025

	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	\$ 45,000	\$ 8,813	\$ 53,760	\$ 8,640	\$ -	\$ -
Quarterly levy amount	\$ 11,250	\$ 2,203	\$ 13,440	\$ 2,160		

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	1	1	\$ 468.75	\$ 91.80	\$ 560.00	\$ 90.00	\$ -	\$ -
2	2	1	1	\$ 468.75	\$ 91.80	\$ 560.00	\$ 90.00	\$ -	\$ -
3	3	1	1	\$ 468.75	\$ 91.80	\$ 560.00	\$ 90.00	\$ -	\$ -
4	4	1	1	\$ 468.75	\$ 91.80	\$ 560.00	\$ 90.00	\$ -	\$ -
5	5	1	1	\$ 468.75	\$ 91.80	\$ 560.00	\$ 90.00	\$ -	\$ -
6	6	1	1	\$ 468.75	\$ 91.80	\$ 560.00	\$ 90.00	\$ -	\$ -
7	7	1	1	\$ 468.75	\$ 91.80	\$ 560.00	\$ 90.00	\$ -	\$ -
8	8	1	1	\$ 468.75	\$ 91.80	\$ 560.00	\$ 90.00	\$ -	\$ -
9	9	1	1	\$ 468.75	\$ 91.80	\$ 560.00	\$ 90.00	\$ -	\$ -
10	10	1	1	\$ 468.75	\$ 91.80	\$ 560.00	\$ 90.00	\$ -	\$ -
11	11	1	1	\$ 468.75	\$ 91.80	\$ 560.00	\$ 90.00	\$ -	\$ -
12	12	1	1	\$ 468.75	\$ 91.80	\$ 560.00	\$ 90.00	\$ -	\$ -
13	13	1	1	\$ 468.75	\$ 91.80	\$ 560.00	\$ 90.00	\$ -	\$ -
14	14	1	1	\$ 468.75	\$ 91.80	\$ 560.00	\$ 90.00	\$ -	\$ -
15	15	1	1	\$ 468.75	\$ 91.80	\$ 560.00	\$ 90.00	\$ -	\$ -
16	16	1	1	\$ 468.75	\$ 91.80	\$ 560.00	\$ 90.00	\$ -	\$ -
17	17	1	1	\$ 468.75	\$ 91.80	\$ 560.00	\$ 90.00	\$ -	\$ -
18	18	1	1	\$ 468.75	\$ 91.80	\$ 560.00	\$ 90.00	\$ -	\$ -
19	19	1	1	\$ 468.75	\$ 91.80	\$ 560.00	\$ 90.00	\$ -	\$ -
20	20	1	1	\$ 468.75	\$ 91.80	\$ 560.00	\$ 90.00	\$ -	\$ -
21	21	1	1	\$ 468.75	\$ 91.80	\$ 560.00	\$ 90.00	\$ -	\$ -
22	22	1	1	\$ 468.75	\$ 91.80	\$ 560.00	\$ 90.00	\$ -	\$ -
23	23	1	1	\$ 468.75	\$ 91.80	\$ 560.00	\$ 90.00	\$ -	\$ -
24	24	1	1	\$ 468.75	\$ 91.80	\$ 560.00	\$ 90.00	\$ -	\$ -

FORM 82 (Orig.) **AA 13073565**
 GUIDANCE NO 
 11:50 28-Feb-2019
 1 of 1

LANDS TITLES REGISTRATION OFFICE
 SOUTH AUSTRALIA

FORM APPROVED BY THE REGISTRAR-
 GENERAL

PRIORITY NOTICE ID	
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**BELOW THIS LINE FOR OFFICE &
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SERIES NO	PREFIX


AGENT CODE

LODGED BY: DW Fox Tucker DWFT

CORRECTION TO: DW Fox Tucker DWFT

SUPPORTING DOCUMENTATION LODGED WITH
 INSTRUMENT (COPIES ONLY)

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CORRECTION	PASSED
	<i>Daniel</i>
REGISTERED <i>[Signature]</i>	19 MAR 2019
pro 	REGISTRAR-GENERAL

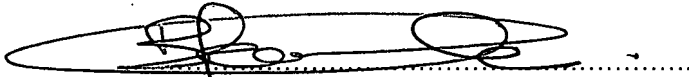
CERTIFICATE RELATING TO THE AMENDMENT OF THE ARTICLES OF A STRATA CORPORATION

PRIVACY COLLECTION STATEMENT: The information in this form is collected under statutory authority and is used for maintaining publicly searchable registers and indexes. It may also be used for authorised purposes in accordance with Government legislation and policy requirements.

Strata Corporation No. 2674 Incorporated

I, VASILIOS DIMITRIOS GEORGOPOULOS of Unit 1, 40 Chatham Road, Keswick SA 5035, being an officer of Strata Corporation No. 2674 Incorporated, certify that the attached resolution is a true and correct copy of a special resolution amending the articles of the corporation passed at a duly convened meeting of the corporation held on the 17th day of September 2018.

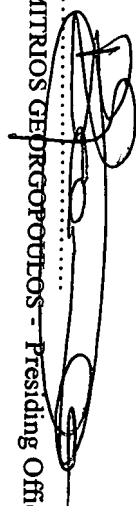
Dated the 8 day of February 2019



VASILIOS DIMITRIOS GEORGOPOULOS

Presiding Officer

DRAFT



Minutes of Reconvened Annual General Meeting

**Strata Corporation No. 2674 Inc.
40 Chatham Road Keswick 5035**

Held at Best Strata Office, Unit 2, 188 Fullarton Road, Dulwich SA 5065

On

Thursday 27 September 2018 at 10:00AM

WELCOME

Meeting opened at 10:00am.

A quorum was declared with 7 of the 24 units in attendance in person or by proxy.

ATTENDANCE LIST

Present by Proxy

Mr P Horsfall	Lot 003 by proxy to Best Strata
Miss L Liu	Lot 004 by proxy to Best Strata
Mr R Huckshold	Lot 007 by proxy to Best Strata
Ms A Thompson	Lot 008 by proxy to Best Strata
Mr F Rodrigues	Lot 018 by proxy to Best Strata
Mr D Sanford	Lot 022 by proxy to Best Strata
Mr N Brown	Lot 023 by proxy to Best Strata

In Attendance

Kate Plew representing Best Strata.

PREVIOUS MINUTES

It was resolved that the minutes of the Annual General Meeting held on Monday 17 September 2018 be ratified and accepted as an accurate record of that meeting. All agreed.

CLOSURE

The meeting was closed at 10.30am.

Minutes of Annual General Meeting

**Strata Corporation No. 2674 Inc.
40 Chatham Road Keswick 5035**

Held at Best Strata Office, Unit 2, 188 Fullarton Road, Dulwich SA 5065

On

Monday 17 September 2018 at 6:00PM

WELCOME

Meeting opened at 6:00pm.

All those in attendance were welcomed to the meeting.

The Presiding Officer, Mr V Georgopoulos, presided over the meeting.

With the approval of the Corporation, Kate Plew of Best Strata assisted the Presiding Officer in the conduct of the meeting and recording the minutes.

The meeting was declared inquorate after 30 minutes and continued with the following minutes of the meeting subject to ratification at a reconvened Annual General Meeting as provided for in the Act.

ATTENDANCE LIST

Present in Person

Mr V Georgopoulos	Lot 001
Mr W Sturm	Lot 002
Mr P Horsfall	Lot.003
Mr A Symeonidis	Lot 015
Mr N Brown	Lot 023

Present by Proxy

Miss L Liu	Lot 004 by proxy to Mr V Georgopoulos
Mr R Huckshold	Lot 007 by proxy to Best Strata
Ms A Thompson	Lot 008 by proxy to Mr T Thompson
Mr F Rodrigues	Lot 018 by proxy to Ms P Rodrigues and Mr N Dib
Mr D Sanford	Lot 022 by proxy to Best Strata

In Attendance

Kate Plew 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 18 September 2017 be accepted as an accurate record of that meeting. All agreed.

FINANCIAL STATEMENT

It was resolved that the financial statement for the period 1 August 2017 to 31 July 2018 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: Mr V Georgopoulos

Secretary: Mr P Horsfall

Treasurer: Mr P Horsfall

All agreed.

MANAGEMENT COMMITTEE

It was resolved that the management committee shall consist of;

Mr V Georgopoulos Lot 001

Mr P Horsfall Lot 003

Miss L Liu Lot 004

Ms N Jastrzebski Lot 016

Mr N Brown Lot 023

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;

Management Fee	\$ 3268	per annum (Excluding Maintenance)
Meeting Fee	\$ 110	for business hours meetings, \$154 for afterhours meetings
Overheads	\$ 2.60	per unit per month
Audit Fee	\$ 264	per annum
Tax Return Preparation	\$ 132	per return
Bank Fees	At cost	

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.

Ebix Trades Monitor

Ebix Trades Monitor 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 \$8.25 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 Ebix Trades Monitor 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: CHU Underwriting Agencies
Policy Number: HU0008563.
Renewal Date: 30/11/2018

Current Sums Insured are;

Building	\$4,165,000.00
Lost Rent / Temp Accommodation	\$ 624,750.00
Common Contents	\$ 42,105.00
Building Catastrophe	\$ 1,249,500.00
Public Liability	\$ 20,000,000.00
Fidelity Guarantee	\$ 100,000.00
Voluntary Workers Personal Acc	\$ 200,000.00
Office Bearers Liability	\$ 500,000.00

Excess on claims: \$300
Flood not included

It was noted that the most recent valuation was carried out on 25 October 2016 and the replacement value was assessed to be \$4,165,000 plus \$600,000 for loss of rent and temporary accommodation.

Insurance Valuation / Review Sums Insured

The Manager recommended that the Corporation consider obtaining an insurance valuation to determine replacement value. The estimated cost for this valuation is \$450.

The Strata 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.

It was noted that the Corporation would consider a new valuation every three years.

Renewal / Placement

The Manager advised that it was still too far away from the insurance policy renewal date to obtain quotes.

It was agreed that the Manager arrange quotes (both with and without flood cover) through Newmarket Grandwest Insurance Brokers closer to the renewal date and forward the quotes to the Presiding Officer (cc owners with email) for a decision. 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 advised owners that the Strata 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 Mr Bill Georgopoulos, owner of unit 1, maintains the common property. He charges \$450 per month plus ad-hoc amounts to cover phone usage and other receipts. The scope of works includes: maintenance of gardens and grounds, cleaning and sweeping, bins, gutters, stormwater pipes and sump drains. Owners were happy to continue with the service. Mr Georgopoulos' mobile number is 0401 124 117.

Mr Georgopoulos advised that for the next three months (October, November and December) he was not available to complete this work. Other owners were also unable to assist with this caretaking role. It was agreed that the tenant of unit 1 would undertake the duties and that the Corporation would pay an honorarium of \$450 per month as acknowledgement for the work.

Pest Inspection

It was noted that damage caused by termites was not an insured event in terms of the building insurance policy. The Strata Corporation declined to have the units inspected for termite activity this year.

Common Lighting

It was reported that the common light fittings were being changed over in stages as the fittings were all becoming brittle and dangerous to change. They were being ungraded to LED lights to reduce power consumption. It was agreed that it may be advantageous to change over the remaining light fittings at once. Mr V Georgopoulos will arrange a quote for this and the Manager will forward it to the Management Committee for approval.

It was reported that the tenant of Unit 8 had interfered with the light outside of unit 8 and had lost and broken the fitting. The Owner of unit 8, through her proxy, agreed to address this matter with the tenant.

Palm Tree

It was agreed to accept the quote presented by Adelaide Tree Surgery to prune the cocos palms and willow myrtle at the rear of the property for \$858.

Clotheslines

It was agreed that the clotheslines required restringing and some frame support repairs. The Manager will provide Mr V Georgopoulos with the contact details of someone who can assist with this.

BUDGET

Contributions

The Manager presented a budget estimate for the coming year and recommended that the administration levy remain at \$31,680 per annum and the sinking fund levy remain at \$8,160 per annum.

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

Administration Fund Contribution	\$31,680.00
Sinking Fund Contribution	\$ 8,160.00
Total Contribution	\$39,840.00

The contribution is payable quarterly, divided equally and will commence on 1 January 2019. 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

The Manager presented a forward budget to the Corporation pursuant to Section 33A of the Strata Titles Act 1988, which requires the Strata Corporation to present a statement of proposed non-recurrent expenditure at each Annual General Meeting.

For a group of more than 20 units, the statement needs to cover 5 years, and new information must be prepared every 5 years.

POLICIES & APPROVALS

The Manager advised that if an owner wishes to apply to the Strata 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 Strata Corporation, would be responsible for paying the meeting fee.

Special Resolution – Adoption of Articles and Ability to Fine under Schedule 3 Articles of Strata Corporation

It was resolved that if a unit holder or occupier breaches any provision of these articles, the Strata Corporation may impose a penalty on the unit holder of up to \$500 for each such breach.

All agreed

OTHER BUSINESS

Noise

It was reported that there has been recent noise issues with the tenants of unit 9 with lots of people coming and going from the unit and banging and slamming doors when doing so.
The tenant at unit 22 was reported to be playing loud music at all hours of the day and night. The police have been called on multiple occasions. The tenant is also reported to be hostile when approached about this.
The Manager will contact the owners of both of these units regarding these issues.

Parking

There continues to be ongoing parking issues at the Corporation. Owners are to remind their tenants that there is one allocated park per unit and that other residents cars must park on the street. The visitor parks are to be left for visitor use only. Units that consistently breach this are units 9, 10, 11 and 16. The Manager will contact the owners of these units regarding these issues.

Pets

Owners are reminded that pets are not permitted at the property. It was reported that there is a dog at unit 4 despite the Owner assuring the Manager that the dog would be removed. The Manager will contact the Owner of unit 4 again.

Smoking

Smokers are required to correctly dispose of their butts and not leave them in the stairways or around the common property. Units 9, 10, 21 and 22 consistently dispose of their butts onto the common property. The Manager will contact the owners of these units regarding these issues.

Washing on Walkways and Balconies

Washing needs to be hung on the clotheslines and not in the walkways in front of units or over the balustrades. The Manager will follow up the Owners of units 7, 11 and 21 to remind them of this.

Fines for Future Breaches

Owners are advised that in future, ongoing breaches of the Articles of the Strata Corporation may attract a fine (to the owner), and therefore they are strongly encouraged to be diligent in ensuring that they are trying to resolve any of these issues.

Carport Installation

The idea of installing carports over the parking spaces was floated. Whilst it was agreed that this would be a good idea, the cost of such a project was a prohibiting factor at the moment.

Plumbing Account

The Manager raised the request for reimbursement of a plumbing account on behalf of the owner of unit 19 for a plumbing report received in March 2017 from Unley Plumber for \$500. After consideration by the meeting, it was agreed that the report provided was mostly for work to the internals of the unit and that the report was inconsistent with the report provided by the insurance assessor 6 weeks prior to the plumbing report. The request for reimbursement by the Corporation was denied.

RECONVENED ANNUAL GENERAL MEETING

The reconvened Annual General Meeting is Thursday 27 September 2018 at 10:00am at Best Strata Office, Unit 2, 188 Fullarton Road, Dulwich SA 5065.

NEXT ANNUAL GENERAL MEETING

The tentative date for the next Annual General Meeting is Monday 16 September 2019 at 6:00pm at Best Strata Office, Unit 2, 188 Fullarton Road, Dulwich SA 5065.

CLOSURE

Owners were thanked for their attendance.
The meeting was closed at 7:26pm.

Articles of Strata Corporation No. 2674 Incorporated

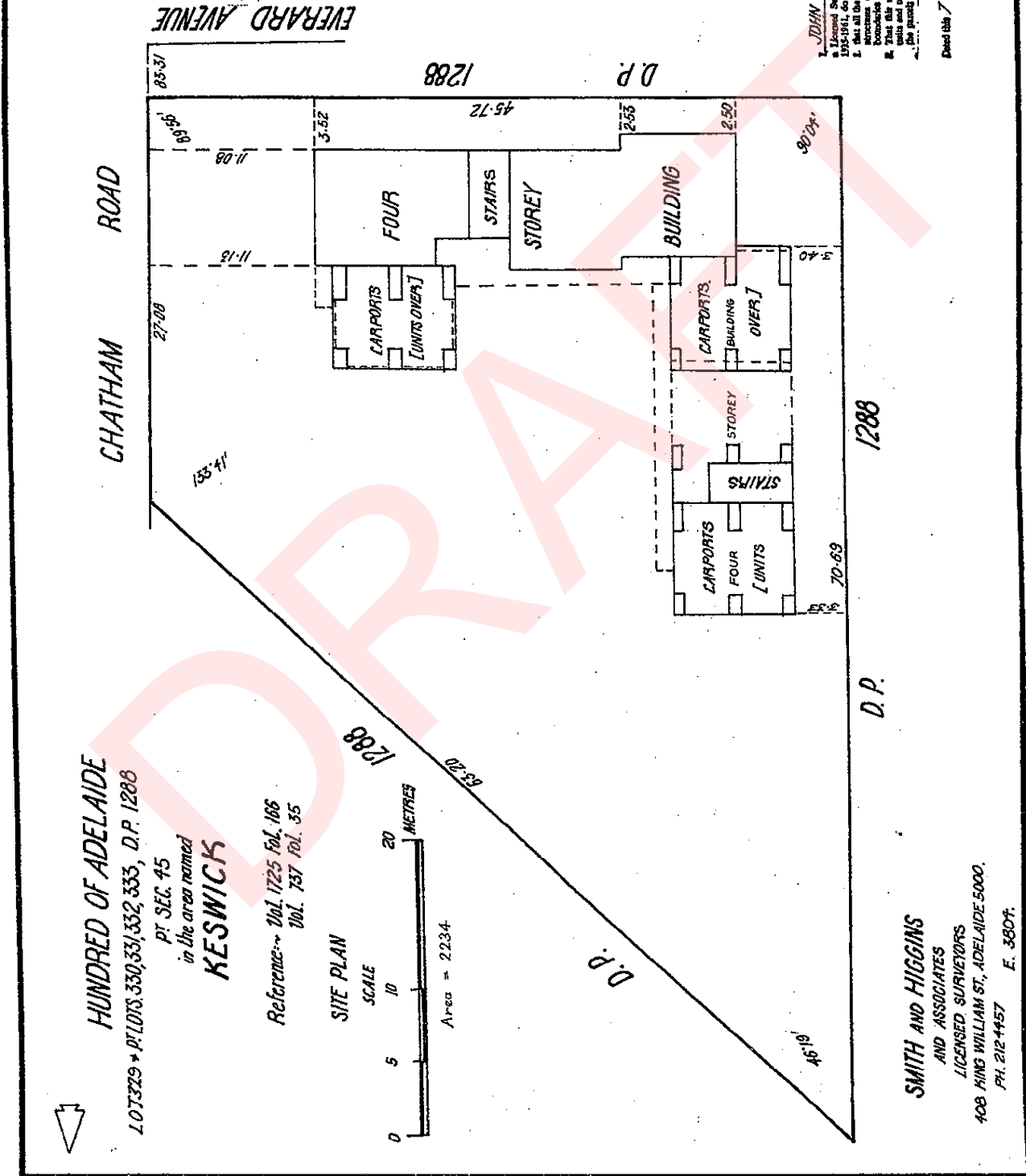
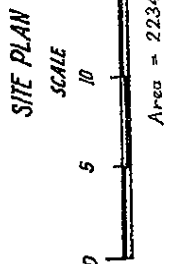
- 1 (1) A unit holder must—
 - (a) maintain the unit in good repair;
 - (b) carry out any work ordered by a council or other public authority in respect of the unit.
- (2) The occupier of a unit must keep it in a clean and tidy condition.
- 2 A person bound by these articles—
 - (a) must not obstruct the lawful use of the common property by any person; and
 - (b) must not use the common property in a manner that unreasonably interferes with the use and enjoyment of the common property by the other members of the strata community, their customers, clients or visitors; and
 - (c) must not make, or allow his or her customers, clients or visitors to make, undue noise in or about any unit or the common property; and
 - (d) must not interfere, or allow his or her customers, clients or visitors to interfere, with others in the enjoyment of their rights in relation to units or common property.
- 3 A person bound by these articles must not use the unit, or permit the unit to be used, for any unlawful purpose.
- 4 Subject to the *Strata Titles Act 1988*, a person bound by these articles must not, without the strata corporation's consent, keep any animal in, or in the vicinity of, a unit.
- 5 A person bound by these articles—
 - (a) must not park a motor vehicle in a parking space allocated for others or on a part of the common property on which parking is not authorised by the strata corporation; and
 - (b) must take reasonable steps to ensure that his or her customers, clients or visitors do not park in parking spaces allocated for others or on parts of the common property on which parking is not authorised by the strata corporation.
- 6 A person bound by these articles must not, without the consent of the strata corporation—
 - (a) damage or interfere with any lawn, garden, tree, shrub, plant or flower on the common property; or
 - (b) use any portion of the common property for his or her own purposes as a garden.
- 7 A person bound by these articles must not—
 - (a) bring objects or materials onto the site of a kind that are likely to cause justified offence to the other members of the strata community; or
 - (b) allow refuse to accumulate so as to cause justified offence to others.
- 8 A person bound by these articles must not, without the consent of the strata corporation, display any sign, advertisement, placard, banner or any other conspicuous material of a similar nature—
 - (a) on part of his or her unit so as to be visible from outside the building; or
 - (b) on any part of the common property.

- 9 The occupier of a unit may, without the consent of the strata corporation, paint, cover or in any other way decorate the inside of any building forming part of the unit and may, provided that unreasonable damage is not caused to any common property, fix locks, catches, screens, hooks and other similar items to that building.
- 10 The occupier of a unit used for residential purposes must not, without the consent of the strata corporation, use or store on the unit or on the common property any explosive or other dangerous substance.
- 11 A person bound by these articles—
- (a) must maintain within the unit, or on a part of the common property set apart for the purpose by the strata corporation, a receptacle for garbage adequately covered; and
 - (b) must comply with all council by-laws relating to the disposal of garbage.
- 12 A unit holder must immediately notify the strata corporation of—
- (a) any change in the ownership of the unit, or any change in the address of an owner;
 - (b) any change in the occupancy of the unit.
- 13 If a unit holder or occupier breaches any provision of the Articles of the Corporation, the Strata Corporation may impose a penalty on the unit holder of up to \$500 for each such breach.

