

FORM 1 - VENDOR'S STATEMENT

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

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Preliminary

To the purchaser:

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

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

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

Instructions to the vendor for completing this statement:

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

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

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

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

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

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

PART A – PARTIES AND LAND

1. **Purchaser:**

Address:

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

Address:



3. **Vendor:**

NATHAN EDWARD BAULDERSTONE

Address:

170 STEPHEN TERRACE GILBERTON SA 5081

4. **Vendor's registered agent:**

FOX REAL ESTATE (SA) PTY LTD ACN 113 976 024

Address:

192 MELBOURNE STREET NORTH ADELAIDE SA 5006



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

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

8/63 MARLBOROUGH STREET MALVERN SA 5061 BEING UNIT 8 IN STRATA PLAN 13989 BEING THE WHOLE OF THE LAND IN CERTIFICATE OF TITLE VOLUME 5875 FOLIO 3

**PART B – PURCHASER'S COOLING-OFF RIGHTS AND PROCEEDING WITH THE PURCHASE
TO THE PURCHASER:**

Right to cool-off (section 5)

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

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

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

2 – Time for Service

The cooling-off notice must be served –

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

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

3 – Forms of cooling-off notice

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

4 – Methods of service

The cooling-off notice must be –

- (a) given to the vendor personally; or
- (b) posted by registered post to the vendor at the following address:
170 STEPHEN TERRACE GILBERTON SA 5081
(being the vendor's last known address); or
- (c) transmitted by fax or email to the following fax number or email address:
Email: fox@foxrealestate.com.au
(being a number or address provided to you by the vendor for the purpose of service of the notice); or
- (d) left for the vendor's agent (with a person apparently responsible to the agent) at, or posted by registered post to the agent at, the following address:
192 MELBOURNE STREET NORTH ADELAIDE SA 5006

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

Note –

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

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

5 – Effect of service

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

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

PROCEEDING WITH THE PURCHASE

If you wish to proceed with the purchase –

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

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

To the purchaser:

I/We, **NATHAN EDWARD BAULDERSTONE**

of **170 STEPHEN TERRACE GILBERTON SA 5081**

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

Date: 23/07/2026 Signed: Nathan Baulderstone

Date: _____ Signed: _____

Date: _____ Signed: _____

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

(section 9)

To the purchaser:

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

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

Exceptions:

Nil

Date: 23 / 7 / 2026 Signed: 

Vendor's/Purchaser's agent

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

SCHEDULE – DIVISION 1**PARTICULARS OF MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES AFFECTING THE LAND****(section 7(1)(b))****Note –**

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

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

TABLE OF PARTICULARS

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

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

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

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

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

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

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

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

Column 1	Column 2	Column 3
be sought by the purchaser from the lessee or tenant or sublessee or subtenant.)	Names of parties:	
	Period of lease, agreement for lease etc:	
	From	
	To	
	Amount of rent or licence fee:	
	\$ per (period)	
	Is the lease, agreement for lease etc in writing?	
	If the lease or licence was granted under an Act relating to the disposal of Crown lands, specify:	
	(a) the Act under which the lease or licence was granted:	
	(b) the outstanding amounts due (including any interest or penalty):	

5. Development Act 1993 (repealed)

5.1	section 42 – Condition (that continues to apply) of a development authorisation	Is this item applicable?	☐
		Will this be discharged or satisfied prior to or at settlement?	YES / NO
		Are there attachments?	YES / NO
		If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):	
		Condition(s) of authorisation:	

6. Repealed Act conditions

6.1	Condition (that continues to apply) of an approval or authorisation granted under the Building Act 1971 (repealed), the City of Adelaide Development Control Act 1976 (repealed), the Planning Act 1982 (repealed) or the Planning and Development Act 1967 (repealed)	Is this item applicable?	☐
		Will this be discharged or satisfied prior to or at settlement?	YES / NO
		Are there attachments?	YES / NO
		If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):	
		Nature of condition(s):	

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

19. Land Tax Act 1936

19.1	Notice, order or demand for payment of land tax	Is this item applicable?	☒
		Will this be discharged or satisfied prior to or at settlement?	YES
		Are there attachments?	YES
		If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):	
		CERTIFICATE OF LAND TAX PAYABLE	
		Date of notice, order or demand:	
		REFER REVENUESA	
		Amount payable (as stated in the notice):	
		REFER CERTIFICATE OF LAND TAX PAYABLE	

Column 1	Column 2	Column 3
29. Planning, Development and Infrastructure Act 2016		
29.1 Part 5 – Planning and Design Code	<i>Is this item applicable?</i> <i>Will this be discharged or satisfied prior to or at settlement?</i> <i>Are there attachments?</i> <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> THE CITY OF UNLEY SEARCH AND PROPERTY INTEREST REPORT Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code): 63 MARLBOROUGH ST MALVERN SA 5061 UNIT 8 ZONES ESTABLISHED NEIGHBOURHOOD - EN OVERLAYS AIRPORT BUILDING HEIGHTS (REGULATED) - ALL STRUCTURES OVER 45 METRES THE AIRPORT BUILDING HEIGHTS (REGULATED) OVERLAY SEEKS TO ENSURE BUILDING HEIGHT DOES NOT POSE A HAZARD TO THE OPERATION AND SAFETY REQUIREMENTS OF COMMERCIAL AND MILITARY AIRFIELDS. ADVERTISING NEAR SIGNALISED INTERSECTIONS THE ADVERTISING NEAR SIGNALISED INTERSECTIONS OVERLAY SEEKS TO ENSURE ADVERTISING NEAR SIGNALISED INTERSECTIONS DOES NOT POSE AN UNACCEPTABLE RISK TO PEDESTRIAN OR ROAD SAFETY. CO-LOCATED HOUSING THE CO-LOCATED HOUSING OVERLAY SEEKS TO FACILITATE THE DEVELOPMENT OF A NEW FORM OF SHARED HOUSING WHICH PROVIDES FOR GREATER HOUSING DIVERSITY WHILE ALSO RETAINING ESTABLISHED BUILT FORM / STREETSCAPE CHARACTER AND URBAN TREE CANOPY. HISTORIC AREA - UN13 THE HISTORIC AREA OVERLAY AIMS TO REINFORCE HISTORIC THEMES AND CHARACTERISTICS THROUGH CONSERVATION, CONTEXTUALLY RESPONSIVE DEVELOPMENT, DESIGN AND ADAPTIVE REUSE THAT RESPONDS TO THE ATTRIBUTES EXPRESSED IN THE HISTORIC AREA STATEMENT. THE DEMOLITION OF WHOLE OR PART OF A BUILDING WITHIN THE HISTORIC AREAS OVERLAY REQUIRES A DEVELOPMENT APPLICATION TO BE SUBMITTED FOR ASSESSMENT AND CAN ONLY PROCEED IF APPROVED. 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.	☒ NO YES

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

Column 1	Column 2	Column 3
	TRAFFIC GENERATING DEVELOPMENT THE TRAFFIC GENERATING DEVELOPMENT OVERLAY AIMS TO ENSURE SAFE AND EFFICIENT VEHICLE MOVEMENT AND ACCESS ALONG URBAN TRANSPORT ROUTES AND MAJOR URBAN TRANSPORT ROUTES. URBAN TREE CANOPY THE URBAN TREE CANOPY OVERLAY SEEKS TO PRESERVE AND ENHANCE URBAN TREE CANOPY THROUGH THE PLANTING OF NEW TREES AND RETENTION OF EXISTING MATURE TREES WHERE PRACTICABLE. Is there a State heritage place on the land or is the land situated in a State heritage area? NO Is the land designated as a local heritage place? NO Is there a tree or stand of trees declared in Part 10 of the Planning and Design Code to be a significant tree or trees on the land? NO Is there a current amendment to the Planning and Design Code released for public consultation by a designated entity on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation? YES Note – For further information about the Planning and Design Code visit https://code.plan.sa.gov.au.	
29.2 section 127 – Condition (that continues to apply) of a development authorisation <i>[Note – Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	<i>Is this item applicable?</i> <i>Will this be discharged or satisfied prior to or at settlement?</i> <i>Are there attachments?</i> <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> Date of authorisation: Name of relevant authority that granted authorisation: Condition(s) of authorisation:	☐ YES / NO YES / NO

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

1 Name of strata corporation:

STRATA CORPORATION 13989 INC

Address of strata corporation:

63 MARLBOROUGH STREET MALVERN SA 5061

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

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

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

REFER STRATA CORPORATION SEARCH ANNEXED HERETO

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

REFER STRATA CORPORATION SEARCH ANNEXED HERETO

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

REFER STRATA CORPORATION SEARCH ANNEXED HERETO

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

UNIT 8 : 1,250 OF 10,000*[If any of the above particulars have not been supplied by the strata corporation by the date of this statement and are not known to the vendor, state "not known" for those particulars.]*

4 Documents supplied by the strata corporation that are enclosed:

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

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

YES

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

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

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

AN APPLICATION WAS SENT TO ADELAIDE STRATA & COMMUNITY MANAGEMENT ON 08 JULY 2026

- 6 A copy of the articles of the strata corporation is enclosed.
- 7 The following additional particulars are known to the vendor or have been supplied by the strata corporation: ☐

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

ADELAIDE STRATA & COMMUNITY MANAGEMENT

Address:

1/102 GREENHILL ROAD UNLEY SA 5061

Note –

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

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

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

**Governance**

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

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

Use of your property

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

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

Are you buying a debt?

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

Expenses

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

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

Guarantee

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

Contracts

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

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

Buying off the plan

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

Mixed use developments - voting rights

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

Further information

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

The Australian Institute of Conveyancers (SA Division) (AICSA) provides information and operates a Public Advice Service with respect to conveyancers and the conveyancing process, see www.aicsa.com.au.

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

You can also seek advice from a legal practitioner.

ACKNOWLEDGEMENT OF RECEIPT OF FORM 1

The Purchaser hereby acknowledges receipt of the following:

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

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

**CERTIFICATE OF TITLE VOLUME 5875 FOLIO 3
PROPERTY INTEREST REPORT
SA WATER, EMERGENCY SERVICES LEVY AND LAND TAX CERTIFICATES
THE CITY OF UNLEY SEARCH
STRATA PLAN 13989
STRATA CORPORATION SEARCH**

SIGNED BY THE PURCHASER:

THIS _____ DAY OF _____

(Signature)

(Signature)

(Signature)

(Signature)

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

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

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

Buyers information notice

Prescribed notice to be given to purchaser

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

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

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

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

Safety

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



Enjoyment

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

Value

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

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

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

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 5875 Folio 3

Parent Title(s) CT 5379/964, CT 5874/252**Creating Dealing(s)** AP 9291541**Title Issued** 03/07/2002**Edition** 7**Edition Issued**

30/06/2023

Estate Type

FEE SIMPLE (UNIT)

Registered Proprietor

NATHAN EDWARD BAULDERSTONE
OF 3 CAMBRIDGE STREET VALE PARK SA 5081

Description of Land

UNIT 8 STRATA PLAN 13989
IN THE AREA NAMED MALVERN
HUNDRED OF ADELAIDE

Easements

NIL

Schedule of Dealings

NIL

Notations

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

Property Interest Report

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

Title Reference	CT 5875/3	Reference No. 2798026
Registered Proprietors	N E*BAULDERSTONE	Prepared 08/07/2026 10:52
Address of Property	Unit 8, 63 MARLBOROUGH STREET, MALVERN, SA 5061	
Local Govt. Authority	THE CORPORATION OF THE CITY OF UNLEY	
Local Govt. Address	PO BOX 1 UNLEY SA 5061	

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

<u>Prescribed encumbrance</u>	<u>Particulars</u> (Particulars in bold indicates further information will be provided)
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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 | <p>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.</p> <p>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</p> |
|-----|---------------------------------|---|

8. Environment Protection Act 1993

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

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

9. *Fences Act 1975*

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

10. *Fire and Emergency Services Act 2005*

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

11. *Food Act 2001*

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

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

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

13. *Heritage Places Act 1993*

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

14. *Highways Act 1926*

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

15. *Housing Improvement Act 1940 (repealed)*

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

16. *Housing Improvement Act 2016*

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

17. *Land Acquisition Act 1969*

17.1	section 10 - Notice of intention to acquire	Refer to the Certificate of Title for any notice of intention to acquire also Contact the Local Government Authority for other details that might apply
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18. *Landscape South Australia Act 2019*

18.1	section 72 - Notice to pay levy in respect of costs of regional landscape board	The regional landscape board has no record of any notice affecting this title
18.2	section 78 - Notice to pay levy in respect of right to take water or taking of water	DEW has no record of any notice affecting this title
18.3	section 99 - Notice to prepare an action plan for compliance with general statutory duty	The regional landscape board has no record of any notice affecting this title
18.4	section 107 - Notice to rectify effects of unauthorised activity	The regional landscape board has no record of any notice affecting this title
18.5	section 108 - Notice to maintain watercourse or lake in good condition	The regional landscape board has no record of any notice affecting this title
18.6	section 109 - Notice restricting the taking of water or directing action in relation to the taking of water	DEW has no record of any notice affecting this title
18.7	section 111 - Notice to remove or modify a dam, embankment, wall or other obstruction or object	The regional landscape board has no record of any notice affecting this title
18.8	section 112 - Permit (or condition of a permit) that remains in force	The regional landscape board has no record of any permit (that remains in force) affecting this title
18.9	section 120 - Notice to take remedial or other action in relation to a well	DEW has no record of any notice affecting this title
18.10	section 135 - Water resource works approval	DEW has no record of a water resource works approval affecting this title
18.11	section 142 - Site use approval	DEW has no record of a site use approval affecting this title
18.12	section 166 - Forest water licence	DEW has no record of a forest water licence affecting this title
18.13	section 191 - Notice of instruction as to keeping or management of animal or plant	The regional landscape board has no record of any notice affecting this title
18.14	section 193 - Notice to comply with action order for the destruction or control of animals or plants	The regional landscape board has no record of any notice affecting this title
18.15	section 194 - Notice to pay costs of destruction or control of animals or plants on road reserve	The regional landscape board has no record of any notice affecting this title
18.16	section 196 - Notice requiring control or quarantine of animal or plant	The regional landscape board has no record of any notice affecting this title
18.17	section 207 - Protection order to secure compliance with specified provisions of the Act	The regional landscape board has no record of any notice affecting this title
18.18	section 209 - Reparation order requiring specified action or payment to make good damage resulting from contravention of the Act	The regional landscape board has no record of any notice affecting this title

