

FORM 1 - VENDOR'S STATEMENT

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

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Preliminary

To the purchaser:

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

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

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

Instructions to the vendor for completing this statement:

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

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

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

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

PART A – PARTIES AND LAND

1. **Purchaser:** _____

Address: _____

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

Address: _____

3. **Vendor:** ELAINE ROBINA COLE

Address: 8 WATER STREET OLD NOARLUNGA SA 5168

4. **Vendor's registered agent:** MAGAIN REAL ESTATE HAPPY VALLEY PTY LTD T/A MAGAIN REAL ESTATE

Address: 52 HILLIER ROAD MORPHETT VALE SA 5162

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

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

13/80 GLENHELEN ROAD MORPHETT VALE SA 5162 BEING UNIT 13 IN STRATA PLAN 12292 BEING THE WHOLE OF THE LAND IN CERTIFICATE OF TITLE VOLUME 5110 FOLIO 439

PART B – PURCHASER'S COOLING-OFF RIGHTS AND PROCEEDING WITH THE PURCHASE**TO THE PURCHASER:****Right to cool-off (section 5)****1 – Right to cool-off and restrictions on that right**

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

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

2 – Time for Service

The cooling-off notice must be served –

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

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

3 – Forms of cooling-off notice

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

4 – Methods of service

The cooling-off notice must be –

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

8 WATER STREET OLD NOARLUNGA SA 5168

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

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

Email: madmin@magain.com.au OR robbie@magain.com.au

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

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

52 HILLIER ROAD MORPHETT VALE SA 5162

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

Note –

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

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

5 – Effect of service

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

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

PROCEEDING WITH THE PURCHASE

If you wish to proceed with the purchase –

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

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

To the purchaser:

I, **ELAINE ROBINA COLE**

of **8 WATER STREET OLD NOARLUNGA SA 5168**

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

Date: _____ Signed: _____

Date: _____ Signed: _____

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



(section 9)

To the purchaser:

I, **CHRISTOPHER GILL FOR AND ON BEHALF OF THE FORM 1 COMPANY PTY LTD**

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

Exceptions:

Nil

Date: 14/8/2025 - Signed:  _____

Vendor's/Purchaser's agent

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

SCHEDULE – DIVISION 1**PARTICULARS OF MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES AFFECTING THE LAND**

(section 7(1)(b))

Note –

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

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

TABLE OF PARTICULARS

Column 1	Column 2	Column 3
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[If an item is applicable, ensure that the box for the item is ticked and complete the item.]

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

- (a) the heading "1. General" and items 1.1, 1.2, 1.3 and 1.4; and*
- (b) the heading "5. Development Act 1993 (repealed)" and item 5.1; and*
- (c) the heading "6. Repealed Act Conditions" and item 6.1; and*
- (d) the heading "29. Planning, Development and Infrastructure Act 2016" and items 29.1 and 29.2,*

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

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

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

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

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

Column 1	Column 2	Column 3
be sought by the purchaser from the lessee or tenant or sublessee or subtenant.)	Names of parties:	
	Period of lease, agreement for lease etc: From	
	To	
	Amount of rent or licence fee:	
	\$ per (period)	
	Is the lease, agreement for lease etc in writing?	
	If the lease or licence was granted under an Act relating to the disposal of Crown lands, specify:	
	(a) the Act under which the lease or licence was granted:	
	(b) the outstanding amounts due (including any interest or penalty):	
5. Development Act 1993 (repealed)		
5.1 section 42 – Condition (that continues to apply) of a development authorisation	Is this item applicable?	<input type="checkbox"/>
	Will this be discharged or satisfied prior to or at settlement?	YES / NO
	Are there attachments?	YES / NO
	If YES , identify the attachment(s) (and, if applicable, the part(s) containing the particulars):	
	Condition(s) of authorisation:	
<i>[Note – Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>		
6. Repealed Act conditions		
6.1 Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1966</i> (repealed)	Is this item applicable?	<input checked="" type="checkbox"/>
	Will this be discharged or satisfied prior to or at settlement?	NO
	Are there attachments?	YES
	If YES , identify the attachment(s) (and, if applicable, the part(s) containing the particulars):	
	CITY OF ONKAPARINGA SEARCH	
	Nature of condition(s):	
	REFER APPLICATION NUMBER 860/5380/1992	
<i>[Note – Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>		
29. Planning, Development and Infrastructure Act 2016		
29.1 Part 5 – Planning and Design Code	Is this item applicable?	<input checked="" type="checkbox"/>
	Will this be discharged or satisfied prior to or at settlement?	NO
	Are there attachments?	YES
	If YES , identify the attachment(s) (and, if applicable, the part(s) containing the particulars):	
	CITY OF ONKAPARINGA SEARCH AND PROPERTY INTEREST REPORT	
	Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code):	
	80 GLENHELEN RD MORPHETT VALE SA 5162 UNIT 13	
	ZONES	

Column 1	Column 2	Column 3
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GENERAL NEIGHBOURHOOD - GN**OVERLAYS****AFFORDABLE HOUSING**

THE AFFORDABLE HOUSING OVERLAY SEEKS TO ENSURE THE INTEGRATION OF A RANGE OF AFFORDABLE DWELLING TYPES INTO RESIDENTIAL AND MIXED USE DEVELOPMENT.

MAJOR URBAN TRANSPORT ROUTES

THE MAJOR URBAN TRANSPORT ROUTES OVERLAY SEEKS TO ENSURE SAFE AND EFFICIENT VEHICLE MOVEMENT AND ACCESS ALONG MAJOR URBAN TRANSPORT ROUTES.

NATIVE VEGETATION

THE NATIVE VEGETATION OVERLAY SEEKS TO PROTECT, RETAIN AND RESTORE AREAS OF NATIVE VEGETATION.

NON-STOP CORRIDOR

THE NON-STOP CORRIDOR OVERLAY SEEKS TO ENSURE SAFE AND EFFICIENT OPERATION OF NON-STOP CORRIDORS, WHERE FREE-FLOWING TRAFFIC MOVEMENT IS PRIORITISED.

PRESCRIBED WELLS AREA

THE PRESCRIBED WELLS AREA OVERLAY SEEKS TO ENSURE SUSTAINABLE WATER USE IN PRESCRIBED WELLS AREAS.

REGULATED AND SIGNIFICANT TREE

THE REGULATED AND SIGNIFICANT TREE OVERLAY SEEKS TO MITIGATE THE LOSS OF REGULATED TREES THROUGH APPROPRIATE DEVELOPMENT AND REDEVELOPMENT.

STORMWATER MANAGEMENT

THE STORMWATER MANAGEMENT OVERLAY SEEKS TO ENSURE NEW DEVELOPMENT INCORPORATES WATER SENSITIVE URBAN DESIGN TECHNIQUES TO CAPTURE AND RE-USE STORMWATER.

TRAFFIC GENERATING DEVELOPMENT

THE TRAFFIC GENERATING DEVELOPMENT OVERLAY AIMS TO ENSURE SAFE AND EFFICIENT VEHICLE MOVEMENT AND ACCESS ALONG URBAN TRANSPORT ROUTES AND MAJOR URBAN TRANSPORT ROUTES.

URBAN TREE CANOPY

THE URBAN TREE CANOPY OVERLAY SEEKS TO PRESERVE AND ENHANCE URBAN TREE CANOPY THROUGH THE PLANTING OF NEW TREES AND RETENTION OF EXISTING MATURE TREES WHERE PRACTICABLE.

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

NO

Is the land designated as a local heritage place?

NO

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?

Column 1	Column 2	Column 3
	YES	
	Note – For further information about the Planning and Design Code visit www.code.plan.sa.gov.au .	
29.2 section 127 – Condition (that continues to apply) of a development authorisation	<i>Is this item applicable?</i> <i>Will this be discharged or satisfied prior to or at settlement?</i> <i>Are there attachments?</i> <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> Date of authorisation: Name of relevant authority that granted authorisation: Condition(s) of authorisation:	<input data-bbox="1469 353 1505 392" type="checkbox"/> YES / NO YES / NO
<i>[Note – Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>		

SCHEDULE – DIVISION 2 – OTHER PARTICULARS
(section 7(1)(b))**Particulars relating to strata unit**

1 Name of strata corporation:

STRATA CORPORATION 12292 INC

Address of strata corporation:

80 GLENHELEN ROAD MORPHETT VALE SA 5162

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

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

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

REFER STRATA CORPORATION SEARCH ANNEXED HERETO

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

REFER STRATA CORPORATION SEARCH ANNEXED HERETO

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

REFER STRATA CORPORATION SEARCH ANNEXED HERETO

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

UNIT 13 : 720 OF 10,000*[If any of the above particulars have not been supplied by the strata corporation by the date of this statement and are not known to the vendor, state "not known" for those particulars.]*

4 Documents supplied by the strata corporation that are enclosed:

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

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

YES

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

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

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

AN APPLICATION WAS SENT TO STRATARAMA ON 05 AUGUST 2025

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

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



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

STRATARAMA

Address:

74 BRIGHTON ROAD GLENELG SA 5045

Note –

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

SCHEDULE – DIVISION 3 – COMMUNITY LOTS AND STRATA UNITS**Matters to be considered in purchasing a community lot or strata unit**

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

**Governance**

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

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

Use of your property

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

Depending on the rules, you might not be permitted to make changes to the exterior of your unit, such as installing a television aerial or an air-conditioner, building a pergola, attaching external blinds etc without the permission of the body corporate. A meeting may be needed before permission can be granted. Permission may be refused. Note that the articles or by-laws could change between now and when you become the owner: the body corporate might vote to change them. Also, if you are buying before the community plan is registered, then any by-laws you have been shown are just a draft.

Are you buying a debt?

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

Expenses

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

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

Guarantee

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

Contracts

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

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

Buying off the plan

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

Mixed use developments - voting rights

You may be buying into a group that is run by several different community corporations. This is common in mixed use developments, for example, where a group of apartments is combined with a hotel or a group of shops. If there is more than one 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 Advisory Service with respect to conveyancers and the conveyancing process, see www.aicsa.com.au.

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

You can also seek advice from a legal practitioner.

ACKNOWLEDGEMENT OF RECEIPT OF FORM 1

The Purchaser hereby acknowledges receipt of the following:

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

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

**CERTIFICATE OF TITLE VOLUME 5110 FOLIO 439
PROPERTY INTEREST REPORT
SA WATER, EMERGENCY SERVICES LEVY AND LAND TAX CERTIFICATES
CITY OF ONKAPARINGA SEARCH
STRATA PLAN 12292
STRATA CORPORATION SEARCH**

SIGNED BY THE PURCHASER:

THIS _____ DAY OF _____

(Signature)

(Signature)

(Signature)

(Signature)

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

Form R3

Buyers information notice

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

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

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

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

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

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

Safety

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

January 2014

Enjoyment

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

Value

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

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

REAL PROPERTY ACT, 1886



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



Certificate of Title - Volume 5110 Folio 439

Parent Title(s) CT 4268/979
Creating Dealing(s) SA 7451132
Title Issued 03/03/1993 Edition 5 Edition Issued 04/01/2017

Estate Type

FEE SIMPLE (UNIT)

Registered Proprietor

ELAINE ROBINA COLE
OF 10 CYPRESS DRIVE MORPHETT VALE SA 5162

Description of Land

UNIT 13 STRATA PLAN 12292
IN THE AREA NAMED MORPHETT VALE
HUNDRED OF NOARLUNGA

Easements

NIL

Schedule of Dealings

NIL

Notations

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

Property Interest Report

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

Title Reference	CT 5110/439	Reference No. 2699965
Registered Proprietors	E R*COLE	Prepared 05/08/2025 17:11
Address of Property	Unit 13, 80 GLENHELEN ROAD, MORPHETT VALE, SA 5162	
Local Govt. Authority	CITY OF ONKAPARINGA	
Local Govt. Address	PO BOX 1 NOARLUNGA CENTRE SA 5168	

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 1966* (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) does not have any current Performance Agreements registered on this title
- 8.2 section 93 - Environment protection order that is registered in relation to the land
EPA (SA) does not have any current Environment Protection Orders registered on this title
- 8.3 section 93A - Environment protection order relating to cessation of activity that is registered in relation to the land
EPA (SA) does not have any current Orders registered on this title
- 8.4 section 99 - Clean-up order that is registered in relation to the land
EPA (SA) does not have any current Clean-up orders registered on this title
- 8.5 section 100 - Clean-up authorisation that is registered in relation to the land
EPA (SA) does not have any current Clean-up authorisations registered on this title
- 8.6 section 103H - Site contamination assessment order that is registered in relation to the land
EPA (SA) does not have any current Orders registered on this title
- 8.7 section 103J - Site remediation order that is registered in relation to the land
EPA (SA) does not have any current Orders registered on this title
- 8.8 section 103N - Notice of declaration of special management area in relation to the land (due to possible existence of site contamination)
EPA (SA) does not have any current Orders registered on this title

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

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

17. Land Acquisition Act 1969

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

18. Landscape South Australia Act 2019

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

Act

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

19. **Land Tax Act 1936**

- 19.1 Notice, order or demand for payment of land tax

A Land Tax Certificate will be forwarded.
If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750.

