

MAGAIN

Denham Property Sales Pty Ltd T/A Magain Real Estate
Shop 2, 515 Brighton Road, Brighton 5048
Tel: 08 8398 1494 Agent No: 299713

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: Refer General Annexure Item 1

Address:

12e 19-20 south esplanade, glenelg

4 Vendor's registered agent: Denham Property Sales Pty Ltd T/A Magain Real Estate

Address:

Shop 2, 515 Brighton Road, Brighton 5048

5 Date of contract (if made before this statement is served):

6 Description of the land: [Identify the land including any certificate of title reference]

The land situated at Unit 8A/19-20 South Esplanade, Glenelg SA 5045 comprising whole / part of the land in

Certificate of Title Volume Folio and being whole / part of * Allotment / Section / Lot / Unit on * Deposited /

Filed / Community / Strata Plan in the Area named Glenelg in the Hundred of Noarlunga . * select the applicable option

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

To the purchaser:

Right to cool-off (section 5)

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

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

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

2 – Time for service

The cooling-off notice must be served –

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

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

3 – Form of cooling-off notice

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

4 – Methods of service

The cooling-off notice must be –

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

12e 19-20 south esplanade, glenelg and 12e/19 South Esplanade, Glenelg SA 5045

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

- (c) transmitted by fax or email to the following fax number or email address:
sandy@magain.com.au

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

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

Shop 2, 515 Brighton Road, Brighton 5048

(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~~,

Neil John Williams as Enduring Powers of Attorney for Alan Stewart Williams and Margaret Alysia Williams

of

12e 19-20 south esplanade, glenelg

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

Date: _____ Signed: _____

Date: _____ Signed: _____

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

(section 9)

To the purchaser:

I,

Sandy Robinson

certify ~~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: _____ Signed: _____

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

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

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

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

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

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

TABLE OF PARTICULARS

Column 1	Column 2	Column 3
----------	----------	----------

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

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

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

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

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

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

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

Column 1	Column 2	Column 3
1. General		
1.1 Mortgage of land	<p>Is this item applicable?</p> <p>Will this be discharged or satisfied prior to or at settlement?</p> <p>Are there attachments?</p> <p>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</p> <p>Refer to Certificate of Title for details</p> <p>Number of mortgage (if registered): 13834262</p> <p>Name of mortgagee: CAROL ANN WILLIAMS & NEIL JOHN WILLIAMS</p>	<input checked="" type="checkbox"/> YES YES
1.2 Easement (whether over the land or annexed to the land)	<p>Is this item applicable?</p> <p>Will this be discharged or satisfied prior to or at settlement?</p> <p>Are there attachments?</p> <p>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</p> <p>Refer to Property Interest Report (Page 12) for details</p> <p>Description of land subject to easement:</p> <p>Refer to Property Interest Report (Page 12) for details</p> <p>Nature of easement: Statutory Easement for Electricity, Telecommunications, Gas, Water & Sewer may exist</p> <p>Are you aware of any encroachment on the easement? NO</p> <p>(If YES, give details):</p> <p>If there is an encroachment, has approval for the encroachment been given?</p> <p>(If YES, give details):</p>	<input checked="" type="checkbox"/> NO YES
1.3 Restrictive covenant [Note - <i>Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	<p>Is this item applicable?</p> <p>Will this be discharged or satisfied prior to or at settlement?</p> <p>Are there attachments?</p> <p>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</p> <p>Nature of restrictive covenant:</p> <p>Name of person in whose favour restrictive covenant operates:</p> <p>Does the restrictive covenant affect the whole of the land being acquired? (If NO, give details):</p> <p>Does the restrictive covenant affect land other than that being acquired?</p>	<input type="checkbox"/> YES/NO YES/NO

Column 1	Column 2	Column 3
1.4 Lease, agreement for lease, tenancy agreement or licence	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</p> <p>Names of parties:</p> <p>Period of lease, agreement for lease etc:</p> <p>From:</p> <p>To:</p> <p>Amount of rent or licence fee:</p> <p>per (period)</p> <p>Is the lease, agreement for lease etc in writing?</p> <p>If the lease or licence was granted under an Act relating to the disposal of Crown lands, specify-</p> <p>(a) the Act under which the lease or licence was granted:</p> <p>(b) the outstanding amounts due (including any interest or penalty):</p>	<input type="checkbox"/> YES/NO <input type="checkbox"/> YES/NO
<p>5. Development Act 1993 (repealed)</p> <p>5.1 section 42 - Condition (that continues to apply) of a development authorisation</p> <p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</p> <p>Refer to City of Holdfast Bay Council Searches</p> <p>Condition(s) of authorisation:</p> <p>Application Number: 110/00762/09</p> <p>Application Description: Fire safety upgrade</p> <p>Decision Date: 23 Nov 2009</p>		
<p>6. Repealed Act conditions</p> <p>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)</p> <p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</p> <p>Refer to City of Holdfast Bay Council Searches</p> <p>Nature of condition(s):</p> <p>Application Number: 110/00049/82</p> <p>Application Description: Alts To 12 Storey Apartment's By Inc. An Additional Penthouse</p> <p>Decision Date: 02 Nov 1982</p> <p>Application Number: 110/00053/80</p> <p>Application Description: To Erect A 9 Storey Residential Apartment Building</p> <p>Decision Date: 09 Dec 1980</p> <p>Application Number: 110/00056/80</p> <p>Application Description: To Construct A 12 Storey Building Containing 33 Units</p> <p>Decision Date: 17 Feb 1981</p> <p>Application Number: 110/00068/73</p> <p>Application Description: 28 Flats - Seven Storey Building</p> <p>Decision Date: 11 Dec 1973</p>		

Column 1	Column 2	Column 3
7. Emergency Services Funding Act 1998		
7.1 section 16 - Notice to pay levy	<p><i>Is this item applicable?</i> <input checked="" type="checkbox"/></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i> YES</p> <p><i>Are there attachments?</i> YES</p> <p>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars): Refer to Emergency Services Levy Certificate for details</p> <p>Date of notice: 31/10/2025</p> <p>Amount of levy payable: \$0.00</p>	
19. Land Tax Act 1936		
19.1 Notice, order or demand for payment of land tax	<p><i>Is this item applicable?</i> <input checked="" type="checkbox"/></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i> YES</p> <p><i>Are there attachments?</i> YES</p> <p>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars): Refer to Land Tax Certificate for details</p> <p>Date of notice, order or demand: 31/10/2025</p> <p>Amount payable (as stated in the notice): \$0.00</p>	
29. Planning, Development and Infrastructure Act 2016		
29.1 Part 5 - Planning and Design Code	<p><i>Is this item applicable?</i> <input checked="" type="checkbox"/></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i> NO</p> <p><i>Are there attachments?</i> YES</p> <p>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars): Refer to City of Holdfast Bay Council Searches Data Extract for Section 7 search purposes</p> <p>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 City of Holdfast Bay Council Searches Data Extract for Section 7 search purposes</p> <p>Is there a State heritage place on the land or is the land situated in a State heritage area? NO</p> <p>Is the land designated as a local heritage place? NO</p> <p>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</p> <p>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? NO</p> <p>Note- For further information about the Planning and Design Code visit https://code.plan.sa.gov.au.</p>	
29.2 section 127 - Condition (that continues to apply) of a development authorisation	<p><i>Is this item applicable?</i> <input type="checkbox"/></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i> YES/NO</p> <p><i>Are there attachments?</i> YES/NO</p> <p>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</p> <p>Date of authorisation:</p> <p>Name of relevant authority that granted authorisation:</p> <p>Condition(s) of authorisation:</p>	
<p>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</p> <p>N/A</p>		

Column 1	Column 2	Column 3
34. Water Industry Act 2012		
34.1 Notice or order under the Act requiring payment of charges or other amounts or making other requirement	<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> Refer to SA Water Certificate for details	<input checked="" type="checkbox"/> YES YES
	Date of notice or order: 31/10/2025	
	Name of person or body who served notice or order: SA Water Corporation	
	Amount payable (if any) as specified in the notice or order: \$0.00	
	Nature of other requirement made (if any) as specified in the notice or order: Water, Sewer	

SCHEDULE – DIVISION 2

OTHER PARTICULARS

(section 7(1)(b))

Particulars relating to community lot (including strata lot) or development lot



1 Name of community corporation:

COMMUNITY CORPORATION NO 5555 Inc

Address of community corporation:

19-20 South Esplanade Glenelg SA 5045

2 Application must be made in writing to the community corporation for the particulars and documents referred to in 3 and 4.

Application must also be made in writing to the community corporation for the documents referred to in 6 unless those documents are obtained from the Lands Titles Registration Office.

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

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

Refer to the particulars supplied (Statement pursuant to to Section 139 - Community Titles Act 1996)
including By-Laws and Insurance Policy

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

Refer to the particulars supplied (Statement pursuant to to Section 139 - Community Titles Act 1996)
including By-Laws and Insurance Policy

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

Refer to the particulars supplied (Statement pursuant to to Section 139 - Community Titles Act 1996)
including By-Laws and Insurance Policy

(d) if the lot is a development lot, particulars of the scheme description relating to the development lot and particulars of the obligations of the owner of the development lot under the development contract:

Refer to the particulars supplied (Statement pursuant to to Section 139 - Community Titles Act 1996)
including By-Laws and Insurance Policy

(e) if the lot is a community lot, particulars of the lot entitlement of the lot:

Refer to the particulars supplied (Statement pursuant to to Section 139 - Community Titles Act 1996)
including By-Laws and Insurance Policy

[If any of the above particulars have not been supplied by the community 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 community corporation that are enclosed:

(a) a copy of the minutes of the general meetings of the community 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 community corporation last prepared;

YES

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

YES

[For each document indicate (YES or NO) whether or not the document has been supplied by the community 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 community corporation and give details of any other steps taken to obtain the particulars or documents concerned:

6 The following documents are enclosed:

~~(a) a copy of the scheme description (if any) and the development contract (if any);~~

(b) a copy of the by-laws of the community scheme.

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

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

Name:

Best Strata

Address:

Unit 3, 188 Fullarton Road, Dulwich, SA, 5065
PO Box 229, Fullarton, SA, 5063

Note—

- (1) A community corporation must (on application by or on behalf of a current or prospective owner or other relevant person) provide the particulars and documents referred to in 3(a)-(c) and 4 and must also make available for inspection any information required to establish the current financial position of the corporation, a copy of any contract with a body corporate manager and the register of owners and lot entitlements that the corporation maintains: see sections 139 and 140 of the *Community Titles Act 1996*.
- (2) Copies of the scheme description, the development contract or the by-laws of the community scheme may be obtained from the community corporation or from the Lands Titles Registration Office.
- (3) All owners of a community lot or a development lot are bound by the by-laws of the community scheme. The by-laws regulate the rights and liabilities of owners of lots in relation to their lots 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 community lot, see Division 3 of this Schedule.

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

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

Governance

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

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

Use of your property

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

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

Are you buying a debt?

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

Expenses

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

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

Guarantee

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

Contracts

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

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

Buying off the plan

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

Mixed use developments - voting rights

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

Further information

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

The Australian Institute of Conveyancers (SA Division) (AICSA) provides information and operates a Public 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 of South Australia at www.lsc.sa.gov.au.

You can also seek advice from a legal practitioner.

FORM 1 - VENDOR'S STATEMENT

GENERAL ANNEXURE

General Annexure Item 1

Neil John Williams as Enduring Powers of Attorney for Alan Stewart Williams and Margaret Alysia Williams and Carol Ann Williams as Enduring Powers of Attorney for Alan Stewart Williams and Margaret Alysia Williams

ACKNOWLEDGEMENT OF RECEIPT OF FORM 1

The Purchaser acknowledges receipt of the following:

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

the above being identified by pages numbered 1 to 15 inclusive, together with the following annexures and supporting documents (if any):

FORM 3 Buyers Information Notice

Local Government Authority Prescribed Inquiry

Copy of Contract

Property Interest Report

Emergency Services Levy Certificate

Land Tax Certificate

SA Water Certificate

Particulars supplied (Statement pursuant to Section 139 - Community Titles Act 1996)

Copy of By-Laws

SIGNED BY THE PURCHASER:

Date: _____ Signed: _____

Date: _____ Signed: _____

The Purchaser:

1. acknowledges and consents to the parties and their representatives signing the Form 1 by digital and or electronic signatures under the *Electronic Communications Act* (SA);
2. by signing this Acknowledgement, signs for all Purchasers, and warrants authority to acknowledge the Form 1 for all Purchasers (if more than 1); and
3. is not required to sign a Form 1 for it to be validly served and acknowledges the signing provision above is included if the Agent serves the Form 1 in person and wants evidence of the Purchaser having been served. If the Form 1 is served electronically, the email is sufficient evidence of what has been served.

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.

Certificate of Title

Title Reference	CT 5053/585
Status	CURRENT
Easement	NO
Owner Number	04300190
Address for Notices	UNIT 8A Saltram Towers, 19-20 SOUTH ESP GLENELG, SA 5045
Area	NOT AVAILABLE

Estate Type

Fee Simple (Unit)

Registered Proprietor

MARGARET ALYSIA WILLIAMS
 ALAN STEWART WILLIAMS
 OF UNIT 23 19-20 SOUTH ESPLANADE GLENELG SA 5045
 AS JOINT TENANTS

Description of Land

UNIT 23 STRATA PLAN 5555
 IN THE AREA NAMED GLENELG
 HUNDRED OF NOARLUNGA

Last Sale Details

Dealing Reference	TRANSFER (T) 13834261
Dealing Date	15/07/2022
Sale Price	\$1,350,000
Sale Type	FULL VALUE / CONSIDERATION AND WHOLE OF LAND

Constraints

Encumbrances

Dealing Type	Dealing Number	Beneficiary
MORTGAGE	13834262	CAROL ANN WILLIAMS NEIL JOHN WILLIAMS

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
1251557000	CURRENT	Unit 23, 19-20 SOUTH ESPLANADE, GLENELG, SA 5045

Notations

Dealings Affecting Title

NIL

Notations on Plan

Lodgement Date	Dealing Number	Descriptions	Status
25/07/2017 12:12	12768387	LODGEMENT OF RESOLUTION	FILED
25/10/2023 13:38	14147908	BY-LAWS	FILED

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number	1251557000
Type	Site & Capital Value
Date of Valuation	01/01/2025
Status	CURRENT
Operative From	01/07/1984
Property Location	Unit 23, 19-20 SOUTH ESPLANADE, GLENELG, SA 5045
Local Government	HOLDFAST BAY
Owner Names	ALAN STEWART WILLIAMS MARGARET ALYSIA WILLIAMS
Owner Number	04300190
Address for Notices	UNIT 8A Saltram Towers, 19-20 SOUTH ESP GLENELG, SA 5045
Zone / Subzone	UN - Urban Neighbourhood
Water Available	Yes
Sewer Available	Yes
Land Use	1327 - Seventh Floor Home Unit
Description	5H/UNIT 2CPK
Local Government Description	Residential

Parcels

Plan/Parcel	Title Reference(s)
S5555 UNIT 23	CT 5053/585

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$235,000	\$1,800,000			
Previous	\$240,000	\$1,675,000			

Building Details

Valuation Number	1251557000
Building Style	High Rise Home Units (lifts)
Year Built	1983
Building Condition	Very Good
Wall Construction	Brick
Roof Construction	Other
Equivalent Main Area	155 sqm
Number of Main Rooms	5

Note – this information is not guaranteed by the Government of 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 5053 Folio 585

Parent Title(s) CT 4317/364

Creating Dealing(s) CONVERTED TITLE

Title Issued 19/11/1991 Edition 13 Edition Issued 20/07/2022

Estate Type

FEE SIMPLE (UNIT)

Registered Proprietor

MARGARET ALYSIA WILLIAMS
ALAN STEWART WILLIAMS
OF UNIT 23 19-20 SOUTH ESPLANADE GLENELG SA 5045
AS JOINT TENANTS

Description of Land

UNIT 23 STRATA PLAN 5555
IN THE AREA NAMED GLENELG
HUNDRED OF NOARLUNGA

Easements

NIL

Schedule of Dealings

Dealing Number	Description
12768387	COMMUNITY TITLES ACT 1996 NOW APPLIES TO THIS STRATA SCHEME
13834262	MORTGAGE TO NEIL JOHN WILLIAMS AND CAROL ANN WILLIAMS AS JOINT TENANTS

Notations

Dealings Affecting Title NIL

Priority Notices NIL

Notations on Plan

Lodgement Date	Dealing Number	Description	Status
25/07/2017	12768387	LODGEMENT OF RESOLUTION	FILED
25/10/2023	14147908	BY-LAWS	FILED

Registrar-General's Notes NIL

Administrative Interests NIL

Certificate of Title

Title Reference: CT 5053/585

Status: CURRENT

Edition: 13

Dealings

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

Priority Notices

NIL

Notations on Plan

Lodgement Date	Completion Date	Dealing Number	Description	Status	Plan
25/07/2017	01/08/2017	12768387	LODGEMENT OF RESOLUTION	FILED	S5555
25/10/2023	24/01/2024	14147908	BY-LAWS	FILED	S5555

Registrar-General's Notes

No Registrar-General's Notes exist for this title

Certificate of Title

Title Reference: CT 5053/585
Status: CURRENT
Parent Title(s): CT 4317/364
Dealing(s) Creating Title: CONVERTED TITLE
Title Issued: 19/11/1991
Edition: 13

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
15/07/2022	20/07/2022	13834262	MORTGAGE	REGISTERED	NEIL JOHN WILLIAMS, CAROL ANN WILLIAMS
15/07/2022	20/07/2022	13834261	TRANSFER	REGISTERED	MARGARET ALYSIA WILLIAMS, ALAN STEWART WILLIAMS
15/07/2022	20/07/2022	13834260	DISCHARGE OF MORTGAGE	REGISTERED	13140786
08/07/2019	19/07/2019	13140786	MORTGAGE	REGISTERED	AUSTRALIA & NEW ZEALAND BANKING GROUP LTD. (ACN: 005 357 522)
08/07/2019	19/07/2019	13140785	TRANSFER	REGISTERED	MUNDI MUNDI PASTORAL CO. PTY. LTD. (ACN: 003 618 308)
08/07/2019	19/07/2019	13140784	DISCHARGE OF MORTGAGE	REGISTERED	11735635
07/06/2019	26/06/2019	13124120	APPOINTMENT OF NEW TRUSTEES	REGISTERED	NICHOLAS FRANCIS BLORE (TRST), HEIDI TRACY BLORE (TRST)
25/07/2017	01/08/2017	12768387	LODGEMENT OF RESOLUTION	FILED	
23/03/2012	02/04/2012	11735635	MORTGAGE	REGISTERED	AUSTRALIA & NEW ZEALAND BANKING GROUP LTD.
23/03/2012	02/04/2012	11735634	TRANSFER	REGISTERED	TERRY FRANCIS BLORE, MARGARET ANNE BLORE, NICHOLAS FRANCIS BLORE
23/03/2012	02/04/2012	11735633	DISCHARGE OF MORTGAGE	REGISTERED	11259062A
18/09/2009	08/10/2009	11259062A	MORTGAGE	REGISTERED	NATIONAL AUSTRALIA BANK LTD.
18/09/2009	08/10/2009	11259062	TRANSFER	REGISTERED	JOSEPHINE ANNA JENKINS
18/09/2009	08/10/2009	11259061	DISCHARGE OF	REGISTERED	8743922

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
			MORTGAGE		
19/07/2004	23/11/2004	10030581	VESTING (SUBSIDIARY INTEREST)	REGISTERED	AMP BANK LTD. 8743922
01/09/1999	14/09/1999	8743922	MORTGAGE	REGISTERED	GIO BUILDING SOCIETY LTD.
01/09/1999	14/09/1999	8743921	TRANSFER	REGISTERED	CHARLES STUART BILLMYER
18/09/1995	27/09/1995	7993849	DISCHARGE OF MORTGAGE	REGISTERED	7920442
10/05/1995	02/06/1995	7920442	MORTGAGE	REGISTERED	WESTPAC BANKING CORPORATION
19/10/1994	06/12/1994	7811197	DISCHARGE OF MORTGAGE	REGISTERED	7683733
22/03/1994	15/04/1994	7683733	MORTGAGE	REGISTERED	WESTPAC BANKING CORPORATION
22/03/1994	15/04/1994	7683732	TRANSFER	REGISTERED	FAYE CHRISTINE BILLMYER
22/03/1994	15/04/1994	7683731	DISCHARGE OF MORTGAGE	REGISTERED	7275541
07/04/1992	28/05/1992	7275541	MORTGAGE	REGISTERED	WESTPAC BANKING CORPORATION
15/01/1992	28/02/1992	7231352	CHANGE OF NAME	REGISTERED	FRANCES GOWAN SHEIDOW



holdfast.sa.gov.au

Brighton Civic Centre 24 Jetty Road, Brighton SA 5048
PO Box 19 Brighton SA 5048
P 08 8229 9999 F 08 8298 4561
Glenelg Customer Service Centre and Library
2 Colley Terrace, Glenelg SA 5045

3 November 2025

Form 1 On Frome
Level 1, 147 Frome Street
ADELAIDE SA 5000

CERTIFICATE – COUNCIL CHARGES

VALUER GEN NO:	1251557000	BILLING NO:	234681
SECTION/ALLOT:		Unit 23 Sec 204 SP 5555 Vol 5053 Fol 585	
HUNDRED:		Noarlunga	
PROPERTY ADDRESS:		23/19-20 South Esplanade GLENELG SA 5045	
CERTIFICATE OF TITLE:		CT 5053/585	
OWNER:		Alan S Williams & Margaret A Williams	

PURSUANT TO SECTION 187 OF THE LOCAL GOVERNMENT ACT, 1999 I CERTIFY THAT THE FOLLOWING AMOUNTS ARE DUE AND PAYABLE IN RESPECT OF AND ARE A CHARGE AGAINST THE ABOVE PROPERTY:

Rates and Arrears - prior to 30/06/2025	0.00
Legal Fees	0.00
Rates for current financial year	3,411.50
Postponed Rates for current financial year	0.00
Postponed Interest for current financial year	0.00
Fines and interest for current financial year	0.00
Less Rate Capping	0.00
Less Rebate	0.00
Less Adjustments / Payments Received	(1,705.50)
Balance of rates and other monies due and payable	\$1,706.00
Instalment/s Due:	
Due 02/03/2026	\$853.00
Due 01/06/2026	\$853.00



Street Numbering

Please note Council's official street number for this property is **23/19-20 South Esplanade GLENELG SA 5045.***

Payment of Rates at Settlement

Payment of the full year's rate is required when a property sold, unless otherwise advised in writing that new owner(s) are responsible for the balance of the rates.

Payment of rates can be made via B-Pay – Biller Code 10132 and Reference Number 234681

Section 178 (3) (c) of the Local Government Act 1999, states that rates may be recovered as a debt from any other person who was at the *time of the declaration of the rates an owner or occupier of the land*.

Update of Rates Searches

Free update within three (3) months of the original search issue date.

Please be aware that all searches expire at the end of the financial year. For the new financial year rates, you will need to order and pay the appropriate fee for a Section 187 in the next financial year period.

If you have any queries regarding this, please do not hesitate to contact the Rates Section on 8229 9999.



AUTHORISED OFFICER



holdfast.sa.gov.au

Brighton Civic Centre 24 Jetty Road, Brighton SA 5048
PO Box 19 Brighton SA 5048
P 08 8229 9999 F 08 8298 4561
Glenelg Customer Service Centre and Library
2 Colley Terrace, Glenelg SA 5045

Form 1 On Frome
Level 1, 147 Frome Street
ADELAIDE SA 5000

Dear Sir/Madam

RE: REQUEST FOR INFORMATION

We refer to your request and now attach particulars and documentary material which Council must supply pursuant to the provisions of the Local Government Act and the Land and Business (Sale and Conveyancing) Act 1994.

Yours faithfully

A handwritten signature in black ink that reads 'P Jackson'.

Pamela Jackson
Chief Executive Officer

PROPERTY ADDRESS:

CERTIFICATE NO.

**PREScribed INFORMATION
DEVELOPMENT SECTION**

**CONDITION (THAT CONTINUES TO APPLY) OF AN APPROVAL OR AUTHORISATION GRANTED
UNDER ANY OF THE FOLLOWING REPEALED ACTS:**

BUILDING ACT 1971

CITY OF ADELAIDE DEVELOPMENT CONTROL ACT 1976

PLANNING AND DEVELOPMENT ACT 1966

PLANNING ACT 1982

Application Number: 110/00049/82

Application Description: Alts To 12 Storey Apartment's By Inc. An Additional Penthouse

Decision Date: 02 Nov 1982

1. That the design & siting of all buildings & structures & site works be as shown on the plans submitted to & approved by Council unless varied by any subsequent conditions imposed therein.
2. That prior to any use being made thereof or prior to any building work being commenced on the subject land that the proposed building or structures be submitted for approval under the Building Act & other relevant legislation & all regulations made thereunder.

Application Number: 110/00053/80

Application Description: To Erect A 9 Storey Residential Apartment Building

Decision Date: 09 Dec 1980

1. That the design & siting of all buildings & structures & site works be as shown on the plans submitted to & approved by Council unless varied by any subsequent conditions imposed therein.
2. That the premises be maintained, kept tidy & in good repair & condition to the reasonable satisfaction of Council.
3. That whereas Section 36 (8a) of the Planning & Development Act, 1980, provides that a condition imposed or expressed in respect of a consent to land use shall be binding upon & enforceable against all persons who may thereafter acquire the benefit of such consent, the holder of this consent shall notify, in writing, subsequent benefitees under this consent of the conditions imposed thereon & therein & shall hand over or forward a copy of the conditions as imposed thereon & therein.
4. That no other buildings be erected on the allotment at any time without the prior consent of the Council whether such buildings are necessary to the use of land herein approved or not & whether approval is required under the Building Act, or not.
5. That the premises shall not be used, directly or indirectly, for the purpose now approved until all work has been completed in accordance with the plan approved & the conditions of consent have been complied with except conditions numbered (2), (3), (4) & (9).
6. That a 15cm high kerb be constructed between all car parking areas & adjoining unbuilt upon portion of the allotment & in such other positions & locations as may be reasonably required by the Council.
7. That a landscaping plan showing all planting proposals in detail be submitted for the approval, in writing, of Council.
8. That a screen of evergreen trees &/or shrubs to be of species approved by the Planning Officer be planted adjacent to any surrounding properties.
9. That the applicants or other persons for the time being making use of the subject land now approved, cultivate, tend & nurture the trees, shrubs & lawns intended to be established upon the subject land, replacing from time to time any trees, shrubs or lawns which shall die or become diseased with others of the same respective varieties or of such varieties as the Council shall approve in writing.

10. That prior to any use being made thereof or prior to any building work being commenced on the subject land that the proposed buildings or structures be submitted for approval under the Building Act, & other relevant legislation & all regulations made thereunder.
11. That adequate provision be made for the disposal of stormwater from the site to the reasonable satisfaction of the Building Inspector.
12. That all wire for the provision of electrical & telephonic services upon the subject land be located below the surface of the ground.
13. That the southern elevation of the approval plan be amended by the deletion of the windows in the living room on levels 2, 3 & 4.
14. That the existing solar collectors located on No 21 South Esplanade Glenelg, be relocated to as to obtain maximum solar efficiency to the satisfaction of Council & further that all costs be borne by the developer.

Application Number: 110/00056/80

Application Description: To Construct A 12 Storey Building Containing 33 Units

Decision Date: 17 Feb 1981

1. That the design & siting of all buildings & structures & site works be in the general form as shown on the plans submitted to & approved by Council unless varied by any subsequent conditions imposed therein.
2. That the premises be maintained, kept tidy & in good repair & condition to the reasonable satisfaction of Council at all times.
3. That whereas Section 36 (8a) of the Planning & Development Act, 1980, provides that a condition imposed or expressed in respect of a consent to land use shall be binding upon & enforceable against all persons who may thereafter acquire the benefit of such consent, the holder of this consent shall notify, in writing, subsequent beneficiaries under this consent of the conditions imposed thereon & therein & shall hand over or forward a copy of the conditions as imposed thereon & therein.
4. That the premises shall not be used, directly or indirectly, for the purpose now approved until all work has been completed in accordance with the plan approved & the conditions of consent have been compiled with except conditions numbered (2), (3) & (10).
5. That the areas shown as driveways & car parking & access points & crossovers be constructed & sealed with bitumen &/or concrete or other materials approved in writing by Council as shown on the plans submitted with variations necessary to comply with all relevant conditions imposed herein & maintained at all times to the reasonable satisfaction of Council.
6. That a 15cm high kerb be constructed between all car parking areas & adjoining unbuilt upon portions of the allotment & in such other positions & locations as may be reasonably required by the Council.
7. That all pathways be paved with concrete, brick, slate or other materials approved in writing by Council & maintained at all times to the reasonable satisfaction of Council.
8. That refuse bin collection areas & letterboxes be provided of the same materials as the exterior walls of the building & at least 1.0 metres in height in a location & of a type & height to the reasonable satisfaction of Council.
9. That a landscaping plan showing all planting proposal in detail be submitted for the approval, in writing, of Council.
10. That the applicants or other persons for the time being making use of the subject land now approved, cultivate, tend & nurture the trees, shrubs & lawns intended to be established upon the subject land replacing from time to time any trees, shrubs or lawns which shall die or become diseased with others of the same respective varieties or of such varieties as the Council shall approve in writing.

11. That prior to any use being made thereof or prior to any building work being commenced on the subject land that the proposed buildings or structures be submitted for approval under the Building Act & other relevant legislation & all regulations made thereunder.
12. That adequate provision be made for the disposal of stormwater from the site to the reasonable satisfaction of the Building Inspector.
13. That all wire for the provision of electrical & telephonic services upon the subject land be located below the surface of the ground.
14. That the design, number & placement of air conditioning plant & equipment be to the satisfaction of Council having regard to the protection of the amenity of the community in the locality.
15. That the south & north elevations of the approved plan be amended by the deletion of the windows in the living rooms of level 2, 3 & 4.
16. That no incineration be built upon nor incineration occur upon the subject land.
17. That waste disposal arrangements be submitted to the Council & approved prior to the use of land as proposed.
18. That all street pavements, kerbs & footways deemed by Council to have been damaged during construction be reinstated at no cost to the Council & in a manner satisfactory to the Council.

Application Number: 110/00068/73

Application Description: 28 Flats - Seven Storey Building

Decision Date: 11 Dec 1973

1. That car parking be carried out as indicated on the plan to the satisfaction of Council.
2. That the amount of planning & landscaping be increased, in particular additional planting is required on the concrete desking.
3. That all paving be graded & drained to the street water table in accordance with the Council's specifications, & to the satisfaction of the Council's Overseer.
4. That the area shown on the plan for car parking be paved to the satisfaction of Council.
5. That any existing crossing place not incorporated to the satisfaction of the Council's Overseer & the cost of all work be borne by the owner of the premises.
6. That any existing crossing place not incorporated in the new proposal shall be reinstated to footpath level to the satisfaction of the Council's Overseer, the cost of this work to be borne by the owner of the property.
7. That all stormwater drains across the footpath be construction to Council's specifications, the cost of work to be borne by the owner of the property.
8. That plans & specifications in accordance with the provisions of the Building Act must be submitted to & approved by the Council before any work may commence on the site, & in addition, notification of any demolition must be given to the Building Inspector before this work is commenced.
9. That the application be submitted to the Coast Protection Board for approval.

DEVELOPMENT PLAN UNDER THE DEVELOPMENT ACT 1993

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

N/A (Refer attached Section 7 Report)

Is the land situated in a designated State Heritage Area?

No

Is the land designated as a place of Local Heritage value?

No

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

No

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

No

CONDITION (THAT CONTINUES TO APPLY) OF A DEVELOPMENT AUTHORISATION GRANTED UNDER THE DEVELOPMENT ACT 1993.

Application Number: 110/00762/09

Application Description: Fire safety upgrade

Decision Date: 23 Nov 2009

1. A manufacturers' certificate setting out the early fire hazard indices of the materials used in the building must be submitted to the Council for approval before the building is occupied.
2. A door in a required exit, forming part of a required exit or in the path of travel to a required exit must be readily openable without a key from the side that faces a person seeking egress, by a single hand downward action or pushing action on a single device which is located between 900 mm and 1.2m from the floor.
3. Clear and legible Braille and tactile signage, complying with Specification D 3.6 of the Building Code of Australia; and Australian Standard 1428.1 shall be provided for the building, identifying each:
 - Sanitary facility within the building
 - Accessible space with hearing augmentation system;
 - Where an entrance or lift is not accessible, identify each accessible entrance, lift or bank of lifts and the path of travel from the principal public entrance to these features. Where differences in levels exist between the footpath and floor level of the building, ramps complying with the requirements of AS 1428 shall be provided. For differences in levels not exceeding 190mm, the maximum ramp gradient is 1:8. For differences in levels exceeding 190mm, the maximum ramp gradient is 1:14. The ramp must commence at the level of the footpath.
4. A sign incorporating the international symbol of access in accordance with AS 1428.1 must identify the access entrance and sanitary facilities.
5. An emergency lighting system must be installed in accordance with E 4.2 of the Building Code of Australia.
6. All stages of work shall be completed by December 2013. At completion of all works, a form 2 must be

completed and provided to Council.

ENFORCEMENT NOTICE UNDER SECTION 84, OR ENFORCEMENT ORDER UNDER SECTION 85(6), 85(10) OR 106 OF THE DEVELOPMENT ACT 1993 OR ENFORCEMENT NOTICE UNDER SECTION 213 OR ENFORCEMENT ORDER 214(6), 214 (10) OR 222 OF THE PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016.

No

LAND MANAGEMENT AGREEMENT UNDER SECTION 57 OF THE DEVELOPMENT ACT 1993 OR LAND MANAGEMENT AGREEMENT UNDER SECTION 192 OR 193 OF THE PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016.

Refer Certificate of Title for any details.

REQUIREMENTS UNDER SECTION 50(1) OR AGREEMENT UNDER SECTION 50(2) OR THE DEVELOPMENT ACT 1993 TO VEST LAND IN A COUNCIL OR THE CROWN TO BE HELD AS OPEN SPACE OR TO VEST LAND IN A COUNCIL OR THE CROWN TO BE HELD AS OPEN SPACE 198 (1) AND 198(2) OF THE PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016.

No

EMERGENCY ORDER UNDER SECTION 69 OF THE DEVELOPMENT ACT 1993 OR EMERGENCY ORDER NOTICE UNDER SECTION 155 OF THE PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016.

No

FIRE SAFETY NOTICE UNDER SECTION 71 OF THE DEVELOPMENT ACT 1993 OR FIRE SAFETY NOTICE UNDER SECTION 157 OF THE PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016.

No

ORDER UNDER SECTION 55 OF THE DEVELOPMENT ACT 1993 TO REMOVE WORK OR NOTICE OR ORDER UNDER 56 OF THAT ACT TO COMPLETE DEVELOPMENT OR ORDER TO REMOVE OR PERFORM WORK UNDER SECTION 141 AND NOTICE TO COMPLETE UNDER SECTION 142 OF THE PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016.

No

PROCEEDINGS UNDER DIVISION 2 OF PART 11 OF THE DEVELOPMENT ACT 1993 OR PROCEEDINGS UNDER PART 16 DIVISION 1.

No

Date of commencement of proceedings

N/A

Date of determination or order (if any).

N/A

Terms of determination or order (if any)

N/A

Note: Building Indemnity insurance is not required for –

- (a) Domestic building work for which approval under the *Building Act 1971* or a development authorisation under the *Development Act 1993* was not required; or
- (b) Minor domestic building work (see section 3 of the *Building Work Contractors Act 1995*); or
- (c) Domestic building work commenced before 1 May, 1987; or
- (d) Building work in respect of which an exemption from the application of Division 3 of Part 5 of the *Building Work Contractors Act 1995* applies under the *Building Work Contractors Regulations 1996*; or
- (e) Building work in respect of which an exemption from the application of division 3 of Part 5 of the *Building Work Contractors Act 1995* has been granted by the Minister under section 45 of that Act.

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

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

No.

Note:

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

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

It is should be noted that –

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

CERTIFIED DEVELOPMENT SECTION



DATE 3/11/2025

Data Extract for Section 7 search purposes

Valuation ID 1251557000

Data Extract Date: 03/11/2025

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: S5555 UN23

Certificate Title: CT5053/585

Property Address: UNIT 23 19 -20 SOUTH ESPLANADE GLENELG SA 5045

Zones

Urban Neighbourhood (UN)

Subzones

No

Zoning overlays

Overlays

Airport Building Heights (Regulated) (All structures over 44 metres)

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

Affordable Housing

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

Building Near Airfields

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

Coastal Flooding

The Coastal Flooding Overlay seeks to minimise coastal flood hazard risk to property and infrastructure.

Design

The Design Overlay seeks to ensure significant development positively contributes to the liveability, durability and sustainability of the built environment through high-quality design.

Heritage Adjacency

The Heritage Adjacency Overlay seeks to ensure development adjacent to State and Local Heritage Places maintains the heritage and cultural values of those places.

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.

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

PRESCRIBED INFORMATION
HEALTH SECTION

PRESCRIBED ENCUMBRANCES	PARTICULARS REQUIRED (Strike out the responses not required)
Notice, order, declaration, charge, claim or demand given or made under the Local Government Act 1999. (Health Section only – refer to General Section also)	Nil
Order under 254 of the Local Government Act 1999. (Health Section only – refer to General Section also)	Nil
Notice or declaration under the Housing Improvement Act 1940.	Not applicable
South Australian Public Health Act 2011. Notice under the Supported Residential Facilities Act 1992.	Nil
Improvement Notice under section 44 of the Food Act 2001 Prohibition Order under section 46 of the Food Act 2001	Nil

CERTIFIED HEALTH SECTION



DATE 3/11/2025

**PRESCRIBED INFORMATION
GENERAL SECTION**

PRESCRIBED ENCUMBRANCES	PARTICULARS REQUIRED (Strike out the responses not required)
Notice, order, declaration, charge, claim or demand given or made under the Local Government Act 1999. (General Section only – refer to Health Section also)	Nil
Order under 254 of the Local Government Act 1999. (General Section only – refer to Health Section also)	Nil
Notice under section 105F(or section 56 or 83 (repealed)) – Notice to take action to prevent outbreak or spread of fire of the Fire and Emergency Services Act 2005.	Nil
Notice under section 48 or 58 of the Animal and Plant Control (Agricultural Protection and Other Purposes) Act 1986 for the destruction or control of animal or plants.	Not applicable
Notice under section 60 of the Animal and Plant Control (Agricultural Protection and Other Purposes) Act 1986 for the destruction or control of plants on road reserve.	Not applicable
Notice or order under the section 30 of the Local Nuisance and Litter Control Act 2016	Nil

CERTIFIED GENERAL SECTION



DATE 3/11/2025

City of Holdfast Bay

PO Box 19
BRIGHTON SA 5048

Tax Invoice Official Receipt

ABN: 62 551 270 492

31/10/2025 Receipt No: 2527304

To: Form 1 On Frome
Level 1
147 Frome Street
ADELAIDE SA 5000

Serving Our Community

Applic	Reference	Amount
--------	-----------	--------

Certs

CERT0723/25	\$85.50
To 23/19-20 South Esplanade GLENELG SA 5045	

Transaction Total: **\$85.50**
Includes GST of: **\$0.00**

Amounts Tendered

Credit Card	\$85.50
Total	\$85.50
Rounding	\$0.00
Change	\$0.00
Nett	\$85.50

Thank you for your Payment

Printed 31/10/2025 11:24:02 AM

**RevenueSA**

DEPARTMENT OF TREASURY AND FINANCE

ABN 19 040 349 865

Emergency Services Funding Act 1998

**CERTIFICATE OF
EMERGENCY SERVICES LEVY PAYABLE**

The Emergency Services Levy working for all South Australians

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

PIR Reference No:

2725879

FORM 1 ON FROME
L1/147 FROME ST
ADELAIDE SA 5000

DATE OF ISSUE

31/10/2025

ENQUIRIES:

Tel: (08) 8372 7534

Email: contactus@revenuesa.sa.gov.au**OWNERSHIP NUMBER**

04300190

OWNERSHIP NAME

A S & M A WILLIAMS

PROPERTY DESCRIPTION

23 / 19-20 SOUTH ESP / GLENELG SA 5045 / UNIT 23

ASSESSMENT NUMBER

1251557000

TITLE REF.
(A "+" indicates multiple titles)

CT 5053/585

CAPITAL VALUE

\$1,800,000.00

AREA / FACTOR

R4

LAND USE / FACTOR

RE

1.000

0.400

LEVY DETAILS:

FIXED CHARGE	\$	50.00
+ VARIABLE CHARGE	\$	609.10
- REMISSION	\$	366.50
- CONCESSION	\$	0.00
+ ARREARS / - PAYMENTS	\$	-292.60
= AMOUNT PAYABLE	\$	0.00

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

EXPIRY DATE

29/01/2026

**Government of
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT

**RevenueSA**

DEPARTMENT OF TREASURY AND FINANCE

Emergency Services Funding Act 1998

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

PAYMENT REMITTANCE ADVICE**No payment is required on this Certificate**

OFFICIAL: Sensitive

Please Note:

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

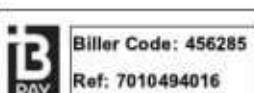
Provision of this Certificate does not relieve the land owner of their responsibility to pay their Notice of ESL Assessment by the due date.

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

For more information:

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

PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW



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 69 579 137 518



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: 2725879

FORM 1 ON FROME
L1/147 FROME ST
ADELAIDE SA 5000

DATE OF ISSUE

31/10/2025

ENQUIRIES:

Tel: (08) 8372 7534

Email: contactus@revenuesa.sa.gov.au

OWNERSHIP NAME
A S & M A WILLIAMS

FINANCIAL YEAR
2025-2026

PROPERTY DESCRIPTION

23 / 19-20 SOUTH ESP / GLENELG SA 5045 / UNIT 23

ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	TAXABLE SITE VALUE	AREA
1251557000	CT 5053/585	\$235,000.00	0.0000 HA

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

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

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

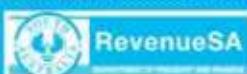
ON OR BEFORE 29/01/2026



Government of
South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

Please Note:

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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

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

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

For more information:

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

PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW



Biller Code: 456293
Ref: 7010493927

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
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ABN 69 079 137 518



To pay via the Internet go to:
www.revenuesaonline.sa.gov.au



Send your cheque or money order, made payable to the **Commissioner of State Taxation**, along with this **Payment Remittance Advice** to:
Please refer below.

Revenue SA
Locked Bag 555
ADELAIDE SA 5001

Account Number L.T.O Reference Date of issue Agent No. Receipt No.
12 51557 00 0 CT5053585 31/10/2025 7627 2725879

FORM 1 ON FROME
 LEVEL 1 147 FROME ST
 ADELAIDE SA 5000
 info@form1onfrome.com.au

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: A S & M A WILLIAMS
Location: U23 19-20 SOUTH ESP GLENELG UNIT 23
Description: SH/UNIT 2/G **Capital Value:** \$1 800 000
Rating: Residential

Periodic charges

Raised in current years to 31/12/2025

		\$
	Arrears as at: 30/6/2025	0.00
Water main available:	1/7/1984	Water rates
Sewer main available:	1/7/1984	Sewer rates
		Water use
		SA Govt concession
		Recycled Water Use
		Service Rent
		Recycled Service Rent
		Other charges
		Goods and Services Tax
		Amount paid
		Balance outstanding

Degree of concession: 00.00%

Recovery action taken: FULLY PAID

Next quarterly charges: Water supply: 82.30 Sewer: 265.50 Bill: 7/1/2026

This account has no meter of its own but is supplied from account no 12 51534 00 1.

The Water Use apportionment option is Nil.