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

19. *Land Tax Act 1936*

19.1	Notice, order or demand for payment of land tax	A Land Tax Certificate will be forwarded. If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750.
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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
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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
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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
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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
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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
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		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
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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
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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
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31. *Public and Environmental Health Act 1987 (repealed)*

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

32. *South Australian Public Health Act 2011*

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

- 33.1 section 23 - Notice of contribution payable

DEW has no record of any notice affecting this title

34. *Water Industry Act 2012*

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

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

also

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

also

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

also

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

also

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

35. *Water Resources Act 1997 (repealed)*

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

DEW has no record of any condition affecting this title

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

DEW has no record of any notice affecting this title

36. *Other charges*

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

Refer to the Certificate of Title

also

Contact the vendor for these details

also

Contact the Local Government Authority for other details that might apply

Other Particulars

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

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

Additional Information

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

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

Notices

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

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

Building restrictions

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

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

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

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

Statutory easements

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

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

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

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

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

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

Land Tax Act 1936 and Regulations thereunder

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

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

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

Information should be obtained from:

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

Landscape South Australia 2019

Water Resources Management - Taking of underground water

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

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

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

Certificate of Title

Title Reference CT 5875/3
Status CURRENT
Easement NO
Owner Number 15362194
Address for Notices 170 STEPHEN TCE GILBERTON, SA 5081
Area NOT AVAILABLE

Estate Type

Fee Simple (Unit)

Registered Proprietor

NATHAN EDWARD BAULDERSTONE
OF 3 CAMBRIDGE STREET VALE PARK SA 5081

Description of Land

UNIT 8 STRATA PLAN 13989
IN THE AREA NAMED MALVERN
HUNDRED OF ADELAIDE

Last Sale Details

Dealing Reference TRANSFER (T) 14066396
Dealing Date 27/06/2023
Sale Price \$405,000
Sale Type FULL VALUE / CONSIDERATION AND WHOLE OF LAND

Constraints

Encumbrances

NIL

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
091171360*	CURRENT	Unit 8, 63 MARLBOROUGH STREET, MALVERN, SA 5061

Notations

Dealings Affecting Title

NIL

Notations on Plan

NIL

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number	091171360*
Type	Site & Capital Value
Date of Valuation	01/01/2026
Status	CURRENT
Operative From	01/07/1997
Property Location	Unit 8, 63 MARLBOROUGH STREET, MALVERN, SA 5061
Local Government	UNLEY
Owner Names	NATHAN EDWARD BAULDERSTONE
Owner Number	15362194
Address for Notices	170 STEPHEN TCE GILBERTON, SA 5081
Zone / Subzone	EN - Established Neighbourhood
Water Available	Yes
Sewer Available	Yes
Land Use	1321 - First Floor Home Unit
Description	4HUNIT CP
Local Government Description	Residential

Parcels

Plan/Parcel	Title Reference(s)
S13989 UNIT 8	CT 5875/3

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$270,000	\$485,000			
Previous	\$255,000	\$450,000			

Building Details

Valuation Number	091171360*
Building Style	Conventional

Year Built	1964
Building Condition	Good
Wall Construction	Rendered
Roof Construction	Tiled (Terra Cotta or Cement)
Equivalent Main Area	67 sqm
Number of Main Rooms	4

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

Certificate of Title

Title Reference: CT 5875/3

Status: CURRENT

Edition: 7

Dealings

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

Priority Notices

NIL

Registrar-General's Notes

No Registrar-General's Notes exist for this title

Account Number 091171360*	L.T.O Reference CT58753	Date of issue 8/7/2026	Agent No. 7734	Receipt No. 2798026
-------------------------------------	----------------------------	---------------------------	-------------------	------------------------

THE FORM 1 COMPANY
LEVEL 1, 3-5 MT BARKER RD
STIRLING SA 5152
form1@form1.net.au

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: N E BAULDERSTONE
Location: U8 63 MARLBOROUGH ST MALVERN UNIT 8
Description: 4HUNIT CP **Capital Value:** \$ 485 000
Rating: Residential

Periodic charges

Raised in current years to 30/6/2026

				\$
		Arrears as at: 30/6/2026	:	0.00
Water main available:	1/7/1997	Water rates	:	0.00
Sewer main available:	1/7/1997	Sewer rates	:	0.00
		Water use	:	0.00
		SA Govt concession	:	0.00
		Recycled Water Use	:	0.00
		Service Rent	:	0.00
		Recycled Service Rent	:	0.00
		Other charges	:	0.00
		Goods and Services Tax	:	0.00
		Amount paid	:	0.00
		Balance outstanding	:	0.00

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

Next quarterly charges: Water supply: 88.00 Sewer: 103.85 Bill: 15/7/2026

This account has no meter of its own but is supplied from account no 09 11713 23 9.

The Water Use apportionment option is Even.

The apportionment percentage for this account is 12.50%.

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/>.



**Government of
South Australia**

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

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

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:

N E BAULDERSTONE

Water & Sewer AccountAcct. No.: **091171360*****Amount:** _____**Address:**U8 63 MARLBOROUGH ST MALVERN
UNIT 8

Payment Options

EFT**EFT Payment**

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	091171360*

**Bill code: 8888****Ref: 09117136010**

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: 091171360*

**Government of
South Australia****South Australian Water Corporation**
250 Victoria Square/Tarntanyangga.
Adelaide SA 5000
GPO Box 1751 Adelaide SA 50011300 SA WATER
(1300 729 283)
ABN 69 336 525 019
sawater.com.au



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: 2798026

THE FORM 1 COMPANY
GPO BOX 1651
ADELAIDE SA 5001

DATE OF ISSUE

08/07/2026

ENQUIRIES:

Tel: (08) 8372 7534

Email: contactus@revenuesa.sa.gov.au

OWNERSHIP NUMBER		OWNERSHIP NAME		
15362194		N E BAULDERSTONE		
PROPERTY DESCRIPTION				
8 / 63 MARLBOROUGH ST / MALVERN SA 5061 / UNIT 8				
ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR
091171360*	CT 5875/3	\$485,000.00	R4 1.000	RE 0.400
LEVY DETAILS:		FIXED CHARGE	\$	50.00
		+ VARIABLE CHARGE	\$	153.60
FINANCIAL YEAR		- REMISSION	\$	90.75
2026-2027		- CONCESSION	\$	0.00
		+ ARREARS / - PAYMENTS	\$	0.00
		= AMOUNT PAYABLE	\$	112.85

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

06/10/2026



Government of
South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

PAYMENT REMITTANCE ADVICE

OWNERSHIP NUMBER

15362194

OWNERSHIP NAME

N E BAULDERSTONE

ASSESSMENT NUMBER

091171360*

AMOUNT PAYABLE

\$112.85

AGENT NUMBER

100019452

AGENT NAME

THE FORM 1 COMPANY

EXPIRY DATE

06/10/2026

+70202624110022> +001571+ <0550502377> <0000011285> +444+

OFFICIAL: Sensitive

Please Note:

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

For more information:

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

PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

 Billers Code: 456285 Ref: 7020262411 Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au © Registered to BPAY Pty Ltd ABN 69 079 137 518	 To pay via the internet go to: www.revenuesaonline.sa.gov.au	 Send your cheque or money order, made payable to the Community Emergency Services Fund, along with this Payment Remittance Advice to: Please refer below. Revenue SA Locked Bag 555 ADELAIDE SA 5001
--	---	---

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



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: 2798026

DATE OF ISSUE

08/07/2026

THE FORM 1 COMPANY
GPO BOX 1651
ADELAIDE SA 5001

ENQUIRIES:

Tel: (08) 8372 7534

Email: contactus@revenuesa.sa.gov.au

OWNERSHIP NAME
N E BAULDERSTONE

FINANCIAL YEAR
2026-2027

PROPERTY DESCRIPTION

8 / 63 MARLBOROUGH ST / MALVERN SA 5061 / UNIT 8

ASSESSMENT NUMBER

TITLE REF.

(A "+" indicates multiple titles)

TAXABLE SITE VALUE

AREA

091171360*

CT 5875/3

\$270,000.00

0.0000 HA

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

CURRENT TAX	\$	0.00	SINGLE HOLDING	\$	0.00
- DEDUCTIONS	\$	0.00			
+ ARREARS	\$	111.76			
- PAYMENTS	\$	0.00			
= AMOUNT PAYABLE	\$	111.76			

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 06/10/2026

See overleaf for further information



Government of
South Australia

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE

PAYMENT REMITTANCE ADVICE

OWNERSHIP NUMBER

15362194

OWNERSHIP NAME

N E BAULDERSTONE

ASSESSMENT NUMBER

091171360*

AMOUNT PAYABLE

\$111.76

AGENT NUMBER

100019452

AGENT NAME

THE FORM 1 COMPANY

PAYABLE ON OR BEFORE

06/10/2026

+70202623200012> +000927+ <0550502377> <0000011176> +444+

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.

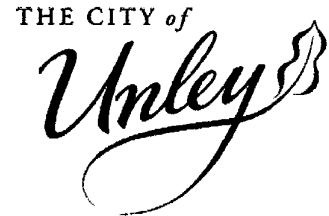
For more information:

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

PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

 Bill Code: 456293 Ref: 7020262320	 To pay via the internet go to: www.revenuesaonline.sa.gov.au	 Send your cheque or money order, made payable to the Commissioner of State Taxation , along with this Payment Remittance Advice to: Please refer below. Revenue SA Locked Bag 555 ADELAIDE SA 5001
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		

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.



The Form 1 Company
GPO Box 1651
ADELAIDE SA 5001

Date: 8 July 2026
Cert. No: 26141
Ref. No: 37730:12376

REQUEST FOR PROPERTY INFORMATION

Further to your request Council now provides that information required of it pursuant to the Local Government Act and the Land and Business (Sale and Conveyancing) Act.

PROPERTY ADDRESS: 8 / 63 Marlborough Street, Malvern SA 5061
Owner: N E Boulderstone
C/- Fox Real Estate
PO Box 456
NORTH ADELAIDE SA 5006

PROPERTY DESCRIPTION

Assessment No:	220068 1	Valuer Gen No:	091171360*
Section / Lot:	SP 13989 Unit 8		
Volume / Folio	CT-5875/3		
Ward	Unley Park	Hundred:	Adelaide

PURSUANT TO SECTION 187 OF THE **LOCAL GOVERNMENT ACT** I CERTIFY THAT THE FOLLOWING AMOUNTS ARE DUE AND PAYABLE IN RESPECT OF AND ARE A CHARGE AGAINST THE ABOVE PROPERTY.

Rates and Fines in Arrears	\$0.00
Rates and Charges for current Fiscal Year (2026/27) which were adopted by Council on the 22 June 2026 and payable on or before 1 September 2026	\$1,093.15
*Less Council Rebate	\$0.00
Fines and Interest for current Fiscal Year	\$ 0.00
Sundry other charges upon the Land	\$0.00
Less Payments/Adjustments Received	\$ 0.00
Balance	
• rates and other monies due and payable	\$1,093.15
includes legal costs, solicitors fees etc.	\$ 0.00
TOTAL BALANCE	\$1,093.15

***Please note:** this certificate is valid for 30 days from the date of issue. A subsequent search will be required after this period.

Authorised Officer

The following information is provided by council pursuant to the **Land and Business (Sale and Conveyancing) Act 1994** and the **Local Government Act**.

ADVISORY NOTE

Building Fire Risk

Aluminium Composite Panel Cladding (ACP) is defined as flat or profiled aluminium sheet material in composite with any type of material. ACP is an external building cladding material which can create a fire risk if used or installed incorrectly.

Both Vendors and Purchases should take reasonable steps to determine if ACP has been identified on any building on the land, and also the status of any required remediation works related to the presence of ACP on such building.

Part 3 – Development Plan

Development Act 1993

Description of Zone: N/A

State Heritage Place pursuant to the Heritage Act **N/A**

Local Heritage Place pursuant to the Development Act **N/A**

Significant Tree pursuant to the Development Plan on property **N/A**

For updated zoning information, refer to the PlanSA Section 7 Report attached.

Section 42 – Condition(s) (that continue to apply) of a development authorisation.

(Note: this applies to all approvals under any development, planning or building legislation)

APPLICATION NUMBER: 090/469/1996/DT

Description of Development: Land division (strata title)

Development Approval: 15-Aug-1996

This application is subject to the following conditions:

No ongoing applicable conditions exist for this application.

APPLICATION NUMBER: 090/909/2001/DT

Description of Development: Land division - amendment to Stata Plan 13989

Development Approval: 18-Jan-2002

This application is subject to the following conditions:

No ongoing applicable conditions exist for this application.

Please Note that any City of Unley Development Approval land division condition which details the Development Assessment Commission's requirements regarding payment of moneys into the Planning and Development Fund should be considered as a note and does not constitute an ongoing City of Unley condition of development approval.

Repealed Act conditions (that continue to apply) of approvals or authorisations granted under the *Building Act 1971* (repealed), the *City of Adelaide Development Control Act 1976* (repealed), the *Planning Act 1982* (repealed) or the *Planning and Development Act 1966* (repealed).

(Note: For Repealed Act conditions, please view under "Section 42 – Condition(s) (that continue to apply) of a development authorisation". Applications from 1994 onwards (ie *Development Act*, 1993 conditions) are not included in the Repealed Act conditions.)

Part 2 – Items to be included if land affected

Development Act 1993

Section 50(1) – Requirement to vest land in Council or the Crown to be held as open-space. **N/A**

Section 50(2) – Requirement to vest land in Council or the Crown to be held as open-space. **N/A**

Order under Section 55 of the Development Act, 1993 to remove work or notice or order under Section 56 of that Act to complete development. **N/A**

Land Management Agreement under Section 57 of the Development Act, 1993 (and under Planning Act, 1982). **N/A**

Emergency order under Section 69 of the Development Act, 1993. **N/A**

Fire Safety Notice under Section 71 of the Development Act, 1993. **N/A**

Enforcement Notice under Section 84 or Order under Sections 85(6), 85(10) of the Development Act, 1993. **N/A**

Proceedings under Division 2 of Part 11 of the Development Act, 1993. **N/A**

Fire and Emergency Services Act 2005

Section 56 – Notice of action required concerning flammable materials on land **N/A**

Section 83 – Notice of action required to protect against outbreak or spread of fire **N/A**

Food Act 2001

Section 44 – Improvement Notice **N/A**

Section 46 – Prohibition Order **N/A**

Housing Improvement Act 2016

Section 23 – Declaration that house is undesirable or unfit for human habitation N/A

Date of Declaration N/A

Particulars required to be provided under Section 23 N/A

Local Government Act

For information pursuant to Local Government Act, 1934 and charges against the land, see front page.