STRATA PLAN NUMBER
SP 2674
 ACCEPTED FOR DEPOSIT
[Signature]
 Pro Registrar-General
 12/1/1976
 Reference Map No. 6628-41-N
 COUNCIL
 City of West Torrens
 SHEET 1 OF 6

HUNDRED OF ADELAIDE
 PT. SEC. 45
 in the area named
KESWICK

Reference: Vol. 1725 Fol. 166
 Vol. 737 Fol. 35



JOHN MARTIN HIGGINS
 Licensed Surveyor within the meaning of the Surveyors Act 1952-1961, do hereby certify:
 1. That all the units and buildings and all buildings and other structures shown on this plan are situated within the boundaries of the parcel delineated on this strata plan;
 2. That this strata plan represents an accurate delineation of the units and buildings (if any) as constructed or laid out on the ground.

Date this 7 day of MAY 1976, at
[Signature]
 Licensed Surveyor.

SMITH AND HIGGINS
 AND ASSOCIATES
 LICENSED SURVEYORS
 408 KING WILLIAM ST., ADELAIDE 5000.
 PH. 212 4457 E. 3807.

STRATA PLAN NUMBER

SP 2674

ACCEPTED FOR DEPOSIT

R. Francis

Pro Registrar-General

12/11/1976

Reference Map No. 6628-41-N

COUNCIL
City of West Torrens

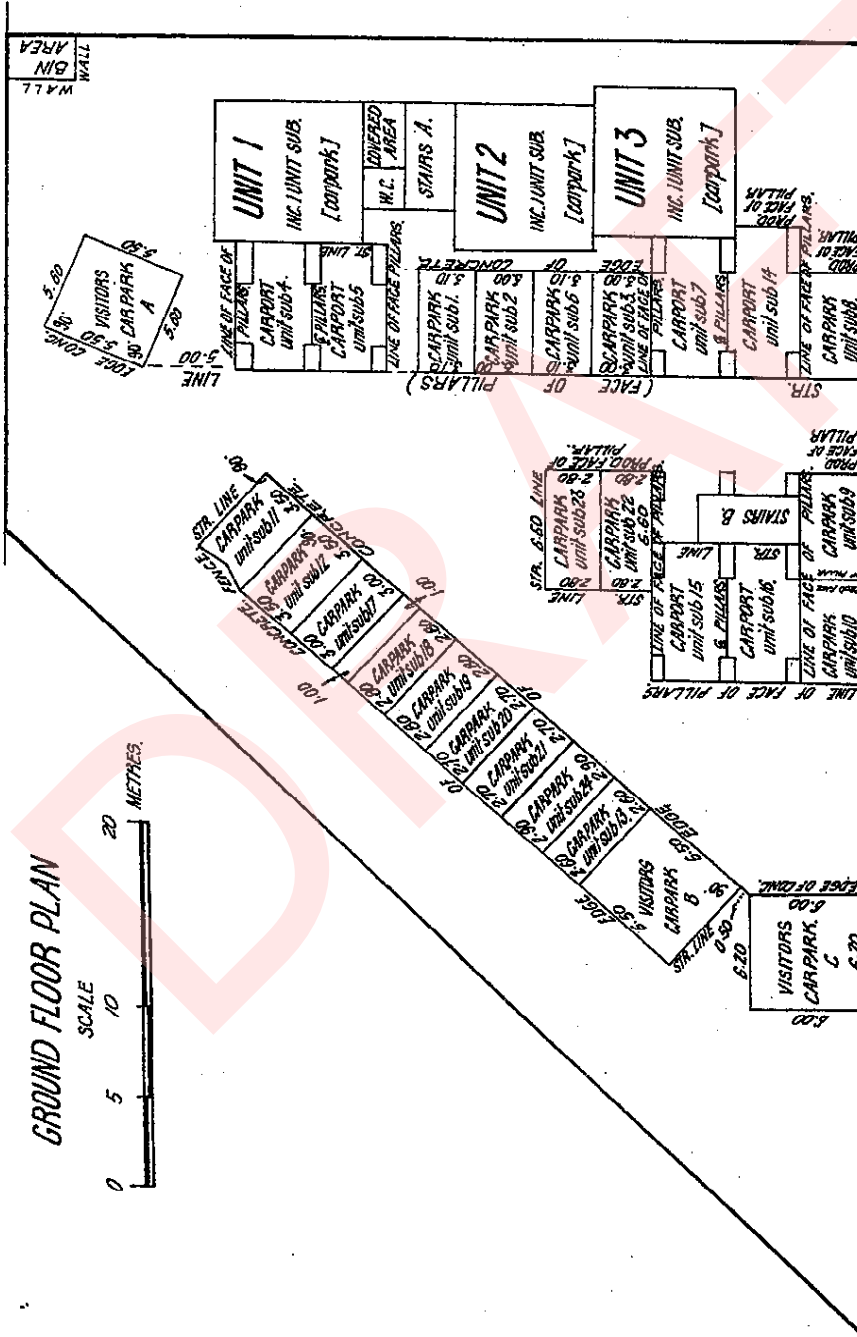
THIS IS SHEET 2 OF 6 SHEETS

CHATHAM ROAD

GROUND FLOOR PLAN

SCALE

0 5 10 20 METRES.



THE LOWER AND UPPER BOUNDARIES OF THE UNIT SUBSIDIARIES SHOWN AS CARPARKS ARE EXISTING GROUND LEVEL AND 3.00 METRES ABOVE SAME EXCEPT WHERE LIMITED BY OVERHANGING STRUCTURES.

SMITH AND HIGGINS
AND ASSOCIATES
LICENSED SURVEYORS
408 KING WILLIAM ST, ADELAIDE 5000.
PH. 2124457. E. 3604.

STRATA PLAN NUMBER

SP2674

ACCEPTED FOR DEPOSIT

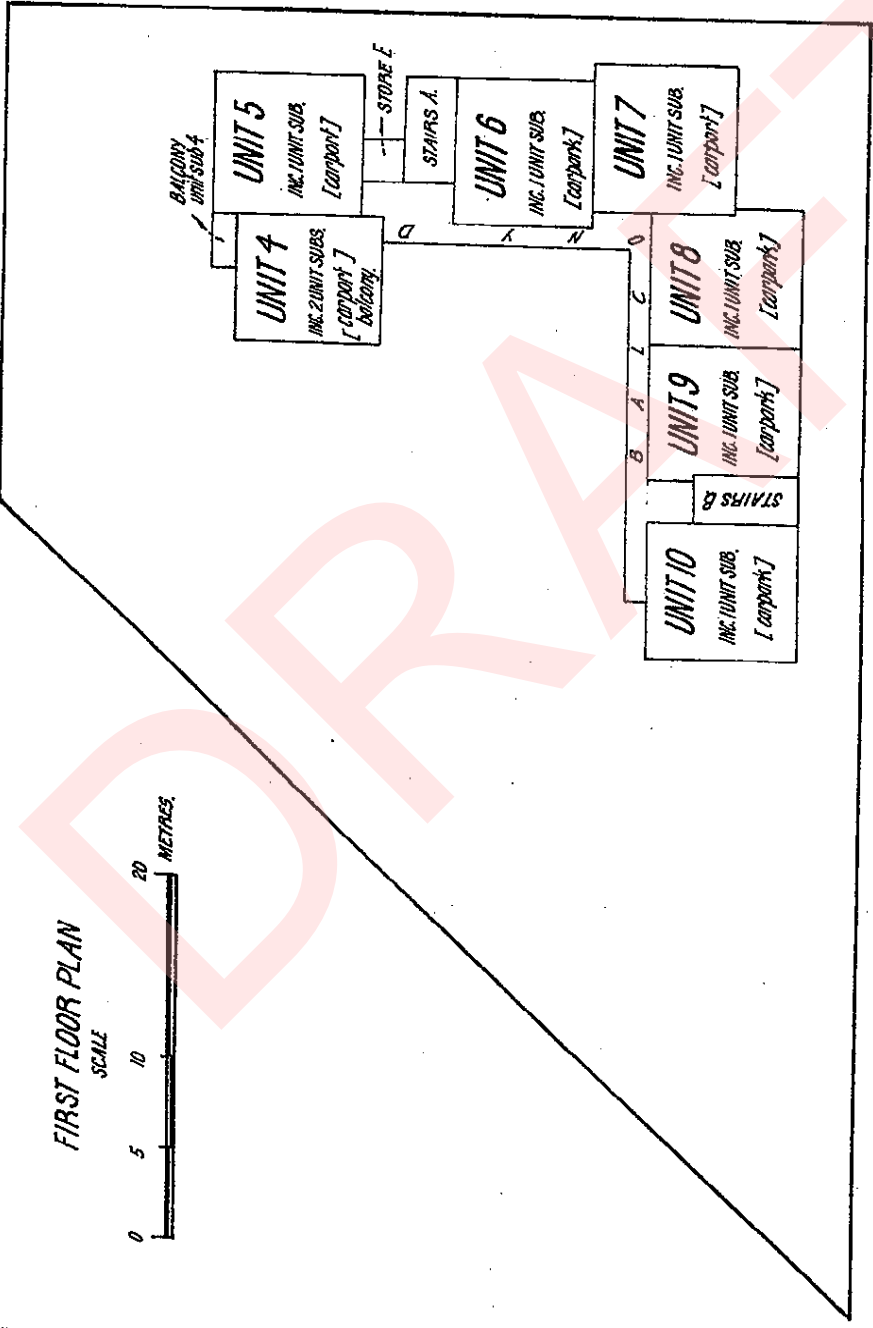
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Pro Registrar-General
12 / 1 / 1976

Reference Map No. 6628-41-N

COUNCIL
City of West Torrens
THIS IS SHEET 3 OF 6 SHEETS

CHATHAM ROAD

FIRST FLOOR PLAN
SCALE



THE UPPER BOUNDARY OF THE BALCONY SHOWN AS UNIT SUBSIDIARY 4 IS LIMITED TO THE UNDERSIDE OF THE OVERHANGING BALCONY.

SMITH AND HIGGINS
AND ASSOCIATES

LICENSED SURVEYORS
400 KING WILLIAM ST, ADELAIDE 5000.
PH. 2124457 E. 3804.

STRATA PLAN NUMBER

SP 2674

ACCEPTED FOR DEPOSIT

[Signature]

Pro Registrar-General

12/17/1976

Reference Map No. 6628-4-N

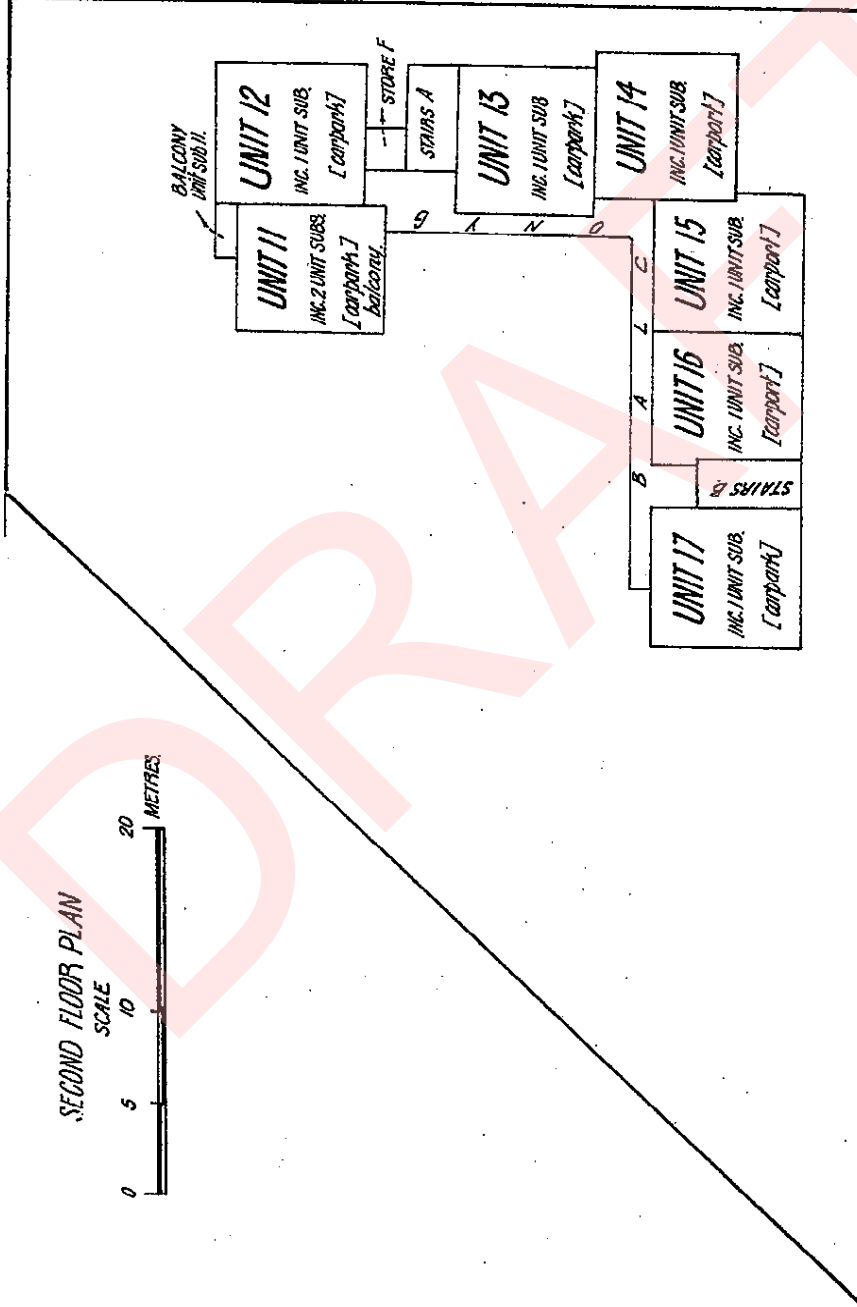
COUNCIL
City of West Torrens

THIS IS SHEET 4 OF 6 SHEETS

CHATHAM ROAD

SECOND FLOOR PLAN

SCALE



THE UPPER BOUNDARY OF THE BALCONY SHOWN AS UNIT SUBSIDIARY 11 IS LIMITED TO THE UNDERSIDE OF THE OVERHANGING BALCONY.

SMITH AND HIGGINS

AND ASSOCIATES

LICENSED SURVEYORS

408 KING WILLIAM ST, ADELAIDE 5000.

PH. 212 4457

E 3804.

STRATA PLAN NUMBER

SP2674

ACCEPTED FOR DEPOSIT

[Signature]
Pro Registrar-General

12 / 7 / 1976

Reference Map No. 6628-41-N

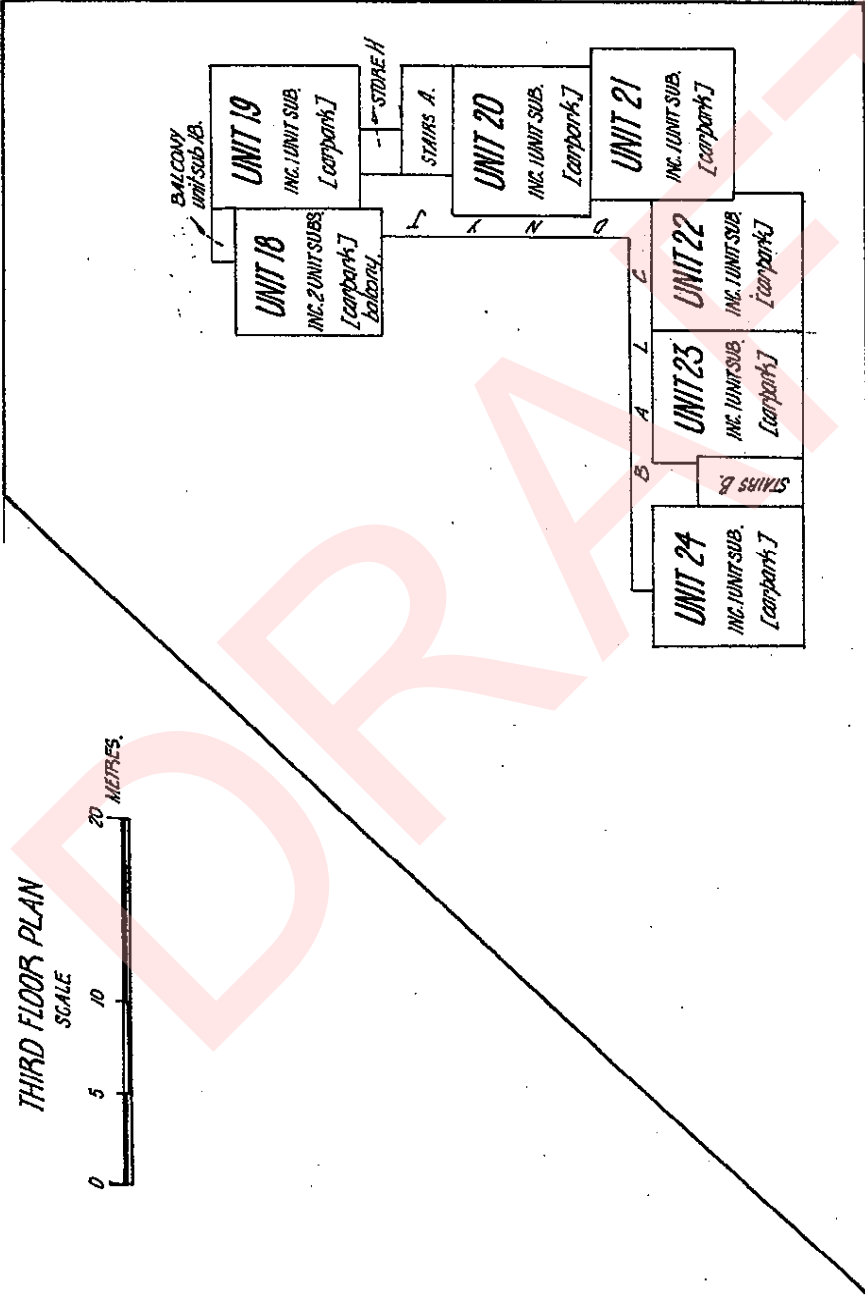
COUNCIL
City of West Torrens

THIS IS SHEET 5 OF 6 SHEETS

CHATHAM ROAD

THIRD FLOOR PLAN

SCALE



THE UPPER BOUNDARY OF THE BALCONY SHOWN AS UNIT SUBSIDIARY IS LIMITED TO 3.00 METRES ABOVE FLOOR LEVEL OF THAT UNIT SUBSIDIARY UNLESS LIMITED BY OVERHANGING STRUCTURES.


SMITH AND HIGGINS
AND ASSOCIATES

LICENSED SURVEYORS

408 KING WILLIAM ST. ADELAIDE 5000.

PH. 212 4457

F. 3304.

STRATA PLAN NUMBER
SP 2674
 Authenticated vide
 Application No. 39136G
 and Accepted for Deposit

 CHIEF DRAFTING OFFICER
 pro Registrar-General
 12/1/1976
 THIS IS SHEET 6 OF 6 SHEETS

SCHEDULE OF UNIT ENTITLEMENT					
UNIT NR	UNIT ENTITLEMENT	CURRENT CS of T.		UNIT ENTITLEMENT	CURRENT CS of T.
		VOLUME	FOLIO		
1	1				
2	1				
3	1				
4	1				
5	1				
6	1				
7	1				
8	1				
9	1				
10	1				
11	3				
12	1				
13	1				
14	1				
15	1				
16	1				
17	1				
18	1				
19	1				
20	1				
21	1				
22	1				
23	1				
24	1				
AGGREGATE	24				

AGGREGATE

COMMON PROPERTY

ROAD or RESERVE ALLOTMENTS

23 January 2026

Aberfoyle Happy Valley Conveyancers SA
admin@ahvcsa.com.au lara@ahvcsa.com.au

Dear Lara,

**Section 41 Statement, Strata Titles Act 1988
For lot 2 of Strata Corporation No. 2674 Inc.**

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

- Section 41 Statement for 2 / 40 Chatham Road Keswick 5035
- 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 \$0.00.

The Corporation last held a meeting (Reconvened General Meeting) on 29/09/2025. The next Corporation meeting (Annual General Meeting) has been planned for 15/09/2026.