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

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

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



Government of
South Australia

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

I300 SA WATER
 (1300 729 283)
 ABN 69 336 525 019
sawater.com.au



South Australian Water Corporation

Name:
A S & M A WILLIAMS

Water & Sewer Account
Acct. No.: **12 51557 00 0** **Amount:** _____

Address:
U23 19-20 SOUTH ESP GLENELG UNIT 23

Payment Options**EFT****EFT Payment**

Bank account name: SA Water Collection Account
BSB number: 065000
Bank account number: 10622859
Payment reference: 1251557000



Biller code: 8888
Ref: 1251557000

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: 1251557000



**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

Property Interest Report

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

Title Reference	CT 5053/585	Reference No. 2725879
Registered Proprietors	A S & M A WILLIAMS	Prepared 30/10/2025 15:15
Address of Property	Unit 23, 19-20 SOUTH ESPLANADE, GLENELG, SA 5045	
Local Govt. Authority	CITY OF HOLDFAST BAY	
Local Govt. Address	PO BOX 19 BRIGHTON SA 5048	

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

Table of Particulars

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

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

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

1. General

1.1	Mortgage of land	Refer to the Certificate of Title
<i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>		
1.2	Easement (whether over the land or annexed to the land)	Refer to the Certificate of Title
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>		
1.3	Restrictive covenant	Refer to the Certificate of Title for details of any restrictive covenants as an encumbrance
<i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>		
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.)	Refer to the Certificate of Title also Contact the vendor for these details
<i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>		
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	Crown Lands Program in DEW has no record of any notice affecting this title
4.1	section 5 - Notice requiring payment	
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 also Contact the Local Government Authority for other details that might apply
	<i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	
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
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[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]

7. Emergency Services Funding Act 1998

7.1	section 16 - Notice to pay levy	An Emergency Services Levy Certificate will be forwarded. If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750. Clients who have misplaced or not received their certificates and are RevenueSA Online users should log into RevenueSA Online and reprint their certificates www.revenuesaonline.sa.gov.au
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8. Environment Protection Act 1993

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

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

16.1	Part 3 Division 1 - Assessment, improvement or demolition orders	Housing Safety Authority has no record of any notice or declaration affecting this title
16.2	section 22 - Notice to vacate premises	Housing Safety Authority has no record of any notice or declaration affecting this title
16.3	section 25 - Rent control notice	Housing Safety Authority has no record of any notice or declaration affecting this title
17. Land Acquisition Act 1969		
17.1	section 10 - Notice of intention to acquire	Refer to the Certificate of Title for any notice of intention to acquire also Contact the Local Government Authority for other details that might apply
18. Landscape South Australia Act 2019		
18.1	section 72 - Notice to pay levy in respect of costs of regional landscape board	The regional landscape board has no record of any notice affecting this title
18.2	section 78 - Notice to pay levy in respect of right to take water or taking of water	DEW has no record of any notice affecting this title
18.3	section 99 - Notice to prepare an action plan for compliance with general statutory duty	The regional landscape board has no record of any notice affecting this title
18.4	section 107 - Notice to rectify effects of unauthorised activity	The regional landscape board has no record of any notice affecting this title also DEW has no record of any notice affecting this title
18.5	section 108 - Notice to maintain watercourse or lake in good condition	The regional landscape board has no record of any notice affecting this title
18.6	section 109 - Notice restricting the taking of water or directing action in relation to the taking of water	DEW has no record of any notice affecting this title
18.7	section 111 - Notice to remove or modify a dam, embankment, wall or other obstruction or object	The regional landscape board has no record of any notice affecting this title
18.8	section 112 - Permit (or condition of a permit) that remains in force	The regional landscape board has no record of any permit (that remains in force) affecting this title also DEW has no record of any permit (that remains in force) affecting this title
18.9	section 120 - Notice to take remedial or other action in relation to a well	DEW has no record of any notice affecting this title
18.10	section 135 - Water resource works approval	DEW has no record of a water resource works approval affecting this title
18.11	section 142 - Site use approval	DEW has no record of a site use approval affecting this title
18.12	section 166 - Forest water licence	DEW has no record of a forest water licence affecting this title
18.13	section 191 - Notice of instruction as to keeping or management of animal or plant	The regional landscape board has no record of any notice affecting this title
18.14	section 193 - Notice to comply with action order for the destruction or control of animals or plants	The regional landscape board has no record of any notice affecting this title
18.15	section 194 - Notice to pay costs of destruction or control of animals or plants on road reserve	The regional landscape board has no record of any notice affecting this title
18.16	section 196 - Notice requiring control or quarantine of animal or plant	The regional landscape board has no record of any notice affecting this title
18.17	section 207 - Protection order to secure compliance with specified provisions of the	The regional landscape board has no record of any notice affecting this title

	Act	
18.18	section 209 - Reparation order requiring specified action or payment to make good damage resulting from contravention of the Act	The regional landscape board has no record of any notice affecting this title
18.19	section 211 - Reparation authorisation authorising specified action to make good damage resulting from contravention of the Act	The regional landscape board has no record of any notice affecting this title
18.20	section 215 - Orders made by ERD Court	The regional landscape board has no record of any notice affecting this title
18.21	section 219 - Management agreements	The regional landscape board has no record of any notice affecting this title
18.22	section 235 - Additional orders on conviction	The regional landscape board has no record of any notice affecting this title
19. Land Tax Act 1936		
19.1	Notice, order or demand for payment of land tax	A Land Tax Certificate will be forwarded. If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750. Clients who have misplaced or not received their certificates and are RevenueSA Online users should log into RevenueSA Online and reprint their certificates www.revenuesaonline.sa.gov.au
20. Local Government Act 1934 (repealed)		
20.1	Notice, order, declaration, charge, claim or demand given or made under the Act	Contact the Local Government Authority for other details that might apply
21. Local Government Act 1999		
21.1	Notice, order, declaration, charge, claim or demand given or made under the Act	Contact the Local Government Authority for other details that might apply
22. Local Nuisance and Litter Control Act 2016		
22.1	section 30 - Nuisance or litter abatement notice	Contact the Local Government Authority for other details that might apply
23. Metropolitan Adelaide Road Widening Plan Act 1972		
23.1	section 6 - Restriction on building work	Transport Assessment Section within DIT has no record of any restriction affecting this title
24. Mining Act 1971		
24.1	Mineral tenement (other than an exploration licence)	Mineral Tenements in the Department of Energy and Mining has no record of any proclamation affecting this title
24.2	section 9AA - Notice, agreement or order to waive exemption from authorised operations	Contact the vendor for these details
24.3	section 56T(1) - Consent to a change in authorised operations	Contact the vendor for these details
24.4	section 58(a) - Agreement authorising tenement holder to enter land	Contact the vendor for these details
24.5	section 58A - Notice of intention to commence authorised operations or apply for lease or licence	Contact the vendor for these details
24.6	section 61 - Agreement or order to pay compensation for authorised operations	Contact the vendor for these details
24.7	section 75(1) - Consent relating to extractive minerals	Contact the vendor for these details
24.8	section 82(1) - Deemed consent or agreement	Contact the vendor for these details

24.9	Proclamation with respect to a private mine	Mineral Tenements in the Department of Energy and Mining has no record of any proclamation affecting this title
25. Native Vegetation Act 1991		
25.1	Part 4 Division 1 - Heritage agreement	DEW Native Vegetation has no record of any agreement affecting this title also Refer to the Certificate of Title
25.2	section 25C - Conditions of approval regarding achievement of environmental benefit by accredited third party provider	DEW Native Vegetation has no record of any agreement affecting this title also Refer to the Certificate of Title
25.3	section 25D - Management agreement	DEW Native Vegetation has no record of any agreement affecting this title also Refer to the Certificate of Title
25.4	Part 5 Division 1 - Refusal to grant consent, or condition of a consent, to clear native vegetation	DEW Native Vegetation has no record of any refusal or condition affecting this title
26. Natural Resources Management Act 2004 (repealed)		
26.1	section 97 - Notice to pay levy in respect of costs of regional NRM board	The regional landscape board has no record of any notice affecting this title
26.2	section 123 - Notice to prepare an action plan for compliance with general statutory duty	The regional landscape board has no record of any notice affecting this title
26.3	section 134 - Notice to remove or modify a dam, embankment, wall or other obstruction or object	The regional landscape board has no record of any notice affecting this title
26.4	section 135 - Condition (that remains in force of a permit)	The regional landscape board has no record of any notice affecting this title
26.5	section 181 - Notice of instruction as to keeping or management of animal or plant	The regional landscape board has no record of any notice affecting this title
26.6	section 183 - Notice to prepare an action plan for the destruction or control of animals or plants	The regional landscape board has no record of any notice affecting this title
26.7	section 185 - Notice to pay costs of destruction or control of animals or plants on road reserve	The regional landscape board has no record of any notice affecting this title
26.8	section 187 - Notice requiring control or quarantine of animal or plant	The regional landscape board has no record of any notice affecting this title
26.9	section 193 - Protection order to secure compliance with specified provisions of the Act	The regional landscape board has no record of any order affecting this title
26.10	section 195 - Reparation order requiring specified action or payment to make good damage resulting from contravention of the Act	The regional landscape board has no record of any order affecting this title
26.11	section 197 - Reparation authorisation authorising specified action to make good damage resulting from contravention of the Act	The regional landscape board has no record of any authorisation affecting this title
27. Outback Communities (Administration and Management) Act 2009		
27.1	section 21 - Notice of levy or contribution payable	Outback Communities Authority has no record affecting this title

28. *Phylloxera and Grape Industry Act 1995*

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

29. *Planning, Development and Infrastructure Act 2016*

29.1 Part 5 - Planning and Design Code
[*Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.*]

Contact the Local Government Authority for the title or other brief description of the zone or subzone in which the land is situated.

also

Heritage Branch in DEW has no record of a State Heritage Area created prior to 15 January 1994 under the former South Australian Heritage Act 1978 affecting this title

also

For details of this item, including State Heritage Areas which have been authorised or put under interim effect since 15 January 1994, contact the Local Government Authority

also

Contact the Local Government Authority for other details that might apply to a place of local heritage value

also

For details of declared significant trees affecting this title, contact the Local Government Authority

also

The Planning and Design Code (the Code) is a statutory instrument under the *Planning, Development and Infrastructure Act 2016* for the purposes of development assessment and related matters within South Australia. The Code contains the planning rules and policies that guide what can be developed in South Australia. Planning authorities use these planning rules to assess development applications. To search and view details of proposed statewide code amendments or code amendments within a local government area, please search the code amendment register on the SA Planning Portal:
https://plan.sa.gov.au/have_your_say/code-amendments/code_amendment_register or phone PlanSA on 1800 752 664.

29.2 section 127 - Condition (that continues to apply) of a development authorisation
[*Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.*]

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

also

Contact the Local Government Authority for other details that might apply

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

Contact the vendor for these details

29.4 section 140 - Notice requesting access

Contact the vendor for these details

29.5 section 141 - Order to remove or perform work

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

also

Contact the Local Government Authority for other details that might apply

29.6 section 142 - Notice to complete development

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

also

Contact the Local Government Authority for other details that might apply

29.7 section 155 - Emergency order

State Planning Commission in the Department for Housing and Urban Development

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

30. Plant Health Act 2009

30.1	section 8 or 9 - Notice or order concerning pests	Plant Health in PIRSA has no record of any notice or order affecting this title
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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) (revoked) Part 2 - Condition (that continues to apply) of an approval</i>	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 (revoked) regulation 19 - Maintenance order (that has not been complied with)</i>	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	<i>South Australian Public Health (Wastewater) Regulations 2013 Part 4 - Condition (that continues to apply) of an approval</i>	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
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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.
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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
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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.

Orig. **LF 14147908**



13:38 25-Oct-2023

1 of 1

SERIES NO.	PREFIX
	LF

AGENT CODE

LODGED BY: Adcocks Conveyancing ACSM

CORRECTION TO: Adcocks Conveyancing ACSM

SUPPORTING DOCUMENTATION LODGED WITH INSTRUMENT
(COPIES ONLY)

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

PICK-UP NO.	
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Sandy	
CORRECTION 6/11 7/11	PASSED
FILED	

22 JAN 2024

Dee Bell

REGISTRAR-GENERAL
SOUTH AUSTRALIA
PRO

* Strike through the Inapplicable

***NOTICE OF AMENDMENT OF SCHEME DESCRIPTION**

***NOTICE OF VARIATION OF BY-LAWS**

***APPLICATION TO FILE VARIATION OF DEVELOPMENT CONTRACT**

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

INSTRUMENT AFFECTED 12812151

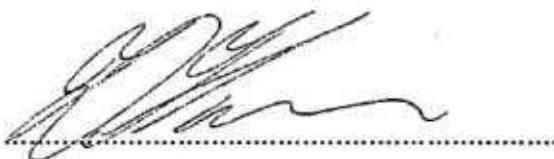
PLAN No. C5555

To the Registrar-General,

I, Dale William Hanson of Unit 8 31 South Esplanade Glenelg South SA 5044, being an officer of Community Corporation No 5555 Incorporated certify:

- (a) That the copy of the By Laws attached to this certificate is a true copy of the By Laws as varied by a special resolution of the Corporation made 17th October 2023, and
- (b) That the copy of the resolution attached to this certificate is a true copy of the resolution referred to in paragraph (a)

Dated 17th day of October 2023



Presiding Officer – D W Hanson

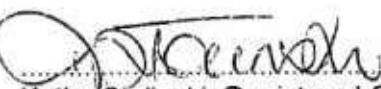
BY-LAWS

COMMUNITY PLAN NO. 5555

SALTRAM TOWERS

19-20 South Esplanade Glenelg SA 5045

Certified correctly prepared in accordance with the requirements of the
Community Titles Act, 1996 by the person who prepared the document.


Kathy Stolinski, Registered Conveyancer for Adcocks Pty Ltd
45 Ward Street North Adelaide SA 5006


This is a copy of the By Laws referred to in the attached Certificate. and amended in
accordance with Special Resolution of Community Corporation No 5555 Inc.
dated 17th October 2003 re.

Dale William Hanson - Presiding Officer

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COMMUNITY TITLES ACT 1996

By-Laws Community Plan No. 5555

IMPORTANT NOTICE

These by-laws bind the Community Corporation, the owners of the Community Lots and any persons entering the Community Parcel.

These by-laws relate to the control and management of the Common Property and the Community Lots and as such may only be amended or revoked by special resolution by the Community Corporation in accordance with Section 39 of the *Community Titles Act 1996 (SA)* and Regulations.

Part 1 - Preliminary

1. Interpretation and Definitions

1.1. Definitions

In these By-Laws, unless the contrary intention appears:

- 1.1.1. **Act** means the *Community Titles Act 1996 (SA)*;
- 1.1.2. **Building** means the building on the land comprised in the Community Plan;
- 1.1.3. **Committee** has the meaning set out in By-Law 3.6;
- 1.1.4. **Common Property** means the Common Property comprised in the Plan of Community Division;
- 1.1.5. **Community Plan** means CP 5555;
- 1.1.6. **Community Scheme** means the Primary Plan of Community Division for the development and administration of the Building and the Common Property;
- 1.1.7. **Corporation** means the Community Corporation No. 5555 Incorporated;
- 1.1.8. **Improvement** means anything which has been done to a Lot by the development of the Lot;
- 1.1.9. **Landscaping** includes the provision and arrangement of trees, shrubs, ground covers, grassed areas, paving and similar site works (if any);

- 1.1.10. **Lot** means a Lot comprised in Community Plan Number 5555 and includes a strata lot and **Lots** has corresponding meaning;
- 1.1.11. **LTO** means the Lands Titles Registration Office in South Australia;
- 1.1.12. **Occupier** of a Lot includes, if the Lot is unoccupied, the Owner of the Lot;
- 1.1.13. **Owner** means the Owner of a Lot and where the context allows the Occupier of a Lot;
- 1.1.14. **Manager** means any party approved by the Corporation pursuant to By-Law 3.7 having the relevant expertise and experience to properly manage and perform the duties and functions of the corporation under the Act;
- 1.1.15. **Management Contract** has the meaning set out in By-Law 3.8;
- 1.1.16. **Motor Vehicle** includes motorcycle, caravan, boat, trailer, bicycle and the like;
- 1.1.17. **Party Wall** includes the easement for support and shelter created under the Act;
- 1.1.18. **Rules** means the rules made by the Corporation under the power contained in these By-Laws;
- 1.1.19. **Visitors** includes customers, invitees and clients of the Owner or Occupier of a Lot.

1.2. Interpretation

In these By-Laws, unless the contrary intention appears:

- 1.2.1. a term defined in the Act has the same meaning when used in these By-Laws unless the contrary intention appears;
- 1.2.2. a reference to any statute, regulation or Council By-Law includes all amendments, consolidations or replacements of them;
- 1.2.3. one gender includes all the other genders; and
- 1.2.4. the singular includes the plural and the other way around.

Part 2 - Mandatory By-Laws

2. Persons bound by these By-Laws

- 2.1. The following persons are bound by these By-Laws:
 - 2.1.1. the Corporation;
 - 2.1.2. the Owners and Occupiers of the Lots comprising the Community Scheme;

- 2.1.3. the Visitors; and
- 2.1.4. persons entering the Building or the common property.

3. Administration Management and Control of Common Property

- 3.1. The Corporation is responsible for the tasks set out in the Act as the functions of the Corporation, and any additional functions given to it under these By-Laws.
- 3.2. The Corporation is (in addition to its responsibilities under the Act) responsible for:
 - 3.2.1. the repair and maintenance (including cleaning and painting) of the exterior facades on the Building;
 - 3.2.2. the repair, maintenance and planting of the landscaped areas of the Common Property;
 - 3.2.3. the repair and maintenance of the driveway and car parking areas of the Common Property;
 - 3.2.4. the repair, maintenance and replacement of any security lighting on the Common Property; and
 - 3.2.5. the repair, maintenance and replacement of any fixtures or fittings of a Corporation on the Common Property.
- 3.3. The Corporation, subject to giving reasonable written notice, shall be permitted to access the interior of any Lot to enable the Corporation to clean, paint and maintain the exterior building façade (including a balcony) and to keep such facade in a state of good and serviceable repair and the Corporation, in exercising this power, shall ensure that its servants, agents and employees cause as little inconvenience to the Lot holder or Occupier as is reasonable and shall indemnify the Owner or Occupier against all claims arising from such entry.
- 3.4. Any costs incurred by the Corporation in fulfilling its functions under either or both the Act and these By-Laws are recoverable from the Owners of the Lots in proportion to the Lot Entitlement of each Lot.
- 3.5. In the administration, management and control of the Common Property, the Corporation must ensure that these By-Laws are adhered to by the persons that are bound by the By-Laws. The Corporation has an obligation to enforce the By-Laws for the benefit of the Owners and Occupiers of the Lots and for the benefit of the Corporation.
- 3.6. The Corporation may (but is not obliged to) establish a Management Committee ("the Committee") in accordance with Division 3 Part 9 of the Act. The Committee shall be responsible to the Corporation for the administration, management and control of the Common Property except with regard to matters relating to:
 - 3.6.1. the appointment of a Manager;
 - 3.6.2. maintenance, upgrades or improvements to the Common Property where the expenditure exceeds \$20,000 or such other predetermined

value established at a meeting of the Corporation;

- 3.6.3. the Corporation's insurance obligations under the Act; and
- 3.6.4. any matter requiring special or unanimous resolution in accordance with the Act.

- 3.7. The Corporation may appoint a manager to carry out, on behalf of the Corporation, the function of administering, managing and controlling the Common Property ("the Manager").
- 3.8. The Manager will be appointed on a contract that is subject to annual review by the Corporation ("the Management Contract").
- 3.9. If on annual review the Corporation is dissatisfied with the Manager's performance the Corporation may terminate the Management Contract.

4. Use and Enjoyment of the Common Property

- 4.1 The Common Property is, subject to the Act and these By-Laws for the common use and enjoyment of Owners and Occupiers in the Community Scheme and their Visitors.
- 4.2. A person bound by these By-Laws:
 - 4.2.1. must not obstruct the lawful use of the Common Property by any person;
 - 4.2.2. must not use the Common Property in a manner that unreasonably interferes with the use and enjoyment of the Common Property by the other persons bound by these By-Laws or their Visitors;
 - 4.2.3. must not make, or allow that person's Visitors to make, undue noise in or about the Common Property;
 - 4.2.4. must not interfere, or allow that person's Visitors to interfere, with other people in the enjoyment of their rights in relation to the Common Property;
 - 4.2.5. must not smoke on Common Property;
 - 4.2.6. must only wash or clean a Motor Vehicle in an area set aside for that purpose;
 - 4.2.7. must not park a Motor Vehicle in a parking space allocated for others on the Common Property, or alternatively, on a part of the Common Property on which parking is not authorised by the Corporation;
 - 4.2.8. must take reasonable steps to ensure that their Visitors do not park a Motor Vehicle in parking spaces allocated for others on the Common Property or on parts of the Common Property on which parking is not authorised by the Corporation;
 - 4.2.9. must ensure that any truck or other vehicle of any type, including any trailer or load, which accesses the visitor parking area does not exceed 10 tonnes

in weight;

- 4.2.10. must not repair Motor Vehicles on the Common Property;
- 4.2.11. must not drive a Motor Vehicle at a speed of greater than 10 km/hour on the Common Property;
- 4.2.12. must not damage or interfere with any landscaping on the Common Property;
- 4.2.13. must not use any portion of the Common Property for that person's garden;
- 4.2.14. must not display any sign, or any other conspicuous material of a similar nature on any part of the Common Property;
- 4.2.15. must not leave or store any items on the Common Property;
- 4.2.16. must not take glass into the swimming pool area or sauna at any time; and
- 4.2.17. must not use or interfere with any fire safety equipment except in the case of an emergency and must not obstruct any fire stairs or fire escape.

5. Use of Lots

Subject to the Act, any other relevant legislation and these By-Laws, a person bound by these By-Laws must not use a Lot for a purpose unless the use is consistent with these By-Laws or the use has been otherwise approved by the Corporation.

Part 3 - General Provisions

6. Prohibited Activities

A person bound by these by-laws shall not:

- 6.1. be inappropriately or inadequately clothed in the opinion of the Corporation when upon the Community Scheme so as to be visible from another Lot or the Common Property;
- 6.2. carry, use, discharge or expose any firearm, explosive, fireworks, airgun or other weapon.

7. Smoke Detectors

A person bound by these by-laws must ensure that all smoke detectors, steam detectors and heat detectors situated within a Lot are operational at all times and must not do or omit any act, matter or thing which may interfere with or impede any such smoke, heat and steam detector within a Lot, including removing, disconnecting or painting over any such device, and, without limiting the generality of the foregoing, an Owner or Occupier shall ensure that all such smoke, heat and steam detectors within a Lot are at all times compliant with relevant regulations.

8. Balconies

A person bound by these by-laws must:

- 8.1 take every reasonable precaution to prevent items from blowing or dropping off the balcony of the Lot; and
- 8.2 take every reasonable precaution when watering plants or flower boxes on any balcony of the Lot to prevent water overflowing upon any other Lot or Lot Subsidiary or the Common Property.

9. Renovation, alterations or additions to Lots

A person bound by these by-laws shall not perform or carry out any refurbishment, renovation, alterations or additions to or upon his or her Lot except in accordance with the following:

9.1 Under this by-law, the following activities are "refurbishment":

- 9.1.1 the painting of the interior of a Lot;
- 9.1.2 the replacement of drapes to the interior of windows;
- 9.1.3 the replacement of light fittings to the interior of a Lot, and
- 9.1.4 a person bound by these by-laws may undertake the work of refurbishment of a Lot without the prior notification to or consent of the Corporation provided that such person ensures that all other by-laws or any Rules that may be adopted by the Corporation from time to time are complied with.

9.2 Under this by-law, the following activities are "renovation":

- 9.2.1 the installation, removal or replacement of any tiling to any bathroom, laundry or the floors and walls of any other part of a Lot;
- 9.2.2 the installation, removal or replacement of any timber flooring, carpets or other floor coverings to the floor of any part of a Lot;
- 9.2.3 a person bound by these by-laws may only undertake the work of renovation of a Lot upon the following terms and conditions:
 - 9.2.3.1 such person has provided written notice to the Corporation detailing the type of work that is to be carried out and advising the Corporation as to the name of the company or tradesperson who will be carrying out the renovation not less than thirty (30) days prior to the intended start date for such renovation;
 - 9.2.3.2 any renovation that involves the installation of any type of hard floor covering must include the installation of an acoustic underlay which shall be of a specification and rating which is the equivalent of the Association of Australian Acoustical Engineers 5 Star Rating for acoustic underlay; and
 - 9.2.3.3 the Corporation has provided a written acknowledgement to such person that the renovation is to be carried out, which acknowledgement shall not to be unreasonably withheld.

9.3 Under this by-law, the following activities are "alterations or additions":

- 9.3.1 the alteration of the external appearance of the building, including the balcony to a Lot;
- 9.3.2 the removal of or addition to any structural or Common Property brick concrete wall or slab construction; and
- 9.3.3 alterations to any air conditioning, plumbing, electrical, intercom or other service which involves drilling, cutting or chasing of holes in the walls, floor or ceilings of any part of a Lot.
- 9.3.4 A person bound by these by-laws may only undertake the work of alterations or additions to a Lot upon the following terms and conditions:
 - 9.3.4.1 such person has submitted a proposal for such alterations or additions to the Corporation for its consideration and referral (at the option of the Corporation) to a suitably qualified person of its choosing;
 - 9.3.4.1 such person has consulted with any suitably qualified person appointed by the Corporation to advise it in respect of such alterations or additions and paid to the Corporation the costs incurred by the Corporation of engaging such a suitably qualified person.
- 9.3.5 The Corporation shall, as soon as practicable after considering the proposed addition or alteration, undertake the following:
 - 9.3.5.1 call a general meeting of the Corporation to consider the proposed addition or alteration and to obtain, by special resolution, the consent of the members of the Corporation to the proposed addition or alteration;
 - 9.3.5.2 the Corporation shall provide written consent to the Owner or Occupier of the Lot that has proposed the addition or alteration within thirty (30) days of the resolution to consent to the proposed addition or alteration;
 - 9.3.5.3 should such a general meeting fail to obtain a special resolution to approve the proposed addition or alteration, then the proposal is refused by the Corporation;
 - 9.3.5.4 all costs associated with the general meeting required by this By Law 9.3.5.4 shall be paid, in all things, by the Owner or Occupier of the Lot that has proposed the addition or alteration;
 - 9.3.5.5 such person has obtained all necessary consents or approvals from any government or statutory authority pertaining to such alterations or additions and shall upon request from the Corporation provide the Corporation with a copy of any such consents or approvals; and
 - 9.3.5.4 all work shall be carried out strictly in accordance with the provisions of any consents granted or terms laid down for such works either by the Corporation or any government or statutory

authority.

9.4 All approved work for carrying out any renovation, alteration or addition to a Lot may only be undertaken upon the following terms and conditions:

- 9.4.1 all work shall be undertaken by qualified tradespersons in a proper and workmanlike manner;
- 9.4.2 all work shall be undertaken only between the hours of 8.00 am to 5.00 pm on Mondays to Fridays other than public holidays;
- 9.4.3 work shall only be carried out when and if all common entrance ways, hallways, elevators and other similar areas are fully protected against damage;
- 9.4.4 before any work is commenced, such person shall notify Owners or Occupiers by placing a notice in the lifts and on the notice board advising that renovation, alteration or addition works are to be undertaken on a certain apartment and advising the dates between which the works will be undertaken and the hours of the day that the works will be occurring;
- 9.4.5 any damage caused to Common Property shall be rectified by such person to the satisfaction of the Corporation;
- 9.4.6 all Common Property areas shall be left in a clean and tidy condition on a daily basis;
- 9.4.7 all work shall be undertaken in such a way so as to cause minimum disturbance or inconvenience to the Lotholders or Occupiers of any other Lots;
- 9.4.8 such person shall effect all proper insurance cover against damage to persons and property which may be caused or may arise out of such alterations or additions and shall upon request from the Corporation provide the Corporation with a copy of such insurance policy or cover;
- 9.4.9 such person shall permit a representative or representatives of the Corporation to inspect the work being undertaken from time to time until such work is complete upon reasonable notice of such intended inspections;
- 9.4.10 where such renovation, alteration or addition involves alterations to any air conditioning, plumbing or electrical service, then a person bound by these by-laws shall provide a copy of any relevant Certificate of Compliance issued at the completion of such work at the request of the Corporation; and
- 9.4.11 any rubble or refuse arising from the performance of such alterations or additions shall be removed as soon as practicable and must not be disposed of in domestic garbage bins, common area sinks or garden sinks under outside taps.

10. Noise

A person bound by these By-Laws:

- 10.1. shall not create any noise on the Community Parcel in a manner which

unreasonably interferes with the use and enjoyment by an Owner or Occupier of another Lot or of any person lawfully using Common Property; and

- 10.2. must ensure that equipment and machinery in their Lot or Common Property does not cause vibrations or noise in another part of the community parcel which might unreasonably interfere with the use and enjoyment by another Owner or Occupier of their Lot or Common Property.

11. Lot Subsidiary Storage Areas

The Owner or Occupier of a Lot which contains a Lot Subsidiary Store shall not under any circumstances rent, let, sublet, licence or otherwise part with possession or allow the store subsidiary to be used by any person other than the Owner or Occupier of another Lot.

12. Motor Vehicles

In addition to any other power, authority, duty or function imposed or conferred on the Corporation, it shall have the power to tow away any Motor Vehicle parked or standing in contravention of these By-Laws at the expense of the person whose act or default has caused the contravention and that person shall indemnify the Corporation for all costs and damages arising out of such actions.

13. Carparking Areas

- 13.1. Any area set aside for the parking of motor vehicles, including a Lot Subsidiary Carpark, shall at all times only be used for the purpose of standing or parking a motor vehicle.
- 13.2. Except with the prior written consent of the Corporation, such a carparking area shall specifically not be used for the storage of goods, chattels or furniture of any kind whatsoever, including items that are stored in storage boxes, containers, lockers or storage cages that are suspended from the roof of the carparking area.
- 13.3. The Owner or Occupier of a Lot which contains a Lot Subsidiary Carpark shall not under any circumstances rent, let, sublet, licence or otherwise allow the carpark subsidiary to be used by any person other than the Owner or Occupier of another Lot.
- 13.4. The Owner or Occupier of a Lot which contains a Lot Subsidiary Carpark shall ensure that the carpark subsidiary is at all times clean and is free of all oil or grease stains and the Owner or Occupier of a Lot shall ensure that all such stains are cleaned up as soon as possible after such staining has occurred.

14. Obstruction

A person bound by these By-Laws must not obstruct lawful use of Common Property by any person.

15. Damage to Common Property

A person bound by these By-Laws must not mark, paint, drive nails or screws or the like into, or otherwise damage or deface, any structure or other improvement that forms part of the Common Property except with the consent of the Corporation.

16. Behaviour of Invitees

- 16.1. A person bound by these By-Laws shall take all reasonable steps to ensure that their invitees do not behave in a manner that unreasonably interferes with the use and enjoyment of another Owner or Occupier or of any person lawfully using Common Property.
- 16.2. A person bound by these By-Laws will be liable to compensate the Corporation in respect of all damage to the Common Property or personal property vested in it caused by such person.
- 16.3. The Owner of a Lot which is the subject of a lease or licence agreement shall take all reasonable steps, including any action available to that Owner under any such lease or licence agreement, to ensure that any lessee or licensee or other Occupier of the Lot or their invitees comply with the provisions of the By-Laws.
- 16.4. The duties and obligations imposed by these By-Laws on an Owner or an Occupier of a Lot must be observed not only by the Owner or Occupier but also by their tenants, guests, servants, employees, agents, children, invitees and licensees of such Owner or Occupier.

17. Depositing Rubbish etc on Common Property

- 17.1. A person bound by these By-Laws must not deposit or throw upon the Common Property any rubbish, dirt, dust or other material that is likely to unreasonably interfere with the use and enjoyment of the Owner or Occupier of another Lot or of any person lawfully using the Common Property.
- 17.2. A person bound by these By-Laws must not throw or allow to fall or permit or suffer to be thrown or to fall any paper, rubbish, refuse, cigarette butts or other substance whatsoever out of the windows or doors or down staircases, from balconies, from the roof or in the passageways of any building on the Site. Any damage or costs for cleaning or repair caused by breach of this By-Law must be borne by the Owner or Occupier.

18. Appearance of building

- 18.1. A person bound by these By-Laws must not, except with the consent in writing of the Corporation:
 - 18.1.1. hang any washing, towel, bedding, clothing or other article or display any sign, advertisement, placard, banner, pamphlet or like matter on any part of their Lot in such a way as to be visible from outside the Building;
 - 18.1.2. place anything other than outdoor settings, chairs, a barbecue and plants on any balcony or verandah of a Lot; or
 - 18.1.3. use or permit to be used any barbecue upon the balcony of a Lot or upon any other Lot or subsidiary of a Lot unless such barbecue is gas or

electric.

18.2. An Owner or Occupier must not:

- 18.2.1. subject to the provisions of By Law 43, erect or affix any curtains, blinds, or awnings to the outside of their Lot or the Building; or
- 18.2.2. affix any fittings to exterior walls or ceilings of their Lot or the Building, without the prior written consent of the Corporation and must comply with the directions and requirements of the Corporation, including without limitation, style and colour of window treatments.
- 18.3. Outside wireless or television aerials or satellite receivers must not be erected without the prior written permission of the Corporation.
- 18.4. An Owner or Occupier must not paint or affix any advertisements, placards, banners, pamphlets, notices or posters to or on any part of the exterior of their Lot nor do anything to vary the external appearance of their Lot or the Building without the prior written consent of the Corporation.
- 18.5. The Corporation will at regular intervals paint and maintain the exterior facade of the building and keep the Common Property in a state of good and serviceable repair and properly maintain all chattels, fixtures and fittings (including walkways, stairways, lifts, handrails, intercoms except the handsets inside apartments and security equipment, if any) held by the Corporation or used in connection with the Common Property or its enjoyment by Owners or Occupiers and Visitors and for this purpose enter into an appropriate contract or contracts with third parties for such parties to provide those services for the benefit of Owners on behalf of the Corporation.

19. Storage of Flammable Liquids etc.

- 19.1. An Owner must not, except with the consent in writing of the Corporation, use or store on a Lot or on the Common Property any flammable chemical, liquid or gas or other flammable material, other than chemicals, liquids, gases or other material used or intended to be used for domestic purposes, or any such chemical, liquid, gas or other material in a fuel tank of a Motor Vehicle or internal combustion engine or domestic cleaning chemicals.
- 19.2. An Owner or Occupier must not bring to, do or keep anything in their Lot which will increase the rate of fire insurance on any building or any property on a Lot or which may conflict with the laws and/or regulations relating to fires or any insurance policy upon the building or any property on the Site or the regulations or ordinances of any public authority for the time being in force.
- 19.3. If an Owner or Occupier does or permits to be done any act matter or thing which has the effect of invalidating or avoiding any policy of insurance taken out by the Corporation then such Proprietor or Occupier will be responsible for any damage or loss which the Corporation or any other Owner may suffer or incur as a result of them.

20. Garbage disposal

20.1. An Owner or Occupier of a Lot must:

- 20.1.1. comply with all local authority By-Laws and ordinances relating to the disposal of garbage; and
- 20.1.2. ensure that the health, hygiene and comfort of the Owner or Occupier of any other Lot is not adversely affected by their disposal of garbage.
- 20.2. Garbage receptacles will be placed only where approved by the Corporation and used only for the purpose for which they are provided.
- 20.3. A person bound by these By-Laws must ensure that the car parking areas including Lot Subsidiary Carparks are at all times kept tidy and free of all litter.

21 Keeping of animals

- 21.1 A person bound by these By-Laws must not keep an animal (without the prior written consent of the Corporation), in or in the vicinity of a Lot but this By-Law 20 does not prevent an Occupier of or visitor to a Lot who suffers from a disability from keeping a relevant animal (as defined in the Act) in or in the vicinity of a Lot or Common Property, if trained to assist the Occupier in respect of that disability.
- 21.2. Where a person bound by these By-Laws (with the consent of the Corporation or under By-Law 21.1) brings or keeps an animal on a Lot or any other part of the Common Property that person is:
 - 21.2.1. liable to the proprietors or Occupiers of all other Lots comprised in the Plan of Community Division, and all other persons lawfully on the Common Property for any act or noise which is disturbing to an extent which is unreasonable, and for damage to, or loss of property or injury to any person caused by the animal; and
 - 21.2.2. responsible for cleaning up after the animal has fouled any part of another Lot or any part of the Common Property.
- 21.3 A person bound by these By-Laws must ensure that a dog must be kept on a leash at all times when the dog is on or about the Common Property.
- 21.4 If any animal causes a nuisance, the Corporation may give notice to the Lot Owner or Occupier to remove the animal from the Lot or the Common Property (or both). The Lot Owner or Occupier must remove the animal from the Lot or the Common Property immediately upon receipt of the notice from the Corporation.
- 21.5 A Lot Owner or Occupier must take all reasonable steps to ensure that any animal in their control does not urinate or defecate on the Common Property, and that if this should accidentally occur the Lot Owner or Occupier will immediately remove any animal faeces.
- 21.6 Nothing in this By-law shall prevent a Visitor to the Community Parcel who has a disability from using a relevant animal trained to assist the Visitor in respect of that disability.

21.7 For the purposes of this By-law:

- 21.7.1 "assistance animal" has the same meaning as in the *Equal Opportunity Act 1984* (SA);
- 21.7.2 "relevant animal" means an assistance animal and a therapeutic animal;
- 21.7.3 "animal" shall mean and include (but is not limited to) household dogs and cats (of such breed which is unlikely to cause a disturbance in apartment living), household birds, fish and reptiles.
- 21.7.4 "therapeutic animal has the same meaning as in section 88A of the *Equal Opportunity Act 1984* (SA).

22 Leasing

- 22.1 Where an Owner leases a Lot, the Owner must:
 - 22.1.1 issue any lessee or occupant with a copy of these By-laws;
 - 22.1.2 inform the Manager of the identity of the lessee and the term of the lease prior to the commencement of the lease or right of occupation.
- 22.2 Not lease the Lot or part thereof or grant a right of occupation in respect of the Lot or part thereof for valuable consideration for a period of less than two months.
- 22.3 The Owner of a lot that is the subject of a lease or license agreement shall take all reasonable steps, including any action available to him or her under any such lease or license agreement, to ensure that any lessee, licensee or other occupiers of the lot and their invitees comply with the provisions of these by-laws and without limiting the generality of the foregoing shall:
 - 22.3.1 ensure that it shall be an essential term of every lease or license agreement that the lessee or licensee or other occupier of the lot complies with the provisions of these by-laws; and
 - 22.3.2 provide every lessee or licensee or other occupier of the lot with a copy of these by-laws and shall in addition ensure that in the event that such lease or license agreement shall be in writing that a copy of these by-laws is annexed thereto.
- 22.4 The Corporation must keep confidential at all times any information it receives pursuant to this By-law about any lessee or occupant of a Lot, including the terms of any lease or right of occupation.

23 Observance of By-Laws

The duties and obligations imposed by these By-Laws on an Owner must be observed by the Owner and the Owner's Occupiers, tenants, guests, servants, employees, agents, children, invitees and licensees.

24 Lot to be kept clean

24.1 Each Owner or Occupier must:

- 24.1.1 keep their Lot clean and take all practicable steps to prevent infestation by vermin and/or insects;
- 24.1.2 keep their windows in a thorough state of cleanliness and if any window, including a glass sliding door to a balcony, is broken or cracked then the Owner or Occupier shall promptly notify the Corporation of such damage so that the Corporation can arrange for the replacement of such window with new glass of the same kind and weight as at present and at the cost in all things of the Owner or Occupier should such damage be caused by the Owner or Occupier of the Lot;
- 24.1.3 ensure that the window tinting to any external window of their Lot is replaced with window tinting that is of the same type and colour as the existing window tinting; and
- 24.1.4 be responsible for the interior cleanliness, maintenance and decoration of their Lot, including balcony and courtyard glass and balcony balustrades even though that may be classified as Common Property.

24.2 The Owner or Occupier of a Lot must not wash down, sweep or clean balconies, or water plants on balconies which results in surplus water, dust or debris running or falling from the edge of the balcony.

25 Notice to be given

An Owner or Occupier must give the Corporation prompt notice of any accident to or defect in the water pipes, electric installations or fixtures which comes to their knowledge and the Corporation shall have authority by its agents or servants in the circumstances having regard to the urgency involved to examine or make such repairs or renovations as they may deem necessary for the safety and preservation of the said building as often as may be necessary.

26 Corporation may inspect

- 26.1 Subject to giving reasonable written notice (without notice in the case of emergency) the Corporation and its servants, agents and contractors will be permitted to inspect the interior of any Lot and to test any electrical, gas or water installation or equipment therein and to trace and repair any leakage or defect in the said installation or equipment (at the expense of the Owner in cases where such leakage or defect is due to any act or default of the said Owner).
- 26.2 The Corporation, in exercising this power, shall ensure that its servants, agents and employees cause as little inconvenience to the Owner or Occupier as is reasonable in the circumstances.

27 Infectious diseases

- 27.1 In the event of the outbreak of any infectious disease which requires infected or contagious persons to notify relevant health authorities pursuant to any statute, regulation or ordinance, then a person bound by these By-Laws who becomes infected or contagious with such disease must, in addition to the requirements of

any such statute, regulation or ordinance, provide notification to the Corporation immediately upon becoming aware that they are so infected or contagious.

27.2 If any person bound by these By-Laws is required to undertake a period of quarantine or self-isolation in a Lot, then in addition to the requirements of By-Law 27.1 above, such person shall also immediately advise the Corporation of the Lot number they are occupying, the identity of any other persons in that Lot so quarantined or isolating and the period of time that such person or persons will be quarantined or otherwise isolated in the Lot.

28 Unavoidable noise to be minimised

In the event of any unavoidable noise in a Lot at any time the Owner or Occupier of the Lot must take all practical means to minimise annoyance to other occupants by closing all doors, windows and curtains of their Lot and also such further steps as may be within their power for the same purpose.

29 Moving Articles

The Owner or Occupier must comply with and observe the following conditions and restrictions for delivery or movement of goods or furniture to and from a Lot:

29.1 goods or furniture may be delivered to and from the Lot only between the hours of 8.00 am to 5.00 pm on Mondays to Fridays and 10.00 am to 4.00 pm on weekends and public holidays;

29.2 goods or furniture shall only be moved to or from a Lot under the direct supervision of the Owner or Occupier of the Lot, and shall only be moved through such entrances at such times and in such manner as will ensure minimum interference with persons using the entrances or Common Property;

29.3 goods or furniture being moved to or from a Lot shall only be carried in the northern lift installed in the Building, which has been designated for the purpose of carrying goods or furniture (Goods' Lift);

29.4 before goods or furniture are carried in the Goods Lift the sides of the Goods Lift will be covered in such manner as the Corporation directs to prevent scratching or damage;

29.5 goods or furniture must not be left on the Common Property at any time and if so left may be removed by the Corporation at the expense and risk of the Owner; and

29.6 appropriate measures must be taken to ensure that the security of the Building is maintained at all times while goods or furniture are being delivered to or removed from the Building.

30 Committee may make Rules

Subject to the Act, the Corporation or its appointed manager may make Rules relating to the Common Property not inconsistent with these By-Laws and the same will be observed by the Owners and their tenants, servants, agents, guests, employees, invitees or licensees unless and until they are disallowed or revoked by a majority resolution at a general meeting of the Owners.

31 Tenants to have notice of Rules

- 31.2 A copy of the current Rules (or a precis of them) shall be provided to the Lessee or Occupier of any Lot not personally occupied by the Owner and in any event incorporated as an annexure to any lease or licence granted to a lessee or Occupier.
- 31.3 To evidence that a copy of the Rules as provided for in By-Law 31.1 has been provided to a lessee or Occupier, a copy of the lease or licence granted to a lessee or Occupier shall be provided to the Corporation upon request.

32 Owners not to instruct contractors/workmen

Owners must not directly instruct any contractors or workmen employed by the Corporation unless so authorised by the Corporation.