For information pursuant to Local Government Act, 1999 and charges against the land, see front page.

Local Nuisance and Litter Control Act 2016

Section 30 – Nuisance or litter abatement notice N/A

Planning, Development and Infrastructure Act 2016

Part 5 – Planning and Design Code

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

Refer to the PlanSA Section 7 Report attached.

Is the land situated in a State Heritage place? Refer attached report

Is the land designated as a place of local heritage value? Refer attached report

Is there a tree declared to be a significant tree or a stand of trees declared to be significant trees on the land? Refer attached report

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

Refer to PlanSA - https://plan.sa.gov.au/have_your_say/code-amendments

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 Agreement No

Section 198(1) – Requirement to vest land in the Council to be held as private open space No

Section 198(2) – Requirement to vest land in the Council to be held as private open space No

Part 16 Division 1 – Proceedings No

Section 213 – Enforcement notice No

Section 214(6), 214(10) or 222 – Enforcement Order

No

South Australian Public Health Act 2011

Section 92 – Notice

N/A

South Australian Public Health (*Wastewater*) Regulations 2013 Part 4-

N/A

Condition (that continues to apply) of an approval

Building Indemnity Insurance

(Building Indemnity Insurance only applies to domestic building work that requires Development Approval, is more than \$12,000 in value and commenced after 1 May 1987 or \$20,000 for works commenced after 10 November 2025. The insurance is only applicable for the first five years after completion of the building work and does not apply to domestic building work undertaken by 'Owner/Builders'). If no details appear below, no applicable Building Indemnity Insurance details exist.

Further information held by councils

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

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

NO

Note:

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

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

It should be noted that:

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

ENQUIRIES

The information herein is provided pursuant to the Council's obligations under Section 7 of the Land Business (Sales and Conveyancing) Act, 1994.

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

If there are any further or specific queries please contact Council.

AUTHORISED OFFICER

Data Extract for Section 7 search purposes

Valuation ID 091171360*

Data Extract Date: 09/07/2026

Important Information

This Data Extract contains information that has been input into the Development Application Processing (DAP) system by either the applicant or relevant authority for the development for which approval was sought under the Planning, Development and Infrastructure Act 2016. The Department for Housing and Urban Development does not make any guarantees as to the completeness, reliability or accuracy of the information contained within this Data Extract and councils should verify or confirm the accuracy of the information in the Data Extract in meeting their obligations under the Land and Business (Sale and Conveyancing) Act 1994.

Parcel ID: S13989 UN8

Certificate Title: CT5875/3

Property Address: UNIT 8 63 MARLBOROUGH ST MALVERN SA 5061

Zones

Established Neighbourhood (EN)

Subzones

No

Zoning overlays

Overlays

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

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

Advertising Near Signalised Intersections

The Advertising Near Signalised Intersections Overlay seeks to ensure advertising near signalised intersections does not pose an unacceptable risk to pedestrian or road safety.

Co-located Housing

The Co-located Housing Overlay seeks to facilitate the development of a new form of shared housing which provides for greater housing diversity while also retaining established built form / streetscape character and urban tree canopy.

Historic Area (Un13)

The Historic Area Overlay aims to reinforce historic themes and characteristics through conservation, contextually responsive development, design and adaptive reuse that responds to the attributes expressed in the Historic Area Statement. The demolition of whole or part of a building within the Historic Areas Overlay requires a development application to be submitted for assessment and can only proceed if approved.

Prescribed Wells Area

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

Regulated and Significant Tree

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

Stormwater Management

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

Traffic Generating Development

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

Urban Tree Canopy

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

Is the land situated in a State Heritage Place/Area

No

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

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

Is the land designated as a Local Heritage Place

No

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

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

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

No

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

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

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

Associated Development Authorisation Information

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

No

Land Management Agreement (LMA)

No

Strata Plan 13989

SUBSTITUTE SHEET

STREET

MARLBOROUGH

UNLEY

ROAD

DP

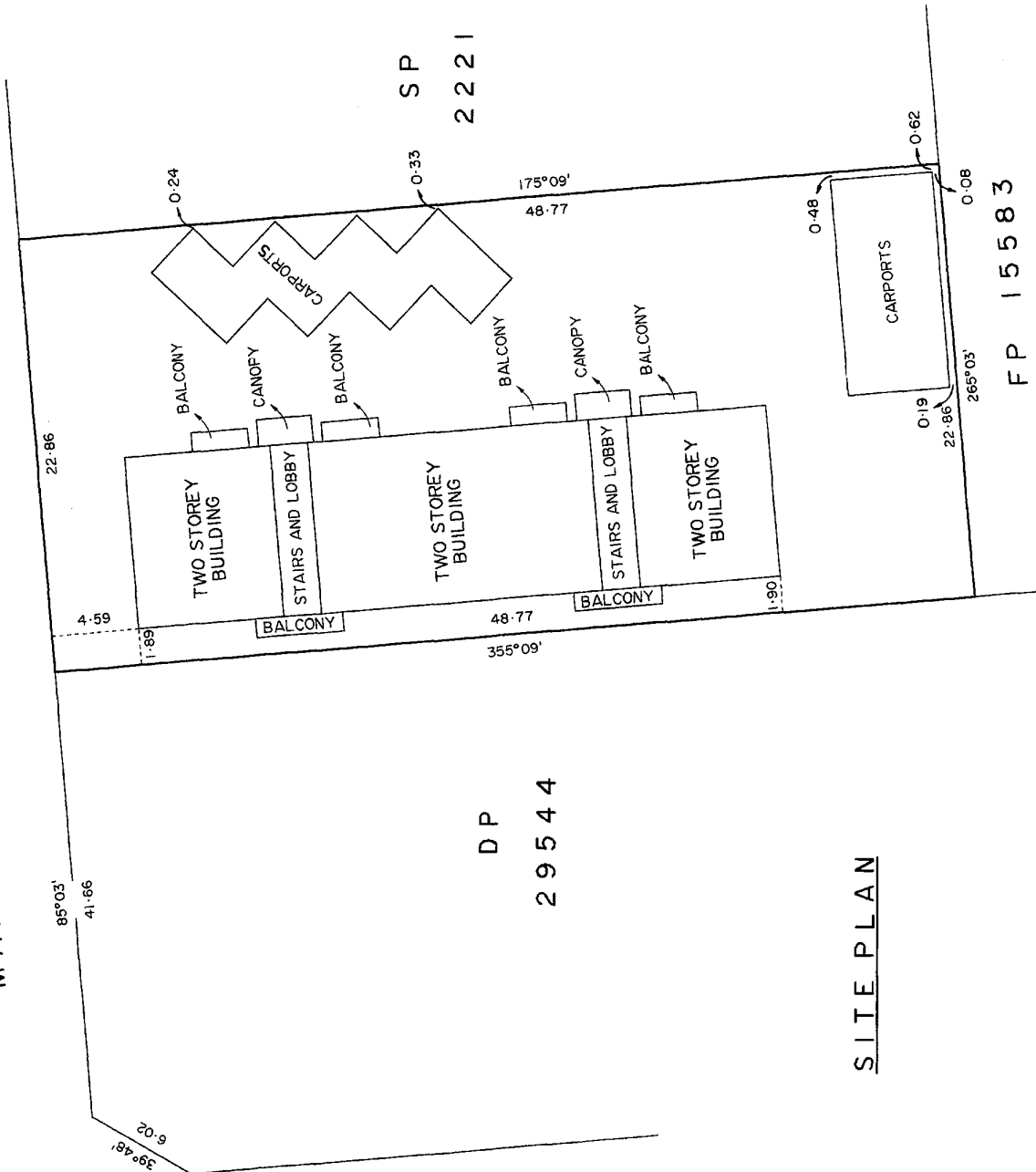
29544

SP

2221

FP 15583

SITE PLAN



STRATA PLAN NUMBER SP 13989	
THIS IS SHEET 1 OF 3 SHEETS	
DEPOSITED 14/11/1996	PRO REGISTRAR GENERAL
MAP REFERENCE 6628-49-a	
TITLE REFERENCE C5T 5379/957 TO 965 INCL.	
OB/LAST PLAN REFERENCE FP 37795	TOTAL AREA 1115m ²
HUNDRED ADELAIDE	
AREA MALVERN	
COUNCIL CORP OF THE CITY OF UNLEY	
ALLOTMENT 133 in FP 15583 of PART SECTION 242	
SCALE 0 5 10 15 20 METRES	ANNOTATIONS
CERTIFICATE OF A LICENSED SURVEYOR RELATING TO THE AMENDMENT OF A DEPOSITED STRATA PLAN I ALISTER ROSS FYFE a licensed surveyor under the Survey Act, 1992 certify that this plan correctly delineates the units, common property and buildings on the land comprised in the plan Dated this 9th day of March 2002 <i>[Signature]</i> Licensed Surveyor	
FOR CERTIFICATION BY SURVEYOR UNDER THE FIRST SCHEDULE OF REGULATIONS SEE AMENDED ORIGINAL	
I, <i>[Signature]</i> a licensed surveyor (a) that this plan correctly delineates the boundaries of the land comprised in the plan and all units, unit subdivisions, common property and other buildings shown on the plan; (b) that this plan is correct for the purposes of the Strata Titles Act, 1988, and regulations Dated this day of . 20	
Licensed Surveyor FYFE SURVEYORS PTY LTD ACN 062 592 465 143 FULLARTON ROAD, ROSE PARK 5067 PH 8364 1000 FAX 8364 0904 File 12867/1/1 Dev No. Dwg No 12867G01 Date 18/03/2002 Version	

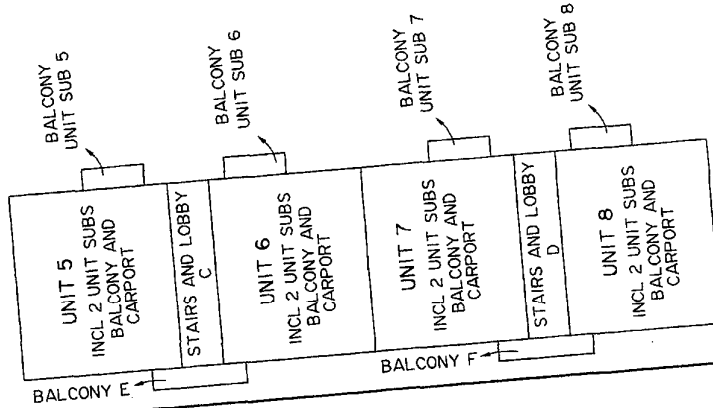
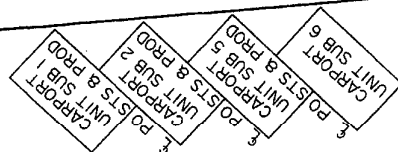
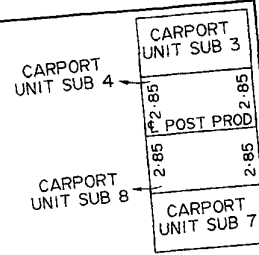
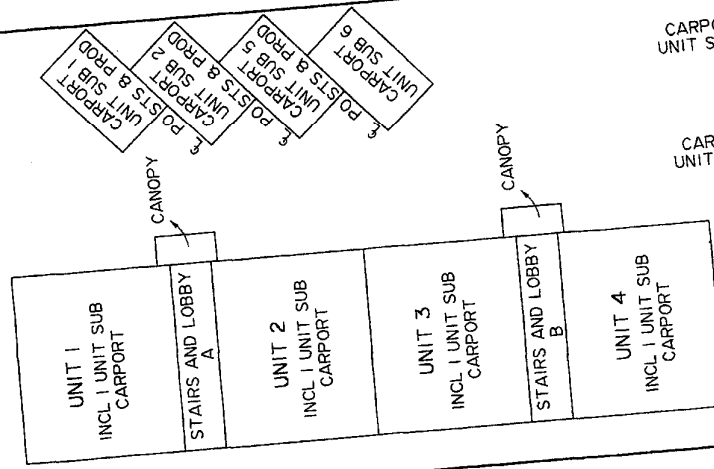
SUBSTITUTE SHEET

GROUND FLOOR PLAN

FIRST FLOOR PLAN

MARLBOROUGH STREET

MARLBOROUGH STREET



STRATA PLAN NUMBER
SP 13989

THIS IS SHEET 2 OF 3 SHEETS

DEPOSITED 14/11/1996

PRO REGISTRAR GENERAL

MAP REFERENCE 6628-49-a

COUNCIL CORP OF THE CITY OF UNLEY

SCALE 0 5 10 15 20 METRES

ANNOTATIONS

THE UPPER BOUNDARY OF A UNIT SUBSIDIARY SHOWN AS
BALCONY IS 3.00 METRES ABOVE THE FINISHED
BALCONY FLOOR EXCEPT WHERE LIMITED IN HEIGHT BY
OVERHANGING STRUCTURES

CERTIFICATE OF A LICENSED SURVEYOR RELATING TO
THE AMENDMENT OF A DEPOSITED STRATA PLAN

I ALISTER ROSS FYFE a licensed surveyor under the Survey
Act, 1992 certify that this plan correctly delineates the units,
common property and buildings on the land comprised in
the plan

Dated this 16th day of March 2002

[Signature]
Licensed Surveyor

FYFE SURVEYORS

PTY LTD

ACN 062 592 465
143 FULLARTON ROAD, ROSE PARK 5067
PH 8364 1000 FAX 8364 0904

Dwg No 12867601 Date 18/03/2002

FYFE_D01E

Strata Corporation Search

10 July 2026

THE FORM 1 COMPANY
LEVEL 8
420 KING WILLIAM STREET
ADELAIDE SA 5000

Ref

Re	Lot 8	Strata Corporation 13989 Inc
Fee	105.60	Paid

Please find enclosed Search Statement pursuant to Section 41 of the Strata Titles Act 1988 and Section 139 of the Community Titles Act 1996.

Fees are payable to Adelaide Strata and Community Management Pty Ltd ABN 73 058 476 056.

It is recommended that confirmation of balances due should be checked again as close as possible to the actual settlement date.

Finally, please ensure that the prescribed change of ownership form is sent to our office within 28 days of settlement so that all future correspondence relating to this lot is issued correctly to the new owner. Please direct your change of ownership information to our office via email to updates@smartercommunities.com.au.