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

20. **Local Government Act 1934 (repealed)**

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

Contact the Local Government Authority for other details that might apply

21. **Local Government Act 1999**

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

Contact the Local Government Authority for other details that might apply

22. **Local Nuisance and Litter Control Act 2016**

- 22.1 section 30 - Nuisance or litter abatement notice

Contact the Local Government Authority for other details that might apply

23. **Metropolitan Adelaide Road Widening Plan Act 1972**

- 23.1 section 6 - Restriction on building work

Transport Assessment Section within DIT has no record of any restriction affecting this title

24. **Mining Act 1971**

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

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

25. *Native Vegetation Act 1991*

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

Refer to the Certificate of Title

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

Refer to the Certificate of Title

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

Refer to the Certificate of Title

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

28. *Phylloxera and Grape Industry Act 1995*

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

29. *Planning, Development and Infrastructure Act 2016*

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

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

30. *Plant Health Act 2009*

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

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

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

32. **South Australian Public Health Act 2011**

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

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

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

34. **Water Industry Act 2012**

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

35. **Water Resources Act 1997 (repealed)**

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

36. **Other charges**

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

Other Particulars

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

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

Additional Information

The following additional information is provided for your information only.

These items are not prescribed encumbrances or other particulars prescribed under the Act.

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

Notices

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

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

Building restrictions

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

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

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

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

Statutory easements

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

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

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

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

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

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

Land Tax Act 1936 and Regulations thereunder

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

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

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

Information should be obtained from:

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

Landscape South Australia 2019

Water Resources Management - Taking of underground water

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

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

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

Certificate of Title

Title Reference CT 5110/439
Status CURRENT
Easement NO
Owner Number 14243230
Address for Notices 10 CYPRESS DR MORPHETT VALE, SA 5162
Area NOT AVAILABLE

Estate Type

Fee Simple (Unit)

Registered Proprietor

ELAINE ROBINA COLE
OF 10 CYPRESS DRIVE MORPHETT VALE SA 5162

Description of Land

UNIT 13 STRATA PLAN 12292
IN THE AREA NAMED MORPHETT VALE
HUNDRED OF NOARLUNGA

Last Sale Details

Dealing Reference TRANSFER (T) 12651912
Dealing Date 14/12/2016
Sale Price \$227,500
Sale Type FULL VALUE / CONSIDERATION AND WHOLE OF LAND

Constraints

Encumbrances

NIL

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
8636541757	CURRENT	Unit 13, 80 GLENHELEN ROAD, MORPHETT VALE, SA 5162

Notations

Dealings Affecting Title

NIL

Notations on Plan

NIL

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number 8636541757
 Type Site & Capital Value
 Date of Valuation 01/01/2025
 Status CURRENT
 Operative From 01/07/1993
 Property Location Unit 13, 80 GLENHELEN ROAD, MORPHETT VALE, SA 5162
 Local Government ONKAPARINGA
 Owner Names ELAINE ROBINA COLE
 Owner Number 14243230
 Address for Notices 10 CYPRESS DR MORPHETT VALE, SA 5162
 Zone / Subzone GN - General Neighbourhood
 Water Available Yes
 Sewer Available Yes
 Land Use 1310 - Ground Floor Home Unit Only
 Description 5H/UNITCP
 Local Government Description Residential

Parcels

Plan/Parcel	Title Reference(s)
S12292 UNIT 13	CT 5110/439

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$69,000	\$465,000			
Previous	\$55,000	\$405,000			

Building Details

Valuation Number 8636541757
 Building Style Villa

Year Built	1993
Building Condition	Very Good
Wall Construction	Brick
Roof Construction	Tiled (Terra Cotta or Cement)
Equivalent Main Area	98 sqm
Number of Main Rooms	5

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

Certificate of Title

Title Reference: CT 5110/439

Status: CURRENT

Edition: 5

Dealings

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

Priority Notices

NIL

Registrar-General's Notes

No Registrar-General's Notes exist for this title

Account Number 86 36541 75 7	L.T.O Reference CT5110439	Date of issue 6/8/2025	Agent No. 121	Receipt No. 2699965
----------------------------------------	------------------------------	---------------------------	------------------	------------------------

BISHOP CONVEYANCING
PO BOX 218
PARK HOLME SA 5043
michele@bishopconveyancing.com.au

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: E R COLE
Location: U13 80 GLENHELEN RD MORPHETT VALE UNIT 13
Description: 5H/UNITCP **Capital Value:** \$ 465 000
Rating: Residential

Periodic charges

Raised in current years to 30/6/2025

			\$
	Arrears as at: 30/6/2025	:	165.55
Water main available:	1/7/1993	Water rates	0.00
Sewer main available:	1/7/1993	Sewer rates	0.00
		Water use	0.00
		SA Govt concession	0.00
		Recycled Water Use	0.00
		Service Rent	0.00
		Recycled Service Rent	0.00
		Other charges	0.00
		Goods and Services Tax	0.00
		Amount paid	165.55CR
		Balance outstanding	0.00

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

Next quarterly charges: Water supply: 82.30 Sewer: 94.00 Bill: 3/9/2025

This account has no meter of its own but is supplied from account no 86 36541 14 0.

The Water Use apportionment option is Nil.

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



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.



South Australian Water Corporation

Name:
E R COLE

Water & Sewer Account
Acct. No.: **86 36541 75 7**

Amount: _____

Address:
U13 80 GLENHELEN RD MORPHETT VALE
UNIT 13

Payment Options

EFT

EFT Payment

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	8636541757



Bill code: 8888
Ref: 8636541757

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: 8636541757



**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



RevenueSA

DEPARTMENT OF TREASURY AND FINANCE

ABN 19 040 349 865
Emergency Services Funding Act 1998

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

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

PIR Reference No: 2699965

BISHOP CONVEYANCING PTY LTD
POST OFFICE BOX 218
PARK HOLME SA 5043

DATE OF ISSUE

06/08/2025

ENQUIRIES:

Tel: (08) 8372 7534

Email: contactus@revenuesa.sa.gov.au

OWNERSHIP NUMBER	OWNERSHIP NAME			
14243230	E R COLE			
PROPERTY DESCRIPTION				
13 / 80 GLENHELEN RD / MORPHETT VALE SA 5162 / UNIT 13				
ASSESSMENT NUMBER	TITLE REF. <small>(A "+" indicates multiple titles)</small>	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR
8636541757	CT 5110/439	\$465,000.00	R4 1.000	RE 0.400
LEVY DETAILS:				
	FIXED CHARGE	\$	50.00	
	+ VARIABLE CHARGE	\$	157.35	
FINANCIAL YEAR	- REMISSION	\$	94.70	
2025-2026	- CONCESSION	\$	0.00	
	+ ARREARS / - PAYMENTS	\$	0.00	
	= AMOUNT PAYABLE	\$	112.65	

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

04/11/2025



Government of South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



RevenueSA

DEPARTMENT OF TREASURY AND FINANCE

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

PAYMENT REMITTANCE ADVICE

OWNERSHIP NUMBER

14243230

OWNERSHIP NAME

E R COLE

AGENT NUMBER

100026815

ASSESSMENT NUMBER

8636541757

AGENT NAME

BISHOP CONVEYANCING PTY LTD

AMOUNT PAYABLE

\$112.65

EXPIRY DATE

04/11/2025

+70061313170022> +001571+ <0550413000> <0000011265> +444+

OFFICIAL: Sensitive

Please Note:

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

For more information:

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

PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

 <p>Billers Code: 456285 Ref: 7006131317</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.



RevenueSA

DEPARTMENT OF TREASURY AND FINANCE

ABN 19 040 349 865
Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE

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

PIR Reference No: 2699965

DATE OF ISSUE

06/08/2025

BISHOP CONVEYANCING PTY LTD
POST OFFICE BOX 218
PARK HOLME SA 5043

ENQUIRIES:

Tel: (08) 8372 7534

Email: contactus@revenuesa.sa.gov.au

OWNERSHIP NAME

E R COLE

FINANCIAL YEAR

2025-2026

PROPERTY DESCRIPTION

13 / 80 GLENHELEN RD / MORPHETT VALE SA 5162 / UNIT 13

ASSESSMENT NUMBER

8636541757

TITLE REF.

(A "+" indicates multiple titles)

CT 5110/439

TAXABLE SITE VALUE

\$69,000.00

AREA

0.0000 HA

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

CURRENT TAX	\$	0.00	SINGLE HOLDING	\$	0.00
- DEDUCTIONS	\$	0.00			
+ ARREARS	\$	0.00			
- PAYMENTS	\$	0.00			
= 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

04/11/2025



**Government of
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



RevenueSA

DEPARTMENT OF TREASURY AND FINANCE

Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

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: 7006131226</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>
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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.

City of Onkaparinga
PO Box 1
Noarlunga Centre, SA 5168



T: (08) 8384 0666
E: mail@onkaparinga.sa.gov.au

For your information:

Section 187 certificate update request free of charge (One Update):

Penalties and interest, property charges, payments or dishonoured payments can impact account balances daily.

To assist with financial adjustments as close as practicable to the date of settlement, your Section 187 certificate will now be valid for 90 days. Within this period we will offer one update request without charge. This update is to be obtained via the online portal.

It is important to note all searches advise when fines/interest will be applied. When receiving your update search, should it be evident that further penalties will be applied prior to settlement, you will need to still consider these additional amounts as part of your settlement statement calculations.

Please Note: The above 90 day extension is applicable only to Section 187 certificates. Section 7 certificates still remain valid for a 30 day period only.

BPAY biller code added to searches to enable electronic settlement of funds

Our BPAY biller code is now detailed on each search, enabling settlement funds to be disbursed to us electronically. Please note that this is our preferred method payment and we request that you cease the use of cheques to affect settlement.

How to advise us of change of ownership?

To also assist with the reduction of duplication of information being received from various agencies i.e. conveyancers and the Lands Titles Office (LTO), we are advocating that the Purchaser's Conveyancer to advise the change of ownership by following the below:

If you are using e-conveyancing to affect a sale, please only issue advice to us if the mail service address is different to what was lodged via the transfer at the LTO. We update ownership details including the mailing address in accordance with the advice provided by the Valuer General. We have amended this change to align with SA Water practices and to provide an improved customer experience overall.

If lodging in person at the LTO – Please send the change of ownership advice to us via mail@onkaparinga.sa.gov.au.

Electronic settlement of funds is still preferred.

LOCAL GOVERNMENT RATES SEARCH

TO: Bishop Conveyancing
PO Box 218
PARK HOLME SA 5043

08 August 2025

DETAILS OF PROPERTY REFERRED TO:

Property ID : 34794
 Valuer General No : 8636541757
 Valuation : \$465,000.00
 Owner : Ms Elaine Robina Cole
 Property Address : 13/80 Glenhelen Road MORPHETT VALE SA 5162
 Volume/Folio : CT-5110/439
 Lot/Plan No : Unit 13 SP 12292
 Ward : 03 Knox Ward

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.

