

REAL PROPERTY ACT, 1886



South Australia

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



Certificate of Title - Volume 5050 Folio 37

Parent Title(s) CT 4136/250
Creating Dealing(s) CONVERTED TITLE
Title Issued 24/10/1991 **Edition** 1 **Edition Issued** 24/10/1991

Estate Type

FEE SIMPLE (UNIT)

Registered Proprietor

CYNTHIA JOHNSTON
OF UNIT 2 75 GRANT ROAD REYNELLA SA 5161

Description of Land

UNIT 2 STRATA PLAN 3905
IN THE AREA NAMED REYNELLA
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

COMPARE ADDRESS FOR SERVICE OF NOTICE WITH 6559115

Administrative Interests NIL

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: Searchlight Technology
PO Box 232
RUNDLE MALL SA 5000

02 March 2026

DETAILS OF PROPERTY REFERRED TO:

Property ID : 25653
 Valuer General No : 8646333396
 Valuation : \$445,000.00
 Owner : Mrs Cynthia Johnston
 Property Address : 2/75 Grant Road REYNELLA SA 5161
 Volume/Folio : CT-5050/37
 Lot/Plan No : Unit 2 Sec 519 SP 3905
 Ward : 02 Mid Coast 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.

Opening balance (as of 30 Jun 2025) including rates, fines and interest, block clearing charges and legal fees \$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 \$1,550.16

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 -\$1,162.16

Overpayment \$0.00

Legal Fees (current) \$0.00

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

Balance - rates and other monies due and payable \$388.00

Property Related Debts \$0.00

BPAY Biller Code: 421503

TOTAL BALANCE

\$388.00

Ref: 1009330256532

AUTHORISED OFFICER
Liam Humphries

This statement is made the 02 March 2026

IMPORTANT INFORMATION REGARDING SEARCHES

Searchlight Technology
PO Box 232
RUNDLE MALL SA 5000

Attention Conveyancers

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

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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: S71222/2026

Property Information And Particulars

In response to an enquiry pursuant to Section 7 of the

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

TO: Searchlight Technology
PO Box 232
RUNDLE MALL SA 5000

DETAILS OF PROPERTY REFERRED TO:

ASSESSMENT NO	:	61715
VALUER GENERAL NO	:	8646333396
VALUATION	:	\$445,000.00
OWNER	:	Mrs Cynthia Johnston
PROPERTY ADDRESS	:	2/75 Grant Road REYNELLA SA 5161
VOLUME/FOLIO	:	CT-5050/37
LOT/PLAN NUMBER	:	Unit 2 Sec 519 SP 3905
WARD	:	02 Mid Coast 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	860/121/1975
Description	Units
Decision	Approved
Decision Date	24 November 1988

Planning Consent Condition(s)

1. Storm water from all roofs, gutters, downpipes and paved areas shall be drained to underground pipes situated adjacent to the front boundary of the subject land, thence to the street water table through steel or concrete pipes or steel box section sections located below the level of the footpath.
2. All parking areas and drives shall be paved and sealed with concrete or bituminous material to councils satisfaction.
3. All lawns, trees and shrubs be maintained and nurtured at all times. Any diseased plants, shrubs, trees or lawns being replaced whenever necessary.

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 YES

Application Number	860/2270/1976
Description	22 Units
Decision	Approved
Decision Date	20 August 1976

Planning Consent Condition(s)

1. All tenants carparking areas shall be undercover in the form of carports or fully enclosed garages
2. All parking areas and drives shall be paved and sealed with concrete or bituminous material to Councils satisfaction.
3. All land, trees and shrubs be maintained and nurtured at all times. Any diseased plants, shrubs, trees or lawns being replaced whenever necessary.
4. Stormwater from all roofs. Gutters. Downpipes and paved areas be drained to underground sunps situated adjacent to the front boundary of the subject land, thence to the street water table through steel ir concrete pipes or steel box sections located below the level of the footpaths.

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.

Hazards (Flooding - Evidence Required)

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

Native Vegetation

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

Prescribed Wells Area

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

Regulated and Significant Tree

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

Stormwater Management

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

Signif Retirement Facility Supported Accom Sites

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

Urban Tree Canopy

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

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>

<i>Section 127</i> Condition (that continues to apply) of a development authorisation	NO
Part 2—Items to be included if land affected	
Development Act 1993 (repealed)	
<i>Section 50(1)</i> Requirement to vest land in council to be held as open space	NO
<i>Section 50(2)</i> Agreement to vest land in council to be held as open space	NO
<i>Section 55</i> Order to remove or perform work	NO
<i>Section 56</i> Notice to complete development	NO
<i>Section 57</i> Land management agreement	NO
<i>Section 69</i> Emergency order	NO
<i>Section 71 (only)</i> Fire safety notice	NO
<i>Section 84</i> Enforcement notice	NO
<i>Section 85(6), 85(10) or 106</i> Enforcement Order	NO
<i>Part 11 Division 2</i> Proceedings	NO
Fire and Emergency Services Act 2005	
<i>Section 105F (or section 56 or 83 (repealed))</i> Notice	NO
<i>Section 56 (repealed)</i> Notice issued	NO
Food Act 2001	
<i>Section 44</i> Improvement notice <i>issued against the land</i>	NO
<i>Section 46</i> Prohibition order	NO
Housing Improvement Act 1940 (repealed)	
<i>Section 23</i> 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

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

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 27 February 2026

Amy Watts

Senior Development Support Officer

AUTHORISED OFFICER

Property Interest Report

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

Title Reference	CT 5050/37	Reference No. 2759222
Registered Proprietors	C*JOHNSTON	Prepared 27/02/2026 09:15
Address of Property	Unit 2, 75 GRANT ROAD, REYNELLA, SA 5161	
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 <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act, 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1967</i> (repealed) | 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. <i>Fences Act 1975</i>		
9.1	section 5 - Notice of intention to perform fencing work	Contact the vendor for these details
10. <i>Fire and Emergency Services Act 2005</i>		
10.1	section 105F - (or section 56 or 83 (repealed)) - Notice to take action to prevent outbreak or spread of fire	Contact the Local Government Authority for other details that might apply Where the land is outside a council area, contact the vendor
11. <i>Food Act 2001</i>		
11.1	section 44 - Improvement notice	Public Health in DHW has no record of any notice or direction affecting this title also Contact the Local Government Authority for other details that might apply
11.2	section 46 - Prohibition order	Public Health in DHW has no record of any notice or direction affecting this title also Contact the Local Government Authority for other details that might apply
12. <i>Ground Water (Qualco-Sunlands) Control Act 2000</i>		
12.1	Part 6 - risk management allocation	Qualco Sunlands Ground Water Control Trust has no record of any allocation affecting this title
12.2	section 56 - Notice to pay share of Trust costs, or for unauthorised use of water, in respect of irrigated property	DEW Water Licensing has no record of any notice affecting this title
13. <i>Heritage Places Act 1993</i>		
13.1	section 14(2)(b) - Registration of an object of heritage significance	Heritage Branch in DEW has no record of any registration affecting this title
13.2	section 17 or 18 - Provisional registration or registration	Heritage Branch in DEW has no record of any registration affecting this title
13.3	section 30 - Stop order	Heritage Branch in DEW has no record of any stop order affecting this title
13.4	Part 6 - Heritage agreement	Heritage Branch in DEW has no record of any agreement affecting this title also Refer to the Certificate of Title
13.5	section 38 - "No development" order	Heritage Branch in DEW has no record of any "No development" order affecting this title
14. <i>Highways Act 1926</i>		
14.1	Part 2A - Establishment of control of access from any road abutting the land	Transport Assessment Section within DIT has no record of any registration affecting this title
15. <i>Housing Improvement Act 1940 (repealed)</i>		
15.1	section 23 - Declaration that house is undesirable or unfit for human habitation	Contact the Local Government Authority for other details that might apply
15.2	Part 7 (rent control for substandard houses) - notice or declaration	Housing Safety Authority has no record of any notice or declaration affecting this title
16. <i>Housing Improvement Act 2016</i>		

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

17. *Land Acquisition Act 1969*

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

18. *Landscape South Australia Act 2019*

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

Act

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

19. **Land Tax Act 1936**

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

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

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

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

21. **Local Government Act 1999**

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

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

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

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

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

24. **Mining Act 1971**

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

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

25. *Native Vegetation Act 1991*

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

has no record of any order or notice affecting this title

also

Contact the Local Government Authority for other details that might apply

29.8 section 157 - Fire safety notice

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

also

Contact the Local Government Authority for other details that might apply

29.9 section 192 or 193 - Land management agreement

Refer to the Certificate of Title

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

29.12 Part 16 Division 1 - Proceedings

Contact the Local Government Authority for details relevant to this item

also

Contact the vendor for other details that might apply

29.13 section 213 - Enforcement notice

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

also

Contact the Local Government Authority for other details that might apply

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

Contact the Local Government Authority for details relevant to this item

also

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

30. *Plant Health Act 2009*

30.1 section 8 or 9 - Notice or order concerning pests

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

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

31.1 Part 3 - Notice

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

32. *South Australian Public Health Act 2011*

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

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

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

34. *Water Industry Act 2012*

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

35. *Water Resources Act 1997 (repealed)*

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

36. **Other charges**

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

Other Particulars

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

- | | | |
|-----|---|---|
| 1. | Particulars of transactions in last 12 months | Contact the vendor for these details |
| 2. | Particulars relating to community lot (including strata lot) or development lot | Enquire directly to the Secretary or Manager of the Community Corporation |
| 3. | Particulars relating to strata unit | Enquire directly to the Secretary or Manager of the Strata Corporation |
| 4. | Particulars of building indemnity insurance | Contact the vendor for these details
also
Contact the Local Government Authority |
| 5. | Particulars relating to asbestos at workplaces | Contact the vendor for these details |
| 6. | Particulars relating to aluminium composite panels | Please note that the audit is limited to classes of buildings, and that this note does not confirm the presence or absence of Aluminium Composite Panelling. Contact the vendor for relevant details. |
| 7. | Particulars relating to court or tribunal process | Contact the vendor for these details |
| 8. | Particulars relating to land irrigated or drained under Irrigation Acts | SA Water will arrange for a response to this item where applicable |
| 9. | Particulars relating to environment protection | Contact the vendor for details of item 2
also
EPA (SA) 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 DEWaterlicensing@sa.gov.au.

Certificate of Title

Title Reference: CT 5050/37
Status: CURRENT
Parent Title(s): CT 4136/250
Dealing(s) Creating Title: CONVERTED TITLE
Title Issued: 24/10/1991
Edition: 1

Dealings

No lodged Dealings found.