33 Change in Ownership

- 33.2 A Lot Owner must immediately notify the Corporation of: -

- 33.2.1 any change in ownership of the Lot, or any change in address of a Lot Owner; and
 - 33.2.2 any change in the occupancy of the Lot.

34 Security

- 34.2 The Corporation may take all reasonable steps to ensure the security of the Site and property of the Corporation and the observance of these By-Laws and without limiting the generality of the foregoing, may:
 - 34.2.1 close off any part of the Common Property not required for ingress or egress to a Lot or a parking space on either a temporary or permanent basis or otherwise restrict the access to or use by Owners or Occupiers of any such part of the Common Property;
 - 34.2.2 permit any designated part of the Common Property to be used by any security person, firm or company to the exclusion of Owners or Occupiers generally as a means of monitoring the security and general safety of the Site; and
 - 34.2.3 obtain, install and maintain any locks, alarms, communication system or any other security device.
- 34.3 If the Corporation in the exercise of any of its powers under these By-Laws restricts the access of Owners or Occupiers to any part of the Common Property by means of any lock or similar security device it may make such number of keys or operating systems (if any) as it determines available to Owners free of charge and thereafter may at its discretion make additional numbers of them available to Owners upon payment of a reasonable charge as may be determined from time to time by the Corporation.
- 34.4 The Owner of a Lot to whom any key or any operating system is given under these By-Laws shall exercise a high degree of caution and responsibility in making the same available for use by any Occupier of a Lot and shall take

reasonable precautions (which shall include an appropriate covenant in any lease or licence of a Lot to any such Occupier) to ensure the return of them to the Owner or the Corporation upon the Occupier ceasing to be an Occupier.

- 34.4 Any Owner or Occupier of a Lot to whom any key or any operating system is given under these By-Laws shall exercise a high degree of diligence and responsibility in:
 - 34.4.1 providing any such key or operating system to any individual who is not an Owner or Occupier of a Lot;
 - 34.4.2 allowing any such individual to use any such key or operating system; and
 - 34.4.3 ensuring the return of such key or operating system to the Owner or Occupier or the Corporation upon such person ceasing to use such key or operating system.
- 34.6 An Owner or Occupier of a Lot into whose possession any key or operating system referred to in these By-Laws has come will not without the prior written approval of the Corporation duplicate the same or cause or permit the same to be duplicated and shall take all reasonable precautions to ensure that the same is not lost or handed to any person other than another Owner or Occupier and is not disposed of otherwise than by returning it to the Corporation.
- 34.7 An Owner or Occupier of a Lot who is issued with a key or operating system referred to in these By-Laws shall immediately notify the Corporation if the same is lost or misplaced.

35 Corporations rights and powers - unpaid contributions, levies, interest, late fees

- 35.1 An Owner (which expression shall extend to a corporation and a mortgagee in possession) must pay on demand:
 - 35.1.1 the whole of the Corporation's costs and expenses (including Solicitors and own client costs) incurred in recovering levies or moneys duly levied upon that Owner's Lot in the Plan by the Corporation under the Act or under the By-Laws of the Corporation; and
 - 35.1.2 such costs as may have been ordered to be paid by the Owner to the Corporation by any Court, Tribunal or body with authority to order the payment of costs.
- 35.2 In the event that the Owner fails to attend to the payment of such costs and expenses after demand is made for the payment of same, the Corporation may take action for the recovery of same in any Court of competent jurisdiction with the proviso that, in respect of the Corporation's party and party costs, the Corporation shall comply with any procedure for the taxation and recovery of costs provided for in the Rules of the Court, Tribunal or other body which orders payment of costs in favour of the Corporation. The Corporation may also enter any costs payable to it as referred to in By-Law 35.1 above against the levy account of the Owner's Lot in the Plan.
- 35.3 If a contribution levied under the Act is unpaid 30 days after it falls due for payment, then the amount of the unpaid contribution will bear interest thereafter at an annual rate as determined by the Corporation from time to time, unless

otherwise determined by Ordinary Resolution at a general meeting. At the discretion of the Committee, any Corporation Manager has administrative discretion to write off interest at a limit to be determined by the Corporation from time to time.

- 35.4 If at the time a person becomes the Owner of a Lot, another person is liable in respect of the Lot to pay interest on a contribution, the Owner is jointly and severally liable with the other person for the payment of the interest.
- 35.5 The amount of any interest is recoverable by the Corporation as a liquidated debt.
- 35.6 Where the Corporation expends money to make good damage caused by a breach of the Act, or of these By-Laws by any Owner or the tenants, Occupiers, guests, servants, employees, agents, children, invitees or licensees of the Owner or any of them, the Corporation will be entitled to recover the amount so expended as a debt in an action in any Court of competent jurisdiction from the Proprietor of the Lot at the time when the breach occurred.

36 Insurance

- 36.1 The Corporation shall ensure that there is one (1) Policy of Building Insurance for all Community Lots and Common Property within the Community Parcel and one policy of Public Liability Insurance for all of the Common Property.
- 36.2 Lot holders shall be liable to the Corporation to make contributions for any insurance taken out by the Community Corporation over the Community Parcel which shall, in addition to the requirements of the Act, cover the buildings, structures and improvements constructed on each Community Lot, and the Policy of Insurance will be administered by the Corporation.
- 36.3 The Corporation will ensure that sufficient funds are obtained from the contributions to the administrative fund payable by the Lot holders to enable payment of the premium for any policy of insurance.
- 36.4 The Corporation must review, on an annual basis:
 - 36.4.1 all insurance effected by it; and
 - 36.4.2 the need for new or additional insurances.
- 36.5 Notice of an Annual General Meeting must include a form of motion to decide whether insurance(s) effected by the Corporation should be confirmed, varied or extended.
- 36.6 The Corporation must immediately affect new insurances or vary or extend insurances if there is an increase in risk or a new risk to Common Property or the Corporation.
- 36.7 An Owner or Occupier must not do anything that might:
 - 36.7.1 void or prejudice insurance effected by the Corporation; or
 - 36.7.2 increase any insurance premium payable by the Corporation.
- 36.8 Each Lot holder shall be responsible for their own contents, third party property

and bodily injury insurance on the Lot extending to cover any person occupying the Lot holder's Lot with any such policy being issued by a reputable insurer approved by the Corporation with minimum insurance cover for loss or damage to property or person or third parties of \$20,000,000 in respect of any one accident or event.

36.9 A Lot holder shall provide evidence to the Corporation of the Lot holder's current valid insurance schedule or policy on request.

37. No Trade or Business From Lots

37.1 The Owner or Occupier of a Lot must not use that Lot or any part of the Common Property for any trade or business including the sale or offering for sale of any goods or merchandise nor permit others to do so without obtaining the prior written approval of the Corporation.

37.2 Nothing in this By Law shall prevent the Owner or Occupier of a Lot from maintaining and using any part of a Lot as a home office, or from performing work for an employer from a Lot or any part thereof.

38 Severability

If any By-Law or any part of these By-Laws cannot be given effect or full force and effect by reason of statutory invalidity or otherwise such By-Law or part By-Law as the case may be which cannot be given effect or its full force and effect will be severed, ignored or read down restrictively but so as to maintain and uphold as far as possible the remaining By- laws.

39 Offence

Any person who contravenes or fails to comply with the provisions contained in these By- laws or ~~Rules~~ is guilty of an offence.

KS

40 Penalty

The maximum penalty for the breach of any of these By-Laws or ~~the Rules~~ is such amount as may from time to time be prescribed by the Act.

41 Compensation to Corporation

41.1 The Owner or Occupier of a Lot shall compensate the Corporation in respect of any damage to the Common Property or personal property vested in the Corporation caused by that Owner or Occupier or their respective tenants, licensees or invitees.

41.2 In circumstances where the Corporation arranges for a service call to the Building and the reason for that service call relates to a particular Lot or Lots or is necessitated by reason of an act or omission of an Owner or Occupier then the Corporation will be entitled to recover the costs incurred in respect of such service call directly from the relevant Owner or Occupier.

41.3 Should an emergency services provider, (including but not limited to Metropolitan Fire Service or SA Ambulance) attend the Community Parcel in response to a medical emergency call or a fire alarm and that call or fire alarm proves to be a false call out for which the Corporation is invoiced, then provided that the Corporation can establish that the false call was made from a particular Lot, the Corporation shall be able to recover the costs incurred in respect of

such false call out directly from the relevant Lot Owner.

42 Maintenance of balcony sliding doors and windows

An Owner or Occupier must clean, maintain, repair and, if necessary, replace (in keeping with the appearance of the Building) all glass, window frames, all glass sliding doors and frames, locks, wheels and the tracking devices of all sliding doors on the balcony of their Lot.

43 External Blinds and Awnings

43.1 An Owner or Occupier may install blinds and awnings to the exterior of any balcony of a Lot in accordance with the following without the need to obtain the consent of the Corporation provided that:

- 43.1.1 such blind is manual, chain operated or motorised and is in the same type of fabric as Everscreen Luxaflex Shadescene in the colour Schist or similar;
- 43.1.2 any fittings attached to the tiles/concrete slab must be marine grade stainless steel and must be attached in such a way that the waterproofing membrane of the balcony floor/slab is not breached;
- 43.1.3 any electrical wiring installed for a motorised blind or awning must use waterproof conduits and fittings; and
- 43.1.4 no such fittings shall be attached or otherwise affixed to the aluminium bottom channel or to the top rail of any balcony balustrade, and if any holes are drilled into any balcony tiles, the Owner or Occupier must ensure that such holes are filled with polyurethane sealant of Sikaflex poly-urethane AP or Pro type.

43.2 External blinds and awnings which do not meet the above description must not be installed except with the prior written consent of the Corporation and if installed without such consent must be removed immediately upon demand to do so by the Corporation.

44 Smoking on Balconies

- 44.1 Smoking is prohibited at all times on a Balcony Lot Subsidiary of a Lot and a person bound by these by laws shall not at any time smoke on a Balcony Lot Subsidiary of a Lot.
- 44.2 For the purpose of this By - Law 44, smoking shall include the smoking of e-cigarettes or any vaping activity.

//Adcocks

CONVEYANCING SOLUTIONS

Lands, Services SA
101 Grenfell Street
Adelaide SA 5000

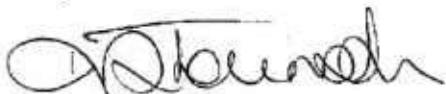
Attention: Sandy Beaglehole

Requisition Amendment/Variation By Laws – 14147908

Dear Sandy

Further to the Requisition Notice of 17th January for Document ID 14147908 I hereby request and authorise the replacement of page 23 of the document to reinstate Items 39 and 40 as attached with reference to RULES now being excluded.

Signed and Certified



Kathy Stolinski
Registered Conveyancer
Adcocks Pty Ltd

www.adcocks.com.au

Minutes of Extraordinary General Meeting

**Community Corporation No. 5555 Inc.
19-20 South Esplanade Glenelg 5045**

**Held at Best Strata Office 2/188 Fullarton Road, Dulwich SA 5065
On
Tuesday 17 October 2023 at 11:00am**

WELCOME

Meeting opened at 11:00am. With the approval of the Corporation, Sharon Ellis of Best Strata assisted in the conduct of the meeting and recording the minutes. A quorum was declared with 20 of the 34 unit holders in attendance by proxy.

ATTENDANCE LIST

Present by Proxy to Best Strata

Mr J & Ms A Hall	Lot 003
Mr R & Mrs P Wicks	Lot 004
Ms C Alcock	Lot 006
Mr D & Ms J Hanson	Lot 008
Mrs M Brown	Lot 010
Ms M Keneally	Lot 012
Mr P & Ms M Ochota	Lot 013
Mr R Sarre	Lot 015
Mrs M Batley	Lot 016
Mr A & Mrs E Henly	Lot 017
Mr B & Ms C Rule	Lot 018
Ms R Beilchambers & Mr G Salter	Lot 019
Mr B & Mrs B Hersey	Lot 020
Ms M Stovall	Lot 024
Ms K Radford	Lot 025
Mr B & Ms M Speechley	Lot 028
Mr B Hooper & Ms J Shaw	Lot 029
Mr M & Ms G Forgie	Lot 030
Mr G & Mrs A Pelgrave	Lot 031
Mr W Kachirski & Ms M Lahm	Lot 032

In Attendance

Sharon Ellis representing Best Strata.

DISCLOSURE OF PECUNIARY INTEREST

The Manager advised that it is an offence to not disclose any direct or indirect pecuniary interest in a matter relating to the Corporation. Under the Community Titles Act 1996 (s85), a delegate of a Community Corporation who has a direct or indirect pecuniary interest in any matter to be voted on at the meeting must disclose the nature of the interest to the members present before a vote is taken.

PROPOSED SPECIAL RESOLUTION – AMEND BY LAWS

That the Corporation By Laws be amended as follows;

-By Laws 1 to 14, as described in the Corporation By Law document filed with the Land Titles Office on 20 November 2017, be repealed (Refer attachment A).

-By Laws 1 to 44, as described below, be included.

20 votes in favour, nil votes against, motion carried.

NEXT ANNUAL GENERAL MEETING

The date for the Annual General Meeting is Wednesday 8 November 2023 at 6:00pm at Glenelg Catholic Parish, 17 High Street, Glenelg SA 5045

CLOSURE

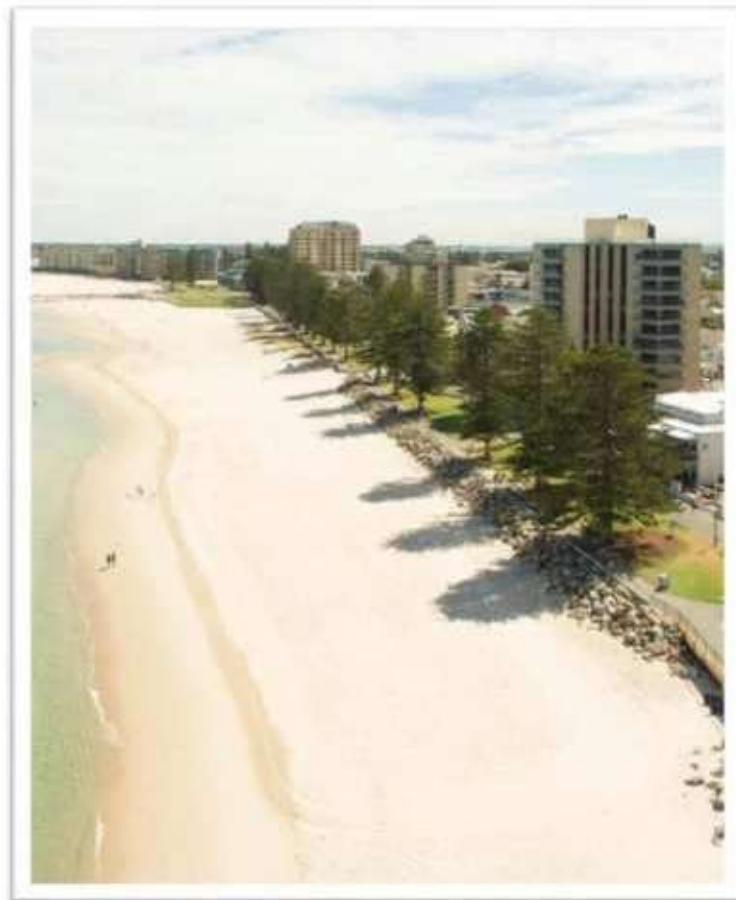
The meeting was closed at 11:30am.

This is a true copy of the minutes of the Special Resolution dated 17th October 2023

Signed

A handwritten signature in black ink, appearing to read "D W Hanson".

Presiding Officer – D W Hanson



SALTRAM TOWERS

COMMUNITY CORPORATION NO 5555 Inc

19-20 South Esplanade Glenelg SA 5045

INFORMATION FOR OWNERS AND TENANTS

February 2023

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	Management Committee
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	-Grey Proximity Fob
	-Black Airkey
	-Pool Key
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	Car Parking
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	Pets
	Smoking Restrictions
	Saltram Residents' Directory

SALTRAM TOWERS

Welcome to Saltram Towers, one of the most prestigious apartment buildings along the beach-front of Adelaide. We enjoy many facilities which are the envy of other apartment building residents, such as secure residents' parking and off-street visitor parking, communal gardens, a sauna, emergency generator, and an outdoor swimming pool in addition to the beach and our magnificent views.

The information in this booklet is aimed at preserving the life-style which we all enjoy.

Saltram Towers is a residential building and not holiday accommodation. Conducting any business activity or short-term rental (less than two months) is not permitted. For long-term rentals, owners are required to ensure that their tenants have a copy of and comply with the requirements of this document and the Saltram Towers By-Laws.

Saltram Towers is regulated under the Community Titles Act of 1996 (Community Corporation No. 5555 Inc). The corporation has an elected Management Committee, and has appointed Best Strata as Body Corporate Manager.

As an apartment owner or tenant at Saltram Towers, you should note these requirements, which are to be read in conjunction with Saltram Towers By-Laws. Further detailed information is available to owners by logging on to the Best Strata website (www.beststrata.com.au).

Apartment owners must notify the Body Corporate Manager (Best Strata) of any changes of ownership or changes in the occupancy of their apartment. When selling their apartment, owners should provide a copy of this Information Document to the selling Agent. Complaints by owners regarding tenants should be referred to the Body Corporate Manager (Best Strata) not to the Management Committee.

All residents and their visitors should be considerate of other residents by avoiding excessive noise/loud music and other disturbances, and by keeping all common areas clean and dry. In particular, feet/footwear should be free of sand (rinsed and dried as necessary) before entering the building. Owners who engage contractors are responsible for ensuring that common areas are cleaned as necessary each day after their contractors have finished.

MANAGEMENT COMMITTEE

Management Committee members are elected by apartment owners at each Annual General Meeting. The committee meets as and when required – approximately every six to eight weeks. A committee member can be contacted for urgent assistance on mobile phone 0408 084 907. Most enquiries should be directed during office hours to our Body Corporate Manager, Best Strata, on 08 8431 2287 or contact@beststrata.com.au

ACCESS & SECURITY

CCTV

Security cameras are located in the ground floor foyer covering the front and rear doors, visitors' car park and the pool area – and in the basement car park. Recorded information can be accessed by the police if required or by the committee, in which case two members will be present.

The secure areas can be accessed by using one of the following – the black Proximity Fob, the black AirKey, or Pool Key #268.

Black Proximity Fob

The black Proximity Fob will give a "beep" when placed close to a Proximity Reader. There are readers in the following locations:

- adjacent to the eastern and western inner doors of the ground-floor foyer to give access to the building.
- adjacent to the lift doors in the basement - the Proximity Fob must be used to call a lift.
- in each of the lifts - the Proximity Fob must be used to gain access to the basement.
- adjacent to the door in the northern section of the ground floor foyer - the Proximity Fob will open this door to give access to the stairs that lead to the basement.
- adjacent to the door located on the northern side of the lifts in the basement, giving access to the stairs leading to the ground floor foyer.
- on the ground floor southern fire escape door on the outside of the building – this allows access from the visitors' car park area to one of the fire escape stair-cases.
- on the ground floor toilet door, which must be closed at all times, accessible with a Fob.
- On the Western front exterior sliding doors between the hours of 9pm and 6am

Black AirKey

The black AirKey is a radio frequency device that is used to open the roller door to allow entry and exit for vehicles to and from the basement car park. Most of the AirKeys have two buttons – the bottom-right button (or top-left depending on how you hold it) activates the door.

Owners with one car park are allocated 2 AirKeys while Owners with two car parks are allocated 3 AirKeys.

Pool Key #268

This key will open the swimming pool gate.

It is important to note that all of the above devices (viz Fobs, Airkeys and Pool Keys) remain the property of Saltram Towers – a periodic audit will be conducted. Lost or stolen devices should be reported immediately. Fobs and Airkeys which are lost or cannot be accounted for will be de-activated (at no cost to owners) to maintain security of the building. Replacements for all devices can be provided, for which a charge will be made.

Any enquiries should be directed to the Saltram Key Custodian, currently Greg Pelgrave, Apt 11B. Any replacement devices will only be supplied to owners or owner's nominees with written authority, and any associated costs will be invoiced to the owner by the Body Corporate Manager.

When an apartment is sold, the vendor must notify the Management Committee Secretary of the proposed date of settlement, and the handover of all devices (Fobs, Airkeys, and Key #268) must be done through the Key Custodian who will record them as being returned. The devices will then be issued to the new owner who will be required to sign a new "Key Issue Form". Fobs and Airkeys not returned will be identified and deactivated. There will be an associated charge for missing devices.

The apartment owner remains responsible for all devices issued to tenants, tradesmen, family members, friends etc. At the termination of tenancies, completion of renovations, etc the owner must ensure that all issued Fobs are returned. Should any Fobs not be returned for any reason, the owner must immediately notify the Key Custodian or

the Secretary of the Management Committee. The owner will be required to pay for the cost of replacement Fobs, Airkeys and Key #268.

Security within the building is important to all residents. Exterior doors to the building must not be left open. Residents should not facilitate entry of strangers into the building.

ACCESS TO APARTMENTS

It is strongly recommended that a key to your apartment be made available to the Secretary of the Management Committee. Such a key would be used for emergency access (eg fire/water ingress/medical emergency). In addition, it would be used for occasional repairs, balcony wash-downs, etc, in which case all reasonable efforts would be made to advise the owner/resident beforehand.

INTERCOM

Intercom systems are located in the front and rear foyers to allow visitors to contact residents regarding access etc. Please note that the code numbers for apartments are different from the apartment numbers. The keys should be pressed firmly and it is a good idea to check that the number has registered in the viewing panel.

The Secretary of the Management Committee can add/delete names as required.

The Body Corporate is responsible for maintenance/servicing of the system, however if individual handsets/monitors are damaged, owners will be required to pay for the cost of repair/replacement.

KEY SAFES

Combination key safes, located in the eastern section of the ground floor foyer, have been made available to those owners who requested them - and can be made available to other owners on request and on payment of a one-off fee.

Key safes will be installed by the Body Corporate Manager – owners are not permitted to install their own. Once installed, the (apartment) owner owns the key safe, and is responsible for maintenance/replacement if necessary. Ownership of key safes can be transferred to new owners when apartments are sold.

Although not mandatory, key safe owners are encouraged to lodge their combination with the Key Custodian for confidential keeping, used only if instructed by the owner or in the case of an emergency that requires the key box to be opened.

CAR PARKING

Each apartment owns 1 or 2 car parks in the under-croft car park. Any private arrangements to utilise the car parks of other owners can be made by direct negotiation with those owners. Residents should not park in other owner's car parks without their prior consent. Vehicles should be parked so they do not encroach on adjoining car parks or inhibit access to adjoining cars. This means the vehicle, including the tow bar tongue, **must be well inside the line – not on or over the line.**

It is the responsibility of the owner/tenant to ensure that any oil leakage from cars is contained and removed.

Headlights should be turned on when entering and leaving the basement car park. Outgoing vehicles should give way to incoming vehicles, which are visible in the mirror at the bottom of the ramp. Wait until the roller door is fully opened before proceeding – do not follow another vehicle – wait until the roller door has started to close, and open it again. After driving through, the door will automatically close after a short delay.

Please exit the car park ramp onto Oldham Street with caution and gently sound your car horn to alert pedestrians of your approach.

The visitors' car park at the rear of the building (off Oldham St) is for the **short-term** use of residents and their visitors/tradespeople – note that a 10-tonne limit applies. Residents should ensure that they and their visitors/tradespeople respect the short-term nature of these car parks and respect the needs of other residents and visitors in sharing the parking spaces. The visitors' car park is not to be used for permanent parking of any residents' vehicles, either private or business. Vehicles should be parked within the designated areas and lines only. Parking in the area adjacent to the rear entrance of the building is strictly prohibited. This area is for pick up and drop off only, and for emergency vehicles.

All vehicles (belonging to residents, visitors, trades, etc) in the visitors' car park are required to display a Temporary Parking Permit on the dashboard, and it is the responsibility of all owners/tenants to advise their visitors/tradespeople accordingly, and to provide them with a laminated permit. Signage of this requirement is displayed at the entrance to

the car park. Owners have been provided with a number of laminated permits, and more will be provided by the Management Committee when requested. Vehicles must not exceed 10kph in the visitors' car park, all driveways and the basement car park.

STORAGE

Each apartment has a dedicated storage cage/room in the basement car park area. Residents are reminded that the car parking areas should not be used for storage of furniture or other items.

Likewise, common property area is not to be used for storage of personal items, however an "exchange table" has evolved, whereby residents may leave personal items on the bench immediately south of the under-croft lift lobby. Residents may leave items for possible use by other residents, but these should be removed if they have not been "claimed" within one week.

Inflammable materials (such as gas cylinders and paint) may be stored in the cages/rooms in moderate quantities and with appropriate care.

"Shopping trolleys" are stored in the basement car park for short-term use of residents. Please return them to the allocated area in the car park immediately after use.

RUBBISH COLLECTION

On each level there are separate bins for general rubbish and for recyclable materials. These are emptied on Mondays, Wednesdays and Fridays. These bins must not be used for hard rubbish and building materials. There are extra bins in the under-croft car park specifically for clean recyclables and for clean cardboard and paper items. Recyclables should be rinsed and cardboard boxes should be "flattened" before disposal. There are also two green "Organic bins" provided in the basement specifically for kitchen organics. Compostable bags are available from the council at a small cost or Marie Keneally, Apt 5C. Waste should be double-bagged to stop the bags from breaking down and leaking, and to minimize odour from these bins.

All (potentially) foul smelling items, such as soiled nappies and seafood waste, should be deposited in the council bins on the Esplanade. These are emptied every day.

2 Blue Bins are available for 10c container deposit scheme and are collected when full. Proceeds are donated to charity of our choice.

BALCONIES

Loose objects (e.g. pot plants, art work and furniture) should be secured when there is a possibility of strong winds. Note that damage to tiles, balustrades and doors/windows is the responsibility of owners. Steel feet on outdoor furniture must be covered to prevent rust staining the tiles.

Balconies should be kept tidy, and throwing any items from balconies is not permitted. Drying of clothes/towels is not permitted on balconies.

As part of the preventative maintenance of the building, a balcony washdown and inspection is performed quarterly by an independent contractor. Advance notice is given to residents to allow access to each apartment. The washdown is performed over 3 or 4 days.

SERVICE AREAS

Clothes lines are provided in the service area on each level (except the ground floor). Each clothes line is for use of residents on their level. The service clothes line areas should not be cluttered with stored items, pot plants or rubbish.

LIFTS

Residents and visitors are required to avoid damage to or within the lifts. The northern lift has a facility for padded wall coverings and a protective carpet for use when moving furniture and other large items, and for use by building contractors. Please contact the Management Committee to source these items.

Advance notice (minimum 3 days) must be given to the Management Committee when tradesmen/removalists wish to commandeer a lift.

The southern lift has an extension/removable panel to accommodate longer items such as ambulance gurneys

UTILITIES

There is a water inlet valve to each apartment in the service area on each level. If your apartment is to be vacant for three or more days, the water supply must be turned off. You are also reminded that maintenance of hot water tanks should be undertaken regularly as leakage from these can damage not just your apartment but others as well. All electrical appliances connected to the water supply must have pressure-reducing valves fitted in line, in case of pressure surge and leakage.

Hot water systems, water softeners and air conditioning units must have drip trays located under such units. Refer to **RENOVATIONS AND MAINTENANCE** for information on replacement of air conditioning units.

EMERGENCY POWER

In the event of disruption to our mains power supply, emergency generators start automatically, providing emergency lighting in common areas, power to the lifts, the roller door in the basement car-park, and the following in each apartment – one light in each bathroom and in the foyer/passage, and some power points in the kitchen (one for the fridge).

FIRE SAFETY

The current fire warden for Saltram Towers is Mr Russ Stovall, Apt 9C.

Residents should familiarise themselves with the fire escape stairways. These stairways must be kept clear at all times and must not be used to store any items.

Fire extinguishers are located in the foyer areas on each floor of the building.

Each apartment has fire alarms and smoke, heat and steam detectors - these must not be painted.

In addition, there are alarms in the common areas. The fire alarm activates a continuous three-minute high-pitched alarm. On hearing this alarm lifts should not be used, and all occupants must evacuate the building and assemble in the visitors' car park on the eastern side of the building. Note that if there is a real fire, the fire brigade may direct everybody to the eastern side of the car park, or into Oldham Street.

False alarms will result in a visit from the fire brigade, which charges a significant call-out fee. If a false alarm is caused by owners/residents (or persons for whom they are responsible such as visitors and tradespeople), they will be invoiced for the call-out fee.

No candles or incense should be burned within apartments as they can activate the fire alarms.

Occasionally access will be required to each apartment by the Fire Protection Contractor for servicing and maintenance of detectors.

REMOVALS

Residents are required to minimise noise levels and restrict other potentially disruptive activities to reasonable hours. Removalists should be advised of the 10-tonne limit for vehicles entering the guests' car park.

The weight of the removalist truck and the load must not exceed 10 tonnes.

Moving in and out times are restricted to 9:00am – 5:00pm Monday to Friday and 10:00am – 4:00pm on weekends as a courtesy to all owners and occupiers. The owner or tenant moving in or out must supervise all activities. Before moving large objects in/out of apartments, protective curtains and carpet for the northern lift must be obtained from the Management Committee. Only the northern lift should be used. It is the owner's/tenant's responsibility to install and remove the protective curtains and carpet and to ensure the lift is left clean.

RENOVATIONS AND MAINTENANCE

When renovating apartments plans should be submitted to the Management Committee well in advance of the commencement of work. Other residents should also be advised prior to likely interference/disruption by placing a notice on the front foyer notice board and in the lifts. All noisy work must be conducted during normal weekday working hours. All common flooring must be covered when transporting building material, equipment and rubbish, which must not be disposed of in the domestic garbage bins. Protective lift curtains and carpet must be installed in the northern lift and removed as necessary and not remain in the lift on the weekends when work is not being carried out. Only the northern lift should be used by the tradespeople.

All common property areas must be left in a clean and tidy condition on the completion of works each day.

Tradespeople/contractors should be advised of the 10-tonne limit for vehicles entering the visitors' car park. The total weight of the skip and its contents, and the delivery/pickup truck must not exceed 10 tonnes.

Any alterations and renovations of apartments must not alter the external appearance of the building except with the approval of other owners at an Extra-ordinary General meeting or an AGM. Such alterations could include painting of balconies, external light fittings, antenna or satellite dishes, air conditioning units and external doors and windows. Owners who propose to install new balcony windows and doors should be aware that there are specific requirements, details of which can be obtained from the management committee.

Owners who propose to install new balcony blinds should be aware that there are specific requirements:

The fabric should be Everscreen Luxaflex Shadescene, colour Schist, or similar.

Any fittings attached to the tiles/concrete slab must be marine grade stainless steel and must be attached in such a way that the waterproofing is not breached.

Fittings cannot be attached to the aluminium bottom channel, or to the top rail of the balustrade.

Any holes drilled into the tiles must be filled with Sikaflex poly-urethane AP or Pro.

Internal renovations that require drilling and/or cutting into the concrete structure of the building must be approved by the Management Committee and, if considered necessary, will require a suitably qualified engineer's report.

If wet areas are relocated, written evidence must be provided of the plumber's certification of the plumbing/drainage, and certification of compliance with the Building Code of Australia by a suitably qualified person. The Management Committee may seek to inspect the work at various stages, in which case reasonable notice will be given.

When upgrades are completed and there are changes to the apartment layout, updated fire detection layout plans must be provided to the Fire Protection Contractor.

When replacing air conditioning units please advise the Management Committee prior to commencement of work so that arrangements can be made for the concrete under the unit to be inspected, and repaired and sealed if necessary.

Proposals to replace floor coverings with hard materials such as tiles, parquetry or wood/vinyl, **must incorporate acoustic underlay**, and must be submitted to the Management Committee for approval. Such proposals should take account of possible noise impacts on adjoining apartments. If complaints of noise transmission are made it is the "offending" owner's responsibility to rectify the problem.

Owners must arrange for smoke, heat and steam detectors to be isolated or covered during any work that could cause them to be activated. They should be reinstated as soon as possible after work so that the building is not compromised. If a false alarm is caused by the work, the owners will be invoiced for the call-out fee. Smoke, heat and steam detectors must not be painted.

It should be noted that false alarms can be caused by excessive steam and dust, as well as heat/fumes from laying carpet. Also, the smoke detectors in the foyers can be affected by dust blowing out from apartments when workers are sanding/sweeping etc – possibly causing false alarms.

RENOVATIONS AND MAINTENANCE CONTINUED

Owners should be aware that in some situations, water may enter the cavity of the external walls of the building. This problem has been mitigated by installing a strip of tiles on the floor near all west-facing and north-facing external walls. These tiles should not be removed during renovations, or if they are, alternative “tanking” should be installed – otherwise there is a risk of water ingress during storms.

Repair and maintenance of windows and doors is the responsibility of individual apartment owners. Locks, hinges, seals and all moving parts should be checked regularly. Locks and moving parts should be sprayed with a suitable lubricant (eg WD40, RP7 or Lanix). Moving parts should be operated (moved) while lubricating. To access all pivot points, it is necessary to disconnect the chain from the window, and move the window further out **without compromising personal safety**. The Management Committee has a roll of rubber seal for windows and information regarding the purchase of locks.

Soft furnishings in the foyers must not obstruct access in an emergency and/or fire event. All owners on the floor must consult and agree on the appearance of the soft furnishings

SWIMMING POOL

To access the swimming pool area, use Key #268. The pool is for use by residents and their invited guests – think of it as a shared private pool. It is generally open between the 1st October and Easter (unless extended by the Management Committee). When the pool is closed for winter it should not be used because the water quality cannot be guaranteed, as daily testing is not carried out. There are safety rules for conduct within the pool area - see notice on the gate. Swimmers should wear appropriate attire when using the pool. The gate should always be locked when nobody is in the pool area. Please ensure you have dried yourself before entering the building after swimming.

Trespassing to the pool area should be reported to the Police

SAUNA

The sauna (in the basement) is for the use of residents and their guests, and must be kept clean, tidy and hygienic. Please ensure the heating element, the timer, and lights are turned off when leaving the sauna area.

PETS

Pets are not permitted, however under special circumstances application in writing can be made to the Management Committee for consideration.

SMOKING RESTRICTIONS

Smoking is not permitted in common areas within the building (including balconies) or grounds of Saltram Towers.

SALTRAM RESIDENTS' DIRECTORY

A list of Saltram residents and their contact details is regularly maintained. This list is available to owners and residents, and has proven to be a most valuable resource. Please advise the Secretary of the Management Committee of any changes.

RENEWAL TRANSFER TAX INVOICE

STRATA CORPORATION NO 5555 INC
C/- BEST STRATA
PO BOX 229
FULLARTON SA 5063

Date: 31/03/2025

Invoice Number: 7152052

Account Manager: StrataBest

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

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

Type of Policy	STRATA Strata Insurance	Premium	
Insured	Strata Corporation No. 5555 Inc	Base Premium	\$29,494.97
Policy Description	Strata (19-20 South Esplanade, Glenelg)	F & E Service Levy	\$0.00
Policy Number	HU0006145617	Stamp Duty	\$3,568.89
Period of Insurance	31/03/2025 to 31/03/2026	Underwriter Fee	\$150.00
Effective Date	31/03/2025	Broker Fee	\$80.03
Insurer	QBE Insurance (Australia) Limited	GST	\$2,972.51
Invoice Total			\$36,266.40

Total Commission earned is \$5,898.99, shared as \$2,949.50 to Best Strata, \$2,949.49 to Surewise

Payment Options



Newmarket Grandwest Pty Ltd t/as Surewise

DEFT Reference Number

407221271520520

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



Name: Strata Corporation No. 5555 Inc
Client ID: 7236
Invoice No: 7152052



*498 407221 271520520



Account Name: Newmarket Grandwest IB Trust
BSB: 185300
Account Number: 305626913
Payment Reference: 7152052

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



Biller Code: 20362
Ref: 407221271520520

Balance Due:

\$36,266.40

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

Newmarket Grandwest Pty Ltd t/as Surewise

A.F.S. 296193

A.B.N. 42 072 168 588

Notes:

The Insured: Strata Corporation No. 5555 Inc (Saltram Towers)

Situation: 19 – 20 South Esplanade , Glenelg SA 5045

Policies Selected:**Policy 1 – Insured Property**

Building:	\$ 49,980,000
Common Area Contents:	\$ 335,000
Loss of Rent & Temporary Accommodation (total payable):	\$ 7,497,000

Policy 2 – Liability to Others

Sum Insured:	\$ 50,000,000
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Policy 3 – Voluntary Workers

Death:	\$ 200,000
Total Disablement:	\$ 2,000 per week

Policy 4 – Fidelity Guarantee

Sum Insured:	\$ 812,000
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Policy 5 – Office Bearers' Legal Liability

Sum Insured:	\$ 10,000,000
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Policy 6 – Machinery Breakdown

	\$ 100,000
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Policy 7 – Catastrophe Insurance

Sum Insured:	\$ 14,994,000
Extended Cover - Loss of Rent & Temporary Accommodation:	\$ 2,249,100
Escalation in Cost of Temporary Accommodation	\$ 749,700
Cost of Removal, Storage and Evacuation:	\$ 749,700

Policy 8 – Government Audit Costs and Legal Expenses

Government Audit Costs:	\$ 25,000
Appeal expenses – common property health & safety breaches:	\$ 100,000
Legal Defence Expenses:	\$ 50,000

Policy 9 – Lot owners' fixtures and improvements (per lot)

Sum Insured:	\$ 250,000
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Flood Cover is included.

Other than as set out above, the terms, conditions, exclusions and limitations contained in Your Policy remain unaltered.

Excesses**Policy 1 – Insured Property**

Standard: \$2,000

Unoccupancy: \$2,000

Policy 6 – Machinery Breakdown

Standard: \$1,000

Machinery Breakdown – Car Stacker/Turntable: \$5,000

Other excesses payable are shown in the Policy Wording.

UNDERWRITING INFORMATION DECLARED BY INSURED:

Building:	External walls:	Concrete
	Floors:	Concrete
	Roof:	Concrete

Year Built: 1983

No. Units: 34

No. Storeys: 12

Newmarket Grandwest Pty Ltd t/as Surewise

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

Heritage Listed: No

Fully Occupied: Yes - Residential Only

Are there any:

Playgrounds	- no
Water Features	- no
Jetties/Wharfs	- no
Gymnasiums	- no
Lifts	- yes (2)
Pools	- yes (1)

Cover: As per Corporate Home Unit Underwriting Agencies Pty Ltd "Residential Strata Insurance Plan Policy (QM562-1023)" subject to policy conditions and exclusions. Underwritten by QBE Insurance (Australia) Limited.

Conditions of This Invitation

This renewal invitation is based on the following. If any of these are incorrect, please contact us as it may affect the renewal invitation and the terms and conditions on which we will provide insurance cover.

1. The proposed Insured (either alone or jointly with any other person or entity) has not had any previous insurance declined, renewal refused, cancelled or special terms or conditions applied to any application, renewal or Policy.
2. The renewal invitation has been based on the claims noted in the attached claims history. No claims or incidents have occurred to your knowledge or the knowledge of the insured that have not yet been notified to us.
3. No changes to the Description of Occupancies have occurred since your quotation request.

The Building Sum Insured (BSI) amount is based on the previous year's sum insured and may have an allowance added to help keep pace with inflation. Please be sure to review the BSI to ensure it meets your client's instructions and/or recent valuation.

Excesses - explanatory notes:

Whenever an Excess and amount is shown in the Schedule or Policy Wording, You must pay or contribute the stated amount for each claim You make against the Insured Event.

Water Damage Excess

The following Excess will apply to Policy 1 - Insured Property for loss or damage caused by:

- a. Damage from bursting, leaking, discharging or overflowing of tanks, apparatus or pipes
- b. Rainwater

The additional Excess payable will be shown on Your Policy Schedule.

Unoccupancy Excess

An additional Excess will apply to Policy 1 - Insured Property claims if fifty percent (50%) or more of the available Lots/Units are unoccupied at the time of loss.

The additional Excess payable will be shown on Your Policy Schedule.

Other excesses apply. These are listed on your Policy Schedule or described in the Policy Wording.

IMPORTANT NOTICES & INFORMATION

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

ESSENTIAL READING OF POLICY WORDING

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

DUTY OF DISCLOSURE

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

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

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

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

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

NON-DISCLOSURE

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

PEOPLE YOU REPRESENT

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

DUTY OF GOOD FAITH

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

UNDER-INSURANCE

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

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

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

AVERAGE OR CO-INSURANCE

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

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

CONTRACTS AND LEASES YOU SIGN

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

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

LEASING, HIRING AND BORROWING PROPERTY

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

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

ADDITIONAL INSUREDS AND NOTING INTERESTS

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

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

CLAIMS OCCURRING POLICIES

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

CLAIMS MADE POLICIES

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

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

INSURER SOLVENCY

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

UNAUTHORISED FOREIGN INSURERS

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

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



12 November 2025

Form One on Frome
info@form1onfrome.com.au

Dear Team,

**Section 139 Statement, Community Titles Act 1996
For lot 23 of Community Corporation No. 5555 Inc.**

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

- Section 139 Statement for 8A / 19-20 South Esplanade Glenelg 5045
- Lot owner update form
- Tax invoice / receipt

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

Please note that Corporation levies are due quarterly, with the due dates being 1 January, 1 April, 1 July and 1 October. As at today's date the overdue amount (excluding interest) for this lot is \$2,807.75.

The Corporation last held a meeting (Annual General Meeting) on 15/10/2025. The next Corporation meeting (Annual General Meeting) has been planned for 14/10/2026.

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

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

Yours sincerely,

Sharon Ellis

Sharon Ellis
Body Corporate Manager
info@beststrata.com.au

STATEMENT PURSUANT TO SECTION 139 COMMUNITY TITLES ACT 1996

Date of Statement: 12 November 2025

Requested By:

Name: Form One on Frome
Attention: Team
Email: info@form1onfrome.com.au

PART 1 PROPERTY IDENTIFICATION

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

Lot: 23
Unit: 8A
Lot address: 8A / 19-20 South Esplanade Glenelg 5045
Owner Name: Alan and Margaret Williams
Lot entitlement: 290
Levy entitlement: 290
Levy entitlement fraction: 0.0289999992

1.2 Being a unit/lot of the following Corporation:

Corporation: Community Corporation No. 5555 Inc.
Corporation address: 19-20 South Esplanade, Glenelg SA 5045
Total no of units: 34
Total lot entitlement: 10000
Total levy entitlement: 10000
Current Levy Year: 01/01/2026 to 31/12/2026
Water payment method: Corporation Pays
Relevant Legislation: Community Titles Act 1996

PART 2 FINANCIAL

2.1 Levies last determined by the Corporation

Determined Date	Due Date	Description	Admin Levy	Sinking Levy
15/10/2025	01/10/2026	Quarterly Admin/Sinking Levy 01/10/2026 - 31/12/2026	\$62,718.30	\$35,928.15
15/10/2025	01/07/2026	Quarterly Admin/Sinking Levy 01/07/2026 - 30/09/2026	\$62,718.30	\$35,928.15
15/10/2025	01/04/2026	Quarterly Admin/Sinking Levy 01/04/2026 - 30/06/2026	\$62,718.30	\$35,928.15
15/10/2025	01/01/2026	Quarterly Admin/Sinking Levy 01/01/2026 - 31/03/2026	\$62,718.30	\$35,928.15

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

2.2 Levy position for the lot

Overdue amount as at 12 November 2025 (excluding interest): **\$2,807.75**

Open Levies

Due Date	Description	Admin Levy	Sinking Levy	Total Debt	Paid
01/10/2026	Quarterly Admin/Sinking Levy 01/10/2026 - 31/12/2026	\$1,818.85	\$1,041.90	\$2,860.75	\$0.00
01/07/2026	Quarterly Admin/Sinking Levy 01/07/2026 - 30/09/2026	\$1,818.85	\$1,041.90	\$2,860.75	\$0.00
01/04/2026	Quarterly Admin/Sinking Levy 01/04/2026 - 30/06/2026	\$1,818.85	\$1,041.90	\$2,860.75	\$0.00
01/01/2026	Quarterly Admin/Sinking Levy 01/01/2026 - 31/03/2026	\$1,818.85	\$1,041.90	\$2,860.75	\$0.00
01/10/2025	Quarterly Admin/Sinking Levy 01/10/2025 - 31/12/2025	\$1,765.85	\$1,041.90	\$2,807.75	\$0.00

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

Closed Levies

(if included in levy year)

Due Date	Description	Admin Levy	Sinking Levy	Total Debt	Paid

2.3 Assets and Liabilities of the Corporation

As at 12 November 2025

Bank Balance – Admin	\$25,378.19
Bank Balance – Sinking	\$698,566.89
Bank Balance – Unallocated	\$0.00
Total Bank Balance*	\$723,945.08

Creditors – Accounts Payable	\$21,117.69
Creditors – Held	\$0.00
Debtors – Overdue Levies	\$10,874.76

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

2.4 Particulars of any Expenditure

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

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

PART 3 INSURANCE

3.1 Insurance Policies

The Corporation's current policy details are as follows;

Broker:	Surewise Insurance Brokers
Insurer:	CHU
Policy Number:	HU0006145617
Renewal Date:	31/03/2026
Policy Type:	Strata
Excess Basic:	\$2,000.00
Excess Other:	Machinery Breakdown: Standard: \$1,000 Machinery Breakdown – Car Stacker/Turntable: \$5,000
Policy Notes:	

Current Sums Insured

Building / Common Property:	\$49,980,000.00
Lost Rent / Temp Accommodation:	\$7,497,000.00
Common Contents:	\$335,000.00
Legal Liability:	\$50,000,000.00
Fidelity Guarantee:	\$812,000.00
Voluntary Workers:	\$200,000.00
Machinery Breakdown:	\$100,000.00
Office Bearers:	\$10,000,000.00
Catastrophe:	\$14,994,000.00
Floating Floors:	
Flood:	Included

Please refer to the insurance policy invoice for further information.