Arrears balance (as of 30 Jun 2025) including rates, fines and interest, and/or
Block Clearing Charges \$0.00

Postponed Amount in Arrears \$0.00

Rates for the current 2025-2026 Financial Year applicable from 01 July 2025:

Total Rates Levied 2025-2026 \$1,584.32

Less Council Rebate. The Council Rebate ceases on sale and a pro-rata
calculation will apply to the date of sale \$0.00

Fines and interest charged in the current financial year (2% fine when rates first
become overdue and interest applied per month thereafter at LGA-prescribed rate) \$0.00

Postponed Interest \$0.00

Less paid current financial year \$0.00

Overpayment \$0.00

Legal Fees (current) \$0.00

Legal Fees (arrears) \$0.00

Refunds, Rates Remitted, Small Balance Adjustments or Rate Capping
Rebate \$0.00

Balance - rates and other monies due and payable \$1,584.32

Property Related Debts \$0.00

BPAY Biller Code: 421503

Ref: 1219120347948

TOTAL BALANCE

\$1,584.32

AUTHORISED OFFICER
Kate Vonow

This statement is made the 08 August 2025

IMPORTANT INFORMATION REGARDING SEARCHES

Bishop Conveyancing
PO Box 218
PARK HOLME SA 5043

Attention Conveyancers

- **Section 187 certificate update request free of charge (One Update):**
 - Penalties and interest, property charges, payments or dishonoured payments can impact account balances on a daily basis.
To assist with financial adjustments as close as practicable to the date of settlement, your **Section 187 certificate will now be valid for 90 days**. Within this period Council will offer one update request without charge. This update is to be obtained via the online portal.
It is important to note all searches advise when fines/interest will be applied. When receiving your update search, should it be evident that further penalties will be applied prior to settlement, you will need to still consider these additional amounts as part of your settlement statement calculations.
Please Note: Section 7 certificates remain valid for a 30 day period only.
- **BPAY biller code added to searches to enable electronic settlement of funds**
 - Our BPAY biller code is now detailed on each search, enabling settlement funds to be disbursed to Council electronically. Please note that this is Council's preferred method payment and we request that you cease the use of cheques to affect settlement.
- **How to advise Council of change of ownership?**

To also assist with the reduction of duplication of information being received from various agencies i.e. conveyancers and the Lands Titles Office, we are advocating that the **Purchaser's Conveyancer** to advise the change of ownership by following the below:

 - If you are using e-conveyancing to affect a sale, please **only issue advice to Council if the mail service address is different to what was lodged via the transfer at the LTO**. Council's new practice is to update ownership details including the mailing address in accordance with the advice provided by the Valuer General. Council has amended this change to align with SA Water practices and to provide an improved customer experience overall.
 - If lodging in person at Lands Title Office – Please send the change of ownership advice to Council via mail@onkaparinga.sa.gov.au. Electronic settlement of funds is still preferred.

Yours sincerely

City Of Onkaparinga

Telephone (08) 8384 0666

Certificate No: S74467/2025

Property Information And Particulars

In response to an enquiry pursuant to Section 7 of the

The Land & Business (Sale & Conveyancing) Act, 1994

TO: Bishop Conveyancing
PO Box 218
PARK HOLME SA 5043

DETAILS OF PROPERTY REFERRED TO:

ASSESSMENT NO	:	56418
VALUER GENERAL NO	:	8636541757
VALUATION	:	\$465,000.00
OWNER	:	Ms Elaine Robina Cole
PROPERTY ADDRESS	:	13/80 Glenhelen Road MORPHETT VALE SA 5162
VOLUME/FOLIO	:	CT-5110/439
LOT/PLAN NUMBER	:	Unit 13 SP 12292
WARD	:	03 Knox Ward

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

In addition, Building Indemnity Insurance details are given, if applicable, pursuant to *SCHEDULE 2*, Division 2 to which Council must respond according to *TABLE 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.

Where a prescribed encumbrance requires a dual response, as described by *TABLE 1*, of *SCHEDULE 2*, of the *REGULATIONS UNDER THE LAND AND BUSINESS (SALE AND CONVEYANCING) ACT, 1994*, the enquirer should also refer a like enquiry to the Department for Transport Energy and Infrastructure.

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:

INFORMATION NOTE

CHANGES TO PLANNING POLICY AFFECTING LAND IN COUNCIL'S AREA

The information provided in this note is additional to, and not in substitution of, any information provided in response to your request for statutory search information. The response to your request, provided with this note, does not reference changes to planning policy affecting all South Australian Councils.

Development Act 1993 (repealed)

Section 42

Condition (that continues to apply) of a development authorisation

NO

Planning Act 1982 (repealed)

Condition (that continues to apply) of a development authorisation

YES

Application Number	860/5380/1992
Description	Fourteen residential units
Decision	Approved
Decision Date	25 March 1992

Planning Consent Condition(s)

1. All development shall be completed in accordance with the amended plan dated March 1992, submitted with and forming part of the Development Application, except where varied by the following conditions.
2. All fences forming the boundaries shall be not less than 1.8 metres in height above the finished surface level of the subject land and shall be constructed of colourbond.
3. The establishment of the landscaping on the land with trees, shrubs and lawns as proposed in plans shall be completed prior to occupation of the premises.
4. All plants, shrubs, trees and lawns shall be maintained and nurtured at all times. Any diseased or dying plants, shrubs, trees or lawns shall be replaced whenever necessary.
5. The premises including all buildings and carparking areas shall be maintained and kept in a neat and tidy condition at all times.
6. Stormwater from all roofs, gutters, downpipes and paved areas shall be drained to the outlet at the northern end of the allotment or Glenhelen Road, as indicated in previously lodged Siteworks and Drainage plan numbered C9110-059 dated December 1991.
7. The low point in the driveway is to be between units 8 and 9. The stormwater pipe and everflow path is to be between these units to the outlet mentioned in condition 6 above.
8. The driveway in front of units 2 and 14 is to be 6 metres in width.

Building Act 1971 (repealed)

Condition (that continues to apply) of a development authorisation NO

Planning and Development Act 1966 (repealed)

Condition (that continues to apply) of a development authorisation NO

Planning, Development and Infrastructure Act 2016

Part 5 – Planning and Design Code

Zones

General Neighbourhood (GN)

Subzones

NO

Zoning overlays

Overlays

Affordable Housing

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

Major Urban Transport Routes

The Major Urban Transport Routes Overlay seeks to ensure safe and efficient vehicle movement and access along major urban transport routes.

Native Vegetation

The Native Vegetation Overlay seeks to protect, retain and restore areas of native vegetation.

Non-stop Corridor

The Non-Stop Corridor Overlay seeks to ensure safe and efficient operation of non-stop corridors, where free-flowing traffic movement is prioritised.

Prescribed Wells Area

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

Regulated and Significant Tree

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

Stormwater Management

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

Traffic Generating Development

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

Urban Tree Canopy

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

Is the land situated in a designated State Heritage Place/Area? NO

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 to be a significant tree or trees on the land?

Council does not have trees listed in Part 10 - Significant Trees of the Planning and Design Code. However, there may be regulated or significant tree(s) on the site as defined by the Planning and Code that would require approval for maintenance pruning or removal.

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/>

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?

The Property Interest Report available through [Land Services SA](#) provides information necessary for Conveyancers to complete the Vendor's Statement.

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

Section 127

Condition (that continues to apply) of a development authorisation NO

Part 2—Items to be included if land affected

Development Act 1993 (repealed)

Section 50(1)

Requirement to vest land in council to be held as open space NO

Section 50(2)

Agreement to vest land in council to be held as open space NO

Section 55

Order to remove or perform work NO

Section 56

Notice to complete development NO

Section 57

Land management agreement NO

Section 69

Emergency order NO

Section 71 (only)

Fire safety notice NO

Section 84

Enforcement notice NO

Section 85(6), 85(10) or 106

Enforcement Order NO

Part 11 Division 2

Proceedings NO

Fire and Emergency Services Act 2005

Section 105F (or section 56 or 83 (repealed))

Notice NO

Section 56 (repealed)

Notice issued NO

Food Act 2001

Section 44

Improvement notice issued against the land

NO

Section 46

Prohibition order

NO

Housing Improvement Act 1940 (repealed)

Section 23

Declaration that house is undesirable or unfit for human habitation

NO

Land Acquisition Act 1969

Section 10

Notice of intention to acquire

NO

Local Government Act 1934 (repealed)

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

NO

Local Government Act 1999

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

NO

Refer to separate attachment for Rates and Charges

Local Nuisance and Litter Control Act 2016

Section 30

Nuisance or litter abatement notice issued against the land

NO

Planning, Development and Infrastructure Act 2016

Section 139

Notice of proposed work and notice may require access

NO

Section 140

Notice requesting access

NO

Section 141

Order to remove or perform work

NO

Section 142

Notice to complete development

NO

Section 155

Emergency order

NO

Section 157

Fire safety notice

NO

Section 192 or 193
Land Management Agreements NO

Section 198(1)
Requirement to vest land in a council or the Crown to be held as open space NO

Section 198(2)
Agreement to vest land in a council or the Crown to be held as open space NO

Part 16 - Division 1
Proceedings NO

Section 213
Enforcement notice NO

Section 214(6), 214(10) or 222
Enforcement order NO

Public and Environmental Health Act 1987 (repealed)

Part 3
Notice NO

Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) revoked
Part 2 – Condition (that continues to apply) of an approval NO

Public and Environmental Health (Waste Control) Regulations 2010 revoked
Regulation 19 - Maintenance order (that has not been complied with) NO

South Australian Public Health Act 2011

Section 92
Notice NO

South Australian Public Health (Wastewater) Regulations 2013
Part 4 – Condition (that continues to apply) of an approval NO

Particulars of building indemnity insurance NO
Details of Building Indemnity Insurance still in existence for building work on the land

Particulars relating to environment protection

Further information held by council

Does the council hold details of any development approvals relating to: NO
(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*?

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 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.

General

Easement

Does a Council drainage easement exist? – Refer to Certificate of Title of subdivision plans (ie Deposited Plans, Community Plans, File Plans etc) for details of easements in the interests of other State Departments or Agencies).

NO

Are you aware of any encroachment on the Council easement?

NO

Lease, agreement for lease, tenancy agreement or licence

(The information does not include the information about sublease or subtenancy. The purchaser may seek that information from the lessee or tenant or sublessee or subtenant.)

NO

Caveat

NO

Other

Charge for any kind affecting the land (not included in another item)

NO

PLEASE NOTE:

The information provided is as required by The Land and Business (Sale and Conveyancing) Act 1994. The information should not be taken as a representation as to whether or not any other charges or encumbrances affect the subject land.