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,

Jon Tolentino

Jon Tolentino
Body Corporate Manager
info@beststrata.com.au

STATEMENT PURSUANT TO SECTION 41 STRATA TITLES ACT 1988

Date of Statement: 23 January 2026

Requested By:

Name: Aberfoyle Happy Valley Conveyancers SA
Attention: Lara Oosthuizen
Email: admin@ahvcsa.com.au
lara@ahvcsa.com.au

PART 1 PROPERTY IDENTIFICATION

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

Lot: 2
Unit: 2
Lot address: 2 / 40 Chatham Road Keswick 5035
Owner Name: Werner and Marianne Sturm
Lot entitlement: 1
Levy entitlement: 1
Levy entitlement fraction: 0.0416666716

1.2 Being a unit/lot of the following Corporation:

Corporation: Strata Corporation No. 2674 Inc.
Corporation address: 40 Chatham Road, Keswick SA 5035
Total no of units: 24
Total lot entitlement: 24
Total levy entitlement: 24
Current Levy Year: 01/01/2026 to 31/12/2026
Water payment method: Corporation Pays
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
29/09/2025	01/01/2026	Quarterly Admin/Sinking Levy 01/01/2026 - 31/03/2026	\$12,500.40	\$2,160.00
29/09/2025	01/04/2026	Quarterly Admin/Sinking Levy 01/04/2026 - 30/06/2026	\$12,500.40	\$2,160.00
29/09/2025	01/07/2026	Quarterly Admin/Sinking Levy 01/07/2026 - 30/09/2026	\$12,500.40	\$2,160.00
29/09/2025	01/10/2026	Quarterly Admin/Sinking Levy 01/10/2026 - 31/12/2026	\$12,500.40	\$2,160.00

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

2.2 Levy position for the lot

Overdue amount as at 23 January 2026 (excluding interest): **\$0.00**

Open Levies

Due Date	Description	Admin Levy	Sinking Levy	Total Debt	Paid	*Interest Accrued	Interest Paid	Balance
01/04/2026	Quarterly Admin/Sinking Levy 01/04/2026 - 30/06/2026	\$520.85	\$90.00	\$610.85	\$0.00	\$0.00	\$0.00	\$610.85
01/07/2026	Quarterly Admin/Sinking Levy 01/07/2026 - 30/09/2026	\$520.85	\$90.00	\$610.85	\$0.00	\$0.00	\$0.00	\$610.85
01/10/2026	Quarterly Admin/Sinking Levy 01/10/2026 - 31/12/2026	\$520.85	\$90.00	\$610.85	\$0.00	\$0.00	\$0.00	\$610.85




*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
01/01/2026	Quarterly Admin/Sinking Levy 01/01/2026 - 31/03/2026	\$520.85	\$90.00	\$610.85	\$610.85	\$0.00	\$0.00	\$0.00

Payment Options

 <p>BPAY® Biller Code: 122473 Reference Number: 026740027</p>	 <p>Phone 1300 002 801 Reference Number: 026740027</p>	 <p>Credit Card www.beststrata.com.au Reference Number: 026740027</p>
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2.3 Assets and Liabilities of the Corporation

As at 23 January 2026

Bank Balance – Admin	-\$278,804.09
Bank Balance – Sinking	\$330,909.28
Bank Balance – Unallocated	\$0.00
Total Bank Balance*	\$52,105.19

Creditors – Accounts Payable	\$3,374.93
Creditors – Held	\$0.00

Debtors – Overdue Levies	\$3,003.95
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*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:	POL11100613
Renewal Date:	30/11/2026
Policy Type:	Strata
Excess Basic:	\$1,000.00
Excess Other:	\$5,000 Burst Pipes and/or Resultant Water Damage

Other: refer wording

Policy Notes:

Current Sums Insured

Building / Common Property:	\$9,690,000.00
Lost Rent / Temp Accommodation:	\$1,453,500.00
Common Contents:	\$96,900.00
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:	\$2,907,000.00
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
15/09/2026	Annual General Meeting	Meet-009107

4.2 Past Meetings

The following meetings have occurred in the last 2 years;

Meeting Date	Meeting Type	Meeting No
29/09/2025	Reconvened General Meeting	Meet-009075
16/09/2025	Annual General Meeting	Meet-008239
16/07/2025	Extraordinary General Meeting	Meet-008878
09/09/2024	Annual General Meeting	Meet-007233
18/03/2024	Management Committee Meeting	Meet-007547
29/02/2024	Management Committee Meeting	Meet-007508
24/01/2024	Extraordinary General Meeting	Meet-007411
30/10/2023	Management Committee Meeting	Meet-007372
11/09/2023	Annual General Meeting	Meet-006537

Refer meeting documents for further information.

PART 5 DOCUMENTS SUPPLIED

5.1 List of Supplied Documents

Category	Description	Date	File Name
Reference	Plan		P02674.pdf
Reference	Articles/Bylaws		B02674.pdf
Reference	Resolutions		R02674.pdf
Reference	House Rules		H02674.pdf
Meeting	Minutes - ADJ	29/09/2025	M009075.pdf
Meeting	Minutes - AGM	16/09/2025	M008239.pdf
Meeting	Financials - AGM	16/09/2025	F008239.pdf
Meeting	Budget - AGM	16/09/2025	Y008239.pdf
Meeting	Minutes - EGM	16/07/2025	M008878.pdf
Meeting	Minutes - AGM	09/09/2024	M007233.pdf
Meeting	Financials - AGM	09/09/2024	F007233.pdf
Meeting	Budget - AGM	09/09/2024	Y007233.pdf
Meeting	Minutes - COM	18/03/2024	M007547.pdf
Meeting	Minutes - COM	29/02/2024	M007508.pdf
Meeting	Minutes - EGM	24/01/2024	M007411.pdf
Meeting	Minutes - COM	30/10/2023	M007372.pdf
Meeting	Budget - AGM	11/09/2023	Y006537.pdf
Meeting	Minutes - AGM	11/09/2023	M006537.pdf
Meeting	Financials - AGM	11/09/2023	F006537.pdf
Insurance	Current Policy	30/11/2025	Policy-003130.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. 2674 Inc. by

Jon Tolentino

Body Corporate Manager

jon.tolentino@beststrata.com.au

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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. 2674 Inc.
Lot	2
Unit	2
Lot Address	2 / 40 Chatham Road Keswick 5035
Previous Owner	Werner and Marianne Sturm

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.



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

Aberfoyle Happy Valley Conveyancers
SA
admin@ahvcsa.com.au

Search-001287

Description	Amount
Standard property search for Lot 2 of Strata Corporation No. 2674 Inc. located at 2 / 40 Chatham Road Keswick 5035	\$105.60
Surcharge	\$1.58
Total Cost	\$107.18
Paid	\$107.18
Balance	\$0.00
Date Paid:	23/01/2026
Payment method:	Credit Card
Receipt No:	111038

RESOLUTIONS

STRATA CORPORATION 2674 INCORPORATED
at 40 Chatham Road, KESWICK SA 5035

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
08/05/86	<p><u>Security Screens</u> There is a standing rule that owners may install security screen doors on their units with preferred colours being bronze or brown.</p>
07/06/91	<p><u>Enclose Carport (Unit 16)</u> The owner of Unit 16 was granted permission to enclose the units carport subsidiary using cream brickwork and a brown roller shutter door.</p> <p><u>Enclose Carport (Unit 15)</u> The owner of Unit 15 was granted permission to enclose its carport in a similar manner as to be employed by Unit 16.</p>
04/07/02	<p><u>Storage of Personal Affects on Common Property</u> The deposit, placement or storage of cycles, items of furniture or personal effects in or on any stairwell, stairway landing or balcony is henceforth prohibited. The Strata Managers issue written notice of this directive to all unit occupiers and owners AND it was further resolved that at the expiration of fourteen (14) days from the date of issue of such notice by the Strata Managers any items of personal property which remain in or on the aforestated common property areas will be deemed to be abandoned property and will be disposed of by the Corporation without liability to account for or provide safekeeping for the same.</p> <p><u>Car Parking</u></p> <ul style="list-style-type: none"> - No person who is owner, part owner or person for the time being having control over a motor vehicle which has been defected by Police, is unregistered, is accident damaged to an extent which renders it undriveable or is for whatever reason rendered unroadworthy, shall permit or suffer such vehicle to be parked or remain upon any visitor car parking allocation or other common property area in the Strata Scheme. - No unit owner, unit occupier or a visitor to a unit shall park any motor vehicle which for the time being is under their control upon any common area car park for any period in excess of seven (7) consecutive days excepting only where such person shall have first had and obtained the approval in writing of the Management Committee to such parking for a prescribed period. In default of due observance of this requirement by the unit owner, unit occupier or unit visitor, a parking levy in the sum of \$5.00 per day or part thereof shall be charged as a special levy made payable by the unit holder/s of the unit in respect of which the contribution is payable such levy being deemed to be due and payable upon the date or dates on which imposed.
18/08/04	<p><u>Security Doors and Security Window Screens</u> Owners may install security doors and security window screens provided that they match those doors and window screens already existing on other units.</p> <p><u>Legal Recoveries</u> That Strata Data be granted approval to seek legal assistance for the recovery of unpaid maintenance contributions or levies which remain unpaid after a period of six weeks from the due date, having first notified the owner of such action. All associated costs for the recovery to be borne by the relevant unit owner and to become a debt against the unit.</p>

	<p><u>Advertising Signs</u> In the event of a unit being offered for sale or auction that signs no larger than 1 metre x 2 metres should be permitted for a reasonable time and that they are to be removed within two weeks of a successful contract being signed. To Let signs are not permitted.</p> <p><u>Pay TV</u> Owners may install Pay TV to their unit. Connections for Pay TV are already installed at the corporation.</p> <p><u>Air Conditioners</u> Owners may apply to the corporation to install an air conditioner to their unit.</p>
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Best Strata commenced management on the 18th of August 2014. 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.

09/09/2014	<p><u>Policy - Overdue Contributions Interest & Fees</u> 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 And that any expenses, costs or disbursements incurred by the strata corporation in recovering any outstanding monies including debt collection agency fees and solicitor’s costs shall be recoverable from the unit owner. All agreed.</p> <p>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.</p> <p><u>Policy - Non-Attendance</u> It was resolved that a \$10 fine be issued to owners who do not respond to meeting documents by way of attendance, proxy or apology if a quorum is not met and a subsequent reconvened meeting is required. All agreed.</p>
07/09/2015	<u>No Resolutions</u>
05/09/2016	<u>No Resolutions</u>
18/09/2017	<u>No Resolutions</u>
17/09/2018	<p><u>Special Resolution – Adoption of Articles and Ability to Fine under Schedule 3 Articles of Strata Corporation</u> It was resolved that if a unit holder or occupier breaches any provision of these articles, the Strata Corporation may impose a penalty on the unit holder of up to \$500 for each such breach. All agreed</p>
16/09/2019	<u>No Resolutions</u>
14/09/2020	<p><u>Air Conditioning Unit 6</u> That the owner of unit 6 be granted approval to install a split system air conditioner, provided the outdoor unit is installed within the unit subsidiary, is installed by a suitably qualified and licensed tradesperson, and emits no more than 45db. All agreed.</p>

13/09/2021	<u>No Resolutions</u>
12/09/2022	<u>No Resolutions</u>
11/09/2023	<u>No Resolutions</u>
24/01/2024	<p><u>Corporation Loan Agreement</u></p> <p>Members of the management committee, Mr R I Thomas and Mr N Brown provided an overview of the history leading to the current situation and the need for additional Corporation funds for fire compliance work to be carried out to the Corporation buildings. This was followed by a guest speaker, Ms M Tritico of Lannock Strata Loans, providing information as to how the strata loan works and answered questions from owners. Following this the motion for a strata loan was presented and owners voted.</p> <p>Questions were raised by owners regarding unpaid levies creating difficulties in the Corporation being able to pay for the required work. The Manager confirmed that work orders cannot be sent to the contractor unless there are sufficient funds in the Corporation account to pay for the work. Should owners not pay their levies the Corporation can, following requests for payment, engage debt collectors which the costs for added to the owners account. A question was raised referring to the sale of unit and outstanding levy payments. The Manager confirmed that normally any levy debt is accounted for at settlement by both parties conveyancers, any debt remaining with the unit after settlement becomes the debt of the new owner under the Community Titles Act 1996.</p> <p>Motion - That the Strata Corporation enter into and execute a loan contract with Lannock Capital 2 Pty Limited (ACN 153 391 283) to fund the Strata Corporation's obligations of fire safety upgrades for the building.</p> <p>Votes in favour – 7 Votes against – 15</p> <p>Motion declined.</p> <p><u>Special Levy Motion</u></p> <p>That the Corporation approves a special levy of \$350,000 payable by all owners divided equally for fire compliance works to all buildings as per the report from West Torrens Council Fire Safety Committee dated June 2022.</p> <p>Votes in Favour – 18 Votes against – 4</p> <p>Motion approved.</p> <p>The Corporation agreed that Mr N Brown contact the contractor to confirm the stages of the work and cost for each stage so that the special levies can be collected on certain dates and appropriate amount for each stage of the work.</p> <p>The Manager will confirm to all owners the dates and amounts of all levies once the information from the contractor is received. It was also agreed that owners should be mindful that if complications are experienced during the course of works that increase the cost, that further special levies may be required. Alternatively it was agreed that should final costs be less than the total levies collected, that surplus levies be returned to owners.</p>

09/09/2024	<p><u>Air Conditioning - Unit 1</u></p> <p>It was resolved to grant approval to unit 1 to install a 2.5kw Daikin Split System Air-Conditioner on the common property wall on the southern side of the unit. Approval is subject to the Management Committee approving the exact location of the air-conditioner system. It was noted that the system should not impede access along the common property path and therefore should be mounted above head height on the wall. All agreed.</p>
16/07/2025	<p><u>Proposed Special Resolution - Unit 8 - AC Installation</u></p> <p>That the owner of unit 8 be granted approval to install Rinnai split system airconditioner, with the external component to be placed underneath the unit's kitchen window or the bathroom window – see pictures attached. It is proposed to be mounted by wall brackets consistent with the existing systems that other unit owners have installed.</p> <p>All are in favour. Motion Carried</p>
29/09/2025	<p><u>No Resolutions</u></p>

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RENEWAL TAX INVOICE

STRATA CORPORATION NO 2674 INC
C/- BEST STRATA
PO BOX 229
FULLARTON SA 5063

Date: 31/10/2025
Invoice Number: 7193505
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. 2674 Inc	Base Premium	\$9,896.19
Policy Description	Strata - 40 Chatham Rd, Keswick 5035	F & E Service Levy	\$0.00
Policy Number	POL11100613	Stamp Duty	\$1,197.45
Period of Insurance	30/11/2025 to 30/11/2026	Underwriter Fee	\$130.00
Effective Date	30/11/2025	Broker Fee	\$80.04
Insurer	STRATA COMMUNITY INSURANCE AGENCIES PTY LTD	GST	\$1,010.62
Underwritten By	Allianz Australia Insurance Limited	Invoice Total	\$12,314.30

Total Commission earned is \$1,979.24, shared as \$989.62 to Best Strata, \$989.62 to Surewise

Payment Options



Newmarket Grandwest Pty Ltd t/as Surewise

DEFT Reference Number 407221271935058

Pay by credit card or registered bank account at www.deft.com.au.
Payments by credit card may attract a surcharge.



Name: Strata Corporation No. 2674 Inc
Client ID: 7455
Invoice No: 7193505



*498 407221 271935058



Account Name: Newmarket Grandwest IB Trust
BSB: 185300
Account Number: 305626913
Payment Reference: 7193505

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.



Bill Code: 20362
Ref: 407221271935058

Balance Due: \$12,314.30

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

Newmarket Grandwest Pty Ltd t/as Surewise

A.F.S. 296193
A.B.N. 42 072 168 588

Notes:

The Insured: Strata Corporation No. 2674 Inc
Situation: 40 Chatham Road, KESWICK SA 5035

Policy Limits/Sums Insured

SECTION 1	PART A	1. Building Common Area Contents	\$	9,690,000
		2. Terrorism Cover under Section 1 Part A2	\$	96,900 Applies
	PART B	Loss of Rent/Temporary Accommodation	\$	1,453,500
	OPTIONAL COVERS	1. Flood 2. Floating Floors		Included Included
SECTION 2	Liability		\$	30,000,000
SECTION 3	Voluntary Workers		\$	200,000/\$2,000
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		\$	2,907,000
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	Insured Property
	\$5,000	Burst Pipes and/or Resultant Water Damage from Burst Pipe, Overflow or Rainwater
SECTION 9	\$1,000	Legal Defence Expenses and 10% Contribution

ENDORSEMENTS

Your policy includes the following endorsements that are changes to your cover and should be read together with your PDS and Policy Wording. In all other respects the Policy remains unaltered and is subject to the terms, conditions and exclusions contained therein.

END0110 - Flood Limit

Optional Cover '1. Flood in Section 1 - Insured property' is deleted and replaced by the following:

'1. Flood

For any claim arising from Flood, We will pay up to \$10,000,000 in the aggregate in respect of any Event(s) under Section 1 of the Policy, subject to any sub-limits applicable for those Event(s).'

Newmarket Grandwest Pty Ltd t/as Surewise

A.F.S. 296193
A.B.N. 42 072 168 588

UNDERWRITING INFORMATION DECLARED BY INSURED:

Building: External walls: Brick
Floors: Concrete
Roof: Concrete Tile

Year Built: 1976
No. Units: 24
No. Storeys: 4
Heritage Listed: No
Fully Occupied: Yes - Residential Only

Are there any: Playgrounds - no
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.

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 INSURED 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.

Minutes of Annual General Meeting

Strata Corporation No. 2674 Inc. 40 Chatham Road Keswick 5035

Held at Online or by Phone (GoToMeeting)

On

Monday 11 September 2023 at 6:00pm

WELCOME

Meeting opened at 6:00pm. All those in attendance were welcomed to the meeting.

The Presiding Officer, Mr N Brown, presided over the meeting. With the approval of the Corporation, Martin Sprason of Best Strata assisted the Presiding Officer in the conduct of the meeting and recording the minutes.

A quorum was declared with 19 of the 24 unit holders in attendance in person or by proxy.

ATTENDANCE LIST

Present in Person

Mr K Close of Esolc P/I Atf K Close Superannuation	Lot 001
Mr W & Mrs M Sturm	Lot 002
Miss L Y Liu	Lot 004
Ms P Polhill	Lot 005
Ms A M Thompson	Lot 008
Ms D Papazoglou A	Lot 009
Ms D Papazoglou A	Lot 010
Mr R Thomas	Lot 011
Mrs A Johnson	Lot 012
Mr A Arunan	Lot 014
Mr A Symeonidis	Lot 015
J Y Kim	Lot 016
Mr P Yong	Lot 017
Mr F Rodrigues	Lot 018
Mr G Mcgrath	Lot 021
Mr N Brown	Lot 023

Present by Proxy

Mr R Thomas	Lot 006 by proxy to Best Strata
Mr L Ng & Ms K Hiew	Lot 007 by proxy to Best Strata
Mr D Sanford	Lot 022 by proxy to Best Strata

In Attendance

Martin Sprason 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 22 September 2022 be accepted as an accurate record of that meeting. All agreed.

FINANCIAL STATEMENT

It was resolved that the financial statement for the period 1 August 2022 to 31 July 2023 be accepted as an accurate record of the Corporation's current financial position. Motion to accept financial statement, moved by Mr M Sturm, seconded by Mr G Mcgrath. All agreed.

ELECTION OF OFFICE BEARERS

It was resolved that the following appointments be made for the coming year;

Presiding Officer: Mr R Thomas

Secretary: Mr N Brown

Treasurer: Mr N Brown

All agreed.

MANAGEMENT COMMITTEE

It was resolved that the management committee shall consist of;

Mr W & Mrs M Sturm

Lot 002

Miss L Y Liu

Lot 004

Mr R I Thomas

Lot 011

Mrs A Johnson

Lot 012

Mr P Yong

Lot 017

Mr G Mcgrath

Lot 021

Mr N Brown

Lot 023

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

Following a debate between owners, It was resolved that Best Strata be appointed to assist in the management of the Corporation for the following year. The following fees apply;

Management Fee	\$ 5,075	per annum
Meeting Fee	\$ 165	*see rates below
Overheads	\$ 3.50	per unit per month
Audit Fee	\$ 14	per unit per annum
Tax Return Preparation	\$ 165	per return
Bank Fee	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:	CHU Underwriting Agencies
Policy Number:	HU0006056400
Renewal Date:	30/11/2023

Current Sums Insured are;

Building	\$ 6,120,000.00
Lost Rent / Temp Accommodation	\$ 275,400.00
Common Contents	\$ 61,200.00
Catastrophe	\$ 1,836,000.00
Public Liability	\$ 20,000,000.00
Fidelity Guarantee	\$ 100,000.00
Voluntary Workers Personal Acc	\$ 200,000.00
Office Bearers Liability	\$ 500,000.00
Excess on claims: \$500	
Flood is included	

It was noted that the most recent valuation was carried out on 17 November 2021 and the replacement value was assessed to be \$6,120,000.

Insurance Valuation / Review Sums Insured

The Strata Corporation agreed to keep the building sum insured amount at the existing amount at the next renewal date. All agreed.

Renewal / Placement

The Manager advised that it was still too far away from the insurance policy renewal date to obtain quotes. It was agreed that the Manager arrange quotes through Surewise Insurance Brokers closer to the renewal date and forward the quotes to the Presiding Officer (cc owners with email / management committee) for a decision. 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 Strata 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 Jims Handyman Services attended the property every week to mow and edge the common property lawns for the period ending October 2022. Mr G Mcgrath took over grounds maintenance duties from October 2022 which includes the gardening, general tidiness and putting out the rubbish bins ready for collection each week. Mr G Mcgrath works under instructions from the management committee.

Mr G Mcgrath requested the Corporation consider an increase for his charges of 5.75% from \$3,700 per annum to \$3,912 per annum. All agreed.

Gutter Cleaning

Mr G Mcgrath reported that some of the gutters were checked which included units 19 to 24 and indicated that they did not require cleaning.

Pest Inspection

It was noted that damage caused by termites was not an insured event in terms of the building insurance policy. It was further noted that no recent pest inspection report was found on file. The Strata Corporation declined to have the units inspected for termite activity this year.

Fire Safety Report

Mr N Brown reported that on 21 June 2022 the Corporation received an email from a property manager from one of the units which had a letter from City of West Torrens Building Fire Safety Committee attached explaining that an inspection of the buildings was carried out on 9 June 2022. The management committee, officers or body corporate manager did not receive notification of this intended inspection.

The report contained various items that are not compliant and current fire safety equipment is not adequate including fire hydrants, fire hoses, fire extinguishers, emergency lighting in stairwells, smoke alarms and removal of storage items under stairs. There is also confirmation required for compartmentation of sole occupancy units, in particular to units on the fourth floor. The management committee has engaged a fire safety compliance contractor to provide a report and costings for the list of recommendations provided in the report; extensions for the provision of the report were obtained with council.

Mr N Brown further reported that the council's fire safety committee will meet later this week to review the report sent to them last week. Council has confirmed that the Corporation can attend to the cheaper items on the report in the first instance. They also suggested that the Corporation engage a project manager to oversee the implementation of the report. There was a question raised that the Corporation was being treated unfairly by council but confirmed that the Corporation buildings had been identified as a high risk multi-story complex and that three or four story complexes had been identified in this category.

It was confirmed that the management committee are seeking additional quotes for the work detailed in the report. Council has confirmed that the Corporation cannot begin work identified in the report until council has approved the report. Mr N Brown outlined the next steps for the Corporation.