PART 4 CORPORATION MEETINGS

4.1 Upcoming Meetings

The following meetings have been planned or tentatively scheduled.

Meeting Date	Meeting Type	Meeting No
14/10/2026	Annual General Meeting	Meet-009168

4.2 Past Meetings

The following meetings have occurred in the last 2 years:

Meeting Date	Meeting Type	Meeting No
15/10/2025	Annual General Meeting	Meet-008446
23/09/2025	Management Committee Meeting	Meet-009089
26/03/2025	Management Committee Meeting	Meet-008672
24/02/2025	Extraordinary General Meeting	Meet-008532
10/12/2024	Extraordinary General Meeting	Meet-008441
16/10/2024	Annual General Meeting	Meet-007378
25/09/2024	Management Committee Meeting	Meet-008260
20/08/2024	Management Committee Meeting	Meet-008176
26/06/2024	Management Committee Meeting	Meet-008112
08/05/2024	Management Committee Meeting	Meet-007648
08/11/2023	Annual General Meeting	Meet-006623
17/10/2023	Extraordinary General Meeting	Meet-007243
20/09/2023	Management Committee Meeting	Meet-007269
26/07/2023	Management Committee Meeting	Meet-007119
14/06/2023	Management Committee Meeting	Meet-007009
05/04/2023	Management Committee Meeting	Meet-006879

Refer meeting documents for further information.

PART 5 DOCUMENTS SUPPLIED

5.1 List of Supplied Documents

Category	Description	Date	File Name
Reference	Resolutions		R05555.pdf
Reference	Plan		P05555.pdf
Reference	Articles/Bylaws		B05555.pdf
Reference	House Rules		H05555.pdf
Meeting	Minutes - AGM	15/10/2025	M008446.pdf
Meeting	Budget - AGM	15/10/2025	Y008446.pdf
Meeting	Financials - AGM	15/10/2025	F008446.pdf
Meeting	Minutes - COM	23/09/2025	M009089.pdf
Meeting	Minutes - COM	26/03/2025	M008672.pdf
Meeting	Minutes - EGM	24/02/2025	M008532.pdf
Meeting	Minutes - EGM	10/12/2024	M008441.pdf
Meeting	Minutes - AGM	16/10/2024	M007378.pdf
Meeting	Budget - AGM	16/10/2024	Y007378.pdf
Meeting	Financials - AGM	16/10/2024	F007378.pdf
Meeting	Minutes - COM	25/09/2024	M008260.pdf
Meeting	Minutes - COM	20/08/2024	M008176.pdf
Meeting	Minutes - COM	26/06/2024	M008112.pdf
Meeting	Minutes - COM	08/05/2024	M007648.pdf
Meeting	Minutes - AGM	08/11/2023	M006623.pdf

Meeting	Financials - AGM	08/11/2023	F006623.pdf
Meeting	Minutes - EGM	17/10/2023	M007243.pdf
Meeting	Minutes - COM	20/09/2023	M007269.pdf
Meeting	Minutes - COM	26/07/2023	M007119.pdf
Meeting	Minutes - COM	14/06/2023	M007009.pdf
Meeting	Minutes - COM	05/04/2023	M006879.pdf
Insurance	Current Policy	31/03/2025	Policy-002668.pdf

PART 6 DOCUMENT INSPECTION

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

This Statement was prepared by Best Strata on behalf of Community Corporation No. 5555 Inc. by

Sharon Ellis
Body Corporate Manager
sharon.ellis@beststrata.com.au



Tax Invoice / Receipt

Form One on Frome
info@form1onfrome.com.au

Search-001255

MINUTES OF MEETING OF THE MANAGEMENT COMMITTEE
COMMUNITY CORPORATION NO. 5555 INCORPORATED
19-20 South Esplanade, Glenelg 5045

DATE: WED 5 APRIL 2023	TIME: 3.35pm	VENUE: Apt 7C
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1 WELCOME

The chair opened the meeting at 3.35pm

2 CONFLICTS OF INTEREST

Dale Hanson declared a conflict of interest in regard to Development at 21-25 South Esplanade

3 CHAIRMAN, APOLOGIES, PROXIES AND QUORUM

In attendance were D Hanson (Chair), J Shaw, C Rule (Minutes) M Stovall, A Henly, N Williams

4 CORRESPONDENCE

CORRESPONDENCE IN:

13/2/23 Email from D Hanson - Process of fine for breach of the By-Laws (eg parking fine) etc

14/2/23 Email from Best Strata re Origin electricity contract due for renewal

14/2/23 Email from Best Strata re portable equipment 6 monthly fire extinguisher testing due to be carried out by Trojan

15/2/23 Email from C Rule re Trinamic Building Maintenance Programme and Seawall responsibilities

15/2/23 Email from A Henly suggesting we could engage Trinamic to specifically prepare a report that only considers the upstairs tank room, balustrades, fire walls and air extraction.

16/2/23+ Various emails from D Hanson re proposed Seawall building development. Meeting to be held in Apt 11C, 22 February 2023 at 4pm re Seawall development and presentation by Norman Waterhouse.

16/2/23 Email from ISS Intercom re GPO being installed on Level 3 as requested.

21.2.23 Email from Best Strata attaching revised Origin quote for upcoming year.

22/2/23 Email from Best Strata attaching electricity quote from AGL Energy

22.2.23 Email from Gavin Leydon of Norman Waterhouse stating legal opinion re development.

22/2/23 Email from K & I McGregor re a) request to add amendment in next minutes that Damien Cattle has reported that 12D does not have cracked tile, but a small chip which he has repaired, thus requiring no further action and b) seeking 35% discounted electricity charge for 12D power points in basement.

23/2/23 Email from J Hall re a) van still parked in rear carpark and b) greyhound 8C.

7/3/23 Email from Cavpower with estimate to supply and install new battery for the Lister Genset Generator.

9/3/23 Email from ISS querying if GPO has been installed on level 3 as requested

10/2/23 Email from Damien Cattle balcony ceiling rust repairs - various apts, 15 & 16 March 2023

20/3/23 Email from Drew McKirdy re detectors over 10 years old and suggestion that Trojan quote for replacement.

20/3/23 Email from Drew McKirdy, Trojan advising of 4 defective emergency lights and quote to replace \$1,376.00 + GST.

20/3/23 Email from John Hall re removal of the leaking silicone on balustrades and subsequent treatment of the structural cement based grout which holds the glass in place.

24/3/23 Email from Sharon Ellis re Notice of Backflow Prevention Device Annual Test

26/3/23 Email from P & R Wicks re content of "Discussion Paper on Saltram Carpark".

27/3/23 Email from Sharon Ellis re CHU Insurance renewal.

27/3/23 Email from Drew McKirdy, Trojan enclosing Torrens Valley Pumps & Maintenance's diesel mechanic's report of fire pump exhaust inspection carried out on 17/3/23.

1/4/23 Email from Drew McKirdy re quote SQ14654dm \$2,340.00 + GST recommending defect/s be rectified asap.

3/4/23 Email from Sharon Ellis re insurance premium quote from broker

4/4/23 Email from Sharon Ellis re 5555 Telstra Phone rooftop installation offer from Everest Infrastructure

CORRESPONDENCE OUT:

21/2/23 Email from C Rule to all owners attaching a)Minutes of Management Committee Meeting held 22 February 2023 and b)Saltram Towers Information Book

23/2/23 Email from A Henly to Best Strata re electricity quotes received.

23/2/23 Email from C Rule to occupants of Apt 9A re van 9A) continually parked in rear carpark.

23/2/23 Email from Saltram Management Committee to John Hall addressing the issue of a) van in rear carpark belonging to 9A and b) greyhound 8C

2/3/23 Email from D Hanson re submission sent to SCAP by Heynen Planning on behalf of M Forgie and D Hanson, also representing all owners and residents of Saltram Towers.

7/3/23 Email from J Shaw to Management Committee re a) SA Power Networks – to provide generator, b) Lister generator – removal, c) Damien Cattle temporarily fixed ceiling quarter-round front foyer.

12/3/23 Email from J Shaw to Ian McKirdy, Trojan re date for diesel mechanic's visit to check sub-basement pump room equipment.

3/4/23 Email from Caroline Rule to Edward Brenner – intercom tech attaching list of problem intercoms in various apartments.

5 MINUTES OF PREVIOUS MANAGEMENT COMMITTEE MEETING

8.11 Should be 10B not 9B

6 BUSINESS ARISING FROM PREVIOUS MINUTES – NOT SEPARATELY LISTED**7 FINANCIAL REPORT**

a) Balances of accounts

Admin:	\$91,125
Sinking:	\$616,409
Total:	\$707,534

b) Overdue levies \$8,895.58

c) The committee discussed the prospect of increasing levies and agreed to review the current levies closer to the AGM in October.

d) A Henly reported that he has researched our building insurance and the Committee agreed to his recommendation of moving our Insurance cover to Strata Community Insurance underwritten by Allianz. A saving of approx. \$13,000 on the original proposal for the same cover.

e) A Henly has reviewed our current contract with Energy provider Origin and following further research and comparison with other providers his recommendation is to renew our contract with Origin. Andrew will continue to monitor our quarterly energy consumption.

8 GENERAL BUSINESS**8.1 GARDEN**

A Henly has continued with the upgrade of the front garden and sourcing suitable plants to replace some current non-native varieties. Ongoing.

8.2 REVIEW OF BY LAWS

By Laws will be forwarded to all owners for voting via EGM soon.

8.3 DEFIBRILLATOR

Defibrillator cabinet will be installed on the wall to the left of the Fire Alarm Control cabinet on the ground floor foyer. C Rule to arrange installation.

8.4 GENERATOR SWITCH - ATS (AUTO TRANSFER SYSTEM)

At the AGM The Body Corporate agreed to proceed with replacement of the ATS at the cost of \$24,409 (including gst).

Updated cost for this additional work is significantly more (approx. \$42,000 incl GST in addition to the agreed \$24,409 incl GST)

D Hanson has requested a final quote from Rawson's for both the Generator Switch and Main Switchboard upgrade with a timeline for installation. An EGM will be required for approval of the additional costs as detailed in previous minutes.

8.5 MAIN SWITCHBOARD

At the AGM the Body Corporate agreed to proceed with replacement of the main switchboard at the cost of \$30,998 (including gst)

Updated cost for this additional work is significantly more (approx. \$11,000 incl GST in addition to the agreed \$30,998 incl GST)

8.6 INTERCOM SYSTEM

Infratec have been notified of outstanding issues with the new intercom and will be attending Saltram Towers in the following weeks to make adjustments. C Rule

8.7 MAINTENANCE WORK: DAMIEN CATTLE

Minor rust drying area door frame level 12.

Southern gate damaged

All other maintenance completed

8.8 AIR EXTRACTION SYSTEM 10B

Further investigation to be sought regarding the functionality of the air extraction system in apartment 10B

8.9 TRINAMIC CONSULTANTS (FORMERLY GASGOIGNE CONSULTANTS)

The committee discussed obtaining reports on areas such as fire safety, pumps, air extraction system, tank rooms and balustrades. A quote to be obtained. C Rule

8.10 SA POWER NETWORKS

Transformer Room. For some time, we have been aware that SA Power Networks would need to be undertaking maintenance on the Transformer. The Transformer Room is in the basement area directly under the Southern terrace area outside apartment 1A. SA Power Networks have written to advise that they will be doing this work on a day in April (to be confirmed) The power to the building will need to be disconnected for approximately 8 hours in which time the Generator would be running emergency lighting in each apartment, foyer and exit lighting, basement roller door.

No further communication has been received from SA Power Networks.

8.11 SENSOR LIGHTING FOYERS LEVELS 2-10 & BASEMENT LIGHTING

LIFT FOYER LIGHTING - D Hanson to obtain a quote for installing a sensor for lift foyer lighting levels 2-10

BASEMENT LIGHTING – A Henly and D Hanson to investigate the energy efficiency of current basement lighting.

8.12 BALCONY WASHDOWN AND MAINTENANCE INSPECTION

Next washdown and inspection TBA.

8.13 BALCONY TILE REPLACEMENT 9B

Completed

8.14 BASEMENT FLOOR WASHDOWN

Basement floor washdown will be conducted in May 2023. All cars will be required to be removed from the basement for the morning and early afternoon so that the basement floor can be scrubbed and cleaned. Further notice and confirmed date will be provided by separate email. C Rule

8.15 VISITOR CAR PARKING

At the previous meeting held on 13th Feb 2023 N Williams proposed the installation of either a remote-controlled gate or Boom Gate with time controlled access codes for visitors. A discussion paper was sent to all owners seeking comment. 2 responses were received, 1 seeking further clarification of the proposal and 1 expressing disapproval of the proposal.

The committee decided to take no further action at this time and to continue to monitor the situation with particular attention to be paid at Christmas holiday time.

8.16 BASEMENT PUMP ROOM

A diesel mechanic from Torrens Valley Pumps attended and inspected the pump exhaust infrastructure in the sub-basement and recommended defects be rectified asap at a cost of \$2340+GST which was approved by the committee. A Henly to coordinate and arrange a suitable date.

8.17 NEW DEVELOPMENT APPLICATION 21-25 SOUTH ESPLANADE

D Hanson provided a brief update on the ongoing court proceedings regarding the proposed Development Application at 21-25 South Esplanade.

There are now two separate development proposals under consideration at the moment.

1. The original application is still undergoing legal proceedings. A hearing of the appeal by Peter Moloney to reinstate "joinders" in this case was heard before a full bench of the S.A. Supreme Court on 4th of April. "Joinders" (such as ourselves) do not have the right of appeal, but they are allowed to submit evidence for consideration in legal proceedings. David Bollington acting for Peter Moloney presented very well. I didn't feel the barrister acting for the Chascrown (the developer) was as convincing. However, what the judges think remains to be seen. There written judgement will be many months away (i.e., in the second half of the year). Once the matter of joinders is resolved the case will return to the Environment, Resources and Development (ERD) Court for a decision regarding the Chascrown development proposal.
2. New development proposal. SCAP has collected all respondent feedback and sent it to the developer for comment. The report by the Office for Design and Architecture SA (ODASA) was not supportive of the proposal. Indeed, ODASA report along with reports for 4 other planning consultants essentially mirrored the representation given by residents of Saltram Towers. The date for the SCAP hearing is yet to be set.

8.18 EVEREST INFRASTRUCTURE OFFER

Best Strata have been contacted by Everest Infrastructure regarding rooftop communication tower acquisition. The Committee was sceptical as the details were minimal however it was agreed to seek further information in the interest of the Body Corporate. Our current Lease Agreement is with Telstra for the rooftop Communication Tower at the rental income amount of \$45,244.00 per year. A Henly to investigate.

8.19 TANK ROOM ROOF

Quotes to be obtained for the replacement or repair of the Tank Room Roof. C Rule

9

OTHER BUSINESS

REQUEST FOR ADDITIONAL FOBS AND AIR KEYS

The Committee discussed the request from the Owner of 4B for an additional 2 FOBS and 2 Air Keys and felt that in the interests of maintaining building security that the currently over allocated FOBS and Air Keys for 4B is sufficient. D Hanson to write to the Owner of 4B

10

NEXT MEETING

Wednesday 14th June 2023 3.30pm

The meeting concluded at 6.50pm

MINUTES OF MEETING OF THE MANAGEMENT COMMITTEE
COMMUNITY CORPORATION NO. 5555 INCORPORATED
19-20 South Esplanade, Glenelg 5045

DATE: WED 14 June 2023	TIME: 3.30pm	VENUE: Apt 7C
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1 WELCOME

The chair opened the meeting at 3.35pm

2 CONFLICTS OF INTEREST

None

3 CHAIRMAN, APOLOGIES, PROXIES AND QUORUM

In attendance were D Hanson (Chair), J Shaw, C Rule (Minutes) M Stovall, A Henly via phone, N Williams

4 CORRESPONDENCE

Correspondence In

7/4/23 Email from Neil & Carol Williams apologising for any inconvenience caused due to their workmen being on site.

11/4/23 Email from Dale Hanson re lighting quote to be discussed with electrician and also the installation of a power point for intercom.

13/4/23 Email from Dale Hanson re discussion he had with electrician to add a sensor lighting facility to existing basement lighting.

14/4/23 Email from Greg Pelgrave advising that all lighting in basement is LED.

14/4/23 Email from Drew McKirdy attaching quote SQ14724dm to replace the aged detection in all the apartments from level 1 – 11. Cost: \$53,680 plus GST.

15/4/23 Email from Dale Hanson attaching the submissions from himself, Gavin Land Heynen Planning and Saltram's lawyer Gavin Leydon regarding the proposed development at 21/25 South Esplanade. Also attached, the opinion of the State Architect regarding the proposal.

15/4/23 Email from G Salter, Apt 7B re inoperable intercom.

16/4/23 Email from Kendel Sparnon of Surewise re insurance renewal.

26/4/23 Email from Bevan Plumbers advising unable to access property to carry out test on backflow prevention devices.

27/4/23 Email from Dale Hanson re 1) generator under the stairwell, 2) fire pump exhaust and 3) Apartment exhaust system

2/5/23 Email from Dale Hanson re ongoing electrical work in cupboard

3/5/23 Email from Sharon Ellis re By-Laws and confirming Kathy of Adcocks will be able to prepare documents for submission to Lands Title Office

6/5/23 Email from Apt 5A, requesting maintenance for their main bedroom window, eg., extra sealing etc.

9/5/23 Email from Greg Pelgrave querying approval for Apt 12E renovations, in particular use of hard flooring.

9/5/23 Email from Caroline Rule re attendance of JAG Hire on 8/5/23 to check loud and vibrating noise emitting from the storm water pit pump in the basement.

10/5/23 Email from Drew McKirdy, Trojan advising workman will be on site 17 May 2023, approx. 9.00am to conduct ongoing diesel pump exhaust repairs.

10/5/23 Email from Sharon Ellis advising Strata Corp will not cover cost of \$1,567 to replace fused fan deck assembly in Apt 2B. Such notification has been forwarded to Roger Wicks, Apt 2B.

13/5/23 Email from B & M Speechley attaching UrbanOZ quotation for repairs to the failed ceiling components in Apartment 10B.

17/5/23 Email from P Ochota advising that, when Trojan workman was in Apt 5B's lockup in basement attending to pump room leak the workman noticed another problem, which he proceeded to fix for an approximate cost of \$1,000.

17/5/23 Two quotes received from Rawson Electrical. (1) To replace the complete "Public Power" Switchboard & ATS at a cost of \$107,220.00. (2) Upgrade Emergency Generator & Auto transfer system associated with pressurisation of fans within the stairwells: \$14,120.00.

18/5/23 Email from P Ochota advising that it appears the work being carried out in his lockup connected with pump room leak has been completed.

19/5/23 Email from Trojan advising that the Saltram 3 Yearly Inspection of the Fire Water Storage Tanks is due at a cost of \$2,090.00 plus GST

6/6/23 Email from Anthea Pelgrave expressing concern at the removal of plants.

6/6/23 Email from SA Power Networks re power interruption to Saltram property between 08:00am - 3.00pm Tuesday 20 June 2023.

9/6/23 Email from Best Strata advising that painting of 18A South Esplanade – Strata Corp 3797 is due to start Tuesday 13th June. Expect works to take about 3 working weeks to complete. They also need to erect scaffolding on the northern boundary to Saltram Towers to paint boundary wall expect to take 3 working days.

9/6/23 Email from Sharon Ellis attaching proposal from Everest Infrastructure for purchase of the future telephone tower rental stream.

12/6/23 Email from Dale Hanson re donation of Christmas tree

Correspondence Out

5/4/23 Email to Sharon Ellis requesting a work order be sent to Bevan Plumbers to conduct annual test on backflow prevention devices.

6/4/23 Email from A Henley to Sharon Ellis requesting a work order be sent to Trojan to carry out work as per quote for 'Emergency Light Defects'.

9/4/23 Email from Greg Pelgrave advising of Kone call-out on 9/45/23 re lift malfunction reported by Pam Wicks who was in lift and reported the fault to Kone at that time.

11/4/23 Email from Caroline Rule to I & K McGregor advising any changes to the current metered arrangement for their electric vehicles is something that would need to be approved by the Body Corporate either by EGM or at the AGM, not the Management Committee. However, the Management committee's view is that the Body Corporate should not be subsidising electricity consumption for electric vehicle charging in the basement and that the fairest solution for all members of the Body Corporate is for electric car owners to pay the metered cost of electricity to the body Corporate.

1/5/23 Email from Caroline Rule to all owners/tenants re basement washdown scheduled for 31 May 2023, 8.30am.

2/5/23 Email from Caroline Rule to admin@infratecsecurity attaching list of intercom problems.

2/5/23 Email from Caroline Rule to Kathy Stolinski advising Saltram has approved the costs for you to assist with preparing the necessary documents to vary our By Laws.

17/5/23 Email from Dale Hanson to Peter Ochota advising that on behalf of the management committee confirming we formally agree to the pump room leak repair of approx. \$1,000. 10/6/23 Email to all owners/tenants re balcony and clothesline areas washdown 19, 20, 21, 22 June 2023.

5 MINUTES OF PREVIOUS MANAGEMENT COMMITTEE MEETING

Accepted as true and correct

6 BUSINESS ARISING FROM PREVIOUS MINUTES – NOT SEPARATELY LISTED

7 FINANCIAL REPORT

Name	Admin Fund	Sinking Fund	Total
Bank Balance	29,103.37	609,721.01	638,824.38
Debtors			
Levies not yet due	43,309.05	25,463.35	68,772.40
Levies overdue	0.00	3.57	3.57
Total Debtors	43,309.05	25,466.92	68,775.97
Net Cash Position	58,137.67	635,187.93	693,325.60

c) The committee agreed to a separate meeting to discuss the possible increase in levies and forward budget planning before the AGM

8.1 GARDEN

A Henly advised that the automatic watering system has been turned off for the winter months. The committee discussed the email from A Pelgrave 6/6/23 expressing concern about the recent removal of the large plant Strelitzia Nicolai from the front garden. At the meeting held on 5th April Andrew advised that it was recommended to be removed by the garden maintenance team which was approved by the committee. D Hanson to respond to A Pelgrave.

8.2 REVIEW OF BY LAWS

Kathy Stolinski has been engaged to assist with the necessary document preparation for amending the By Laws. The By Laws will be forwarded to all owners for voting at an EGM soon. The Committee acknowledged that this has been a long and laborious task and wanted to thank everyone for their feedback and patience.

Kathy Stolinski
Registered Conveyancer CPC
ADCOCKS conveyancing solutions
45 Ward Street North Adelaide SA 5006
(PO Box 633)
Ph (08) 8267 6255

8.3 DEFIBRILLATOR

Defibrillator and cabinet have been installed. You Tube information video link to be sent to all residents for referral if desired. <https://www.youtube.com/watch?v=I3-irlceqAM> C Rule
N Williams suggested a first aid day course could be arranged if more than 20 people are interested.

8.4 GENERATOR SWITCH - ATS (AUTO TRANSFER SYSTEM)

D Hanson has received a final quote from Rawson's for both the Generator Switch and Main Switchboard upgrade with a timeline for installation. An EGM will be required for approval of the additional costs as detailed in previous minutes.

The total updated quote is approx. \$135,000 including GST

The Committee felt that we should present some more detail of the proposed works to all owners separate to the minutes. D Hanson and A Henly to meet again with Rawson's to review the quote. D Hanson to email all owners.

8.5 MAIN SWITCHBOARD UPGRADE

See above

8.6 INTERCOM SYSTEM

Infratec have attended to the issues as reported. The foyer base station audio announcement has been disabled and timing adjusted to disconnect from video/audio once doors have closed.

8.7 MAINTENANCE WORK: DAMIEN CATTLE

Damien has advised that he is quite busy at the minute therefore the Committee will look to engaging a handyman service to complete small maintenance jobs around the building. C Rule

8.8 AIR EXTRACTION SYSTEM 10B

Further investigation to be sought regarding the functionality of the air extraction system in apartment 10B

8.9 TRINAMIC CONSULTANTS (FORMERLY GASGOIGNE CONSULTANTS)

The Committee discussed several areas of maintenance which we are currently working on with the view that utilising current Contractors is the preferred action at this time rather than engaging Trinamic to provide a report Ongoing for review.

Fire Safety including Detector replacement – Trojan. J Shaw, A Henly

Air Extraction and Ventilation System – Butterfields. C Rule

Electrical Upgrade – Rawsons. D Hanson, A Henly

Pumps and Tank Maintenance – Jag. J Shaw, A Henly

Balustrade Rectification – TBC

Car Park drainage and Retaining Walls. C Rule, N Williams

8.10 SA POWER NETWORKS

Transformer Room. Work scheduled for Tuesday 20 June 2023 and Thursday 29th June 2023

8.11 SENSOR LIGHTING FOYERS LEVELS 2-10 & BASEMENT LIGHTING

LIFT FOYER LIGHTING – Committee approved installation of a lighting sensor to floors G-10

BASEMENT LIGHTING – Some basement lighting is to be replaced with fittings which have integrated sensors. D Hanson, A Henly

8.12 BALCONY WASHDOWN AND MAINTENANCE INSPECTION

Next washdown and inspection including Laundry areas Monday 19 June to Thursday 22 June

8.13 BASEMENT FLOOR WASHDOWN

Completed.

8.14 BASEMENT PUMP ROOM

Pump exhaust maintenance has been completed.

8.15 DEVELOPMENT APPLICATION 21-25 SOUTH ESPLANADE

D Hanson provided a brief update on the ongoing court proceedings regarding the proposal. Nothing further to report and the application is still with the courts for approval.

8.16 EVEREST INFRASTRUCTURE OFFER

Some further information was provided from Everest Infrastructure but the Committee were still sceptical on the proposal. Further detail required. A Henly to investigate.

8.17 TANK ROOM ROOF

Quotes to be obtained for the replacement or repair of the Tank Room Roof. C Rule

9

OTHER BUSINESS

Renovations and Skip placement

The Committee discussed the placement of rubbish Skips and could not decide on the best placement of such. It has been decided in the past that any skip can be located outside the ground car park entrance doors. N Williams expressed his opinion that he did not think this was the best placement due to being an unsightly view when visitors enter Saltram Towers from the car park entrance.

Pivot Window Maintenance

In response to email 6/5/23 from S Kontos 5A requesting window maintenance the Committee wished to remind owners that the responsibility of window maintenance sits with individual owners.

Replacement rubber window seal is available as well as some replacement locking mechanisms.

Rubbish Removal from Saltram Towers Utility Rooms

C Rule reported that she and Brent had removed and disposed of old left-over tiles from the Basement Tank Room along with general old accumulated materials from the 2 Basement Fan Rooms. Some of the items were sold on Marketplace and the cash given to A Henly to purchase plants or garden materials as required (\$220) The Committee thanked Caroline and Brent and N Williams for allowing rubbish to be placed in his skip.

Common Foyers Carpet Cleaning

The Committee agreed that the body corporate would undertake to have the carpet cleaned on each level foyer. Approx budget of \$1000 total.

Quotes to be obtained. N Williams, J Shaw

10 NEXT MEETING

Wednesday 26th July 2023 3.30pm

The meeting concluded at 5.45pm

MINUTES OF MEETING OF THE MANAGEMENT COMMITTEE
COMMUNITY CORPORATION NO. 5555 INCORPORATED
19-20 South Esplanade, Glenelg 5045

DATE: WED 26th July 2023	TIME: 3.30pm	VENUE: Apt 7C
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1 WELCOME

The chair opened the meeting at 3.30pm

2 CONFLICTS OF INTEREST

D Hanson recorded a conflict of interest in relation to email from J Hanson 22/06/23

3 CHAIRMAN, APOLOGIES, PROXIES AND QUORUM

In attendance were D Hanson (Chair), J Shaw, C Rule (Minutes) M Stovall, A Henly, N Williams

4 CORRESPONDENCE

15/6/23 Email from Josh Begeman, AT Australia & New Zealand re offer to buy Telstra rooftop lease.

16/6/23 Email from Anthea Pelgrave re established large palm cut off at ground level.

20/6/23 Trojan quote SQ15079dm to inspect the diesel fire pump in the budget sum of \$2,190.00 + GST.

20/6/23 Email from P Ochota reporting that, on day of power outage, the Saltram generator was operating and hot air was entering Apt 5B lock-up. On closer inspection it was found that one of the generator exhaust pipes has sealant around the pipe as it passes through the wall between 5B's lockup and the generator room, while the other pipe is not sealed. Likewise, on inspection in the generator room, the pipe is not sealed on that side. Therefore, these gaps should be sealed, similar to the sealing undertaken when the exhaust from the fire pump engine was recently repaired. Committee to discuss at forthcoming Management meeting and advise P Ochota of outcome.

22/6/23 Email from J Hanson reporting that on the day of power outage there was a very strong smell of diesel fumes that accumulated and spread throughout the building ventilation system. The smell was very strong in the bathrooms and laundry and even the apartment to the point where Jan had to go outside for fresh air. It took a couple of day for the smell to disperse. Consideration to be given to a solution

22/6/23 Email from N Williams re accumulation of diesel fumes within the building and pointing out that as he was around at the time looking at the operation and chatting with the CAV Power guy, the emissions were coming from the Lister generator exhaust and being sucked up the fire stairwell. Even though the Cat generator is old, it must be determined how many hours it has run for as that is a major factor in any future decisions.

22/6/23 Email from J Shaw re Damien Cattle's inspection report after balcony & clothesline washdown. 1) Hole in tank room roof has deteriorated with water finding its way to lower floor. 2) rust corrosion on several door frames and hinges leading to clothesline area. 3) Possibility of concrete cancer at bottom corner of Apt 4C and top of Apt 3C.

25/6/23 Email from Russ & Marg Stovall to Best Strata reporting rain damage through Apt 9C bedroom window soaking carpet and underlay and requesting carpet be relayed once dry.

1/7/23 Email from Joanne Haynes, Apt 1A, requesting removal of items placed behind Apt 1A carpark.

1/7/23 Email from Joanne Haynes, Apt 1A reporting that a) numerous items along esplanade broken overnight, b) request an electrician repair lamp post at rear of Apt 1A, c) request to replace the three signs on the pool gate with one sign. Also, consideration be given to whether a sign is necessary ie., "Shallow End". With summer coming and often people/kids climbing the fence on the lane and jumping into the pool, what would happen legally if shallow end not signed?

3/7/23 Email from C Rule re a) Electrician replaced broken light fitting on gate and checked other garden lights. b) Window maintenance responsibility documentation. c) Handyman Tony Purchase to arrange visit to check various, eg., remove rust and repaint steel door frames leading to clothesline areas on several floors as suggested by Damien; Repaint the column protective bumpers in the basement carpark; Replace all the safety hazard tape on door steps leading to laundry areas and in the basement; Repair and repaint the Southern side gate, d) Carpet cleaner Grant Forster (both Neale & Joy's contact) will clean the foyer carpet on each floor for \$990 total. Also prepared, if requested by any apartment owner, to clean their carpet whilst on that floor.

17/7/23 Email from A Henly advising lifting rig now relocated to basement carpark room adjacent rear southern fire escape stairs.

24/7/23 Email from Geoff Denton, Trojan attaching Torrens Valley Pumps' report on work recently carried out. Also advising that flow test to be carried out 25/7/23.

Correspondence Out

16/6/23 Email to Samantha Cox re Apt 5A responsibility for maintenance of windows etc. as per Saltram Rules

16/6/23 Email to Anthea Pelgrave from Dale Hanson advising that the gardener cut off the palm at ground level due to it being old and woody.

20/6/23 Email from A Henly to Drew McKirdy of Trojan thanking him for latest quote for diesel fire pump inspection and requesting that, at the same time, Trojan attend to outstanding quote Q14924dm for 3-yearly Fire Water Tank inspection, thus reducing cost of work involved.

21/6/23 Email from D Hanson to A Henly advising he had spoken to Drew McKirdy on the 'phone and that workmen will attend to both jobs whilst here on Thursday, 22 June 2023. D Hanson approved quote.

26/6/23 Email from Best Strata to D Cattle to investigate Apt 9C's complaint that rain has leaked through their bedroom window and soaked the carpet and underlay.

16.7.23 Email from D Hanson to M Stovall, Apt 9C, advising that there are three resolutions about maintenance of the pivot windows, all of which resolve the maintenance of the windows is the owners responsibility. To be discussed at forthcoming Management Committee meeting.

5 MINUTES OF PREVIOUS MANAGEMENT COMMITTEE MEETING

Accepted as true and correct

6 BUSINESS ARISING FROM PREVIOUS MINUTES – NOT SEPARATELY LISTED

7 FINANCIAL REPORT

	ADMIN	SINKING	TOTAL
Bank Balance	89,664.41	631,636.71	721,301.12
Creditors			
Unpaid Bills	0.00	0.00	0.00
Owner Accounts in Credit	22,091.05	0.00	22,091.05
Total Creditors	22,091.05	0.00	22,091.05
Debtors			
Levies not yet due	51.53	0.00	51.53
Levies overdue	6,013.75	3,551.22	9,564.97
Total Debtors	6,065.28	3,551.22	9,616.50
Net Cash Position	73,638.64	635,187.93	708,826.57

3 Lot Owners have Levies overdue. A reminder notice including interest will be sent to the owners in early August.

8 GENERAL BUSINESS

8.1 GARDEN

A Henly advised that the next scheduled garden prune and tidy will be in September.

8.2 REVIEW OF BY LAWS

EGM will be called shortly by Best Strata for acceptance of the updated By Laws

Kathy Stolinski

Registered Conveyancer CPC

ADCOCKS conveyancing solutions

45 Ward Street North Adelaide SA 5000 (PO Box 633)

Ph (08) 8267 6255

8.3 GENERATOR SWITCH - ATS (AUTO TRANSFER SYSTEM)

D Hanson and A Henly met with Rawson's representative again to review the quote and gain a better understanding of the necessary works.

D Hanson to email all owners with a description of the schedule of works and an EGM will be called by Best Strata shortly for acceptance of the additional costs.

8.4 MAIN SWITCHBOARD UPGRADE

See above

8.5 MAINTENANCE WORK: Adelaide Fixit – Tony Purchase

In addition to some rust on 12E laundry area steel door frame, there are other floors with rust marks also. Tony will be working on site in the next couple of weeks to repair the frames as well as repairs and painting to exterior gates, seal pipe work between Generator room and 5B lock up room (Email from P Ochota 20/06/23) replace hazard tape and other small jobs.

8.6 AIR EXTRACTION SYSTEM

Butterfield's have serviced the Air Extraction Motor located in the top tank room and are preparing a report on the numerous fans and overall system. Awaiting report from Butterfield's

8.7 SA POWER NETWORKS

Transformer Room work has been completed by SA Power Networks.

8.8 SENSOR LIGHTING FOYERS LEVELS 2-10 & BASEMENT LIGHTING

LIFT FOYER LIGHTING – Completed by David Conway Electrician.

BASEMENT LIGHTING – Some basement lighting is to be replaced with fittings which have integrated sensors. D Hanson, A Henly

8.9 BALCONY WASHDOWN AND MAINTENANCE INSPECTION

Next washdown and inspection TBC

8.10 SUB BASEMENT PUMP ROOM

The technician from Torrens Valley Pumps has completely re built one of the fire pumps located in the sub basement. This is an important part of our fire safety infrastructure. The pump is now running as it should be. The cost for the work was \$10,534.50. Torrens Valley Pumps provided a comprehensive report on the re build which took several visits to site and testing of the equipment.

A flow performance test was conducted by Trojan with excellent results. Trojan will provide a full report.

8.11 DEVELOPMENT APPLICATION 21-25 SOUTH ESPLANADE

Nothing further to report and the application is still with the courts for approval.

8.12 TANK ROOM ROOF

Top Tank Room roof has been inspected and recommended to be replaced due to wear and tear and patching and maintenance over the years. The contractor has advised that they would require scaffolding from the rear ground level to the roof level and that the car park entrance to the building would be inaccessible for approximately 10 days. A crane would also be required to lift roofing sheets to the top of the building. The committee awaits the quote.

C Rule

OTHER BUSINESS

Diesel Fumes

Email from J Hanson 23/06/23 and N Williams 22/06/23 The Committee discussed the concerns raised by J Hanson 3A and agreed that both the main Generator and the auxiliary Lister generator may need a load resistor to remove soot and fumes. The committee went on to discuss potential regular running of the Generators to alleviate soot build up. J Shaw mentioned that this had been a regular practice in the past.

It was also noted that the exhaust fumes from the Generators are emitted on level 3 laundry area and that A apartments have an air extraction vent in the laundry area which probably allowed the diesel fumes to penetrate 3A apartment on the day the Generator was running for several hours due to planned power supply interruption.

A Henly will contact Cav Power to discuss the options for reducing soot and fumes on the rare occasions that the Generators are required to supply emergency power to the building.

Pool Signage

The committee discussed the email from J Haynes 01/07/23 re pool signage and it was agreed that as well as the pool signage, much of the signage around the building is looking tired and need of updating.

C Rule to investigate upgrade of signage.

Common Foyers Carpet Cleaning

The Committee agreed that the body corporate would undertake to have the carpet cleaned on each level foyer. Approx budget of \$1000 total.

Grant Forster will be doing the cleaning in September and he is happy to clean anyone's apartment carpet while he is on that particular level. Grant can be contacted for a quote on 0424746351

Basement Carpark Entrance

Synergy Specialists Pty Ltd have provided a quote (\$7840+GST) for repair and coating of the turning area at the bottom of the ramp. The quote includes -

1. Concrete repairs to cracks/damage in the side walls, coating of walls and ceiling with a flexible elastic membrane to accommodate crack movement and anti carbonation to protect from atmospheric damage (life expectancy 20 years)
2. Replacement of sealant in the joint between curb and wall on South side of ramp

The committee agreed to accept the quote with a couple of questions for Synergy regarding the coating. C Rule to discuss with Synergy.

10 NEXT MEETING

Wednesday 6th September 2023 3.30pm

The meeting concluded at 5.30pm

MINUTES OF MEETING OF THE MANAGEMENT COMMITTEE
COMMUNITY CORPORATION NO. 5555 INCORPORATED
19-20 South Esplanade, Glenelg 5045

DATE: WED 20 th September 2023	TIME: 3.30pm	VENUE: Apt 7C
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1 WELCOME

The chair opened the meeting at 3.37pm

2 CONFLICTS OF INTEREST

None noted

3 CHAIRMAN, APOLOGIES, PROXIES AND QUORUM

In attendance were D Hanson (Chair), J Shaw, C Rule (Minutes) M Stovall, A Henly. Absent: N Williams

4 CORRESPONDENCE

27/7/23 Email from A Henly re current electricity consumption costs

28/7/23 Email from I McGregor to D Hanson re power being used by various individuals. Also, reported that Apt 4B car on charge in basement car park.

4/8/23 Email from A Henly advising Craig from CAV Power arranging for visit re exhaust from both generators.

6/8/23 Email from J Haynes, Apt 1A, re possibility of covering the rusty generator cover with synthetic grass. Comment also made on untidy condition of property grounds next door (Seawall).

8/8/23 Email from P Morris, Apt 4C re 1) Fire extinguishers located on each floor basically spray water and are not suitable for motor burnouts and other electrical fires. Suggestion: electrical fire extinguisher supplied on each floor; 2) In event of fire brigade call-out, tenant training would help in locating water turn-off point tag in air-con area - 4C has one but no-one else on that floor and turning off electricity 9 requiring tags; 3) Who are the right people to access (or not). 4) Request made, due to hand disability, to install a key pad, to door of Apt 4C.

11.8.23 Email from J Hall, Apt 2C advising that several years ago he re-roofed and installed a stainless-steel box gutter on the steep section of the Tank Room roof and right out to the western edge of the building with no scaffolding. He queries the need for a scaffold? Also, price quoted seems to be excessive and he is sure there is a much cheaper and safe way to carry out this job.

14/8/23 Email from Trojan Fire Protection Quote SQ14924dm in amount of \$2,090.00 plus GST to conduct the 3 yearly fire water tank inspections at Saltram Towers, Glenelg.

20/8/23 Email from M Stovall re uneven paving problem in rear carpark.

29/8/23 Email from C Rule attaching Butterfield's report which may have bearing on discussion with Cavpower when inspecting Lister Generator and Basement fans that are not working.

1/9/23 Email from Craig Provis, Project Specialist, Cavpower re outcome of inspection on 30/8/23 of Main Generator (Cat 3306T, 180kVa stand-by).

2/9/23 Email from Drew McKirdy re Exit and Emergency light defects - Quote SQ15367dm for budget sum of \$1,431.00 + GST.

4/9/23 Email from John Hall re dog entering building.

11/9/23 Email from D Hanson advising of graffiti on swimming pool glass 9.9.23.

11/9/23 Email from D Hanson to S Ellis requesting notification be send to owner of Apt 4B re electrical charging of vehicle in basement.

12/9/23 Email from C Rule re 1) Basement ramp and entrance maintenance Thursday & Friday 14 & 15 September. 2) Foyer Carpet Cleaning on Wednesday, 27 September 2023.

15/9/23 Email from D Hanson re generator discussion held with Rawsons.

15/9/23 Email from D Hanson re change to AGM date

15/9/23 Email from D Hanson re his discussion with Rawson's re proposed replacement of the generator

15/9/23 Email from D Hanson re discussion with P Ochota re Generator exhaust running through 5B storage room.

18/9/23 Email from J Hall, Apt 2C re 1) Two of four downlights controlled by the newly installed sensor on level 2 are not working; 2) Main foyer stone work near floor tiles is stained. Staining also evident around lift buttons. Possibly stone work was never sealed after installation and needs investigating.

Correspondence Out

8/8/23 Email to J Haynes, Apt 1A from C Rule explaining that the Transformer Pit cover is part of SA Power Networks infrastructure.

8/8/23 Email from CCMS with quote to replace Top Tank Room Roof including 2 day crane hire and 12 story scaffolding for fall protection or approximately 10 days. \$68,706+GST

8/8/23 Email to D Hanson from J Shaw re report from cleaner Rodney that both globes on Level 2 had blown subsequent to sensor installation.