Certificate of Title

Title Reference CT 5050/37
Status CURRENT
Easement NO
Owner Number 07710099
Address for Notices 2 75 GRANT RD REYNELLA 5161
Area NOT AVAILABLE

Estate Type

Fee Simple (Unit)

Registered Proprietor

CYNTHIA JOHNSTON
OF UNIT 2 75 GRANT ROAD REYNELLA SA 5161

Description of Land

UNIT 2 STRATA PLAN 3905
IN THE AREA NAMED REYNELLA
HUNDRED OF NOARLUNGA

Last Sale Details

There are no sales details recorded for this property

Constraints

Encumbrances

NIL

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
8646333396	CURRENT	Unit 2, 75 GRANT ROAD, REYNELLA, SA 5161

Notations

Dealings Affecting Title

NIL

Notations on Plan

NIL

Registrar-General's Notes

COMPARE ADDRESS FOR SERVICE OF NOTICE WITH 6559115

Administrative Interests

NIL

Valuation Record

Valuation Number	8646333396
Type	Site & Capital Value
Date of Valuation	01/01/2025
Status	CURRENT
Operative From	01/07/1979
Property Location	Unit 2, 75 GRANT ROAD, REYNELLA, SA 5161
Local Government	ONKAPARINGA
Owner Names	CYNTHIA JOHNSTON
Owner Number	07710099
Address for Notices	2 75 GRANT RD REYNELLA 5161
Zone / Subzone	GN - General Neighbourhood
Water Available	Yes
Sewer Available	Yes
Land Use	1310 - Ground Floor Home Unit Only
Description	4H/UNIT CP
Local Government Description	Residential

Parcels

Plan/Parcel	Title Reference(s)
S3905 UNIT 2	CT 5050/37

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$86,000	\$445,000			
Previous	\$77,000	\$385,000			

Building Details

Valuation Number	8646333396
Building Style	Conventional
Year Built	1978
Building Condition	Basic
Wall Construction	Brick

Roof Construction	Tiled (Terra Cotta or Cement)
Equivalent Main Area	104 sqm
Number of Main Rooms	4

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

Certificate of Title

Title Reference: CT 5050/37
Status: CURRENT
Edition: 1

Dealings

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

Priority Notices

NIL

Registrar-General's Notes

COMPARE ADDRESS FOR SERVICE OF NOTICE WITH 6559115



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: 2759222

DIVINE FORMS PTY LTD
UNIT 21
1007-1009 NORTH EAST ROAD
RIDGEHAVEN SA 5097

DATE OF ISSUE

27/02/2026

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

OWNERSHIP NUMBER	OWNERSHIP NAME			
07710099	C JOHNSTON			
PROPERTY DESCRIPTION				
2 / 75 GRANT RD / REYNELLA SA 5161 / UNIT 2				
ASSESSMENT NUMBER	TITLE REF. <small>(A "+" indicates multiple titles)</small>	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR
8646333396	CT 5050/37	\$445,000.00	R4 1.000	RE 0.400
LEVY DETAILS:				
	FIXED CHARGE	\$	50.00	
	+ VARIABLE CHARGE	\$	150.55	
	- REMISSION	\$	118.70	
	- CONCESSION	\$	46.00	
	+ ARREARS / - PAYMENTS	\$	-35.85	
	= AMOUNT PAYABLE	\$	0.00	
FINANCIAL YEAR				
2025-2026				

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 28/05/2026



Government of South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



Emergency Services Funding Act 1998

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

OFFICIAL: Sensitive

Please Note:

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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




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

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

For more information:

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

PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

 <p>Billers Code: 456285 Ref: 7015155513</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: 2759222

DATE OF ISSUE

27/02/2026

DIVINE FORMS PTY LTD
UNIT 21
1007-1009 NORTH EAST ROAD
RIDGEHAVEN SA 5097

ENQUIRIES:

Tel: (08) 8372 7534

Email: contactus@revenuesa.sa.gov.au

OWNERSHIP NAME

C JOHNSTON

FINANCIAL YEAR

2025-2026

PROPERTY DESCRIPTION

2 / 75 GRANT RD / REYNELLA SA 5161 / UNIT 2

ASSESSMENT NUMBER

8646333396

TITLE REF.

(A "+" indicates multiple titles)

CT 5050/37

TAXABLE SITE VALUE

\$86,000.00

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

28/05/2026



**Government of
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



RevenueSA

DEPARTMENT OF TREASURY AND FINANCE

Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

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: 7015155422</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.

Account Number	L.T.O Reference	Date of issue	Agent No.	Receipt No.
86 46333 39 6	CT505037	27/2/2026	9030	2759222

DIVINE FORMS
 SHOP 20
 1007-1009 NORTH EAST RD
 RIDGEHAVEN SA 5097
 chantel@divineconveyancing.com

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: C JOHNSTON
 Location: U2 75 GRANT RD REYNELLA UNIT 2
 Description: 4H/UNIT CP Capital Value: \$ 445 000
 Rating: Residential

Periodic charges

Raised in current years to 31/12/2025

			\$
	Arrears as at: 30/6/2025	:	165.09
Water main available:	1/7/1979	Water rates	164.60
Sewer main available:	1/7/1979	Sewer rates	188.00
		Water use	122.98
		SA Govt concession	232.00CR
		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	408.67CR
		Balance outstanding	0.00

Degree of concession: 100.00% Date granted: 29/4/2016

Recovery action taken: FULLY PAID

Next quarterly charges: Water supply: 82.30 Sewer: 94.00 Bill: 11/3/2026

This account has no meter of its own but is supplied from account no 86 46333 17 7.

The Water Use apportionment option is Even.

The apportionment percentage for this account is 11.11%.

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

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

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: C JOHNSTON Water & Sewer Account Acct. No.: 86 46333 39 6 Amount: _____

Address:
U2 75 GRANT RD REYNELLA UNIT 2

Payment Options

EFT

EFT Payment

Bank account name: SA Water Collection Account
BSB number: 065000
Bank account number: 10622859
Payment reference: 8646333396



Bill code: 8888
Ref: 8646333396

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: 8646333396

STATEMENT PURSUANT TO SECTION 41 OF THE STRATA TITLES ACT 1988

This statement is issued on: **3 March 2026** for the following:

Strata Corporation No. 3905 Inc.
Unit 2, 75 Grant Road, Reynella SA, 5161

This statement has been issued for:

Name: Searchlight Technology
at Address: searches@searchlighttechnology.com.au

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

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

Total amount last determined with respect to the lot

Amount	Period	
\$1,400.00	01 Dec 2025 to 30 Nov 2026	
Number of instalments payable (if contributions payable by instalments)		4
Amount of each instalment, period to which instalment relates and date due		
Amount	Period	Date due
\$350.00	01 Dec 2025 to 28 Feb 2026	01 Dec 2025
\$350.00	01 Mar 2026 to 31 May 2026	01 Mar 2026
\$350.00	01 Jun 2026 to 31 Aug 2026	01 Jun 2026
\$350.00	01 Sep 2026 to 30 Nov 2026	01 Sep 2026

Amount owing **\$0.00**

Interest due on unpaid levies **\$0.00**

Amount in credit for prepaid levies **\$0.00**

2. Sinking fund – contributions payable by regular periodic instalments or lump sum

Total amount last determined with respect to the lot

Amount	Period	
\$1,000.00	01 Dec 2025 to 30 Nov 2026	
Number of instalments payable (if contributions payable by instalments)		4
Amount of each instalment, period to which instalment relates and date due		
Amount	Period	Date due
\$250.00	01 Dec 2025 to 28 Feb 2026	01 Dec 2025
\$250.00	01 Mar 2026 to 31 May 2026	01 Mar 2026
\$250.00	01 Jun 2026 to 31 Aug 2026	01 Jun 2026
\$250.00	01 Sep 2026 to 30 Nov 2026	01 Sep 2026

Amount owing **\$0.00**

Interest due on unpaid levies **\$0.00**

Amount in credit for prepaid levies **\$0.00**

3. Special contributions

None

4. Particulars of Assets and Liabilities of the Corporation

A copy of the Balance Sheet at the date of this Statement is attached.

5. Particulars of any Expenditure

(a) Incurred by the Corporation – please refer to minutes of meetings

(b) Resolved to be incurred to which the unit holder must, or is likely to be required to, contribute – please refer to minutes of meetings

6. Insurance policies

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

Policy No.	POL11147097	Broker:	Allianz Australia Insurance Limited				
Type:	Strata	Broker:	Coverforce International Towers Sydney, Level 26 Tower One, Barangaroo NSW 2000				
Premium:	\$11,574.24	Paid on:	15/10/2025	Policy start date:	15/10/2025	Next due:	15/10/2026
<i>Cover</i>		<i>Sum insured</i>		<i>Excess</i>			
Building		\$7,000,000.00		\$2,000.00			
Loss of Rent/Temp Accom		\$1,050,000.00		\$0.00			
Lot Owners' Fixtures & Improvements		\$300,000.00		\$0.00			
Office Bearers Liability		\$250,000.00		\$0.00			
Fidelity Guarantee		\$100,000.00		\$0.00			
Public Liability		\$20,000,000.00		\$0.00			
Workplace, Health & Safety Breaches		\$100,000.00		\$0.00			
Legal Defence		\$50,000.00		\$1,000.00			
Common Property		\$70,000.00		\$0.00			
Catastrophe		\$2,100,000.00		\$0.00			

7. Documents Supplied

- (i) Minutes of general meetings of the corporation and meetings of the management committee for the last two years
- (ii) Statement of Accounts of the corporation last prepared by the corporation
- (iii) The Articles for the time being in force
- (iv) The current policies of insurance taken out by the corporation
- (v) Balance Sheet for the body corporate at the date of this statement

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.

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

This Statement was prepared on behalf of Strata Corporation No. 3905 Inc. by

signed.....
Rajesh Shah
Strata Management SA

225 Fullarton Road
Eastwood SA, 5063

Conveyancers – please note that water usage invoices on this property are paid for by owners directly to SA Water.

Please also advise of changes in ownership immediately upon settlement to Strata Management SA at contact@stratamanagementsa.com.au



Balance Sheet As at 03/03/2026

Strata Corporation No. 3905 Inc.

75 Grant Road, Reynella SA 5161

Current period

Owners' funds

Administrative Fund

Operating Surplus/Deficit--Admin	2,488.97
Owners Equity--Admin	8,322.25
	<u>10,811.22</u>

Sinking Fund

Operating Surplus/Deficit--Sinking	17,281.47
Owners Equity--Sinking	49,753.80
	<u>67,035.27</u>

Net owners' funds

\$77,846.49

Represented by:

Assets

Administrative Fund

Cash at Bank--Admin	8,038.73
Receivable--Levies--Admin	3,175.89
Receivable--Owners--Admin	66.00
	<u>11,280.62</u>

Sinking Fund

Cash at Bank--Sinking	34,787.93
Investments--Sinking	30,167.14
Prepaid Expenses--Sinking	147.00
Receivable--Levies--Sinking	2,268.49
	<u>67,370.56</u>

Unallocated Money

0.00

Total assets

78,651.18

Less liabilities

Administrative Fund

Prepaid Levies--Admin	469.40
	<u>469.40</u>

Sinking Fund

Prepaid Levies--Sinking	335.29
	<u>335.29</u>

Unallocated Money

0.00

Total liabilities

804.69

Net assets

\$77,846.49



Strata Management SA
 ABN 49 800 360 629
 225 Fullarton Road
 Eastwood SA 5081
 (08) 7081 0375

Notice of Levies Due in June 2026

Issued 03/03/2026 on behalf of:

Strata Corporation No. 3905 Inc.
 ABN 37069354254
 75 Grant Road
 Reynella SA 5161

Mrs Cynthia Johnston
 2/75 Grant Road
 Reynella SA 5161

for Lot 2 Unit 2
 Mrs C Johnston

Due date	Details	Amounts due (\$)		Total
		Admin Fund	Sinking Fund	
01/06/2026	Quarterly Admin/Sinking Levy 01/06/2026 - 31/08/2026	350.00	250.00	600.00
	Total levies due in month	350.00	250.00	600.00

Total of this levy notice	600.00
Levies in arrears	0.00
Interest on levies in arrears	0.00
Outstanding owner invoices	0.00
Subtotal of amount due	600.00
Prepaid	0.00
Total amount due	\$600.00

Late Payment: If payment is not made by the due date, interest may be charged at an annual rate of 10%.
 Cheques should be made payable to 'Strata Corporation No. 3905 Inc.'

Levy Payment due 01/06/2026



*Registration is required for payments from cheque or savings accounts. Please complete registration at www.deft.com.au. You do not need to re-register for the internet service if already registered.

Mrs Cynthia Johnston
 Strata Corporation 3905
 Lot 2 Unit 2



Billers code 96503



Pay over the Internet from your Bank account. Register at www.deft.com.au



Credit card payments can be made over the internet. Log onto www.deft.com.au and follow the instructions. A surcharge will be applicable if you use this option



Pay in-store at Australia Post by cheque or EFTPOS.

Contact your participating financial institution to make a BPAY payment from your cheque or savings account. Enter the biller code and your DEFT reference number. To use the QR code, use the reader within your mobile banking app. More info: www.bpay.com.au

Strata Management SA

DEFT Reference Number

25518718918518

Amount Due

\$600.00

Due Date

01/06/2026

Amount Paid

\$



*496 255187189 18518

MINUTES OF THE ANNUAL GENERAL MEETING

STRATA CORPORATION NO. 3905 INC. 75 Grant Road, Reynella SA 5161

The Annual General Meeting of the corporation was held as follows:

DATE: 29/10/2025
TIME: 06:00 PM
LOCATION: Unit 6 75 Grant Road, Reynella

PRESENT:

Lot #	Unit #	Attendance	Owner Name / Representative
1	1	Yes	Mrs J James
2	2	Yes	Mrs C Johnston
5	5	Yes	Ms A Hann
6	6	Yes	Ms F B R Kennedy
7	7	Yes	Ms C Manthorpe by proxy to Strata Management SA
10	10	Yes	Mrs A L Morrison
12	12	Yes	Mr T Piasente
13	13	Yes	Ms J Gowland by proxy to A loft
16	16	Yes	Mr C & K Heritage
19	19	Yes	Ms J M Halliday
20	20	Yes	Ms N L Kris
21	21	Yes	Mr A Turner R Shah as Body Corporate Manager from Strata Management SA

CHAIRPERSON: The meeting requested that Rajesh Shah of Strata Management SA assist the Presiding Officer in chairing the meeting and the Secretary in recording the minutes.