- Obtain council approval for the report
- Obtain two further quotes for work detailed in the report
- Seek an appropriately qualified project manager

Mr W Sturm suggested other contractors that the Corporation may consider approaching to assist with this work and would contact Mr N Brown to discuss their details. Mrs A Johnson also recommended contacting South Australian Metropolitan Fire Service for advice. Mr G Mcgrath indicated that there are items stored under the stairwells which have been identified in the report. The Manager was requested to write to all residents requesting that these items be removed within a time frame so that the Corporation premises can move a step closer to being compliant. It was agreed that any belongings that are left in the stairwells when the date for removal has expired, that the Corporation will have them removed.

Mr W Sturm suggested that the Corporation consider a strata loan for the financing of the fire compliance work. The Manager confirmed that one quote had been received for a loan of \$350,000 and was requested to obtain a second quote for consideration by all owners.

BUDGET

Contributions

The Manager presented a budget estimate for the coming year and recommended that the administration levy increase to \$41,000 per annum (from \$35,500) and the sinking fund levy remain at \$8,160 per annum.

Owners discussed the proposed levies and agreed to the increase in the administration fund levy and that the sinking fund be increased by 8%. The Corporation intended to increase the levies each year by CPI.

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

Administration Fund Contribution	\$41,000.00
Sinking Fund Contribution	\$ 8,812.00
Total Contribution	\$49,812.00

The contribution is payable quarterly, divided equally and will commence on 1 January 2024. 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

The Manager presented a forward budget to the Corporation pursuant to Section 33A of the Strata Titles Act 1988, which requires the Strata Corporation to present a statement of proposed non-recurrent expenditure at each Annual General Meeting. For a group of more than 20 units, the statement needs to cover 5 years, and new information must be prepared every 5 years.

POLICIES & APPROVALS

The Manager advised that if an owner wishes to apply to the Strata 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 Strata Corporation, would be responsible for paying the meeting fee.

OTHER BUSINESS

Car Park Numbering

Mr G Mcgrath indicated that during the next few weekends while weather was favorable, that he would be re-numbering the car parks. Owners were requested to be aware that their car park numbers may be wet if just painted.

NEXT ANNUAL GENERAL MEETING

The tentative date for the next Annual General Meeting is Monday 9 September 2024 at 6:00pm at Online or by Phone (GoToMeeting).

CLOSURE

Owners were thanked for their attendance.
The meeting was closed at 7:59pm.

Minutes of Annual General Meeting

Strata Corporation No. 2674 Inc.
40 Chatham Road, Keswick SA 5035

Held Online or by Phone (GoToMeeting)

On

Monday 9 September 2024 at 6:00pm

WELCOME

Meeting opened at 6:04pm. All those in attendance were welcomed to the meeting. The Presiding Officer, Nathan Brown, 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 15 of the 24 unit holders in attendance in person or by proxy.

ATTENDANCE LIST

Present in Person

<u>Name</u>	<u>Unit</u>	
Nary Phan	1	
Werner and Marianne Sturm	2	
Mulan Yu	4	
Alexandra Thompson	8	
Dimitra Papazoglou	9	
Dimitra Papazoglou	10	
Arunan Maran	14	Arrived 6:32pm
Fabio Rodrigues	18	
Johnathan McIntyre	19	Arrived 6:32pm
Gerard McGrath	21	
Nathan Brown	23	
Jonathon Dinning	24	

Present by Proxy

<u>Name</u>	<u>Unit</u>	
Robert Thomas	6	Proxy to Best Strata
Andonis Symeonidis	15	Proxy to Gerard McGrath of unit 21
Ji Young Kim	16	Proxy to Best Strata

In Attendance

Sharon Ellis and Absar Akhtar 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 11/09/2023 be accepted as an accurate record of that meeting. All agreed.

It was resolved that the minutes of the Extraordinary General Meeting held on 24/01/2024 be accepted as an accurate record of that meeting. All agreed.

FINANCIAL STATEMENT

It was resolved that the financial statement for the period 1/08/2023 to 31/07/2024 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:	Fabio Rodrigues	Unit 18
Secretary:	Gerard McGrath	Unit 21
Treasurer:	Nathan Brown	Unit 23

All agreed.

MANAGEMENT COMMITTEE

It was resolved that the management committee shall consist of:

<u>Name</u>	<u>Unit</u>
Nary Phan	1
Werner and Marianne Sturm	2
Amanda Johnson	12
Peter Siew Yee Yong	17
Fabio Alves Rodrigues	18
Gerard McGrath	21
Nathan Brown	23

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:	\$5,379.54 per annum
Overheads:	\$3.70 per unit per month
Meeting fee:	\$165.00 online afterhours 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.

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:	CHU
Policy Number:	HU0006056400
Renewal Date:	30/11/2024
Policy Type:	Strata
Renewal / Endorsement:	Renewal
Premium:	\$22,065.30
Excess Basic:	\$1,000.00
Excess Other:	Water damage / exploratory costs \$5,000

Current Sums Insured

Building:	\$6,120,000
Lost Rent / Temp Accommodation:	\$918,000
Common Contents:	\$61,200
Legal Liability:	\$20,000,000
Fidelity Guarantee:	\$100,000
Voluntary Workers:	\$200,000
Office Bearers:	\$500,000
Catastrophe:	\$1,836,000
Flood:	Included

Last Valuation

Valuation Report Date:	17/11/2021
Valuation Amount:	\$6,120,000

Insurance Valuation / Review Sums Insured

The Manager informed the Corporation that it could obtain an insurance valuation to determine replacement value.

It was resolved that the Corporation have an insurance valuation at the next renewal date and endorse the insurance policy to the greater of the valued amount or the existing building sum insured amount. All agreed.

Renewal / Placement

The Manager advised that it was still too far away from the insurance policy renewal date to obtain quotes.

It was agreed that the Manager arrange quotes through Surewise Insurance Brokers closer to the renewal date and forward the quotes to the Presiding Officer (cc owners with email) for a decision. 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 Gerard McGrath carries out grounds maintenance duties which include gardening, general tidying and putting out the rubbish bins ready for collection each week. Owners conveyed their appreciation for Gerard McGrath's hard work and approved \$5,000 to be paid to him this year.

Gerard McGrath indicated that he intended to only carry out these works for another year due to other commitments.

Gutter Cleaning

It was noted that Gerard McGrath checks the gutters periodically and will request contractors that are onsite to also check the gutters. He reported that the gutters did not require cleaning. It was agreed not to proceed with a further clean of all gutters and downpipes this year.

Pest Inspection

It was noted that damage caused by termites was not an insured event in terms of the building insurance policy.

The Corporation declined to have the units inspected for termite activity this year.

Fire Safety Upgrade

It was noted that the fire upgrade project was almost complete. A final invoice had been received from RNW Fire Services for \$89,142.84. It was noted that there may be a final invoice from the Consultants.

The following costs were noted:

10/10/2023 – CL Certifiers – Building Fire Safety Certification	- \$4,950.00
19/10/2023 – CL Certifiers – Building Fire Safety Certification	- \$1,017.50
24/05/2024 – RNW Fire Services – Installation of fire equipment	- \$38,500.00
20/06/2024 – RNW Fire Services – Installation of fire equipment	- \$108,460.00
07/05/2024 – Bodhi Consulting Pty. Ltd – Unit 9 firewall works	- \$11,000.00
15/05/2024 – Bodhi Consulting Pty. Ltd – Unit 9 firewall works	- \$15,569.00
22/08/2024 - RNW Fire Services – Installation of fire equipment	- \$89,142.84
Total	- \$268,639.34

It was noted that the Corporation had already collected special levies for the fire upgrade project as follows;

1 st levy	\$105,000
2 nd levy	\$122,500

To complete the project it was agreed to raise a 3rd special levy of \$89,142.84 with a due date of 1/10/2024 (noting that this is less than the amount originally budgeted for the 3rd special levy).

Hot Water Systems

Mr. Werner Sturm reported that the 3 shared boilers are need of replacement. It was noted that the Corporation may be able to replace one boiler each year starting with the one that needs the most urgent attention. The Manager was requested to arrange a quote for the works and forward to the Management Committee for their consideration and a decision.

Ken Hall

It was noted that Ken Hall Plumbing were requested to carry out works at the rear of unit 2 to fix a leak. The works were completed on 13/08/2024 at a cost of \$3,009.84. The Corporation provided approval to pay the invoice.

Tree Trimming

Gerard McGrath reported that tree trimmings were left at the front of the property by the contractors after the recent fire compliance works. The Manager was requested to organize disposal of the tree trimmings.

Waste Management

Gerard McGrath reported that often he finds waste dumped in the wrong council bins. The local council had complained about this and refused to collect the bins on occasion. He also mentioned that most of the times cardboard boxes are not collapsed properly which makes 'Yellow Bins' look full. He sometimes sorts out the rubbish on his own. It was concluded to place signs on or near the bins to let residents know about the waste disposal.

Tall Palms

It was noted that the tall palm trees require pruning of the fronds and seed pods. The Manager was requested to send a quote request to the Contractor previously engaged to carry out this work (Steve Slaughter or Adelaide Tree Surgery).

Low Palms at front

It was reported that the palm trees at the front of the property near the carpark need to be completely removed and replaced with any other type of plants or trees to avoid damage or injury. It was agreed to replace the palm trees with rosemary or some other type of low maintenance plants. The Manager was requested to arrange a quote for removal of the palms.

BUDGET

Contributions

The Manager presented a budget estimate for the coming year and recommended that the administration levy increase to \$45,000 per annum (from \$41,000) and the sinking fund levy remain at \$8,813 per annum.

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

Administration Fund Contribution	\$45,000.00
Sinking Fund Contribution	\$8,813.00
Total Contribution	\$53,813.00

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

To fund the final invoice for the fire upgrade it was resolved that a one-off special levy be raised for \$89,413 divided by levy entitlement and due 01/10/2024. 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 198, requires the Strata Corporation to present a statement of proposed non-recurrent expenditure at each Annual General Meeting.

It was anticipated that the Corporation would need to address the following maintenance items in the next 5 years;

1. Hot Water System replacement.
2. Rendering under the balcony.
3. Balustrades, noting that they included asbestos.

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.

Air Conditioning - Unit 1

It was resolved to grant approval to unit 1 to install a 2.5kw Daikin Split System Air-Conditioner on the common property wall on the southern side of the unit. Approval is subject to the Management Committee approving the exact location of the air-conditioner system. It was noted that the system should not impede access along the common property path and therefore should be mounted above head height on the wall. All agreed.

OTHER BUSINESS

There was no other business.

NEXT ANNUAL GENERAL MEETING

The tentative date for the next Annual General Meeting is Monday 8 September 2025 at 6:00pm at Online or by Phone (GoToMeeting).

CLOSURE

Owners were thanked for their attendance.
The meeting was closed at 7:23pm.

Management committee meeting 30th October 2023

Management Committee members are:

Mr W & Mrs M Sturm – Lot 002

Miss L Y Liu – Lot 004

Mr R Thomas – Lot 011

Mrs A Johnson – Lot 12

Mr P Yong – Lot 017

Mr G Mcgrath – Lot 021

Mr N Brown – Lot 023

Present online:

Mr W & Mrs M Sturm – Lot 002

Miss L Y Liu – Lot 004

Mr R Thomas – Lot 011

Mr P Yong – Lot 017

Mr G Mcgrath – Lot 021

Mr N Brown – Lot 023

Present By Proxy:

N/A

Meeting agenda:

- **Welcome**

Meeting was opened at 6pm and everyone was welcomed.

- **Review current fire safety upgrade quotes from:**

All owners spoke and noted that the RNW quote seemed to include more items, where as the AFS quote excluded big items such as the fire wall. The third quote presented by Fire Systems (SA) Pty Ltd was not regarded due to the significant difference in price

- **Vote on which fire safety upgrade quote to proceed with.**

The committee voted to proceed with RNW quote

Mr W & Mrs M Sturm – Lot 002 – Agree

Miss L Y Liu – Lot 004 – Agree

Mr R Thomas – Lot 011 – Agree

Mr P Yong – Lot 017 – Agree
Mr G Mcgrath – Lot 021 – Agree
Mr N Brown – Lot 023 – Agree

Nathan to advise RNW that we will proceed with them.

- **Review current strata loan quotes**

It was noted that both quotes are similar. Lannock's was the preferred as it was a little cheaper.

Regarding increasing the repayments it was suggested to use the current buffer in the sinking fund to cover any repayments in the short term.

Nathan to speak with council about building rules consent

- **Vote on which quote to proceed with or whether to source further quotes**

Ryan to speak with Martin about increasing the strata quarterly bill inline with the expense and confirm we are going with Lannocks. Ryan to confirm the details around interest free options and extending the loan period. The committee to vote on the final details of the loan via email.

Mr W & Mrs M Sturm – Lot 002 – Agree

Miss L Y Liu – Lot 004 – Agree
Mr R Thomas – Lot 011 – Agree
Mr P Yong – Lot 017 – Agree
Mr G Mcgrath – Lot 021 – Agree
Mr N Brown – Lot 023 – Agree

- **Close**

Meeting closed at 645pm

Minutes of Extraordinary General Meeting

**Strata Corporation No. 2674 Inc.
40 Chatham Road Keswick 5035**

Held at Online or by Phone (GoToMeeting)

On

Wednesday 24 January 2024 at 5:30pm

WELCOME

Meeting opened at 5:34pm. All those in attendance were welcomed to the meeting. The Presiding Officer, Mr R Thomas, presided over the meeting. With the approval of the Corporation, Martin Sprason of Best Strata assisted the Presiding Officer in the conduct of the meeting and recording the minutes. A quorum was declared with 22 of the 24 unit holders in attendance in person or by proxy.

ATTENDANCE LIST

Present in Person

Mr K Close of Esolc P/I Atf K Close Superannuation Fund Acn 624 534 612	Lot 001
Mrs M Sturm	Lot 002
Mr P Horsfall	Lot 003
Ms A M Thompson	Lot 008
Ms D Papazoglou	Lot 009
Ms D Papazoglou	Lot 010
Mr R I Thomas	Lot 011
Mr F & Mrs A Johnson	Lot 012
Ms L M De Zilwa	Lot 013
Mr A Maran	Lot 014
Mr A Symeonidis	Lot 015
Mr P Yong	Lot 017
Mr F Rodrigues	Lot 018
Ms M Woodhouse	Lot 019
Mr G Mcgrath	Lot 021
Mr N Brown	Lot 023
Mr J R Dinning	Lot 024

Present by Proxy

Ms P Polhill	Lot 005
Mr R Thomas	Lot 006
Mr L Ng & Ms K Hiew	Lot 007
J Y Kim	Lot 016
Mr S Johnson	Lot 022

Guests

Ms M Triticco of Lannock Strata Loans

In Attendance

Martin Sprason 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.

Corporation Loan Agreement

Members of the management committee, Mr R Thomas and Mr N Brown provided an overview of the history leading to the current situation and the need for additional corporation funds for fire compliance work to be carried out to the Corporation buildings. This was followed by a guest speaker, Ms M Tritico of Lannock Strata Loans who provided information as to how the strata loan works and answered questions from owners. Following this the motion for a strata loan was presented and owners voted.

Questions were raised by owners regarding unpaid levies creating difficulties in the Corporation being able to pay for the required work. The Manager confirmed that work orders cannot be sent to the contractor unless there are sufficient funds in the Corporation account to pay for the work. Should owners not pay their levies the Corporation can, following requests for payment, engage debt collectors with the costs added to the owners account. A question was raised referring to the sale of unit and outstanding levy payments. The Manager confirmed that normally any levy debt is accounted for at settlement by both parties conveyancers, any debt remaining with the unit after settlement becomes the debt of the new owner under the Strata Titles Act 1988.

Motion - That the Strata Corporation enter into and execute a loan contract with Lannock Capital 2 Pty Limited (ACN 153 391 283) to fund the Strata Corporation's obligations of fire safety upgrades for the building.

Votes in favour – 7

Votes against – 15

Motion denied.

Special Levy Motion

That the Corporation approves a special levy of \$350,000 payable by all owners divided equally for fire compliance works to all buildings as per the report from West Torrens Council Fire Safety Committee dated June 2022.

Votes in Favour – 18

Votes against – 4

Motion approved.

The Corporation agreed that Mr N Brown contact the contractor to confirm the stages of the work and cost for each stage so that the special levies can be collected on certain dates and appropriate amounts for each stage of the work.

The Manager will confirm to all owners the dates and amounts of all levies once the information from the contractor is received. It was also agreed that owners should be mindful that if complications are experienced during the course of works that increase the cost, that further special levies may be required. Alternatively it was agreed that should final costs be less than the total levies collected, that surplus levies be returned to owners.

NEXT ANNUAL GENERAL MEETING

The tentative date for the next Annual General Meeting is Monday 9 September 2024 at 6:00pm at Online or by Phone (GoToMeeting).

CLOSURE

Owners were thanked for their attendance.

The meeting was closed at 6:48pm.

Management committee meeting 29th February 2024

Management Committee members are:

Mr W & Mrs M Sturm – Lot 002

Mr R Thomas – Lot 011

Mrs A Johnson – Lot 12

Mr P Yong – Lot 017

Mr G Mcgrath – Lot 021

Mr N Brown – Lot 023

Present online:

Mr W & Mrs M Sturm – Lot 002

Mr R Thomas – Lot 011

Mr N Brown – Lot 023

Present By Proxy:

N/A

Meeting agenda:

- **Welcome**

Meeting was opened at 6pm and everyone was welcomed.

- **Update on the current fire safety upgrade:**

Special levy's have been issued to owners with 13 paid currently paid as of 29/2/24.

RNW have been engaged as contractors.

Formal extension request is being sent to council by our fire engineer (Dennis), requesting an extension in line with the program provided by RNW.

- **Vote on whether to accommodate payment plans for owners in regards to fire safety upgrade special levies**

All members present agreed we couldn't allow payment plans due to the urgent requirement of these works and it causing a potential delay if money is not in the corporations account.

Mr W & Mrs M Sturm – Lot 002 – no payment plans

Mr R Thomas – Lot 011 – no payment plans

Mr N Brown – Lot 023 – no payment plans

Ryan to advise Martin on decision.

- **Update from Ryan on presiding officer role**

Ryan Thomas has updated the committee that his personal circumstances have changed with moving interstate and starting a new role for work. He is in the process of selling his unit and will have to vacate the position of presiding officer when this is finalised.

- **Close**

Meeting closed at 645pm

DRAFT

Management committee meeting 18th March 2024

Management Committee members are:

Mr W & Mrs M Sturm – Lot 002

Mr R Thomas – Lot 011

Mrs A Johnson – Lot 12

Mr P Yong – Lot 017

Mr G Mcgrath – Lot 021

Mr N Brown – Lot 023

Present online:

Mr R Thomas – Lot 011

Mrs A Johnson – Lot 12

Mr P Yong – Lot 017

Mr G Mcgrath – Lot 021

Mr N Brown – Lot 023

Present By Proxy:

N/A

Meeting agenda:

- **Welcome**

Meeting was opened at 6pm and everyone was welcomed.

- **Update on the current fire safety upgrade:**

RNW contractors engaged with.

First invoice has been requested.

21 of the special levys have been received with 3 outstanding in full and one partially paid

Enough money has been received to enable us to begin the works

Waiting on confirmation from council regarding extension but our fire engineer is confident this will be granted.

- **Vote on whether to pursue debt recovery with outstanding special levy's**

All committee members present agreed to pursue debt recovery process as this could have an impact on the timeline of works, resulting in fines.

Mr R Thomas – Lot 011 - yes

Mrs A Johnson – Lot 12 yes
Mr P Yong – Lot 017 - yes
Mr G Mcgrath – Lot 021 - yes
Mr N Brown – Lot 023 - yes

Nathan to notify Martin about debt recovery

- **Quotes for firewall and crack in wall**

One quote has been received from Moniz Construction for the crack in wall and another quote from Bodhi consulting for the firewall. Once two quotes have been received they will be sent to committee members to vote on.

- **Update from Ryan on presiding officer role**

Ryan Thomas has updated the committee that his personal circumstances have changed with moving interstate and starting a new role for work. He is in the process of selling his unit and will have to vacate the position of presiding officer in the near future.

- **Close**

Meeting closed at 640pm

Minutes of Annual General Meeting

**Strata Corporation No. 2674 Inc.
40 Chatham Road, Keswick SA 5035**

**Held Online or By Phone (GoTo Meeting)
On
Tuesday 16 September 2025 at 5:30pm**

WELCOME

Meeting opened at 5:30pm. All those in attendance were welcomed to the meeting. With the approval of the Corporation, Jon Tolentino of Best Strata assisted in the conduct of the meeting and recording the minutes.

The meeting was declared inquorate after 30 minutes and continued with the following minutes of the meeting subject to ratification at a reconvened Annual General Meeting as provided for in the Act.

ATTENDANCE LIST

Present in Person

<u>Name</u>	<u>Lot</u>
Werner and Marianne Sturm	2
Mulan Yu	4
Dimitra Papazoglou	9
Dimitra Papazoglou	10
Maran and Sona Arunan	14
Andonis Symeonidis	15
Gerard Mcgrath	21

Present by Proxy

<u>Name</u>	<u>Lot</u>	
Robert Thomas	6	Proxy to Best Strata
Peter Siew Yee Yong	17	Proxy to Gerard Mcgrath
Simon Christopher Johnson	22	Proxy to Best Strata
Nathan Andrew Brown	23	Proxy to Best Strata

In Attendance

Jon Tolentino 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. It is noted that Lot 21 owner, Gerard McGrath receives an honorarium for grounds and garden upkeep.

PREVIOUS MINUTES

It was resolved that the minutes of the Annual General Meeting held on 09/09/2024 be accepted as an accurate record of that meeting. All agreed.

It was resolved that the minutes of the Extraordinary General Meeting held on 16/07/2025 be accepted as an accurate record of that meeting. All agreed.

FINANCIAL STATEMENT

It was resolved that the financial statement for the period 1/08/2024 to 31/07/2025 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:	Fabio Rodrigues	Lot 18 – subject to acceptance
Secretary:	Gerard Mcgrath	Lot 21
Treasurer:	Maran Arunan	Lot 14

All agreed.