Should you require any further information regarding this document, please contact Adelaide Strata and Community Management on (08) 8490 1300.

BODY CORPORATE SEARCH STATEMENT
Strata Titles Act 1988 and Community Titles Act 1996
 (Section 41 Strata Titles Act 1988)
 (Section 139 Community Titles Act 1996)

Strata Corporation 13989 Inc

Requested by **THE FORM 1 COMPANY**
LEVEL 8
420 KING WILLIAM STREET
ADELAIDE SA 5000

Reference:

Lot No **8**
 Address **8/63 Marlborough Street, Malvern SA 5061**
 Owner **Nathan Baulderstone**

1 Financial Details

1.1 Entitlements
 Unit/Lot Entitlement **1,250** Total of All Entitlements **10,000**

1.2 Contributions - Administrative Fund
 Total amount last determined with respect of the lot **\$2,090.00**
 Number of instalments payable **4**
 Instalment Details:-

Period	Determined	Amount	Due Date	Date Paid	Discount	If Paid By	Notice Date
01/09/25 to 30/11/25	30/08/24	522.50	01/09/25	15/08/25	0.00	01/09/25	11/08/25
01/12/25 to 28/02/26	12/09/25	522.50	01/12/25	14/11/25	0.00	01/12/25	10/11/25
01/03/26 to 31/05/26	12/09/25	522.50	01/03/26	13/02/26	0.00	01/03/26	10/02/26
01/06/26 to 31/08/26	12/09/25	522.50	01/06/26	15/05/26	0.00	01/06/26	10/05/26

Amount (if any) outstanding (credit shown with -) **Nil** (Amount unpaid including billed not yet due Nil)
 Paid to **31/08/26**

1.3 Contributions - Sinking Fund
 Total amount last determined with respect of the lot **\$800.00**
 Number of instalments payable **4**
 Instalment Details:-

Period	Determined	Amount	Due Date	Date Paid	Discount	If Paid By	Notice Date
01/09/25 to 30/11/25	30/08/24	140.00	01/09/25	15/08/25	0.00	01/09/25	11/08/25
01/12/25 to 28/02/26	12/09/25	220.00	01/12/25	14/11/25	0.00	01/12/25	10/11/25
01/03/26 to 31/05/26	12/09/25	220.00	01/03/26	13/02/26	0.00	01/03/26	10/02/26
01/06/26 to 31/08/26	12/09/25	220.00	01/06/26	15/05/26	0.00	01/06/26	10/05/26

Amount (if any) outstanding (credit shown with -) **Nil** (Amount unpaid including billed not yet due Nil)
 Paid to **31/08/26**

1.4 Contributions - Special - Administrative Fund
 Amount of the levy payable **Nil** Number of instalments payable **0**
 Instalment Details:-

Amount	Due Date	Date Paid	Discount	If Paid By	Notice Date
--------	----------	-----------	----------	------------	-------------

Amount (if any) outstanding (credit shown with -) **Nil** (Amount unpaid including billed not yet due Nil)
 Brief statement as to the purpose for which the contribution was levied

Contributions - Special - Sinking Fund
 Amount of the levy payable **Nil** Number of instalments payable **0**
 Instalment Details:-

Amount	Due Date	Date Paid	Discount	If Paid By	Notice Date
--------	----------	-----------	----------	------------	-------------

Amount (if any) outstanding (credit shown with -) **Nil** (Amount unpaid including billed not yet due Nil)
 Brief statement as to the purpose for which the contribution was levied

- 1.5 Money Unpaid Pursuant to By-Law
Amount payable under a by-law **Nil**
Date when amount due
- 1.6 Interest on Unpaid Contributions
Rate of interest payable on contributions **15.00 %**
Amount of interest payable in relation to outstanding contributions **Nil**
Daily interest amount accruing **Nil**
- 1.7 Other amounts owing
Purpose Fund Amount Due Date Amount Due
- 1.8 Water Billing Arrangements
Owner / SA Water
- 1.9 Expenditure By Corporation
(a) Incurred by the Corporation to which the unit holder must or is likely to be required to contribute:
None known other than those recorded in the minutes supplied.
- (b) Resolved by the Corporation to incur, to which the unit holder must, or is likely to be required to contribute:
None known other than those recorded in the minutes supplied.
- 1.10 Assets and Liabilities of the Corporation
(a) Bank Account Name **Adelaide Strata Management Pty Ltd ACN 058 476 056 Trust Account 13989**
(b) Bank Account Held At **MBL 63 Marlborough Street Malvern SA 5061**
(c) Sinking Fund Balance **\$17,106.53**
(d) Administration Fund Balance **\$13,437.28**
(e) Liabilities (excluding those above and as described in 1.2 herein) **Nil**

2 Insurance Policies

Type/Name of Insurer	Policy Number/Broker	Sum Insured	Due Date	Date when last premium paid	Amount of last premium
BUILDING Hutch Underwriting	HRS11197152	2,000,000.00	15/10/26	24/10/25	3,989.25
PUBLIC LIABILITY Hutch Underwriting	HRS11197152	20,000,000.00	15/10/26	24/10/25	Included
OFFICE BEARERS Hutch Underwriting	HRS11197152	250,000.00	15/10/26	24/10/25	Included
FLOOD Hutch Underwriting	HRS11197152	Included	15/10/26	24/10/25	Included

2 Insurance Policies

Type/Name of Insurer	Policy Number/Broker	Sum Insured	Due Date	Date when last premium paid	Amount of last premium
VOLUNTARY WORKERS Hutch Underwriting	HRS11197152	200,000.00	15/10/26	24/10/25	Included
FIDELITY GUARANTEE Hutch Underwriting	HRS11197152	100,000.00	15/10/26	24/10/25	Included
LOSS OF RENT Hutch Underwriting	HRS11197152	300,000.00	15/10/26	24/10/25	Included
COMMON CONTENTS Hutch Underwriting	HRS11197152	6,000.00	15/10/26	24/10/25	Included
GOV. AUDIT COSTS Hutch Underwriting	HRS11197152	25,000.00	15/10/26	24/10/25	Included
APPEAL - WHS BREACH Hutch Underwriting	HRS11197152	100,000.00	15/10/26	24/10/25	Included
LEGAL DEFENCE EXP Hutch Underwriting	HRS11197152	50,000.00	15/10/26	24/10/25	Included
LOT OWNERS FIXTURES Hutch Underwriting	HRS11197152	300,000.00	15/10/26	24/10/25	Included

3 Documents Supplied

- (a) Minutes of General and Committee meetings of the Corporation for the last two (2) years.
- (b) Details of any special or unanimous resolutions affecting the unit or common property passed in the last five (5) years (excluding those contained in (a) above).
- (c) Statement of Accounts of the Corporation last prepared.
- (d) The Articles/By Laws now in force.
- (e) All current policies of insurance taken out by the Corporation.

4 Document Inspection

The Corporations records are available for inspection at Adelaide Strata & Community Management, 203 Fullarton Road Eastwood, on any working day between 10:00am and 4:00 pm. Please phone 8490 1300 to make an appointment. (NB: A fee of \$5.00 may be charged for an inspection)

Statement Date 10 July 2026

Signed for and on behalf of Strata Corporation 13989 Inc

By: Fran Jones
Fran Jones
Corporation Manager

Note: Conveyancers attention is drawn to the following:

- 1 The Act requires that:
 - 1.1 A unit holder must immediately notify the Corporation of:
 - (a) any change of ownership or address of the unit/lot owner.
 - (b) any change in the occupancy of the unit (e.g. Tenants).New owners name and address should be forwarded on the attached form.
 - 1.2 The Corporation may recover an unpaid contribution (and any interest on any such contribution) as a debt from the unit holder in respect of which the contribution is payable (whether or not that person was the unit holder when the liability arose) i.e. The new owner will have to pay any outstandings if you do not adjust them at settlement.
 - 1.3 This statement is issued on the basis that the payment by the unit holder by cheque or other instrument will be honoured at the first presentation. This statement does not take into account any decisions or transactions of the Corporation at or subsequent to the issue of this statement. (Check with us at settlement for up to date information).

Strata Corporation 13989 Inc

ABN 70 760 159 414

STATEMENT

Transfer Date:
28/07/23

N Boulderstone
Fox Real Estate
192 Melbourne Street
NORTH ADELAIDE SA 5006

Statement Period			
01 Aug 24 to 10 Jul 26			
A/c No	8	Lot No	8
Page Number	1 of 2	Unit No	8

Last Certificate Issued: 10/07/26

Date	Type	Details	Reference	Debit	Credit	Balance
12/08/24	Administrative Fund	Brought forward				0.00
12/08/24	Sinking Fund	01/09/24 To 30/11/24	I0001359	522.50		522.50
15/08/24	Receipt	01/09/24 To 30/11/24	I0001367	140.00		662.50
15/08/24	Receipt	Administrative Fund	R0000691		522.50	140.00
11/11/24	Administrative Fund	Sinking Fund	RA000691		140.00	0.00
11/11/24	Sinking Fund	01/12/24 To 28/02/25	I0001375	522.50		522.50
15/11/24	Receipt	01/12/24 To 28/02/25	I0001383	140.00		662.50
15/11/24	Receipt	Administrative Fund	R0000699		522.50	140.00
11/02/25	Administrative Fund	Sinking Fund	RA000699		140.00	0.00
11/02/25	Sinking Fund	01/03/25 To 31/05/25	I0001391	522.50		522.50
14/02/25	Receipt	01/03/25 To 31/05/25	I0001399	140.00		662.50
14/02/25	Receipt	Administrative Fund	R0000707		522.50	140.00
09/05/25	Administrative Fund	Sinking Fund	RA000707		140.00	0.00
09/05/25	Sinking Fund	01/06/25 To 31/08/25	I0001407	522.50		522.50
23/05/25	Receipt	01/06/25 To 31/08/25	I0001415	140.00		662.50
23/05/25	Receipt	Administrative Fund	R0000719		522.50	140.00
11/08/25	Administrative Fund	Sinking Fund	RA000719		140.00	0.00
		01/09/25 To 30/11/25	I0001423	522.50		522.50
More details on next page...				\$3,172.50	\$2,650.00	\$522.50
Over 90 Days	90 Days	60 Days	30 Days	Current	BALANCE DUE	
0.00	0.00	0.00	0.00	0.00	Nil	
				Date Paid	Amount Paid	

STRATAPAY



Tel: 1300 552 311
Ref: 1545 8586 3

Telephone: Call this number to pay by credit card. International +613 8648 0158



www.stratamax.com.au
Ref: 1545 8586 3

Internet: Visit this website to make a secure credit card payment over the internet.



www.stratapay.com/ddr
Ref: 1545 8586 3

Direct Debit: Make auto payments directly from your nominated bank account or credit card.



All payments made through StrataPay payment options are subject to User Terms and Conditions available at www.stratapay.com or by calling 1300 135 610 or email info@stratapay.com. By using the payment options provided by StrataPay you are taken to have read and understood these User Terms and Conditions prior to using StrataPay. Credit card acceptance is subject to notation above. Additional charges may apply.



Biller Code: 96503
Ref: 280576695 1000 0000 086

BPay: Contact your participating financial institution to make a payment from your cheque or savings account. BPAY® Registered to BPAY Pty Ltd ABN 69 079 137 518



In Person: Pay in-store at Australia Post by cheque or EFTPOS
All cheques must be made payable to: Adelaide Strata Management

Pty Ltd ACN 058 476 056 Trust Account 13989

LOT/UNIT

Lot 8/ Unit 8

STRATAPAY REFERENCE NO.

1545 8586 3

DUE DATE

63 MARLBOROUGH STREET

MANAGED BY

ADELAIDE STRATA MANAGEMENT P/L

AMOUNT

\$0.00



*496 280576695 10000000086

Strata Corporation 13989 Inc

STATEMENT

N Boulderstone Fox Real Estate 192 Melbourne Street NORTH ADELAIDE SA 5006		Statement Period	
		01 Aug 24 to 10 Jul 26	
		A/c No	8
		Lot No	8
		Page Number	2 of 2

Date	Type	Details	Reference	Debit	Credit	Balance
		Brought forward		3,172.50	2,650.00	522.50
11/08/25	Sinking Fund	01/09/25 To 30/11/25	I0001431	140.00		662.50
15/08/25	Receipt	Administrative Fund	R0000724		522.50	140.00
15/08/25	Receipt	Sinking Fund	RA000724		140.00	0.00
10/11/25	Administrative Fund	01/12/25 To 28/02/26	I0001439	522.50		522.50
10/11/25	Sinking Fund	01/12/25 To 28/02/26	I0001447	220.00		742.50
14/11/25	Receipt	Administrative Fund	R0000732		522.50	220.00
14/11/25	Receipt	Sinking Fund	RA000732		220.00	0.00
10/02/26	Administrative Fund	01/03/26 To 31/05/26	I0001455	522.50		522.50
10/02/26	Sinking Fund	01/03/26 To 31/05/26	I0001463	220.00		742.50
13/02/26	Receipt	Administrative Fund	R0000741		522.50	220.00
13/02/26	Receipt	Sinking Fund	RA000741		220.00	0.00
10/05/26	Administrative Fund	01/06/26 To 31/08/26	I0001471	522.50		522.50
10/05/26	Sinking Fund	01/06/26 To 31/08/26	I0001479	220.00		742.50
15/05/26	Receipt	Administrative Fund	R0000750		522.50	220.00
15/05/26	Receipt	Sinking Fund	RA000750		220.00	0.00
				\$5,540.00	\$5,540.00	Nil

Strata Corporation 13989 Inc

63 Marlborough Street Malvern Sa 5061

BALANCE SHEET

AS AT 10 JULY 2026

	ACTUAL 10/07/2026	ACTUAL 31/07/2025
<u>OWNERS FUNDS</u>		
Administrative Fund	13,437.28	11,555.90
Sinking Fund	17,106.53	10,706.53
<u>TOTAL</u>	<u>\$ 30,543.81</u>	<u>\$ 22,262.43</u>
<u>THESE FUNDS ARE REPRESENTED BY</u>		
<u>CURRENT ASSETS</u>		
Cash At Bank	11,638.59	1,906.75
Investment Account 2	18,904.71	20,477.04
Levies In Arrears	0.50	0.00
Other Arrears	0.01	0.00
<u>TOTAL ASSETS</u>	<u>30,543.81</u>	<u>22,383.79</u>
<u>LIABILITIES</u>		
Levies In Advance	0.00	2.76
Other Payments In Advance	0.00	118.60
<u>TOTAL LIABILITIES</u>	<u>0.00</u>	<u>121.36</u>
<u>NET ASSETS</u>	<u>\$ 30,543.81</u>	<u>\$ 22,262.43</u>