This statement is made the 06 August 2025

Thomas Caiapich
(Acting) Team Leader Development Support
AUTHORISED OFFICER

12292

PLAN NUMBER
SP 12292

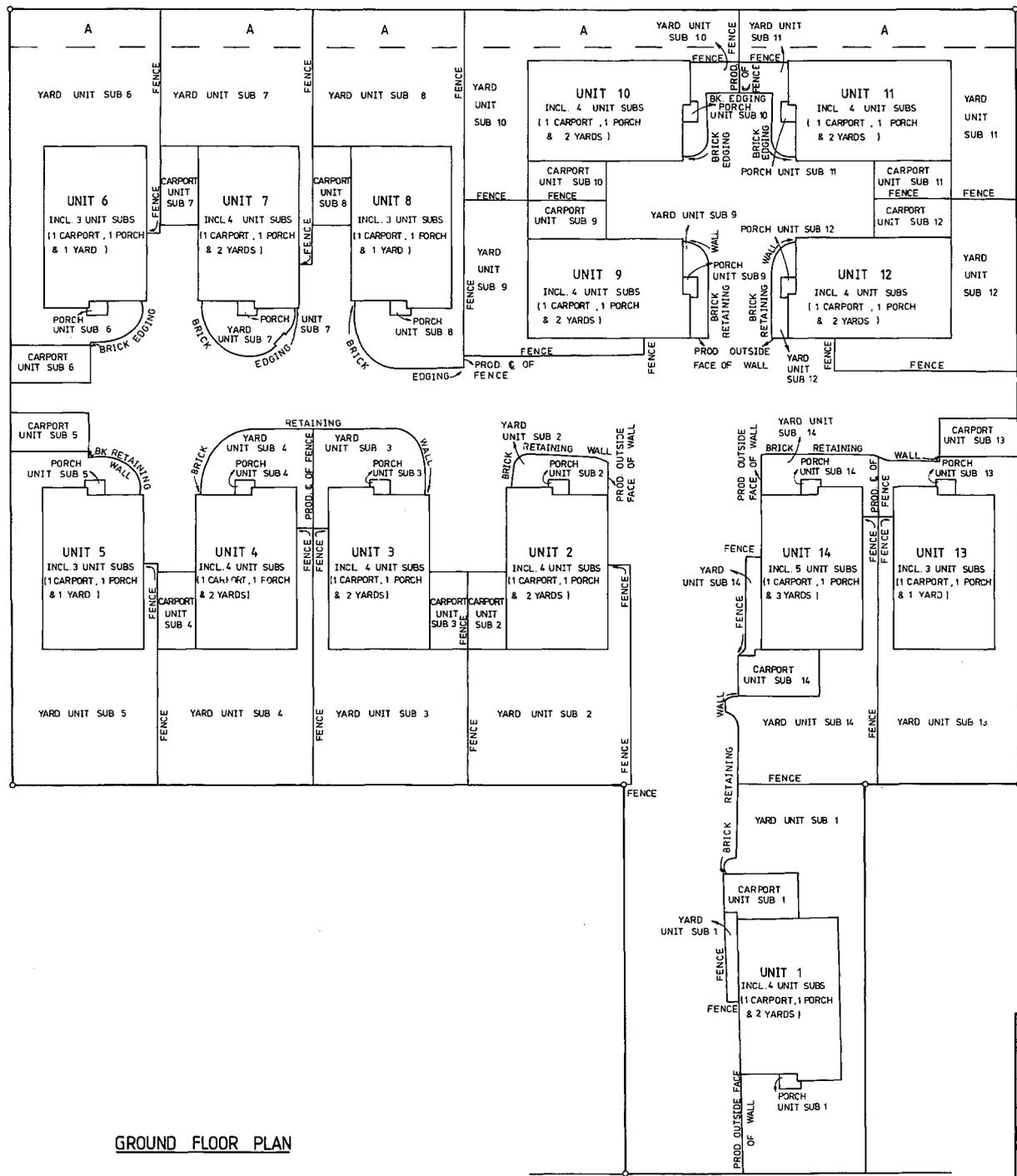
DEPOSITED
ACCEPTED FOR FILING
24 / 2 / 19 93
PROFESSIONAL GENERAL

THIS IS SHEET 2 OF MY PLAN IN 3 SHEETS
DATED / / 19

LICENSED SURVEYOR
METRES
SCALE
5 10 15 20

STATEMENTS CONCERNING EASEMENTS, AMENDATIONS AND AMENDMENTS

THE LOWER AND UPPER BOUNDARIES OF UNIT SUBDIVISIONS SHOWN AS YARDS ARE EXISTING GROUND LEVEL AND 3.00 METRES ABOVE EXISTING GROUND LEVEL RESPECTIVELY EXCEPT WHERE EAVES EXIST THEN THE UPPER BOUNDARY IS TO BE 0.15 METRES BELOW THE LEVEL OF THE EAVES



GROUND FLOOR PLAN

GLENHELEEN ROAD

MATTSOON & MARTYN
10 BRAESIDE AVENUE
SEACOMBE HEIGHTS
S.A. 5047

377 1050
018 823 461

Application No. 7451132	STRATA PLAN NUMBER SP 12292
	DEPOSITED 24/02/1993 <i>J. Moore</i> PRO REGISTRAR-GENERAL
	THIS IS SHEET 3 OF 3 SHEETS

SCHEDULE OF UNIT ENTITLEMENTS

UNIT NO.	UNIT ENTITLEMENT	UNIT NO.	UNIT ENTITLEMENT	UNIT NO.	UNIT ENTITLEMENT
1	720				
2	720				
3	720				
4	720				
5	720				
6	720				
7	720				
8	720				
9	700				
10	700				
11	700				
12	700				
13	720				
14	720				
				AGGREGATE	
				ROAD OR RESERVE ALLOTMENTS	
AGGREGATE	10000	AGGREGATE			

STATEMENT PURSUANT TO SECTION 41 OF THE STRATA TITLES ACT 1988

STRATA RAMA

Date of Statement: 7 August 2025

Unit in respect of which the Statement is issued: **Unit 13, in Units Plan No. 12292**
located at **80 Glenhelen Road, MORPHETT VALE SA 5162**

Person requesting certificate: **Name: Damian Bishop**
Address: Bishop Conveyancing Pty Ltd

The Strata corporation certifies and furnishes the following with respect to the Unit:

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

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

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

Amount	Dates due	Levy Period
\$450.00	01 Jul 2025	01 Jul 2025 to 30 Sep 2025-Paid
\$468.00	01 Oct 2025	01 Oct 2025 to 31 Dec 2025
\$468.00	01 Jan 2026	01 Jan 2026 to 31 Mar 2026
\$468.00	01 Apr 2026	01 Apr 2026 to 30 Jun 2026

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

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

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

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

Amount	Dates due	Levy Period
\$270.00	01 Jul 2025	01 Jul 2025 to 30 Sep 2025-Paid
\$295.20	01 Oct 2025	01 Oct 2025 to 31 Dec 2025
\$295.20	01 Jan 2026	01 Jan 2026 to 31 Mar 2026
\$295.20	01 Apr 2026	01 Apr 2026 to 30 Jun 2026

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

Contribution Recovery: As per the Act 'The Corporation may recover an unpaid contribution such as debt from the unit holder of the unit in respect of which the contribution is payable (If Outstanding levies are unpaid/not adjusted at the time of settlement then it would be the New Owners to clear the dues).

Special contributions

Date due	Details	Determined	Amount due	Amount paid	Interest accrued*	Interest paid	Amount outstanding
01/09/2025	Special Levy per AGM June	02/06/2025	800.93	NIL	NIL	NIL	800.93
*Interest to 07/08/2025			800.93	NIL	NIL	NIL	800.93

Particulars of Assets and Liabilities of the Corporation

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

Particulars of any Expenditure

(a) Incurred by the Corporation

As per the Minutes provided: Further, we were appointed as Managers in 2022, as such we take no responsibility for the accuracy of any information provided prior to our management.

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

As per the Minutes provided: Further, we were appointed as Managers in 2022, as such we take no responsibility for the accuracy of any information provided prior to our management.

Please Note: This property is part of a Strata/Community plan, additional approval for pets may be required. This process involves seeking consent from the corporation, which may include a notice period and additional fees. Approval is not guaranteed and is subject to the rules and regulations of the Strata/Community plan.

Documents Supplied

- Minutes of general meetings of the corporation and meetings of the management committee for the last two years

- Statement of Accounts of the corporation last prepared by the corporation
- The Articles for the time being in force
- The current policies of insurance taken out by the corporation

Insurance policies

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

Policy No. SRSC2300485 Strata Community Insurance
9

Type: Strata Broker:

Premium: \$9,904.56 Paid on: 14/07/2025 Policy starts date: 01/07/2025 Next due:01/07/2026

Cover	Sum insured	Excess	Notes
Building	\$6,052,158.00	\$1,000.00	
Common Area Contents	\$60,522.00	\$1,000.00	
Loss Of Rent & Temporary Accommodation	\$907,824.00	\$1,000.00	
Liability To Others	\$30,000,000.00	\$1,000.00	
Voluntary Workers	\$200,000 / \$2,000	\$1,000.00	
Fidelity Guarantee	\$100,000.00	\$1,000.00	
Office Bearers Liability	\$500,000.00	\$1,000.00	
Catastrophe	\$1,815,647.00	\$1,000.00	
Government Audit Costs	\$25,000.00	\$1,000.00	
Appeal Expenses - Common Property Health & Safety	\$100,000.00	\$1,000.00	
Legal Defence Expenses	\$50,000.00	\$1,000.00	
Lot Owners Fixtures & Improvements (per Lot)	\$300,000.00	\$1,000.00	
Flood Cover	Included	\$1,000.00	
Floating Floors	Included	\$1,000.00	

NOTE:

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

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

An inspection of the accounting records, minute books of the corporation and any other prescribed documentary material may be arranged by application to the Agent: office@stratarama.com.au or (08) 8276 0426.

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

This Statement was prepared on behalf of Strata Corporation 12292 Inc by

Tony Johnson

Tony Johnson



74 Brighton Road, GLENELG SA 5045

Balance Sheet
As at 07/08/2025

Strata Corporation 12292 Inc

80 Glenhelen Road, MORPHETT VALE SA 5162

Current period**Owners' funds****Administrative Fund**

Operating Surplus/Deficit--Admin	(8,599.88)
Owners Equity--Admin	9,843.75
	<u>1,243.87</u>

Sinking Fund

Operating Surplus/Deficit-- Sinking Fund	1,286.47
Owners Equity-- Sinking Fund	23,853.89
	<u>25,140.36</u>

Net owners' funds\$26,384.23**Represented by:****Assets****Administrative Fund**

Cash at Bank--Admin	(2,276.30)
Receivable--Levies--Admin	3,509.17
Receivable--Owners--Admin	11.00
	<u>1,243.87</u>

Sinking Fund

Cash at Bank- Sinking Fund	27,945.36
Receivable--Levies-- Sinking Fund	1,978.33
	<u>29,923.69</u>

*Total assets*31,167.56**Less liabilities****Administrative Fund**0.00**Sinking Fund**

Prepaid Levies (Special)-- Sinking Fund	4,783.33
	<u>4,783.33</u>

*Total liabilities*4,783.33**Net assets**\$26,384.23

**Income & Expenditure Statement
for the financial year-to-date
01/05/2025 to 07/08/2025**

Strata Corporation 12292 Inc

80 Glenhelen Road, MORPHETT VALE SA 5162

Administrative Fund**Current period**

01/05/2025-07/08/2025

Revenue

Interest on Arrears--Admin	252.13
Levies Due--Admin	6,250.00
<i>Total revenue</i>	<u>6,502.13</u>

Less expenses

Admin--Agent Communication & info	144.20
Admin--Contractor Compliance Check	92.00
Admin--Income Tax Returns--Admin	88.00
Admin--Legal & Debt Collection Fees	376.20
Admin--Management Fees--Standard	626.61
Admin--Meeting Fee-Evening	154.00
Insurance--Premiums	9,904.56
Maint Bldg--Gate Maintenance	550.00
Maint Bldg--General Repairs	1,040.00
Maint Bldg--Locks, Keys & Card Keys	95.00
Maint Grounds--Gutter Cleaning	220.00
Maint Grounds--Lawns & Gardening	300.00
Utility--Electricity	64.91
Utility--Telephone Alarm/ Lift Charges	100.00
Utility--Water Usage	1,346.53

Total expenses 15,102.01

Surplus/Deficit (8,599.88)

Opening balance 9,843.75

Closing balance \$1,243.87

Sinking Fund**Current period**

01/05/2025-07/08/2025

Revenue

Interest on Arrears-- Sinking Fund	136.47
Levies Due-- Sinking Fund	3,750.00
<i>Total revenue</i>	<u>3,886.47</u>

Less expenses

Maint Bldg-- Carpentry Works	1,400.00
Maint Bldg--General Replacement	1,200.00
<i>Total expenses</i>	<u>2,600.00</u>

Surplus/Deficit1,286.47

Opening balance 23,853.89

Closing balance\$25,140.36

MINUTES OF THE ANNUAL GENERAL MEETING

STRATA CORPORATION NO. 12292 INC.

ADDRESS: 80 Glenhelen road, Morphett Vale

Meeting held on: Monday the 3rd Of June 2024

Time of meeting commencement: 5.00 PM

Meeting held at: Unit 10 / 80 Glenhelen road, Morphett Vale

PRESENT:

J Hartgen	UNIT 3
N Williamson	UNIT 4
B Dawson	UNIT 5
M Gawtking	UNIT 6
Y Mao	UNIT 8
J Thornton	UNIT 10
N Ferguson	UNIT 11

PROXIES:

E Cole proxy to J Thornton (unit 10)	UNIT 13
--------------------------------------	---------

IN ATTENDANCE: Mr Tony Johnson representing Stratarama Pty Ltd.

PROCEEDINGS

QUORUM: The Manager declared that a quorum was in attendance at this meeting, by way of attendance and/or proxy. 8 of 14 units were in attendance or attended by proxy.

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

Minutes' Documentation: Several sections of the Minutes are repeated and recorded at each meeting. As such those matters may not be discussed to the same extent each year. These appear in full for the benefit of new group Members, so that they may have a strong understanding of the group's decisions.