11/8/23 Email to J Hall from Caroline Rule advising that a formal quote for the roof replacement is yet to be received. . Scaffolding is for OH&S regulations. Contractors working up there must have adequate safety protection that our insurance obligations are met.

14/8/23 Email from A Henly to Sharon Ellis requesting she proceed with a work order to Trojan re 3yearly Fire Water Inspection.

18/8/23 Email from J Shaw to committee re uneven paving danger in rear carpark.

18/9/23 Email from Best Strata to apartment owner 4B, regarding an Electric Vehicle being charged in 4B carpark in the Saltram basement garage.

20/9/23 Email quote from Ironman Roofing for repair to Top Tank Room roof including Dry pan Flashing, new rotary extraction vents and sealing and flexible waterproof membrane. \$3,600+GST

5 MINUTES OF PREVIOUS MANAGEMENT COMMITTEE MEETING

Accepted as true and correct

6 BUSINESS ARISING FROM PREVIOUS MINUTES – NOT SEPARATELY LISTED

7 FINANCIAL REPORT

Name	Admin Fund	Sinking Fund	Total	More
Bank Balance	75,001.65	644,747.83	719,749.48	Transaction List
Creditors				
Unpaid Bills	0.00	0.00	0.00	Unpaid Bills List
Owner Accounts in Credit	16,903.05	0.00	16,903.05	
Total Creditors	16,903.05	0.00	16,903.05	
Debtors				
Levies not yet due	39,835.28	24,655.85	64,491.13	
Levies overdue	0.00	0.00	0.00	Overdue Levies List
Total Debtors	39,835.28	24,655.85	64,491.13	
Net Cash Position	97,933.88	669,403.68	767,337.56	

A Henly advised that the current interest rate on our Term Deposits is 4.8% with an approximate return of \$27,000 pa. The funds are invested by Best Strata with the major 4 banks.

A Henly reported an increase in Electricity Charges of 30% which is in line with recent announcements. Our last Electricity bill from Origin Energy for Common Areas of the building was \$6,236.07 from 18/05/23- 17/08/23. Our consumption was down 10% from the same period last year.

8 GENERAL BUSINESS

8.1 GARDEN

A Henly reported that quarterly pruning is due to be undertaken in the next week or so with weed control included. Timed Watering system will be turned on at the commencement of daylight saving. The pool will be open from the commencement of Daylight Savings Sunday 1st October 2023. The Pool Maintenance program will commence again from Friday 31st by our contractor Swimart.

Andrew advised the committee that will be away from 7th Oct -4th Nov and requested if anyone is available for a watering roster to please let him know. M Stovall and C Rule offered to be on the Roster.

A quote has been received for replacing damaged paving and base and re-laying pavers in 2 areas in the visitor car park area. C Rule advised that she is awaiting another quote.

8.2 REVIEW OF BY LAWS

Best Strata will be sending a notification of an Extraordinary General Meeting within the next week. There will be no requirement to attend the EGM in person. A proxy form will be emailed and also posted by Best Strata. The review of the By Laws has been a long running process following owner feedback in 2021-2022 and a lot of work for the previous and current committee. The management wished to thank everyone for their patience during this process and hope that all owners will support the implementation of the amended By Laws.

8.3 MAIN SWITCHBOARD UPGRADE & GENERATOR AUTO TRANSFER SWITCH

D Hanson and A Henly have been liaising with Rawson's on the proposed upgrade to the Main electrical switchboard and the Generator auto switch. They have had further discussions with Rawson's representative on the possible replacement of the Main Generator following the report from CavPower Project Specialist (email 1/9/23 from Craig Provis)

8.4 MAIN GENERATOR

D Hanson and A Henley met onsite with Graig Provis Project Specialist with CAVPower to discuss the fumes and soot emitted from the Generators when in use for emergency power. Dale and Andrew explained the findings to the committee in particular issues with the exhaust system installation that are serious faults that should be rectified.

- Exhaust pipes in the riser are wrapped in low temperature foam type insulation. The insulation is un-suitable for the high temperatures that the exhaust system will operate, Cavpower believe this insulation poses a fire hazard if the foam material reaches its ignition temperature.
- The exhaust system discharges inside the balcony area of level 3, this is causing toxic exhaust gasses to enter the building due to its proximity to doors, windows, and vents. This poses a health risk to the building residents.
Diesel exhaust gasses are known to be toxic, detrimental to human health and must be discharged away from the building to prevent inhalation by people in the area. The requirements for this are outlined in the building code.
- Due to the age of the generator, the exhaust emissions on the genset have higher soot levels and elevated NOX, CO, and CO2 levels. These elevated gas and particulate emissions cannot be significantly reduced in a cost-effective manner. Significant exhaust emissions reduction would require a customised exhaust treatment system, along with a new exhaust piping and muffler system. A specialist exhaust emission controls expert would need to be engaged to determine the scope of such a treatment system to address this issue.(outside of Cavpower's scope).

Cavpower have suggested the Strata Committee evaluate a replacement of the existing Caterpillar 3306T diesel generator with a new enclosed canopy, sound attenuated unit. The new enclosed canopy unit would be installed outside the building, in a garden area in the carpark away from the main building, near the underground carpark skylight. A concrete pad would be constructed in the garden area to accommodate the new genset. Suitable screening of the genset would be installed.

D Hanson and A Henley met again with Rawson's to discuss the logistics of installing a new Generator away from the building in the garden area and the electrical wiring of such.

Quote Comparison-

Budget cost from CavPower to replace the existing generator with a 200 kVA Generator which would provide enough emergency power to the building during an outage \$135,000+GST.
A second quote from Rawsons was requested.

Rawson are proposing a larger capacity generator 330kVA which would have the capacity of providing enough power not only for emergency usage but also the ability to power apartments. This generator is immediately available at a cost of \$133,500+GST.

In addition to the proposal for a replacement Generator (approx. \$133,000+GST) the committee are mindful of the significant costs associated with the upgrade of our Main Switchboard and Generator auto Transfer Switch (\$132,450+GST) but feel that maintaining our critical infrastructure is a priority.

It is the committee's recommendation that we proceed with the replacement of the existing Generator that will back up the entire building. There will be an opportunity at the AGM on Wednesday 8th November to discuss and ask questions regarding the upgrade to the Main Switchboard, Distribution board, ATS, mains and Generator supply to all public power and existing essential Circuits.

8.5 MAINTENANCE WORK: Adelaide Fixit – Tony Purchase PH: 0415521744

Both side gates have been repaired and repainted, Basement exit fire door undercoated, basement columns repainted, rusted door frames repaired and repainted on several floors, hazard tape relaced.

8.6 AIR EXTRACTION SYSTEM

C Rule advised that Butterfield's have provided a report on the Air Extraction system with some repairs and maintenance recommended to some of the fans on levels basement, 2 and 6 and to the main extraction motor located in the Top Tank Room Services area. Awaiting a quote from Butterfields.

8.7 BASEMENT LIGHTING

BASEMENT LIGHTING – Some basement lighting is to be replaced with fittings which have integrated sensors. D Hanson

8.8 BALCONY WASHDOWN AND MAINTENANCE INSPECTION

Next washdown and inspection TBC

8.9 BALUSTRADE MAINTENANCE

To be reviewed in 2024 including painting of balcony facades in Saltram signature grey paint Dulux Ricochet

8.10 SUB BASEMENT PUMP ROOM FLOW TEST

Awaiting a report from Trojan following the Flow Test. A Henly to follow up with Trojan.

8.11 DEVELOPMENT APPLICATION 21-25 SOUTH ESPLANADE

Nothing further to report and the application is still with the courts for approval.

8.12 TANK ROOM ROOF

The Committee decided to accept the quote from Ironman Roofing to repair the Top Tank Room roof (email 20/9/23) at a cost of \$3600+GST

8.13 SMOKE & HEAT DETECTOR REPLACEMENT

A number of Common area and Apartment Smoke and Thermal detectors are over 10 years old. A Henly will request a quote from Trojan for replacement of Common Area detectors with the view to revisit the replacement of older apartment detectors next year.

8.14 USE OF COMMON ELECTRICITY SUPPLY

The committee discussed the current arrangement for charging of electricity usage in the basement and proposed the idea of a formal Policy to be put in place. D Hanson suggested the Body Corporate purchase 2-3 plug in power meters which can be provided to monitor usage.

The proposal for charging for usage would be the following-

Trivial/Occasional - Usage under 5kw per month or Under \$20 per month. No charge (ie car battery maintainers, power tool battery chargers, vacuum cleaning cars etc)

Annual Average - More than 5kw per month –charge (ie fridges, other appliances)

Significant/Monitored - Charged at lowest current tariff rate from Electricity Provider (Electric vehicles, mobility scooters)

8.15 POOL AND OTHER SIGNAGE

New Pool signage has been ordered and will be installed soon along with new signage for the Basement entrance notifying height restrictions. New signage for the Basement bin area, Sauna, Beach/gate entrance is also being considered. C Rule

8.16 BASEMENT RAMP MAINTENANCE

Synergy Specialists Pty Ltd have repaired cracks in the ramp wall, replaced sealant and coated the walls and ceiling of the lower area with a special breathable membrane surface. The pedestrian access door will be painted to match the membrane and new signage to be installed soon.

8.17 ALL FLOORS FOYER CARPET CLEANING

Carpet Cleaning has been booked for Wednesday 27th September by Grant Foster 0424746351

8.18 CONTRIBUTION LEVIES

A Henly proposed an increase to the contribution levies by 3% directed to the Sinking Fund. It has been 3 years since we have had any increase in the Levies. The committee were all in agreeance. A Henly to speak to Best Strata for inclusion in the AGM Agenda

9 OTHER BUSINESS

WATER METERS

In response to email from P Morris 8/8/23 an audit of the water meters located in the clothesline area will be undertaken to determine which meters require identification tags

FIRE EXTINGUISHERS

Fire Extinguishers in each floor common foyer are suitable for extinguishing electrical fires. The committee support the idea of individual owners keeping a fire extinguisher close by BBQ's and cooking areas in their apartment in the event of a fire emergency. They can be purchased from as little as \$30

<https://www.bunnings.com.au/firepro-1kg-dry-powder-fire-extinguisher>

REQUEST FOR KEY PAD ENTRY TO APT 4C

The committee approved the request for key pad entry to Entrance door of Apt 4C

COOKING SMELLS IN COMMON AREAS

A small number of verbal comments have been received to members of the management committee regarding cooking smells in common foyers. The committee discussed this and wished to remind residents to ensure Extraction Fans are installed with carbon filters and that the filters are regularly replaced. Please be mindful of appropriate ventilation when cooking.

10 **NEXT MEETING**

AGM Wednesday 8th November 2023 at St Mary's Hall 6.30pm

The meeting concluded at 6pm

Minutes of Extraordinary General Meeting

**Community Corporation No. 5555 Inc.
19-20 South Esplanade Glenelg 5045**

**Held at Best Strata Office 2/188 Fullarton Road, Dulwich SA 5065
On
Tuesday 17 October 2023 at 11:00am**

WELCOME

Meeting opened at 11:00am. With the approval of the Corporation, Sharon Ellis of Best Strata assisted in the conduct of the meeting and recording the minutes. A quorum was declared with 20 of the 34 unit holders in attendance by proxy.

ATTENDANCE LIST

Present by Proxy to Best Strata

Mr J & Ms A Hall	Lot 003
Mr R & Mrs P Wicks	Lot 004
Ms C Alcock	Lot 006
Mr D & Ms J Hanson	Lot 008
Mrs M Brown	Lot 010
Ms M Keneally	Lot 012
Mr P & Ms M Ochota	Lot 013
Mr R Sarre	Lot 015
Mrs M Batley	Lot 016
Mr A & Mrs E Henly	Lot 017
Mr B & Ms C Rule	Lot 018
Ms R Bellchambers & Mr G Salter	Lot 019
Mr B & Mrs B Hersey	Lot 020
Ms M Stovall	Lot 024
Ms K Radford	Lot 025
Mr B & Ms M Speechley	Lot 028
Mr B Hooper & Ms J Shaw	Lot 029
Mr M & Ms G Forgie	Lot 030
Mr G & Mrs A Pelgrave	Lot 031
Mr W Kachirski & Ms M Lahm	Lot 032

In Attendance

Sharon Ellis representing Best Strata.

DISCLOSURE OF PECUNIARY INTEREST

The Manager advised that it is an offence to not disclose any direct or indirect pecuniary interest in a matter relating to the Corporation. Under the Community Titles Act 1996 (s85), a delegate of a Community Corporation who has a direct or indirect pecuniary interest in any matter to be voted on at the meeting must disclose the nature of the interest to the members present before a vote is taken.

PROPOSED SPECIAL RESOLUTION – AMEND BY LAWS

That the Corporation By Laws be amended as follows;

-By Laws 1 to 14, as described in the Corporation By Law document filed with the Land Titles Office on 20 November 2017, be repealed (Refer attachment A).

-By Laws 1 to 44, as described below, be included.

20 votes in favour, nil votes against, motion carried.

NEXT ANNUAL GENERAL MEETING

The date for the Annual General Meeting is Wednesday 8 November 2023 at 6:00pm at Glenelg Catholic Parish, 17 High Street, Glenelg SA 5045

CLOSURE

The meeting was closed at 11:30am.

BY-LAWS

COMMUNITY PLAN NO. 5555

SALTRAM TOWERS

19-20 South Esplanade Glenelg SA 5045

Certified correctly prepared in accordance with the requirements of the
Community Titles Act, 1996 by the person who prepared the document.

.....
Kathy Stolinski, Registered Conveyancer for Adcocks Pty Ltd
45 Ward Street North Adelaide SA 5006

.....
This is a copy of the By Laws referred to in the attached Certificate.

.....
Dale William Hanson - Presiding Officer

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COMMUNITY TITLES ACT 1996

By-Laws
Community Plan No. 5555

IMPORTANT NOTICE

These by-laws bind the Community Corporation, the owners of the Community Lots and any persons entering the Community Parcel.

These by-laws relate to the control and management of the Common Property and the Community Lots and as such may only be amended or revoked by special resolution by the Community Corporation in accordance with Section 39 of the *Community Titles Act 1996 (SA)* and Regulations.

Part 1 - Preliminary

1. Interpretation and Definitions

1.1. Definitions

In these By-Laws, unless the contrary intention appears:

- 1.1.1. **Act** means the *Community Titles Act 1996 (SA)*;
- 1.1.2. **Building** means the building on the land comprised in the Community Plan;
- 1.1.3. **Committee** has the meaning set out in By-Law 3.6;
- 1.1.4. **Common Property** means the Common Property comprised in the Plan of Community Division;
- 1.1.5. **Community Plan** means CP 5555;
- 1.1.6. **Community Scheme** means the Primary Plan of Community Division for the development and administration of the Building and the Common Property;
- 1.1.7. **Corporation** means the Community Corporation No. 5555 Incorporated;
- 1.1.8. **Improvement** means anything which has been done to a Lot by the development of the Lot;
- 1.1.9. **Landscaping** includes the provision and arrangement of trees, shrubs, ground covers, grassed areas, paving and similar site works (if any);

- 1.1.10. Lot means a Lot comprised in Community Plan Number 5555 and includes a strata lot and Lots has corresponding meaning;
- 1.1.11. LTO means the Lands Titles Registration Office in South Australia;
- 1.1.12. Occupier of a Lot includes, if the Lot is unoccupied, the Owner of the Lot;
- 1.1.13. Owner means the Owner of a Lot and where the context allows the Occupier of a Lot;
- 1.1.14. Manager means any party approved by the Corporation pursuant to By-Law 3.7 having the relevant expertise and experience to properly manage and perform the duties and functions of the corporation under the Act;
- 1.1.15. Management Contract has the meaning set out in By-Law 3.8;
- 1.1.16. Motor Vehicle includes motorcycle, caravan, boat, trailer, bicycle and the like;
- 1.1.17. Party Wall includes the easement for support and shelter created under the Act;
- 1.1.18. Rules means the rules made by the Corporation under the power contained in these By-Laws;
- 1.1.19. Visitors includes customers, invitees and clients of the Owner or Occupier of a Lot.

1.2. Interpretation

In these By-Laws, unless the contrary intention appears:

- 1.2.1. a term defined in the Act has the same meaning when used in these By-Laws unless the contrary intention appears;
- 1.2.2. a reference to any statute, regulation or Council By-Law includes all amendments, consolidations or replacements of them;
- 1.2.3. one gender includes all the other genders; and
- 1.2.4. the singular includes the plural and the other way around.

Part 2 - Mandatory By-Laws

2. Persons bound by these By-Laws

2.1. The following persons are bound by these By-Laws:

- 2.1.1. the Corporation;
- 2.1.2. the Owners and Occupiers of the Lots comprising the Community Scheme;

- 2.1.3. the Visitors; and
- 2.1.4. persons entering the Building or the common property.

3. Administration Management and Control of Common Property

- 3.1. The Corporation is responsible for the tasks set out in the Act as the functions of the Corporation, and any additional functions given to it under these By-Laws.
- 3.2. The Corporation is (in addition to its responsibilities under the Act) responsible for:
 - 3.2.1. the repair and maintenance (including cleaning and painting) of the exterior facades on the Building;
 - 3.2.2. the repair, maintenance and planting of the landscaped areas of the Common Property;
 - 3.2.3. the repair and maintenance of the driveway and car parking areas of the Common Property;
 - 3.2.4. the repair, maintenance and replacement of any security lighting on the Common Property; and
 - 3.2.5. the repair, maintenance and replacement of any fixtures or fittings of a Corporation on the Common Property.
- 3.3. The Corporation, subject to giving reasonable written notice, shall be permitted to access the interior of any Lot to enable the Corporation to clean, paint and maintain the exterior building façade (including a balcony) and to keep such facade in a state of good and serviceable repair and the Corporation, in exercising this power, shall ensure that its servants, agents and employees cause as little inconvenience to the Lot holder or Occupier as is reasonable and shall indemnify the Owner or Occupier against all claims arising from such entry.
- 3.4. Any costs incurred by the Corporation in fulfilling its functions under either or both the Act and these By-Laws are recoverable from the Owners of the Lots in proportion to the Lot Entitlement of each Lot.
- 3.5. In the administration, management and control of the Common Property, the Corporation must ensure that these By-Laws are adhered to by the persons that are bound by the By-Laws. The Corporation has an obligation to enforce the By-Laws for the benefit of the Owners and Occupiers of the Lots and for the benefit of the Corporation.
- 3.6. The Corporation may (but is not obliged to) establish a Management Committee ("the Committee") in accordance with Division 3 Part 9 of the Act. The Committee shall be responsible to the Corporation for the administration, management and control of the Common Property except with regard to matters relating to:
 - 3.6.1. the appointment of a Manager;

- 3.6.2. maintenance, upgrades or improvements to the Common Property where the expenditure exceeds \$20,000 or such other predetermined value established at a meeting of the Corporation;
- 3.6.3. the Corporation's insurance obligations under the Act; and
- 3.6.4. any matter requiring special or unanimous resolution in accordance with the Act.

- 3.7. The Corporation may appoint a manager to carry out, on behalf of the Corporation, the function of administering, managing and controlling the Common Property ("the Manager").
- 3.8. The Manager will be appointed on a contract that is subject to annual review by the Corporation ("the Management Contract").
- 3.9. If on annual review the Corporation is dissatisfied with the Manager's performance the Corporation may terminate the Management Contract.

4. Use and Enjoyment of the Common Property

- 4.1 The Common Property is, subject to the Act and these By-Laws for the common use and enjoyment of Owners and Occupiers in the Community Scheme and their Visitors.
- 4.2. A person bound by these By-Laws:
 - 4.2.1. must not obstruct the lawful use of the Common Property by any person;
 - 4.2.2. must not use the Common Property in a manner that unreasonably interferes with the use and enjoyment of the Common Property by the other persons bound by these By-Laws or their Visitors;
 - 4.2.3. must not make, or allow that person's Visitors to make, undue noise in or about the Common Property;
 - 4.2.4. must not interfere, or allow that person's Visitors to interfere, with other people in the enjoyment of their rights in relation to the Common Property;
 - 4.2.5. must not smoke on Common Property;
 - 4.2.6. must only wash or clean a Motor Vehicle in an area set aside for that purpose;
 - 4.2.7. must not park a Motor Vehicle in a parking space allocated for others on the Common Property, or alternatively, on a part of the Common Property on which parking is not authorised by the Corporation;
 - 4.2.8. must take reasonable steps to ensure that their Visitors do not park a Motor Vehicle in parking spaces allocated for others on the Common Property or on parts of the Common Property on which parking is not authorised by the Corporation;

- 4.2.9. must ensure that any truck or other vehicle of any type, including any trailer or load, which accesses the visitor parking area does not exceed 10 tonnes in weight;
- 4.2.10. must not repair Motor Vehicles on the Common Property;
- 4.2.11. must not drive a Motor Vehicle at a speed of greater than 10 km/hour on the Common Property;
- 4.2.12. must not damage or interfere with any landscaping on the Common Property;
- 4.2.13. must not use any portion of the Common Property for that person's garden;
- 4.2.14. must not display any sign, or any other conspicuous material of a similar nature on any part of the Common Property;
- 4.2.15. must not leave or store any items on the Common Property;
- 4.2.16. must not take glass into the swimming pool area or sauna at any time; and
- 4.2.17. must not use or interfere with any fire safety equipment except in the case of an emergency and must not obstruct any fire stairs or fire escape.

5. Use of Lots

Subject to the Act, any other relevant legislation and these By-Laws, a person bound by these By-Laws must not use a Lot for a purpose unless the use is consistent with these By-Laws or the use has been otherwise approved by the Corporation.

Part 3 - General Provisions

6. Prohibited Activities

A person bound by these by-laws shall not:

- 6.1. be inappropriately or inadequately clothed in the opinion of the Corporation when upon the Community Scheme so as to be visible from another Lot or the Common Property;
- 6.2. carry, use, discharge or expose any firearm, explosive, fireworks, airgun or other weapon.

7. Smoke Detectors

A person bound by these by-laws must ensure that all smoke detectors, steam detectors and heat detectors situated within a Lot are operational at all times and must not do or omit any act, matter or thing which may interfere with or impede any such smoke, heat and steam detector within a Lot, including removing, disconnecting or painting over any such device, and, without limiting the generality of the foregoing, an Owner or Occupier shall ensure that all such smoke, heat and steam detectors within a Lot are at all times compliant with relevant regulations.

8. Balconies

A person bound by these by-laws must:

- 8.1 take every reasonable precaution to prevent items from blowing or dropping off the balcony of the Lot; and
- 8.2 take every reasonable precaution when watering plants or flower boxes on any balcony of the Lot to prevent water overflowing upon any other Lot or Lot Subsidiary or the Common Property.

9. Renovation, alterations or additions to Lots

A person bound by these by-laws shall not perform or carry out any refurbishment, renovation, alterations or additions to or upon his or her Lot except in accordance with the following:

9.1 Under this by-law, the following activities are "refurbishment":

- 9.1.1 the painting of the interior of a Lot;
- 9.1.2 the replacement of drapes to the interior of windows;
- 9.1.3 the replacement of light fittings to the interior of a Lot, and
- 9.1.4 a person bound by these by-laws may undertake the work of refurbishment of a Lot without the prior notification to or consent of the Corporation provided that such person ensures that all other by-laws or any Rules that may be adopted by the Corporation from time to time are complied with.

9.2 Under this by-law, the following activities are "renovation":

- 9.2.1 the installation, removal or replacement of any tiling to any bathroom, laundry or the floors and walls of any other part of a Lot;
- 9.2.2 the installation, removal or replacement of any timber flooring, carpets or other floor coverings to the floor of any part of a Lot;
- 9.2.3 a person bound by these by-laws may only undertake the work of renovation of a Lot upon the following terms and conditions:
 - 9.2.3.1 such person has provided written notice to the Corporation detailing the type of work that is to be carried out and advising the Corporation as to the name of the company or tradesperson who will be carrying out the renovation not less than thirty (30) days prior to the intended start date for such renovation;
 - 9.2.3.2 any renovation that involves the installation of any type of hard floor covering must include the installation of an acoustic underlay which shall be of a specification and rating which is the equivalent of the Association of Australian Acoustical Engineers 5 Star Rating for acoustic underlay; and

9.2.3.3 the Corporation has provided a written acknowledgement to such person that the renovation is to be carried out, which acknowledgement shall not to be unreasonably withheld.

9.3 Under this by-law, the following activities are "alterations or additions":

- 9.3.1 the alteration of the external appearance of the building, including the balcony to a Lot;
- 9.3.2 the removal of or addition to any structural or Common Property brick concrete wall or slab construction; and
- 9.3.3 alterations to any air conditioning, plumbing, electrical, intercom or other service which involves drilling, cutting or chasing of holes in the walls, floor or ceilings of any part of a Lot.

9.3.4 A person bound by these by-laws may only undertake the work of alterations or additions to a Lot upon the following terms and conditions:

- 9.3.4.1 such person has submitted a proposal for such alterations or additions to the Corporation for its consideration and referral (at the option of the Corporation) to a suitably qualified person of its choosing;
- 9.3.4.2 such person has consulted with any suitably qualified person appointed by the Corporation to advise it in respect of such alterations or additions and paid to the Corporation the costs incurred by the Corporation of engaging such a suitably qualified person.
- 9.3.5 The Corporation shall, as soon as practicable after considering the proposed addition or alteration, undertake the following:
 - 9.3.5.1 call a general meeting of the Corporation to consider the proposed addition or alteration and to obtain, by special resolution, the consent of the members of the Corporation to the proposed addition or alteration;
 - 9.3.5.2 the Corporation shall provide written consent to the Owner or Occupier of the Lot that has proposed the addition or alteration within thirty (30) days of the resolution to consent to the proposed addition or alteration;
 - 9.3.5.3 should such a general meeting fail to obtain a special resolution to approve the proposed addition or alteration, then the proposal is refused by the Corporation;
 - 9.3.5.4 all costs associated with the general meeting required by this By Law 9.3.5.4 shall be paid, in all things, by the Owner or Occupier of the Lot that has proposed the addition or alteration;
 - 9.3.5.5 such person has obtained all necessary consents or approvals from any government or statutory authority pertaining to such alterations or additions and shall upon request from the

Corporation provide the Corporation with a copy of any such consents or approvals; and

9.3.5.4 all work shall be carried out strictly in accordance with the provisions of any consents granted or terms laid down for such works either by the Corporation or any government or statutory authority.

9.4 All approved work for carrying out any renovation, alteration or addition to a Lot may only be undertaken upon the following terms and conditions:

9.4.1 all work shall be undertaken by qualified tradespersons in a proper and workmanlike manner;

9.4.2 all work shall be undertaken only between the hours of 8.00 am to 5.00 pm on Mondays to Fridays other than public holidays;

9.4.3 work shall only be carried out when and if all common entrance ways, hallways, elevators and other similar areas are fully protected against damage;

9.4.4 before any work is commenced, such person shall notify Owners or Occupiers by placing a notice in the lifts and on the notice board advising that renovation, alteration or addition works are to be undertaken on a certain apartment and advising the dates between which the works will be undertaken and the hours of the day that the works will be occurring;

9.4.5 any damage caused to Common Property shall be rectified by such person to the satisfaction of the Corporation;

9.4.6 all Common Property areas shall be left in a clean and tidy condition on a daily basis;

9.4.7 all work shall be undertaken in such a way so as to cause minimum disturbance or inconvenience to the Lotholders or Occupiers of any other Lots;

9.4.8 such person shall effect all proper insurance cover against damage to persons and property which may be caused or may arise out of such alterations or additions and shall upon request from the Corporation provide the Corporation with a copy of such insurance policy or cover;

9.4.9 such person shall permit a representative or representatives of the Corporation to inspect the work being undertaken from time to time until such work is complete upon reasonable notice of such intended inspections;

9.4.10 where such renovation, alteration or addition involves alterations to any air conditioning, plumbing or electrical service, then a person bound by these by-laws shall provide a copy of any relevant Certificate of Compliance issued at the completion of such work at the request of the Corporation; and

9.4.11 any rubble or refuse arising from the performance of such alterations or additions shall be removed as soon as practicable and must not be disposed of in domestic garbage bins, common area sinks or garden sinks under outside taps.

10. Noise

A person bound by these By-Laws:

- 10.1. shall not create any noise on the Community Parcel in a manner which unreasonably interferes with the use and enjoyment by an Owner or Occupier of another Lot or of any person lawfully using Common Property; and
- 10.2. must ensure that equipment and machinery in their Lot or Common Property does not cause vibrations or noise in another part of the community parcel which might unreasonably interfere with the use and enjoyment by another Owner or Occupier of their Lot or Common Property.

11. Lot Subsidiary Storage Areas

The Owner or Occupier of a Lot which contains a Lot Subsidiary Store shall not under any circumstances rent, let, sublet, licence or otherwise part with possession or allow the store subsidiary to be used by any person other than the Owner or Occupier of another Lot.

12. Motor Vehicles

In addition to any other power, authority, duty or function imposed or conferred on the Corporation, it shall have the power to tow away any Motor Vehicle parked or standing in contravention of these By-Laws at the expense of the person whose act or default has caused the contravention and that person shall indemnify the Corporation for all costs and damages arising out of such actions.

13. Carparking Areas

- 13.1. Any area set aside for the parking of motor vehicles, including a Lot Subsidiary Carpark, shall at all times only be used for the purpose of standing or parking a motor vehicle.
- 13.2. Except with the prior written consent of the Corporation, such a carparking area shall specifically not be used for the storage of goods, chattels or furniture of any kind whatsoever, including items that are stored in storage boxes, containers, lockers or storage cages that are suspended from the roof of the carparking area.
- 13.3. The Owner or Occupier of a Lot which contains a Lot Subsidiary Carpark shall not under any circumstances rent, let, sublet, licence or otherwise allow the carpark subsidiary to be used by any person other than the Owner or Occupier of another Lot.
- 13.4. The Owner or Occupier of a Lot which contains a Lot Subsidiary Carpark shall ensure that the carpark subsidiary is at all times clean and is free of all oil or grease stains and the Owner or Occupier of a Lot shall ensure that all such stains are cleaned up as soon as possible after such staining has occurred.

14. Obstruction

A person bound by these By-Laws must not obstruct lawful use of Common Property by any person.

15. Damage to Common Property

A person bound by these By-Laws must not mark, paint, drive nails or screws or the like into, or otherwise damage or deface, any structure or other improvement that forms part of the Common Property except with the consent of the Corporation.

16. Behaviour of Invitees

- 16.1. A person bound by these By-Laws shall take all reasonable steps to ensure that their invitees do not behave in a manner that unreasonably interferes with the use and enjoyment of another Owner or Occupier or of any person lawfully using Common Property.
- 16.2. A person bound by these By-Laws will be liable to compensate the Corporation in respect of all damage to the Common Property or personal property vested in it caused by such person.
- 16.3. The Owner of a Lot which is the subject of a lease or licence agreement shall take all reasonable steps, including any action available to that Owner under any such lease or licence agreement, to ensure that any lessee or licensee or other Occupier of the Lot or their invitees comply with the provisions of the By-Laws.
- 16.4. The duties and obligations imposed by these By-Laws on an Owner or an Occupier of a Lot must be observed not only by the Owner or Occupier but also by their tenants, guests, servants, employees, agents, children, invitees and licensees of such Owner or Occupier.

17. Depositing Rubbish etc on Common Property

- 17.1. A person bound by these By-Laws must not deposit or throw upon the Common Property any rubbish, dirt, dust or other material that is likely to unreasonably interfere with the use and enjoyment of the Owner or Occupier of another Lot or of any person lawfully using the Common Property.
- 17.2. A person bound by these By-Laws must not throw or allow to fall or permit or suffer to be thrown or to fall any paper, rubbish, refuse, cigarette butts or other substance whatsoever out of the windows or doors or down staircases, from balconies, from the roof or in the passageways of any building on the Site. Any damage or costs for cleaning or repair caused by breach of this By-Law must be borne by the Owner or Occupier.

18. Appearance of building

- 18.1. A person bound by these By-Laws must not, except with the consent in writing of the Corporation:

- 18.1.1. hang any washing, towel, bedding, clothing or other article or display any sign, advertisement, placard, banner, pamphlet or like matter on any part of their Lot in such a way as to be visible from outside the Building;
- 18.1.2. place anything other than outdoor settings, chairs, a barbecue and plants on any balcony or verandah of a Lot; or
- 18.1.3. use or permit to be used any barbecue upon the balcony of a Lot or upon any other Lot or subsidiary of a Lot unless such barbecue is gas or electric.
- 18.2. An Owner or Occupier must not:
 - 18.2.1. subject to the provisions of By Law 43, erect or affix any curtains, blinds, or awnings to the outside of their Lot or the Building; or
 - 18.2.2. affix any fittings to exterior walls or ceilings of their Lot or the Building, without the prior written consent of the Corporation and must comply with the directions and requirements of the Corporation, including without limitation, style and colour of window treatments.
- 18.3. Outside wireless or television aerials or satellite receivers must not be erected without the prior written permission of the Corporation.
- 18.4. An Owner or Occupier must not paint or affix any advertisements, placards, banners, pamphlets, notices or posters to or on any part of the exterior of their Lot nor do anything to vary the external appearance of their Lot or the Building without the prior written consent of the Corporation.
- 18.5. The Corporation will at regular intervals paint and maintain the exterior facade of the building and keep the Common Property in a state of good and serviceable repair and properly maintain all chattels, fixtures and fittings (including walkways, stairways, lifts, handrails, intercoms except the handsets inside apartments and security equipment, if any) held by the Corporation or used in connection with the Common Property or its enjoyment by Owners or Occupiers and Visitors and for this purpose enter into an appropriate contract or contracts with third parties for such parties to provide those services for the benefit of Owners on behalf of the Corporation.

19. Storage of Flammable Liquids etc.
 - 19.1. An Owner must not, except with the consent in writing of the Corporation, use or store on a Lot or on the Common Property any flammable chemical, liquid or gas or other flammable material, other than chemicals, liquids, gases or other material used or intended to be used for domestic purposes, or any such chemical, liquid, gas or other material in a fuel tank of a Motor Vehicle or internal combustion engine or domestic cleaning chemicals.
 - 19.2. An Owner or Occupier must not bring to, do or keep anything in their Lot which will increase the rate of fire insurance on any building or any property on a Lot or which may conflict with the laws and/or regulations relating to fires or any insurance policy upon the building or any property on the Site or the regulations or ordinances of any public authority for the time being in force.

19.3. If an Owner or Occupier does or permits to be done any act matter or thing which has the effect of invalidating or avoiding any policy of insurance taken out by the Corporation then such Proprietor or Occupier will be responsible for any damage or loss which the Corporation or any other Owner may suffer or incur as a result of them.

20. Garbage disposal

20.1. An Owner or Occupier of a Lot must:

20.1.1. comply with all local authority By-Laws and ordinances relating to the disposal of garbage; and

20.1.2. ensure that the health, hygiene and comfort of the Owner or Occupier of any other Lot is not adversely affected by their disposal of garbage.

20.2. Garbage receptacles will be placed only where approved by the Corporation and used only for the purpose for which they are provided.

20.3. A person bound by these By-Laws must ensure that the car parking areas including Lot Subsidiary Carparks are at all times kept tidy and free of all litter.

21. Keeping of animals

21.1. A person bound by these By-Laws must not keep an animal (without the prior written consent of the Corporation), in or in the vicinity of a Lot but this By-Law 20 does not prevent an Occupier of or visitor to a Lot who suffers from a disability from keeping a relevant animal (as defined in the Act) in or in the vicinity of a Lot or Common Property, if trained to assist the Occupier in respect of that disability.

21.2. Where a person bound by these By-Laws (with the consent of the Corporation or under By-Law 21.1) brings or keeps an animal on a Lot or any other part of the Common Property that person is:

21.2.1. liable to the proprietors or Occupiers of all other Lots comprised in the Plan of Community Division, and all other persons lawfully on the Common Property for any act or noise which is disturbing to an extent which is unreasonable, and for damage to, or loss of property or injury to any person caused by the animal; and

21.2.2. responsible for cleaning up after the animal has fouled any part of another Lot or any part of the Common Property.

21.3. A person bound by these By-Laws must ensure that a dog must be kept on a leash at all times when the dog is on or about the Common Property.

21.4. If any animal causes a nuisance, the Corporation may give notice to the Lot Owner or Occupier to remove the animal from the Lot or the Common Property (or both). The Lot Owner or Occupier must remove the animal from the Lot or

the Common Property immediately upon receipt of the notice from the Corporation.

- 21.5 A Lot Owner or Occupier must take all reasonable steps to ensure that any animal in their control does not urinate or defecate on the Common Property, and that if this should accidentally occur the Lot Owner or Occupier will immediately remove any animal faeces.
- 21.6 Nothing in this By-law shall prevent a Visitor to the Community Parcel who has a disability from using a relevant animal trained to assist the Visitor in respect of that disability.
- 21.7 For the purposes of this By-law:
 - 21.7.1 "assistance animal" has the same meaning as in the *Equal Opportunity Act 1984 (SA)*;
 - 21.7.2 "relevant animal" means an assistance animal and a therapeutic animal;
 - 21.7.3 "animal" shall mean and include (but is not limited to) household dogs and cats (of such breed which is unlikely to cause a disturbance in apartment living), household birds, fish and reptiles.
 - 21.7.4 "therapeutic animal" has the same meaning as in section 88A of the *Equal Opportunity Act 1984 (SA)*.

22 Leasing

- 22.1 Where an Owner leases a Lot, the Owner must:
 - 22.1.1 issue any lessee or occupant with a copy of these By-laws;
 - 22.1.2 inform the Manager of the identity of the lessee and the term of the lease prior to the commencement of the lease or right of occupation.
- 22.2 Not lease the Lot or part thereof or grant a right of occupation in respect of the Lot or part thereof for valuable consideration for a period of less than two months.
- 22.3 The Owner of a lot that is the subject of a lease or license agreement shall take all reasonable steps, including any action available to him or her under any such lease or license agreement, to ensure that any lessee, licensee or other occupier of the lot and their invitees comply with the provisions of these by-laws and without limiting the generality of the foregoing shall:
 - 22.3.1 ensure that it shall be an essential term of every lease or license agreement that the lessee or licensee or other occupier of the lot complies with the provisions of these by-laws; and
 - 22.3.2 provide every lessee or licensee or other occupier of the lot with a copy of these by-laws and shall in addition ensure that in the event that such lease or license agreement shall be in writing that a copy of these by-laws is annexed thereto.

22.4 The Corporation must keep confidential at all times any information it receives pursuant to this By-law about any lessee or occupant of a Lot, including the terms of any lease or right of occupation.

23 Observance of By-Laws

The duties and obligations imposed by these By-Laws on an Owner must be observed by the Owner and the Owner's Occupiers, tenants, guests, servants, employees, agents, children, invitees and licensees.

24 Lot to be kept clean

24.1 Each Owner or Occupier must:

- 24.1.1 keep their Lot clean and take all practicable steps to prevent infestation by vermin and/or insects;
- 24.1.2 keep their windows in a thorough state of cleanliness and if any window, including a glass sliding door to a balcony, is broken or cracked then the Owner or Occupier shall promptly notify the Corporation of such damage so that the Corporation can arrange for the replacement of such window with new glass of the same kind and weight as at present and at the cost in all things of the Owner or Occupier should such damage be caused by the Owner or Occupier of the Lot;
- 24.1.3 ensure that the window tinting to any external window of their Lot is replaced with window tinting that is of the same type and colour as the existing window tinting; and
- 24.1.4 be responsible for the interior cleanliness, maintenance and decoration of their Lot, including balcony and courtyard glass and balcony balustrades even though that may be classified as Common Property.

24.2 The Owner or Occupier of a Lot must not wash down, sweep or clean balconies, or water plants on balconies which results in surplus water, dust or debris running or falling from the edge of the balcony.

25 Notice to be given

An Owner or Occupier must give the Corporation prompt notice of any accident to or defect in the water pipes, electric installations or fixtures which comes to their knowledge and the Corporation shall have authority by its agents or servants in the circumstances having regard to the urgency involved to examine or make such repairs or renovations as they may deem necessary for the safety and preservation of the said building as often as may be necessary.

26 Corporation may inspect

- 26.1 Subject to giving reasonable written notice (without notice in the case of emergency) the Corporation and its servants, agents and contractors will be permitted to inspect the interior of any Lot and to test any electrical, gas or water installation or equipment therein and to trace and repair any leakage or defect in the said installation or equipment (at the expense of the Owner in cases where such leakage or defect is due to any act or default of the said Owner).
- 26.2 The Corporation, in exercising this power, shall ensure that its servants, agents and employees cause as little inconvenience to the Owner or Occupier as is reasonable in the circumstances.

27 Infectious diseases

- 27.1 In the event of the outbreak of any infectious disease which requires infected or contagious persons to notify relevant health authorities pursuant to any statute, regulation or ordinance, then a person bound by these By-Laws who becomes infected or contagious with such disease must, in addition to the requirements of any such statute, regulation or ordinance, provide notification to the Corporation immediately upon becoming aware that they are so infected or contagious.
- 27.2 If any person bound by these By-Laws is required to undertake a period of quarantine or self- isolation in a Lot, then in addition to the requirements of By-Law 27.1 above, such person shall also immediately advise the Corporation of the Lot number they are occupying, the identity of any other persons in that Lot so quarantined or isolating and the period of time that such person or persons will be quarantined or otherwise isolated in the Lot.

28 Unavoidable noise to be minimised

In the event of any unavoidable noise in a Lot at any time the Owner or Occupier of the Lot must take all practical means to minimise annoyance to other occupants by closing all doors, windows and curtains of their Lot and also such further steps as may be within their power for the same purpose.

29 Moving Articles

The Owner or Occupier must comply with and observe the following conditions and restrictions for delivery or movement of goods or furniture to and from a Lot:

- 29.1 goods or furniture may be delivered to and from the Lot only between the hours of 8.00 am to 5.00 pm on Mondays to Fridays and 10.00 am to 4.00 pm on weekends and public holidays;
- 29.2 goods or furniture shall only be moved to or from a Lot under the direct supervision of the Owner or Occupier of the Lot, and shall only be moved through such entrances at such times and in such manner as will ensure minimum interference with persons using the entrances or Common Property;
- 29.3 goods or furniture being moved to or from a Lot shall only be carried in the northern lift installed in the Building, which has been designated for the purpose of carrying goods or furniture (Goods Lift);

- 29.4 before goods or furniture are carried in the Goods Lift the sides of the Goods Lift will be covered in such manner as the Corporation directs to prevent scratching or damage;
- 29.5 goods or furniture must not be left on the Common Property at any time and if so left may be removed by the Corporation at the expense and risk of the Owner; and
- 29.6 appropriate measures must be taken to ensure that the security of the Building is maintained at all times while goods or furniture are being delivered to or removed from the Building.

30 Committee may make Rules

Subject to the Act, the Corporation or its appointed manager may make Rules relating to the Common Property not inconsistent with these By-Laws and the same will be observed by the Owners and their tenants, servants, agents, guests, employees, invitees or licensees unless and until they are disallowed or revoked by a majority resolution at a general meeting of the Owners.

31 Tenants to have notice of Rules

- 31.2 A copy of the current Rules (or a precis of them) shall be provided to the Lessee or Occupier of any Lot not personally occupied by the Owner and in any event incorporated as an annexure to any lease or licence granted to a lessee or Occupier.
- 31.3 To evidence that a copy of the Rules as provided for in By-Law 31.1 has been provided to a lessee or Occupier, a copy of the lease or licence granted to a lessee or Occupier shall be provided to the Corporation upon request.

32 Owners not to instruct contractors/workmen

Owners must not directly instruct any contractors or workmen employed by the Corporation unless so authorised by the Corporation.

33 Change in Ownership

- 33.2 A Lot Owner must immediately notify the Corporation of: -

- 33.2.1 any change in ownership of the Lot, or any change in address of a Lot Owner; and
 - 33.2.2 any change in the occupancy of the Lot.