MANAGEMENT COMMITTEE

It was resolved that the management committee shall consist of;

<u>Name</u>	<u>Lot</u>
Peter Yong	17
Fabio Rodrigues	18
Gerard Mcgrath	21
Maran Arunan	14

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:	\$5,703.00 per annum
Overheads:	\$3.90 per unit per month
Meeting fee:	\$165.00 online afterhours meeting*
Audit fee:	\$14.00 per unit per annum
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:	SCI
Renewal Date:	30/11/2025
Policy Type:	Strata
Renewal / Endorsement:	Renewal
Premium:	\$12,150.90
Excess Basic:	\$1,000.00
Excess Other:	\$5,000 Burst Pipes and/or Resultant Water Damage from Burst Pipe, Overflow or Rainwater

Current Sums Insured

Building:	\$9,690,000
Lost Rent / Temp Accommodation:	\$1,453,500
Common Contents:	\$96,900
Legal Liability:	\$30,000,000
Fidelity Guarantee:	\$100,000
Voluntary Workers:	\$200,000
Machinery Breakdown:	\$0
Office Bearers:	\$500,000
Catastrophe:	\$2,907,000
Floating Floors:	Included
Flood:	Included

Last Valuation

Valuation Report Date:	26/10/2024
Valuation Amount:	\$9,690,000

Insurance Valuation / Review Sums Insured

The Manager informed the Corporation that it could obtain an insurance valuation to determine replacement value.

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.

Renewal / Placement

The Manager advised that it was still too far away from the insurance policy renewal date to obtain quotes.

It was agreed that the Manager arrange quotes through Surewise Insurance Brokers closer to the renewal date and forward the quotes to the Presiding Officer (cc owners with email) for a decision. 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 Gerard McGrath carries out grounds maintenance duties which include gardening, general tidying and putting out the rubbish bins ready for collection each week. Owners conveyed their appreciation and agreed to continue the honorarium arrangement for this year at the same amount as last year, being \$5,000 per annum.

Gerard McGrath indicated that he intended to only carry out these works for another year due to other commitments.

Gutter Cleaning

It was noted that Gerard McGrath reported that the gutters did not require cleaning but will continue to monitor and reach out to the Manager if it needs further attention. It was agreed not to proceed with a further clean of all gutters and downpipes this year.

Pest Inspection

It was noted that damage caused by termites was not an insured event in terms of the building insurance policy. It was further noted that no recent pest inspection report was found on file.

The Corporation declined to have the units inspected for termite activity this year.

Fire Safety Upgrade

It was noted that the fire upgrade project was completed in January 2025 and final invoice had been received from AAD Engineering and Consultancy for \$23,265 for certification works. It was acknowledged that the Corporation already agreed for this final payment to be made prior the annual general meeting.

Hot Water Systems

At the last Annual General Meeting, Mr. Werner Sturm of Lot 2 reported that the 3 shared boilers are need of replacement. It was noted that the Corporation may be able to replace one boiler each year starting with the one that needs the most urgent attention. The Corporation requested the Manager to refer to previous plumbing works and obtain recommendations from the plumbers regarding the boiler replacement.

Hard Rubbish

Gerard McGrath of Lot 21 has advised all residents to collapse any boxes placed in the yellow bins to maximize space and prevent overflow. The Corporation requested the Manager to send reminder emails to all residents.

Common Stairway Cleaning

Andonis Symeonidis of Lot 15 reported on the current condition of the common stairways and recommended that they be steam cleaned. He kindly volunteered to obtain a cleaning quote for the Corporation's approval.

BUDGET

Contributions

The Manager presented a budget estimate for the coming year and recommended that the administration levy increase to \$53,760 per annum (from \$45,000) and the sinking fund levy be \$8,640 per annum (from \$8,813).

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

Administration Fund Contribution	\$50,000.00
Sinking Fund Contribution	\$8,640.00
Total Contribution	\$58,640.00

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

For a group of more than 20 units, the statement needs to cover 5 years, and new information must be prepared every 5 years.

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

Security

Gerard McGrath of Lot 21 suggested installing CCTV cameras in common areas to help deter theft from residents' vehicles. While the Corporation acknowledged the concern, it noted that such incidents fall under police jurisdiction. It was also mentioned that managing access to CCTV footage could present challenges. The committee agreed to explore the possibility of installing sensor-activated floodlights as an alternative.

Balcony Condition (U4)

Gerard McGrath of Lot 21 reported that the external balcony rails of Unit 4 are showing significant signs of wear and tear. The Corporation requested the Manager to reach out to Unit 4 owner to obtain more details on its current condition and obtain photos for review.

NEXT ANNUAL GENERAL MEETING

The tentative date for the next Annual General Meeting is Tuesday 15 September 2026 at 5:30pm at Online or By Phone (GoTo Meeting).

CLOSURE

Owners were thanked for their attendance.
The meeting was closed at 6:57 pm.

Minutes of Extraordinary General Meeting

**Strata Corporation No. 2674 Inc.
40 Chatham Road, Keswick SA 5035**

Held Online or By Phone (GoTo Meeting)

On

Wednesday 16 July 2025 at 11:00am

WELCOME

Meeting opened at 11:00am. Jon Tolentino of Best Strata assisted in the conduct of the meeting and recording the minutes. A quorum was declared with 12 of the 24 unit holders in attendance in person or by proxy.

ATTENDANCE LIST

Present by Proxy to Best Strata

<u>Name</u>	<u>Lot</u>
Sreypich Chea and Nary Phan	1
Werner and Marianne Sturm	2
Jiacheng Ju & Mulan Yu	4
Robert Thomas	6
Alexandra Thompson	8
Ji Young Kim	16
Peter Yong	17
Adrian and Christa White	20
Gerard Mcgrath	21
Simon Johnson	22
Nathan Brown	23
Jonathon Dinning	24

In Attendance

Jon Tolentino representing Best Strata.

BUSINESS

Proposed Special Resolution - Unit 8 - AC Installation

That the owner of unit 8 be granted approval to install Rinnai split system airconditioner, with the external component to be placed underneath the unit's kitchen window or the bathroom window – see pictures attached. It is proposed to be mounted by wall brackets consistent with the existing systems that other unit owners have installed.

All are in favour. Motion Carried

NEXT MEETING

The tentative date for the next Annual General Meeting is 16 September 2025 at 5:30 pm.

CLOSURE

Owners were thanked for their attendance.
The meeting was closed at 11:30 am.

Minutes of Reconvened Annual General Meeting

**Strata Corporation No. 2674 Inc.
40 Chatham Road, Keswick SA 5035**

Held Online or By Phone (GoTo Meeting)

On

Monday 29 September 2025 at 4:00pm

WELCOME

Meeting opened at 4:00pm. All those in attendance were welcomed to the meeting. With the approval of the Corporation, Jon Tolentino of Best Strata assisted in the conduct of the meeting and recording the minutes. A quorum was declared with 5 of the 24 lot holders in attendance in person or by proxy.

ATTENDANCE LIST

Present in Person

<u>Name</u>	<u>Lot</u>
Maran Arunan	14
Gerard Mcgrath	21

Present by Proxy

<u>Name</u>	<u>Lot</u>	
Werner and Marianne Sturm	2	Proxy to Best Strata
Robert Thomas	6	Proxy to Best Strata
Simon Christopher Johnson	22	Proxy to Best Strata

In Attendance

Jon Tolentino representing Best Strata.

MINUTES

It was resolved that the minutes of the Annual General Meeting held on 16/09/2025 be ratified and accepted as an accurate record of that meeting subject to the following amendments. All agreed.

ELECTION OF OFFICE BEARERS

Fabio Alves of Lot 18 sent a message to the Manager informing that he will be unable to continue the role as Presiding officer. It was resolved that Maran Arunan of Lot 14 be appointed as the new Presiding Officer. All agreed.

MAINTENANCE

Shrubs Trimming

The Corporation reported that shrubs and some trees next to the carpark will require trimming at some point. The Committee will notify the Manager if an external contractor will be required to attend.

OTHER

Security

Gerard McGrath of Lot 21 raised the concerns of a number of residents who suggested installing CCTV cameras in common areas to help deter theft from residents' vehicles. While the

Corporation acknowledged the concern, it noted that such incidents fall under police jurisdiction. It was also mentioned that managing access to CCTV footage could present challenges. The committee agreed to explore the possibility of installing sensor-activated floodlights as an alternative.

CLOSURE

Owners were thanked for their attendance.
The meeting was closed at 4:42 pm.

Minutes of Annual General Meeting

**Strata Corporation No. 2674 Inc.
40 Chatham Road, Keswick SA 5035**

**Held Online or By Phone (GoTo Meeting)
On
Tuesday 16 September 2025 at 5:30pm**

WELCOME

Meeting opened at 5:30pm. All those in attendance were welcomed to the meeting. With the approval of the Corporation, Jon Tolentino of Best Strata assisted in the conduct of the meeting and recording the minutes.

The meeting was declared inquorate after 30 minutes and continued with the following minutes of the meeting subject to ratification at a reconvened Annual General Meeting as provided for in the Act.

ATTENDANCE LIST

Present in Person

<u>Name</u>	<u>Lot</u>
Werner and Marianne Sturm	2
Mulan Yu	4
Dimitra Papazoglou	9
Dimitra Papazoglou	10
Maran and Sona Arunan	14
Andonis Symeonidis	15
Gerard Mcgrath	21

Present by Proxy

<u>Name</u>	<u>Lot</u>	
Robert Thomas	6	Proxy to Best Strata
Peter Siew Yee Yong	17	Proxy to Gerard Mcgrath
Simon Christopher Johnson	22	Proxy to Best Strata
Nathan Andrew Brown	23	Proxy to Best Strata

In Attendance

Jon Tolentino 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. It is noted that Lot 21 owner, Gerard McGrath receives an honorarium for grounds and garden upkeep.

PREVIOUS MINUTES

It was resolved that the minutes of the Annual General Meeting held on 09/09/2024 be accepted as an accurate record of that meeting. All agreed.

It was resolved that the minutes of the Extraordinary General Meeting held on 16/07/2025 be accepted as an accurate record of that meeting. All agreed.

FINANCIAL STATEMENT

It was resolved that the financial statement for the period 1/08/2024 to 31/07/2025 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:	Fabio Rodrigues	Lot 18 – subject to acceptance
Secretary:	Gerard McGrath	Lot 21
Treasurer:	Maran Arunan	Lot 14

All agreed.

MANAGEMENT COMMITTEE

It was resolved that the management committee shall consist of;

<u>Name</u>	<u>Lot</u>
Peter Yong	17
Fabio Rodrigues	18
Gerard McGrath	21
Maran Arunan	14

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:	\$5,703.00 per annum
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*Starting between 9:00am and 4:30pm \$132 – in person at office or online

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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:	SCI
Renewal Date:	30/11/2025
Policy Type:	Strata
Renewal / Endorsement:	Renewal
Premium:	\$12,150.90
Excess Basic:	\$1,000.00
Excess Other:	\$5,000 Burst Pipes and/or Resultant Water Damage from Burst Pipe, Overflow or Rainwater

Current Sums Insured

Building:	\$9,690,000
Lost Rent / Temp Accommodation:	\$1,453,500
Common Contents:	\$96,900
Legal Liability:	\$30,000,000
Fidelity Guarantee:	\$100,000
Voluntary Workers:	\$200,000
Machinery Breakdown:	\$0
Office Bearers:	\$500,000
Catastrophe:	\$2,907,000
Floating Floors:	Included
Flood:	Included

Last Valuation

Valuation Report Date:	26/10/2024
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Valuation Amount: \$9,690,000

Insurance Valuation / Review Sums Insured

The Manager informed the Corporation that it could obtain an insurance valuation to determine replacement value.

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.

Renewal / Placement

The Manager advised that it was still too far away from the insurance policy renewal date to obtain quotes.

It was agreed that the Manager arrange quotes through Surewise Insurance Brokers closer to the renewal date and forward the quotes to the Presiding Officer (cc owners with email) for a decision. All agreed.

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MAINTENANCE

Grounds Maintenance

It was noted that Gerard McGrath carries out grounds maintenance duties which include gardening, general tidying and putting out the rubbish bins ready for collection each week. Owners conveyed their appreciation and agreed to continue the honorarium arrangement for this year at the same amount as last year, being \$5,000 per annum.

Gerard McGrath indicated that he intended to only carry out these works for another year due to other commitments.

Gutter Cleaning

It was noted that Gerard McGrath reported that the gutters did not require cleaning but will continue to monitor and reach out to the Manager if it needs further attention.

It was agreed not to proceed with a further clean of all gutters and downpipes this year.

Pest Inspection

It was noted that damage caused by termites was not an insured event in terms of the building insurance policy. It was further noted that no recent pest inspection report was found on file.

The Corporation declined to have the units inspected for termite activity this year.

Fire Safety Upgrade

It was noted that the fire upgrade project was completed in January 2025 and final invoice had been received from AAD Engineering and Consultancy for \$23,265 for certification works. It was acknowledged that the Corporation already agreed for this final payment to be made prior the annual general meeting.

Hot Water Systems

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Common Stairway Cleaning

Andonis Symeonidis of Lot 15 reported on the current condition of the common stairways and recommended that they be steam cleaned. He kindly volunteered to obtain a cleaning quote for the Corporation's approval.

BUDGET

Contributions

The Manager presented a budget estimate for the coming year and recommended that the administration levy increase to \$53,760 per annum (from \$45,000) and the sinking fund levy be \$8,640 per annum (from \$8,813).

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

Administration Fund Contribution	\$50,000.00
Sinking Fund Contribution	\$8,640.00
Total Contribution	\$58,640.00

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

For a group of more than 20 units, the statement needs to cover 5 years, and new information must be prepared every 5 years.

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

Security

Gerard McGrath of Lot 21 suggested installing CCTV cameras in common areas to help deter theft from residents' vehicles. While the Corporation acknowledged the concern, it noted that such incidents fall under police jurisdiction. It was also mentioned that managing access to CCTV footage could present challenges. The committee agreed to explore the possibility of installing sensor-activated floodlights as an alternative.

Balcony Condition (U4)

Gerard McGrath of Lot 21 reported that the external balcony rails of Unit 4 are showing significant signs of wear and tear. The Corporation requested the Manager to reach out to Unit 4 owner to obtain more details on its current condition and obtain photos for review.

NEXT ANNUAL GENERAL MEETING

The tentative date for the next Annual General Meeting is Tuesday 15 September 2026 at 5:30pm at Online or By Phone (GoTo Meeting).

CLOSURE

Owners were thanked for their attendance.
The meeting was closed at 6:57 pm.

DRAFT

BEST STRATA
ACCOUNT LEDGER

STRAATA CODE : 2674 GROUP CODE :
LOT NO. : ACCOUNT CODE :

DATE FROM : 01/08/2023
DATE TO : 31/07/2024

Ref. No.	Date	Strata Code	Payer/Payee	Cheque/Receipt	Debit \$	Credit \$
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GROUP CODE : LEVIES **SPECIAL LEVY**

672396	01/03/2024	2674	MS L M DE ZILWA		R 157011	0.00	4,375.00
672393	01/03/2024	2674	KOHN BEAL ESTATE		R 157014	0.00	4,375.00
672397	01/03/2024	2674	MR A SYMEONDIS		R 157018	0.00	4,375.00
672496	04/03/2024	2674	MR F RODRIGUES		R 157032	0.00	4,375.00
672500	04/03/2024	2674	MR A & MS C WHITE		R 157035	0.00	150.00
672604	04/03/2024	2674	J Y KIM		R 157037	0.00	4,375.00
672506	04/03/2024	2674	ESOLC PL ATK CLOSE SUPERANN		R 157039	0.00	4,375.00
673358	06/03/2024	2674	MR F & MRS A JOHNSON		R 157082	0.00	4,375.00
676127	12/03/2024	2674	MR A & MS C WHITE		R 158025	0.00	150.00
676742	15/03/2024	2674	MS A M THOMSON		R 158039	0.00	3,375.00
677061	18/03/2024	2674	MR A & MS C WHITE		R 158097	0.00	150.00
677595	20/03/2024	2674	LJ HOOKER - MILE END		R 158917	0.00	4,375.00
677610	20/03/2024	2674	MS A M THOMSON		R 158924	0.00	1,000.00
677742	21/03/2024	2674	J JU & M YU		R 158983	0.00	4,375.00
678442	25/03/2024	2674	MR A & MS C WHITE		R 159253	0.00	150.00
681128	03/04/2024	2674	MR A & MS C WHITE		R 160035	0.00	150.00
682303	08/04/2024	2674	MR A & MS C WHITE		R 160992	0.00	150.00
684810	11/04/2024	2674	MR A & MS C WHITE		R 161154	0.00	2,085.13
ACCOUNT TOTAL					0.00	106,015.69	

GROUP CODE : SLEVY **SPECIAL SINKING FUND LEVY**

675317	06/03/2024	2674	MR P & MRS M HORSFALL		R 157965	0.00	4,481.10
675497	06/03/2024	2674	MR P & MRS M HORSFALL		R 157965	0.00	4,481.10
675498	06/03/2024	2674	MR P & MRS M HORSFALL		R 158048	0.00	5,000.00
ACCOUNT TOTAL					0.00	5,000.00	

GROUP CODE : OWNER **OWNER**

637210	18/09/2023	2674	MR A & MS C WHITE		R 149994	0.00	11.00
642777	03/10/2023	2674	BEST STRATA		C 2541	11.00	0.00
645231	09/10/2023	2674	MR A & MS C WHITE		R 152016	0.00	11.00
648938	04/11/2023	2674	BEST STRATA		C 2555	11.00	0.00

* Denotes that the transaction is negated

BEST STRATA
ACCOUNT LEDGER

STRAATA CODE : 2674 GROUP CODE :
LOT NO. : ACCOUNT CODE :

DATE FROM : 01/08/2023
DATE TO : 31/07/2024

Ref. No.	Date	Strata Code	Payer/Payee	Cheque/Receipt	Debit \$	Credit \$
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GROUP CODE : OWNER **OWNER**

650167	06/11/2023	2674	MR A & MS C WHITE		R 152895	0.00	11.00
651087	15/11/2023	2674	MR J R DINNING		R 152960	0.00	11.00
651949	27/11/2023	2674	MR A & MS C WHITE		R 153156	0.00	11.00
655029	07/12/2023	2674	BEST STRATA		C 2565	33.00	0.00
ACCOUNT TOTAL					55.00	55.00	

ACCOUNT CODE : DEBT **DEBT RECOVERY FEES - EXPENSE**

681157	03/04/2024	2674	MELIOR OLSSON		C 2600	85.00	0.00
ACCOUNT TOTAL					85.00	0.00	

ACCOUNT CODE : LDEBT **DEBT RECOVERY FEES - OWNER RECOVERY**

688653	08/05/2024	2674	MR A & MS C WHITE		R 161759	0.00	81.97
688909	13/05/2024	2674	MR A & MS C WHITE		R 161894	0.00	3.03
ACCOUNT TOTAL					0.00	85.00	

GROUP CODE : R&M **REPAIRS & MAINTENANCE**

639689	28/09/2023	2674	MR G MCGRATH		R 150676	0.00	-7.00
ACCOUNT TOTAL					0.00	-7.00	

ACCOUNT CODE : ELEC **ELECTRICAL WORKS**

650411	08/11/2023	2674	RAWSONS ELECTRICAL PTY LTD		C 2557	63.25	0.00
ACCOUNT TOTAL					63.25	0.00	

ACCOUNT CODE : FIRE **FIRE EQUIP MAINTENANCE**

690157	24/05/2024	2674	BODHI CONSULTING PTY LTD		C 2616	11,000.00	0.00
ACCOUNT TOTAL					11,000.00	0.00	

ACCOUNT CODE : GEN **GENERAL REPAIRS/MAINTENANCE**

646676	24/10/2023	2674	CL CERTIFIERS PTY LTD		C 2550	1,017.50	0.00
646683	24/10/2023	2674	CL CERTIFIERS PTY LTD		C 2550	4,950.00	0.00
690158	24/05/2024	2674	BODHI CONSULTING PTY LTD		C 2616	15,569.40	0.00
690522	28/05/2024	2674	BEST STRATA		C 2617	34.00	0.00
ACCOUNT TOTAL					21,570.90	0.00	

ACCOUNT CODE : PLUM **PLUMBING MAINTENANCE**

665420	10/01/2024	2674	KEN HALL PLUMBERS		C 2572	315.81	0.00
667090	02/02/2024	2674	KEN HALL PLUMBERS		C 2579	150.21	0.00
669379	07/02/2024	2674	KEN HALL PLUMBERS		C 2582	421.67	0.00

* Denotes that the transaction is negated

Ref. No.	Date	Strata Code	Payer/Payee	Cheque/Receipt	Debit \$	Credit \$
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GROUP CODE : R&M REPAIRS & MAINTENANCE
ACCOUNT CODE : PLUM PLUMBING MAINTENANCE
 686175 30/04/2024 2674 PRECISE PLUMBING
 Repairs to leaking tap 12/4/24
 C 2608 181.50 0.00
ACCOUNT TOTAL 1,089.19 0.00

ACCOUNT CODE : REPO BUILDING AND ENGINEER REPORTS
 636647 15/09/2023 2674 AAD ENGINEERING & CONSULTING P
 Fire safety upgrade report 1/9/23
 C 2536 22,088.00 0.00
ACCOUNT TOTAL 22,088.00 0.00

GROUP CODE : SERV SERVICES
ACCOUNT CODE : GROU GROUNDS MAINTENANCE
 670773 21/02/2024 2674 MR G MCGRATH
 BACKDATED HONORARIUM 2022/2023
 R 157477 0.00 -910.00
ACCOUNT TOTAL 0.00 -910.00

ACCOUNT CODE : HONO HONORARIUM
 670662 20/02/2024 2674 MR G MCGRATH
 HONORARIUM FOR GROUNDS MAINTENANCE DUE ON 01/01/20
 R 157441 0.00 -3,912.00
ACCOUNT TOTAL 0.00 -3,912.00

ACCOUNT CODE : RUBB RUBBISH REMOVAL
 645427 10/10/2023 2674 MR W & MRS M STURM
 Reimbursement for rubbish removal supplies 5/10/23
 C 2544 118.48 0.00
ACCOUNT TOTAL 118.48 0.00