Minutes of the meeting:

1 QUORUM

The body corporate manager advised that a quorum was present and the meeting commenced at 6:05PM.

2 MINUTES

Resolved that the minutes of the last general meeting of the corporation held on 12/09/2024 be confirmed as a true record of the proceedings of that meeting.

3 FINANCIAL STATEMENTS

Resolved that the statement of income and expenditure for the period ended 31/07/2025 be accepted as a true and accurate statement of the Corporation's financial position.

4 INSURANCE

The body corporate manager advised that the insurance sums are required to be discussed each year with the property to be insured for the full replacement value and recommended that an independent valuation be obtained by time to time to ensure that the rising costs of rebuilding are taken into account.

It was noted that the current insurances held by the body corporate are:

Policy No.LNG-STR20299751 | Longitude Insurance Pty Ltd | Type : Building | Broker : Coverforce | Next due : 15/10/2025

Cover	Sum Insured	Excess
Building	\$7,000,000.00	\$2,000.00
Loss of Rent/Temp Accom	\$1,050,000.00	
Lot Owners' Fixtures & Improvements	\$250,000.00	
Office Bearers Liability	\$250,000.00	
Fidelity Guarantee	\$100,000.00	
Public Liability	\$20,000,000.00	
Workplace, Health & Safety Breaches	\$100,000.00	
Legal Defence	\$50,000.00	\$1,000.00
Common Property	\$70,000.00	
Catastrophe	\$2,100,000.00	

Strata Management SA was requested to arrange quotations for the insurance prior to renewal with the quotations to be sent to the Presiding Officer for a decision.

Strata Management SA were instructed to arrange a valuation to take place for the rebuilding costs which is to be used as the basis for the insurance of the property once received.

5

MAINTENANCE

Grounds Maintenance

It was resolved to continue the existing arrangements with Mo Me Lawns scheduled every 3 weeks. Also, it was requested the body corporate manager ask the Mo Me Lawns to meet Trevor on site so that he could brief them on area near Unit 1 as it is currently not being done.

Gutter Cleaning

It was resolved to continue the cleaning of the gutters on each unit by Adelaide General Property Maintenance in April 2026. Also, the body corporate manager to request the gutter cleaners to flush downpipes when cleaning the gutters and to check the downpipes near Unit 16.

Termite Inspection

It was resolved to continue undertaking a termite inspection with Jim's Pest Control in March-April 2026.

Current Maintenance

To consider current maintenance required on the property now or over the next year.

Visitor Parking Lights

It was resolved Trever (Unit 12) and Andrew (Unit 21) would explore alternative lighting solutions to the current visitor park lights as they keep being knocked over.

Re-Roofing Program

It was resolved to replace the roof for Units 1, 2 & 3 next given the ongoing leakage issues. Body Corporate Manager to obtain a quote prior to the next AGM. The meeting noted roof replacements on all units is only the actual roof, painting and guttering. Extras such as blanket roofing (insulation), heating extractors, etc. are at the unit owner's costs. This was agreed upon by previous unit owners' at the previous AGM'S. Please note if roofs have solar panels, etc., the owner must pay at their own cost to remove them before the roof installations occur and put them back on.

Projected maintenance

To consider maintenance likely or required in the next 2-5 years to assist with setting a budget.

It was resolved to keep an eye on the wooden bay slats.

6

GENERAL BUSINESS

Driveway Plates - Unit 13

Meeting confirmed Unit 13 owners and Build Plus had come to an agreement regarding the cost for the driveway plates. The meeting noted that the driveway plates/ramps which are in place at present at Unit 13 are for the period of Unit 13 ownership. Unit 13 needs to lift the plates each year, at Unit 13's expense, when gutters and stormwater drains are cleaned. At the end of the lot owner's tenure the plates are to be removed and all damage caused to the Corporation's Property is to be repaired to preexisting condition.

Blocking Electrical Board

Meeting confirmed that large vehicle continually blocking Electrical board in Unit 22 driveway is not an issue anymore at present.

Visitor Carparks

It was resolved that Unit 16 owner would remind tenant regarding usage of visitor carpark.

Levy Payments

The meeting reminded owners that not paying levies on time may result in delays on maintenance work due to lack of funds.

Cats

The meeting reminded owners that all cats should be maintained inside of units.

Dog Wash

The meeting requested the body corporate manager to send an email to Unit 7 to stop parking the dog wash in the driveway as it blocks others and remind them on usage policy regarding common areas.

Unit 17 Aircon

It was resolved that Unit 17 would consult Unit 16 on location of their air conditioner external compressor unit whenever it is replaced. It currently blows directly into Unit 16 which is not ideal.

Hard Rubbish Removal

It was resolved that body corporate manager would send an email to all owners and property managers to request them to remind their tenants to call the council to organise hard rubbish collection when they move in or and out and not leave the rubbish in the common areas.

Body Corporate Manager Transition

The meeting request Strata Management SA to ensure smoother handovers whenever there is a change in a body corporate managers.

OVERDUE LEVY POLICY

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 included 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 unit 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.

7 BUDGET

The statement of estimated receipts and payments (budget) was tabled with the meeting considering the role of a sinking fund in providing monies for the future and future maintenance plans. The budget estimates for the year as adopted are attached to the minutes.

8 CONTRIBUTIONS

It was resolved

(a) That contributions to the administrative fund are estimated in accordance with Section 27 (1) of the Strata Titles Act 1988 and determined in accordance with Section 27 (3) of the Strata Titles Act 1988 at \$30,800.00; and

(b) That contributions to the sinking fund are estimated in accordance with Section 27 (1) of the Strata Titles Act 1988 and determined in accordance with Section 27 (3) of the Strata Titles Act 1988 at \$22,000.00; and

(c) That both contributions be paid in equal quarterly instalments, the first such instalment being due on 1/12/2025 and subsequent instalments being due on 1/03/2026, 1/06/2026, 1/09/2026.

9 OFFICE BEARERS

The meeting sought nominations for the officers of the corporation and the formation of the management committee for the forthcoming year. It was resolved that the following members be appointed:

Presiding Officer	Florence Kennedy (Unit 6)
Secretary	Trevor Piasente (unit 12)
Treasurer	Andrew Turner (Unit 21)

It was further resolved that a Management Committee comprising the above officials be appointed for the forthcoming year.

10 APPOINTMENT OF BODY CORPORATE MANAGER

It was resolved that Strata Management SA be appointed as body corporate managers and the public officer for the corporation for the year ahead on the basis of the fees as listed in the accepted budget.

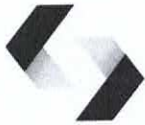
The meeting authorises the Presiding Officer to sign the Management Agreement with Strata Management SA on behalf of the corporation. It was noted that should the Management Agreement not be returned to the manager within 14 days it will be taken as being accepted and the manager is authorised to execute the agreement on behalf of the corporation.

By appointing Strata Management SA as body corporate managers the corporation is delegating the duties of the Secretary and Treasurer on behalf of the corporation inline with the Strata Titles Act. At the completion of the management term, the appointment continues with a 28 day notice period, unless determined otherwise at a General Meeting of the Corporation.

11 NEXT MEETING

The next Annual General Meeting is to be tentatively scheduled for similar time next year.

CLOSURE: There being no further business, the chairperson declared the meeting closed at 08:11 PM.



Approved Budget to apply from 01/08/2025

Strata Corporation No. 3905 Inc.

75 Grant Road, Reynella SA 5161

Administrative Fund

Approved
budget

Revenue

Levies Due--Admin	30,800.00
<i>Total revenue</i>	<u>30,800.00</u>

Less expenses

Admin--Agent Disbursements	1,016.40
Admin--Auditors--Audit Services	363.00
Admin--Auditors--Taxation Services	165.00
Admin--Bank Charges--Bpay	30.00
Admin--Management Fees--Standard	3,770.00
Admin--Meeting Fees	220.00
Admin--Storage & Archive Fees	66.00
Insurance--Premiums	13,418.33
Maint Bldg--Electrical	400.00
Maint Bldg--General Repairs	1,000.00
Maint Bldg--Gutters & Downpipes	2,250.00
Maint Bldg--Pest/Vermin Control	2,500.00
Maint Bldg--Roof	500.00
Maint Grounds--Lawns & Gardening	5,120.00
Utility--Electricity	350.00
<i>Total expenses</i>	<u>31,168.73</u>

Surplus/Deficit

(368.73)

Opening balance 8,322.25

Closing balance

\$7,953.52

Total units of entitlement 22
Levy contribution per unit entitlement \$1,400.00

Sinking Fund

**Approved
budget**

Revenue

Levies Due--Sinking

22,000.00

Total revenue

22,000.00

Surplus/Deficit

Opening balance

49,753.80

Closing balance

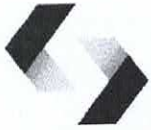
\$71,753.80

Total units of entitlement

22

Levy contribution per unit entitlement

\$1,000.00



ANNUAL REPORTS

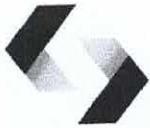
for the financial year to 31/07/2025

Strata Corporation 3905

75 Grant Road, Reynella SA 5161

Manager: Rajesh Shah

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Balance Sheet	1
Statement of Financial Performance	2
Budget commencing 01/08/2025	4
Levy Schedule commencing 01/08/2025 General	6

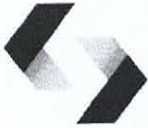


Balance Sheet As at 31/07/2025

Strata Corporation No. 3905 Inc.

75 Grant Road, Reynella SA 5161

	Current period
Owners' funds	
Administrative Fund	
Operating Surplus/Deficit--Admin	(2,553.74)
Owners Equity--Admin	10,875.99
	<u>8,322.25</u>
Sinking Fund	
Operating Surplus/Deficit--Sinking	23,851.15
Owners Equity--Sinking	25,902.65
	<u>49,753.80</u>
	<u>\$58,076.05</u>
Net owners' funds	
Represented by:	
Assets	
Administrative Fund	
Cash at Bank--Admin	9,877.33
Receivable--Levies--Admin	5.68
Receivable--Owners--Admin	57.50
	<u>9,940.51</u>
Sinking Fund	
Cash at Bank--Sinking	21,073.18
Investments--Sinking	30,000.00
Receivable--Levies--Sinking	4.65
	<u>51,077.83</u>
Unallocated Money	
Cash at Bank--Unallocated	346.19
	<u>346.19</u>
<i>Total assets</i>	<u>61,364.53</u>
Less liabilities	
Administrative Fund	
Prepaid Levies--Admin	1,618.26
	<u>1,618.26</u>
Sinking Fund	
Prepaid Levies--Sinking	1,324.03
	<u>1,324.03</u>
Unallocated Money	
Prepaid Levies--Unallocated	346.19
	<u>346.19</u>
<i>Total liabilities</i>	<u>3,288.48</u>
Net assets	<u>\$58,076.05</u>



Statement of Financial Performance for the financial year to 31/07/2025

Strata Corporation No. 3905 Inc.

75 Grant Road, Reynella SA 5161

Administrative Fund

Current period

01/08/2024-31/07/2025

Revenue

Interest on Arrears--Admin	111.40
Levies Due--Admin	29,040.00
Miscellaneous Income--Admin	357.50
<i>Total revenue</i>	<u>29,508.90</u>

Less expenses

Admin--Agent Disbursements	931.70
Admin--Auditors--Taxation Services	165.00
Admin--Bank Charges--Bpay	24.50
Admin--Management Fees--Standard	3,424.16
Admin--Meeting Fees	220.00
Admin--Storage & Archive Fees	66.00
Admin--Trade Compliance Checking	123.75
Insurance--Premiums	15,367.53
Maint Bldg--Electrical	396.00
Maint Bldg--General Repairs	1,094.50
Maint Bldg--Gutters & Downpipes	2,178.00
Maint Bldg--Pest/Vermin Control	1,980.00
Maint Bldg--Plumbing--Water & Gas	210.00
Maint Bldg--Roof	649.00
Maint Grounds--Lawns & Gardening	4,820.00
Maint Grounds--Paving	357.50
Utility - Meter Reading	55.00
<i>Total expenses</i>	<u>32,062.64</u>

Surplus/Deficit

(2,553.74)

Opening balance

10,875.99

Closing balance

\$8,322.25

Sinking Fund**Current period**

01/08/2024-31/07/2025

Revenue

Interest on Arrears--Sinking	91.15
Levies Due--Sinking	23,760.00

<i>Total revenue</i>	<u>23,851.15</u>
----------------------	------------------

Less expenses

<i>Total expenses</i>	<u>0.00</u>
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Surplus/Deficit23,851.15

Opening balance	25,902.65
-----------------	-----------

Closing balance\$49,753.80



Proposed Budget to apply from 01/08/2025

Strata Corporation No. 3905 Inc.