34 Security

- 34.2 The Corporation may take all reasonable steps to ensure the security of the Site and property of the Corporation and the observance of these By-Laws and without limiting the generality of the foregoing, may:
 - 34.2.1 close off any part of the Common Property not required for ingress or egress to a Lot or a parking space on either a temporary or permanent

basis or otherwise restrict the access to or use by Owners or Occupiers of any such part of the Common Property;

34.2.2 permit any designated part of the Common Property to be used by any security person, firm or company to the exclusion of Owners or Occupiers generally as a means of monitoring the security and general safety of the Site; and

34.2.3 obtain, install and maintain any locks, alarms, communication system or any other security device.

34.3 If the Corporation in the exercise of any of its powers under these By-Laws restricts the access of Owners or Occupiers to any part of the Common Property by means of any lock or similar security device it may make such number of keys or operating systems (if any) as it determines available to Owners free of charge and thereafter may at its discretion make additional numbers of them available to Owners upon payment of a reasonable charge as may be determined from time to time by the Corporation.

34.4 The Owner of a Lot to whom any key or any operating system is given under these By- Laws shall exercise a high degree of caution and responsibility in making the same available for use by any Occupier of a Lot and shall take reasonable precautions (which shall include an appropriate covenant in any lease or licence of a Lot to any such Occupier) to ensure the return of them to the Owner or the Corporation upon the Occupier ceasing to be an Occupier.

34.4 Any Owner or Occupier of a Lot to whom any key or any operating system is given under these By- Laws shall exercise a high degree of diligence and responsibility in:

34.4.1 providing any such key or operating system to any individual who is not an Owner or Occupier of a Lot;

34.4.2 allowing any such individual to use any such key or operating system; and

34.4.3 ensuring the return of such key or operating system to the Owner or Occupier or the Corporation upon such person ceasing to use such key or operating system.

34.6 An Owner or Occupier of a Lot into whose possession any key or operating system referred to in these By-Laws has come will not without the prior written approval of the Corporation duplicate the same or cause or permit the same to be duplicated and shall take all reasonable precautions to ensure that the same is not lost or handed to any person other than another Owner or Occupier and is not disposed of otherwise than by returning it to the Corporation.

34.7 An Owner or Occupier of a Lot who is issued with a key or operating system referred to in these By-Laws shall immediately notify the Corporation if the same is lost or misplaced.

35 Corporations rights and powers - unpaid contributions, levies, interest, late fees

35.1 An Owner (which expression shall extend to a corporation and a mortgagee in possession) must pay on demand:

- 35.1.1 the whole of the Corporation's costs and expenses (including Solicitors and own client costs) incurred in recovering levies or moneys duly levied upon that Owner's Lot in the Plan by the Corporation under the Act or under the By-Laws of the Corporation; and
- 35.1.2 such costs as may have been ordered to be paid by the Owner to the Corporation by any Court, Tribunal or body with authority to order the payment of costs.

35.2 In the event that the Owner fails to attend to the payment of such costs and expenses after demand is made for the payment of same, the Corporation may take action for the recovery of same in any Court of competent jurisdiction with the proviso that, in respect of the Corporation's party and party costs, the Corporation shall comply with any procedure for the taxation and recovery of costs provided for in the Rules of the Court, Tribunal or other body which orders payment of costs in favour of the Corporation. The Corporation may also enter any costs payable to it as referred to in By-Law 35.1 above against the levy account of the Owner's Lot in the Plan.

35.3 If a contribution levied under the Act is unpaid 30 days after it falls due for payment, then the amount of the unpaid contribution will bear interest thereafter at an annual rate as determined by the Corporation from time to time, unless otherwise determined by Ordinary Resolution at a general meeting. At the discretion of the Committee, any Corporation Manager has administrative discretion to write off interest at a limit to be determined by the Corporation from time to time.

35.4 If at the time a person becomes the Owner of a Lot, another person is liable in respect of the Lot to pay interest on a contribution, the Owner is jointly and severally liable with the other person for the payment of the interest.

35.5 The amount of any interest is recoverable by the Corporation as a liquidated debt.

35.6 Where the Corporation expends money to make good damage caused by a breach of the Act, or of these By-Laws by any Owner or the tenants, Occupiers, guests, servants, employees, agents, children, invitees or licensees of the Owner or any of them, the Corporation will be entitled to recover the amount so expended as a debt in an action in any Court of competent jurisdiction from the Proprietor of the Lot at the time when the breach occurred.

36 Insurance

- 36.1 The Corporation shall ensure that there is one (1) Policy of Building Insurance for all Community Lots and Common Property within the Community Parcel and one policy of Public Liability Insurance for all of the Common Property.
- 36.2 Lot holders shall be liable to the Corporation to make contributions for any insurance taken out by the Community Corporation over the Community Parcel which shall, in addition to the requirements of the Act, cover the buildings, structures and improvements constructed on each Community Lot, and the Policy of Insurance will be administered by the Corporation.

- 36.3 The Corporation will ensure that sufficient funds are obtained from the contributions to the administrative fund payable by the Lot holders to enable payment of the premium for any policy of insurance.
- 36.4 The Corporation must review, on an annual basis:
 - 36.4.1 all insurance effected by it; and
 - 36.4.2 the need for new or additional insurances.
- 36.5 Notice of an Annual General Meeting must include a form of motion to decide whether insurance(s) effected by the Corporation should be confirmed, varied or extended.
- 36.6 The Corporation must immediately affect new insurances or vary or extend insurances if there is an increase in risk or a new risk to Common Property or the Corporation.
- 36.7 An Owner or Occupier must not do anything that might:
 - 36.7.1 void or prejudice insurance effected by the Corporation; or
 - 36.7.2 increase any insurance premium payable by the Corporation.
- 36.8 Each Lot holder shall be responsible for their own contents, third party property and bodily injury insurance on the Lot extending to cover any person occupying the Lot holder's Lot with any such policy being issued by a reputable insurer approved by the Corporation with minimum insurance cover for loss or damage to property or person or third parties of \$20,000,000 in respect of any one accident or event.
- 36.9 A Lot holder shall provide evidence to the Corporation of the Lot holder's current valid insurance schedule or policy on request.

37. No Trade or Business From Lots

- 37.1 The Owner or Occupier of a Lot must not use that Lot or any part of the Common Property for any trade or business including the sale or offering for sale of any goods or merchandise nor permit others to do so without obtaining the prior written approval of the Corporation.
- 37.2 Nothing in this By Law shall prevent the Owner or Occupier of a Lot from maintaining and using any part of a Lot as a home office, or from performing work for an employer from a Lot or any part thereof.

38 Severability

If any By-Law or any part of these By-Laws cannot be given effect or full force and effect by reason of statutory invalidity or otherwise such By-Law or part By-Law as the case may be which cannot be given effect or its full force and effect will be severed, ignored or read down restrictively but so as to maintain and uphold as far as possible the remaining By- laws.

39 Offence

Any person who contravenes or fails to comply with the provisions contained in these By-laws or Rules is guilty of an offence.

40 Penalty

The maximum penalty for the breach of any of these By-Laws or the Rules is such amount as may from time to time be prescribed by the Act.

41 Compensation to Corporation

- 41.1 The Owner or Occupier of a Lot shall compensate the Corporation in respect of any damage to the Common Property or personal property vested in the Corporation caused by that Owner or Occupier or their respective tenants, licensees or invitees.
- 41.2 In circumstances where the Corporation arranges for a service call to the Building and the reason for that service call relates to a particular Lot or Lots or is necessitated by reason of an act or omission of an Owner or Occupier then the Corporation will be entitled to recover the costs incurred in respect of such service call directly from the relevant Owner or Occupier.
- 41.3 Should an emergency services provider, (including but not limited to Metropolitan Fire Service or SA Ambulance) attend the Community Parcel in response to a medical emergency call or a fire alarm and that call or fire alarm proves to be a false call out for which the Corporation is invoiced, then provided that the Corporation can establish that the false call was made from a particular Lot, the Corporation shall be able to recover the costs incurred in respect of such false call out directly from the relevant Lot Owner.

42 Maintenance of balcony sliding doors and windows

An Owner or Occupier must clean, maintain, repair and, if necessary, replace (in keeping with the appearance of the Building) all glass, window frames, all glass sliding doors and frames, locks, wheels and the tracking devices of all sliding doors on the balcony of their Lot.

43 External Blinds and Awnings

- 43.1 An Owner or Occupier may install blinds and awnings to the exterior of any balcony of a Lot in accordance with the following without the need to obtain the consent of the Corporation provided that:
 - 43.1.1 such blind is manual, chain operated or motorised and is in the same type of fabric as Everscreen Luxaflex Shadescene in the colour Schist or similar;
 - 43.1.2 any fittings attached to the tiles/concrete slab must be marine grade stainless steel and must be attached in such a way that the waterproofing membrane of the balcony floor/slab is not breached;

43.1.3 any electrical wiring installed for a motorised blind or awning must use waterproof conduits and fittings; and

43.1.4 no such fittings shall be attached or otherwise affixed to the aluminium bottom channel or to the top rail of any balcony balustrade, and if any holes are drilled into any balcony tiles, the Owner or Occupier must ensure that such holes are filled with polyurethane sealant of Sikaflex poly-urethane AP or Pro type.

43.2 External blinds and awnings which do not meet the above description must not be installed except with the prior written consent of the Corporation and if installed without such consent must be removed immediately upon demand to do so by the Corporation.

44 Smoking on Balconies

44.1 Smoking is prohibited at all times on a Balcony Lot Subsidiary of a Lot and a person bound by these by laws shall not at any time smoke on a Balcony Lot Subsidiary of a Lot.

44.2 For the purpose of this By - Law 44, smoking shall include the smoking of e-cigarettes or any vaping activity.

Minutes of Annual General Meeting

**Community Corporation No. 5555 Inc.
19-20 South Esplanade Glenelg 5045**

**Held at Glenelg Catholic Parish, 17 High Street, Glenelg SA 5045
On
Wednesday 08 November 2023 at 6:00pm**

WELCOME

Meeting opened at 6:07pm. All those in attendance were welcomed to the meeting. The Presiding Officer, Mr D Hanson, presided over the meeting. With the approval of the Corporation, Sharon Ellis of Best Strata assisted the Presiding Officer in the conduct of the meeting and recording the minutes. A quorum was declared with 23 of the 34 lot holders in attendance in person or by proxy.

ATTENDANCE LIST

Present in Person

Ms L Pearson	Lot 001
Ms J Haynes	Lot 002
Mr J & Ms A Hall	Lot 003
Mr R & Mrs P Wicks	Lot 004
Mr D Hanson	Lot 008
Ms M Keneally	Lot 012
Mr P & Ms M Ochota	Lot 013
Mr A Henly	Lot 017
Ms C Rule	Lot 018
Mr S & Mrs J McIntyre	Lot 021
Ms M Stovall	Lot 024
Mr B Hooper & Ms J Shaw	Lot 029
Mr G Pelgrave	Lot 031

Present by Proxy

Mrs M Brown	Lot 010 by proxy to Best Strata
Mr R Sarre	Lot 015 by proxy to Best Strata
Mrs M Batley	Lot 016 by proxy to Ms J Shaw
Ms R Bellchambers & Mr G Salter	Lot 019 by proxy to Best Strata
Mr B & Mrs B Hersey	Lot 020 by proxy to Ms C Rule
Mr A & Mrs M Williams	Lot 023 by proxy to Ms C Rule
Ms K Radford	Lot 025 by proxy to Best Strata
Mr B & Ms M Speechley	Lot 028 by proxy to Ms J Haynes
Mr M & Ms G Forgie	Lot 030 by proxy to Mr D Hanson
Mrs C Williams	Lot 033 by proxy to Ms C Rule

Apologies

Ms C Alcock	Lot 006
Mr B Rule	Lot 018
Ms R Bellchambers & Mr G Salter	Lot 019
Mr B & Mrs B Hersey	Lot 020
Mr W Kachirski and Ms M Lahm	Lot 032
Mrs C Williams	Lot 033

Guests

Mr G Haynes, guest of Ms J Haynes	Lot 001 arrived 6:46 pm
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In Attendance

Sharon Ellis representing Best Strata.

DISCLOSURE OF PECUNIARY INTEREST

It is an offence to not disclose any direct or indirect pecuniary interest in a matter relating to the Corporation. Under the Community Titles Act 1996 (s85), a delegate of a Community Corporation who has a direct or indirect pecuniary interest in any matter to be voted on at the meeting must disclose the nature of the interest to the members present before a vote is taken.

PREVIOUS MINUTES

It was resolved that the minutes of the Annual General Meeting held on 26 October 2022 be accepted as an accurate record of that meeting. All agreed.

It was resolved that the minutes of the Extraordinary General Meeting (to amend the By-laws) held on 17 October 2023 be accepted as an accurate record of that meeting. All agreed.

FINANCIAL STATEMENT

It was resolved that the financial statement for the period 1 July 2022 to 30 June 2023 be accepted as an accurate record of the Corporation's current financial position. All agreed.

ELECTION OF OFFICE BEARERS

The following nominations were received for Office Bearer positions:

Presiding Officer:	Mr Dale Hanson
Secretary:	Ms Caroline Rule
Treasurer:	Mr Andrew Henly

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

Presiding Officer:	Mr Dale Hanson
Secretary:	Ms Caroline Rule
Treasurer:	Mr Andrew Henly

All agreed.

The resigning Secretary, Ms Joy Shaw, was thanked for her considerable contribution to the Corporation over many years.

MANAGEMENT COMMITTEE

In addition to the elected Office Bearers, nominations were received for Management Committee positions as follows:

Ms Marg Stovall	Lot 024
Ms Joy Shaw	Lot 029

It was noted that Mr Neil Williams, a member of the committee over the past year, was not re-nominating for a position. He was thanked for his contribution to the committee over the last year.

Following the collation of votes from the ballot, it was unanimously resolved that the Management Committee shall consist of the elected Office Bearers' and the following members;

Ms Marg Stovall	Lot 024
Ms Joy Shaw	Lot 029

All agreed.

Please Note: The management committee does not have the power to do anything for which a special or unanimous resolution of the Community Corporation is required [section 92(4) of the Community Titles Act 1996].

APPOINTMENT OF MANAGER

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

Management fee	\$ 7,975	per annum includes one Annual General Meeting
Additional Meeting fee	\$ 250	per meeting
Overheads	\$ 3.50	per unit per month
Audit fee	\$ 14	per lot per annum
Tax return preparation	\$ 165	per return
BAS Preparation	\$ 110	per quarterly return
ARM contractor compliance	\$ 11	per lot per annum
Bank fees	At cost	
All agreed.		

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

INSURANCE

Section 103 of the Community Titles Act 1996 requires the Community Corporation to keep all buildings and building improvements on the site insured to their full replacement value.

Section 104 of the Community Titles Act 1996 requires the Community Corporation to keep itself insured against liability in tort to a minimum of \$10 Million (Public Liability), hold fidelity guarantee insurance to a minimum of the maximum fund amount in the last 3 years, and any other liability as determined by a special resolution of the Corporation.

The Corporation's current policy details are as follows;

Insurer: Strata Community Insurance
Renewal Date: 31/03/2024

Current Sums Insured are:

Building	\$ 45,969,000.00
Lost Rent / Temp Accommodation	\$ 6,895,350.00
Common Contents	\$ 335,000.00
Public Liability	\$ 50,000,000.00
Voluntary Workers Personal Acc	\$ 200,000.00
Fidelity Guarantee	\$ 700,000.00
Office Bearers Liability	\$ 10,000,000.00
Machinery Breakdown	\$ 100,000.00
Catastrophe	\$ 12,537,000.00
Excess on claims:	
\$2,000 Burst pipes and/or resultant water damage from burst pipe, overflow, or rainwater	
\$500 machinery breakdown	
\$500 other claims	

Flood cover is included but limited to \$10 Million.

The insurer will not pay for loss or damage caused by any action of the sea, high water or high tide, storm surge or tidal wave. However they will pay if the loss or damage is due to tsunami.

Storm Surge means an abnormal rise or fall in the level of the sea caused by the winds of an intense storm or cyclone.

It was noted that the most recent valuation was carried out on 17 March 2022 and the replacement value was assessed to be \$41,790,000.

Renewal

It was resolved that the Management Committee be authorised to make decisions regarding the insurance renewal on behalf of the Corporation at or prior to the next renewal date.

Owners requested the committee consider the following:

Building Sum Insured – consider a new valuation noting large building price increases lately.

Loss of rent / temp accommodation – consider adequacy of standard amount, noting possibly an extended rebuild time in the event of a complete loss.

Fidelity guarantee – consider if an increase may be needed.

It was agreed that the Manager arrange quotes through Surewise Insurance Brokers closer to the renewal date and forward the quotes to the Presiding Officer (cc management committee) for a decision. All agreed.

Product Disclosure Statement and Financial Services Guide

The Product Disclosure Statement and the Financial Services Guide are available to members of the Corporation on "Best Strata Online" or by request to the Manager.

Contents Insurance

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

MAINTENANCE

Presiding Officer's Report

Mr Dale Hanson presented his Presiding Officers Report (included in Appendix 1).

There was general discussion about the proposed development at 21 to 25 South Esplanade, noting that the Corporation had almost exhausted the approved \$70,000 for legal costs to fight the proposed 10 storey development. It was agreed that an Extraordinary General Meeting be held, if required, to approve further significant legal expenditure.

Electrical Upgrades

There was general discussion about the proposed electrical upgrades and owners asked the following questions;

- Has an engineer confirmed that the slab will hold the weight of the generator, noting that the generator will weigh the equivalent of two 4WD vehicles.
- Will owners lose the "J" tariff should the meters be upgraded (at a later stage)?
- Has an electrical engineer confirmed the advice from Rawsons?
- Has removal of the existing generator been considered, noting that the generator may be a saleable asset.

The proposed electrical upgrade resolutions included with the meeting agenda were amended to include "Subject to confirmation of design by a professional electrical engineer". A ballot was held and the results were as follows:

Proposed Special Resolution – Main Switchboard

That the Corporation proceed with:

- Installation of a new main switchboard and Automatic Transfer system (ATS) in the supply air fan room adjacent to the South Australian Power Network SAPN) transformers as required by SAPN.
- Installation of a new distribution switchboard in the current switchboard room to comply with Current Australian Standards as recommended by SAPN.

Cost of proposed works: \$132,450 plus gst.

Subject to confirmation of design by a professional electrical engineer.

23 votes in favour, 0 votes against, motion carried.

Proposed Special Resolution – Emergency Generator

That the Corporation proceed with Replacement of the Emergency Generator and repositioning of generator outside adjacent to the SE corner of the carpark, to mitigate the effect of sound and air pollution on residents.

Cost of proposed works: \$133,500 plus gst.

Subject to confirmation of design by a professional electrical engineer.

23 votes in favour, 0 votes against, motion carried.

Proposed Ordinary Resolution –Generator Switching Cabinet

That the Corporation proceed with installation a Generator Switching Cabinet (i.e. a load bank connection cubicle) to allow operational testing of the generator using an alternative electrical load, to avoid the need to initiate emergency power with loss of mains supply to apartments during testing.

Cost of proposed works: \$19,370 plus gst.

Subject to confirmation of design by a professional electrical engineer.

23 votes in favour, 0 votes against, motion carried.

Regular Maintenance

Regular service providers were noted as follows;

Lift Maintenance:	Kone Elevators (contract expires 01/11/2024)
Fire Maintenance:	Trojan Fire Protection
Rubbish Removal:	Veolia Environmental Services (for cardboard / paper bin)
Cleaning:	Site Services
Pool Servicing:	Swimart Somerton Park
Pump Maintenance:	JAG Hire and Maintenance
Roller Door Service:	Smart Tormax
Generator Service:	CavPower
Intercom Systems:	Infratec Security Systems
Fobs and Cameras:	AG Security
Grounds Maintenance:	Sou-West Lawn and Garden Service
Window & Building Washdown	Damien L Cattle

Other Maintenance

Owners requested the committee consider the following items over the next year;

- Removing silicone from the base of the balustrades, noting that it is around 10 years old and breaking down.
- Updating the Gasgoine Engineering report, noting that the report is now more than 10 years old.

There was also discussion about replacing the window seals. Damien Cattle (contractor) had experimented with changing some seals. Owners may contact him directly to arrange the work at their own cost.

BUDGET

Contributions

The Manager presented a budget estimate for the coming year. The committee recommended that the administration levy increase by 5% to \$243,564 per annum (from \$231,966) and the sinking fund levy increase by 5% to \$143,707 per annum (from \$136,864).

The treasurer, Mr Andrew Henly addressed the meeting and highlighted certain items in the budget including:
-transfer of \$85,000 from the sinking fund to the admin fund, noting that items had previously been paid from the admin fund that should have been paid from the sinking fund, causing the balance in the admin fund to be too low.
-fire maintenance items including draining the fire tank (\$7,145), repairs to the fire tank after draining (\$9,658), electric and diesel pump repairs (\$13,662) and replacing detectors in the common property (estimated at \$15,000).
-electrical work including basement lights (\$5,049) and air extraction works (estimated at \$10,000).
-works to southern boundary wall to increase height (estimated at \$20,000)

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

Administration Fund Contribution	\$ 243,564.00
Sinking Fund Contribution	\$ 143,707.00
Total Contribution	\$ 387,271.00

The contribution is payable quarterly, divided by lot entitlement and will commence on 1 January 2024. All agreed.

Forward Budget

Section 113 of the Community Titles Act 1996 requires the Community Corporation to present a statement of proposed non-recurrent expenditure at each Annual General Meeting. For a group of more than 20 lots, the statement needs to cover 5 years, and new information must be prepared every 5 years.

The Manager tabled the report that had been prepared in previous years.

POLICIES & APPROVALS

OTHER BUSINESS

Management Committee Expenditure Authority

The Management Committee was previously authorized to approve up to \$10,000 of discretionary costs. The By-laws allow for an increase in this amount to \$20,000. The amount can be increased in the future by a resolution at a general meeting.

Renovations

All owners are reminded that they must seek corporation approval prior to carrying out renovations within a unit. This requirement has been included in the Corporation By-laws. It was suggested that the Corporation carry out an inspection after the renovation works have been completed to check that the works "as built" are "as proposed". The Management Committee to consider further.

Information Booklet

It was suggested that the booklet titled "Information for Owners and Tenants" be updated to incorporate the recent amendments to the by-laws. The Committee advised that this was on their list of tasks.

NEXT ANNUAL GENERAL MEETING

The tentative date for the next Annual General Meeting is Wednesday 6 November 2024 at 6:00pm at Glenelg Catholic Parish, 17 High Street, Glenelg SA 5045.

CLOSURE

Owners were thanked for their attendance.

The meeting was closed at 8:03pm.

Appendix 1 – Presiding Officers Report

We live in a beautiful corner of the world and Saltram Towers is a premier location on the wonderful South Esplanade.

We are a community. We are only as strong as our ability to cooperate and care for each. Every word of welcome and every act of kindness strengthens us. Every act of selfishness or bitterness weakens us. Make the effort to be kind to one another. This is our home; this is our community. Make Saltram Towers a great place to live.

I want to acknowledge the hard work of our management committee. The management committee's task is to act in the interest of all residents and owners. A challenging task, as there is often a wide diversity of opinion on many issues. As much as we'd like to, it is not always possible to please everyone.

Neil William has decided not to remain on the management committee next year. I would like to thank Neil for his contribution this year. I especially want to acknowledge Joy Shaws' longstanding contribution as our secretary. Joy has decided to stand down from this role next year but, fortunately, has agreed to remain on our committee.

Sadly, from time to time a small number of people create a great deal of stress for the rest of the community. It became clear that we lacked a clear set of enforceable community rules to protect the community. You recently approved our community bylaws, a culmination of many years work. Thanks to Peter Ochada and Caroline Rule for their commitment and persistence to making this happen. Please make a point of reading our By-Laws. We must be all aware of our responsibilities to each other, especially when undertaking renovations, alterations and additions. It is, however, my hope that the rules rarely need to be formally applied.

Remember, the visitor car park is for the short-term use of guests and not for the regular long-term use of residents. The holiday / Christmas period is coming when our car park tends to overflow. It has become clear this is largely because of inappropriate resident use rather than inappropriate use by strangers and guests. Several resident cars are regularly parked in the visitor car park. Please park your car in the garage. The visitor car park is not the solution if you don't have a second car park in the garage. It is certainly not an entitlement. The presence of these cars means there is less space for our visitors. Last year the management committee was quite dismayed to hear of and witness some dangerous and rude behaviour by drivers jostling for the last car park. Notably, it was residents, not guests, not strangers, who were behaving badly. Boom gates are not going to solve the problem of inappropriate use of our car park by residents. Can I exhort you to be more considerate of your fellow residents.

The proposed development at 21 to 25 South Esplanade is an ongoing issue for our community. Last year the body-corporate invested in a legal fighting fund. As a result, we have managed to constrain the excesses of the developer's proposal. I would particularly like to congratulate members of our community who made verbal representations to SCAP two weeks ago. I know how nervous many of you were, but I was very proud and impressed by every presentation. The ability of Saltram residents to co-ordinate our presentations strategically increased the impact of our presentation. Presentations by our lawyer Gavin Leydon and our development consultant Garth Heynan reinforced the credibility of our advice to SCAP. Ultimately, SCAP refused the proposed 10-storey development proposal. Interestingly, their decision read like a series of dot points taken from each of the presentations given by Saltram Residents. Don't feel helpless or disempowered, we have made a difference. We all know and accept that something will be built next door, but if the excesses of height, density and mass can be constrained and a proposal more sensitive to the neighbourhood built we will have not only protected our own interests but also those of the wider community. Our legal fund has been exhausted and we need to decide if we want to continue to invest legal advocacy. The management committee would appreciate your feedback on whether you want to continue to invest in legal support for our advocacy efforts.

Our building is nearly 40 years old now. It is a credit to the builder and the ongoing maintenance by the body corporate that the building is aging so well. That is not true of other apartments along South Esplanade. We need to keep it that way. This year has seen significant investment in the upkeep of our facilities and plant.

One of the special features of Saltram Towers is the gardens surrounding our building. However, they have begun to show their age. Some of the vegetation has become quite wayward. Andrew Henly has been working very hard to look after our garden, and gradually clean up the vegetation, replacing it with more appropriate plantings. This is a

labour of love and an ongoing work in progress. I think the garden is looking much better for it. Thanks Andrew for your hard work.

A major issue confronting us is the need to upgrade our electrical system. Many of you will be aware of the electrical outage at Flinders Medical Centre, which still requires emergency generator support due to the failure of its main switchboard. This is a shot over the bow for us. Shorting out of our main switchboard by the emergency power backup system is the core vulnerability of our current electrical system. However, deciding on the most appropriate way to future-proof our system has proved to be a long and windy road with many intersections. At times it's been like trying to navigate a maze. The standard of electrical safety required has changed a lot over the last 40 years. This is a good thing. As an international safe community certifier who has travelled the world, I have learnt to appreciate the value of Australia's building standards. Even in some developed countries, the loss of life due to electrocution and fire caused by faulty electrical and gas infrastructure are major issues. These standards protect us. But once we change our electrical systems, new standards come into play. This has had a major impact on what needs to be done, and in turn, how much it will cost.

You will be all aware of the noise and smell of our emergency generator system. We looked into this and found that this system is also not compliant with Australian standards. We are told the insulation covering the exhaust pipes is a potential fire hazard especially if the generator needs to run for an extended periods. More importantly, the diesel fumes we smell are also a hazard to human health, especially those of us with respiratory problems. Current building standards require that the exhaust must be 10 meters away from the building, not released into the clothes drying area at the back of our building to waft past our windows and into the lift foyers. We all know that the longer the generator runs, the greater the smell and the greater the pollution hazard. It turns out it will cost us less to install a new generator, than to try and fix up the old generator. For this reason, the management committee recommends the replacement of our backup generator system.

The cost of electricity has increased substantially. We have installed sensor lights in the lift foyers. A preliminary review of our electrical bills indicates this has resulted in significant saving at little inconvenience. We will soon install sensor lights in the garage, saving even more money. As you have seen, these lights are very responsive to the presence of humans even at a substantial distance. If anyone is present in the garage, the lights will quickly turn on, alerting you to their presence.

It is to the credit to our financial management that there is sufficient money in our sinking fund to cover the cost of the proposed upgrade. Should you decide to go ahead with the management committee recommendation, a special levy would not be required.

Nevertheless, the management committee believes we need to be proactive with the ongoing maintenance of our building and given the age of the building and the cost of building supplies, we must expect maintenance costs to increase. For this reason, the management committee is recommending a 5% increase in our annual levy.

As I talk to presiding officers and owners in nearby apartment buildings, it has become clear to me that we have a very well-maintained building that continues to be one of the premium places to live on South Esplanade. Let's keep it that way.

Dale Hanson

MINUTES OF MEETING OF THE MANAGEMENT COMMITTEE
COMMUNITY CORPORATION NO. 5555 INCORPORATED
19-20 South Esplanade, Glenelg 5045

DATE: Wed 8 May 2024	TIME: 10am	VENUE: Apt 7C
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1 WELCOME

The chair opened the meeting at 10.10am

2 CONFLICTS OF INTEREST

M Stoval declared a conflict of interest in regard to Item 9.1

3 CHAIRMAN, APOLOGIES, PROXIES AND QUORUM

In attendance were D Hanson (Chair), C Rule (Minutes) J Shaw, M Stovall, A Henly.

4 CORRESPONDENCE

CORRESPONDENCE 'IN'

02/04/24 Kone Elevators - Quote to upgrade lift emergency phone to 4G network

10/04/24 Best Strata – Request from owner of 5A for permission to keep a pet

17/04/24 Sauna and Steam SA - Quote for repairs to Sauna equipment

18/04/24 R & M Stoval – Request for permission to install EV charging equipment

22/04/24 Surewise Insurance - answering questions in relation to our building insurance following the meeting between A Henly and representative from Surewise Insurance Brokers.

04/05/24 J Shaw – Notifying the committee of the passing of long-time owner Mr David Burrell 3B

06/05/24 Torrens Valley Pumps – Fire Pump Room Diesel Analysis Report

08/05/24 I&K McGregor Querying EV charging without metering.

CORRESPONDENCE 'OUT'

08/04/24 D Hanson to Kone Elevators accepting the quote to upgrade lift emergency phone to 4G

28/04/24 C Rule to Sauna and Steam SA request for quote to replace sauna control panel and junction box.

5 MINUTES OF PREVIOUS MANAGEMENT COMMITTEE MEETING

Accepted as true and correct

6 BUSINESS ARISING FROM PREVIOUS MINUTES – NOT SEPARATELY LISTED

7 FINANCIAL REPORT

A Henly advised that Best Strata are in the process of updating their website portal.

After recent insurance premium payment of \$38,000 and pump room maintenance invoice our Admin fund balance is \$8,175 and Sinking fund \$728,264. There are levies overdue for 3 Units approx. \$14,000

GENERAL BUSINESSS

8.1 GARDEN & OUTDOOR AREAS

A Henly advised that the landscaping contractors will be performing reduced maintenance over the winter months. The pool is now closed to residents and the pool maintenance also reduced to weekly. Further advice and quotes are being sought to ensure that the pool fence remains compliant.

8.2 BALCONY WASHDOWN AND MAINTENANCE INSPECTION

Next washdown and inspection. 15th,16th,17th July 2024

8.3 SUB BASEMENT PUMP ROOM

The committee accepted the quote of \$10,796.50 incl GST from Torrens Valley Pumps to finish the rebuild of the fire pumping system in sub-basement Fire Pump Room. A work order has been sent to Torrens Valley Pumps to complete the work. It is estimated that this work will commence later in the year.

8.4 SMOKE & HEAT DETECTOR REPLACEMENT

Further quotes are being sought to compare with Trojan quote for replacement detectors in common areas which are over 10 years old. C Rule to request a quote from Verifire.

8.5 MAIN SWITCHBOARD UPGRADE & GENERATOR AUTO TRANSFER SWITCH

D Hanson has received the report from the Electrical Engineer signing off on the proposed works as quoted by Rawson's. The committee agreed to accept the quote and to ask Best Strata to issue a work order to Rawson's

8.6 MAIN GENERATOR

The committee has accepted the quote from Rawson's to provide a new 275kva generator (KOHLAR DIESEL – KH275IV-FD02) to be installed externally to the building to meet current safety standards. Location will be in the South Eastern corner of the garden near the light well. Best Strata will send a work order to Rawson's.

8.7 BALUSTRADE MAINTENANCE

To be reviewed in 2024 and included in Trinamic Consultants report. A work order has been sent to Trinamic who are waiting on availability of the Structural Engineer.

8.8 BUILDING INSURANCE

A Henly and M Stoval met with our Insurance Broker recently to clarify some aspects of our insurance cover and were satisfied with the answers provided by Surewise Insurance.

8.9 TRINAMIC CONSULTANTS

A work order has been sent to Trinamic to perform a building audit and update the maintenance programme. Trinamic have advised that they are waiting on the availability of the Structural sub-consultant Drew Rudd Engineers who undertook the original inspections and reports.

8.10 INTERCOM

Still waiting on a part for the Intercom. C Rule to follow up with Infratec

8.11 SAUNA

C Rule advised that the Sauna is still not functioning correctly and failing to turn off therefore has been temporarily turned off at the Main Switchboard. SA Sauna and Steam are able to source a spare part for the controller and a new thermostat however a quote has been requested for a new controller panel and a new junction box. Waiting on the quote to compare.

8.12 DEVELOPMENT APPLICATION 21-25 SOUTH ESPLANADE

No further information to report at this time.

8.13 APPLICATION TO KEEP A PET PART TIME

Following several notifications to the committee that a pet had been present in the building, the committee received a formal request (correspondence 10/04/24) for a small, well trained dog to stay in Saltram Towers 1 or 2 nights per week over the warmer months. The committee discussed Section 21 of the By Laws 'Keeping of Animals' and approved the request.

9 OTHER BUSINESS

9.1 REQUEST FOR EV CHARGING EQUIPMENT

Following a request from 9C the committee discussed the installation and access of EV charging equipment to the basement car space Lot of 9C. The committee approved the request subject to advice from an Electrician as to the logistics of the equipment installation. Initial equipment installation costs including metering and ongoing costs are to be borne by the owners of 9C.

9.2 KONE LIFT NETWORK UPGRADE

The committee discussed the notification/quote from KONE to upgrade the emergency phone network to 4G. The quote was approved and a work order will be sent to KONE so that our emergency phone communication is maintained once the 3G network is stitched off.

9.3. BLUE CONTAINER DEPOSIT BINS

A Henly reported that the Blue Bins have been emptied and the amount of \$210.63 has been donated to the charity The Sammy D Foundation. There was some additional cardboard and paper in the Blue Container Deposit Bins – Please 10c containers only in these Bins.

10 NEXT MEETING

Wednesday 19th June 2024 10am

The meeting concluded at 11.35am

MINUTES OF MEETING OF THE MANAGEMENT COMMITTEE
COMMUNITY CORPORATION NO. 5555 INCORPORATED
19-20 South Esplanade, Glenelg 5045

DATE: Wed 26 June 2024	TIME: 10am	VENUE: Apt 7C
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1 WELCOME

The chair opened the meeting at 10am

2 CONFLICTS OF INTEREST

None noted

3 CHAIRMAN, APOLOGIES, PROXIES AND QUORUM

In attendance were D Hanson (Chair), C Rule (Minutes) J Shaw, M Stovall, A Henly (by phone)

4 CORRESPONDENCE

CORRESPONDENCE 'IN'

10/05/24 Trinamic Consultants notifying that they are waiting on Engineer's availability to undertake building audit.

28/05/24 KONE Elevators confirming installation of 4G compatible mobile gateway for lift emergency phone system.

29/05/24 Sauna and Steam SA - Quote for brand new Sauna equipment \$9,500 compared to repairs to current equipment \$1,157

02/06/24 G Haynes advising that their Builder has been notified of potential leak to bathroom and Plumber to assess.

CORRESPONDENCE 'OUT'

30/04/24 C Rule to Sauna and Steam SA accepted quote to replace and repair current Sauna equipment \$1,157

22/05/24 C Rule to G Haynes notifying of potential water leak from 2nd bathroom Apartment 1A

5 MINUTES OF PREVIOUS MANAGEMENT COMMITTEE MEETING

Accepted as true and correct

6 BUSINESS ARISING FROM PREVIOUS MINUTES – NOT SEPARATELY LISTED

7 FINANCIAL REPORT

A Henly advised that Best Strata are still updating their website portal.

Admin fund balance is \$534.00 and Sinking fund \$741,673.

8 GENERAL BUSINESS

8.1 GARDEN & OUTDOOR AREAS

After receiving 2 quotes for replacement of the pool fence the committee accepted the quote from Bazza's Fencing at a cost of \$11,300+GST. The fence will be aluminium edge on edge blade design in colour Monument. Custom made to fill current gaps under fence to meet compliance. It is estimated that this work will commence in the next 4-6 weeks.

8.2 BALCONY WASHDOWN AND MAINTENANCE INSPECTION

Next washdown including clothesline area and inspection has been reschedule to 22nd, 23rd, 24th and 25th July 2024

8.3 SUB BASEMENT PUMP ROOM

Torrens Valley Pumps to complete the work. It is estimated that this work will commence later in the year.

8.4 SMOKE & HEAT DETECTOR REPLACEMENT

Further quotes are being sought to compare with Trojan quote for replacement detectors in common areas which are over 10 years old. Waiting on a quote from Verifire.

8.5 MAIN SWITCHBOARD UPGRADE & GENERATOR AUTO TRANSFER SWITCH

Cabling has commenced in the basement in preparation for Switchboard upgrade. Rawson's have placed an order for the Auto Transfer switch.

8.6 MAIN GENERATOR

Rhys Kennett from Wallbridge Gilbert Aztec (WGA) Structural Engineers provided a Suspended Carpark assessment including x-ray of the slab and deemed the slab structurally sound and capable of supporting the new Generator. The installation will include new foundation slab for the Generator, tanking and waterproofing and drainage to the existing storm water.

8.7 BALUSTRADE MAINTENANCE

To be reviewed in 2024 and included in Trinamic Consultants report. A work order has been sent to Trinamic who are waiting on availability of the Structural Engineer.

8.8 TRINAMIC CONSULTANTS

A work order has been sent to Trinamic to perform a building audit and update the maintenance programme. Trinamic have advised that they are waiting on the availability of the Structural sub-consultant Drew Rudd Engineers who undertook the original inspections and reports.

8.9 INTERCOM

Still waiting on a part for the Intercom. C Rule to follow up with Infratec

8.10 SAUNA

SA Sauna and Steam provided a quote for all new equipment to compare with the cost to repair the current equipment. The cost for new equipment was quoted at \$9,500. The committee decided to accept the quote to repair the current equipment at a cost of \$,157. SA Sauna and Spa have ordered the parts which had to come from overseas and will hopefully be completing the work in the next week or 2.

8.11 DEVELOPMENT APPLICATION 21-25 SOUTH ESPLANADE

A conciliation conference is scheduled between the Joinders and the Developer on Tuesday 6th August. D Hanson will provide an update after the conference.

9 OTHER BUSINESS

SOLAR MONITORING

Our Solar panels are now able to be monitored after the installation of a wi-fi modem.

D Hanson explained to the committee that our roof panels on average are doing a pretty good job of meeting our needs during the daytime when the sun is shining, without too much wasted electricity being sold to the grid at virtually no profit to us. Our new Electrical upgrade will have the capability to manage with the installation of additional solar panels should the Body Corporate decide to weigh up the benefits of such a decision in the future.

AGM

Annual General Meeting Saltram Towers 5555 will be held on Wednesday 16th October 2024
St Mary's Hall, High St Glenelg 6pm

10 NEXT MEETING

Wednesday 21st August 2024 10am

The meeting concluded at 11.45am

MINUTES OF MEETING OF THE MANAGEMENT COMMITTEE
COMMUNITY CORPORATION NO. 5555 INCORPORATED
19-20 South Esplanade, Glenelg 5045

DATE: Tues 20 August 2024	TIME: 10am	VENUE: Apt 7C
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1 WELCOME

The chair opened the meeting at 10.05am

2 CONFLICTS OF INTEREST

None noted

3 CHAIRMAN, APOLOGIES, PROXIES AND QUORUM

In attendance were D Hanson (Chair), C Rule (Minutes) J Shaw, M Stovall, A Henly

4 CORRESPONDENCE

CORRESPONDENCE 'IN'

10/7/24 L Pearson 1C advising that her TV reception was not working and that in discussion with some other residents, theirs was similar

11/7/24 J Menzel – Verifire. Comparative quote to replace old heat and smoke detectors

CORRESPONDENCE 'OUT'

10/7/24 D Hanson to D Cattle authorising repairs to the Ensuite ceiling of Apt 1C following plumbing leak in ceiling leading to water ingress to 1C

10/7/24 C Rule to Best Strata requesting a Contractor to replace TV antenna on the roof of the building due to existing antenna breaking off and damaged.

5 MINUTES OF PREVIOUS MANAGEMENT COMMITTEE MEETING

Correction to 8.10 SAUNA

SA Sauna and Steam provided a quote for all new equipment to compare with the cost to repair the current equipment. The cost for new equipment was quoted at \$9,500. The committee decided to accept the quote to repair the current equipment at a cost of \$1,157. SA Sauna and Spa have ordered the parts which had to come from overseas and will hopefully be completing the work in the next week or 2.

6 BUSINESS ARISING FROM PREVIOUS MINUTES – NOT SEPARATELY LISTED

7 FINANCIAL REPORT

Admins	\$17,946.51
Sinking	\$693,030.19
Unallocated	\$0.00
Total	\$710,976.70

Levies

Due	\$3,030.60
Overdue	\$3,030.60

Accounts Payable

Unpaid	\$45,377.84
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A Henly reported that despite the increase in Electricity costs our recent bill from Origin was down 21% from the same period last year.

8.1 GARDEN & OUTDOOR AREAS

At the meeting in June the committee discussed the replacement of the pool fence with Monument steel fencing after receiving 2 quotes. Following the decision to proceed, some residents contacted the committee with concerns regarding the fencing material and colour selected and the work order was placed on hold. The committee discussed the issues raised by residents and decided to consult further with residents and to ultimately move towards engaging a professional Landscape Architect to provide a blueprint for the upgrade, maintenance and re vitalisation of the building grounds including the visitor car park. An email to be sent in early September to all owners with further details and asking for feedback on the proposal and to be added to the agenda for discussion at the AGM (16th October 2024)

8.2 BALCONY WASHDOWN AND MAINTENANCE INSPECTION

Next washdown will be early December TBA.

Maintenance completed from last inspection,
-concrete cancer treatment and balustrade repair 1A

Maintenance to be scheduled
-crack to external balcony corner 4C

8.3 SUB BASEMENT PUMP ROOM

Torrens Valley Pumps to complete the work. It is estimated that this work will commence later in the year.

8.4 SMOKE & HEAT DETECTOR REPLACEMENT

Verifire have provided a quote for replacement of detectors which are over 10 years old in common areas. The committee discussed the quote which is approx. \$20,000 less than the quote from Trojan. A Henly will contact Trojan to see if they are flexible with their quote. To be discussed at the AGM.

8.5 MAIN SWITCHBOARD UPGRADE & GENERATOR AUTO TRANSFER SWITCH

Nothing further to report at this stage. Cabling is in place and transfer switch is on order.

8.6 MAIN GENERATOR

Nothing further to report at this stage. D Hanson will contact Rawson's to follow up on Generator installation and report at next committee meeting.

8.7 BALUSTRADE MAINTENANCE

To be reviewed in 2024 and included in Trinamic Consultants report.

8.8 TRINAMIC CONSULTANTS

C Rule followed up with Trinamic on 20th August 2024. Still waiting for Structural Engineer Drew Rudd's availability.

8.9 SAUNA

The Sauna is now operational. A new mirror will be installed soon.

8.10 PLUMBING LEAKS

A plumbing leak was detected in July in the Ensuite of 1C with water entering via the ceiling exhaust fan emanating from 2C pipework. Again on 17/08/24 a similar report was received from 9A to say that water was leaking through the light fitting in the Ensuite emanating from 10A pipework.

The pipework was repaired and ceiling re flushed and painted in 1C and the same work will be done shortly to 9A.