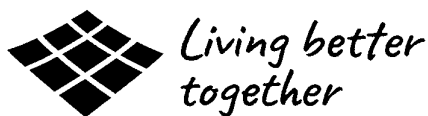
Strata Corporation 13989 Inc

63 Marlborough Street Malvern Sa 5061

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 AUGUST 2025 TO 10 JULY 2026

	ACTUAL 01/08/25-10/07/26	BUDGET 01/08/25-31/07/26	VARIANCE %	ACTUAL 01/08/24-31/07/25
<u>ADMINISTRATIVE FUND</u>				
<u>INCOME</u>				
Levies - Administrative Fund	16,720.00	16,720.00	100.00	16,720.00
Bank Interest	427.67	0.00		509.12
Interest On Overdue Levies	0.01	0.00		13.96
<u>TOTAL ADMIN. FUND INCOME</u>	17,147.68	16,720.00		17,243.08
<u>EXPENDITURE - ADMIN. FUND</u>				
<u>MANAGEMENT CHARGES</u>				
Account Management Fee	131.84	132.00	99.88	131.52
Bank Charges	2.22	5.00	44.40	1.48
Income Tax Return Preparation	135.00	205.00	65.85	205.00
Management Fees	2,012.85	2,022.00	99.55	1,900.74
<u>INSURANCE EXPENSE</u>				
Insurance Premium	3,749.51	5,340.00	70.22	4,073.69
Insurance Stamp Duty	330.23	0.00		375.99
<u>EQUIPMENT</u>				
<u>REPAIRS & MAINTENANCE</u>				
Building Maintenance	0.00	1,400.00	0.00	0.00
Building Repairs	167.99	0.00		0.00
Common Lighting	0.00	0.00	0.00	334.99
Consultancy Services	555.83	500.00	111.17	217.80
Electrical Works	0.00	0.00	0.00	8.60
Gate Repairs	711.40	310.00	229.48	245.00
Grounds Maintenance	2,970.00	2,300.00	129.13	2,112.00
Gutter And Stormwater Maintena	0.00	1,320.00	0.00	1,320.00
Pest Control	704.00	800.00	88.00	0.00
Plumbing Maintenance	0.00	400.00	0.00	0.00
Rubbish Removal	0.00	0.00	0.00	110.00
Sewer & Drainage Works	1,178.42	1,300.00	90.65	1,213.85
<u>RECOVERABLE EXPENSE</u>				
Reimbursement	31.90	0.00		500.00
<u>SERVICES</u>				
Financial Audit	264.00	225.00	117.33	0.00
Archive/Data Storage	33.68	34.00	99.06	33.60



ASCM SMARTER
COMMUNITIES

ADELAIDE
t. +61 8 8490 1300
e. sa@smartercommunities.com.au

ABN 73 058 476 056
203 Fullarton Road,
Eastwood SA 5063

Strata Corporation 13989 Inc

63 Marlborough Street Malvern Sa 5061

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 AUGUST 2025 TO 10 JULY 2026

	ACTUAL 01/08/25-10/07/26	BUDGET 01/08/25-31/07/26	VARIANCE %	ACTUAL 01/08/24-31/07/25
Disbursements	544.40	540.00	100.81	559.22
Electrical Power Usage	616.03	700.00	88.00	530.29
Honorarium	500.00	500.00	100.00	0.00
Meeting Fees	495.00	330.00	150.00	253.00
Valuation	0.00	70.00	0.00	0.00
COMPLIANCE				
Audit & Statement Of Acct Prep	132.00	165.00	80.00	0.00
Compliance Audit Fee	0.00	0.00	0.00	159.50
TOTAL ADMIN. EXPENDITURE	15,266.30	18,598.00		14,286.27
SURPLUS / DEFICIT	\$ 1,881.38	\$ (1,878.00)		\$ 2,956.81
Opening Admin. Balance	11,555.90	11,555.90	100.00	8,599.09
ADMINISTRATIVE FUND BALANCE	\$ 13,437.28	\$ 9,677.90		\$ 11,555.90

Strata Corporation 13989 Inc

63 Marlborough Street Malvern Sa 5061

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 AUGUST 2025 TO 10 JULY 2026

	ACTUAL 01/08/25-10/07/26	BUDGET 01/08/25-31/07/26	VARIANCE %	ACTUAL 01/08/24-31/07/25
<u>SINKING FUND</u>				
<u>INCOME</u>				
Levies - Sinking Fund	6,400.00	6,400.00	100.00	4,480.00
<u>TOTAL SINKING FUND INCOME</u>	6,400.00	6,400.00		4,480.00
<u>EXPENDITURE - SINKING FUND</u>				
<u>REPAIRS & MAINTENANCE</u>				
Sewer & Drainage Works	0.00	0.00	0.00	6,182.00
<u>TOTAL SINK. FUND EXPENDITURE</u>	0.00	0.00		6,182.00
<u>SURPLUS / DEFICIT</u>	\$ 6,400.00	\$ 6,400.00		\$ (1,702.00)
Opening Sinking Fund Balance	10,706.53	10,706.53	100.00	12,408.53
<u>SINKING FUND BALANCE</u>	\$ 17,106.53	\$ 17,106.53		\$ 10,706.53



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Malvern Sa 5061

LOT BALANCE REPORT

10 July 2026

<u>Lot No</u>	<u>Unit No</u>	<u>Administrative Fund</u>	<u>Sinking Fund</u>	<u>Other</u>	<u>Total</u>
7	7	0.50	0.00	0.01	0.51
Total		\$0.50	\$0.00	\$0.01	\$0.51

Strata Corporation 13989 Inc

63 Marlborough Street
Malvern Sa 5061

ACCOUNTS SUMMARY

1 August 2025 to 10 July 2026

<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
101	Administrative Fund	LEVIES - ADMINISTRATIVE FUND	
01/09/25	01/09/25 to 30/11/25		-4,180.00
01/12/25	01/12/25 to 28/02/26		-4,180.00
02/03/26	01/03/26 to 31/05/26		-4,180.00
01/06/26	01/06/26 to 31/08/26		-4,180.00
	Total:		-16,720.00
106	Administrative Fund	BANK INTEREST	
29/08/25	Interest		-41.09
30/09/25	Interest		-37.94
31/10/25	Interest		-37.80
28/11/25	Interest		-34.39
31/12/25	Interest		-35.60
30/01/26	Interest		-35.67
27/02/26	Interest		-33.43
31/03/26	Interest		-39.78
30/04/26	Interest		-42.30
29/05/26	Interest		-44.72
30/06/26	Interest		-44.95
	Total:		-427.67
1095	Administrative Fund	INTEREST ON OVERDUE LEVIES	
30/06/26	Interest to 30/06/26		-0.01
	Total:		-0.01
12202	Administrative Fund	ACCOUNT MANAGEMENT FEE	
01/08/25	Account Management	Adelaide Strata	10.96
01/09/25	Account Management	Adelaide Strata	10.96
01/10/25	Account Management	Adelaide Strata	10.96
03/11/25	Account Management	Adelaide Strata	10.96
01/12/25	Account Management	Adelaide Strata	10.96
05/01/26	Account Management	Adelaide Strata	10.96
02/02/26	Account Management	Adelaide Strata	10.96
02/03/26	Account Management	Adelaide Strata	10.96
01/04/26	Account Management	Adelaide Strata	10.96
01/05/26	Account Management	Adelaide Strata	10.96
01/06/26	Account Management	Adelaide Strata	10.96
01/07/26	Account Management	Adelaide Strata	11.28
	Total:		131.84
12204	Administrative Fund	BANK CHARGES	
03/10/25	StrataPay BPay Fees		0.74
05/11/25	StrataPay BPay Fees		0.37
06/01/26	StrataPay BPay Fees		0.37
07/04/26	StrataPay BPay Fees		0.37

Strata Corporation 13989 Inc

63 Marlborough Street
Malvern Sa 5061

ACCOUNTS SUMMARY

1 August 2025 to 10 July 2026

<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
12204	Administrative Fund	BANK CHARGES	
03/07/26	StrataPay BPay Fees		0.37
	Total:		2.22
12206	Administrative Fund	INCOME TAX RETURN PREPARATION	
01/09/25	Tax Lodgement	Adelaide Strata	135.00
	Total:		135.00
12210	Administrative Fund	MANAGEMENT FEES	
01/08/25	Management Fees	Adelaide Strata	159.00
01/09/25	Management Fees	Adelaide Strata	166.95
29/09/25	Management Fees	Adelaide Strata	1.90
01/10/25	Management Fees	Adelaide Strata	168.50
03/11/25	Management Fees	Adelaide Strata	168.50
01/12/25	Management Fees	Adelaide Strata	168.50
05/01/26	Management Fees	Adelaide Strata	168.50
02/02/26	Management Fees	Adelaide Strata	168.50
02/03/26	Management Fees	Adelaide Strata	168.50
01/04/26	Management Fees	Adelaide Strata	168.50
01/05/26	Management Fees	Adelaide Strata	168.50
01/06/26	Management Fees	Adelaide Strata	168.50
01/07/26	Management Fees	Adelaide Strata	168.50
	Total:		2,012.85
12603	Administrative Fund	INSURANCE PREMIUM	
16/09/25	15/10/24-15/10/25 EN	Bcb Corporate Brokers Pty Ltd	88.35
14/10/25	15/10/25-15/10/26	Bcb Corporate Brokers Pty Ltd	3,661.16
	Total:		3,749.51
12604	Administrative Fund	INSURANCE STAMP DUTY	
16/09/25	Stamp Duty	Bcb Corporate Brokers Pty Ltd	2.14
14/10/25	Stamp Duty	Bcb Corporate Brokers Pty Ltd	328.09
	Total:		330.23
14207	Administrative Fund	BUILDING REPAIRS	
03/11/25	Malcolm R Balcerek		167.99
	Total:		167.99
14219	Administrative Fund	CONSULTANCY SERVICES	
28/08/25	R&M-WO/QR IssuingFee	Adelaide Strata	19.80
01/09/25	R&M-TradesMonitoring	Adelaide Strata	11.04
01/09/25	R&M-TradesMonitoring	Adelaide Strata	12.10
29/09/25	R&M-WO/QR IssuingFee	Adelaide Strata	62.99
01/10/25	R&M-TradesMonitoring	Adelaide Strata	11.04
29/10/25	R&M-Reactive Maint	Adelaide Strata	55.00

Strata Corporation 13989 Inc

63 Marlborough Street
Malvern Sa 5061

ACCOUNTS SUMMARY

1 August 2025 to 10 July 2026

<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
14219	Administrative Fund	CONSULTANCY SERVICES	
29/10/25	R&M-WO/QR IssuingFee	Adelaide Strata	18.00
03/11/25	R&M-TradesMonitoring	Adelaide Strata	11.04
28/11/25	R&M-WO/QR IssuingFee	Adelaide Strata	18.00
01/12/25	R&M-TradesMonitoring	Adelaide Strata	11.04
05/01/26	R&M-TradesMonitoring	Adelaide Strata	11.04
02/02/26	R&M-TradesMonitoring	Adelaide Strata	11.04
26/02/26	R&M-Reactive Maint	Adelaide Strata	55.00
02/03/26	R&M-TradesMonitoring	Adelaide Strata	11.04
27/03/26	R&M-WO/QR IssuingFee	Adelaide Strata	9.00
01/04/26	R&M-Reactive Maint	Adelaide Strata	76.92
01/04/26	R&M-TradesMonitoring	Adelaide Strata	11.04
28/04/26	R&M-Reactive Maint	Adelaide Strata	62.27
01/05/26	R&M-TradesMonitoring	Adelaide Strata	11.04
28/05/26	R&M-WO/QR IssuingFee	Adelaide Strata	9.00
01/06/26	R&M-TradesMonitoring	Adelaide Strata	11.04
29/06/26	R&M-WO/QR IssuingFee	Adelaide Strata	35.99
01/07/26	R&M-TradesMonitoring	Adelaide Strata	11.36
	Total:		555.83
14229	Administrative Fund	GATE REPAIRS	
22/04/26	30/3 Receiver Upgrad	Total Gate & Door Automation	461.40
23/04/26	22/4 Call out-Gate	Total Gate & Door Automation	250.00
	Total:		711.40
14232	Administrative Fund	GROUNDS MAINTENANCE	
04/08/25	May-Jul25 Garden	Green Outdoors Pty Ltd	594.00
24/08/25	24/8 Lawn, Grdn	Green Outdoors Pty Ltd	198.00
04/09/25	4/9 Lawn, Grdn	Green Outdoors Pty Ltd	198.00
30/09/25	30/9 Lawn, Grdn	Green Outdoors Pty Ltd	198.00
02/11/25	Oct mtce	Green Outdoors Pty Ltd	198.00
01/12/25	1/12 Lawn, Grdn	Green Outdoors Pty Ltd	198.00
17/12/25	17/12 Lawn, Grdn	Green Outdoors Pty Ltd	198.00
12/01/26	12/1 Lawn, Grdn	Green Outdoors Pty Ltd	198.00
02/02/26	2/2 Lawn, Grdn	Green Outdoors Pty Ltd	198.00
11/03/26	11/3 Grounds	Green Outdoors Pty Ltd	198.00
26/03/26	26/3 Lawn, Grdn, Cln	Green Outdoors Pty Ltd	198.00
23/04/26	23/4 Lawn, Grdn	Green Outdoors Pty Ltd	198.00
01/06/26	1/6 Grounds	Green Outdoors Pty Ltd	198.00
	Total:		2,970.00
14246	Administrative Fund	PEST CONTROL	
01/12/25	1/12 Termite T/Mnt	Adelaide Pest Control (5002)	704.00
	Total:		704.00