75 Grant Road, Reynella SA 5161

Administrative Fund Proposed budget

Revenue

Levies Due--Admin	30,800.00
<i>Total revenue</i>	<u>30,800.00</u>

Less expenses

Admin--Agent Disbursements	1,016.40
Admin--Auditors--Audit Services	363.00
Admin--Auditors--Taxation Services	165.00
Admin--Bank Charges--Bpay	30.00
Admin--Management Fees--Standard	3,770.00
Admin--Meeting Fees	220.00
Admin--Storage & Archive Fees	66.00
Insurance--Premiums	13,418.33
Maint Bldg--Electrical	400.00
Maint Bldg--General Repairs	1,000.00
Maint Bldg--Gutters & Downpipes	2,250.00
Maint Bldg--Pest/Vermin Control	2,500.00
Maint Bldg--Roof	500.00
Maint Grounds--Lawns & Gardening	5,120.00
Utility--Electricity	350.00
<i>Total expenses</i>	<u>31,168.73</u>

Surplus/Deficit

(368.73)

Opening balance 8,322.25

Closing balance

\$7,953.52

Total units of entitlement 22

Levy contribution per unit entitlement \$1,400.00

Sinking Fund**Proposed
budget****Revenue**

Levies Due--Sinking

22,000.00

*Total revenue*22,000.00**Surplus/Deficit**

Opening balance

49,753.80

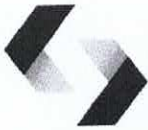
Closing balance\$71,753.80

Total units of entitlement

22

Levy contribution per unit entitlement

\$1,000.00



Proposed Levy Schedule to apply from 01/08/2025

Strata Corporation No. 3905 Inc.

75 Grant Road, Reynella SA 5161

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

Lot	Unit	Unit Entitlement	Admin Fund	Sinking Fund	Quarterly Total
1	1	1.00	350.00	250.00	600.00
2	2	1.00	350.00	250.00	600.00
3	3	1.00	350.00	250.00	600.00
4	4	1.00	350.00	250.00	600.00
5	5	1.00	350.00	250.00	600.00
6	6	1.00	350.00	250.00	600.00
7	7	1.00	350.00	250.00	600.00
8	8	1.00	350.00	250.00	600.00
9	9	1.00	350.00	250.00	600.00
10	10	1.00	350.00	250.00	600.00
11	11	1.00	350.00	250.00	600.00
12	12	1.00	350.00	250.00	600.00
13	13	1.00	350.00	250.00	600.00
14	14	1.00	350.00	250.00	600.00
15	15	1.00	350.00	250.00	600.00
16	16	1.00	350.00	250.00	600.00
17	17	1.00	350.00	250.00	600.00
18	18	1.00	350.00	250.00	600.00
19	19	1.00	350.00	250.00	600.00
20	20	1.00	350.00	250.00	600.00
21	21	1.00	350.00	250.00	600.00
22	22	1.00	350.00	250.00	600.00
		22.00	\$7,700.00	\$5,500.00	\$13,200.00

**MINUTES OF THE ANNUAL GENERAL MEETING
STRATA CORPORATION NO. 3905 INC.
75 Grant Road, Reynella SA 5161**

The Annual General Meeting of the corporation was held as follows:

DATE: 12/09/2024
TIME: 06:00 PM
LOCATION: Unit 4, 75 Grant Road, Reynella

PRESENT:

Lot #	Unit #	Attendance	Owner Name/Representative
1	1	Yes	J James
2	2	Yes	C Johnston
3	3	Yes	K Davis
4	4	Yes	N Glover
5	5	Yes	A Hann
6	6	Yes	F Kennedy
7	7	Yes	C Manthorpe proxy with Strata Management SA
10	10	Yes	A Morrison
11	11	Yes	R Cornish proxy with Strata Management SA
12	12	Yes	T Piasente
13	13	Yes	J Gowland proxy with J James (Unit 1)
16	16	Yes	C Heritage
18	18	Yes	B Jaspers proxy with Strata Management SA
19	19	Yes	J Halliday
21	21	Yes	A Turner
22	22	Apology	A Lofts R Padmanabhan, Body Corporate Manager with Strata Management SA T Davy, Body Corporate Manager with Strata Management SA

CHAIRPERSON: The meeting requested that Rosemary Padmanabhan of Strata Management SA assist the Presiding Officer in chairing the meeting and the Secretary in recording the minutes.

Minutes of the meeting:

1 QUORUM

The body corporate manager advised that a quorum was present and the meeting commenced at 6.01pm.

2 MINUTES

Resolved that the minutes of the last general meeting of the corporation held on 18/10/2023 be confirmed as a true record of the proceedings of that meeting.

3 FINANCIAL STATEMENTS

Resolved that the statement of income and expenditure for the period ended 31/07/2024 be accepted as a true and accurate statement of the Corporation's financial position.

4 INSURANCE

The body corporate manager advised that the insurance sums are required to be discussed each year with the property to be insured for the full replacement value and recommended that an independent valuation be obtained by time to time to ensure that the rising costs of rebuilding are taken into account.

It was noted that the current insurances held by the body corporate are:

Policy No.HU0045131 | CHU Insurance | Type : Building | Broker : Coverforce | Next due : 15/10/2024

Cover	Sum Insured	Excess
Building	\$6,450,000.00	\$2,000.00
Loss of Rent/Temp Accom	\$967,500.00	
Lot Owners' Fixtures & Improvements	\$250,000.00	
Office Bearers Liability	\$250,000.00	
Fidelity Guarantee	\$100,000.00	
Public Liability	\$20,000,000.00	
Workplace, Health & Safety Breaches	\$100,000.00	
Legal Defence	\$50,000.00	\$1,000.00
Common Property	\$67,500.00	
Catastrophe	\$1,935,000.00	

Strata Management SA was requested to arrange quotations for the insurance prior to renewal with the quotations to be sent to the Presiding Officer for a decision.

After discussion it was resolved that the building sum insured be increased to \$7,000,000.00

5 MAINTENANCE

Grounds Maintenance

The meeting confirmed the existing arrangements with Mo Me Lawn. The meeting requested that the Body Corporate Manager remind Mo Me Lawn that the scope of work includes mowing on a 3-weekly basis, to clear debris from the driveway gutters and keep grounds tidy. The meeting requested that the body corporate manager also obtain an additional quote to compare with the current contractor. Once the quote is received this is to be forwarded to the Committee for review and provide the body corporate manager with a decision either to continue with current contractor or change to new contractor.

Gutter Cleaning

The meeting agreed that the cleaning of the Gutters and Downpipes on each unit continue with Adelaide General Property Maintenance in April 2025.

Pest Control Inspection

The meeting agreed to undertake an Annual Pest inspection with Jim's Pest Control in March-April 2025.

Current Maintenance

Speed Humps

The meeting reviewed the quotes obtained from AGPM and Bradley Trades for speed humps. It was decided that this was not a high priority for the Corporation therefore this issues will be reviewed again next year.

Separate Water Meters

The meeting discussed the quote obtained from Strata Water Solutions to install separate water meters for each unit. It was decided that this was not the highest priority for the Corporation at present. The meeting requested that this concern remain on the agenda for next year's meeting.

New Roof Unit 1, 2, 3

Concern was raised regarding leaks in the roofs of units 1, 2 & 3. The meeting agreed that the re-roofing of these units continues as part of the roof replacement program being undertaken by the Corporation over the last years. It was resolved that quotes be obtained for the roofs of Units 1, 2 & 3 be change from cement tile to colourbond, colour to be decided at a later date. The Body Corporate Manager will obtain quotes and forward to the committee for discussion and decision.

Projected maintenance

Re-Roofing Program

The meeting agreed to continue with re-roofing program as required and funds are available.

6 GENERAL BUSINESS

Welcome Pack

The meeting discussed the value of the welcome pack and welcome letter for new owners and occupiers at the Corporation. The Welcome letter will be upgraded by the body corporate manager with the new committee members and sent out to everyone again.

Parking

The meeting was reminded that the lawned areas and common areas are not to be used for parking.

Access to common switchboards

The meeting noted that 2 of the 3 communal switchboards cannot be accessed due to large vehicles being parked in the driveway and blocking access to the switchboards. The meeting felt that due to safety and the need to access the communal Switchboards at any time of the day there is a need to enable the large vehicle to park in an alternative situation on common property. The meeting requested the body corporate manager to contact the unit holder concerned to advise of this decision and obtain the registration number of the vehicle concerned. It was resolved that an exemption for this vehicle only to be parked in the visitors car park in lieu of the Units driveway so that ongoing access to the communal switchboard is possible.

Bins

The meeting was reminded to bring bins in following council collection and store in the rear yards of the unit. There was also a request from Units 1 & 2 for assistance to put their bins on to the street from the front of the unit and to return to the front of the unit once waste has been collected.

OVERDUE LEVY POLICY

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 included 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 unit 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.

7 BUDGET

The statement of estimated receipts and payments (budget) was tabled with the meeting considering the role of a sinking fund in providing monies for the future and future maintenance plans. The budget estimates for the year as adopted are attached to the minutes.

8 CONTRIBUTIONS

It was resolved

(a) That contributions to the administrative fund are estimated in accordance with Section 27 (1) of the Strata Titles Act 1988 and determined in accordance with Section 27 (3) of the Strata Titles Act 1988 at \$29,040.00; and

(b) That contributions to the sinking fund are estimated in accordance with Section 27 (1) of the Strata Titles Act 1988 and determined in accordance with Section 27 (3) of the Strata Titles Act 1988 at \$23,760.00; and

(c) That both contributions be paid in equal quarterly instalments, the first such instalment being due on 01/12/2024 and subsequent instalments being due on 01/03/2025, 01/06/2025, 01/09/2025.

9 OFFICE BEARERS

The meeting sought nominations for the officers of the corporation for the forthcoming year. It was resolved that the following members be appointed:

Presiding Officer	N Howard-Glover (Unit 4)
Secretary	T Piasente (Unit 12)
Treasurer	A Turner (Unit 21)
Committee Member	C Heritage (Unit 16)
Committee Member	A Hann (Unit 5)

10 APPOINTMENT OF BODY CORPORATE MANAGER

It was resolved that Strata Management SA be appointed as body corporate managers and the public officer for the corporation for the year ahead on the basis of the fees as listed in the accepted budget.

The meeting authorises the Presiding Officer to sign the Management Agreement with Strata Management SA on behalf of the corporation. It was noted that should the Management Agreement not be returned to the manager within 14 days it will be taken as being accepted and the manager is authorised to execute the agreement on behalf of the corporation.

By appointing Strata Management SA as body corporate managers the corporation is delegating the duties of the Secretary and Treasurer on behalf of the corporation in line with the Strata Titles Act. At the completion of the management term, the appointment continues with a 28 day notice period, unless determined otherwise at a General Meeting of the Corporation.

11 NEXT MEETING

The next Annual General Meeting is to be tentatively scheduled for September 2025.

CLOSURE: There being no further business, the chairperson declared the meeting closed at 07:33 PM.



Approved Budget to apply from 01/08/2024

Strata Corporation No. 3905 Inc.