Due to the age of the pipework the committee discussed the inevitability that we might see more of this type of failure in the future. Please report any leaks immediately to the committee

8.11 DEVELOPMENT APPLICATION 21-25 SOUTH ESPLANADE

The Full Bench of the Supreme Court reversed the Chief Justice's decision and the matter has been referred back to the ERD court. D Hanson has met with the Developer and another meeting is scheduled in September to discuss the latest design proposal from the Developer.

9 OTHER BUSINESS

AGM

Annual General Meeting Saltram Towers 5555 will be held on Wednesday 16th October 2024
St Mary's Hall, High St Glenelg 6pm

10 NEXT MEETING

Wednesday 21st August 2024 10am

The meeting concluded at 11.33am

MINUTES OF MEETING OF THE MANAGEMENT COMMITTEE
COMMUNITY CORPORATION NO. 5555 INCORPORATED
19-20 South Esplanade, Glenelg 5045

DATE: Tues 25 September 2024	TIME: 10am	VENUE: Apt 7C
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1 WELCOME

The chair opened the meeting at 10.05am

2 CONFLICTS OF INTEREST

None noted

3 CHAIRMAN, APOLOGIES, PROXIES AND QUORUM

In attendance were D Hanson (Chair), C Rule (Minutes) J Shaw, M Stovall, A Henly (by phone)

4 CORRESPONDENCE

CORRESPONDENCE 'IN'

6/9/24 Mark Russell Cav Power notifying that he is our new contact person at Cav Power and notifying of weeping water pump seal on main Generator and quote to fix \$3,167 incl GST

12/9/24 Julia Klovekorn Holdfast Bay Council Pool Annual Inspection Report

18/9/24 Trojan Defects in Fire Pump Room Quote \$1,391+GST

18/9/24 Trojan Replace Fire Pump Room diesel pump batteries Quote \$891+GST

20/9/24 Best Strata confirming St Marys Hall has been booked for AGM 16th Oct 6pm

Responses re Proposed Landscaping Upgrade from-

N&C Williams, P&M Ochotta, M Speechley, I&K McGregor, B Hooper, J&A Hall, R&P Wicks, A Pelgrave, M Keneally, C Alcock, C Rule

CORRESPONDENCE 'OUT'

17/9/24 C Rule too all Owners seeking feedback on proposal for Grounds Upgrade and Maintenance

5 MINUTES OF PREVIOUS MANAGEMENT COMMITTEE MEETING 20 August 2024

True and correct

6 BUSINESS ARISING FROM PREVIOUS MINUTES – NOT SEPARATELY LISTED

None noted

7 FINANCIAL REPORT AS AT 23/09/24

a)	Admin	(\$11,958.75)
	Sinking	\$697,740.29
	Unallocated	\$674.70
	Total	\$686,456.24
	Levies Due	\$79,275.85
	Levies Overdue	(\$674.65)
	Accounts Unpaid	\$16,237.24

b) Review/discussion of Financials

c) Accounts for payment

8 GENERAL BUSINESS

8.1 GARDEN & OUTDOOR AREAS

C Rule reported that 11 owners had responded so far with comments and feedback on the upgrade and maintenance of the grounds. Most responses so far are in favour of an upgrade of the Visitor car park area and in particular traffic management. A BBQ/gathering area was suggested as being a good idea but some people questioned how much use it would get and the ongoing maintenance.

Most comments were against EV charging in the Visitor car park, some comments were strongly in favour. A Henly reported that our building insurance covers fire caused by lithium battery EV charging in the basement, which was a concern raised in response to EV charging infrastructure.

Most people were satisfied with the front garden area. Most people were in favour of updating the pool fence to ensure compliance but wanted to investigate a glass fence as an option.

8.2 BALCONY WASHDOWN AND MAINTENANCE INSPECTION

Next washdown will be 2nd, 3rd, 4th and 5th December.

Maintenance to be scheduled

-crack to external balcony corner 4C

8.3 SUB BASEMENT PUMP ROOM

C Rule reported that Torrens Valley Pumps has been completing the upgrade of the Sub Basement Fire Pump Room and there are a couple more items which need attention from Trojan which the committee have approved. The work should be finished very soon.

8.4 SMOKE & HEAT DETECTOR REPLACEMENT

Verifire have provided a quote for replacement of detectors which are over 10 years old in common areas. The quote is approx. \$20,000 less than the quote from Trojan.

A Henly reported that after discussing with Trojan they have revised their quote but it's still approximately \$9,000 more than Verifire. C Rule to contact Verifire to see if their quote is firm and if they need to do a site inspection.

A Henly advised that the work will need a vote by the Body Corporate at the upcoming AGM

8.5 SWITCHBOARD UPGRADE & GENERATOR AUTO TRANSFER SWITCH

D Hanson and A Henly advised Rawsons have placed the order for the new Auto Transfer switch and associated Loom. We are in the queue however it may still be a couple of months away due to the complexity and only 2 specialist companies in Adelaide that do such work. Rawson's have been updating us on the progress.

8.6 MAIN GENERATOR

The new Generator is currently in Perth and being prepared with a specialised paint finish for coastal conditions.

As instructed by the Electrical Engineer, prior to the installation of the Generator, a concrete base and drainage needs to be constructed. It is anticipated that this work will commence shortly.

8.7 BALUSTRADE MAINTENANCE

To be reviewed in 2024 and included in Trinamic Consultants report.

8.8 TRINAMIC CONSULTANTS

C Rule followed up with Trinamic on 20th August 2024. Still waiting for Structural Engineer Drew Rudd's availability.

8.10 PLUMBING LEAKS

Plumbing leak from 9A pipework has been repaired and ceiling rectification and painting of 8A is complete. The committee noted that there has been some discussion amongst Owners that there should be a proactive approach to replacing similar ageing plumbing infrastructure throughout the building however at present the committee is of the opinion that this would be an overreaction considering that we are still awaiting the invoice for the repairs and a report from the builder and plumbing contractor.

8.11 DEVELOPMENT APPLICATION 21-25 SOUTH ESPLANADE

Not discussed.

9 OTHER BUSINESS

AGM

Annual General Meeting Saltram Towers 5555 will be held on Wednesday 16th October 2024
St Mary's Hall, High St Glenelg 6pm

10 NEXT MEETING

TBA

The meeting concluded at 11.30am

Minutes of Annual General Meeting

Community Corporation No. 5555 Inc.
19-20 South Esplanade, Glenelg SA 5045

Held Glenelg Catholic Parish, 17 High Street, Glenelg SA 5045
On
Wednesday 16 October 2024 at 6:00pm

WELCOME

Meeting opened at 6:04pm. All those in attendance were welcomed to the meeting. The Presiding Officer, Dale Hanson, presided over the meeting. With the approval of the Corporation, Rob van den Bos of Best Strata assisted the Presiding Officer in the conduct of the meeting and recording the minutes. A quorum was declared with 19 of the 34 unit holders in attendance in person or by proxy.

ATTENDANCE LIST

Present in Person

Trevor John and Anne-Marie Hall	Lot 3
Roger and Pamela Wicks	Lot 4
Dale and Jan Hanson	Lot 8
Marie Keneally	Lot 12
Peter and Meredith Ochota	Lot 13
Brent and Caroline Rule	Lot 18
Rosemary Bellchambers and Gary Salter	Lot 19
Bill and Bev Hersey	Lot 20
Stuart and Joanne McIntyre	Lot 21
Marg Stovall	Lot 24
Brenton and Margaret Speechley	Lot 28
Bob Hooper and Joy Shaw	Lot 29
Mark and Gizelle Forgie	Lot 30
Gregory and Anthea Pelgrave	Lot 31
William Kachirski and Monica Luise Lahm	Lot 32

Present by Proxy

Marjorie Brown	Lot 10	By proxy to Best Strata
Andrew and Elizabeth Henly	Lot 17	By proxy to C Rule
Kaye Radford	Lot 25	By proxy to Best Strata
Ian and Karen McGregor	Lot 34	By proxy to R Wicks

In Attendance

Rob van den Bos representing Best Strata.

DISCLOSURE OF PECUNIARY INTEREST

The Manager advised that it is an offence to not disclose any direct or indirect pecuniary interest in a matter relating to the Corporation. Under the Community Titles Act 1996 (s85), a delegate of a Community Corporation who has a direct or indirect pecuniary interest in a matter in relation to which he or she proposes to perform delegated functions or powers must disclose the nature of the interest, in writing, to the Corporation before performing the functions or powers.

The Manager declared a pecuniary interest on behalf of Best Strata in relation to Insurance commission.

PREVIOUS MINUTES

It was resolved that the minutes of the Annual General Meeting held on 08/11/2023 be accepted as an accurate record of that meeting. All agreed.

FINANCIAL STATEMENT

It was resolved that the financial statement for the period 1/07/2023 to 30/06/2024 be accepted as an accurate record of the Corporation's current financial position. All agreed.

ELECTION OF OFFICE BEARERS

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

Presiding Officer:	Dale Hanson	Lot 8
Secretary:	Caroline Rule	Lot 18
Treasurer:	Andrew Henly	Lot 17

All agreed.

MANAGEMENT COMMITTEE

It was resolved by ballot that the management committee shall consist of;

Dale Hanson	Lot 8
Andrew Henly	Lot 17
Caroline Rule	Lot 18
Stuart McIntyre	Lot 21
Marg Stovall	Lot 24
Joy Shaw	Lot 29

All agreed.

Please Note: The management committee does not have the power to do anything for which a special or unanimous resolution of the Community Corporation is required [section 92(4) of the Community Titles Act 1996].

Voting papers are available to view on request.

APPOINTMENT OF MANAGER

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

Service Type:	Regular
Management fee:	\$8,453.46 per annum
Overheads:	\$3.70 per unit per month
Meeting fee:	\$165.00 online afterhours meeting*
Audit fee:	\$14.00 per unit with \$140.00 minimum per corporation
Tax Return:	\$165.00 per return
BAS preparation:	\$110.00 per quarterly return
Bank fees:	At cost

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

Meetings online or in Best Strata Office

Additional charges after 75 minutes at \$110 per hour (15 minute blocks).

Meetings in other locations incur travel charge at \$110 per hour (minimum 1 hour charged)

All agreed.

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

ARM Contractor Compliance

ARM Contractor Compliance is a third party company engaged by Best Strata. The company ensures that any contractor that is sent to the property to carry out any works is properly licensed, insured and holds a valid ABN. The charge is minimal, being approximately \$5.50 per unit per year. This service is optional, however if the Corporation wishes to opt out of this service, Best Strata will only send quote requests and work orders to a small group of contractors. If the Corporation wishes to use contractors outside of this group, they will need to issue any work orders and quote requests themselves.

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

INSURANCE

Section 103 of the Community Titles Act 1996 requires the Community Corporation to keep all buildings and building improvements on the site insured to their full replacement value.

Section 104 of the Community Titles Act 1996 requires the Community Corporation to keep itself insured against liability in tort to a minimum of \$10 Million (Public Liability), hold fidelity guarantee insurance to a minimum of \$50,000, and any other liability as determined by a special resolution of the Corporation.

The Corporation's current policy details are as follows;

Insurer:	SCI
Policy Number:	SRSC23002736
Renewal Date:	31/03/2025
Policy Type:	Strata
Renewal / Endorsement:	Renewal
Premium:	\$35,047.00
Excess Basic:	\$2,000.00
Excess Other:	Other excesses payable are shown in the Policy Wording.

Current Sums Insured

Building:	\$49,980,000.00
Lost Rent / Temp Accommodation:	\$7,497,000.00
Common Contents:	\$335,000.00
Legal Liability:	\$50,000,000.00
Fidelity Guarantee:	\$812,000.00
Voluntary Workers:	\$200,000.00
Machinery Breakdown:	\$100,000.00
Office Bearers:	\$10,000,000.00
Catastrophe:	\$14,994,000.00
Floating Floors:	Included
Flood:	Included – limited to \$10,000,000

Last Valuation

Valuation Report Date:	13/02/2024
Valuation Amount:	\$49,980,000.00

Insurance Valuation / Review Sums Insured

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

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

Renewal / Placement

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

It was agreed that the Manager arrange quotes through Surewise Insurance Brokers closer to the renewal date and forward the quotes to the Presiding Officer (cc management committee) for a decision. All agreed.

Product Disclosure Statement and Financial Services Guide

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

Contents Insurance

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

MAINTENANCE

Regular Contracts

Provider	Contract
SA Metropolitan Fire Service	Alarm Monitoring
Commercial and Residential SA	Pool Maintenance
Building Infrastructure Services	Cleaning
Swimart	Pool Service
Trojan Fire Protection Pty Ltd	Fire Equipment Maintenance
SouWest Lawn and Garden	Garden Maintenance
CavPower - Power Systems	Generator Maintenance
Kone Elevators Pty Ltd	Lift Maintenance
Veolia Environmental Services	Waste Removal

Presiding Officer Report

The Presiding Officer tabled and presented the Presiding Officer Report. The main points included:

- Visitor Car Park rules
- Ongoing need for preventative maintenance
- Gardens maintenance conducted by Andrew Henly
- Proposed upgrade of greenspace around the building
- Reduction in energy costs following sensor light upgrade
- Effectiveness of solar panel array
- Generator and switchboard replacement
- Development at 21-25 Sth Esplanade (see below)

The Presiding Officer Report is attached to these minutes as an appendix.

21-25 South Esplanade Development

The Presiding Officer and Mr M Forgie spoke at length on the progress of the case against the developers of the proposed 21-25 South Esplanade site. It was reported that as a consequence of representation made to the Supreme Court, the matter had been referred back to the Environment, Resources and Development Court. This represented an opportunity for parties to re-state their objections to the site proposal. The Presiding Officer noted that actions to date had exhausted the funds authorized by the Corporation to be set aside for this matter and further action would require additional funding. Mr P Ochota spoke about the outcomes achieved as a

result of the original funding and asked how much additional funding would be required. The Presiding Officer provided an estimate of \$70,000.

Mr R Wicks noted that it would be beneficial for owners to receive a detailed report on what had been achieved to date and what was hoped to be achieved by continuing action. Mr B Rule noted that not all owners may be in favour of further action.

Following discussion it was decided that a report be produced and an Extraordinary General Meeting held to discuss the matter in more detail and to decide what course of action owners wished to take with regard to funding.

S Traps

Mr R Wicks noted that several traps had failed due to corrosion, resulting in issues for the Units below. It was noted that a preventative program may be of benefit to avoid future issues.

Following discussion it was agreed to maintain a watch and wait approach to the matter, as there had only been several failures to date.

Pool Fence

It was reported that the matter of the pool fence upgrade would be deferred until the report from the Landscape Architect on the grounds was received.

Pool Heating

The Presiding Officer noted that additional solar panels may enable the heating of the pool. He asked for any owners interested in funding the additional panels to contact him for further discussion.

Fire Equipment Maintenance

Mrs C Rule that recent quotes from Trojan to replace detectors greater than 10 years old were high and that the Management Committee would monitor the costs of Trojan's services over the coming months with a view to obtaining comparative quotes should the costs remain high.

BUDGET

Contributions

The Manager presented a budget estimate for the coming year and recommended that the administration levy remain at \$243,564 per annum and the sinking fund levy remain at \$143,710 per annum.

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

Administration Fund Contribution	\$243,564.00
Sinking Fund Contribution	\$143,710.00
Total Contribution	\$387,274.00

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

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

Forward Budget

Section 113 of the Community Titles Act 1996 requires the Community Corporation to present a statement of proposed non-recurrent expenditure at each Annual General Meeting.

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

POLICIES & APPROVALS

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

OTHER BUSINESS

Council Rates

Mr P Ochota reported to owners that Council rates had increased by approximately 15% this year. He advised owners that they can apply to cap that increase to 10% at the following link:

<https://www.holdfast.sa.gov.au/council/council-rates/application-for-rate-capping>

Christmas Function

Mrs M Speechley spoke to the value of the Christmas function to the Saltram Towers community and noted that last year's function had not been well attended. Mrs Speechley volunteered to coordinate owners interested in contributing to the function this year. Interested owners should make themselves known to Mrs Speechley.

NEXT ANNUAL GENERAL MEETING

The tentative date for the next Annual General Meeting is Wednesday 15 October 2025 at 6:00pm at Glenelg Catholic Parish, 17 High Street, Glenelg SA 5045.

CLOSURE

Owners were thanked for their attendance.

The meeting was closed at 7:50pm.

Appendix One

Presiding Officers Report

We live in a beautiful corner of the world and Saltram Towers is a premier location on the wonderful South Esplanade.

We are a community. We are only as strong as our ability to cooperate and care for each. Every word of welcome and every act of kindness strengthens us. Make the effort to be kind to one another. Make Saltram Towers a great place to live.

The tone of conversation concerning challenging issues affecting our community has been more civil and respectful this year. Our community is happier and more cohesive as a result. This is to everyone's credit.

I want to acknowledge the hard work of our management committee. The management committee's task is to act in the interest of all residents and owners. A challenging task, as there is often a wide diversity of opinion on many issues. As much as we'd like to, it is not always possible to please everyone.

The proposed development at 21 to 25 South Esplanade is an ongoing issue. This year, the full bench of the South Australian Supreme Court ratified an appeal against the Chief Justice's prior decision to deny joinder status to Mark Forgie and Dale Hanson. This means the development proposal is back before the Environment and Resource Development (ERD) Court, and Mark and Dale have been reinstated as joinders in the legal proceedings giving them the right to provide evidence about the development's impact on Saltram Towers for consideration by the ERD court when making its decision. Despite the developer's efforts to string out the process, Mark and Dale insisted the matter go to a directions hearing at a recent conciliation meeting in preparation for a court case. While the battle is far from over, don't feel helpless or disempowered. In 2022 owners decided to invest in a legal fighting fund. We have been well advised by our lawyer Gavin Leydon and development consultant Garth Heynan. To date, we have managed to constrain the excesses of the developer's proposal. We all know and accept that something will be built next door, but if the excesses of height, density and mass can be constrained and a proposal more sensitive to the neighbourhood built we will have not only protected our own interests but also those of the wider community. Our legal fund has been exhausted and we need to decide if we want to continue to invest in legal advocacy. The upcoming opportunity to put our case before the ERD is strategically important. The management committee would appreciate your feedback on whether you want to continue to invest in legal support for our advocacy efforts.

Remember, the visitor car park is for the short-term use of guests and not for the regular long-term use of residents. The holiday / Christmas period is coming when our car park tends to overflow. This is largely because of inappropriate resident use rather than inappropriate use by strangers tradesmen and guests. Several resident cars are regularly parked in the visitor car park. Please park your car in the garage. The presence of these cars means there is less space for our visitors. Please be considerate of your fellow residents.

Our building is nearly 40 years old now. It is a credit to the builder and the ongoing maintenance by the corporate body that the building is aging so well. That is not true of other apartments along South Esplanade. We need to keep it that way. This year has seen significant investment in the upkeep of our facilities and plant.

One of the special features of Saltram Towers is the gardens surrounding our building. Andrew Henly has been working very hard to look after our garden, and clean up the vegetation,

replacing it with more appropriate plantings. This is a labour of love and an ongoing work in progress. I think the garden is looking much better for it. Thanks Andrew for your hard work.

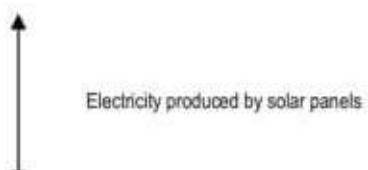
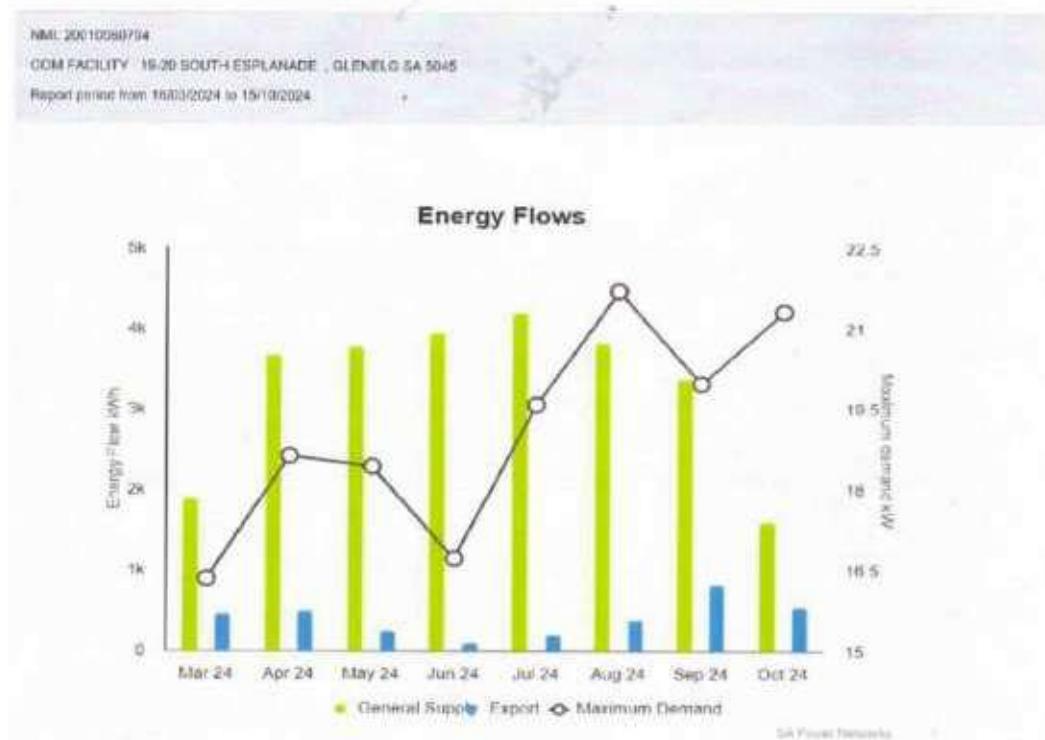
The management committee thanks owner for sharing their thoughts about how the greenspace around Saltram Towers could be optimised.

While the cost of electricity has increased substantially in South Australia, our electricity bill has gone down because our electricity usage due to the installation of sensor lights in the lift foyers and the garage. While the management committee had decided installing sensor lights was a good idea, we have been pleasantly surprised at how effective this has been at reducing our electricity bill.

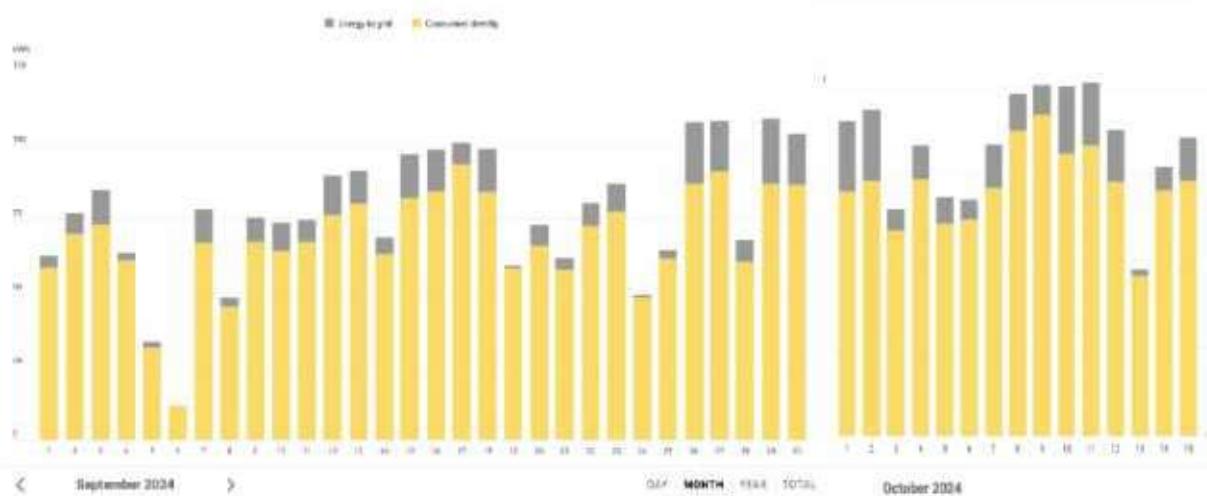
A recent review of our solar system indicates that it is probably optimum for our needs at this time. We receive virtually nothing for any electricity we sell to the grid. Unless we install a battery we will not benefit from increasing our solar array. The only exception would be if the body corporate were to decide to heat the swimming pool over summer. In this case installing 13kw of solar panels would be sufficient to provide the electricity required to heat the pool with the added benefit of some reduction in our energy requirements over winter.

Electricity Flow: March to October 2024

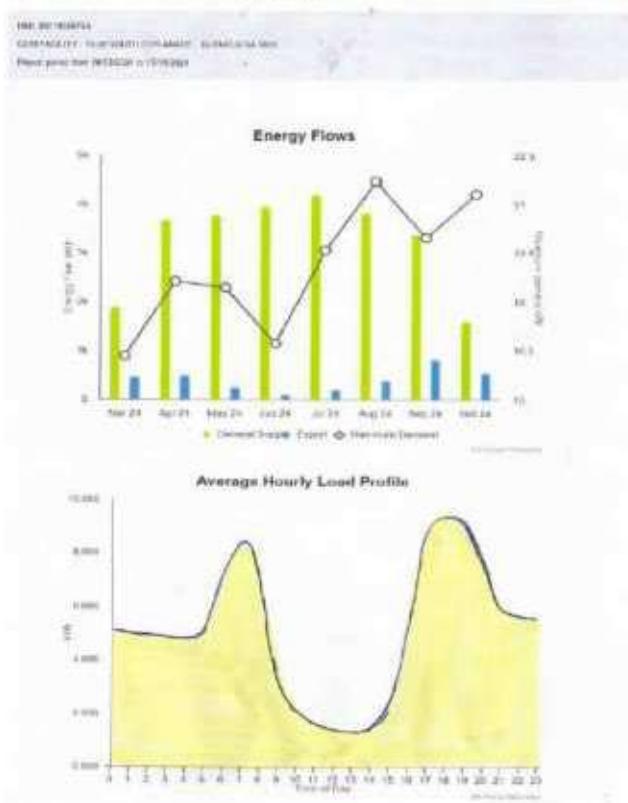
Interval Meter Summary Report



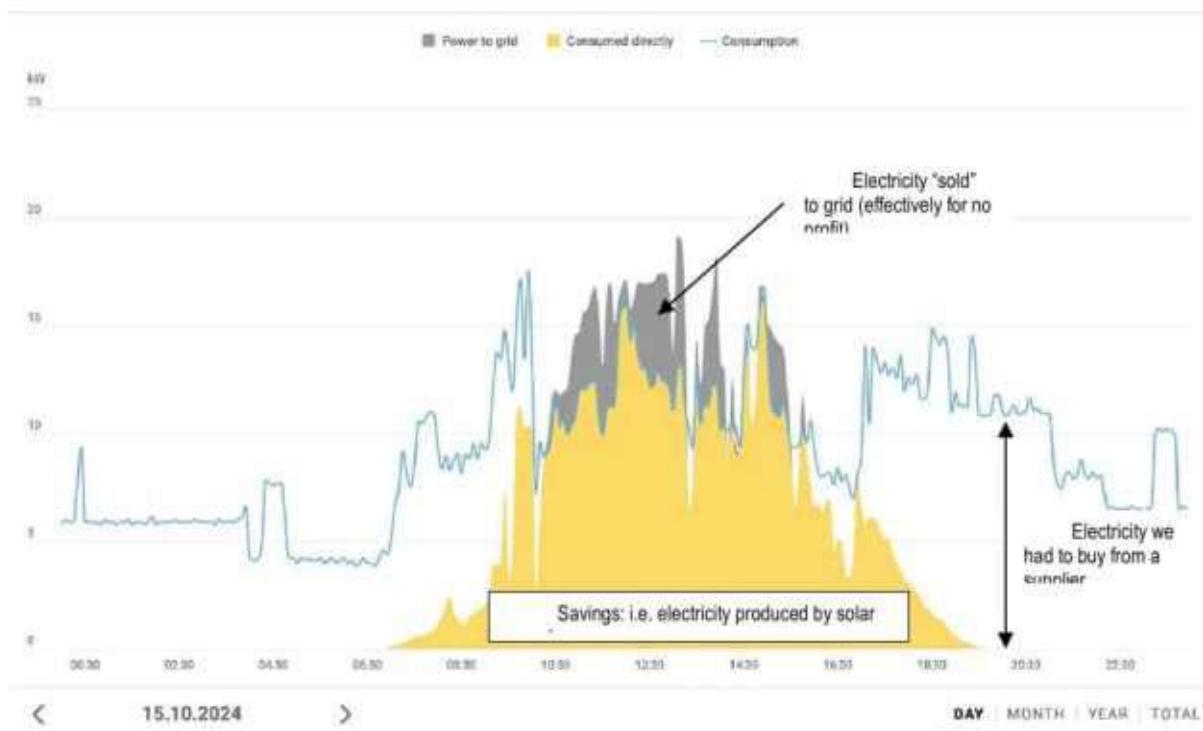
Solar output September/October



Interval Meter Summary Report



Solar output yesterday



We all know and accept that something will be built next door, but if the excesses of height, density and mass can be constrained and a proposal more sensitive to the neighbourhood built we will have not only protected our own interests but also those of the wider community. Our legal fund has been exhausted and we need to decide if we want to continue to invest legal advocacy. The management committee would appreciate your feedback on whether you want to continue to invest in legal support for our advocacy efforts.

Nevertheless the management committee has been mindful of opportunities to minimise this ongoing expense

A preliminary review of our electrical bills indicates this has resulted in significant saving at little inconvenience. We will soon install sensor lights in the garage, saving even more money. As you have seen, these lights are very responsive to the presence of humans even at a substantial distance. If anyone is present in the garage, the lights will quickly turn on, alerting you to their presence.

A major issue confronting us is the need to upgrade our electrical system. Many of you will be aware of the electrical outage at Flinders Medical Centre, which still requires emergency generator support due to the failure of its main switchboard. This is a shot over the bow for us. Shorting out of our main switchboard by the emergency power backup system is the core vulnerability of our current electrical system. However, deciding on the most appropriate way to future-proof our system has proved to be a long and windy road with many intersections. At times it's been like trying to navigate a maze. The standard of electrical safety required has changed a lot over the last 40 years. This is a good thing. As an international safe community certifier who has travelled the world, I have learnt to appreciate the value of Australia's building

standards. Even in some developed countries, the loss of life due to electrocution and fire caused by faulty electrical and gas infrastructure are major issues. These standards protect us. But once we change our electrical systems, new standards come into play. This has had a major impact on what needs to be done, and in turn, how much it will cost.

You will be all aware of the noise and smell of our emergency generator system. We looked into this and found that this system is also not compliant with Australian standards. We are told the insulation covering the exhaust pipes is a potential fire hazard especially if the generator needs to run for an extended periods. More importantly, the diesel fumes we smell are also a hazard to human health, especially those of us with respiratory problems. Current building standards require that the exhaust must be 10 meters away from the building, not released into the clothes drying area at the back of our building to waft past our windows and into the lift foyers. We all know that the longer the generator runs, the greater the smell and the greater the pollution hazard. It turns out it will cost us less to install a new generator, than to try and fix up the old generator. For this reason, the management committee recommends the replacement of our backup generator system.

It is to the credit to our financial management that there is sufficient money in our sinking fund to cover the cost of the proposed upgrade. Should you decide to go ahead with the management committee recommendation, a special levy would not be required.

Nevertheless, the management committee believes we need to be proactive with the ongoing maintenance of our building and given the age of the building and the cost of building supplies, we must expect maintenance costs to increase. For this reason, the management committee is recommending a 5% increase in our annual levy.

All positions on the management committee, including the presiding officer, treasurer and secretary are open for nomination. Owners who are willing and able to contribute to the management committee for the benefit of all owners are encouraged to nominate.

It has been our practice for the last six years to hold a secret ballot for the selection of every position on the management committee. This is a healthy process that ensures that the owners who are selected to the management committee have sufficient support from the majority of owners to act on their behalf.

As I talk to presiding officers and owners in nearby apartment buildings, it has become clear to me that we have a very well-maintained building that continues to be one of the premium places to live on South Esplanade. Let's keep it that way.

Dale Hanson
16/10/2024

Minutes of Extraordinary General Meeting

Community Corporation No. 5555 Inc.
19-20 South Esplanade, Glenelg SA 5045

Held Online or By Phone (GoTo Meeting)

On

Tuesday 10 December 2024 at 10:30am

WELCOME

Meeting opened at 10:30am. All those in attendance were welcomed to the meeting. The Presiding Officer, Dale Hanson, presided over the meeting. With the approval of the Corporation, Sharon Ellis of Best Strata assisted the Presiding Officer in the conduct of the meeting and recording the minutes. A quorum was declared with 19 of the 34 lot holders in attendance in person or by proxy.

ATTENDANCE LIST

Present in Person

<u>Name</u>	<u>Lot</u>
Lyn Pearson	1
Stuart McIntyre	21
Mark Forgie	30

Present by Proxy

<u>Name</u>	<u>Lot</u>	
Trevor John and Anne-Marie Hall	3	Proxy to Best Strata
Dale William and Jan Leslie Forsten Hanson	8	Proxy to Best Strata
Marjorie Brown	10	Proxy to Best Strata
Nilorap Pty Ltd	11	Proxy to Best Strata
Peter and Meredith Ann Ochota	13	Proxy to Dale Hanson
Sk Property No 10 P/L	14	Proxy to Best Strata
Richard Sarre	15	Proxy to Best Strata
Andrew and Elizabeth Henly	17	Proxy to Best Strata
Brent Ian and Caroline Margaret Rule	18	Proxy to Best Strata
Rosemary Bellchambers and Gary Salter	19	Proxy to Best Strata
Bill and Bev Hersey	20	Proxy to Best Strata
Marg Stovall	24	Proxy to Dale Hanson
Brenton Charles and Margaret Mary Speechley	28	Proxy to Best Strata
Bob Hooper and Joy Shaw	29	Proxy to Best Strata
Gregory and Anthea Pelgrave	31	Proxy to Best Strata
Ian and Karen McGregor	34	Proxy to Best Strata

In Attendance

Sharon Ellis representing Best Strata.

BUSINESS

3.1 Ordinary Resolution - Trojan Fire Protection Quote Approval

To approve the quote sq16381dm from Trojan Fire Protection Pty Ltd for the following works:
• isolate fire indicator panel and EWIS as required

- replace all thermal detectors and bases in the common areas of apartment block (116 thermal detectors have been identified via the existing block plans)
- replace all smoke detectors and bases in the common areas of the apartment block (66 smoke detectors)
- replace all manual call points in the common area of the apartment block (13 mcps)
- replace all duct detector housing and pipes (detector boxes and detectors x 6)
- deisolate fire indicator panel and ewis

Amount payable: \$45,597.00 plus gst.

19 votes in favour, motion carried.

NEXT MEETING

The tentative date for the next Annual General Meeting is 15 October 2025 at 6:00 pm.

CLOSURE

Owners were thanked for their attendance.

The meeting was closed at 10:35am.

Minutes of Extraordinary General Meeting

Community Corporation No. 5555 Inc.
19-20 South Esplanade, Glenelg SA 5045

Held Online or By Phone (GoTo Meeting)

On

Monday 24 February 2025 at 10:00am

WELCOME

Meeting opened at 10:00am. All those in attendance were welcomed to the meeting. The Presiding Officer, Dale Hanson, presided over the meeting. With the approval of the Corporation, Sharon Ellis of Best Strata assisted the Presiding Officer in the conduct of the meeting and recording the minutes. A quorum was declared with 22 of the 34 lot holders in attendance in person or by proxy.

ATTENDANCE LIST

Present in Person

<u>Name</u>	<u>Lot</u>	<u>Unit</u>
Roger Norman and Pamela Margaret Wicks	4	2B
Dale Hanson	8	3A
Caroline Rule	18	7C
Stuart McIntyre	21	8C

Present by Proxy

<u>Name</u>	<u>Lot</u>	<u>Unit</u>	<u>To</u>
Lyn Pearson	1	1C	Proxy to Dale Hanson
Trevor John and Anne-Marie Hall	3	2C	Proxy to Best Strata
Marjorie Brown	10	4B	Proxy to Best Strata
Nilorap Pty Ltd	11	4A	Proxy to Best Strata
Marie Keneally	12	5C	Proxy to Best Strata
SK Property No 10 Pty Ltd	14	5A	Proxy to Best Strata
Richard Sarre	15	6C	Proxy to Best Strata
Rosemary Bellchambers and Gary Salter	19	7B	Proxy to Best Strata
Bill and Bev Hersey	20	7A	Proxy to Best Strata
Alan and Margaret Williams	23	8A	Proxy to Caroline Rule
Marg Stovall	24	9C	Proxy to Best Strata
Kaye Janene Radford	25	9B	Proxy to Best Strata
Brenton Charles and Margaret Mary Speechley	28	10B	Proxy to Best Strata
Bob Hooper and Joy Shaw	29	10A	Proxy to Best Strata
Mark and Gizelle Forgie	30	11C	Proxy to Best Strata
Gregory and Anthea Pelgrave	31	11B	Proxy to Best Strata
Carol Ann Williams	33	12E	Proxy to Caroline Rule
Ian and Karen McGregor	34	12D	Proxy to Best Strata

In Attendance

Sharon Ellis representing Best Strata.

BUSINESS - REINSTATE POOL HEATING

In regards to the proposal to reinstate pool heating, the following supporting documents were distributed with the meeting agenda.

- Committee Paper - Summary prepared by Dale Hanson (refer Appendix 1)
- Presentation Paper - Power point
- Heat Pump quote - \$12,667.05 + \$451 + \$552
- Heat Pump specifications
- Rawsons Quote - \$5,999.03

It was noted that in the lead up to this meeting, many owners had conducted in vigorous email debate about the proposal.

The votes were counted.

It was resolved that the corporation proceed with infrastructure to reinstate pool heating. Infrastructure to include a three-phase power supply, heat pump and electricity meter at an estimated cost of \$20,000 plus gst . A special levy will not be required to undertake this work.

17 votes in favour, 4 votes against, 1 vote abstain, motion carried.

NEXT MEETING

The tentative date for the next Annual General Meeting is 15 October 2025 at 6:00pm.

CLOSURE

Owners were thanked for their attendance.

The meeting was closed at 10:10am.

Appendix 1 – Committee Paper

Realising the value of the Saltram Towers' Swimming Pool

Saltram Towers' swimming pool is an attractive and valuable asset. Unfortunately, its full value is not being released because a significant proportion of owners and residents who would like to use the pool do not use it because it is, in their view, too cold to swim in.

The gas pool heater was decommissioned a decade ago due to high costs. Gas heating has always been and still is quite pricey. Thankfully, modern heat pumps are significantly more efficient. They draw $\frac{3}{4}$ of the energy needed to heat the pool from the atmosphere. In recent years, their efficiency has further improved, and their price has decreased.

While our solar system is well-optimised for our needs, we still do not use an average of \$1,100 worth of electricity over the six-month period from October to March. This electricity is sold to the grid for virtually nothing, resulting in wasted energy and investment in solar. If it were used to heat the pool, it would cover a quarter of the cost of heating the pool.

By fully utilising the electricity generated by our current solar system, we would be able to heat our swimming pool to 28°C for approximately \$3000 to \$3500 for the six-month swimming season¹.

To put this cost in perspective, we currently pay \$7,000 per annum to maintain the pool. That is, maintaining the pool costs twice as much as heating the pool. It is false economy not to heat the pool if the outcome is that the pool is not fully utilised. We are, in effect, wasting the money we spend on maintaining the pool.

Importantly, an attractive and usable swimming pool will increase the value of our properties

Research indicates that a three-phase 41kW Madimack InverELITE v4 410 three-phase pool heater is the most affordable and appropriate heat pump for our needs. Three-phase power is necessary to optimise power utilisation from our three-phase solar system². This necessitates the installation of a three-phase power supply to the pool heater. An electricity meter will also be installed to allow the management committee to monitor electricity usage.

The costs are as follows

• Madimack InverELITE v4 410	- \$12,667.05
• MJ Control box	- \$451.00
• Installation	- \$552.00
• 3-phase power line to pool	- \$5,999.03
Total	- \$19,669.08 (plus GST)

There are sufficient funds in the Saltram Towers sinking fund to undertake this work. No owner levy will be required.

The pool committee make no recommendations regarding pool heating settings or the swimming season. Rather, we suggest the management committee should be free to adjust the pool season, pool temperature and heating settings on merit based on resident utilisation of the pool.

Dale Hanson on behalf of the pool committee.

¹ i.e. \$100 per owner per year or 54 cents per day during the swimming season

² A single-phase heater can only access one of the three phases of electricity produced by the solar array (i.e. $\frac{1}{3}$ rd of the electricity).

MINUTES OF MEETING OF THE MANAGEMENT COMMITTEE COMMUNITY CO
INCORPORATED
19-20 South Esplanade, Glenelg 5045

DATE: Wed 26 th March 2025	Time: 10:05 am	
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	ITEM
1	Welcome
2	Conflict of Interest
3	CHAIRMAN, APOLOGIES, PROXIES AND QUORUM In attendance were D Hanson (Chair), J Shaw, M Stovall, A Henly, S McIntyre (Minutes) Apologies - C Rule
4	Correspondence IN: 28/11 John Hall 2C with information on previous membrane coating system used for balcony spandrels 3/12 Neil Williams 12E suggestions for maintenance required to lift step/tread, aluminium louvre doors visitor carpark, pressure cleaning masonry walls and paving 3/12 Brett King KONE re lift maintenance 4/12 Jaymel Maintenance Proposal for Ventilation System \$640 PA 6/12 SA Sweepers & Scrubbers basement clean confirmation 28 th January 2025 8/12 Fresh Front confirmation pressure clean front fence 20 th January 2025 15/12 KONE attendance record for Elevator stuck on level 12 16/12 MFS approval of waiver for fire brigade attendance \$880

	<p>10/12 TORRENS VALLEY PUMPS Reply regarding diversion of Fire Pump Exhaust</p> <p>9/1 BEST STRATA Minutes of EGM Unanimous 19 votes in favour of Trojan Quote to proceed with replacement of Detectors in Common areas \$45,597+GST</p> <p>6/2 BEST STRATA Notification of EGM to Reinstate Pool Heating approx. cost \$20,000</p> <p>21/2 JAG HIRE & MAINTENANCE Service Contract Renewal</p> <p>21/2 JAG HIRE & MAINTENANCE Quote to replace faulty transfer pump \$5,980</p> <p>24/2 SYNERGY Quote for repair to 4C balcony spandrel and 1A Southern Door sill \$8,340+GST</p> <p>6/1 Best Strata – Quote from Trojan for Booster Overhaul, Hydrostatic testing and Hydrant Hydraulic Assessment \$10,590+GST.</p> <p>7/1 CAVPOWER Service Contract Renewal</p> <p>7/1 TROJAN Quote to replace Detectors in each apartment over 10 years old Numerous email discussion in regard to Proposal for Pool Heating</p> <p>4/3 BEST STRATA Minutes of EGM 17 votes in favour, 4 votes against, 1 vote abstain, motion carried to Reinstate Pool Heating</p>
	OUT:
21/11	C Rule to SA Sweepers & Scrubbers request to clean basement floor 21/11 C Rule to Infratec follow up Intercom part replacement
2/12	C Rule to Fresh Front request to book high pressure clean of front brick fence
3/12	C Rule to Brett King – KONE re lift maintenance
3/12	C Rule to Synergy follow up request for quote repair to balcony 4C and 1A
16/12	C Rule to MFS request for waiver fire brigade call out fee of \$880
24/12	C Rule to Irrigation Doctor request to attend to investigate and repair irrigation system leak
19/2	A Henly to All Owners – financial report
5	
6	Minutes Of Previous Management Committee Meeting Not available
7	Business Arising from Previous Minutes – Not Separately Listed

8	<p>FINANCIAL REPORT AS AT 08/01/25</p> <table> <tbody> <tr> <td>Admin</td><td>\$60,390.09</td></tr> <tr> <td>Sinking</td><td>\$656,737.06</td></tr> <tr> <td>Total</td><td>\$717,127.15</td></tr> <tr> <td>Levies Due</td><td>\$66,596.75</td></tr> <tr> <td>Overdue</td><td>\$2,808.58</td></tr> </tbody> </table> <p>Andrew reported that currently going through a phase of expenditure of approximately \$130,000 in the next 30 days which will be partly offset by payment of levies \$66,000.</p> <p>Currently going through a phase of investment in the property and its infrastructure before entering a stage of accumulation again.</p> <p>Committee needs to think of what the next 2–5-year plan is to allocate funds to.</p> <p>Dale wanted to formally acknowledge Andrew and Caroline for their hours of exceptional work that they do for us.</p>	Admin	\$60,390.09	Sinking	\$656,737.06	Total	\$717,127.15	Levies Due	\$66,596.75	Overdue	\$2,808.58
Admin	\$60,390.09										
Sinking	\$656,737.06										
Total	\$717,127.15										
Levies Due	\$66,596.75										
Overdue	\$2,808.58										
9	<p>GENERAL BUSINESS</p> <p>9.1 Garden</p> <p>Andrew overseeing clean up of the garden immediately adjacent to the new generator.</p> <p>There continues to be a water problem in that area that causes pooling of water, and while this is being addressed it was felt this should be limited until the body corporate makes a decision on landscaping of the premises.</p> <p>Forward Planning For Outdoor Areas Pool Heating</p> <p>Heater ready to install next week</p> <p>Plan to run it to the end of the school holidays</p> <p>The fountain is running again but is intended to go on timer to be run between 7am – 10pm</p> <p>Easy to read meter is being installed with a Heater to monitor energy usage.</p> <p>Management committee will have a meeting to discuss a preliminary concept plan received from Landskap next week before deciding how to proceed.</p>										

9.2

BALCONY WASHDOWN AND MAINTENANCE INSPECTION

Next washdown in July TBA

Problem with 2 areas identified

4C damage to External wall and balcony door seal

1A concrete cancer

DISCUSS QUOTE FROM SYNERGY \$8,340+GST to repair concrete cancer. Committee felt this had to be done, price included scaffolding.