1. **Chair:**

In accordance with current legislation, the representative from Stratarama may only chair the meeting if a majority of Members present or represented by proxy are in favour. Stratarama have no rights to vote at this meeting, except where exercising a proxy vote in accordance with the wishes of a Member, as their proxy. The Manager advised Members as to the proxies recorded for the meeting and advised that these are available for inspection. It was agreed that the Manager would act as the Secretary for this meeting, chair and record the minutes. Motion Passed.

MOTION CARRIED

2. **Acceptance of Previous Minutes:**

That the Minutes of the last meeting held by the group were resolved as a true and correct record of the meeting.

MOTION CARRIED

- Any outstanding matters arising from previous Minutes are discussed under the appropriate Agenda headings for this meeting.
- Correspondence is available to be accessed by Members via the online unit Owners portal. Each Member has the right to inspect records held by the Corporation and may do so by contacting management to arrange a suitable time during business hours.

3. Acceptance of Financial reports/ Statements:

That the statement of accounts for the financial period ending 30/04/2024 were circulated to Members to review. These financial statements were accepted as a true and correct record.

MOTION CARRIED

- Audit N.B: An audit of trust accounts held by Stratarama is undertaken annually by an accredited Auditor as required. A copy of the report will be made available annually on the online Owners portal and can be sent to you direct by request to Stratarama.

4. Appointment of Manager/ Management:

It was resolved that:

- Stratarama Pty Ltd and/or their Nominee be appointed to assist the Corporation with management services. These services are those delegated as per the **Strata Title Act 1988**.
- Stratarama be remunerated by a primary annual management fee of \$2,425.50 inclusive of GST.
- Stratarama be remunerated for other service fees as outlined in the management agreement. The Presiding Officer is authorised to sign this agreement.
- The appointment be made for a period of 12 months from the date of this meeting and that upon expiry, management will continue on a month by month basis until the next meeting or the delegation of powers is revoked.
- Anthony Johnson be appointed as Public Officer to act on behalf of the group in all taxation related matters.
- The services provided by Stratarama Pty Ltd are in accordance with the **Strata Titles Act 1988 –section 23 (6)** and per the details outlined in the explanatory pamphlet (available from stratarama.com.au and by direct request of the Member)

MOTION CARRIED

5. Election of Office Bearers & Committee:

It was resolved that the following appointments be made for the coming period:

- | | | |
|----------------------|--------------|---------|
| • Presiding Officer: | J Thornton | Unit 10 |
| • Treasurer: | N Williamson | Unit 4 |
| • Secretary: | E Cole | Unit 13 |

It was further confirmed that a Committee be appointed consisting of:

- | | | |
|-----------------------------------|------------|--------|
| • All Office Bearers listed above | | |
| • Committee Member | J Hartigan | Unit 4 |

MOTION CARRIED

*Office Bearers do not have the power to vary the common property, grant exclusive rights, authorise any capital works or approve any installations or additions. Office Bearers do not have the power to resolve any matter for which a Special or Unanimous resolution is required. Office Bearers are authorised to oversee routine maintenance of the Corporation and oversee the adherence of Articles.

*The Committee may be empowered by the Corporation to make further decisions at properly convened Committee meetings. Committee meetings must be held in accordance with the Strata Titles Act 1988. An Agenda needs to be forwarded to all Committee Members and proper meeting minutes detailing the decisions made must be kept (copies to be held in the Corporation records).

6. **Insurance; review of Policies and Sums Insured:**

Stratarama advised the Corporation that **Section 30 of the Strata Titles Act 1988** requires the Corporation Owners to insure the property for full replacement value or reinstatement value. This includes all buildings and building improvements (including the costs to demolish, survey, architectural and engineering works/ plans and all other costs). Stratarama suggest regular insurance valuations of the property to ensure compliance and appropriate cover.

Insurance Policy Breakdown:

Building cover:	\$5,475,750
Common Area Contents:	\$54,758
Public/ Legal Liability:	\$20,000,000
Fidelity Guarantee Cover:	\$100,000
Office Bearers Liability	\$500,000
Catastrophe	\$1,642,725
Excess:	\$1,000 on all claims

Last Valuation report: \$5,215,000 Dated: July 2022

Current Insurer: SCI Due: 01/07/2024

Excess payments: Members have previously resolved that; insurance excesses will be payable by the Corporation.

Claims: Stratarama advises that to ensure claims and insurance renewals are processed correctly, Members must report all possible claims as soon as possible.

Standing Direction and disclosure: To ensure compliance of current legislation, the Corporation agree to grant a standing direction to Stratarama Pty Ltd to renew the Corporation insurance (including obtaining quotes and changing Insurers) per direction of the Members at a meeting of the Corporation, or as instructed by the Office Bearers where empowered to do so. It is noted that Stratarama Pty Ltd may receive a commission for placing your insurance of up to 20% of the base premium. Any commissions payable to Stratarama are disclosed in our management agreement. The commission received from the Insurer is a fee for service to act on behalf of the Corporation to assist with the obtaining of quotes, valuations, liaison between clients, insurer and trades, excess recovery, payments and the claims process.

Insurance renewal: Members advised the Manager to increase the building sum insured at the renewal date by approx. 5% to \$5,763,950. No other policy amounts were changed.

MOTION CARRIED

Insurance Valuation: It was resolved that the Corporation would not engage the services of a licensed Insurance Valuer at this time.

MOTION CARRIED

PDS & FSG: Copies of all product disclosure and Financial service guides for your Insurer can be can be easily located by visiting: <https://www.stratarama.com.au/general-information-and-pds/>

Contents & Landlord Protection covers: Stratarama advise the group that the Building policy contains neither contents nor landlord protection. The legal/ Public liability covers applied to the building also do not extend to the inside of a Lot/ unit. It is advisable for the Members to individually source these covers even during periods where the unit may be unoccupied. Tenant and Owner contents include such items as carpet, light fittings and curtains. Some options for these covers can be found via the Stratarama website: <https://www.stratarama.com.au/landlord-and-contents-insurance/>

Should Unit Owners require contents or Landlord protection policies privately, Stratarama is pleased to provide the following links as options for you. There is no obligation at all to use these services and are provided only as an option for you to research independently as services also provided by CHU.

Landlords Link: https://my.chu.com.au/stratarama_landlords

Contents Link: https://my.chu.com.au/stratarama_contents

The provision of these links represents general advice and does not take into account any specific financial situations, objectives or needs of an individual or Body Corporate/ Strata Corporation. Before you make any decision about whether to acquire a certain product, you should read the relevant product disclosure statement, policy wording and/or consult your Insurer.

7. **General Business / Maintenance:**

- a. **Wood rot:** Unit 6 raised the possibility of collecting quotes for the wood rot in fascia board to the right of the front door. It was noted that unit 5 had a similar issue and after discussion it was agreed by all present not to get quotes and instead approve an order to be sent to Handy Dave Services to act on both sections at their earliest convenience.
- b. **Gutter Clean:** The corporation has had annual gutter clean attended to prior to the AGM. Some areas were left a little untidy after attendance whilst others were not. This was completed by the regular grounds contractor.
- c. **Fence by Unit 6:** Members noted the discussion from the 2023 Minutes and that this project remains on hold. Extract from 2023 Below:
Boundary fence: Boundary fence (N&W) require attention. Owners of the unit would like fence to be documented as requiring attention, however acknowledged that there is insufficient funds to prioritise this project at this time. This is noted for future maintenance works, when funds allow. The Owner of unit 6 indicated that repairs to these fences could be as much as \$10,0000 whilst proper replacement could exceed \$25,000
- d. **Gutter Replacement/ Painting as a whole:** Members discussed briefly these long term projects. There is no intention in the immediate future to action these works or obtain quotes, however Members note the need long term to give consideration.

Termites: Members note that the responsibility to inspect, treat and maintain (including termite damage repairs) is the responsibility of the Corporation. The Corporation may elect to undertake a termite inspection.

Authorised vs Non-Approved Repairers: The Corporation utilise the services of a Creditor Compliance Company SMATA Connect to check, report and monitor the insurances, ABN, licenses and registrations of Contractors used on this site. This has been set to reduce the Corporations potential liability in this area. If the Corporation wishes to use a Contractor that is not SMATA Connect approved, Stratarama can be instructed by the Office Bearers in writing to do so. It is noted that the Owner may be personally liable for any loss, damage, defective work or public liability claim made, involving any unapproved Contractor.

8. **Administrative Fund Budget:**

The budget for the coming period was presented by the Manager. It was resolved that the approve a budget (accepted) with **contributions being set annually at \$25,000** (increased from \$24,000). Contributions will be raised quarterly according to unit entitlement, as per the budget schedule. If the costs met by the Corporation in this period is less than the projected budget, the surplus funds will be carried over for future maintenance costs.

MOTION CARRIED

9. **Sinking Fund Budget:**

The Manager advised that under existing legislation, any Corporation consisting of 7 units or more must undertake a sinking fund analysis for non-recurrent expenses which may be incurred. This analysis should forecast the upcoming 3 years for groups of 7+ units and 5 years for groups of 20 or more.

It was resolved that the sinking fund be increased to \$15,000 (from the previous \$12,000) per annum.

MOTION CARRIED

The Manager advised Members that a Sinking fund projection for 10 years can be obtained from a Quantity Surveyor where requested by the Corporation. There is no requirement on Members to obtain a Quantity Survey Sinking forecast, nor for Members to act upon any budget presented. Stratarama takes no responsibility for any forecast provided by Stratarama direct or decisions made by the group when setting a sinking fund contribution.

Levies Due: Levies will fall due on the following dates- 1st of October, 1st of January, 1st of April, 1st of July.

10. **Special Levy Authority/ shortfall of funds:** Where the Corporation has insufficient funds to meet its recurrent expenditure, the Manager is authorised to raise a special levy necessary to raise sufficient funds to cover the shortfall and ensure the Corporation is able to continue to meet its financial obligations. The Manager would raise such levy after consultation with the groups Presiding Officer, in accordance with the entitlement values of each unit for payment by those registered as proprietors of each unit.

11. **Levy Arrears/ recovery of overdue contributions:**

In accordance with the governing legislation, the Corporation will apply interest to arrears at the amount of 15% per annum calculated daily. This interest will be applied where the payment of a contribution/ levy or levy/contribution instalment is not received within 30 days of the due date. The Presiding Officer and/or Committee is authorised to waive penalty interest charges in circumstances of extreme adversity at their discretion only.

Stratarama is authorised (with no further authority required) to take action to recover all associated costs relating to debt recovery from any Owner in arrears, including but not limited to legal fees, administrative costs, service fees, court fees, debt collection costs and commissions payable to third party debt collection providers and any other costs incurred.

Overdue notices are charge to the Owner as follows: a) Stage 1 Debt recovery reminder \$11.00 inc gst
b) Stage 2 Debt recovery reminder \$22.00 inc gst c) Stage 3 Debt recovery reminder \$33.00 inc gst

MOTION CARRIED UNANIMOUSLY

12. **Policies:**

Correspondence delivery: Where possible it is recommended that Members supply an email address and that this is utilised for correspondence delivery so as to receive all notifications and information from Management and the Committee as soon as possible. Members are responsible for notifying management of any changes to their contact details (including Property management and Tenant details) ASAP to prevent delivery failure of notices, levies and other information which may result in additional fees and costs to the individual. These costs are recoverable per the above levy arrears policy.

Owner contact register: The Corporation is required to maintain a register of unit Owner contact information in accordance with the current legislation. This information is accessible by Members, and personal contact information may be provided to Contractors attending site.

Approvals, additions and alterations: Any approval sought by a unit Owner outside of the Annual General meeting may require a special meeting to be held to resolve the request. Any request sought which is for the exclusive benefit of one Owner, associated meeting costs would be the responsibility of that Owner. All proposed approvals and alterations must be placed on the Agenda of the upcoming meeting so that they can be considered by the Members per the legislative requirements.

13. **Approvals sought:**

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

No approvals were sought at this meeting.

14. **Any Other Business:**

No other business was tabled.

General Notes:

After-hours emergency maintenance: Stratarama will have available to Members an afterhours contractor available to handle all queries outside of business hours that are of an emergency nature. Simply contact the Stratarama office in event of an emergency to be directed to the contractors contact details.

15. **Next Scheduled Meeting:**

The next AGM for your Corporation is scheduled to be held at 5.00PM on or around Wednesday 2nd of June 2025. The meeting is tentatively to be held at unit 10.