75 Grant Road, Reynella SA 5161

Administrative Fund

Approved
budget

Revenue

Levies Due--Admin	29,040.00
<i>Total revenue</i>	<u>29,040.00</u>

Less expenses

Admin--Agent Disbursements	924.00
Admin--Auditors--Audit Services	3,338.80
Admin--Auditors--Taxation Services	165.00
Admin--Bank Charges--Bpay	24.00
Admin--Management Fees--Standard	3,462.00
Admin--Meeting Fees	220.00
Admin--Storage & Archive Fees	66.00
Insurance--Premiums	18,768.00
Maint Bldg--Electrical	400.00
Maint Bldg--General Repairs	1,000.00
Maint Bldg--Gutters & Downpipes	2,000.00
Maint Bldg--Pest/Vermin Control	2,500.00
Maint Bldg--Plumbing	1,000.00
Maint Bldg--Roof	500.00
Maint Grounds--Lawns & Gardening	5,000.00
Utility--Electricity	350.00
<i>Total expenses</i>	<u>39,717.80</u>

Surplus/Deficit

(10,677.80)

Opening balance 10,875.99

Closing balance

\$198.19

Total units of entitlement 22
Levy contribution per unit entitlement \$1,320.00

Sinking Fund

**Approved
budget**

Revenue

Levies Due--Sinking	23,760.00
<i>Total revenue</i>	<u>23,760.00</u>

Surplus/Deficit

Opening balance	25,902.65
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Closing balance

\$49,662.65

Total units of entitlement	22
Levy contribution per unit entitlement	\$1,080.00



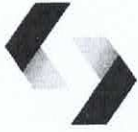
Approved Levy Schedule to apply from 01/08/2024

Strata Corporation No. 3905 Inc.

75 Grant Road, Reynella SA 5161

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	1.00	330.00	270.00	600.00	2,400.00
2	2	1.00	330.00	270.00	600.00	2,400.00
3	3	1.00	330.00	270.00	600.00	2,400.00
4	4	1.00	330.00	270.00	600.00	2,400.00
5	5	1.00	330.00	270.00	600.00	2,400.00
6	6	1.00	330.00	270.00	600.00	2,400.00
7	7	1.00	330.00	270.00	600.00	2,400.00
8	8	1.00	330.00	270.00	600.00	2,400.00
9	9	1.00	330.00	270.00	600.00	2,400.00
10	10	1.00	330.00	270.00	600.00	2,400.00
11	11	1.00	330.00	270.00	600.00	2,400.00
12	12	1.00	330.00	270.00	600.00	2,400.00
13	13	1.00	330.00	270.00	600.00	2,400.00
14	14	1.00	330.00	270.00	600.00	2,400.00
15	15	1.00	330.00	270.00	600.00	2,400.00
16	16	1.00	330.00	270.00	600.00	2,400.00
17	17	1.00	330.00	270.00	600.00	2,400.00
18	18	1.00	330.00	270.00	600.00	2,400.00
19	19	1.00	330.00	270.00	600.00	2,400.00
20	20	1.00	330.00	270.00	600.00	2,400.00
21	21	1.00	330.00	270.00	600.00	2,400.00
22	22	1.00	330.00	270.00	600.00	2,400.00
		22.00	\$7,260.00	\$5,940.00	\$13,200.00	\$52,800.00



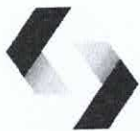
Strata Management SA
ABN 49 600 360 620
225 Fullarton Road
Eastwood SA 5063
(08) 7081 0375

ANNUAL REPORTS

for the financial year to 31/07/2024

Strata Corporation 3905
75 Grant Road, Reynella SA 5161
Manager: Rosemary Padmanabhan

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Balance Sheet	1
Statement of Financial Performance	2
Budget commencing 01/08/2024	4
Levy Schedule commencing 01/08/2024 General	6



Balance Sheet As at 31/07/2024

Strata Corporation No. 3905 Inc.

75 Grant Road, Reynella SA 5161

Current period

Owners' funds

Administrative Fund

Operating Surplus/Deficit--Admin	(5,858.93)
Owners Equity--Admin	16,734.92
	<u>10,875.99</u>

Sinking Fund

Operating Surplus/Deficit--Sinking	23,779.81
Owners Equity--Sinking	2,122.84
	<u>25,902.65</u>

Net owners' funds

\$36,778.64

Represented by:

Assets

Administrative Fund

Cash at Bank--Admin	11,005.61
Receivable--Levies--Admin	489.63
Receivable--Owners--Admin	33.00
	<u>11,528.24</u>

Sinking Fund

Cash at Bank--Sinking	25,790.28
Receivable--Levies--Sinking	400.60
	<u>26,190.88</u>

Unallocated Money

0.00

Total assets

37,719.12

Less liabilities

Administrative Fund

Creditors--Other--Admin	300.00
Prepaid Levies--Admin	352.25
	<u>652.25</u>

Sinking Fund

Prepaid Levies--Sinking	288.23
	<u>288.23</u>

Unallocated Money

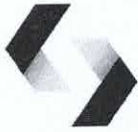
0.00

Total liabilities

940.48

Net assets

\$36,778.64



Statement of Financial Performance for the financial year to 31/07/2024

Strata Management SA
ABN 49 000 380 620
225 Fullarton Road
Eastwood SA 5063
(08) 7081 0375

Strata Corporation No. 3905 Inc.

75 Grant Road, Reynella SA 5161

Administrative Fund

Current period

01/08/2023-31/07/2024

Revenue

Interest on Arrears--Admin	24.24
Levies Due--Admin	29,040.00
<i>Total revenue</i>	<u>29,064.24</u>

Less expenses

Admin--Agent Disbursements	875.60
Admin--Auditors--Audit Services	338.80
Admin--Auditors--Taxation Services	165.00
Admin--Bank Charges--Bpay	24.00
Admin--Management Fees--Standard	3,234.96
Admin--Meeting Fees	220.00
Admin--Storage & Archive Fees	66.00
Insurance--Premiums	16,320.02
Maint Bldg--General Repairs	1,144.00
Maint Bldg--Gutters & Downpipes	1,941.50
Maint Bldg--Pest/Vermin Control	2,508.00
Maint Bldg--Roof	2,861.00
Maint Grounds--Lawns & Gardening	4,925.00
Utility--Electricity	299.29
<i>Total expenses</i>	<u>34,923.17</u>

Surplus/Deficit

	<u>(5,858.93)</u>
Opening balance	16,734.92

Closing balance

\$10,875.99

Sinking Fund

Current period

01/08/2023-31/07/2024

Revenue

Interest on Arrears--Sinking	19.81
Levies Due--Sinking	23,760.00
<i>Total revenue</i>	<u>23,779.81</u>

Less expenses

<i>Total expenses</i>	<u>0.00</u>
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Surplus/Deficit

23,779.81

Opening balance	2,122.84
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Closing balance

\$25,902.65



Proposed Budget to apply from 01/08/2024

Strata Corporation No. 3905 Inc.

75 Grant Road, Reynella SA 5161

Administrative Fund

Proposed
budget

Revenue

Levies Due--Admin	29,040.00
<i>Total revenue</i>	<u>29,040.00</u>

Less expenses

Admin--Agent Disbursements	924.00
Admin--Auditors--Audit Services	3,338.80
Admin--Auditors--Taxation Services	165.00
Admin--Bank Charges--Bpay	24.00
Admin--Management Fees--Standard	3,462.00
Admin--Meeting Fees	220.00
Admin--Storage & Archive Fees	66.00
Insurance--Premiums	18,768.00
Maint Bldg--Electrical	400.00
Maint Bldg--General Repairs	1,000.00
Maint Bldg--Gutters & Downpipes	2,000.00
Maint Bldg--Pest/Vermin Control	2,500.00
Maint Bldg--Plumbing	1,000.00
Maint Bldg--Roof	500.00
Maint Grounds--Lawns & Gardening	5,000.00
Utility--Electricity	350.00
<i>Total expenses</i>	<u>39,717.80</u>

Surplus/Deficit

	<u>(10,677.80)</u>
Opening balance	10,875.99

Closing balance

	<u>\$198.19</u>
--	-----------------

Total units of entitlement	22
Levy contribution per unit entitlement	\$1,320.00

Sinking Fund

	Proposed budget
Revenue	
Levies Due--Sinking	23,760.00
<i>Total revenue</i>	<u>23,760.00</u>
Surplus/Deficit	<u>23,760.00</u>
Opening balance	25,902.65
Closing balance	<u><u>\$49,662.65</u></u>
Total units of entitlement	22
Levy contribution per unit entitlement	\$1,080.00



Proposed Levy Schedule to apply from 01/08/2024

Strata Corporation No. 3905 Inc.

75 Grant Road, Reynella SA 5161

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

Lot	Unit	Unit Entitlement	Admin Fund	Sinking Fund	Quarterly Total
1	1	1.00	330.00	270.00	600.00
2	2	1.00	330.00	270.00	600.00
3	3	1.00	330.00	270.00	600.00
4	4	1.00	330.00	270.00	600.00
5	5	1.00	330.00	270.00	600.00
6	6	1.00	330.00	270.00	600.00
7	7	1.00	330.00	270.00	600.00
8	8	1.00	330.00	270.00	600.00
9	9	1.00	330.00	270.00	600.00
10	10	1.00	330.00	270.00	600.00
11	11	1.00	330.00	270.00	600.00
12	12	1.00	330.00	270.00	600.00
13	13	1.00	330.00	270.00	600.00
14	14	1.00	330.00	270.00	600.00
15	15	1.00	330.00	270.00	600.00
16	16	1.00	330.00	270.00	600.00
17	17	1.00	330.00	270.00	600.00
18	18	1.00	330.00	270.00	600.00
19	19	1.00	330.00	270.00	600.00
20	20	1.00	330.00	270.00	600.00
21	21	1.00	330.00	270.00	600.00
22	22	1.00	330.00	270.00	600.00
		22.00	\$7,260.00	\$5,940.00	\$13,200.00

STRATA CORPORATION #3905

MINUTES of COMMITTEE MEETING

14/12/2025.

Start :- 1830

Finish :- 1936

Attendees :-

Presiding Officer :- Florence Kennedy

Secretary :- Trevor Piasente

Treasurer :- Andrew Turner

Invitee :- Annette Morrison

Opening and Quorum, chaired by Secretary Trevor Piasente.

AGENDA :- 1 Nomination of committee member.

2 Garden maintenance.

3 Broken safety bollard to Western public carpark.

4 Outstanding Strata levies.

1 Nomination of committee member :-

Florence Kennedy nominated Annette Morrison for committee member,
Seconded by Trevor Piasente. Unanimous.

2 Garden maintenance: -

It is noticed that some Units which have gardens at the front of their units are in poor condition and need to have regular upkeep to keep with the beautification standard of the complex (9 & 16 in particular).

Annette, to approach Unit 9 owner to advise the garden area is overgrown and debris is blocking not only the curbing but the drains to that unit and adjoining unit (10). These drains being blocked some time ago caused significant monetary outlay by the corporation to have the drains fixed.

Rajesh, since Unit 16 is renter occupied, would you be able to contact the owner or the Agent to have the garden maintained.

3 Broken safety bollard to Western public carpark.

Although this was discussed at the last AGM we still feel there is a duty of care to the public. It was agreed to obtain three quotes for the replacement of the broken bollard in hard rubber or equivalent. Due to Xmas holidays forthcoming it was agreed to obtain quotes in the new year.

Rajesh to action in 2026.

4 Outstanding Strata levies.

It was noted that there were some outstanding Strata Levies to the sum of \$3,083-43. In some cases, it may be due to the change in Strata Corporation banking details, as some of the late levies are usually paid on time.

It was agreed that **Trevor** to follow this up with **Rajesh** to contact the respected owners so as to not incur further late payment fees.

Rajesh, to follow up with the owner of Unit 22 late fees and ad hoc payments, to once again discuss the periodic payment plan and the reason for its inception (Budgets). It is noted previously that all contact with the owner is to be by email.

Next Meeting

The next meeting can be scheduled on a needed basis.

5. Close

There being no further business, the meeting closed at 1936.

Signed by the Chair:



Name: Trevor Piasente

Date: 15/12/2025.