Strata Corporation 13989 Inc

63 Marlborough Street
Malvern Sa 5061

ACCOUNTS SUMMARY

1 August 2025 to 10 July 2026

<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
14257	Administrative Fund	SEWER & DRAINAGE WORKS	
01/09/25	6/8 BU4 Blkd Toilet	Ken Hall Plumbers	543.17
07/10/25	7/10 Clean Sewer	Stark Plumbing & Maintenance	327.25
29/04/26	24/4 Blocked Drain	D & G Plumbing (Sa) Pty Ltd	308.00
	Total:		1,178.42
15003	Administrative Fund	REIMBURSEMENT	
01/12/25	1/12 Lotus redflash	Johns B	31.90
	Total:		31.90
15407	Administrative Fund	FINANCIAL AUDIT	
01/10/25	1/10 Audit Fee	Kelly Partners (Nth Syd) P/L	264.00
	Total:		264.00
15408	Administrative Fund	ARCHIVE/DATA STORAGE	
01/08/25	Archive Storage Fee	Adelaide Strata	2.80
01/09/25	Archive Storage Fee	Adelaide Strata	2.80
01/10/25	Archive Storage Fee	Adelaide Strata	2.80
03/11/25	Archive Storage Fee	Adelaide Strata	2.80
01/12/25	Archive Storage Fee	Adelaide Strata	2.80
05/01/26	Archive Storage Fee	Adelaide Strata	2.80
02/02/26	Archive Storage Fee	Adelaide Strata	2.80
02/03/26	Archive Storage Fee	Adelaide Strata	2.80
01/04/26	Archive Storage Fee	Adelaide Strata	2.80
01/05/26	Archive Storage Fee	Adelaide Strata	2.80
01/06/26	Archive Storage Fee	Adelaide Strata	2.80
01/07/26	Archive Storage Fee	Adelaide Strata	2.88
	Total:		33.68
15418	Administrative Fund	DISBURSEMENTS	
01/08/25	Fixed Disbursements	Adelaide Strata	47.28
01/09/25	Fixed Disbursements	Adelaide Strata	47.28
29/09/25	Fixed Disbursements	Adelaide Strata	-2.80
01/10/25	Fixed Disbursements	Adelaide Strata	45.04
03/11/25	Fixed Disbursements	Adelaide Strata	45.04
01/12/25	Fixed Disbursements	Adelaide Strata	45.04
05/01/26	Fixed Disbursements	Adelaide Strata	45.04
02/02/26	Fixed Disbursements	Adelaide Strata	45.04
02/03/26	Fixed Disbursements	Adelaide Strata	45.04
01/04/26	Fixed Disbursements	Adelaide Strata	45.04
01/05/26	Fixed Disbursements	Adelaide Strata	45.04
01/06/26	Fixed Disbursements	Adelaide Strata	45.04
01/07/26	Fixed Disbursements	Adelaide Strata	47.28
	Total:		544.40

Strata Corporation 13989 Inc

63 Marlborough Street
Malvern Sa 5061

ACCOUNTS SUMMARY

1 August 2025 to 10 July 2026

<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
15420	Administrative Fund	ELECTRICAL POWER USAGE	
12/09/25	16/6-10/9/25	Origin Energy - B/Pay 130112	129.48
12/12/25	11/9-8/12/25	Origin Energy - B/Pay 130112	133.26
02/02/26	Elec Tender Small	Adelaide Strata	77.00
18/03/26	9/12/25-15/3/26	Origin Energy - B/Pay 130112	144.31
16/06/26	16/3-11/6/26	Origin Energy - B/Pay 130112	131.98
	Total:		616.03
15428	Administrative Fund	HONORARIUM	
21/11/25	Credit to lot 2	Cas-1668560-Z6y2p5	500.00
21/11/25	Credit to lot 2	Cas-1668560-Z6y2p5	-500.00
24/11/25	Honorarium	Lot 2 - Cas-1668560-Z6y2p5	500.00
	Total:		500.00
15433	Administrative Fund	MEETING FEES	
29/09/25	*08 Meetings	Adelaide Strata	495.00
	Total:		495.00
1601	Administrative Fund	Audit & Statement of Acct Prep	
29/09/25	Audit & Account Prep	Adelaide Strata	132.00
	Total:		132.00
201	Sinking Fund	LEVIES - SINKING FUND	
01/09/25	01/09/25 to 30/11/25		-1,120.00
01/12/25	01/12/25 to 28/02/26		-1,760.00
02/03/26	01/03/26 to 31/05/26		-1,760.00
01/06/26	01/06/26 to 31/08/26		-1,760.00
	Total:		-6,400.00

Residential Strata Insurance

Certificate of Currency

Policy Number: HRS11197152

UMR: B200800000STR2025



Certificate Date 13 November, 2025

Insurer Issued by Hutch Underwriting Pty Ltd on behalf of certain underwriters at Lloyd's

Period of Cover 4:00pm Local Time 15/10/2025 to 4:00pm Local Time 15/10/2026

Insured Strata Corporation 13989

Interested Parties None

Situation 63 Marlborough Street, MALVERN, SA, 5061

Cover

Section 1 Insured Property

Selected

Building Sum Insured \$2,000,000

Common Area Contents \$6,000

Temporary Accommodation Costs and Loss of Rent \$300,000

Flood Selected

Additional Catastrophe Cover Not Selected

Unit Owners' Fixtures and Improvements Selected

Unit Owners' Fixtures and Improvements \$200,000

Section 2 Property Owner's Legal Liability

Selected

Limit of Liability \$20,000,000

Section 3 Voluntary Workers

Selected

Death \$200,000

Total Disablement (per week) \$2,000

Section 4 Fidelity Guarantee

Selected

Sum Insured \$100,000

Section 5 Office Bearers Legal Liability

Selected

Limit of Liability \$250,000

Section 6 Machinery Breakdown

Not Selected

Section 7 Government Audit and Related Covers

Selected

Part A: Government Audit Expenses \$25,000

Part B: Health & Safety Legal Expenses \$100,000

Part C: Legal Expenses \$50,000

The Clear Way to Better Cover

W: hutchunderwriting.com.au T: 1 300 256 056

Hutch Underwriting Pty Ltd ABN 846 552 56 134, L8, 17 Bridge Street, Sydney, NSW, 2000.

Hutch is an Authorised Representative (number 001296345) of CoverRadar Group Pty Ltd, ABN 146 412 25 809, AFS Licence number 523647, of L8, 17 Bridge Street, Sydney, NSW, 2000

Residential Strata Insurance

Certificate of Currency

Policy Number: HRS11197152

UMR: B200800000STR2025



Section 8 Cyber

Cyber Coverage Sum Insured

\$10,000

Policy Wording

Hutch Residential Strata version HRS8

Imposed Conditions

None

This Policy has been issued by Hutch Underwriting Pty Ltd ABN 846 552 56 134, of L8, 17 Bridge Street, Sydney, NSW, 2000, Authorised Representative number 001296345 on behalf of certain underwriters at Lloyds and confirms that on the Date of Issue a policy existing for the Period of Insurance and sums insured shown herein.

Hutch is an authorised representative of CoverRadar Group Pty Ltd ABN 146 412 25 809 AFS Licence number 523647 of L8, 17 Bridge Street, Sydney, NSW, 2000.

The Policy may be subsequently altered or cancelled in accordance with its terms after the Date of Issue of this certificate without further notice to the holder of this certificate.

It is issued as a matter of information only and does not confer any rights on the holder or any noted interested parties. 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.

The Clear Way to Better Cover

W: hutchunderwriting.com.au T: 1 300 256 056

Hutch Underwriting Pty Ltd ABN 846 552 56 134, L8, 17 Bridge Street, Sydney, NSW, 2000.

Hutch is an Authorised Representative (number 001296345) of CoverRadar Group Pty Ltd, ABN 146 412 25 809, AFS Licence number 523647, of L8, 17 Bridge Street, Sydney, NSW, 2000

MINUTES OF THE ANNUAL GENERAL MEETING
CORPORATION 13989 INC.
63 Marlborough Street, Malvern, SA, 5061

DATE :- 28 August 2025 At 05:00 PM

LOCATION :- Microsoft Teams Video / Phone Conference,
MS Teams Meeting ID: 423 764 310 427 6, Passcode: YX3PS7fH
Phone Conference ID: 190 060 83#,
Teams meeting

PRESENT :-

Lot 1	Mathew Wong	Electronic vote
Lot 2	Malcolm Balcerek	Electronic vote
Lot 4	Sophie Christine Owen	Owner present
Lot 5	Robert Nazarov	Proxy present
Lot 6	Rachelle Semmens	Proxy present
Lot 7	Cameron A Lockett	Electronic vote

PROXIES :-

Lot 5	Badger SA Pty Ltd	Robert Nazarov
Lot 6	Harry James Semmens & Robert Andrew Semmens	Rachelle Semmens

Proxies received by the Secretary/Body Corporate Manager prior to the meeting are available for inspection, and were conveyed by the Manager to those owners in attendance via Conference Call.

Proxies held for the meeting were tabled and available for inspection.

IN ATTENDANCE :- Robert Nazarov representing Adelaide Strata and Community Management

APOLOGIES :-

Lot 2	Malcolm Balcerek
-------	------------------

QUORUM :-

A Quorum was declared as there were 6 out of a possible 8 **financial** Lots represented.

1. Important Notice

STRATA CORPORATION NO. 13989

In accordance with the Strata Titles Act 1988, except where a unanimous resolution is required, a vote is not exercisable in relation to a unit unless all amounts due and payable to the strata corporation in respect of the unit have been paid.

2. Minutes of the Previous General Meeting

It was resolved that The Minutes of the General Meeting held on 29 August 2024, be accepted as a true and accurate record.

Votes for: 6

Votes against: 0

Abstained: 0
Motion CARRIED.

3. Financial Statement

To resolve that; The Financial Statement as circulated to Owners for the period 1 August 2024 to 31 July 2025 be accepted and adopted as tabled.

Votes for: 6

Votes against: 0

Abstained: 0
Motion CARRIED.

4. Appointments

4.1. Appointment of Body Corporate Manager

To resolve that; Adelaide Strata & Community Management be appointed as Body Corporate Managers of the Corporation for the next twelve months for a fee of \$2,022.00 (inclusive of GST). The Body Corporate Management and Corporation responsibilities are in accordance with the Management Agreement. The Presiding Officer (Or another Office Bearer) is authorised to sign the Management Agreement on behalf of the Corporation.

Votes for: 6

Votes against: 0

Abstained: 0
Motion CARRIED.

4.2. Appointment of Office Bearers

The following were appointed as the Presiding Officer, Secretary & Treasurer (Strata Titles Act, Section 23):

Presiding Officer – Malcolm Balcerek

Secretary – Malcolm Balcerek

Treasurer – Robert Semmens assisted by Rachelle Semmens

4.3. Appointment of Management Committee

It was resolved that a Management Committee of 3 be appointed. In addition to the Office Bearers the following members were appointed:

Sophie Owen

4.4. Appointment of Auditor

It was resolved that The Corporation appoint Kelly+Partners Chartered Accountants, as the Auditors of the Corporation.

Votes for: 6

Votes against: 0

Abstained: 0
Motion CARRIED.

5. Review of Insurance Policies

5.1. Insurance Valuation

To resolve that; The Body Corporate Manager will arrange for an Insurance Valuation for the Corporation, and that the building sum insured shall be at the value set by the Valuer.

Votes for: 2

Votes against; 4

Abstained; 0

Motion DEFEATED.

Notes

The last valuation was carried out 11 Oct 2022 and assessed at \$1,820,000.00.

5.2. Current Insurance details - Common Property & Lots

Policy Number	Underwriter	Current To	Risk Type	Coverage Amount
SRSC19004450	SCI	15 Oct 2025	BUILDING	\$1,900,000.00
			PUBLIC LIABILITY	\$30,000,000.00
			OFFICE BEARERS	\$250,000.00
			VOLUNTARY WORKERS	\$200,000.00
			FIDELITY GUARANTEE	\$100,000.00
			LOSS OF RENT	\$285,000.00
			COMMON CONTENTS	\$6,000.00
TOTAL PREMIUM: \$4,449.68				

The manager advises that Adelaide Strata and Community Management obtain a commission from the underwriter of up to 20% of the Base Premium for placement of insurance, when through the Manager.

5.3. Insurance Renewal Directions

It was resolved that The Body Corporate Manager is authorised to renew the current insurance policy, subject to any Valuation resolved for limits of cover, and any directions from the Office Bearers for Quotes for insurance cover presented.

Votes for: 6

Votes against; 0

Abstained; 0

Motion CARRIED.

Notes

Building Sum Insured to increase to \$2,000,000.00.

6. Common Property Maintenance

6.1. Future Works

Gutter Cleaning

It was resolved that the Corporation will continue with the services of High Pressure Cleaning Services for the annual gutter cleaning, which will be completed in July of each year. The Corporation requested that the contractor ensures that the gutters are checked and report any findings and also provide before and after photos.

Termite Inspections

It was agreed that the Corporation will continue with Adelaide Pest Control for the termite inspections which are to be undertaken on alternating years. It was noted that the last inspection was undertaken in November 2021 and the next inspection will be due in November 2025.

All unit owners will be required to provide access to their unit, if applicable tenants should be advised by the owner.

Special Note: It was agreed that any additional costs incurred by the Corporation and or the Body Corporate Manager as a result of an owner who fails to arrange access to their property will be recovered from the relevant unit owner. This includes but is not limited to repair of property damage, appointment fees, administrative charges etc.

Gate Maintenance

It was agreed that the Corporation will continue with the services of Total Gate and Door Automation for annual servicing of the driveway gate in September of each year. ASCM R&M to follow up with Total Gate and Door Automation if there is a manual open gate function available.

Garden Maintenance

It was agreed that the Corporation will continue with the services of Green Outdoors for the following scope of works;

- Monthly attendances during Spring and Summer.
- 6 weekly attendances during Autumn and Winter
- Sweep and tidy the lobbies as necessary.
- Any other requirements as directed by the Presiding Officer.

Sewerage Maintenance

It was agreed that the Corporation will continue with the services of Stark Plumbing and Suburban Maintenance for the sewerage maintenance. Attendances will be twice yearly in March and October with the ability of extra attendances by direction of the Presiding Officer.

Engineers Report

The Corporation has completed the majority of the "Immediate actions" as per the Engineers Report obtained from TMK in 2018. The remaining item being;

- Repair Damage to Masonry Walls

After a discussion, it was noted that there was still a plumbing issue and the meeting agreed to defer any repairs to the masonry walls to enable the Corporation to complete the plumbing repairs. The Corporation will discuss this matter (Cracks Unit 4) at the 2026 Annual General Meeting.

Storm Drain Repairs

The meeting confirmed that the repairs needed to the storm drain were completed during the year, however, at a recent cleaning of the drains, Stark Plumbing and Suburban Maintenance noted that there is a cracked drain located near unit 1. Stark Plumbing and Suburban Maintenance submitted a quote for these repairs at a cost of \$3,201.00.