16. **Meeting Closure:**

There being no further business, attendees were thanked for their presence and the meeting declared closed at 6.45pm.

**Approved Budget
to apply from 01/05/2024**

Strata Corporation 12292 Inc

80 Glenhelen Road, MORPHETT VALE SA 5162

Administrative Fund	
	Approved budget
Revenue	
Levies Due--Admin	25,000.00
<i>Total revenue</i>	<u>25,000.00</u>
Less expenses	
Admin--Agent Communication & info	554.40
Admin--ATO Public Officer--Taxation Services	132.00
Admin--Auditors--Audit Services	154.00
Admin--Bank Charges--Account Fees	30.00
Admin--Contractor Compliance Check	92.00
Admin--Income Tax Returns--Admin	110.00
Admin--Management Fees--Standard	2,425.50
Admin--Meeting Fee-Evening	154.00
Insurance--Premiums	9,500.00
Maint Bldg--Gate Maintenance	800.00
Maint Bldg--General Repairs	2,800.00
Maint Grounds--Gutter Cleaning	450.00
Maint Grounds--Lawns & Gardening	2,400.00
Utility--Electricity	550.00
Utility--Telephone Alarm/ Lift Charges	300.00
Utility--Water Usage	4,500.00
<i>Total expenses</i>	<u>24,951.90</u>
Surplus/Deficit	<u>48.10</u>
Opening balance	12,194.69
Closing balance	<u><u>\$12,242.79</u></u>
Total units of entitlement	10000
Levy contribution per unit entitlement	\$2.50

Sinking Fund

	Approved budget
Revenue	
Levies Due-- Sinking Fund	15,000.00
<i>Total revenue</i>	<u>15,000.00</u>
Surplus/Deficit	<u>15,000.00</u>
Opening balance	10,410.77
Closing balance	<u><u>\$25,410.77</u></u>
Total units of entitlement	10000
Levy contribution per unit entitlement	\$1.50

**Approved Levy Schedule
to apply from 01/05/2024**

Strata Corporation 12292 Inc

80 Glenhelen Road, MORPHETT VALE SA 5162

Quarterly levy instalments that apply to each lot from budgets accepted by the general meeting:

Lot	Unit	Unit Entitlement	Admin Fund	Sinking Fund	Quarterly Total	Annual Total
1	1	720.00	450.00	270.00	720.00	2,880.00
2	2	720.00	450.00	270.00	720.00	2,880.00
3	3	720.00	450.00	270.00	720.00	2,880.00
4	4	720.00	450.00	270.00	720.00	2,880.00
5	5	720.00	450.00	270.00	720.00	2,880.00
6	6	720.00	450.00	270.00	720.00	2,880.00
7	7	720.00	450.00	270.00	720.00	2,880.00
8	8	720.00	450.00	270.00	720.00	2,880.00
9	9	700.00	437.50	262.50	700.00	2,800.00
10	10	700.00	437.50	262.50	700.00	2,800.00
11	11	700.00	437.50	262.50	700.00	2,800.00
12	12	700.00	437.50	262.50	700.00	2,800.00
13	13	720.00	450.00	270.00	720.00	2,880.00
14	14	720.00	450.00	270.00	720.00	2,880.00
		10,000.00	\$6,250.00	\$3,750.00	\$10,000.00	\$40,000.00

MINUTES OF THE ANNUAL GENERAL MEETING

STRATA CORPORATION 12292 Inc

CORPORATION ADDRESS: 80 Glenhelen road, MORPHETT VALE SA 5162

DATE: MONDAY 2ND OF JUNE 2025

TIME: 5:00PM

VENUE: UNIT 10/80 GLENHELEN ROAD, MORPHETT VALE SA 5162

PRESENT:

P Drogemuller	UNIT 1
G Brown	UNIT 2 * arrived at 6.50pm
J Hartgen	UNIT 3
N Williamson	UNIT 4
M Gwatking	UNIT 6
L Lawton	UNIT 7
Y Mao	UNIT 8
J Thornton	UNIT 10
T Ferguson rep. N Ferguson by proxy	UNIT 11
J Polain & B Fuss	UNIT 12
E Cole	UNIT 13
A Bald & B Drespe	UNIT 14

PRESENT BY PROXY:

N Ferguson proxy to Tim Ferguson	UNIT 11
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IN ATTENDANCE:

T Johnson & H Miller representing Stratarama Pty Ltd

PROCEEDINGS

QUORUM: The Manager declared that a quorum was in attendance at this meeting, by way of attendance and/or proxy with 11 of 14 units represented, n.b the quorum increased to 12 at 6.50pm.

It is noted that where an Owner is unfinancial at a meeting, they do not form a part of the total quorum.

Declaration of Interest: All Members (or Nominee) must declare any interest that they may have in relation to any matters being discussed or determined at this meeting. These pecuniary interests may be either direct or indirect in nature. No interests were declared at this meeting.

Minutes' documentation: Several sections of the Minutes are repeated and recorded at each meeting. As such those matters may not be discussed to the same extent each year. These appear in full for the benefit of new group Members, so that they may have a strong understanding of the group's decisions.

1. Appointment of a Chairperson:

In accordance with current legislation, the representative from Stratarama may only chair the meeting if a majority of Members present or represented by proxy are in favour. Stratarama have no rights to vote at this meeting, except where exercising a proxy vote in accordance with the wishes of a Member, as their proxy. The Manager advised Members as to the proxies recorded for the meeting and advised that these are available for inspection.

It was agreed by Ordinary Resolution that the Manager would act as the Secretary for this meeting, chair and record the minutes.

MOTION CARRIED

STRATA RAMA

AGM 12292 Inc.- Monday 2nd of June 2025

2. **Acceptance of Previous Minutes:**

Minutes of the last meeting held by the group on **03/06/2025** were resolved by Ordinary Resolution as a true and correct record of the meeting.

MOTION CARRIED

Notes:

- Any outstanding matters arising from previous Minutes are discussed under the appropriate Agenda headings for this meeting.
- Correspondence is available to be accessed by Members via the online unit Owners portal. Each Member has the right to inspect records held by the Corporation and may do so by contacting management to arrange a suitable time during business hours.

3. **Acceptance of Financial reports/ Statements:**

It was resolved by Ordinary Resolution that the Statement of accounts for the financial period ending **30/04/2025**, were circulated to all members for review, prior to the meeting, and were accepted by the members.

MOTION CARRIED

- Audit N.B: An audit of trust accounts held by Stratarama is undertaken annually by an accredited Auditor as required. A copy of the report will be made available annually on the online Owners portal and can be sent to you direct by request to Stratarama.

4. **Appointment of Manager/ Management:**

It was resolved by Ordinary Resolution that:

- Stratarama Pty Ltd and/or their Nominee be appointed to assist the Corporation with management services. These services are those delegated as per the **Strata Title Act 1988**.
- Stratarama be remunerated by a primary annual management fee of \$2,546.75 inclusive of gst.
- Stratarama be remunerated for other service fees as outlined in the management agreement. The Presiding Officer is authorised and instructed to sign this agreement.
- The appointment be made for a period of 12 months from the date of this meeting and that upon expiry, management will continue on a month by month basis until the next meeting or the delegation of powers is revoked.
- Anthony Johnson be appointed as Public Officer to act on behalf of the group in all taxation related matters.
- The services provided by Stratarama Pty Ltd are in accordance with the **Strata Titles Act 1988 –section 23 (6)** and per the details outlined in the explanatory pamphlet (available from stratarama.com.au and by direct request of the Member)

MOTION CARRIED

5. **Election of Office Bearers & Committee:**

It was resolved by Ordinary Resolution that the following appointments be made for the coming period:

- | | | |
|----------------------|--------------|---------|
| • Presiding Officer: | J Thornton | Unit 10 |
| • Treasurer: | N Williamson | Unit 4 |
| • Secretary: | E Cole | Unit 13 |

It was further confirmed that a Committee be appointed, consisting of:

- All Office Bearers are listed above
- Committee Member: J Hartgen Unit 3
- Committee Member: M Gwatking Unit 6

Members further agreed that should unit 13 sell, M Gwatking of unit 6 be appointed to the role of Secretary

MOTION CARRIED

Notes:

*Office Bearers do not have the power to vary the common property, grant exclusive rights, authorise any capital works or approve any installations or additions. Office Bearers do not have the power to resolve any matter for which a Special or Unanimous resolution is required. Office Bearers are authorised to oversee routine maintenance of the Corporation and oversee the adherence of Articles.

*The Committee may be empowered by the Corporation to make further decisions at properly convened Committee meetings. Committee meetings must be held in accordance with the Strata Titles Act 1988. An Agenda needs to be forwarded to all Committee Members and proper meeting minutes detailing the decisions made must be kept (copies to be held in the Corporation records).

6. Insurance; review of Policies and Sums Insured:

Stratarama advised the Corporation that **Section 30 of the Strata Titles Act 1988** requires the Corporation Owners to insure the property for full replacement value or reinstatement value. This includes all buildings and building improvements (including the costs to demolish, survey, architectural and engineering works/ plans and all other costs). Stratarama suggest regular insurance valuations of the property to ensure compliance and appropriate cover.

Insurance Policy Breakdown:

Building cover:	\$5,763,960.00
Public/ Legal Liability:	\$30,000,000.00
Office Bearers Cover:	\$500,000.00
Fidelity Guarantee Cover:	\$100,000.00
Catastrophe cover:	\$1,729,188.00
Flood inclusion Cover:	Refer Policy details

Excess: \$1,000.00 on all standard claims

Last Valuation report: \$5,215,000.00 Dated: 27/07/2022

Current Insurer: Strata Community Insurance Expires: 01/07/2025

Insurance General notes and Reminders:

Excess payments: Members have previously resolved that; insurance excesses will be payable by the Corporation.

Claims: Stratarama advises that to ensure claims and insurance renewals are processed correctly, Members must report all possible claims as soon as possible.

a) Insurance cover decision:

Owners decided by Ordinary Resolution whether the insurance affected should be varied, or extended. The Manager was instructed to increase the cover to \$605,808. Further the Manager will seek an alternative quote closer to renewal.

MOTION CARRIED

b) Insurance Valuation:

It was resolved by Ordinary Resolution that the Corporation would not engage the services of a licensed Insurance Valuer at this time.

MOTION CARRIED

c) Insurance Renewal, Manager Authority:

It was resolved by Ordinary Resolution that the Manager be authorised to instruct and assist the Corporations nominated insurer (or Broker where applicable) to deal with the next insurance renewal matter, obtain insurance quotations, and adjust/amend/add/delete cover for the forthcoming policy year for submission to the Corporation. Per direction of the Members at a meeting of the Corporation, or as instructed by the Office Bearers.

MOTION CARRIED

Disclosure notes: It is noted that Stratarama Pty Ltd may receive a commission for placing your insurance of up to 20% of the base premium. Any commissions payable to Stratarama are disclosed in our management agreement. The commission received from the Insurer is a fee for service to act on behalf of the Corporation to assist with the obtaining of quotes, valuations, liaison between clients, insurer and trades, excess recovery, payments and the claims process.

d) Insurance Renewal, Instructions:

It was resolved by Ordinary Resolution that the Manager forward any insurance quotations, including any written advice and disclosure summary to the Committee or Office Bearers for consideration. To ensure that the Corporation continues to hold insurance that meets requirements of the Act, the Manager is given authorisation to place the insurance for the forthcoming policy year, including in the event that, the Manager receives no response prior to the expiry of the insurance policy.

MOTION CARRIED

PDS & FSG: Copies of all product disclosure and Financial service guides for your Insurer can be easily located by visiting: <https://www.stratarama.com.au/general-information-and-pds/>

General Insurance notes not relating to the Corporations Policy:

Contents & Landlord Protection covers: Stratarama advise the group that the Building policy contains neither contents nor landlord protection. The legal/ Public liability covers applied to the building also do not extend to the inside of a Lot/ unit. It is advisable for the Members to individually source these covers even during periods where the unit may be unoccupied. Tenant and Owner contents include such items as carpet, light fittings and curtains. Some options for these covers can be found via the Stratarama website: <https://www.stratarama.com.au/landlord-and-contents-insurance/>

7. **General Business / Maintenance:**

- a. **Gardens:** Members are reminded that all gardens, front & rear are the responsibility of the owner to maintain. If there is overhanging foliage from Common Property Plants on the other side of the fence, this is the owner's responsibility.
- b. **Unit 6 & 7 Boundary fence:** Members discussed the damages caused to Unit 6's rear boundary fence due to storms in July of 2024 (See Photos). Noting that the retaining wall below the fence is the main cause for the fence issues also, and that the retaining wall issues have been discussed and considered for a number of meetings. The Body Corporate Manager has sought quotes from numerous contractors; Scott Construct & Complete Retaining Walls were the only 2 of many trade quotes sought who were prepared to submit a quote.