Schedule 3—Articles of strata corporation

- 1 (1) A unit holder must—
 - (a) maintain the unit in good repair;
 - (b) carry out any work ordered by a council or other public authority in respect of the unit.
- (2) The occupier of a unit must keep it in a clean and tidy condition.
- 2 A person bound by these articles—
 - (a) must not obstruct the lawful use of the common property by any person; and
 - (b) must not use the common property in a manner that unreasonably interferes with the use and enjoyment of the common property by the other members of the strata community, their customers, clients or visitors; and
 - (c) must not make, or allow his or her customers, clients or visitors to make, undue noise in or about any unit or the common property; and
 - (d) must not interfere, or allow his or her customers, clients or visitors to interfere, with others in the enjoyment of their rights in relation to units or common property.
- 3 A person bound by these articles must not use the unit, or permit the unit to be used, for any unlawful purpose.
- 4 Subject to the *Strata Titles Act 1988*, a person bound by these articles must not, without the strata corporation's consent, keep any animal in, or in the vicinity of, a unit.
- 5 A person bound by these articles—
 - (a) must not park a motor vehicle in a parking space allocated for others or on a part of the common property on which parking is not authorised by the strata corporation; and
 - (b) must take reasonable steps to ensure that his or her customers, clients or visitors do not park in parking spaces allocated for others or on parts of the common property on which parking is not authorised by the strata corporation.
- 6 A person bound by these articles must not, without the consent of the strata corporation—
 - (a) damage or interfere with any lawn, garden, tree, shrub, plant or flower on the common property; or
 - (b) use any portion of the common property for his or her own purposes as a garden.
- 7 A person bound by these articles must not—
 - (a) bring objects or materials onto the site of a kind that are likely to cause justified offence to the other members of the strata community; or
 - (b) allow refuse to accumulate so as to cause justified offence to others.
- 8 A person bound by these articles must not, without the consent of the strata corporation, display any sign, advertisement, placard, banner or any other conspicuous material of a similar nature—
 - (a) on part of his or her unit so as to be visible from outside the building; or
 - (b) on any part of the common property.
- 9 The occupier of a unit may, without the consent of the strata corporation, paint, cover or in any other way decorate the inside of any building forming part of the unit and may, provided that unreasonable damage is not caused to any common property, fix locks, catches, screens, hooks and other similar items to that building.
- 10 The occupier of a unit used for residential purposes must not, without the consent of the strata corporation, use or store on the unit or on the common property any explosive or other dangerous substance.
- 11 A person bound by these articles—
 - (a) must maintain within the unit, or on a part of the common property set apart for the purpose by the strata corporation, a receptacle for garbage adequately covered; and
 - (b) must comply with all council by-laws relating to the disposal of garbage.
- 12 A unit holder must immediately notify the strata corporation of—
 - (a) any change in the ownership of the unit, or any change in the address of an owner;
 - (b) any change in the occupancy of the unit.

Resolutions of Strata Corporation No. 3905 Inc.

These resolutions have come from motions passed at meetings of the corporations and the original minutes of the meetings should be consulted for clarification of wording. It is intended that these be used as a guide for owners on what the corporation has approved in addition to the articles of the corporation.

Disclaimer: Strata Management SA has compiled this list from pertinent resolutions passed by the body corporate but accepts no responsibility for any missing, incomplete or incorrect information provided prior to the commencement of our management on 23/06/2017

13.10.98

Parking

It was resolved to authorise the officials of the corporation to jointly approve the strata manager to remove illegally parked vehicles by towing the vehicles from the Corporation Property

No Parking Signs

It was resolved to approve the installation of "No Parking" signs to reflect the Corporations policy of towing illegally parked vehicles away. The wording of the signs to be determined by the Corporations officials.

Unit 12 Security Doors

It was resolved to approve the installation of security doors, in accordance with current policy, by the owner of unit 12.

Unit 3 See through Wall

It was resolved to approve the construction of a see through wall in the rear unit subsidiary of unit 3.

Unit 1 awnings

It was resolved to approve the installation of external awnings by the owner of unit 1 provided they are of similar design to adjacent unit awnings.

05.09.00

Cats

It was resolved to approve the officials to place cat traps about the corporation and reimburse any out of pocket expenses

Unit 6 Dog

The meeting discussed at length the behaviour of the Agent who has solicited owners to gain approval for a dog without calling a meeting. The meeting expressed the view that this behaviour should be discouraged and would not guarantee that a future meeting would support a subsequent request for approval.

Following discussion it was resolved to take into account the exceptional circumstances regarding the application and approved the application for the current owner of unit 6 to keep the existing dog in or about her unit provided that the dog is not replaced in the future. This decision should not be viewed as a precedent as it is unlikely that the meeting would approve any future applications.

11.09.01

Pergola unit 17

It was resolved by special resolution that the owner of unit 17 be approved to extend the existing pergola at the rear of the unit.

Garden Shed Unit 17

It was resolved by special resolution that the owner of unit 17 be approved to increase the size of their garden shed to 1.8 metres in height.

09.09.03

No Pet Policy

All unit owners are reminded that there is a **"NO PET POLICY"** at this Corporation, unless approval has been granted by the Corporation at a duly convened meeting.

Additions

All unit owners are reminded that any installations and additions must be approved by the Corporation at a duly convened meeting.

07.09.04

Solar Hot Water Service

It was resolved that all owners are granted approval to have a solar hot water service installed on the rear roof surface of the roof at the expense of the relevant unit owners.

Garden Shed

It was resolved that all owners are granted approval to have a garden shed to a size limit of 4x3 installed in the owners back yard at the expense of the relevant unit owners.

Water Tanks

It was resolved that all owners are granted approval to have multiple modular rain water tanks installed in the owners back yard at the expense of the relevant unit owners.

Unit 8 – Shutters at the front of Unit

It was resolved that the owner of Unit 8 be granted approval to install shutters at the front of the unit to match the existing shutters on the rear of the unit at the expense of unit 8.

07.09.05

Replace Step at Front of Units 6-14 with Ramp

It was resolved that the owner of units 6-14 be approval to replace the front steps with a concrete ramp at the expense of the owner.

Natural Gas – Unit 14, 15, 16 & 1

It was resolved that the owners of unit 14, 15, 16 & 1 be granted approval to connect to Natural Gas, access being across Common Property of the Corporation.

Sky Lights

It was resolved that all owners can install sky lights at their expense.

Approved Work Conditions

All approved work must comply with any Local Government requirements, use quality materials and be installed in a professional manner. All future maintenance costs and any damage or injury which may occur as a result of the approved installation or addition is the responsibility of the relevant unit owner.

06.09.06

Unit 1 – Replace Current Gate with Taller Gate

The owner of unit 1 sought approval from the members to replace the gate at unit 1 with a taller gate. It was resolved that the Corporation grant approval from the owner of unit 1 to replace the gate at unit 1 with a taller gate at the expense of the owner of unit 1.

Unit 20 – Security Window Screens

The Body Corporation Manager tabled a letter received from the owner of unit 20 who is seeking approval from the Corporation to install security window screens. It was resolved that the Corporation grant approval for the owner of unit 20 to install security window screens in the same colour and style as those already installed at the property.

Unit 20 – Security Doors for Front and Back Entrances

The Body Corporation Manager tabled a letter received from the owner of unit 20 who is seeking approval from the Corporation to install new security doors for the front and back entrances. It was resolved that the Corporation grant approval for the owners of unit 20 to install security doors in the same colour and style as those already installed at the property.

Unit 20 – Additional Step and Grab Rail

The Body Corporation Manager tabled a letter received from the owner of unit 20 who is seeking approval from the Corporation to install an additional step and grab rail at the property. It was resolved that the Corporation grant approval for the owners of unit 20 to install an additional step and grab rail at the property similar to those already installed at the property.

Unit 20 – Plant Miniature Lavender, Domestic Nannas and Similar Plants

The Body Corporation Manager tabled a letter received from the owner of unit 20 who is seeking approval from the Corporation to plant Miniature Lavender, Domestic Nannas and similar plants in the front garden. It was resolved that the Corporation grant approval for the owners of unit 20 to plant Miniature Lavender, Domestic Nannas and similar plants in the front garden.

Unit 1 – Colourbond Verandah at Rear of Property

The owner of unit 1 sought approval from the Corporation to install a Colourbond Verandah in the colour of "Cream" 4.700 long and 2.200 wide at the rear of the property. It was resolved that the Corporation grant approval for unit 1 to install a Colourbond Verandah in the colour of "Cream" 4.700 long and 2.200 wide at the rear of the property.

21.09.06

Pet Policy

Unit owners seeking approval by Special Resolution to rescind the "No Pet Policy" currently held by Strata Corporation 3905 Inc. and seeking approval from the Corporation for all unit owners to keep one small indoor dog on their unit subsidiary. It was resolved that all unit owners be granted approval to keep one small dog on their unit subsidiary.

05.09.07

Replacement of Existing Roof Tiles with Colour Bond Sheets

The meeting discussed that the roof tiles are broken, cracked and leaking in need or replacement. This is particularly so in unit 9 where several spots where water damage were shown to members at the meeting. It was resolved to replace the current tiles at the property with Colour bond sheets. (16 votes for).

It was further resolved that the Body Corporate Manager obtain three quotes for the property to be re-roofed in colour bond sheets, and new gutters and downpipes installed, quotes to be forwarded to the Presiding Officer.

The members agreed that an Extraordinary General Meeting be called once the quotes are received to select a contractor and choose the colour bond colour for the sheeting, gutters and downpipes.

03.09.08

Emergency Levy Powers

It was resolved that where a shortfall of funds occurs by reason of an extraordinary expense or under budgeting, the Presiding Officer or other Officer of the Corporation is authorised to approve the raising of a levy or levies to meet such a shortfall and that such levy or levies be chargeable as a debt against the unit in accordance with the same unit proportion as the administrative and sinking fund levies.

Unit 20 – Satellite Dish

It was resolved that the corporation grant approval for unit 20 to install a satellite dish on the rear section of the roof away from the front of the unit that is approximately 3 feet in circumference.

02.09.09

Electric Solar Panels (See 2011 revised approval)

~~All owners are granted approval by the Corporation to install electric solar panels to generate electricity and feed back to the grid so long as the solar panels are located on the rear roof of the property or so the panels are not visually obvious to other residents at the property.~~

Security Screen Doors

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

Window Screens

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

Roller Doors

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

Awnings

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

Roller Shutters

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

Tiles on Porches/Balconies

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

Strata Directory

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

Failure to Notify Change of Contact Details

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

Financial Charges

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

13.05.10

Unit 11 Roller Door

It was noted that the owner of unit 11 was replacing the current roller door and noted that any replacement was at the owners expense and required to be of a similar style to current installations.

Unit 7 Solar Panels

It was noted that Unit 7 was scheduled to have solar panels installed to the unit over the next week.

16.03.11

Disbursements / Correspondence to Owners.

After discussion, it was resolved that the Corporation wishes to have as much correspondence as possible, emailed to owners to reduce disbursement costs.

It was further resolved that all owners are to provide confirmation to the Body Corporate Manager (by way of email preferred) of their preferred method of receiving all meeting notices, minutes and Notices of Contributions sent by email.

Owners are reminded that they are responsible for notification to the Body Corporate Manager of any changes to the preferred email address, as failure to notify may result in overdue levies and initiate the arrears process.

Roller Shutters – Unit 3

It was resolved by Special Resolution that the owner of Unit 3 is not approved to install roller shutters on the outside of the entrance archway to the unit.

07.09.11

NBN; National Broadband Network

It was resolved by Special Resolution that the Corporation approve a connection to the NBN being installed when available to each unit to connect to at their own expense.

Solar Panels (*Revised approval*)

It was resolved by Special Resolution that the corporation approve the installation of solar panels, requesting that any installation of solar panels be as un-intrusive as possible, noting that this may require installation to the front driveway facing roof section, and provided that installations are restricted to the roof area above the respective unit.

It was further noted that Unit 22 would be replacing their hot water system with a solar hot water system, requiring installing of hot water solar panels to the front roof of the unit.

Gas Supply Connection (as per 2005 Approval)

It was resolved by Special Resolution that the Units 1, 14, 15 & 16 are approval to have gas supply installed to their respective unit, at their own expense.

Levy Arrears

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

1. Interest on Overdue Levies
The Corporation will charge owners interest on all levies outstanding for in excess of 30 days. The rate is set at 15% per annum calculated daily.
2. Accounting Fees
In accordance with the Management Agreement owners are to be charged an accounting fee set by the Body Corporate Manager if a reminder notice and / or debt collection notice is sent to an owner or their agent.
3. Debt Collection
That the Body Corporate Manager is authorised to proceed on behalf of the Corporation with any necessary action, including legal action, to recover all outstanding monies.
4. Costs
All related costs associated with the recovery of any outstanding monies will be the responsibility of the relevant unit owner and as such will be recovered from that unit owner.
5. Any arrears exceeding 75 days; the Body Corporate Manager will contact the Presiding Officer or failing them another Office Bearer, and confirm further direction as per 3.)

05.09.12

Disbursements /Correspondence to Owners

The Body Corporate Manager reminded owners in regards to the option to reduce disbursement charges and if wishing to have levy notices. And/or correspondence issued via email.