After a discussion, it was agreed that the Body Corporate Manager will obtain one further comparison quote from Bevan Plumbing and if possible, an option for sleeving. Once received, it will be forwarded onto the Management Committee for deliberation. No action required from the Body Corporate Manager.

Stairs

The meeting noted that the carpet on the internal stairs is looking worn and while the Corporation had steam cleaned these approximately 3 years ago, it had not improved that much.

After a discussion, it was agreed that the Corporation could not remove the carpet altogether as it reduces the sound in the stairwell. Malcolm Balcerek volunteered to look into this matter and discuss this further with the Management Committee. No action required from the Body Corporate Manager.

Internal painting

At the 2021 Annual General Meeting, it was noted that the internal stairwells/lobbies will require painting soon. It was suggested that a working bee could be organised to attend to this.

The meeting confirmed that this had not been attended to but something that the Management Committee will discuss further during the year. No action required from the Body Corporate Manager.

Access to Contractors

All owners are requested to provide access to contractors if and when needed to avoid any additional costs that can be incurred for re-attendances or the use of more expensive machinery.

Cracked Windows

It was noted that there are a few windows located at units 4 & 8 that have cracking evident.

After a discussion, it was agreed that the Corporation will not proceed with repairs in the immediate future as funding has been assigned to the urgent drain repairs, however, requested one quote to be obtained to assist with future budgeting. Owners present at the meeting agreed, that the Body Corporate Manager is to get a Quote for Windows replacement for Unit 4 & Unit 8. Sophie is a site contact for this job.

The Body Corporate Manager requested any further maintenance or repair concerns to be tabled for consideration;

Balcony repairs (CAS-1437077-Z1Y1G4)

Owners present at the meeting agreed, that the Body Corporate Manager is to get a Quote for all upstairs balcony repairs.

Cloth lines

Owners present at the meeting decided to delegate to Committee to arrange necessary repairs.

Asbestos Register

Owners present at the meeting agreed, that the Body Corporate Manager is to get a Quote from BIV Reports and QIA Group to prepare Asbestos Register Report (Register).

As there were no further maintenance or repair items for discussion, the meeting proceeded.

7. Budget and Levies

7.1. Statement of Non-Recurrent Expenditure (Sinking Fund Analysis)

The Corporation adopted the Statement of Non-Recurrent Expenditure (Sinking Fund Analysis) as tabled.

7.2. Administrative Fund Levy Contributions

It was resolved that The Corporation Administrative Fund Levy be set in accordance with the proposed budget, raising a total of \$16,720.00. Levies are to be paid in 4 instalments as follows:

Levy Status	Financial Period	Period From	Period To	Due	Admin Fund
	Current	01 Sep 2025	30 Nov 2025	01 Sep 2025	\$4,180.00
	Current	01 Dec 2025	28 Feb 2026	01 Dec 2025	\$4,180.00
	Current	01 Mar 2026	31 May 2026	01 Mar 2026	\$4,180.00
	Current	01 Jun 2026	31 Aug 2026	01 Jun 2026	\$4,180.00
Total		01 Sep 2025	31 Aug 2026		\$16,720.00

The levy rates are to apply until changed by resolution at a future general meeting.

Votes for: 6

Votes against: 0

Abstained: 0
Motion **CARRIED**.

7.3. Sinking Fund Levy Contributions

To resolve that; The Corporation Sinking Fund Levy be set in accordance with the proposed budget, raising a total of \$6,400.00. Levies are to be paid in 4 instalments as follows:

Levy Status	Financial Period	Period From	Period To	Due	Sinking Fund
	Current	01 Sep 2025	30 Nov 2025	01 Sep 2025	\$1,120.00
	Current	01 Dec 2025	28 Feb 2026	01 Dec 2025	\$1,760.00
	Current	01 Mar 2026	31 May 2026	01 Mar 2026	\$1,760.00
	Current	01 Jun 2026	31 Aug 2026	01 Jun 2026	\$1,760.00
Total		01 Sep 2025	31 Aug 2026		\$5,920.00

The levy rates are to apply until changed by resolution at a future general meeting.

Votes for: 6

Votes against: 0

Abstained: 0
Motion **CARRIED**.

Notes

Owners present at the meeting agreed to arrange an EGM to raise a Special Sinking Fund Levy for the Windows replacement and Balcony repairs – once decision is made and expenditures are finalised.

7.4. Shortfall of Funds

Where the Corporation has insufficient funds to meet its recurrent expenditure the Body Corporate Manager is authorised to convene an Extraordinary General Meeting to determine that the corporation makes arrangements to raise the necessary funds. Only a general meeting can authorise the collection of funds additional to the fees resolved at this meeting.

8. Approval Requests for Prescribed Works

8.1. All Owner Installation Approval – Heat pump Hot Water Systems installation

It was resolved; STRATA CORPORATION 13989 Inc. approve, by Special Resolution, all Owners entitled to install Heat pump Hot Water Systems to their property at their cost. The location of the system with a tank is subject to Committee's approval.

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

Votes for: 2

Votes against: 2

Abstained: 2

Motion LOST.

Notes

to add this motion on the Agenda 2026 again as per Owners decision - in order to discuss this matter further.

8.2. Lot/Unit Owner Installation – Hot Water Service unit for Lot /Unit 7

It was resolved that STRATA CORPORATION 13989 Inc. approve, by Special Resolution, in retrospect, Lot /Unit 7 replacement of their Hot Water Service Unit at the back of the property and installation of the power point next to the HWS unit at Owner's expense.

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 or future owner.

Votes for: 5

Votes against: 0

Abstained: 1

Motion CARRIED.

9. Approvals and Policies

9.1. Review of Previous Policies

The Body Corporate Manager reviewed the previously adopted policies of the Corporation for 'Disbursement Directions', 'Community Directory', 'Contact Details', 'Financial Charges', 'Levy Arrears', 'Notices to Owners' and 'Maintenance Policy', and advised that these will continue without change.

10. General Business

10.1. Matters Raised

After-Hours Emergency Maintenance

It was noted that in the event that the Common Property required emergency after hours attendance residents should call 8490 1300 and follow the prompt.

Education Library

The Marketing Team at Smarter Communities has developed a great educational resource, with articles on different topics related to Strata and Community matters. Please check the following link <https://library.smartercommunities.com.au/> to familiarise yourself with frequently asked questions and topics about various matters related to Corporation duties, liabilities, responsibilities and management etc.

11. Venue, Date and Time of the Next Meeting

The next Annual General Meeting is to be scheduled at 5:00 PM on or about 27th August 2026 via Teams/Teleconference only.

12. Meeting Closure

The meeting closed at 06:12 PM

MINUTES OF THE ANNUAL GENERAL MEETING
CORPORATION 13989 INC.
63 Marlborough Street, Malvern, SA, 5061

DATE :- 29 August 2024 At 04:00 PM

LOCATION :- MS Teams Meeting ID: 469 393 863 825
Passcode: LLaYwh
Phone Conference ID: 402 424 316#
Teams meeting

PRESENT :-

Lot 1	Mathew Wong	Electronic vote
Lot 2	Malcolm Balcerek	Owner present (pre-voted)
Lot 4	Sophie Christine Owen	Owner present
Lot 5	Janine Claire Blackwood	Electronic vote
Lot 6	Jason Robert Ludwig	Owner present
Lot 8	Nathan Baulderstone	Electronic vote

PROXIES :- No Proxies were received before the meeting

IN ATTENDANCE :- Robert Nazarov representing Adelaide Strata and Community Management

QUORUM :-

A Quorum was declared as there were 6 out of a possible 8 **financial** Lots represented.

1. Important Notice

STRATA CORPORATION NO. 13989

In accordance with the Strata Titles Act 1988, except where a unanimous resolution is required, a vote is not exercisable in relation to a unit unless all amounts due and payable to the strata corporation in respect of the unit have been paid.

2. Minutes of the Previous General Meeting

It was resolved that The Minutes of the General Meeting held on 26 September 2023, be accepted as a true and accurate record.

Votes for: 6

Votes against: 0

Abstained: 0
Motion CARRIED.

3. Financial Statement

To resolve that; The Financial Statement as circulated to Owners for the period 1 August 2023 to 31 July 2024 be accepted and adopted as tabled.

Votes for: 6

Votes against: 0

Abstained: 0
Motion CARRIED.

4. Appointments

4.1. Appointment of Body Corporate Manager

To resolve that; Adelaide Strata & Community Management be appointed as Body Corporate Managers of the Corporation for the next twelve months for a fee of \$1,908.00 (inclusive of GST). The Body Corporate Management and Corporation responsibilities are in accordance with the Management Agreement. The Presiding Officer (Or another Office Bearer) is authorised to sign the Management Agreement on behalf of the Corporation.

Votes for: 6

Votes against: 0

Abstained: 0
Motion CARRIED.

4.2. Appointment of Office Bearers

To appoint the Presiding Officer, Secretary & Treasurer (Strata Titles Act, Section 35):

Presiding Officer – Malcolm Balcerek

Secretary – Malcolm Balcerek

Treasurer – Sophie Owen

4.3. Appointment of Management Committee

It was resolved that a Management Committee of 3 be appointed. In addition to the Office Bearers the following members were appointed:

Jason Ludwig

4.4. Appointment of Auditor

It was resolved that The Corporation appoint Kelly+Partners Chartered Accountants, as the Auditors of the Corporation.

Votes for: 6

Votes against: 0

Abstained: 0
Motion CARRIED.

5. Review of Insurance Policies

5.1. Insurance Valuation

To resolve that; The Body Corporate Manager will arrange for an Insurance Valuation for the Corporation where there has not been an insurance valuation carried out in the last 5 years, or on direction of the Management Committee or Office Bearers, and that the building sum insured shall be at the value set by the Valuer.

Votes for: 6

Votes against: 0

Abstained: 0
Motion CARRIED.

5.2. Current Insurance details - Common Property & Lots

Policy Number	Underwriter	Current To	Risk Type	Coverage Amount
SRSC20004888	SCI	15 Oct 2024	BUILDING	\$1,900,000.00
			PUBLIC LIABILITY	\$30,000,000.00
			OFFICE BEARERS	\$250,000.00
			VOLUNTARY WORKERS	\$200,000.00
			FIDELITY GUARANTEE	\$100,000.00
			LOSS OF RENT	\$285,000.00
			COMMON CONTENTS	\$6,000.00
TOTAL PREMIUM: \$3,708.61				

The manager advises that Adelaide Strata and Community Management obtain a commission from the underwriter of up to 20% of the Base Premium for placement of insurance, when through the Manager.

5.3. Insurance Renewal Directions

It was resolved that The Body Corporate Manager is authorised to renew the current insurance policy, subject to any Valuation resolved for limits of cover, and any directions from the Office Bearers for Quotes for insurance cover presented.

Votes for: 6

Votes against: 0

Abstained: 0

Motion CARRIED.

6. Common Property Maintenance

6.1. Future Works

Gutter Cleaning

It was resolved that the Corporation will continue with the services of High Pressure Cleaning Services for the annual gutter cleaning, which will be completed in July of each year. The Corporation requested that the contractor ensures that the gutters are checked and report any findings and also provide before and after photos.

Termite Inspections

It was agreed that the Corporation will continue with Adelaide Pest Control for the termite inspections which are to be undertaken on alternating years. It was noted that the last inspection was undertaken in November 2021 and the next inspection will be due in November 2023.

All unit owners will be required to provide access to their unit, if applicable tenants should be advised by the owner.

Special Note: It was agreed that any additional costs incurred by the Corporation and or the Body Corporate Manager as a result of an owner who fails to arrange access to their property will be recovered from the relevant unit owner. This includes but is not limited to repair of property damage, appointment fees, administrative charges etc.

Gate Maintenance

It was agreed that the Corporation will continue with the services of Total Gate and Door Automation for annual servicing of the driveway gate in September of each year.

Garden Maintenance

It was agreed that the Corporation will continue with the services of Green Outdoors for the following scope of works;

- Monthly attendances during Spring and Summer.
- 6 weekly attendances during Autumn and Winter
- Sweep and tidy the lobbies as necessary.
- Any other requirements as directed by the Presiding Officer.

Sewerage Maintenance

It was agreed that the Corporation will continue with the services of Stark Plumbing and Suburban Maintenance for the sewerage maintenance. Attendances will be twice yearly in March and October with the ability of extra attendances by direction of the Presiding Officer. Committee would like to have on-site meeting with Stark Plumbing to discuss repairs to sewerage.

Engineers Report

The Corporation has completed the majority of the "Immediate actions" as per the Engineers Report obtained from TMK in 2018. The remaining item being;

- Repair Damage to Masonry Walls

After a discussion, it was noted that there was still a plumbing issue and the meeting agreed to defer any repairs to the masonry walls to enable the Corporation to complete the plumbing repairs. The Corporation will discuss this matter at the 2025 Annual General Meeting.

Storm Drain Repairs

The meeting confirmed that the repairs needed to the storm drain were completed during the year, however, at a recent cleaning of the drains, Stark Plumbing and Suburban Maintenance noted that there is a cracked drain located near unit 1. Stark Plumbing and Suburban Maintenance submitted a quote for these repairs at a cost of \$3,201.00.

After a discussion, it was agreed that the Body Corporate Manager will obtain one further comparison quote from Bevan Plumbing and if possible, an option for sleeving. Once received, it will be forwarded onto the Management Committee for deliberation. This matter will be also discussed with Stark Plumbing during on-site meeting.

Stairs

The meeting noted that the carpet on the internal stairs is looking worn and while the Corporation had steam cleaned these approximately 3 years ago, it had not improved that much.

After a discussion, it was agreed that the Corporation could not remove the carpet altogether as it reduces the sound in the stairwell. Malcolm Balcerak volunteered to look into this matter and discuss this further with the Management Committee. No action required from the Body Corporate Manager.

Internal painting

At the 2021 Annual General Meeting, it was noted that the internal stairwells/lobbies will require painting soon. It was suggested that a working bee could be organised to attend to this.

The meeting confirmed that this had not been attended to but something that the Management Committee will discuss further during the year. No action required from the Body Corporate Manager.

Access to Contractors

All owners are requested to provide access to contractors if and when needed to avoid any additional costs that can be incurred for re-attendances or the use of more expensive machinery.

Cracked Windows

It was noted that there are a few windows located at units 4 & 8 that have cracking evident.