In relation to unit 7's rear boundary fence, Complete retaining wall have determined that Unit 6 & 7 fence and Retaining wall will need to be completed at the same time. These works all are included in the Complete retaining walls quote (as circulated with the agenda).

Motion: It was resolve by ordinary resolution to proceed with the quotes obtained from Complete Retaining walls for \$21,124. **MOTION CARRIED**

Special Levy: The Strata Corporation has not been raising funds sufficiently to cover the costs of undertaking this project. The majority of the costs of this project need to be funded by a special levy. It is noted that the Strata would be unable to approve any quote until a special levy was raised with the funds being held in the Strata bank account to ensure progress payments and payment of final invoice upon satisfactory completion was able to be processed.

Motion: To resolve that the Strata Corporation, raise a special levy of the full amount of the Complete Retaining Wall **being: \$21,124.00 to be raised in 3 months.** **MOTION FAILED**

Motion: To resolve that the Strata Corporation, raise a special levy of the full amount of the Complete Retaining Wall **LESS \$10,000 held in the sinking fund being: \$11,124.00 to be raised in 3 months.** **MOTION CARRIED**

Motion: To resolve that the Strata Corporation, raise a special levy of the full amount of the Scott construct **being: \$36,227.00 to be raised in 3 months.** **MOTION FAILED**

Motion: To resolve that the Strata Corporation, raise a special levy of the full amount of the Scott construct **LESS \$10,000 held in the sinking fund being: \$26,227.00 to be raised in 3 months.** **MOTION FAILED**

- c. **Gutter cleaning:** Members agreed to continue again now with the Annual gutter cleaning. Manager to send an order to the Trade used in 2024.
- d. **Painting:** At the last AGM Members mentioned that the full complex painting has not been actioned in some time. Whilst timber repairs have been carried out and certain areas therefore painted, the complex Members remain committed to raising long term funds to undertake this important project.
- e. **Steps/ pavers:** Another project Members will continue to consider for the future is a change in the original pavers used as steps in certain locations around the complex.
- f. **Keypad to exit the common electric gate:** Over the last couple of years some works have been undertaken on the common gate motor and the intercom system. There are a number of trades involved in the maintenance of this depending on the component. First it was noted that the intercom system sometimes starts a bit hard to hear. It was agreed that the Manager would review the warranty and if able seek attendance to inspect under the warranty. It was further noted some members may need to order remotes or want to have their mobile number listed with the intercom. Where required, please contact the manager to arrange (costs apply from the service providers). Finally the internal keypad used when exiting the building has been creating issues for a number of Residents when trying to exit. No recent works have been completed on the keypad, the Manager was instructed to arrange the relevant Contractor to attend and remedy.
- g. **Tree:** The tree behind a fence, but situated on common property between unit 5 & 6 Carport is large and overhanging/ rubbing on these carports. This tree has previously been pruned, however Members present agreed unanimously for the Manager to arrange quotes for the removal of the tree to be voted on. Some previous tree works were completed by Final Cut Tree Solutions and it was agreed to include them in the quote requests.

h. **Pest Inspections:** The Strata does not undertake an Annual inspection, however notes some areas of former termite treatments or timber replacement from former damage. All units were inspected for any live activity in 2024. No request was made to arrange a new inspection this year.

Termites: Members note that the responsibility to inspect, treat and maintain (including termite damage repairs) is the responsibility of the Corporation. The Corporation may elect to undertake a termite inspection. Members noted that there have been no known termite inspections completed.

Authorised vs Non-approved Repairers: The Corporation utilise the services of SMATA Connect – Contractor Compliance to check, report and monitor the insurances, ABN, licenses and registrations of Contractors used on this site. This has been set to reduce the Corporations potential liability in this area. If the Corporation wishes to use a Contractor that is not SMATA Connect approved, Stratarama can be instructed by the Office Bearers in writing to do so. It is noted that the Owner may be personally liable for any loss, damage, defective work or public liability claim made, involving any unapproved Contractor.

8. **Administrative Fund Budget:**

The budget for the coming period was presented by the Manager as circulated with the agenda of meeting. It was resolved by Ordinary Resolution that the proposed budget be accepted with contributions being **set annually at \$26,000** increased from \$25,000.

Contributions will be raised quarterly according to unit entitlement, as per the budget schedule attached. If the costs met by the Corporation in this period is less than the projected budget, the surplus funds will be carried over for future maintenance costs.

MOTION CARRIED

9. **Sinking Fund Budget:**

The Manager advised that under existing legislation, any Corporation consisting of 7 units or more must undertake a sinking fund analysis for non-recurrent expenses which may be incurred. This analysis should forecast the upcoming 3 years for groups of 7+ units and 5 years for groups of 20 or more.

The budget for the coming period was presented by the Manager. It was resolved by Ordinary Resolution that the proposed budget be accepted with contributions being **set annually at \$16,400** increased from \$15,000.

MOTION CARRIED

Levies Due: Levies will fall due on the following dates- 1st October 2025, 1st January 2026, 1st April 2026, 1st July 2026.

The Manager advised Members that a Sinking fund projection for 10 years can be obtained from a Quantity Surveyor where requested by the Corporation. There is no requirement on Members to obtain a Quantity Survey Sinking forecast, nor for Members to act upon any budget presented. Stratarama takes no responsibility for any forecast provided by Stratarama direct or decisions made by the group when setting a sinking fund contribution.

10. **Special Levy Authority/ shortfall of funds:** It was resolved by Ordinary Resolution that where the Corporation has insufficient funds to meet its recurrent expenditure, the Manager is authorised to raise a special levy necessary to raise sufficient funds to cover the shortfall and ensure the Corporation is able to continue to meet its financial obligations. The Manager would raise such levy after consultation with the groups Presiding Officer, in accordance with the entitlement values of each unit for payment by those registered as proprietors of each unit.

MOTION CARRIED

11. **Levy Arrears/ recovery of overdue contributions:**

It was resolved by Unanimous Resolution that in accordance with the governing legislation, the Corporation will apply interest to arrears at the amount of 15% per annum calculated daily. This interest will be applied where the payment of a contribution/ levy or levy/contribution instalment is not received with-in 30 days of the due date. The Presiding Officer and/or Committee is authorised to waive penalty interest charges in circumstances of extreme adversity at their discretion only.

Stratarama is authorised (with no further authority required) to take action to recover all associated costs relating to debt recovery from any Owner in arrears, including but not limited to legal fees, administrative costs, service fees, court fees, debt collection costs and commissions payable to third party debt collection providers and any other costs incurred. Motion carried unanimously.

Overdue notices are charge to the Owner from as follows: a) Stage 1 Debt recovery reminder \$11.00 inc gst
b) Stage 2 Debt recovery reminder \$22.00 inc gst c) Stage 3 Debt recovery reminder \$33.00 inc gst

MOTION CARRIED UNANIMOUSLY

12. **Policies:**

Correspondence Delivery: Where possible it is recommended that Members supply an email address and that this is utilised for correspondence delivery so as to receive all notifications and information from Management and the Committee as soon as possible. Members are responsible for notifying management of any changes to their contact details (including Property management and Tenant details) ASAP to prevent delivery failure of notices, levies and other information which may result in additional fees and costs to the individual. These costs are recoverable per the above levy arrears policy.

Owner contact register: The Corporation is required to maintain a register of unit Owner contact information in accordance with the current legislation. This information is accessible by Members, and personal contact information may be provided to Contractors attending site.

Approvals, additions and alterations: Any approval sought by a unit Owner outside of the Annual General meeting may require a special meeting to be held to resolve the request. Any request sought which is for the exclusive benefit of one Owner, associated meeting costs would be the responsibility of that Owner. All proposed approvals and alterations must be placed on the Agenda of the upcoming meeting so that they can be considered by the Members per the legislative requirements.

13. **Approvals sought:**

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

- a. **Pet Approval:** Unit 12 has requested to house two indoor cats. The Members present approved the housing of three cats at this unit provided they maintain the cats, prevent any cat damage to common property and meet all local Council requirements. **MOTION CARRIED**
- b. **Cat Run:** Unit 12 has requested to add a cat run within the back yard & along the driveway at their own cost. Insufficient information was presented prior to the meeting and as such it was agreed that the owner would call an online StrataVote meeting with all necessary details for Members to cast an informed vote.
- c. **Air Conditioning:** Unit 12 has requested to put an air conditioning unit in at their own cost. **MOTION CARRIED**

14. **Any Other Business:**

Driveway Speeds: For the safety of all Residents, Members are reminded to maintain appropriate driveway speeds when exiting and exiting the complex and also reminding their Visitors to do the same.

General Notes:

After-hours emergency maintenance: Stratarama will have available to Members an afterhours contractor available to handle all queries outside of business hours that are of an emergency nature. Simply contact the Stratarama office in event of an emergency to be directed to the Contractors contact details.

Next Scheduled Meeting:

The next AGM for your Corporation is tentatively scheduled to be held at 5:00PM on or around Tuesday the 2nd of June 2026 at unit 10/80 Glenhelen Road, MORPHETT VALE SA 5162.

15. **Meeting Closure:**

There being no further business, attendees were thanked for their presence and the meeting declared closed at 6.10pm. June Thornton was thanked for hosting the meeting.

**Approved Budget
to apply from 01/05/2025**

Strata Corporation 12292 Inc

80 Glenhelen Road, MORPHETT VALE SA 5162

Administrative Fund

	Approved budget
Revenue	
Levies Due--Admin	26,000.00
<i>Total revenue</i>	<u>26,000.00</u>
Less expenses	
Admin--Agent Communication & info	588.00
Admin--ATO Public Officer--Taxation Services	132.00
Admin--Auditors--Audit Services	154.00
Admin--Bank Charges--Account Fees	30.00
Admin--Contractor Compliance Check	92.00
Admin--Income Tax Returns--Admin	110.00
Admin--Management Fees--Standard	2,546.75
Admin--Meeting Fee-Evening	154.00
Insurance--Premiums	10,000.00
Maint Bldg--Gate Maintenance	800.00
Maint Bldg--General Repairs	2,800.00
Maint Grounds--Gutter Cleaning	480.00
Maint Grounds--Lawns & Gardening	2,400.00
Utility--Electricity	450.00
Utility--Telephone Alarm/ Lift Charges	300.00
Utility--Water Usage	4,950.00
<i>Total expenses</i>	<u>25,986.75</u>
Surplus/Deficit	<u>13.25</u>
Opening balance	9,843.75
Closing balance	<u><u>\$9,857.00</u></u>
Total units of entitlement	10000
Levy contribution per unit entitlement	\$2.60

Sinking Fund

	Approved budget
Revenue	
Levies Due-- Sinking Fund	16,400.00
<i>Total revenue</i>	<u>16,400.00</u>
Surplus/Deficit	<u>16,400.00</u>
Opening balance	23,853.89
Closing balance	<u><u>\$40,253.89</u></u>
Total units of entitlement	10000
Levy contribution per unit entitlement	\$1.64

**Approved Levy Schedule
to apply from 01/05/2025**

Strata Corporation 12292 Inc

80 Glenhelen Road, MORPHETT VALE SA 5162

Quarterly levy instalments that apply to each lot from budgets accepted by the general meeting:

Lot	Unit	Unit Entitlement	Admin Fund	Sinking Fund	Quarterly Total	Annual Total
1	1	720.00	468.00	295.20	763.20	3,052.80
2	2	720.00	468.00	295.20	763.20	3,052.80
3	3	720.00	468.00	295.20	763.20	3,052.80
4	4	720.00	468.00	295.20	763.20	3,052.80
5	5	720.00	468.00	295.20	763.20	3,052.80
6	6	720.00	468.00	295.20	763.20	3,052.80
7	7	720.00	468.00	295.20	763.20	3,052.80
8	8	720.00	468.00	295.20	763.20	3,052.80
9	9	700.00	455.00	287.00	742.00	2,968.00
10	10	700.00	455.00	287.00	742.00	2,968.00
11	11	700.00	455.00	287.00	742.00	2,968.00
12	12	700.00	455.00	287.00	742.00	2,968.00
13	13	720.00	468.00	295.20	763.20	3,052.80
14	14	720.00	468.00	295.20	763.20	3,052.80
		10,000.00	\$6,500.00	\$4,100.00	\$10,600.00	\$42,400.00

STRATA CORPORATION NO. 12292 INC.
80 Glenhelen Road, Morphett Vale SA 5162

DISCLAIMER – Stratarama Pty Ltd take no responsibility or liability for any missing, incomplete or otherwise incorrect information provided prior to our management, which we cannot control. The following is a summary of decisions and resolutions resolved by the Corporation. For precise wording the relevant minutes should be consulted.