Strata Directory

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

Failure to Notify Change of Contact Details

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

Financial Charges

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

04.09.13

Unit 14 – Air Conditioner

It was resolved by Special Resolution that the owner of Unit 14 is approved to replace the reverse cycle ducted air-conditioner with a split system air conditioner and for the compressor to be installed at the front of the unit. It was further resolved that all future repairs/replacement would be the responsibility of the Unit owner.

Awnings – Unit 18

It was resolved by Special Resolution that the owner of Unit 18 is approved to install canvas awnings to the unit window(s), in a similar style and colour to existing awnings and consistent to the Corporation colour scheme.

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

Disbursements / Correspondence to Owners

The Body Corporate Manager advised the meeting that disbursement charges could be reduced if Owners elected to have notice distributed by email.

16.06.14

Unit 12 Pet Dog Request

The owner of Unit 12 tabled a request to keep a pet dog, being a greyhound and not a small dog as per existing approvals.

After Discussion, It was resolved that the owner of Unit 12 is permitted to keep a pet greyhound dog, subject to the pet not being a nuisance to other residents by way of excessive noise or other inconvenience.

03.09.14

Unit 4 Pet Dog

To resolve approval for the owner of Unit 4 to keep a second small dog at the Unit, subject to the pet not being a nuisance to other residents by way of excessive noise or other inconvenience.

Notices from The Corporation to Owners

It was resolved that the corporation agree to provide notices, as directed by a unit holder, to a nominated person or organisation in addition to the notice provided to the unit holders.

13.05.15

Pergola Extension – Unit 12

To resolve by Special Resolution approval for the owner of Unit 12 to extend the existing pergola 7.6Mts to the rear of the unit, as indicated on the plan in Appendix 'A'.

Votes for; 19 *Votes against;* *Abstained; 0* **Motion Carried**

Unit 12 Larger

Modular rainwater tank

To resolve by Special Resolution approval for Unit 12 Owner to replace the existing rainwater tank with a larger modular tank, repositioning along the southern fence and connected to the existing guttering and connecting the overflow to the storm water system.

Votes for; 19 *Votes against;* *Abstained; 0* **Motion Carried**

Unit 12 Shed

To resolve by Special Resolution approval for Unit 12 Owner to replace the existing garden shed with a smaller shed.

Votes for; 19 *Votes against;* *Abstained; 0* **Motion Carried**

09.09.15

Renovations – Unit 18

The Corporation approve by Special Resolution for the owner of Unit 18 to undertake renovations to the kitchen and bathroom of the unit.

Motion Carried

Unit 12 – Change to southern side gate

The Corporation approve by Special Resolution for the owner of Unit 12 to replace the southern gate with a 1.8 high jarrah timber vertical slates gate.

Motion Carried

Unit 12 – Extension to fencing

The Corporation approve by Special Resolution for the owner of Unit 12 to install fencing extensions to the southern & western boundary fences to extend to 1.8m high for privacy. Extensions to be painted on the outward facing side in a colour matching the existing fence.

Motion Carried

Unit 12 – Request to paint

To resolve that; The Corporation approve by Special Resolution for the owner of Unit 12 to paint the southern and western walls of the unit in colour paperbark.

Motion Denied

Unit 12 – Request to paint – Amended Resolution

The Corporation approve by Special Resolution for the Owner of Unit 12 to paint the western wall of the unit in colour paperbark.

Motion Carried

Unit 6 – Archway Removal – refer to Appendix 'A'

The Corporation approve by Special Resolution for the Owner of Unit 6 to remove the archway between the kitchen and dining area of the unit, subject to not being load bearing as indicated in Appendix 'A', works being undertaken by a licensed builder,

and the owner being fully responsible for any structural damage caused by the archway removal.

Motion Carried

Unit 6 – Pergola Installation

The Corporation approve by Special Resolution for the Owner of Unit 6 to install a small pergola to the rear yard of the unit.

Motion Carried

Unit 6 – Kitchen Renovation

The Corporation approve by Special Resolution for the Owner of Unit 6 to renovate the kitchen of the unit

Motion Carried

Unit 4 – Solar Panel Installation

The Corporation approved the request from Unit 4 owner to install solar panels for hot water to the western (driveway facing) roof of the unit, as provided in the approvals from the 2011 Annual General Meeting.

All approved work must comply with any Local Government requirements, use quality materials and be installed in a professional manner. All future maintenance costs and any damage or injury which may occur as a result of the approved installation or addition is the responsibility of the relevant unit owner.

Disbursements / Correspondence To Owners

The Body Corporate Manager advised the meeting that disbursement charges could be reduced if Owners elected to have notices distributed by email.

Notices from the Corporation to Owners

It was resolved that the corporation agree to provide notices, as directed by a unit holder, to a nominated person or organisation in addition to the notice provided to the unit holders.

Strata Directory

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

Failure to Notify Change of Contact Details

It was resolved to authorise the Body Corporate Manager to conduct a search for owners who have failed to notify the Corporation of their change of contact details. It was further resolved that any cost incurred by the Corporation including but not limited to Management Agreement charges are to be recovered from the relevant owner(s).

Financial Charges

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

Levy Arrears

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

1. Interest on Overdue Levies

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

2. Accounting Fees

Any cost incurred by the Corporation including but not limited to Management Agreement charges are to be recovered from the relevant unit owner.

3. Debt Collection

That the Body Corporate Manager is authorised to proceed on behalf of the Corporation with any necessary action, subject to item 5 including legal action, to recover all outstanding monies.

4. Costs

All related costs associated with the recovery of any outstanding monies will be recovered from the relevant unit owner as debt against the unit.

5. Any arrears exceeding 75 days

The Body Corporate Manager will contact the Presiding Officer, or another Office Bearer, and confirm further directions regarding further action including legal action.

07.09.17

Trellis - Unit 18

The owner of Unit 18 was approved to put trellis against the backyard fence protruding approximately a foot above the fenceline for privacy and the ability to grow something against it.

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 included 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.

23.03.18

Air-Conditioner - All units

Resolved that the body corporate approves for all units to install a split-system air-conditioning unit and this approval be subject to the following conditions:

- Unit must be installed by a qualified tradesperson.
- Placement and installation of the unit must be in accordance with Workplace Health & Safety standards and/or requirements with the external motor to be placed in the rear courtyard of the unit
- Waste water to be piped away from the building foundations, plumbed into a downpipe or drain, and piping to blend in with the colour scheme
- Split-systems are to be installed as per manufacturers' instructions and the compressor system will be mounted with rubber pads between the ground and the compressor to prevent vibration - ensuring that the noise rating complies with state/local regulations
- All costs associated with the installation and future maintenance or repairs to the air-conditioning unit are to be borne by the owner and at no time does it become the property of the body corporate now or in the future
- That the owner for the time being shall indemnify the Body Corporate against any damage caused to the Common Property during installation or maintenance of the above mentioned unit.

4.09.2019 Bin Placement

It was resolved that all waste bins be placed around the outside of the property for collection to ensure that the council trucks only drive one way along the driveway which will limit the damage to the driveway.

Parking Policy

The meeting resolved to adopt the proposed parking policy as follows:
The parking spaces in the common areas to be used for residents or visitors use for a couple of hours parking on a first come, first serve basis. Vehicles must park within one bay, not on the lawn or the roadway and if any oil is dropped it must be cleaned by the resident responsible.

03.09.20 Pergola – Unit 4

Approval was giving to unit 4 for the installation of a pergola in the rear yard of the property subject to the owner receiving the appropriate approvals from the council.

19.01.22 Unit 9 Cat Approval

Resolved that Unit 9 owner be granted retrospective approval to keep 2 cats as per their submission to the corporation.

12.09.2024 Overdue Levy Policy

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 unit 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.

29/10/2025

Driveway Plates - Unit 13

Meeting confirmed Unit 13 owners and Build Plus had come to an agreement regarding the cost for the driveway plates. The meeting noted that the driveway plates/ramps which are in place at present at Unit 13 are for the period of Unit 13 ownership.

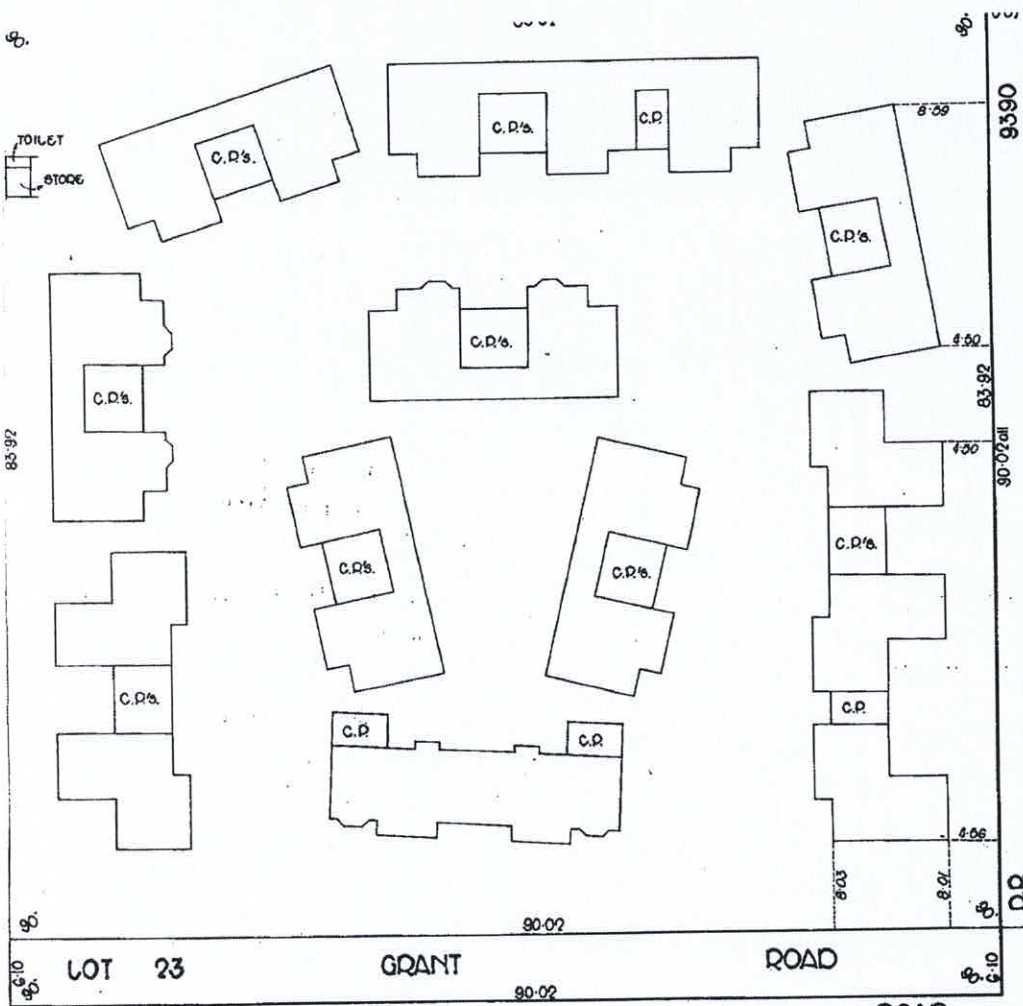
Unit 13 needs to lift the plates each year, at Unit 13's expense, when gutters and stormwater drains are cleaned. At the end of the lot owner's tenure the plates are to be removed, and all damage caused to the Corporation's Property is to be repaired to preexisting condition.

Cats

The meeting reminded owners that all cats should be maintained inside of units.

Unit 17 Aircon

It was resolved that Unit 17 would consult Unit 16 on location of their air conditioner external compressor unit whenever it is replaced. It currently blows directly into Unit 16 which is not ideal.



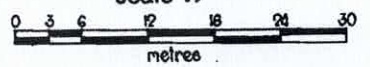
ACCEPTED FOR DEPOSIT
[Signature]
 pro Registrar-General
 15/3/1978
 Reference Map No.
 COUNCIL
 City of Noarlunga
 THIS IS SHEET 1 OF 3 SHEETS

**HUNDRED OF NOARLUNGA
 PT SEC. 619
 in the area named
 REYNELLA**

Reference to Volume 3404 Folio 11

SITE PLAN

scale 1:4



Tot. Area = 8103 m²

Note: All buildings depicted hereon are single storey structures.
 The pieces marked 'C.P.' hereon refer to Carports.