GROUP CODE : TAX TAX
ACCOUNT CODE : ITRP INCOME TAX RETURN PREPARATION
 647143 30/10/2023 2674 BEST STRATA
 Income Tax Return Preparation and Lodgement FYE 30 June 2023
 C 2552 165.00 0.00
ACCOUNT TOTAL 165.00 0.00

ACCOUNT CODE : TAXP INCOME TAX PAYMENT / REFUND
 647669 30/10/2023 2674 DEPUTY COMMISSIONER OF TAXATIO
 Income Tax Payment FYE 30 June 2023
 C 82341 99.25 0.00
ACCOUNT TOTAL 99.25 0.00

GROUP CODE : TRF TRANSFER
ACCOUNT CODE : TFAF TRANSFER ADMIN TO SINKING
 670771 21/02/2024 2674 TRF SLEVY
 C 0 39,375.00 0.00
 670772 21/02/2024 2674 TRF SLEVY
 R 0 0.00 39,375.00
 670822 22/02/2024 2674 TRF SLEVY
 C 0 4,375.00 0.00
 670823 22/02/2024 2674 TRF SLEVY
 R 0 0.00 4,375.00
 672467 01/03/2024 2674 TRF SLEVY
 C 0 26,250.00 0.00
 672468 01/03/2024 2674 TRF SLEVY
 R 0 0.00 26,250.00
 675500 06/03/2024 2674 TRF
 C 0 17,500.00 0.00
 675501 06/03/2024 2674 TRF
 R 0 0.00 17,500.00

* denotes that the transaction is negated

Ref. No.	Date	Strata Code	Payer/Payee	Cheque/Receipt	Debit \$	Credit \$
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GROUP CODE : TRF TRANSFER
ACCOUNT CODE : TFAF TRANSFER ADMIN TO SINKING
 677722 20/03/2024 2674 TRF
 C 0 8,750.00 0.00
 677723 20/03/2024 2674 TRF
 R 0 0.00 8,750.00
 677946 21/03/2024 2674 TRF
 C 0 4,375.00 0.00
 677947 21/03/2024 2674 TRF
 R 0 0.00 4,375.00
 694671 11/04/2024 2674 TRF
 C 0 4,375.00 0.00
 684672 11/04/2024 2674 TRF
 R 0 0.00 4,375.00
ACCOUNT TOTAL 105,000.00 105,000.00

ACCOUNT CODE : TFSF TRANSFER SINKING TO ADMIN
 653866 07/12/2023 2674 TRF
 C 0 12,340.04 0.00
 653667 07/12/2023 2674 TRF
 R 0 0.00 12,340.04
ACCOUNT TOTAL 12,340.04 12,340.04

GROUP CODE : UTIL UTILITIES
ACCOUNT CODE : POWER ELECTRICITY CHARGES
 636339 15/09/2023 2674 AGL SOUTH AUSTRALIA PTY LTD
 Electricity Usage 03/06/2023 to 01/09/2023
 C 82285 348.31 0.00
 658957 21/12/2023 2674 AGL SOUTH AUSTRALIA PTY LTD
 Electricity Usage 02/09/2023 to 04/12/2023
 C 82388 350.71 0.00
 676574 14/03/2024 2674 AGL SOUTH AUSTRALIA PTY LTD
 Electricity Usage 05/12/2023 to 04/02/2024
 C 82416 298.42 0.00
ACCOUNT TOTAL 995.44 0.00

ACCOUNT CODE : WATER WATER CHARGES
 646989 13/10/2023 2674 SA WATER
 Water Usage 04/07/2023 to 13/09/2023
 C 82305 1,826.11 0.00
 666209 19/01/2024 2674 SA WATER
 Water Usage 19/08/2023 to 02/01/2024
 C 82378 2,096.71 0.00
 689793 20/05/2024 2674 SA WATER
 Water Usage 02/01/2024 to 05/04/2024
 C 82485 1,905.40 0.00
ACCOUNT TOTAL 5,768.22 0.00

* denotes that the transaction is negated

ANNUAL REPORTS

for the financial year to 31/07/2025

Strata 2674

40 Chatham Road, Keswick SA 5035

Manager: Best Strata

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Statement of Financial Position	4
Detailed Revenue	5
Detailed Expenses	15

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Statement of Financial Performance for the financial year to 31/07/2025

Strata Corporation No. 2674 Inc.

40 Chatham Road, Keswick SA 5035

Administrative Fund

	Current period 01/08/2024-31/07/2025	Previous year 01/08/2023-31/07/2024
Revenue		
Interest on Arrears--Admin	39.71	113.21
Interest--Bank	3,756.25	2,373.90
Levies Due (Special)--Admin	0.00	106,015.69
Levies Due--Admin	44,000.40	35,735.80
Recovery--Credit Card Surcharge	66.63	23.34
Recovery--Debt	0.00	85.00
Recovery--Owner	770.00	0.00
Transfer from Capital Works Fund	0.00	12,340.04
Total revenue	48,632.99	156,686.98
Less expenses		
Admin--Agent Disbursements	1,056.00	998.40
Admin--Auditors--Audit Services	336.00	336.00
Admin--Auditors--Taxation Services	165.00	165.00
Admin--Bank Charges	186.46	157.93
Admin--Executive Committee Expenses	0.00	3,912.00
Admin--Income Tax--Admin	447.49	99.25
Admin--Legal & Debt Collection Fees	0.00	85.00
Admin--Management Fees--Standard	5,329.14	5,012.38
Admin--Meeting Expenses	165.00	330.00
Admin--Registration/License/Permit Fees	264.00	264.00
Admin--Telephone Charges--Fire Protection	1,553.63	0.00
Admin--Transfer to Capital Works Fund	0.00	105,000.00
Insurance--Premiums	12,150.90	22,065.30
Insurance--Valuation	605.00	0.00
Maint Bldg--Consultants	0.00	22,549.75
Maint Bldg--Electrical	0.00	63.25
Maint Bldg--Fire Protection	89,912.84	157,960.00
Maint Bldg--Fire Protection--Monitoring	857.37	0.00
Maint Bldg--General Repairs	2,553.44	24,877.90
Maint Bldg--Plumbing & Drainage	4,554.10	8,069.74
Maint Grounds--Lawns & Gardening	1,101.56	910.00
Maint Grounds--Plants & Trees	4,730.00	0.00
Utility--Electricity	1,447.14	1,337.84

Administrative Fund

	Current period 01/08/2024-31/07/2025	Previous year 01/08/2023-31/07/2024
Utility--Rubbish Removal	0.00	118.48
Utility--Water & Sewerage	11,429.60	5,768.22
<i>Total expenses</i>	138,844.67	360,080.44
Surplus/Deficit	(90,211.68)	(203,393.46)
Opening balance	(162,596.01)	40,797.45
Closing balance	-\$252,807.69	-\$162,596.01

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Capital Works Fund

	Current period 01/08/2024-31/07/2025	Previous year 01/08/2023-31/07/2024
Revenue		
Interest on Arrears--Capital Works	124.37	0.00
Levies Due (Special)--Capital Works	89,143.20	127,500.80
Levies Due--Capital Works	8,812.80	8,904.60
Transfer from Admin Fund	0.00	105,000.00
<i>Total revenue</i>	<u>98,080.37</u>	<u>241,405.40</u>
Less expenses		
Admin--Transfer to Admin Fund	0.00	12,340.04
Maint Bldg--Fire Protection	1,210.00	0.00
Maint Grounds--Landscaping	3,898.44	0.00
<i>Total expenses</i>	<u>5,108.44</u>	<u>12,340.04</u>
Surplus/Deficit	<u>92,971.93</u>	<u>229,065.36</u>
Opening balance	234,095.36	5,030.00
Closing balance	<u><u>\$327,067.29</u></u>	<u><u>\$234,095.36</u></u>

Statement of Financial Position As at 31/07/2025

Strata Corporation No. 2674 Inc.

40 Chatham Road, Keswick SA 5035

	Current period	Previous year
Owners' funds		
Administrative Fund		
Operating Surplus/Deficit--Admin	(90,211.68)	(203,393.46)
Owners Equity--Admin	(162,596.01)	40,797.45
	<u>(252,807.69)</u>	<u>(162,596.01)</u>
Capital Works Fund		
Operating Surplus/Deficit--Capital Works	92,971.93	229,065.36
Owners Equity--Capital Works	234,095.36	5,030.00
	<u>327,067.29</u>	<u>234,095.36</u>
Net owners' funds	<u>\$74,259.60</u>	<u>\$71,499.35</u>
Represented by:		
Assets		
Administrative Fund		
Cash at Bank--Admin	(254,992.87)	(162,900.25)
Receivable--Levies--Admin	2,343.75	1,708.40
Receivable--Owners--Admin	(8.41)	0.00
	<u>(252,657.53)</u>	<u>(161,191.85)</u>
Capital Works Fund		
Cash at Bank--Capital Works	326,378.36	225,515.45
Receivable--Levies--Capital Works	459.00	367.20
Receivable--Levies (Special)--Capital Works	259.33	8,514.53
	<u>327,096.69</u>	<u>234,397.18</u>
Unallocated Money		
Cash at Bank--Unallocated	0.00	9,613.77
	<u>0.00</u>	<u>9,613.77</u>
Total assets	<u>74,439.16</u>	<u>82,819.10</u>
Less liabilities		
Administrative Fund		
Prepaid Levies--Admin	150.16	1,404.16
	<u>150.16</u>	<u>1,404.16</u>
Capital Works Fund		
Prepaid Levies--Capital Works	29.40	301.82
	<u>29.40</u>	<u>301.82</u>
Unallocated Money		
Prepaid Levies--Unallocated	0.00	9,613.77
	<u>0.00</u>	<u>9,613.77</u>
Total liabilities	<u>179.56</u>	<u>11,319.75</u>
Net assets	<u>\$74,259.60</u>	<u>\$71,499.35</u>



Unit 3, 180 Fullarton Road, Dulwich SA 5085
 PO Box 229, Fullarton, SA 5063
 Tel: 08 8431 2287
 Email: info@beststrata.com.au

**Detailed Revenue
 for the financial year
 from 01/08/2024 to 31/07/2025**

Strata Corporation No. 2674 Inc.		40 Chatham Road, Keswick SA 5035				
Date	Details	Group	Amount	Type	Ref.No.	
Administrative Fund						
Interest on Arrears--Admin 142500						
28/08/2024	Interest on arrears: Levy payment for 12/2674		3.74	Rct	5749	
20/09/2024	Interest on arrears: Levy payment for 8/2674		9.48	Rct	6914	
28/11/2024	Interest on arrears: Levy payment for 3/2674		17.55	Rct	9881	
28/11/2024	Interest on arrears: Levy payment for 3/2674		6.79	Rct	9881	
17/02/2025	Interest on arrears: Levy payment for 19/2674		2.15	Rct	13938	
			\$39.71			
Interest--Bank 142300						
07/08/2024	Bank Interest July 2024		218.20	Jnl	7925	
21/09/2024	Bank Interest August 2024		292.62	Jnl	9034	
12/10/2024	Bank Interest September 2024		285.86	Jnl	11259	
17/11/2024	Bank Interest October 2024		488.54	Jnl	12329	
08/12/2024	Bank Interest November 2024		563.22	Jnl	13275	
25/01/2025	Bank Interest December 2024		565.62	Jnl	16078	
15/02/2025	Bank Interest January 2025		219.75	Jnl	18820	
09/03/2025	Bank Interest February 2025		206.65	Jnl	19804	
12/04/2025	Bank Interest March 2025		199.85	Jnl	22660	
28/04/2025	Interest Income Tax 30/06/2023		0.83	OC.Rct	18426	
17/05/2025	Bank Interest April 2025		254.17	Jnl	23653	
06/06/2025	Bank Interest May 2025		224.99	Jnl	24670	
04/07/2025	Bank Interest June 2025		235.95	Jnl	25663	
			\$3,756.25			
Levies Due--Admin 143000						
01/10/2024	Lot 1: Quarterly Admin/Capital Works Levy 01/10/20		427.10			
07/08/2025	15:51	Administrator	Best Strata			Page 5

Date	Details	Group	Amount	Type	Ref.No.
Administrative Fund					
01/10/2024	Lot 11: Quarterly Admin/Capital Works Levy 01/10/2		427.10		
01/10/2024	Lot 19: Quarterly Admin/Capital Works Levy 01/10/2		427.10		
01/10/2024	Lot 2: Quarterly Admin/Capital Works Levy 01/10/20		427.10		
01/10/2024	Lot 3: Quarterly Admin/Capital Works Levy 01/10/20		427.10		
01/10/2024	Lot 4: Quarterly Admin/Capital Works Levy 01/10/20		427.10		
01/10/2024	Lot 5: Quarterly Admin/Capital Works Levy 01/10/20		427.10		
01/10/2024	Lot 6: Quarterly Admin/Capital Works Levy 01/10/20		427.10		
01/10/2024	Lot 7: Quarterly Admin/Capital Works Levy 01/10/20		427.10		
01/10/2024	Lot 8: Quarterly Admin/Capital Works Levy 01/10/20		427.10		
01/10/2024	Lot 9: Quarterly Admin/Capital Works Levy 01/10/20		427.10		
01/10/2024	Lot 10: Quarterly Admin/Capital Works Levy 01/10/2		427.10		
01/10/2024	Lot 12: Quarterly Admin/Capital Works Levy 01/10/2		427.10		
01/10/2024	Lot 13: Quarterly Admin/Capital Works Levy 01/10/2		427.10		
01/10/2024	Lot 14: Quarterly Admin/Capital Works Levy 01/10/2		427.10		
01/10/2024	Lot 15: Quarterly Admin/Capital Works Levy 01/10/2		427.10		
01/10/2024	Lot 16: Quarterly Admin/Capital Works Levy 01/10/2		427.10		
01/10/2024	Lot 17: Quarterly Admin/Capital Works Levy 01/10/2		427.10		
01/10/2024	Lot 18: Quarterly Admin/Capital Works Levy 01/10/2		427.10		
01/10/2024	Lot 20: Quarterly Admin/Capital Works Levy 01/10/2		427.10		
01/10/2024	Lot 21: Quarterly Admin/Capital Works Levy 01/10/2		427.10		
01/10/2024	Lot 22: Quarterly Admin/Capital Works Levy 01/10/2		427.10		
01/10/2024	Lot 23: Quarterly Admin/Capital Works Levy 01/10/2		427.10		
01/10/2024	Lot 24: Quarterly Admin/Capital Works Levy 01/10/2		427.10		
01/01/2025	Lot 1: Quarterly Admin/Capital Works Levy 01/01/20		468.75		
01/01/2025	Lot 19: Quarterly Admin/Capital Works Levy 01/01/2		468.75		
01/01/2025	Lot 24: Quarterly Admin/Capital Works Levy 01/01/2		468.75		
01/01/2025	Lot 2: Quarterly Admin/Capital Works Levy 01/01/20		468.75		
01/01/2025	Lot 3: Quarterly Admin/Capital Works Levy 01/01/20		468.75		
01/01/2025	Lot 4: Quarterly Admin/Capital Works Levy 01/01/20		468.75		
01/01/2025	Lot 5: Quarterly Admin/Capital Works Levy 01/01/20		468.75		

Date	Details	Group	Amount	Type	Ref.No.
Administrative Fund					
01/01/2025	Lot 6: Quarterly Admin/Capital Works Levy 01/01/20		468.75		
01/01/2025	Lot 7: Quarterly Admin/Capital Works Levy 01/01/20		468.75		
01/01/2025	Lot 8: Quarterly Admin/Capital Works Levy 01/01/20		468.75		
01/01/2025	Lot 9: Quarterly Admin/Capital Works Levy 01/01/20		468.75		
01/01/2025	Lot 10: Quarterly Admin/Capital Works Levy 01/01/2		468.75		
01/01/2025	Lot 11: Quarterly Admin/Capital Works Levy 01/01/2		468.75		
01/01/2025	Lot 12: Quarterly Admin/Capital Works Levy 01/01/2		468.75		
01/01/2025	Lot 13: Quarterly Admin/Capital Works Levy 01/01/2		468.75		
01/01/2025	Lot 14: Quarterly Admin/Capital Works Levy 01/01/2		468.75		
01/01/2025	Lot 15: Quarterly Admin/Capital Works Levy 01/01/2		468.75		
01/01/2025	Lot 16: Quarterly Admin/Capital Works Levy 01/01/2		468.75		
01/01/2025	Lot 17: Quarterly Admin/Capital Works Levy 01/01/2		468.75		
01/01/2025	Lot 18: Quarterly Admin/Capital Works Levy 01/01/2		468.75		
01/01/2025	Lot 20: Quarterly Admin/Capital Works Levy 01/01/2		468.75		
01/01/2025	Lot 21: Quarterly Admin/Capital Works Levy 01/01/2		468.75		
01/01/2025	Lot 22: Quarterly Admin/Capital Works Levy 01/01/2		468.75		
01/01/2025	Lot 23: Quarterly Admin/Capital Works Levy 01/01/2		468.75		
01/04/2025	Lot 1: Quarterly Admin/Capital Works Levy 01/04/20		468.75		
01/04/2025	Lot 2: Quarterly Admin/Capital Works Levy 01/04/20		468.75		
01/04/2025	Lot 3: Quarterly Admin/Capital Works Levy 01/04/20		468.75		
01/04/2025	Lot 4: Quarterly Admin/Capital Works Levy 01/04/20		468.75		
01/04/2025	Lot 5: Quarterly Admin/Capital Works Levy 01/04/20		468.75		
01/04/2025	Lot 6: Quarterly Admin/Capital Works Levy 01/04/20		468.75		
01/04/2025	Lot 7: Quarterly Admin/Capital Works Levy 01/04/20		468.75		
01/04/2025	Lot 8: Quarterly Admin/Capital Works Levy 01/04/20		468.75		
01/04/2025	Lot 9: Quarterly Admin/Capital Works Levy 01/04/20		468.75		
01/04/2025	Lot 10: Quarterly Admin/Capital Works Levy 01/04/2		468.75		
01/04/2025	Lot 11: Quarterly Admin/Capital Works Levy 01/04/2		468.75		
01/04/2025	Lot 12: Quarterly Admin/Capital Works Levy 01/04/2		468.75		
01/04/2025	Lot 13: Quarterly Admin/Capital Works Levy 01/04/2		468.75		
07/08/2025	15:51 Administrator	Best Strata			

Date	Details	Group	Amount	Type	Ref.No.
Administrative Fund					
01/04/2025	Lot 14: Quarterly Admin/Capital Works Levy 01/04/2		468.75		
01/04/2025	Lot 15: Quarterly Admin/Capital Works Levy 01/04/2		468.75		
01/04/2025	Lot 16: Quarterly Admin/Capital Works Levy 01/04/2		468.75		
01/04/2025	Lot 17: Quarterly Admin/Capital Works Levy 01/04/2		468.75		
01/04/2025	Lot 18: Quarterly Admin/Capital Works Levy 01/04/2		468.75		
01/04/2025	Lot 19: Quarterly Admin/Capital Works Levy 01/04/2		468.75		
01/04/2025	Lot 20: Quarterly Admin/Capital Works Levy 01/04/2		468.75		
01/04/2025	Lot 21: Quarterly Admin/Capital Works Levy 01/04/2		468.75		
01/04/2025	Lot 22: Quarterly Admin/Capital Works Levy 01/04/2		468.75		
01/04/2025	Lot 23: Quarterly Admin/Capital Works Levy 01/04/2		468.75		
01/04/2025	Lot 24: Quarterly Admin/Capital Works Levy 01/04/2		468.75		
01/07/2025	Lot 1: Quarterly Admin/Capital Works Levy 01/07/20		468.75		
01/07/2025	Lot 2: Quarterly Admin/Capital Works Levy 01/07/20		468.75		
01/07/2025	Lot 3: Quarterly Admin/Capital Works Levy 01/07/20		468.75		
01/07/2025	Lot 4: Quarterly Admin/Capital Works Levy 01/07/20		468.75		
01/07/2025	Lot 5: Quarterly Admin/Capital Works Levy 01/07/20		468.75		
01/07/2025	Lot 6: Quarterly Admin/Capital Works Levy 01/07/20		468.75		
01/07/2025	Lot 7: Quarterly Admin/Capital Works Levy 01/07/20		468.75		
01/07/2025	Lot 8: Quarterly Admin/Capital Works Levy 01/07/20		468.75		
01/07/2025	Lot 9: Quarterly Admin/Capital Works Levy 01/07/20		468.75		
01/07/2025	Lot 10: Quarterly Admin/Capital Works Levy 01/07/20		468.75		
01/07/2025	Lot 11: Quarterly Admin/Capital Works Levy 01/07/20		468.75		
01/07/2025	Lot 12: Quarterly Admin/Capital Works Levy 01/07/20		468.75		
01/07/2025	Lot 13: Quarterly Admin/Capital Works Levy 01/07/20		468.75		
01/07/2025	Lot 14: Quarterly Admin/Capital Works Levy 01/07/20		468.75		
01/07/2025	Lot 15: Quarterly Admin/Capital Works Levy 01/07/20		468.75		
01/07/2025	Lot 16: Quarterly Admin/Capital Works Levy 01/07/20		468.75		
01/07/2025	Lot 17: Quarterly Admin/Capital Works Levy 01/07/20		468.75		
01/07/2025	Lot 18: Quarterly Admin/Capital Works Levy 01/07/20		468.75		
01/07/2025	Lot 19: Quarterly Admin/Capital Works Levy 01/07/20		468.75		
07/08/2025	15:51 Administrator	Best Strata			