After a discussion, it was agreed that the Corporation will not proceed with repairs in the immediate future as funding has been assigned to the urgent drain repairs, however, requested one quote to be obtained to assist with future budgeting. No action required from the Body Corporate Manager.

Gutter Brush

The Presiding Office suggest discussing at the AGM 2023 – installation of the gutter brush (CAS-464732-J3F2C4). The Body Corporate Manager is to get a Quote from High Pressure Cleaning Services for brush in gutter installation for carports, northern side of the complex. Malcolm is a site contact.

The Body Corporate Manager requested any further maintenance or repair concerns to be tabled for consideration;

Use of heat pump hot water systems

The Body Corporate Manager is to include in the next year AGM 2025 Agenda a Special Resolution motion on heat pump hot water systems, Location is subject to Committee's approval.

All Owner Installation Approval – Heat pump Hot Water Systems installation

Motion tabled; STRATA CORPORATION 13989 Inc. approve, by Special Resolution, all Owners entitled to install Heat pump Hot Water Systems to their property at their cost. The location of the system with a tank is subject to Committee's approval.

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

7. Budget and Levies

7.1. Statement of Non-Recurrent Expenditure (Sinking Fund Analysis)

The Body Corporate Manager advised that under the current legislation a Corporation of 7 or more Lots, or with a minimum of \$100,000 Common Property must present at the Annual General Meeting, a statement of expenditure detailing proposed expenditure (other than recurrent expenditure) for the period prescribed by the regulations, being 3 years for a Corporation of 7 to 20 lots and 5 years for a Corporation with more than 20 lots.

The Body Corporate Manager tabled the Sinking Fund Forecast for the Corporation, noting the proposed expenditure was presented in the Cash Flow Projection for consideration.

The Corporation adopted the following statement of proposed non-recurrent expenditure;

Sinking Fund Analysis / Statement of Non-Recurrent Expenditure					
	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029+
PROJECTED OPENING FUNDS	\$12,408.53	\$16,888.53	\$20,618.53	\$12,631.47	\$22,511.47
Projected Levy Income	\$4,480.00	\$4,480.00	\$4,480.00	\$4,480.00	\$4,480.00
Projected Expenditure					
Balcony Repairs					
Door Repairs				-\$425.00	
Gate Motor/Repairs					-\$4,373.00
Stairwell Steps					
Common Lighting		-\$750.00			
Facia Repairs				-\$2,485.00	
Fencing Works					-\$925.00
Letterbox Repairs (numbering)					
Lobby Tiles					-\$1,733.00
Painting External			-\$37,730.00		
Painting Internal				-\$11,450.00	
Stormwater Repairs					-\$1,188.00
Tree Removal					
PROJECTED CLOSING FUNDS	\$16,888.53	\$20,618.53	\$12,631.47	\$22,511.47	\$26,250.47

7.2. Administrative Fund Levy Contributions

It was resolved that The Corporation Administrative Fund Levy be set in accordance with the proposed budget, raising a total of \$16,720.00. Levies are to be paid in 4 instalments as follows:

Levy Status	Financial Period	Period From	Period To	Due	Admin Fund
	Current	01 Aug 2024	31 Oct 2024	01 Aug 2024	\$4,180.00
	Current	01 Nov 2024	31 Jan 2025	01 Nov 2024	\$4,180.00
	Current	01 Feb 2025	30 Apr 2025	01 Feb 2025	\$4,180.00
	Current	01 May 2025	31 Jul 2025	01 May 2025	\$4,180.00
Total		01 Aug 2024	31 Jul 2025		\$16,720.00

The levy rates are to apply until changed by resolution at a future general meeting.

Votes for: 6

Votes against: 0

Abstained: 0
Motion CARRIED.

7.3. Sinking Fund Levy Contributions

To resolve that; The Corporation Sinking Fund Levy be set in accordance with the proposed budget, raising a total of \$4,480.00. Levies are to be paid in 4 instalments as follows:

Levy Status	Financial Period	Period From	Period To	Due	Sinking Fund
	Current	01 Aug 2024	31 Oct 2024	01 Aug 2024	\$1,120.00
	Current	01 Nov 2024	31 Jan 2025	01 Nov 2024	\$1,120.00
	Current	01 Feb 2025	30 Apr 2025	01 Feb 2025	\$1,120.00
	Current	01 May 2025	31 Jul 2025	01 May 2025	\$1,120.00
Total		01 Aug 2024	31 Jul 2025		\$4,480.00

The levy rates are to apply until changed by resolution at a future general meeting.

Votes for: 6

Votes against: 0

Abstained: 0
Motion CARRIED.

7.4. Shortfall of Funds

Where the Corporation has insufficient funds to meet its recurrent expenditure the Body Corporate Manager is authorised to convene an Extraordinary General Meeting to determine that the corporation makes arrangements to raise the necessary funds. Only a general meeting can authorise the collection of funds additional to the fees resolved at this meeting.

8. Approvals and Policies

8.1. Review of Previous Policies

The Body Corporate Manager reviewed the previously adopted policies of the Corporation for 'Disbursement Directions', 'Community Directory', 'Contact Details', 'Financial Charges', 'Levy arrears', 'Notices to Owners' and 'Maintenance Policy', and advised that these will continue without change.

9. General Business

9.1. Matters Raised

After-Hours Emergency Maintenance

It was noted that in the event that the Common Property required emergency after hours attendance residents should call 8490 1300 and follow the prompt.

Education Library

The Marketing Team at Smarter Communities has developed a great educational resource, with articles on different topics related to Strata and Community matters. Please check the following link <https://library.smartercommunities.com.au/> to familiarise yourself with frequently asked questions and topics about various matters related to Corporation duties, liabilities, responsibilities and management etc.

10. Venue, Date and Time of the Next Meeting

The next AGM is to be scheduled at 5:00 PM on or about 28th August 2024 at U1/102 Greenhill Road Unley – **via Teams / Teleconference only.**

11. Meeting Closure

The meeting closed at 04:46 PM

Approvals and Policies

STRATA CORPORATION 13989 INC. 63 Marlborough Street, Malvern

It was resolved by Special Resolution that the following installations and additions upon the Common Property and/or within unit subsidiaries be granted approval.

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

2007 ANNUAL GENERAL MEETING

LEVY ARREARS

Updated 2011 see below

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

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

2009 ANNUAL GENERAL MEETING

WINDOW SCREENS

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

2010 ANNUAL GENERAL MEETING

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

2011 ANNUAL GENERAL MEETING

DISBURSEMENTS / CORRESPONDENCE TO OWNERS

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

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

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

NBN; National Broadband Network

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

TELEVISION ANTENNAS

With the advent of digital television the Body Corporate Manager advised that as the Corporation has shared antenna's the replacement of the antenna would be the responsibility of the Corporation. The members were further advised that the wiring from the antenna/splitter box into the unit will be the responsibility of the individual unit owner.

LEVY ARREARS

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

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

5. Any arrears exceeding 75 days; the Body Corporate Manager will contact the Presiding Officer or failing them another Office Bearer, and confirm further directions as per 3.)

2012 ANNUAL GENERAL MEETING

No new approvals or policies were resolved.

2013 ANNUAL GENERAL MEETING

No new approvals or policies were resolved.

2014 ANNUAL GENERAL MEETING

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.

2015 ANNUAL GENERAL MEETING

No new approvals or policies were resolved.

2016 ANNUAL GENERAL MEETING

APPROVALS FOR PRESCRIBED WORKS

Nil requested

ADOPTION OF POLICIES

a. Affirmation of previous policies;

Motion tabled:

The policies of the Corporation for 'Disbursement Directions', 'Strata Directory', 'Contact Details', 'Financial Charges', 'Levy Arrears', and 'Notices to Owners' are to continue without change.

Motion Carried

2017 ANNUAL GENERAL MEETING

APPROVALS FOR PRESCRIBED WORKS

Nil requested

ADOPTION OF POLICIES

b. Affirmation of previous policies;

Motion tabled:

The policies of the Corporation for 'Disbursement Directions', 'Strata Directory', 'Contact Details', 'Financial Charges', 'Levy Arrears', and 'Notices to Owners' are to continue without change.

Motion Carried

Disbursements Directions (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.

The Corporation resolved that owners wherever possible and practical are to elect to have their correspondence and notices delivered by email. Election is required to be in writing to the Manager/Secretary.

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

Strata Directory

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

Failure To Notify Change Of Contact Details

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

Financial Charges

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

Levy Arrears

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

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.

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.

2018 ANNUAL GENERAL MEETING

APPROVALS FOR PRESCRIBED WORKS

Nil requested

ADOPTION OF POLICIES

c. Affirmation of previous policies;

Motion tabled:

The policies of the Corporation for 'Disbursement Directions', 'Strata Directory', 'Contact Details', 'Financial Charges', 'Levy Arrears', and 'Notices to Owners' are to continue without change.

Motion Carried

Proposed Maintenance Policy

Motion tabled:

The Corporation adopt the following maintenance procedures to assist in expediting repairs;

- a) The Corporation authorise general repairs to proceed where costs are less than \$500 to \$600 or; repairs are of an emergency and/or essential nature, and for an Office Bearer to be informed of any required actions.
- b) Unless alternate instructions are resolved at a general meeting of the Corporation;
 - The Corporation's preference is for 2 quotes for general repairs of \$500.00 to \$2,000.00, noting Office Bearers are authorised to engage a contractor when the first quote is presented.
 - The Corporation's preference is for 3 quotes for any general repairs exceeding \$2,000.00
- c) All quotes are to be made available to Office Bearers at the earliest opportunity for a decision, and where a General Meeting has approved for maintenance works to proceed;

- The Manager is authorised to select the most suitable quote & arrange repairs, should instructions have not been received from an Office Bearer within a determined period of the General Meeting, or 30 days of quotes presented.

Motion Carried**2018 EXTRAORDINARY GENERAL MEETING NOVEMBER****APPROVALS REQUESTS FOR PRESCRIBED WORKS**

To consider approval of any applications for installations upon common property or within Lot Subsidiaries;

Alteration to the existing structure

- Motion tabled: Strata Corporation No. 13989 Inc. approve by Special Resolution for the Owner(s) of Unit 4 to undertake alterations to the existing structure as per the Engineers report and specification provided with the meeting agenda.
(Removal of the wall marked in red on the diagram in the Engineers report and the ceiling will be supported with steel reinforcement.)

Votes for; 5

Votes against; 1 Abstained; 1

Motion Carried**APPROVALS AND POLICIES****Pet Approval for all Units**

- To approve by an Ordinary Resolution; Corporation 13989 approve for all Units to keep 1 pet cat or dog, weighing no more than 15kgs, within their unit and unit subsidiary.

Votes for; 4

Votes against; 2 Abstained; 1

Motion Carried

This approval has been granted on the following conditions;

The approval is for the current owner and any future owners must request approval from the Corporation.

Any damage caused by the animal on Common Property must be repaired by the owner.

The animal must not interfere with any other owner's enjoyment within the Corporation.

2019 ANNUAL GENERAL MEETING**ADOPTION OF POLICIES****d. Affirmation of previous policies;**Motion tabled:

The policies of the Corporation for 'Disbursement Directions', 'Strata Directory', 'Contact Details', 'Financial Charges', 'Levy Arrears', and 'Notices to Owners' are to continue without change.

Motion Carried**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.

a. Achieving a Quorum

- To resolve that; Any owner who fails to attend a General Meeting or provide a proxy for said meeting will be liable for all costs associated with an adjourned meeting on equal proportion. This policy will take effect from the 2019 Annual General Meeting.

Motion Carried**2020 ANNUAL GENERAL MEETING****APPROVALS FOR PRESCRIBED WORKS**

It was resolved by Special Resolution that the following installations and additions upon the Common Property and/or within unit subsidiaries be granted approval.

a. Air Conditioner Installation Unit 8

To resolve that; Strata Corporation 13989 inc. approve by Special Resolution, Unit 8 can install an air conditioning unit on the rear of the building as per the diagram supplied in Appendix A.

Motion Carried

b. Alteration to the existing structure

To resolve that; Strata Corporation 13989 inc. approve by Special Resolution for the Owner of Unit 6 to undertake alterations to the existing structure within their Unit to widen a door frame. Approval is only given on the condition that an Engineers Report is obtained and provided to the Corporation.

Motion Carried

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.

ADOPTION OF POLICIES

a. Affirmation of previous policies;

Motion tabled:

The policies of the Corporation for 'Disbursement Directions', 'Strata Directory', 'Contact Details', 'Financial Charges', 'Levy Arrears', and 'Notices to Owners' are to continue without change.

Motion Carried

2021 ANNUAL GENERAL MEETING

APPROVALS FOR PRESCRIBED WORKS

Nil requested

ADOPTION OF POLICIES

a. Review of Previous Policies;

The Body Corporate Manager reviewed the previously adopted policies of the Corporation for 'Disbursement Directions', 'Community Directory', 'Contact Details', 'Financial Charges', 'Levy Arrears', 'Notices to Owners' and 'Maintenance Policy', and advised that these will continue without change.

b. Articles for the Corporation

To resolve that: STRATA CORPORATION 13989 Inc. approve by Special Resolution to adopt a set of Articles for the Corporation as included with this agenda (Appendix A).

Motion Deferred

The meeting decided to defer the decision and would like the motion will be placed on 2022 agenda.

2022 ANNUAL GENERAL MEETING

No new items.

Annual General Meeting 2023

Approvals and Policies

Review of Previous Policies – NIL Changes

The Body Corporate Manager reviewed the previously adopted policies of the Corporation for 'Disbursement Directions', 'Community Directory', 'Contact Details', 'Financial Charges', 'Levy arrears', 'Notices to Owners' and 'Maintenance Policy', and advised that these will continue without change.

Annual General Meeting 2024

Approvals and Policies

Review of Previous Policies – NIL Changes

The Body Corporate Manager reviewed the previously adopted policies of the Corporation for 'Disbursement Directions', 'Community Directory', 'Contact Details', 'Financial Charges', 'Levy arrears', 'Notices to Owners' and 'Maintenance Policy', and advised that these will continue without change.

Annual General Meeting 2025

Approvals and Policies

Review of Previous Policies – NIL Changes

The Body Corporate Manager reviewed the previously adopted policies of the Corporation for 'Disbursement Directions', 'Community Directory', 'Contact Details', 'Financial Charges', 'Levy arrears', 'Notices to Owners' and 'Maintenance Policy', and advised that these will continue without change.

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—

Schedule 3—Articles of strata corporation

- (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.