AGM 2025

Pet Approval: Unit 12 has requested to house two indoor cats. The members present approved the housing of three cats at this unit provided they maintain the cats, prevent any cat damage to common property and met all local council requirements.

Air Conditioning: Unit 12 has requested to put an air conditioning unit at their own cost.

AGM 2022

Pet Cat: The owner of unit 6 is requesting approval to home a pet cat. Approved by Members present.

Pet Cat: The purchaser of unit 7 is requesting approval to home a pet cat. Approved by Members present

AGM 30/7/2021

Unit 14 Path Approval: Unit 14 was approved by the management committee via ordinary resolution to convert a section of garden bed on the common property between the unit and the common driveway to a path at her own expense.

AGM 8/7/2021

Unit 9 Approval for Companion Dog: Unit 9 was granted approval to keep a dog at the Unit for the life time of that dog.

Unit 6 Pet Approval: Unit 6 was granted approval to keep a 15yo female dog at the Unit for the life time of that dog.

AGM 14/7/2020

Pet Approval – Unit 4: Unit 4 was approved to keep an indoor cat within the unit.

Hard Rubbish: Concerns were raised about residents dumping rubbish at front gate and all owners are reminded to ensure that the resident of their unit call the council to arrange collection with items not to go to the street until collection day.

Intercom: After discussion the body corporate manager was instructed to pass on the charges for any individual unit number changes/callouts on the intercom to the individual units causing the charges.

AGM 17/7/2019

Install gate in side fence - Unit 10: It was resolved that the owner of unit 10 may install a gate in the side fence to that unit provided it is at no cost to the corporation, the work is conducted in a professional manner by a registered, licensed and insured contractor, is in keeping with the colours, schemes and style of the corporation and all future maintenance, repair and replacement is the responsibility of the unit owner

Water Invoicing Change: It was noted that the water usage charges are currently paid by the corporation via available funds in the corporation's administration account. After discussions it was resolved to change the invoicing of water usage to be forwarded to each owner by SA Water Directly and remove the need of water being included in the corporation's budget. It was further resolved that the BCM will complete the appropriate forms and forward to SA Water instructions to invoice owner in accordance with unit entitlement and amend the corporation's budget at the 2020 AGM to reflect the reduced costs.

AGM 2/7/2018

Fence between Units 2 and 3: The meeting noted communication with the owner of Unit 2 concerning a tree in the backyard of that Unit pushing against the fence between units 2 and 3. The initial correspondence was sent in February and with this not attended communication has been

sent again in May. It was resolved that any necessary maintenance of the fence be carried out by the corporation and then charged to Unit 2 as their tree has caused the damage.

AGM 4/9/2017

New Intercom: The old intercom with handsets inside each unit has been disconnected and the panel at the gate has been updated to a modern phone dialer. Residents can have up to three phone numbers added to the intercom and these will be dialed in order of preference 1, 2, 3 by the intercom.

Sign on the pillar under intercom: Resolved to install a sign under the intercom "please press the button for the unit required, do not knock on the door of Unit 1".

Parking: There is room for one car to park in the cut out area back from the sign in front of Unit 2, three cars can park along the main driveway by the entrance and Units 10 and 11 can park in the turning area between those units. All other vehicles on the property need to be either in the carport or driveway directly in front of the garage (so as to not impede any other unit) and any excess vehicles are to be parked in the street.

AGM 29/6/2017

Roller Shutters: The meeting noted that all units had previously been given approval to install roller-shutters providing these are coloured either cream or autumn red.

AGM 30/7/2015

Overdue Levies Policies: It was resolved that if a contribution levied upon an owner is not paid on the date in which it becomes due and payable in accordance with a resolution of the corporation, the corporation will apply an interest charge on those levies at the rate of 10% per annum.

Resolved that Strata Management SA is authorized on behalf of the corporation to carry out the necessary steps to recover unpaid contributions including the sending of reminder notices, passing the debt to a debt collector and legal action. All costs associated with the contemplated or actual recovery of outstanding funds are to be charged by the corporation to the individual lot responsible for the unpaid contribution.

Resolved that Strata Management SA must charge the interest and account keeping fees to the relevant unit owners as appropriate and that any requests for reimbursement of these charges must be made by the unit owner after making payment to ensure their voting right is maintained at a general meeting of the corporation.

AGM 13/5/2013

Interest on Overdue Levies: That, in accordance with section 27 (4) of the Strata Titles Act 1988 (as amended), is a levy is not paid on the date by which it becomes due and payable in accordance with a resolution of the corporation, the corporation results to apply interest charges on those levies at a rate of 10% per annum.

Asbestos Survey and Management Plan: That the corporation engage an appropriately qualified, insured and registered contractor to conduct an asbestos survey of the property and, if asbestos is identified at the property, compile and asbestos management plan and on site register.

AGM 14/5/2012

Interest on Overdue Levies: That, in accordance with section 27 (4) of the Strata Titles Act 1988 (as amended), is a levy is not paid on the date by which it becomes due and payable in accordance with a resolution of the corporation, the corporation results to apply interest charges on those levies at a rate of 10% per annum.

AGM 4/5/2009

Hot water installations: Individual unit owners May install a gas or electric hot water externally on the condition they don't block access around the building and install solar collectors on the roof on the condition they are not placed on the street front elevation and a qualified person signs off on the roof structure being adequate to support the additional load. All repairs to the building and ongoing maintenance will be that individual unit owners responsibility.

Solar Panels: Units are permitted to install solar panels on the roof, providing they are not visible from the street frontage. All cost involved with the installation and maintenance of the solar panels is to be the responsibility of the relevant unit owner.

Digital Television Reception (not including Foxtel installation): Individual unit owners may install external mounted digital TV antennas to receive a digital service on the condition they are not located on the front of the building.

Unit 7 Air-Conditioner: Unit 7 be permitted to install an evaporative air-conditioner to the roof or cost of the installation and maintenance are to be the responsibility of the unit owner.

AGM 30/4/2007

Pets: it was moved that Mr Babarowski seconded Ms Labelle that Unit 6 be permitted to keep a German shepherd at the unit. *Carried unanimously.*

It was moved Ms Labelle seconded Mr Babarowski that unit 7 be permitted to keep a Labrador at the unit. *Carried unanimously.*

AGM 20/5/2004

Garden Sheds: Approval for garden sheds were granted for unit 3, 5, 8 and 11 with all installation and ongoing costs to be borne by the individual owner.

Pergola: Unit 3 was granted approval for a rear pergola with all installation and ongoing cost to be borne by the individual owner.

AGM 27/5/1998

Parking Rules: Parking should initially be inside the unit subsidiary carport. A second vehicle may be parked immediately in front of the unit carport provided it does not interfere with through traffic. Any other vehicles should be parked in the street. Visitors should be advised to park in the street if they cannot meet these conditions.

Smoke Alarm Legislation: Self-contained smoke alarms which comply with the Australian Standard must be in place and all residences by the 1st January 2000. Any transfer of property after the 01.02.98 require the purchaser within 6 months of settlement to install a hard wired smoke detector powered through the mains electricity. Penalty for non-compliance by purchase- \$750.00

External Doors, Windows and Flyscreens: Section 27 (6) invoked, cost of repairs and replacements be borne by the individual unit owners but repainting to be undertaken on a corporation basis.

Security Doors and Security Window Screens: Approved that must match those existing.

Advertising Signs: 'For sale' or 'Auction' boards permitted but must be removed within two weeks of a successful contract being signed. 'To let' signs not permitted.

Alterations/Additions: Cost of disbursements for approvals obtain between general meetings to be borne by the relevant unit owner.

Legal Recoveries: Legal action to be taken to recover unpaid levies cost to be borne by the relevant unit owner.

Legal Action for Breach of the Articles (schedule 3) of the Strata Titles Act 1988: Legal action to be taken for a consistent breach of the articles cost to be borne by the relevant unit owner.

Method of Water Payment: Advised that the costs of all water used on premises to be paid for from Corporation funds.

AGM 10/4/1995

Lattice Work: Owners may erect lattice work as a fence extension to bring the height from the ground to no more than 8 ft.

Pergola Height: The height of pergolas to be the same as the eaves.

Security Roller Shutters: Owners May install cream and autumn red security shutters to the unit windows.

Payment of Water: The cost of all water used by the corporation to be paid from the corporation funds.

Pet Licences Granted: Unit 8 - Border collie cross
Unit 6 - German Shepherd dog.

AGM 12/2/1994

Fence - Unit 1: The owner of unit 1 granted approval to erect a small 1-1 1/2 metre fence provided the fence materials match the existing Gates.

AGM 10/4/1993

Maintenance Levy Apportionment: Maintenance levies to be apportioned on an equal share basis and not by unit entitlement.

Garden Maintenance: Each unit holder responsible for his/her front section of the garden and must keep this to the same standards as at the time of original purchase.

Common Areas: All roadways and paved areas in and around the front of the unit is common property and is not to be used for bike riding, skateboarding, rollerblading or ball playing. NO DOGS permitted in any of the common areas without being placed on a lead.

Animals: Pets are permitted provided the Strata Corporation has granted a licence to the owner to keep the pet. Licences granted to the following owners:

Unit 7- May keep one dog

Unit 11- Permission to keep two dogs

Unit 2- Permission to keep a cat

General Approvals: Owners are granted permission to carry out the following to their unit and unit subsidiary yard at their own cost:

(a) Erect garden/tool shed

(b) Erect a pergola in the rear unit yard.

(c) Attach a fly screen door similar in type and manufacturer but the same colour as Unit 12 the front of the unit.

(d) Extend the height of backyard fences to a maximum of 8 feet providing the same material and colours of the original fences are adhered to.

ARTICLES OF STRATA CORPORATION - (Strata Titles Act, 1988 - Schedule 3)

1. (1) A Unit holder must:-
 - (a) maintain the Unit in good repair;
 - (b) carry out any work ordered by a Council or other Public Authority in respect of the Unit.

(2) The occupier of a Unit must keep it in a clean and tidy condition.
2. A person bound by these Articles:-
 - (a) must not obstruct the lawful use of the Common Property by any person;
 - (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;
 - (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 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 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 the outside of 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 cause 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; **AND**
 - (b) any change in the occupancy of the Unit.



CERTIFICATE OF CURRENCY

THE INSURED

POLICY NUMBER	SRSC23004859
PDS AND POLICY WORDING	Residential Strata Product Disclosure Statement and Policy Wording <u>SCI034-Policy-RS-PPW-02/2021</u> Supplementary Product Disclosure Statement <u>SCIA-036 SPDS_RSC-10/2021</u>
THE INSURED SITUATION	Strata Corporation No. 12292 80 Glenhelen Road, Morphett Vale, SA, 5162
PERIOD OF INSURANCE	Commencement Date: 4:00pm on 01/07/2025 Expiry Date: 4:00pm on 01/07/2026
INTERMEDIARY ADDRESS	Stratarama Pty Ltd 74 Brighton Road, Glenelg East, SA, 5045
DATE OF ISSUE	03/06/2025

POLICY LIMITS / SUMS INSURED

SECTION 1	PART A	1. Building	\$6,052,158
		Common Area Contents	\$60,522
	PART B	2. Terrorism Cover under Section 1 Part A2	Applies
		Loss of Rent/Temporary Accommodation	\$907,824
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		\$1,815,647
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.