Date	Details	Group	Amount	Type	Ref.No.
Administrative Fund					
01/07/2025	Lot 20: Quarterly Admin/Capital Works Levy 01/07/2		468.75		
01/07/2025	Lot 21: Quarterly Admin/Capital Works Levy 01/07/2		468.75		
01/07/2025	Lot 22: Quarterly Admin/Capital Works Levy 01/07/2		468.75		
01/07/2025	Lot 23: Quarterly Admin/Capital Works Levy 01/07/2		468.75		
01/07/2025	Lot 24: Quarterly Admin/Capital Works Levy 01/07/2		468.75		
			\$44,000.40		
Recovery--Credit Card Surcharge 145001					
02/10/2024	Lot 11: Credit Card Surcharge		7.76	Owner Inv.	
17/12/2024	Lot 8: Credit Card Surcharge		8.41	Owner Inv.	
13/01/2025	Lot 23: Credit Card Surcharge		8.41	Owner Inv.	
28/02/2025	Lot 3: Credit Card Surcharge		8.41	Owner Inv.	
17/03/2025	Lot 8: Credit Card Surcharge		8.41	Owner Inv.	
03/04/2025	Lot 1: Credit Card Surcharge		8.41	Owner Inv.	
24/04/2025	Lot 3: Credit Card Surcharge		8.41	Owner Inv.	
16/06/2025	Lot 8: Credit Card Surcharge		8.41	Owner Inv.	
			\$66.63		
Recovery--Owner 145005					
01/06/2025	RNW Fire Service Invoice		770.00	Owner Inv.	
			\$770.00		
		Total revenue	\$48,632.99		

Date	Details	Group	Amount	Type	Ref.No.
Capital Works Fund					
Interest on Arrears--Capital Works 242500					
28/08/2024	Interest on arrears: Levy payment for 12/2674		0.81	Rct	5749
20/09/2024	Interest on arrears: Levy payment for 8/2674		61.19	Rct	6914
20/09/2024	Interest on arrears: Levy payment for 8/2674		2.04	Rct	6914
22/11/2024	Interest on arrears: Levy payment for 8/2674		0.69	Rct	9631
28/11/2024	Interest on arrears: Levy payment for 3/2674		4.28	Rct	9881
28/11/2024	Interest on arrears: Levy payment for 3/2674		3.77	Rct	9881
28/11/2024	Interest on arrears: Levy payment for 3/2674		1.46	Rct	9881
28/11/2024	Interest on arrears: Levy payment for 3/2674		49.71	Rct	9881
17/02/2025	Interest on arrears: Levy payment for 19/2674		0.42	Rct	13938
			\$124.37		

Levies Due (Special)--Capital Works 243100

01/10/2024	Lot 1: Fire safety upgrade stage 3 (Special)		3,714.30		
01/10/2024	Lot 19: Fire safety upgrade stage 3 (Special)		3,714.30		
01/10/2024	Lot 24: Fire safety upgrade stage 3 (Special)		3,714.30		
01/10/2024	Lot 2: Fire safety upgrade stage 3 (Special)		3,714.30		
01/10/2024	Lot 3: Fire safety upgrade stage 3 (Special)		3,714.30		
01/10/2024	Lot 4: Fire safety upgrade stage 3 (Special)		3,714.30		
01/10/2024	Lot 5: Fire safety upgrade stage 3 (Special)		3,714.30		
01/10/2024	Lot 6: Fire safety upgrade stage 3 (Special)		3,714.30		
01/10/2024	Lot 7: Fire safety upgrade stage 3 (Special)		3,714.30		
01/10/2024	Lot 8: Fire safety upgrade stage 3 (Special)		3,714.30		
01/10/2024	Lot 9: Fire safety upgrade stage 3 (Special)		3,714.30		
01/10/2024	Lot 10: Fire safety upgrade stage 3 (Special)		3,714.30		
01/10/2024	Lot 11: Fire safety upgrade stage 3 (Special)		3,714.30		
01/10/2024	Lot 12: Fire safety upgrade stage 3 (Special)		3,714.30		
01/10/2024	Lot 13: Fire safety upgrade stage 3 (Special)		3,714.30		
01/10/2024	Lot 14: Fire safety upgrade stage 3 (Special)		3,714.30		
01/10/2024	Lot 15: Fire safety upgrade stage 3 (Special)		3,714.30		
01/10/2024	Lot 16: Fire safety upgrade stage 3 (Special)		3,714.30		

Date	Details	Group	Amount	Type	Ref.No.
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Capital Works Fund

01/10/2024	Lot 17: Fire safety upgrade stage 3 (Special)		3,714.30		
01/10/2024	Lot 18: Fire safety upgrade stage 3 (Special)		3,714.30		
01/10/2024	Lot 20: Fire safety upgrade stage 3 (Special)		3,714.30		
01/10/2024	Lot 21: Fire safety upgrade stage 3 (Special)		3,714.30		
01/10/2024	Lot 22: Fire safety upgrade stage 3 (Special)		3,714.30		
01/10/2024	Lot 23: Fire safety upgrade stage 3 (Special)		3,714.30		
			\$89,143.20		

Levies Due--Capital Works 243000

01/10/2024	Lot 1: Quarterly Admin/Capital Works Levy 01/10/20		91.80		
01/10/2024	Lot 11: Quarterly Admin/Capital Works Levy 01/10/2		91.80		
01/10/2024	Lot 19: Quarterly Admin/Capital Works Levy 01/10/2		91.80		
01/10/2024	Lot 2: Quarterly Admin/Capital Works Levy 01/10/20		91.80		
01/10/2024	Lot 3: Quarterly Admin/Capital Works Levy 01/10/20		91.80		
01/10/2024	Lot 4: Quarterly Admin/Capital Works Levy 01/10/20		91.80		
01/10/2024	Lot 5: Quarterly Admin/Capital Works Levy 01/10/20		91.80		
01/10/2024	Lot 6: Quarterly Admin/Capital Works Levy 01/10/20		91.80		
01/10/2024	Lot 7: Quarterly Admin/Capital Works Levy 01/10/20		91.80		
01/10/2024	Lot 8: Quarterly Admin/Capital Works Levy 01/10/20		91.80		
01/10/2024	Lot 9: Quarterly Admin/Capital Works Levy 01/10/20		91.80		
01/10/2024	Lot 10: Quarterly Admin/Capital Works Levy 01/10/2		91.80		
01/10/2024	Lot 12: Quarterly Admin/Capital Works Levy 01/10/2		91.80		
01/10/2024	Lot 13: Quarterly Admin/Capital Works Levy 01/10/2		91.80		
01/10/2024	Lot 14: Quarterly Admin/Capital Works Levy 01/10/2		91.80		
01/10/2024	Lot 15: Quarterly Admin/Capital Works Levy 01/10/2		91.80		
01/10/2024	Lot 16: Quarterly Admin/Capital Works Levy 01/10/2		91.80		
01/10/2024	Lot 17: Quarterly Admin/Capital Works Levy 01/10/2		91.80		
01/10/2024	Lot 18: Quarterly Admin/Capital Works Levy 01/10/2		91.80		
01/10/2024	Lot 20: Quarterly Admin/Capital Works Levy 01/10/2		91.80		
01/10/2024	Lot 21: Quarterly Admin/Capital Works Levy 01/10/2		91.80		
01/10/2024	Lot 22: Quarterly Admin/Capital Works Levy 01/10/2		91.80		

Date	Details	Group	Amount	Type	Ref.No.
Capital Works Fund					
01/10/2024	Lot 23: Quarterly Admin/Capital Works Levy 01/10/2		91.80		
01/10/2024	Lot 24: Quarterly Admin/Capital Works Levy 01/10/2		91.80		
01/01/2025	Lot 1: Quarterly Admin/Capital Works Levy 01/01/20		91.80		
01/01/2025	Lot 19: Quarterly Admin/Capital Works Levy 01/01/2		91.80		
01/01/2025	Lot 24: Quarterly Admin/Capital Works Levy 01/01/2		91.80		
01/01/2025	Lot 2: Quarterly Admin/Capital Works Levy 01/01/20		91.80		
01/01/2025	Lot 3: Quarterly Admin/Capital Works Levy 01/01/20		91.80		
01/01/2025	Lot 4: Quarterly Admin/Capital Works Levy 01/01/20		91.80		
01/01/2025	Lot 5: Quarterly Admin/Capital Works Levy 01/01/20		91.80		
01/01/2025	Lot 6: Quarterly Admin/Capital Works Levy 01/01/20		91.80		
01/01/2025	Lot 7: Quarterly Admin/Capital Works Levy 01/01/20		91.80		
01/01/2025	Lot 8: Quarterly Admin/Capital Works Levy 01/01/20		91.80		
01/01/2025	Lot 9: Quarterly Admin/Capital Works Levy 01/01/20		91.80		
01/01/2025	Lot 10: Quarterly Admin/Capital Works Levy 01/01/2		91.80		
01/01/2025	Lot 11: Quarterly Admin/Capital Works Levy 01/01/2		91.80		
01/01/2025	Lot 12: Quarterly Admin/Capital Works Levy 01/01/2		91.80		
01/01/2025	Lot 13: Quarterly Admin/Capital Works Levy 01/01/2		91.80		
01/01/2025	Lot 14: Quarterly Admin/Capital Works Levy 01/01/2		91.80		
01/01/2025	Lot 15: Quarterly Admin/Capital Works Levy 01/01/2		91.80		
01/01/2025	Lot 16: Quarterly Admin/Capital Works Levy 01/01/2		91.80		
01/01/2025	Lot 17: Quarterly Admin/Capital Works Levy 01/01/2		91.80		
01/01/2025	Lot 18: Quarterly Admin/Capital Works Levy 01/01/2		91.80		
01/01/2025	Lot 20: Quarterly Admin/Capital Works Levy 01/01/2		91.80		
01/01/2025	Lot 21: Quarterly Admin/Capital Works Levy 01/01/2		91.80		
01/01/2025	Lot 22: Quarterly Admin/Capital Works Levy 01/01/2		91.80		
01/01/2025	Lot 23: Quarterly Admin/Capital Works Levy 01/01/2		91.80		
01/04/2025	Lot 1: Quarterly Admin/Capital Works Levy 01/04/20		91.80		
01/04/2025	Lot 2: Quarterly Admin/Capital Works Levy 01/04/20		91.80		
01/04/2025	Lot 3: Quarterly Admin/Capital Works Levy 01/04/20		91.80		
01/04/2025	Lot 4: Quarterly Admin/Capital Works Levy 01/04/20		91.80		
07/08/2025	15:51 Administrator	Best Strata			

Date	Details	Group	Amount	Type	Ref.No.
Capital Works Fund					
01/04/2025	Lot 5: Quarterly Admin/Capital Works Levy 01/04/20		91.80		
01/04/2025	Lot 6: Quarterly Admin/Capital Works Levy 01/04/20		91.80		
01/04/2025	Lot 7: Quarterly Admin/Capital Works Levy 01/04/20		91.80		
01/04/2025	Lot 8: Quarterly Admin/Capital Works Levy 01/04/20		91.80		
01/04/2025	Lot 9: Quarterly Admin/Capital Works Levy 01/04/20		91.80		
01/04/2025	Lot 10: Quarterly Admin/Capital Works Levy 01/04/20		91.80		
01/04/2025	Lot 11: Quarterly Admin/Capital Works Levy 01/04/20		91.80		
01/04/2025	Lot 12: Quarterly Admin/Capital Works Levy 01/04/20		91.80		
01/04/2025	Lot 13: Quarterly Admin/Capital Works Levy 01/04/20		91.80		
01/04/2025	Lot 14: Quarterly Admin/Capital Works Levy 01/04/20		91.80		
01/04/2025	Lot 15: Quarterly Admin/Capital Works Levy 01/04/20		91.80		
01/04/2025	Lot 16: Quarterly Admin/Capital Works Levy 01/04/20		91.80		
01/04/2025	Lot 17: Quarterly Admin/Capital Works Levy 01/04/20		91.80		
01/04/2025	Lot 18: Quarterly Admin/Capital Works Levy 01/04/20		91.80		
01/04/2025	Lot 19: Quarterly Admin/Capital Works Levy 01/04/20		91.80		
01/04/2025	Lot 20: Quarterly Admin/Capital Works Levy 01/04/20		91.80		
01/04/2025	Lot 21: Quarterly Admin/Capital Works Levy 01/04/20		91.80		
01/04/2025	Lot 22: Quarterly Admin/Capital Works Levy 01/04/20		91.80		
01/04/2025	Lot 23: Quarterly Admin/Capital Works Levy 01/04/20		91.80		
01/04/2025	Lot 24: Quarterly Admin/Capital Works Levy 01/04/20		91.80		
01/07/2025	Lot 1: Quarterly Admin/Capital Works Levy 01/07/20		91.80		
01/07/2025	Lot 2: Quarterly Admin/Capital Works Levy 01/07/20		91.80		
01/07/2025	Lot 3: Quarterly Admin/Capital Works Levy 01/07/20		91.80		
01/07/2025	Lot 4: Quarterly Admin/Capital Works Levy 01/07/20		91.80		
01/07/2025	Lot 5: Quarterly Admin/Capital Works Levy 01/07/20		91.80		
01/07/2025	Lot 6: Quarterly Admin/Capital Works Levy 01/07/20		91.80		
01/07/2025	Lot 7: Quarterly Admin/Capital Works Levy 01/07/20		91.80		
01/07/2025	Lot 8: Quarterly Admin/Capital Works Levy 01/07/20		91.80		
01/07/2025	Lot 9: Quarterly Admin/Capital Works Levy 01/07/20		91.80		
01/07/2025	Lot 10: Quarterly Admin/Capital Works Levy 01/07/20		91.80		
07/08/2025	15:51 Administrator	Best Strata			

Date	Details	Group	Amount	Type	Ref.No.
Capital Works Fund					
01/07/2025	Lot 11: Quarterly Admin/Capital Works Levy 01/07/2		91.80		
01/07/2025	Lot 12: Quarterly Admin/Capital Works Levy 01/07/2		91.80		
01/07/2025	Lot 13: Quarterly Admin/Capital Works Levy 01/07/2		91.80		
01/07/2025	Lot 14: Quarterly Admin/Capital Works Levy 01/07/2		91.80		
01/07/2025	Lot 15: Quarterly Admin/Capital Works Levy 01/07/2		91.80		
01/07/2025	Lot 16: Quarterly Admin/Capital Works Levy 01/07/2		91.80		
01/07/2025	Lot 17: Quarterly Admin/Capital Works Levy 01/07/2		91.80		
01/07/2025	Lot 18: Quarterly Admin/Capital Works Levy 01/07/2		91.80		
01/07/2025	Lot 19: Quarterly Admin/Capital Works Levy 01/07/2		91.80		
01/07/2025	Lot 20: Quarterly Admin/Capital Works Levy 01/07/2		91.80		
01/07/2025	Lot 21: Quarterly Admin/Capital Works Levy 01/07/2		91.80		
01/07/2025	Lot 22: Quarterly Admin/Capital Works Levy 01/07/2		91.80		
01/07/2025	Lot 23: Quarterly Admin/Capital Works Levy 01/07/2		91.80		
01/07/2025	Lot 24: Quarterly Admin/Capital Works Levy 01/07/2		91.80		
			\$8,812.80		
		Total revenue	\$98,080.37		

Detailed Expenses for the financial year from 01/08/2024 to 31/07/2025

Strata Corporation No. 2674 Inc.

40 Chatham Road, Keswick SA 5035

Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
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Administrative Fund

Admin--Agent Disbursements 153800

07/08/2024	Overheads and Disbursements August 2024	Best Strata Pty Ltd	84.00	Paid	DE		000923
21/09/2024	Overheads and Disbursements September 2024	Best Strata Pty Ltd	84.00	Paid	DE		001471
12/10/2024	Overheads and Disbursements October 2024	Best Strata Pty Ltd	88.80	Paid	DE		001737
17/11/2024	Overheads and Disbursements November 2024	Best Strata Pty Ltd	88.80	Paid	DE		002161
08/12/2024	Overheads and Disbursements December 2024	Best Strata Pty Ltd	88.80	Paid	DE		002442
25/01/2025	Overheads and Disbursements January 2025	Best Strata Pty Ltd	88.80	Paid	DE		003000
15/02/2025	Overheads and Disbursements February 2025	Best Strata Pty Ltd	88.80	Paid	DE		003261
09/03/2025	Overheads and Disbursements March 2025	Best Strata Pty Ltd	88.80	Paid	DE		003555
12/04/2025	Overheads and Disbursements April 2025	Best Strata Pty Ltd	88.80	Paid	DE		003950
17/05/2025	Overheads and Disbursements May 2025	Best Strata Pty Ltd	88.80	Paid	DE		004402
06/06/2025	Overheads and Disbursements June 2025	Best Strata Pty Ltd	88.80	Paid	DE		004692
07/07/2025	Overheads and Disbursements July 2025	Best Strata Pty Ltd	88.80	Paid	DE		005119

\$1,056.00

Admin--Auditors--Audit Services 150800

26/10/2024	Audit Fee 30/06/2024	Best Strata Pty Ltd	336.00	Paid	DE	Audit Fee 2024	001895
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\$336.00

Admin--Auditors--Taxation Services 150900

26/10/2024	Income Tax Preparation 30/06/2024	Best Strata Pty Ltd	165.00	Paid	DE	Tax Ret 2024	001895
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\$165.00

Admin--Bank Charges 151400

07/08/2024	Bank Fees July 2024	Best Strata Pty Ltd	16.18	Paid	DE	Bank Fee	000923
21/09/2024	Bank Fees August 2024	Best Strata Pty Ltd	4.01	Paid	DE	Bank Fee	001471
12/10/2024	Bank Fees September 2024	Best Strata Pty Ltd	23.65	Paid	DE	Bank Fee	001737
17/11/2024	Merchant Fees 01/10/2024 to 31/10/2024	Best Strata Pty Ltd	6.79	Paid	DE	Merchant Fee	002163
17/11/2024	Bank Fees October 2024	Best Strata Pty Ltd	13.73	Paid	DE	Bank Fee	002163
08/12/2024	Bank Fees November 2024	Best Strata Pty Ltd	5.35	Paid	DE	Bank Fee	002442
25/01/2025	Merchant Fees 30/11/2024 to 31/12/2024	Best Strata Pty Ltd	7.01	Paid	DE	Merchant Fee	003000
25/01/2025	Bank Fees December 2024	Best Strata Pty Ltd	13.97	Paid	DE	Bank Fee	003000
15/02/2025	Merchant Fees 01/01/2025 to 31/01/2025	Best Strata Pty Ltd	7.18	Paid	DE	Merchant Fee	003261
15/02/2025	Bank Fees January 2025	Best Strata Pty Ltd	9.30	Paid	DE	Bank Fee	003261
09/03/2025	Bank Fees February 2025	Best Strata Pty Ltd	3.47	Paid	DE	Bank Fee	003556

Strata Corporation No. 2674 Inc.

40 Chatham Road, Keswick SA 5035

Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
09/03/2025	Merchant Fees 01/02/2025 to 28/02/2025	Best Strata Pty Ltd	6.21	Paid	DE	Merchant Fee	003556
12/04/2025	Merchant Fees 01/03/2025 to 31/03/2025	Best Strata Pty Ltd	6.56	Paid	DE	Merchant Fee	003950
12/04/2025	Bank Fees March 2025	Best Strata Pty Ltd	15.76	Paid	DE	Bank Fee	003950
17/05/2025	Bank Fees April 2025	Best Strata Pty Ltd	6.19	Paid	DE	Bank Fee	004402
17/05/2025	Merchant Fees 01/04/2025 to 30/04/2025	Best Strata Pty Ltd	15.25	Paid	DE	Merchant Fee	004402
06/06/2025	Bank Fees May 2025	Best Strata Pty Ltd	2.23	Paid	DE	Bank Fee	004692
05/07/2025	Merchant Fees 31/05/2025 to 30/06/2025	Best Strata Pty Ltd	7.14	Paid	DE	Merchant Fee	005119
05/07/2025	Bank Fees June 2025	Best Strata Pty Ltd	16.48	Paid	DE	Bank Fee	005119
			\$186.46				
Admin--Income Tax--Admin 152800							
29/03/2025	Income Tax 30/06/2024 plus adjust -\$0.01	Australian Taxation Office	447.49	Paid	BPAY	55100934228 3821521	1566
			\$447.49				
Admin--Management Fees--Standard 154000							
07/08/2024	Standard Management Fee August 2024	Best Strata Pty Ltd	422.92	Paid	DE		000923
21/09/2024	Standard Management Fee September 2024	Best Strata Pty Ltd	422.92	Paid	DE		001471
12/10/2024	Standard Management Fee October 2024	Best Strata Pty Ltd	448.33	Paid	DE		001737
17/11/2024	Standard Management Fee November 2024	Best Strata Pty Ltd	448.33	Paid	DE		002161
08/12/2024	Standard Management Fee December 2024	Best Strata Pty Ltd	448.33	Paid	DE		002442
25/01/2025	Standard Management Fee January 2025	Best Strata Pty Ltd	448.33	Paid	DE		003000
15/02/2025	Standard Management Fee February 2025	Best Strata Pty Ltd	448.33	Paid	DE		003261
09/03/2025	Standard Management Fee March 2025	Best Strata Pty Ltd	448.33	Paid	DE		003555
12/04/2025	Standard Management Fee April 2025	Best Strata Pty Ltd	448.33	Paid	DE		003950
17/05/2025	Standard Management Fee May 2025	Best Strata Pty Ltd	448.33	Paid	DE		004402
06/06/2025	Standard Management Fee June 2025	Best Strata Pty Ltd	448.33	Paid	DE		004692
07/07/2025	Standard Management Fee July 2025	Best Strata Pty Ltd	448.33	Paid	DE		005119
			\$5,329.14				
Admin--Meeting Expenses 154200							
13/10/2024	Fee for Annual General Meeting 09/09/2024	Best Strata Pty Ltd	165.00	Paid	DE	Meet-007233	001737
			\$165.00				
Admin--Registration/License/Permit Fees 155400							
06/06/2025	ARM Contractor Compliance 2025	Best Strata Pty Ltd	264.00	Paid	DE	ARM Recovery	004692
			\$264.00				
Admin--Telephone Charges--Fire Protection 157001							
13/12/2024	Connect, monitoring 20/11/2024 - 01/01/2025	Telstra (Biller 7773)	621.65	Paid	BPAY	06856288002	1010
17/01/2025	Phone Charges Fire 02/01/2025 - 01/02/2025	Telstra (Biller 7773)	133.14	Paid	BPAY	06856288002	1195
19/02/2025	Phone Charges Fire 02/02/2025 - 01/03/2025	Telstra (Biller 7773)	133.14	Paid	BPAY	06856288002	1328
30/04/2025	Phone Charges Fire 02/04/2025 - 01/05/2025	Telstra (Biller 7773)	133.14	Paid	BPAY	06856288002	2016
30/04/2025	Phone Charges Fire 02/03/2025 - 01/04/2025	Telstra (Biller 7773)	133.14	Paid	BPAY	06856288002	2016
20/05/2025	Phone Charges Fire 02/05/2025 - 01/06/2025	Telstra (Biller 7773)	133.14	Paid	BPAY	06856288002	2109
18/06/2025	Phone Charges Fire 02/06/2025 - 01/07/2025	Telstra (Biller 7773)	133.14	Paid	BPAY	06856288002	2250

Strata Corporation No. 2674 Inc.