I, John Charles **Deas**, a Licensed Surveyor within the meaning of the Surveyors Act, 1975, do hereby certify:
 1. that all the units and unit subsidiaries and all buildings and other structures depicted hereon are wholly comprised within the boundaries of the parcel delineated on this strata plan;
 2. that this strata plan represents an accurate delineation of the units and unit subsidiaries as constructed or laid out on the parcel;
 3. that this strata plan complies with the requirements of regulation 19 of the Real Property Act (Strata Titles) Regulations, 1969.
 Dated this 22nd day of November 1977.
[Signature]
 Licensed Surveyor

JERSEY COURT

SUB-A PLAN NUMBER

SP 3905

ACCEPTED FOR DEPOSIT

[Signature]
2nd Registrar-General
15th 5 /1978

Reference Map No.

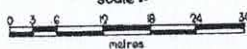
COUNCIL

City of Moarlunga

THIS IS SHEET 2 OF 3 SHEETS

FLOOR PLAN

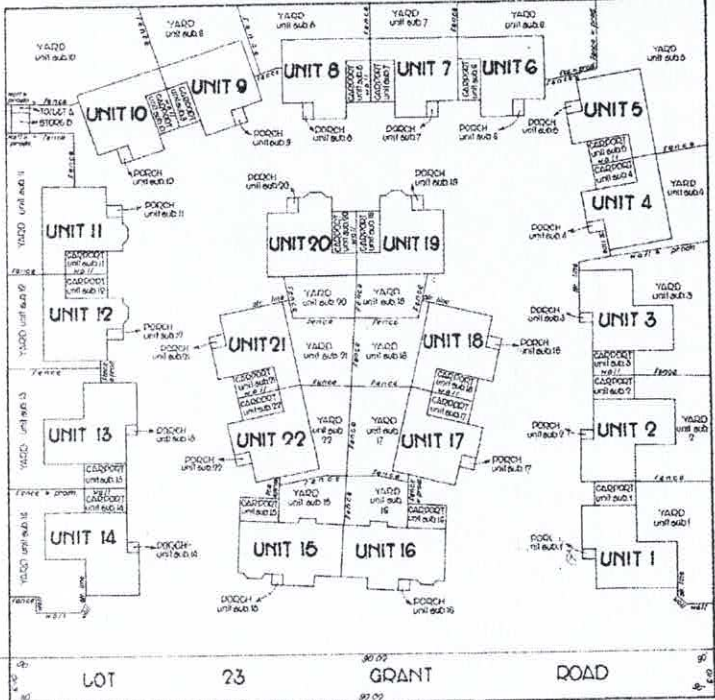
scale 1:4



COPY REDUCED 66% OF ORIGINAL

1:102 m Each unit includes 3 unit subsidiaries w/ carport, porch, yard.

The lower and upper boundaries of the unit subsidiaries shown on this plan including ground level and 3.00 metres above and below ground level respectively, are shown where they intersect the upper boundary to be 0.15 metres below the level of the street.
The boundary of a unit subsidiary where it abuts a wall is a line parallel to and 0.20 metres distant from the inner surface of the wall of the unit.
The upper boundary of a unit subsidiary shown as porch, balcony, patio, carport, garage or ramp is a line 0.15 metres below the level of the existing ground level and 0.15 metres below the existing level of the street.
The height of each unit is limited to a line midway between the



GRANT

LOT 23

GRANT

ROAD

ROAD

SCHEDULE OF UNIT ENTITLEMENT

UNIT NO.	UNIT ENTITLEMENT	CURRENT Cs of T.		UNIT NO.	UNIT ENTITLEMENT	CURRENT Cs of T.			
		VOLUME	FOLIO			VOLUME	FOLIO		
1	10	4127	54						
2	10	4127	55						
3	10	4127	56						
4	10	4127	57						
5	10	4127	58						
6	10	4127	59						
7	10	4127	60						
8	10	4127	61						
9	10	4127	62						
10	10	4127	63						
11	10	4127	64						
12	10	4127	65	AGGREGATE					
13	10	4127	66						
14	10	4127	67	COMMON PROPERTY	4127	76			
15	10	4127	68	ROAD or RESERVE ALLOTMENTS					
16	10	4127	69						
17	10	4127	70						
18	10	4127	71						
19	10	4127	72						
20	10	4127	73						
	10	4127	74						
	10	4127	75						
AGGREGATE	220								

STRATA PLAN NUMBER SP 3905
Authenticated vide Application No. 4260795 and Accepted for Deposit
 PRINCIPAL DRAFTING OFFICER pro Registrar-General 18/9/1978
THIS IS SHEET 3 OF 3 SHEETS



CERTIFICATE OF CURRENCY

THE INSURED

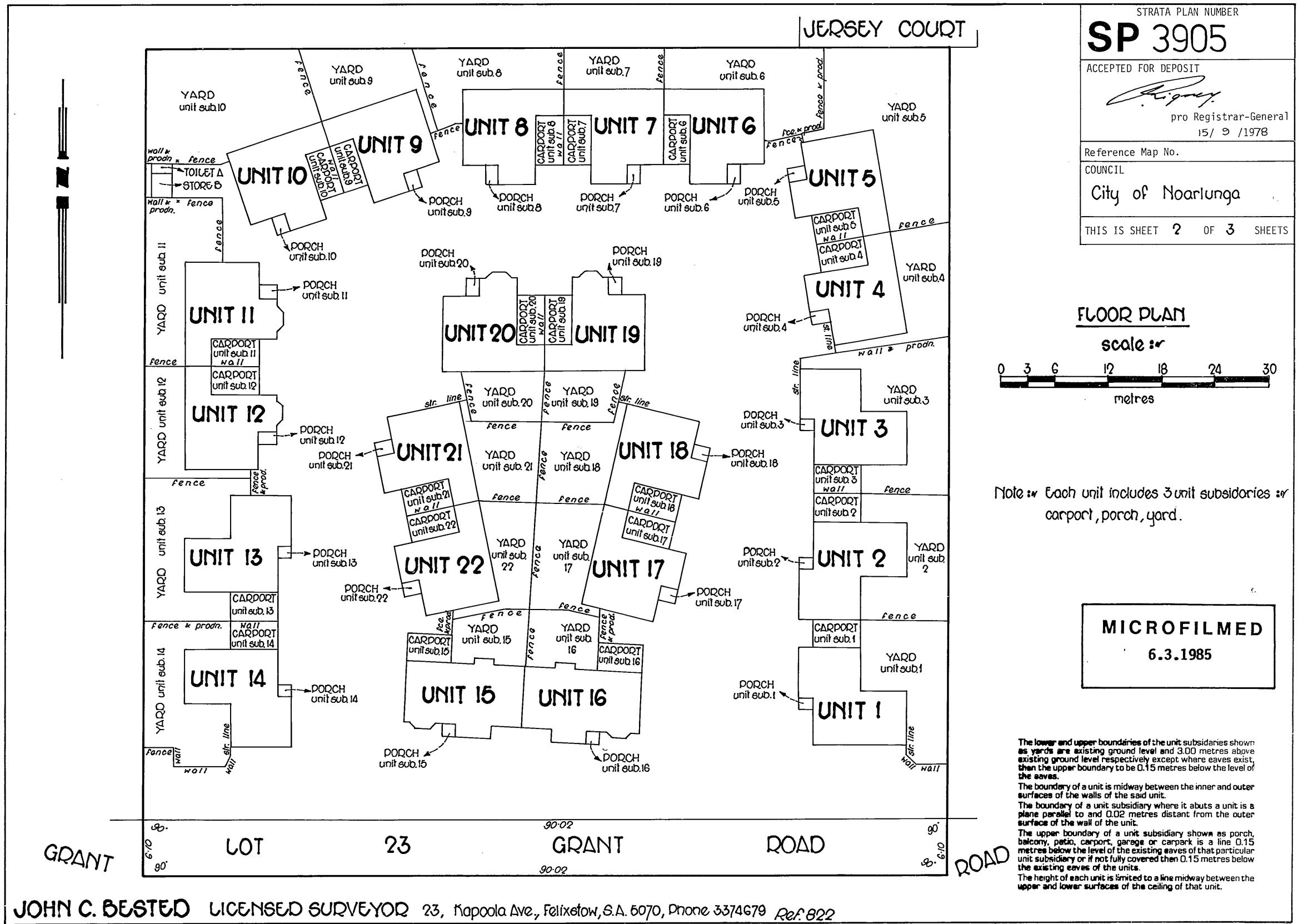
POLICY NUMBER	POL11147097
PDS AND POLICY WORDING	Residential Strata Product Disclosure Statement and Policy Wording SCI034-Policy-RS-PPW-02/2021 Supplementary Product Disclosure Statement SCIA-036_SPDS_RSC-10/2021
THE INSURED SITUATION	Strata Corporation No. 3905 75 Grant Road, Reynella, SA, 5161 Commencement Date: 4:00pm on 15/10/2025
PERIOD OF INSURANCE	Expiry Date: 4:00pm on 15/10/2026
INTERMEDIARY ADDRESS	Coverforce Insurance Broking Pty Ltd Locked Bag 5273, Sydney, NSW, 2001
DATE OF ISSUE	15/10/2025

POLICY LIMITS / SUMS INSURED

SECTION 1	PART A	1. Building	\$7,000,000
		Common Area Contents	\$70,000
		2. Terrorism Cover under Section 1 Part A2	Applies
	PART B	Loss of Rent/Temporary Accommodation	\$1,050,000
	OPTIONAL COVERS	1. Flood	Included
		2. Floating Floors	Included
SECTION 2	Liability		\$30,000,000
SECTION 3	Voluntary Workers		Included
SECTION 5	Fidelity Guarantee		\$100,000
SECTION 6	Office Bearers' Liability		\$250,000
SECTION 7	Machinery Breakdown		Not Included
SECTION 8	Catastrophe		\$2,100,000
SECTION 9	PART A	Government Audit Costs – Professional Fees	\$25,000
	PART B	Appeal Expenses	\$100,000
	PART C	Legal Defence Expenses	\$50,000
SECTION 10	Lot Owners' Fixtures and Improvements		\$300,000
SECTION 11	Loss of Lot Market Value		Not Included

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

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



STRATA PLAN NUMBER
SP 3905
 ACCEPTED FOR DEPOSIT
[Signature]
 pro Registrar-General
 15/9/1978
 Reference Map No.
 COUNCIL
 City of Noarlunga
 THIS IS SHEET 2 OF 3 SHEETS

FLOOR PLAN

scale: 1:100



Note: Each unit includes 3 unit subsidiaries: carport, porch, yard.

MICROFILMED
 6.3.1985

The lower and upper boundaries of the unit subsidiaries shown as yards are existing ground level and 3.00 metres above existing ground level respectively except where eaves exist, then the upper boundary to be 0.15 metres below the level of the eaves.
 The boundary of a unit is midway between the inner and outer surfaces of the walls of the said unit.
 The boundary of a unit subsidiary where it abuts a unit is a plane parallel to and 0.02 metres distant from the outer surface of the wall of the unit.
 The upper boundary of a unit subsidiary shown as porch, balcony, patio, carport, garage or carpark is a line 0.15 metres below the level of the existing eaves of that particular unit subsidiary or if not fully covered then 0.15 metres below the existing eaves of the units.
 The height of each unit is limited to a line midway between the upper and lower surfaces of the ceiling of that unit.

JOHN C. BESTED LICENSED SURVEYOR 23, Kapoola Ave., Felixstow, S.A. 5070, Phone 3374679 Ref. B22

SCHEDULE OF UNIT ENTITLEMENT

UNIT NO.	UNIT ENTITLEMENT	CURRENT C's of T.		UNIT NO.	UNIT ENTITLEMENT	CURRENT C's of T.	
		VOLUME	FOLIO			VOLUME	FOLIO
1	10						
2	10						
3	10						
4	10						
5	10						
6	10						
7	10						
8	10						
9	10						
10	10						
11	10						
12	10						
13	10						
14	10						
15	10						
16	10						
17	10						
18	10						
19	10						
20	10						
21	10						
22	10						
AGGREGATE	220						

STRATA PLAN NUMBER

SP 3905

Authenticated vide
Application No. 4260795
and Accepted for Deposit

[Signature]
PRINCIPAL DRAFTING OFFICER
pro Registrar-General
18/9/1973

THIS IS SHEET 3 OF 3 SHEETS

MICROFILMED

6.3.1985