40 Chatham Road, Keswick SA 5035

Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
16/07/2025	Phone Charges Fire 02/07/2025 - 01/08/2025	Telstra (Biller 7773)	133.14	Paid	BPAY	06856288002	2469
			\$1,553.63				
Insurance--Premiums 159100							
10/12/2024	Insurance SCI 30/11/2024 to 30/11/2025	Surewise Insurance Brokers	12,150.90	Paid	DE	7128332	002499
			\$12,150.90				
Insurance--Valuation 159200							
06/11/2024	Insurance Valuation 26/10/24	Body Corporate Insurance	605.00	Paid	DE	12474	002002
			\$605.00				
Maint Bldg--Fire Protection 165800							
29/01/2025	Fire upgrade final plus Variations 22/08/2024	RNW Fire Services	89,142.84	Paid	DE	22/08/2024	003043
14/05/2025	Investigate fire panel alarm 05/05/2025	RNW Fire Services	770.00	Paid	DE	RNW-3062	004390
			\$89,912.84				
Maint Bldg--Fire Protection--Monitoring 165802							
15/01/2025	Connection and Monitoring Fees 19/12/2024	Sa Metropolitan Fire Service	857.37	Paid	DE	MFS296539	002832
			\$857.37				
Maint Bldg--General Repairs 167200							
13/11/2024	Reimburse PM for Mould Cleaning 10/09/2024	Ray White Glenelg	1,600.00	Paid	DE	10/09/2024	002086
27/05/2025	Reimburse U21 for Bunnings Receipt 08/05/2025	Gerard Mcgrath	56.94	Paid	DE	08/05/2025	004526
23/07/2025	Asbestos Review and Mgmt Plan 17/07/2025	Carter Corporation Pty Ltd	896.50	Paid	DE	38465	005304
			\$2,553.44				
Maint Bldg--Plumbing & Drainage 172200							
11/09/2024	Repair Leak at Rear of Unit 2 13/08/24	Ken Hall Plumbers	3,009.84	Paid	DE	J-374280	001352
26/11/2024	Fix Blocked Drain Unit 1 19/11/2024	Stark Suburban Maintenance	181.50	Paid	DE	26274	002294
23/12/2024	Fix Hot Water Outage 30/11/2024	Ken Hall Plumbers	976.66	Paid	DE	410916	002702
11/06/2025	Annual Backflow Prevention Testing 30/05/2025	Ken Hall Plumbers	386.10	Paid	DE	428570	004749
			\$4,554.10				
Maint Grounds--Lawns & Gardening 178400							
06/10/2024	Lot 21: Credit adjustment honorarium		1,101.56		Jnl	11227	
			\$1,101.56				
Maint Grounds--Plants & Trees 179000							
13/11/2024	Pruning/Garden Bed Removal 05/11/2024	Adelaide Tree Surgery	4,730.00	Paid	DE	16004823	002094
			\$4,730.00				
Utility--Electricity 190200							
11/09/2024	Electricity Usage 04/06/2024 to 03/09/2024	AGL (Biller 33589)	357.51	Paid	BPAY	60222502903 5617259	523
06/12/2024	Electricity Usage 04/09/2024 - 28/11/2024	AGL (Biller 33589)	295.82	Paid	BPAY	60222502903 5617259	947
06/03/2025	Electricity Usage 29/11/2024 - 04/03/2025	AGL (Biller 33589)	371.11	Paid	BPAY	60222502903 5617259	1394
30/06/2025	Electricity Usage 05/03/2025 - 05/06/2025	AGL (Biller 33589)	422.70	Paid	BPAY	60222502903 5617259	2302
			\$1,447.14				

Strata Corporation No. 2674 Inc.**40 Chatham Road, Keswick SA 5035**

Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
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Utility--Water & Sewerage 191200

20/08/2024	Water Usage 05/04/2024 to 25/06/2024	Sa Water	2,948.96	Paid	BPAY	2134719992	453
13/10/2024	Water Usage 25/06/2024 - 19/09/2024	Sa Water	3,424.90	Paid	BPAY	2134719992	689
15/01/2025	Water Usage 19/09/2024 - 31/12/2024	Sa Water	2,030.40	Paid	BPAY	2134719992	1124
24/04/2025	Water Usage 31/12/2024 - 04/04/2025	Sa Water	1,600.46	Paid	BPAY	2134719992	1983
09/07/2025	Water Usage 04/04/2025 - 17/06/2025	Sa Water	1,424.88	Paid	BPAY	2134719992	2403
			\$11,429.60				

Total expenses	\$138,844.67
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Where an invoice status is Paid and no payment number is displayed the payment has been made outside of the reporting period.

Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
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Capital Works Fund

Maint Bldg--Fire Protection 265800

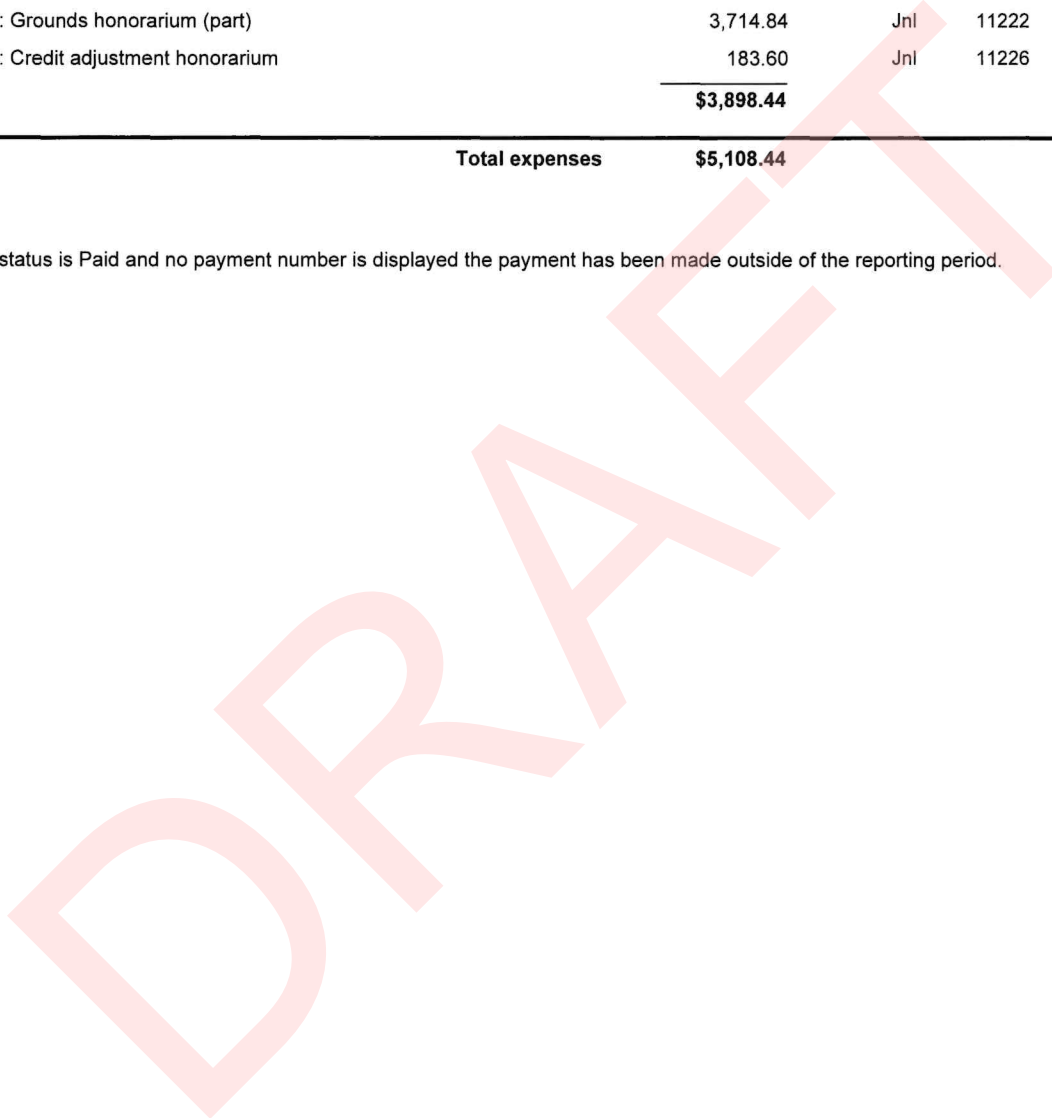
23/07/2025	Hydrant Works Final Claim 30/01/2025	RNW Fire Services	1,210.00	Paid	DE	35834	005328
			\$1,210.00				

Maint Grounds--Landscaping 278200

03/10/2024	Lot 21: Grounds honorarium (part)		3,714.84		Jnl	11222	
06/10/2024	Lot 21: Credit adjustment honorarium		183.60		Jnl	11226	
			\$3,898.44				

Total expenses \$5,108.44

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



RESIDENTS RULES

STRATA CORP 2674 INC.

40 CHATHAM ROAD, KESWICK

RESIDENTS RULES

The following rules have been established for all residents.

Animals

Approval is not usually granted for those seeking to keep animals within the units. An owner **cannot** grant approval to tenants – Only the Corporation can grant such approvals. The 26th Schedule grants tenants and owners the right to apply to the Managers of the Corporation to keep a pet. All non approved pets must be removed from the units.

Car Park

Each unit has been allotted one car park. Visitor's cars and additional resident's cars must NOT be parked on the common property.

Please DO NOT leave cars parked on driveways or on common property.

Noise

It is most important that residents respect the rights of their fellow residents. Offensive behaviour of any type and unduly loud noise may result in the issue of a Termination of tenancy notice (Form 7). Noisy parties and the loud playing of music are not permitted.

Rubbish

Refuse is NOT to be left on common property. This includes balconies, stairwells and driveways. All rubbish MUST be placed in a metal or hard plastic bin. Owners of units must supply a bin for their tenant and it is the tenant's responsibility to use it.

Repeated offences of leaving rubbish in plastic bags may result in the issue of a Termination of Tenancy notice.

Please pay attention to these rules. Everyone deserves the right to live in residence without being disturbed by the actions of others. The Real Property Act provides for this and penalties as prescribed by law WILL be enforced where residents do not respect the rights of others.

Please ensure that your actions contribute to a peaceful and harmonious living environment.



CERTIFICATE OF CURRENCY

THE INSURED

POLICY NUMBER	POL11100613
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 SITUATION	Strata Corporation No. 2674 40 Chatham Road, Keswick, SA, 5035
PERIOD OF INSURANCE	Commencement Date: 4:00pm on 30/11/2025 Expiry Date: 4:00pm on 30/11/2026
INTERMEDIARY ADDRESS	Surewise Level 3, 149 Flinders Street, Adelaide, SA, 5000
DATE OF ISSUE	28/11/2025

POLICY LIMITS / SUMS INSURED

SECTION 1	PART A	1. Building	\$9,690,000
		Common Area Contents	\$96,900
		2. Terrorism Cover under Section 1 Part A2	Applies
	PART B	Loss of Rent/Temporary Accommodation	\$1,453,500
	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		\$2,907,000
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.

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.

DRAFT



Environment Protection Authority
GPO Box 2607 Adelaide SA 5001
211 Victoria Square Adelaide SA 5000
T (08) 8204 2004
Country areas 1800 623 445

Receipt No : 0002748517
Admin No : 73986 (97222)

ABERFOYLE HAPPY VALLEY CONVEYANCERS SA
SHOP 15
130 HUB Drive
ABERFOYLE PARK SA 5159

Contact: Section 7
Telephone: (08) 8204 2026
Email: epasection7@sa.gov.au

Contact: Public Register
Telephone: (08) 8204 9128
Email: epa.publicregister@sa.gov.au

28 January, 2026

EPA STATEMENT TO FORM 1 - CONTRACTS FOR SALE OF LAND OR BUSINESS

The EPA provides this statement to assist the vendor meet its obligations under section 7(1)(b) of the *Land and Business (Sale and Conveyancing) Act 1994*. A response to the questions prescribed in Schedule 1-Contracts for sale of land or business-forms (Divisions 1 and 2) of the *Land and Business (Sale and Conveyancing) Act 1994* is provided in relation to the land.

I refer to your enquiry concerning the parcel of land comprised in

Title Reference CT Volume 5572 Folio 568
Address Unit 2, 40-44 CHATHAM Road, KESWICK SA 5035

Schedule – Division 1 – *Land and Business (Sale and Conveyancing) Regulations 2010*

PARTICULARS OF MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES AFFECTING THE LAND

8. *Environment Protection Act 1993*

Does the EPA hold any of the following details relating to the *Environment Protection Act 1993*:

- | | | |
|-----|--|----|
| 8.1 | Section 59 - Environment performance agreement that is registered in relation to the land. | NO |
| 8.2 | Section 93 - Environment protection order that is registered in relation to the land. | NO |
| 8.3 | Section 93A - Environment protection order relating to cessation of activity that is registered in relation to the land. | NO |
| 8.4 | Section 99 - Clean-up order that is registered in relation to the land. | NO |
| 8.5 | Section 100 - Clean-up authorisation that is registered in relation to the land. | NO |
| 8.6 | Section 103H - Site contamination assessment order that is registered in relation to the land. | NO |
| 8.7 | Section 103J - Site remediation order that is registered in relation to the land. | NO |

8.8	Section 103N - Notice of declaration of special management area in relation to the land (due to possible existence of site contamination).	NO
8.9	Section 103P - Notation of site contamination audit report in relation to the land.	NO
8.10	Section 103S - Notice of prohibition or restriction on taking water affected by site contamination in relation to the land.	YES

Schedule – Division 2 – Land and Business (Sale and Conveyancing) Regulations 2010

PARTICULARS RELATING TO ENVIRONMENT PROTECTION

3-Licences and exemptions recorded by EPA in public register

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

a)	details of a current licence issued under Part 6 of the <i>Environment Protection Act 1993</i> to conduct any prescribed activity of environmental significance under Schedule 1 of that Act at the land?	NO
b)	details of a licence no longer in force issued under Part 6 of the <i>Environment Protection Act 1993</i> to conduct any prescribed activity of environmental significance under Schedule 1 of that Act at the land?	NO
c)	details of a current exemption issued under Part 6 of the <i>Environment Protection Act 1993</i> from the application of a specified provision of that Act in relation to an activity carried on at the land?	NO
d)	details of an exemption no longer in force issued under Part 6 of the <i>Environment Protection Act 1993</i> from the application of a specified provision of that Act in relation to an activity carried on at the land?	NO
e)	details of a licence issued under the repealed <i>South Australian Waste Management Commission Act 1979</i> to operate a waste depot at the land?	NO
f)	details of a licence issued under the repealed <i>Waste Management Act 1987</i> to operate a waste depot at the land?	NO
g)	details of a licence issued under the repealed <i>South Australian Waste Management Commission Act 1979</i> to produce waste of a prescribed kind (within the meaning of that Act) at the land?	NO
h)	details of a licence issued under the repealed <i>Waste Management Act 1987</i> to produce prescribed waste (within the meaning of that Act) at the land?	NO

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

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

a)	details of serious or material environmental harm caused or threatened in the course of an activity (whether or not notified under section 83 of the <i>Environment Protection Act 1993</i>)?	NO
----	--	----

- | | | |
|----|--|-----|
| b) | details of site contamination notified to the EPA under section 83A of the <i>Environment Protection Act 1993</i> ? | NO |
| c) | a copy of a report of an environmental assessment (whether prepared by the EPA or some other person or body and whether or not required under legislation) that forms part of the information required to be recorded in the public register? | YES |
| d) | a copy of a site contamination audit report? | NO |
| e) | details of an agreement for the exclusion or limitation of liability for site contamination to which section 103E of the <i>Environment Protection Act 1993</i> applies? | NO |
| f) | details of an agreement entered into with the EPA relating to an approved voluntary site contamination assessment proposal under section 103I of the <i>Environment Protection Act 1993</i> ? | NO |
| g) | details of an agreement entered into with the EPA relating to an approved voluntary site remediation proposal under section 103K of the <i>Environment Protection Act 1993</i> ? | NO |
| h) | details of a notification under section 103Z(1) of the <i>Environment Protection Act 1993</i> relating to the commencement of a site contamination audit? | NO |
| i) | details of a notification under section 103Z(2) of the <i>Environment Protection Act 1993</i> relating to the termination before completion of a site contamination audit? | NO |
| j) | details of records, held by the former <i>South Australian Waste Management Commission</i> under the repealed <i>Waste Management Act 1987</i> , of waste (within the meaning of that Act) having been deposited on the land between 1 January 1983 and 30 April 1995? | NO |

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

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

- | | | |
|----|--|----|
| a) | a copy of a report known as a "Health Commission Report" prepared by or on behalf of the <i>South Australian Health Commission</i> (under the repealed <i>South Australian Health Commission Act 1976</i>)? | NO |
| b) | details (which may include a report of an environmental assessment) relevant to an agreement entered into with the EPA relating to an approved voluntary site contamination assessment proposal under section 103I of the <i>Environment Protection Act 1993</i> ? | NO |
| c) | details (which may include a report of an environmental assessment) relevant to an agreement entered into with the EPA relating to an approved voluntary site remediation proposal under section 103K of the <i>Environment Protection Act 1993</i> ? | NO |
| d) | a copy of a pre-1 July 2009 site audit report? | NO |
| e) | details relating to the termination before completion of a pre-1 July 2009 site audit? | NO |

Records identified in this EPA Statement to Form 1: **SC62482; SC62110**

The above records have been identified with a YES response in this EPA Statement to Form 1 and can be obtained by contacting the Public Register on (08) 8204 9128 or email epa.publicregister@sa.gov.au

All care and diligence has been taken to access the above information from available records. Historical records provided to the EPA concerning matters arising prior to 1 May 1995 are limited and may not be accurate or complete.

NOTE

Section 103S - GROUNDWATER PROHIBITION AREA - PORTIONS OF KESWICK, FORESTVILLE, ASHFORD, WAYVILLE, MILE END SOUTH. Date of Notice: 29/10/2020. Date of Gazette in which notice published: 29/10/2020. Description of the water to which the notice relates: The prohibition relates to groundwater in: The 1st Quaternary aquifer, being the Keswick Clay aquifer and the 1st Hindmarsh Clay aquifer, being the body of groundwater 0 to approximately 18 metres below the ground surface within the specified area. Particulars in the notice of the site contamination affecting the water: The site contamination affecting the groundwater is in the form of chlorinated hydrocarbons, petroleum hydrocarbons, metals and nitrates which represent actual or potential harm to human health or safety.

NOTE

General

Further information regarding this site can be found on the EPA website,
http://www.epa.sa.gov.au/data_and_publications/site_contamination_monitoring/investigations



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: 2748517

ABERFOYLE HAPPY VALLEY CONVEYANCERS
SHOP 15
130-150 HUB DRIVE
ABERFOYLE PARK SA 5159

DATE OF ISSUE

22/01/2026

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

OWNERSHIP NUMBER	OWNERSHIP NAME			
03804127	W & M A STURM			
PROPERTY DESCRIPTION				
2 / 40-44 CHATHAM RD / KESWICK SA 5035 / UNIT 2				
ASSESSMENT NUMBER	TITLE REF.	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR
	(A "+" indicates multiple titles)			
2134721005	CT 5572/568	\$320,000.00	R4 1.000	RE 0.400
LEVY DETAILS:				
	FIXED CHARGE	\$	50.00	
	+ VARIABLE CHARGE	\$	108.25	
FINANCIAL YEAR	- REMISSION	\$	65.15	
2025-2026	- CONCESSION	\$	0.00	
	+ ARREARS / - PAYMENTS	\$	-93.10	
	= AMOUNT PAYABLE	\$	0.00	

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

EXPIRY DATE 22/04/2026

See overleaf for further information



Government of South Australia

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



Emergency Services Funding Act 1998

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

OFFICIAL: Sensitive

Please Note:

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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




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

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

For more information:

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

PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

 <p>Billir Code: 456285 Ref: 7013682914</p> <p>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</p>	 <p>To pay via the internet go to: www.revenuesaonline.sa.gov.au</p>	 <p>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</p>
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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.



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: 2748517

ABERFOYLE HAPPY VALLEY CONVEYANCERS
SHOP 15
130-150 HUB DRIVE
ABERFOYLE PARK SA 5159

DATE OF ISSUE

22/01/2026

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

OWNERSHIP NAME W & M A STURM		FINANCIAL YEAR 2025-2026	
PROPERTY DESCRIPTION 2 / 40-44 CHATHAM RD / KESWICK SA 5035 / UNIT 2			
ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	TAXABLE SITE VALUE	AREA
2134721005	CT 5572/568	\$53,000.00	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 22/04/2026

See overleaf for further information



**Government of
South Australia**

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

OFFICIAL: Sensitive

Please Note:

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

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

 <p>Billers Code: 456293 Ref: 7013682823</p> <p>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</p>	 <p>To pay via the internet go to: www.revenuesaonline.sa.gov.au</p>	 <p>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</p>
--	---	--

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.



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

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

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

DRAFT



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

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



South Australian Water Corporation

Name:

MR W & MRS MA STURM

Water & Sewer Account

Acct. No.: 21 34721 00 5

Amount: _____**Address:**

U2 40-44 CHATHAM RD KESWICK UNIT 2

Payment Options

EFT**EFT Payment**

Bank account name: SA Water Collection Account
BSB number: 065000
Bank account number: 10622859
Payment reference: 2134721005



Bill code: 8888
Ref: 2134721005

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: 2134721005



Government of
South Australia

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

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