DISCUSS PAINTING QUOTE FOR SPANDRELS

Committee has an outstanding quote to paint exterior of building where discolouration has occurred. Committee feels it best that this was left until the cause of problem has been investigated / rectified

TRINAMIC have previously been engaged to look at the situation

Committee feels it warranted again to check all balustrade and glass on balconies. There is a lot of community comments on does the silicon need to be replaced / what is causing bleaching? Committee felt we need to get professional opinion on the balustrade issue.

Painting should only happen after the issue is rectified.

DISCUSS INSURANCE ENQUIRY FROM DAMIEN AND COST OF WASHDOWN

Damien has had to increase his fee by \$2,600 pa (\$16,000 – \$18,600) to cover for increase in public liability insurance for working at heights. Committee felt the increase was reasonable in the circumstance and still represents value for money for the service provided.

Level 5 and 8 Southern door closers needs repair or replacement

9.3	<p>TROJAN 10 YEAR OLD DETECTORS REPLACEMENT COMMON AREAS. \$45,597+GST (SCHEDULED FOR 20TH MARCH APPROX 4 DAYS) This has previously been agreed to and is underway.</p> <p>The committee expressed a level of dissatisfaction with the services being offered by Trojan and have sought a second quote for services from Proficient Fire Protection. A number of work orders have been raised but not worked on.</p> <p>TROJAN QUOTE FOR FIRE EXTINGUISHERS TESTING (April 2024) \$3,451+GST Work order raised but not worked on</p> <p>TROJAN QUOTE HYDRANT SYSTEM TEST \$10,590+GST (2nd quote has been arranged from Proficient Fire Protection)</p> <p>TROJAN QUOTE STORTZ VALVE REPLACEMENT \$8,664+GST Questions have been raised as to the veracity of the quote.</p> <p>TROJAN QUOTE REPLACE CORRODED TEST VALVE FIRE PUMP \$722+GST Work order raised but not worked on</p> <p>Inspection of the system has found a fault in the fire Indicator Panel (pixelated screen) not previously identified by Trojan. This is a sign that the Master Alarm Facility Card is deteriorating. Quote received from Proficient Fire Protection, waiting on Trojan to quote.</p>
9.4	<p>MAIN SWITCHBOARD & GENERATOR</p> <p>Dale reported Generator installed into position.</p> <p>Major Electrical work to happen next to connect system</p> <p>Saltram Towers currently does not have a backup generator. Fail safe system broke a few weeks ago and not repairable.</p> <p>Saltram Tower currently does not have an OFF switch. There is no easy way to disconnect the building from the grid. This is an historic issue that is now being fixed.</p> <p>Rawsons will be dependent on SA Power Network to switch off the building to allow for connection. They will not advise Rawsons when they are willing to do this. When this happens, the building will be without power, and residents are advised they need to be prepared for extended period of power outage. There is no clear advice as to how long this will be - but in the order of 1-2 days. Rawsons will advise us closer to the time as to how long this will be.</p> <p>Dale advised that the cost of preparation of the site for the generator was considerably more than the quote due to unforeseen circumstances not picked up by engineering report. (Concrete rubble layer over carpark roofing)</p>

9.5	BALUSTRADE - REMOVAL OF SILICONE AND REPLACEMENT TREATMENT Covered in 9.2
9.6	TRINAMIC REPORT FOR BUILDING Covered in 9.2
9.7	<p>PLUMBING LEAK 1A, 2C and 10A</p> <p>There was general discussion of the problem and acknowledgement each represented a unique situation.</p> <p>Responsibility is covered by legislation but still does not provide clear guidance on "what is common". Plumbing components within the unit boundaries are the responsibility of the owner until the common area where it becomes the responsibility of the body corporate. Management committee felt it unfair to penalise the owner for a building situation from years ago where it is virtually impossible to inspect.</p> <p>Recent damage caused by a leaking air conditioner, repairs to apartments fall under owner's content insurance policy. Damage to common areas damaged will be covered by the body corporate.</p> <p>1A Drip to basement has shown this to be from waste pipe and Strata management to engage Priority Plumbing to investigate with CCTV.</p> <p>Water damage caused by faulty equipment will remain the responsibility of the unit owner.</p>
9.8	SUB BASEMENT FIRE PUMP EXHAUST REDIRECTION Committee is seeking advice from Jaymel on the redirection of Fire pump exhaust away from 3 rd Floor washing area and into the basement to be channelled out via carpark. Seeking advice / cost / obligations in this process as well as car park as a whole.
9.9	QUOTE FROM JAG TO REPLACE TRANSFER PUMP NO.2 - \$5,980+GST Only one of the two pumps that raise water to our fire tanks is operational. To be done as matter of urgency RENEWAL OF SERVICE CONTRACT WITH JAG
9.10	TELSTRA LEASE AND RENEWAL Andrew investigated the lease and found a few anomalies on 5 year lease and is seeking clarification from Telstra. They are slow in responding

9.11	KONE ELEVATORS SERVICE CONTRACT Committee is seeking clarification from KONE as to what is covered by their service contract and what is not? Invoices are short of detail.
9.12	BUILDING INSURANCE DUE 30/04/25 We are currently using valuations from 2024. While the committee is aware of the increase in building cost and of living, it felt it was not worth getting a new valuation. It was agreed a building valuation be carried out every 2 years. Next valuation 2026. Waiting for the outcome of a number of outstanding claims.
9.13	CAVPOWER SERVICE CONTRACT OLD GENENERATOR AND WHAT TO DO WITH THE SPACE The old diesel generator, while in working order, is not connected to our building. The new generator has made it redundant, and the committee wishes to dispose of it. Committee to approach CAVPOWER to see if they have a customer/ use. Any party can contact the committee if interested. Must be removed at own expense. If the room becomes available, the body corporate will be quizzed on possible use. Two suggestions received were a small gym or a communal Bike room. Committee of the mind that any future usage needs to be for community benefit.
9.14	CORPORATE KNOWLEDGE, MANUAL AND PROCEEDURES, EMERGENCY CONTACTS ETC
10	Any Other Business Andrew reported that after investigation we can save approximately \$500 per quarter by changing our energy supplier. This is a non-fixed contract, so we can change at any time. They have offered any tenants a \$50 discount on the first bill if they wish to change their individual accounts. Contact Andrew for details. Andrew to arrange through Best Strata switch to Energy Locals. Key lock safes in downstairs foyer. Use, terms and conditions & payment to be discussed at next meeting.
11	Next Meeting Meeting Closed 12:10pm

MINUTES OF MEETING OF THE MANAGEMENT COMMITTEE COMMUNITY CO
INCORPORATED
19-20 South Esplanade, Glenelg 5045

DATE: Tues 23 rd September 2025	Time: 1pm
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	ITEM
1	Welcome
2	Conflict of Interest
3	CHAIRMAN, APOLOGIES, PROXIES AND QUORUM In attendance were D Hanson (Chair), C Rule, A Henly (via phone), S McIntyre (Minutes) Apologies: J Shaw, M Stovall
4	<u>Correspondence In</u> 10/9 John Hall 2C reporting door closer in common area Level 2 broken. 20/8 Geoff Torrens Valley Pumps- Quote for works in Fire Pump Room \$1650 (Trojan quote \$3682+GST) 20/8 John Hall 2C reporting damage to common foyer wall during furniture removal from Apt 2A 23/8 Cutloose Concrete – Quote to remove plinth wall from Generator Room \$935 incl GST 9/9 Procoat SA – Quote for painting 17 doors in basement and 2 x lift car treads, 4 lift treads \$3916 incl GST 10/9 Bradley Trade Services – Quote for painting 17 doors in basement and 2 x lift car treads, 4 lift treads \$6465 incl GST 16/9 Trojan – Explaining reason for replacing fire extinguishers and quote \$4843+GST 17/9 Best Strata – Advising Telstra Lease needs to be signed and returned. 17/9 Noarlunga Carpets – Quote for carpet in Old Generator room and replace existing on Southern side \$1415 incl GST 17/9 Joanne Haynes 1A – Concerns about old gardening items and broken storage box, hard rubbish collection, Plant screening near pool pump, Fire Panel Door in main foyer not being locked properly. Acknowledging work of the committee <u>Correspondence Out</u> 20/8 C Rule to Best Strata Work Order Request to Rawson's to replace garden light bulbs, sensor light on south West corner of the building garage roller door entrance light, sensor flood light above Western entry 25/8 C Rule to Damien Cattle – Quote request to fix and flush 20 emergency lights in ceilings in common foyers.

	<p>28/8 C Rule to Management Committee – Advising sale of the old Generator for \$5,000 and buyer to remove at their cost.</p> <p>9/9 C Rule to Best Strata Work Order Request to Jim's Carpet Cleaning (Guy Burkett) for cleaning of tiles on ground floor and basement for \$700+GST</p> <p>15/9 C Rule to Gavin Roberts CAPS Australia signed 2 year service agreement for maintenance of new Generator</p> <p>16/9 C Rule to Noarlunga Carpets – Quote request for carpet in Old Generator Room and replace existing on Southern side</p> <p>16/9 C Rule to Procoat SA – Quote request to paint 17 doors and frames in the basement and lift treads 2 x lift cars and 4 x treads (2 basement and 2 ground floor)</p> <p>31/9 C Rule to all residents regarding Old Generator removal and possible disruption in basement whilst Generator is moved.</p> <p>21/9 C Rule to Best Strata Requesting reimbursement to B & C Rule for Standard Door Closer \$102.60 purchased from Bunnings Trade to replace broken closer on Level 2 common area door.</p>
5	Minutes Of Previous Management Committee Meeting
6	Business Arising from Previous Minutes – Not Separately Listed
7	<p>FINANCIAL REPORT -</p> <p>Admin Fund - \$21,877.75</p> <p>Sinking Fund - \$677,673.87</p> <p>Overdue levies -</p> <p>Next levies due 01/10/2025.</p> <p>b) Review/discussion of Financials</p> <p>Strata has presented proposed budget for next year to be presented at the AGM.</p> <p>AH – said he was happy with the proposal. There were several areas discussed but nothing that would effect the overall financial position for next year.</p> <ul style="list-style-type: none"> - Budgeted for x2 for MFS call out - Increase in budget for Window/ Balcony cleaning due to increase in Insurance previously discussed - Pool heating has been budgeted at \$2,000 - Repair and Maintenance budget line may need to be increased to accommodate the need to replace x27 extinguishers. This will be partly recouped as we will not need to pay to have old ones tested this year. - Carried forward pool fencing allocation previously ratified

8	<p>GENERAL BUSINESS</p> <p>8.1 Garden Plan It is proposed to present the Landscaping concept plan at the end of the AGM. DH to talk to it in his address. It is suggested that a landscaping sub-committee be formed to finalise a plan going forward. It is important to make sure that the plan presented is seen as a discussion started and not a final vision. Committee feel it is imperative to get a plan going forward so we can address some outstanding issues eg Pool fence (non-compliant), parking area, lighting, general fencing etc.. We feel that if we have a plan, we can realistically budget and complete identified improvements over the coming years on an as need basis. DH reported that the pool will be open on 5th October to coincide with day light saving. Heating will also be turned on but can be expected to take a few weeks to raise the temperature. Waterfall will be turned off at night to reduce heat loss. Management conscious of cost for this exercise so heating will only occur during non-peak / shoulder times. We will try to monitor energy usage and patronage.</p>
8.2	<p>MAINTENANCE INSPECTION</p> <p>A weeks' worth of work has been identified to remove rust spotting on balconies. \$9,000 has been allocated in the budget.</p> <p>DISCUSS PAINTING QUOTE FOR SPANDRELS</p> <p>General discussion on the need to have spandrels re-painted. \$19,00 has been budgeted.</p> <p>CR received two quotes to paint 17 doors in the basement. Accepted the lesser quote</p> <p>Talked about improving the Transformer pad in the common area outside 1A. This is a SA Power Network issue.</p>

8.3	<p>FIRE SYSTEM</p> <p>Recent upgrading of emergency signage caused minor damage to some of the ceiling. New lighting was placed in cavity of the old light during last upgrade. Felt it better to remove old lighting frames and have new lighting flush ceiling.</p> <p>Received two quotes of very similar amounts. Committee went with lower quote.</p> <p>During the last emergency lighting test x6 lights were found to need replacing. Emergency lights need to stay on 90 minutes in the event of a power failure.</p> <p>We have quote from Trojan but seeking second quote from Proficient Fire Services</p> <p>We have identified the need to replace x27 fire extinguishers. New extinguishers can be used on multiple events only need to be replace after 6 years. This will be partly recouped as we will not need to pay to have old ones tested this year.</p> <p>We have quote from Trojan but seeking second quote from Proficient Fire Services.</p>
8.4	<p>MAIN SWITCHBOARD & GENERATOR</p> <p>Outstanding issues:</p> <p>Currently the Solar Inverter has not been re-connected. Rectified 24/09/25</p> <p>Auto transfer system still not working. Needs to be manually switched off when power comes back on. It was agreed in principal to remove old pipe work and patch hole.</p> <p>Suggested removing the light pole no longer in use by the new generator</p> <p>The old generator has been sold and removed. Cement plinth removed.</p> <p>The management committee would like to turn this into a bike storage area.</p> <p>The area is heavily oil stained and proposed extend carpet to cover. CR received quote for \$1,415.</p>

8.5	<p>Fire Prevention Contract</p> <p>We have received advise and quote to upgrade cooling on valve on emergency pump. This was because of an incident in another property. There was no suggestion ours was faulty in any way.</p> <p>As this is non-urgent, we would like to seek additional advice to warrant the expense.</p>
8.6	<p>SUB BASEMENT FIRE PUMP EXHAUST REDIRECTION</p> <p>Committee asked for formal quotes from two providers to redirect the fire pump exhaust from level three laundry area to car park perimeter.</p>
8.7	<p>KONE ELEVATORS SERVICE CONTRACT</p> <p>Reported that elevator intermittently not stopping at level 11 We will ask Krone to investigate during the next quarterly maintenance visit.</p>
8.8	<p>NEW GENERATOR SERVICE CONTRACT</p> <p>We accepted a two-year maintenance contract for the new generator from the supplier CAPS Australia.</p>
8.9	<p>CORPORATE KNOWLEDGE, MANUAL AND PROCEDURES, EMERGENCY CONTACTS ETC</p> <p>On-going should be completed by the End of the year. Urgent SMS system to be addressed at AGM</p>
9	<p>Key lock safes in downstairs foyer</p> <p>A new Body Corporate key safe has been installed in key cupboard. Intent is to store: Master Key (Roof, Plant Room etc) & access Fob, Roller Door Key Elevator Key. This will allow for trade access without having to have key-holder on site. Hopefully lead to more efficient use of time.</p>

10	<p>Lot owners' responsibilities</p> <p>As per last meeting</p> <p>Committee felt we should raise the issue of lot owner responsibilities at the AGM. In particular, the need to update smoke detectors. We have updated smoke detectors in all common areas. Individual owners need to do theirs.</p> <p>We have received x2 quotes from companies for all individual apartments. Committee feels we need to take to the AGM that:</p> <ul style="list-style-type: none"> • Smoke detectors are your responsibility but must be compliant for the sake of everyone. • You can elect to use one of the providers in our quotes or you can use your own • But this must be done by an agreed date • There must be evidence of compliance • Payment could be added to your strata fee and paid over four instalments if you use one of the listed providers. <p>Concern was also raised about Air conditioner trays - owners need to be responsible for the appearance and condition/suitability for purpose.</p>
11	<p>Possibility of adding battery to solar system</p> <p>DH reported that after advice from 2 suppliers that this was not a cost effective option at this stage.</p>
12	<p>Upcoming AGM 15/10/25</p> <ul style="list-style-type: none"> • Inclusion of items for discussion at AGM to be notified to lot holders
13	<p>Other Business</p> <ul style="list-style-type: none"> • Broken garden storage box to be replaced • Level 2 door closer fixed • Other minor repairs to common area wall Level 2 fixed

Minutes of Annual General Meeting

**Community Corporation No. 5555 Inc.
19-20 South Esplanade, Glenelg SA 5045**

**Held Glenelg Catholic Parish, 17 High Street, Glenelg SA 5045
On
Wednesday 15 October 2025 at 6:00pm**

WELCOME

Meeting opened at 6:00pm. All those in attendance were welcomed to the meeting. The Presiding Officer, Dale Hanson, presided over the meeting. With the approval of the Corporation, Sharon Ellis of Best Strata assisted the Presiding Officer in the conduct of the meeting and recording the minutes. A quorum was declared with 23 of the 34 unit holders in attendance in person or by proxy.

ATTENDANCE LIST

Present in Person or by Proxy

Name	Lot	Unit	Proxy To
Lyn Pearson	1	1C	
Joanne Haynes	2	1A	
Trevor John and Anne-Marie Hall	3	2C	
Roger and Pamela Wicks	4	2B	
Dale Hanson	8	3A	
Marie Keneally	12	5C	Peter Ochota
Peter and Meredith Ochota	13	5B	
Richard Sarre	15	6C	Best Strata
Mary Batley	16	6B	Joy Shaw
Andrew and Elizabeth Henly	17	6A	Caroline Rule
Brent and Caroline Rule	18	7C	
Rosemary Bellchambers and Gary Salter	19	7B	
Bill and Bev Hersey	20	7A	
Stuart and Joanne McIntyre	21	8C	
Alan and Margaret Williams	23	8A	Neil Williams
Marg Stovall	24	9C	
Kaye Radford	25	9B	Best Strata
Margaret Speechley	28	10B	Joanne Haynes
Bob Hooper and Joy Shaw	29	10A	
Mark and Gizelle Forgie	30	11C	Dale Hanson
Gregory Pelgrave	31	11B	
Carol Ann Williams	33	12E	
Ian and Karen McGregor	34	12D	Neil Williams

Apologies

Catherine Alcock	6	3C	
Marie Keneally	12	5C	
Margaret Speechley	28	10B	
William Kachirski and Monica Lahm	32	11A	

In Attendance

Sharon Ellis representing Best Strata.

DISCLOSURE OF PECUNIARY INTEREST

The Manager advised that it is an offence to not disclose any direct or indirect pecuniary interest in a matter relating to the Corporation. Under the Community Titles Act 1996 (s85), a delegate of a Community Corporation who has a direct or indirect pecuniary interest in a matter in relation to which he or she proposes to perform delegated functions or powers must disclose the nature of the interest, in writing, to the Corporation before performing the functions or powers.

PREVIOUS MINUTES

It was resolved that the minutes of the Annual General Meeting held on 16/10/2024 be accepted as an accurate record of that meeting. All agreed.

It was resolved that the minutes of the Extraordinary General Meeting held on 10/12/2024 be accepted as an accurate record of that meeting. All agreed.

It was resolved that the minutes of the Extraordinary General Meeting held on 24/02/2025 be accepted as an accurate record of that meeting. All agreed.

FINANCIAL STATEMENT

It was resolved that the financial statement for the period 1/07/2024 to 30/06/2025 be accepted as an accurate record of the Corporation's current financial position. All agreed.

ELECTION OF OFFICE BEARERS

The following nominations were received for Office Bearer positions:

Presiding Officer:	Dale Hanson	Lot 8
Secretary:	Caroline Rule	Lot 18
Treasurer:	Andrew Henly	Lot 17

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

Presiding Officer:	Dale Hanson	Lot 8
Secretary:	Caroline Rule	Lot 18
Treasurer:	Andrew Henly	Lot 17

All agreed.

MANAGEMENT COMMITTEE

It was resolved by ballot that the management committee shall consist of;

Name	Lot	Unit
Dale Hanson	8	3A
Andrew Henly	17	6A
Caroline Rule	18	7C
Stuart McIntyre	21	8C
Marg Stovall	24	9C
Joy Shaw	29	10A
Greg Haynes	2	1A
		New member

All agreed.

Please Note: The management committee does not have the power to do anything for which a special or unanimous resolution of the Community Corporation is required [section 92(4) of the Community Titles Act 1996].

APPOINTMENT OF MANAGER

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

Service Type:	Regular
Management fee:	\$8,707.00 per annum
Overheads:	\$3.90 per unit per month
Meeting fee:	\$250 in person afterhours meeting
Audit fee:	\$14.00 per unit
Tax Return:	\$165.00 per return
BAS preparation:	\$110.00 per quarterly return
ARM contractor compliance	\$11 per unit per annum
Bank fees:	At cost

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

INSURANCE

Section 103 of the Community Titles Act 1996 requires the Community Corporation to keep all buildings and building improvements on the site insured to their full replacement value.

Section 104 of the Community Titles Act 1996 requires the Community Corporation to keep itself insured against liability in tort to a minimum of \$10 Million (Public Liability), hold fidelity guarantee insurance to a minimum of \$50,000, and any other liability as determined by a special resolution of the Corporation.

The Corporation's current policy details are as follows;

Insurer:	CHU
Policy Number:	HU0006145617
Renewal Date:	31/03/2026
Policy Type:	Strata
Renewal / Endorsement:	Renewal
Premium:	\$36,266.40
Excess Basic:	\$2,000.00
Excess Other:	Refer policy wording

Current Sums Insured

Building:	\$49,980,000.00
Lost Rent / Temp Accommodation:	\$7,497,000.00
Common Contents:	\$335,000.00
Legal Liability:	\$50,000,000.00
Fidelity Guarantee:	\$812,000.00
Voluntary Workers:	\$200,000.00
Machinery Breakdown:	\$100,000.00
Office Bearers:	\$10,000,000.00
Catastrophe:	\$14,994,000.00
Flood:	Included

Last Valuation

Valuation Report Date:	13/02/2024
Valuation Amount:	\$49,980,000.00

Insurance Valuation / Review Sums Insured

The Manager informed the Corporation that it could obtain an insurance valuation to determine replacement value. The estimated cost for this valuation is \$3,000.

It was resolved that the Corporation have an insurance valuation at the next renewal date (in February 2026). All agreed.

The Management Committee on behalf of the Corporation was authorised to consider and decide sum insured amounts at the next renewal date.

Renewal / Placement

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

It was agreed that the Manager arrange quotes through Surewise Insurance Brokers closer to the renewal date and forward the quotes to the Presiding Officer (cc management committee) for a decision. All agreed.

Product Disclosure Statement and Financial Services Guide

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

Contents Insurance

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

MAINTENANCE

Regular Contracts

<u>Service</u>	<u>Contractor</u>	<u>Comment</u>
Phones – Fire and Mobile	Telstra	
Pump/ Fans	Jaymel Airconditioning	
Cleaning	Building Infrastructure	\$2,100 per month
Auto and Rollerdoors	Tormax	
Electrical	Rawsons	
Fire Contract	Trojan Fire	
Windows and Washdown	Damien Cattle	
Lift Contract	Kone Elevators	Contract 1/11/2009+5+5+5+5 (next renewal is 1/11/2029)
Grounds Maintenance	Souwest Lawn and Garden	
Pool Maintenance	Commercial and Residential	
Common Power	Energy Locals	
Rubbish Removal	Veolia	
Water Supply	SA Water	

Presiding Officer Report

The Presiding Officer, Dale Hanson, presented the Presiding Officer Report (refer Appendix 1).

The following comments / questions were raised by owners;

Engineering Report

Peter Ochota suggested the Gasgoine engineering report which was completed about 13 years ago, be updated. The committee advised that a workorder had been sent to Trinamic Consultants (who were previously Gasgoine). The work had not yet been carried out despite several follow-ups from the committee to the engineers.

Landscaping

Neil Williams suggested that the "Oldham Street" entrance be given greater attention in the landscaping plan so that it looked nice. He also noted that as most people use this entrance it should not be referred to as the "back door".

Generator

Pam Wicks noted that the plinth area of the generator holds water. The committee advised that the Rawsons electrical work was unfinished and that the area might need re-grading. John Hall suggested that the generator should be screened and may need impact protection from cars. There was general consensus from owners to screen the generator.

Key Box

Peter Ochota queried the security implications of having a key box available for contractors. The committee advised that generally speaking, a committee member met contractors onsite to provide the keys rather than providing the key box combination to contractors. The key box, however, would be available to contractors should there be an emergency.

BUDGET

Contributions

The Manager presented a budget estimate for the coming year. It was recommended that the administration levy increase by 3% to \$250,871 per annum (from \$243,564) and the sinking fund levy remain at \$143,710 per annum.

It was resolved that annual contributions including GST be as follows:

Administration Fund Contribution	\$250,871.00
Sinking Fund Contribution	\$143,710.00
Total Contribution	\$394,581.00

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

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

Forward Budget

Section 113 of the Community Titles Act 1996 requires the Community Corporation to present a statement of proposed non-recurrent expenditure at each Annual General Meeting. For a group of more than 20 lots, the statement needs to cover 5 years, and new information must be prepared every 5 years.

It was noted that the committee had last prepared a formal 5 year plan in 2021. It was suggested that the committee review the plan and table an updated plan at the 2026 Annual General Meeting.

POLICIES & APPROVALS

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

OTHER BUSINESS

Thankyou to Committee

John Hall, on behalf of all owners, thanked Dale Hanson and the committee for their work.

Visitor Parking

There was considerable discussion about the appropriate use of visitor parking. It was noted that some residents, particularly renters, were monopolizing the parking spaces. It was also suggested that persons not connected to Saltram Towers may also be using the parking spaces. There was general consensus that the parking spaces should be free for visitors although could be used by residents for short periods only. To address the parking issues several options were discussed including temporary parking permits and penalties for repeat offenders. It was agreed that the committee continue to monitor the situation and investigate options to improve the situation.

Renovations Apartment 4C

John Hall queried the status of approval for apartment 4C balcony door and window renovations that were carried out in about 2021, noting that structural works and changes to the external appearance are prescribed works requiring approval by special resolution. The committee and Manager to check documentation. It was noted that an Extraordinary General Meeting may need to be arranged to retrospectively consider the approval.

Airconditioner Rattling

John Hall raised issue with an air-conditioner rattling. It was noted that it would be repaired soon.

Cooking Smells

Greg Pelgrave raised issue with cooking smells in the ground floor foyer. It was noted that the kitchen exhausts for the ground floor apartments may need the venting checked/repaired and/or charcoal filters replaced/installed.

Smoke Detectors

It was noted that all apartment owners must comply with smoke alarm legislation. Trojan Fire had recently completed a review of smoke alarms within apartments. The committee proposed to arrange for any required repair works to the smoke alarms in individual apartments and place the respective charge on individual owner accounts, noting that some owners may wish to arrange their work themselves.

Corporate Knowledge

Dale Hanson acknowledged that fellow committee member Stuart McIntyre had been working on an instruction manual to document the corporate knowledge.

NEXT ANNUAL GENERAL MEETING

The tentative date for the next Annual General Meeting is Wednesday 14 October 2026 at 6:00pm at Glenelg Catholic Parish, 17 High Street, Glenelg SA 5045.

CLOSURE

Owners were thanked for their attendance.
The meeting was closed at 7:40pm.

Appendix 1

Presiding Officer Report

Firstly, I want to acknowledge the hard work of our management committee. The management committee's task is to act in the interest of all residents and owners. It is a challenging task. There is often a wide diversity of opinion on many issues. As much as we'd like to, it is not always possible to please everyone.

We are a community. Our strength comes from our ability to cooperate and look after each other. As some of us get older, everyday life can become more difficult. It's uplifting to see you supporting each other, offering help and practical aid when needed. These acts of kindness turn a house into a home and an apartment block into a true community. Every welcoming word and act of kindness strengthen us and make Saltram Towers a great place to live.

Many people tell me that the tone of public conversation has improved considerably over the past few years. Together, we have discussed and resolved several contentious issues that once divided our community. Some of these discussions have been robust, but they have remained respectful. More importantly, everyone has listened to one another, concessions have been made, compromises reached, and some people have changed their minds after hearing others' perspectives. As a result, our community is now happier and more united. This is a credit to us all.

The ability of our community to cooperate for mutual benefit was clearly demonstrated during the public hearings on the proposed redevelopment next door, ultimately leading to our winning a significant legal battle. SCAP's final decision read like a summary of the presentations made by Saltram Towers owners at the hearing. With support from our development and legal advisors, we stood firm during private negotiations before the Environment, Resource and Development Commissioner. While the developers privately tried to confound and undermine the assessment and negotiation process, our reasonableness, and determination to argue our case in court ultimately led to the developer withdrawing their application. As a result, any new development proposal must restart the entire process. We have not heard anything since. We have secured a significant battle, but the war is far from over. Another development proposal will likely be submitted in the future. While we need to be prepared, we have demonstrated our ability to effectively defend our interests by collaborating and seeking professional assistance we need to persuasively advocate for our community in the public arena.

We live in a beautiful corner of the world. Saltram Towers is a premier location on the wonderful South Esplanade.

Have you noticed passersby who pause to look at our well-maintained building, gardens, and pool, perhaps thinking, "Wouldn't it be nice to live there"? This public impression arises from, and adds to, the perceived value of Saltram Towers. It is not just the management committee's job but the responsibility of all owners to protect and enhance the value proposition of Saltram Towers. Whether Saltram Towers is your main residence, a holiday house, or an investment, whether you enjoy the gardens, pool, or sauna, you still benefit from the resale value they contribute to your property.

The past year has seen the completion of several important projects to maintain and upgrade our facilities.

A lot of work has been done in the fire room to clean the water reservoir and to service the electric and diesel fire pumps. This work has largely gone unnoticed, but it is important to protect our building in the event of a fire.

The upgrade of our electrical system is now mostly complete. Thank you for your patience during this major project. A new generator has been installed outside, so diesel fumes will no longer be released inside the building during a power failure. The old generator has been sold.

You might recall that the initial reason for the project was the potential for a catastrophic failure of the Automatic Transfer System (ATS), which could permanently damage our switchboard, which would take months to replace. You may not be aware that our ATS system did indeed fail earlier this year, requiring temporary rewiring of our switchboard until the new system was installed. This failure only caused a temporary power loss, thanks to the proactive measures the body corporate has taken to maintain and upgrade our electrical systems.

The Management Committee proposes that the old generator room be used as a bike storage facility.

A recent review of our solar system shows that it is optimal for our needs. We have consulted several providers about whether expanding our solar array with battery storage would boost our system's efficiency. The consistent advice has been that this would not be cost-effective at this time.

Even so, we are effectively giving away about \$1,500 worth of electricity to the grid. Why not use that electricity ourselves to heat the pool!

It is fortunate that the body corporate decided to install a heat pump for our swimming pool. The availability of a well-maintained, heated pool is especially welcome this year, as it provides owners, their families, and guests with a safe and enjoyable alternative to swimming in the smelly, frothy ocean.

The pool is currently set to 26 degrees. In practice, the temperature fluctuates between 24 and 26 degrees, depending on the weather. We expect less variation in summer. When the water level is topped up, the temperature can drop as low as 22 degrees. Nonetheless, you can still enjoy a pleasant swim. To put these figures in perspective, the pool temperature was a very brisk 14 degrees before the heater was turned on. In mid-February last year, the pool was usually around 22 degrees, reaching a maximum of 24 degrees on hot days — the same temperature as the ocean in summer. If you're thinking about swimming and want to check the pool temperature before taking a dip, you can view it on the heat pump's LCD display.

You may recall there was much discussion about the cost of heating the pool. Our preliminary estimate suggests that the pool uses about 4 to 6 kWh to heat in October. This is within our projected budget. The management committee has decided that the best approach is to open the pool and monitor the baseline costs and usage throughout this year's swimming season. Once we understand electricity costs and usage patterns, we will be better equipped to manage the pool efficiently, minimise expenses, and optimise use. October is undoubtedly the most expensive month to heat the pool. The first decision the management committee will make is whether to open the pool in October next year. Be aware that the management committee is actively monitoring costs and usage. If you're keen for the pool to open in October next year, demonstrate your support by showing us how much you use it.

Remember, the visitor car park is for short-term use by guests and service providers. As noted earlier, many of us are getting older and need regular support from service providers to stay in our homes. Please be considerate of other residents and remember that accessible parking is vital for some of our residents' well-being. Despite concerns about the inappropriate public use of our car park, this is not the issue. When the car park overflows, it is usually due to residents parking there regularly, not inappropriate use by strangers, tradespeople, or guests. The visitor car park is not meant for residents' long-term parking. The visitor car park tends to overflow most during the holiday or Christmas period. Sadly, this is also when we observe conflict and rudeness from

residents, not visitors, competing for parking. Remember, the visitors' car park is not an owner's entitlement. Christmas and New Year are times to be kind and considerate to other residents and their families.

One of the distinct advantages of Saltram Towers is the extensive green space surrounding our building. The management committee thanks owners for sharing their ideas on how to better utilise this area. A wide range of sometimes conflicting suggestions were offered! However, there was general agreement that the body corporate should commission a landscape architect's report. Accordingly, the management committee has commissioned a formal proposal for consideration by the body corporate. A copy of the proposal is available for interested owners to take away and review this evening. I want to be absolutely clear, this is not the final design we will ultimately vote on. The management committee believes that the best way to advance the discussion about suitable landscaping options is to circulate a concrete proposal for consideration. We fully expect owners will like some aspects, dislike others, and suggest good ideas that might have been overlooked. We also anticipate a diversity of opinions. The purpose of this proposal is to build consensus on what can be achieved, what is necessary, what is desirable, and what is unacceptable. It's a stepping stone towards developing a formal proposal for the body corporate to consider in about six months. The management committee proposes forming a Landscape committee to develop the final proposal based on feedback from owners. To this end, we propose seeking volunteers to join this committee during this meeting. Please share your thoughts. Be honest, but respectful towards others' needs. This decision will undoubtedly require some compromise. There may be features in the final proposal you might not personally use, but others might find highly desirable. Listen to each other, be considerate and, most importantly, kind. I also want to make clear that the management committee is not proposing that the landscaping would be undertaken as a single project. Our aim is to have an agreed plan that we can progressively implement as needed. In the short term, we have to make some modifications to the pool fencing to ensure compliance with state regulations. In the medium term, fencing along the southern border may be required when the vacant land is redeveloped. Having a long-term plan allows us to determine the next steps, ensuring the final outcome is cohesive, rather than a series of short-term, piecemeal solutions that are inconsistent with each other and with our ultimate objectives.

Stuart has set up a group messaging system for Saltram Towers owners and residents. Members of the management committee will be able use the system. The systems it is intended to be used to transmit important messages relevant to all residents. For example, stand down from a false fire alarm, information about electrical outages, etc. It is not intended for social purposes.

All positions on the management committee, including the presiding officer, treasurer and secretary, are open for nomination. Owners who are willing and able to contribute to the management committee for the benefit of all owners are encouraged to nominate.

It has been our practice for the last six years to hold a secret ballot for the election of every position on the management committee. This is a healthy process that ensures that the owners who are elected have sufficient support from the majority of owners to act on their behalf.

As I talk to presiding officers and owners in nearby apartment buildings, it has become clear to me that we have a very well-maintained building that continues to be one of the premium places to live on South Esplanade. Let's keep it that way.

Dr Dale Hanson
Presiding Officer

RESOLUTIONS

STRATA CORPORATION 5555 INCORPORATED at 19-20 South Esplanade, GLENELG SA 5045

The following is a summary of policy decisions, special and unanimous resolutions resolved by the Strata Corporation.

The relevant minutes should be consulted for precise wording of the resolutions.

Date of Meeting	Details
07/07/1984	<u>Animals</u> Animals Applications to keep pets will be considered on their individual merits.
06/10/1984	<u>Window repairs</u> Pivot windows the responsibility of the individual owner.
11/08/1986	<u>Verandah blinds</u> Verandah blinds may be fixed by all unit owners on balconies. Brella PM15 or Shadex Plain Beige approved type and style.
12/12/1988	<u>Unit subsidiary 13</u> Northerly carpark, be redefined as carpark unit subsidiary 34, with schedule of unit entitlement amendment to conform. (17/10/89 Decision not to proceed with amendment.)
07/10/1989	<u>Window maintenance</u> Window maintenance is the responsibility of the individual unit owner.
26/06/1995	<u>Apartment 7C Enclosure</u> A light and power point in the storage enclosure for Apartment 7C in the basement, with any incidental expenses for consumption of electricity being borne by the Corporation if attached to the communal facilities circuits.
19/08/1998	<u>Pay TV</u> The Presiding Officer is authorized to execute on behalf of the Corporation a license for Pay TV providers to install equipment necessary for the connection to any units wishing to receive cable Pay TV transmission.
07/09/1998	<u>Overdue Notices</u> It was agreed that the Managers charge those owners with contribution arrears a "late fee" of \$10 each time it became necessary to forward a reminder notice. Furthermore, it was agreed that the Managers charge those owners a fee of \$30 for placing them into legal hands where necessary.
11/09/2000	<u>Delegated Authority</u> It was agreed that the corporation hereby delegates: The General Manager of Whittles Strata & Community Corporation Managers or his nominee the power to execute under seal (and for that officer to countersign such seal on behalf of the Corporation), any certificate required from time to time to be given under Section 41 of the Strata Titles Act, 1988; That officer the power to jointly execute with any one of the appointed officers of the Corporation, such documents as are authorised to be executed under seal pursuant to a resolution of the Corporation or of its Committee acting within its powers.

11/07/2003	<p><u>Cat — Apartment 6B</u></p> <p>It was agreed that the tenants in apartment 613 could keep a cat in that apartment with the proviso that (a) the cat was not allowed on common property in the building or the grounds with the exception that it could be carried down the stairs when being taken to the vet etc. but not in the lift, (b) used kitty litter is to be disposed of in the Council bin at the front of the property and not via the Corporation's rubbish chute and (c) the cat did not disturb other residents.</p>
13/09/2004	<p><u>Prescribed Works</u></p> <p>The Manager advised that should any owner wish to apply to the Corporation other than at the annual general meeting for an approval of any kind which was for their exclusive benefit, the prescribed meeting fee will apply to conduct an extraordinary general meeting. It was agreed that this fee be charged to the applicant.</p> <p><u>2 Cats — Apartment 1C</u></p> <p>Approval was granted for 2 cats at apartment 1C conditional upon the cats not being allowed outside and not becoming a nuisance to other residents. Approval is for those cats only and not transferable and is for the life of the cats or the occupancy at the apartment whichever is shorter.</p>
17/10/2005	<p><u>Maintenance — Balconies</u></p> <p>All responsibility for the maintenance and repair of all balcony tiling including the ground floor be assumed by the Corporation.</p> <p><u>Notice for Convened Management Committee Meetings</u></p> <p>A meeting may be convened by giving written notice of the day, time and place of the meeting to all members of the committee at least three days before the date of the meeting.</p> <p><u>Cat Apartment 9C</u></p> <p>Approval was granted for Apartment 9C to keep a cat subject to the following conditions:-</p> <ol style="list-style-type: none"> 1. It was for this particular cat only and was not transferable. 2. It was subject to the cat not being a nuisance to other residents. 3. Cat litter must be transported down the stairs only and placed in the bin at the front of the property.
10/09/2007	<p>The Management Committee is to be restricted to expenditure of no more than \$10,000 on any one occasion and attend to general plumbing, obtain tenders etc.</p> <p>Any tender less than \$10,000 where the Management Committee does not recommend the acceptance of the lowest tender, is to be submitted to an Extraordinary General Meeting for consideration by all owners prior to being accepted. In an emergency the Management Committee can authorise expenditure in excess of \$10,000 on a unanimous vote of a quorum of the Management committee".</p> <p>Maintenance Supervisor - Confirmed.</p>
01/03/2010	<p><u>Windows/Door Seals - Owners Responsibility</u></p> <p>It was again noted that it was the owners responsibility and cost to repair any window / door seals, locks, roller and winders.</p>

Best Strata commenced management 9th November 2012. Information provided on resolutions prior to our management is provided on an "as is" basis and is taken directly from the previous managers records. Best Strata provides no assurances as to the accuracy of this information.

15/05/2013 (EGM)	<p><u>Approval For Double Galzing In Apartment 2c (Requires A Special Resolution)</u></p> <p>It was resolved that the owner of unit 3 (apartment 2C) be granted approval to install double glazing to the Windows (need to replace the internal glazing bead with a thinner one) and the Sliding Door Unit (need to replace the frames) provided;</p> <ul style="list-style-type: none"> -The owner of the unit remains responsible for ongoing repair / maintenance / replacement of the windows and doors -The owner of the unit remains responsible for repair of any damage caused to the common property.
19/08/2013	<p><u>Policy - Overdue Contributions Interest & Fees</u></p> <p>It was resolved that if an account remains overdue for 31 days, the unit owner will be required to pay interest to the corporation at the rate of 10% per annum calculated from the due date until payment and that any expenses, costs or disbursements incurred by the strata corporation in recovering any outstanding monies including debt collection agency fees and solicitor's costs shall be recoverable from the unit owner. All agreed.</p> <p>The manager advised that Best Strata will charge an overdue account fee of \$11 to an owner when their account is 31 days overdue and a reminder account is sent. Best Strata will charge a debt recovery transfer fee of \$33 to an owner in the event of their account being transferred to a debt collection agency.</p> <p><u>Special Resolution – Windows and Sliding Doors</u></p> <p>It was resolved that all owners be granted approval to install double glazing to the windows and the sliding door unit provided;</p> <ul style="list-style-type: none"> - The façade shall exactly match all other facades in the building both in colour and design - The owner shall do nothing that in any way affects the structural integrity of the building - The owner shall be solely responsible and urgently at his/her expense make good any damage to the building - The owner remains responsible for ongoing repair / maintenance / replacement of the windows and doors - Plans and specifications be submitted to the committee prior to the commencement of the works. <p><u>Noise and Hard Floors</u></p> <p>It was resolved that if an owner wished to install any hard flooring in a unit (excluding the wet areas) they must first submit their flooring proposal to the management committee and be granted approval prior to commencing. All agreed.</p> <p><u>Foyer Upgrades</u></p> <p>It was noted that previous resolutions had been passed to allow the upgrade of a foyer on a floor at the owner's expense provided all owners on that floor agreed on a proposal and the management committee approved the design.</p>
01/09/2014	<p><u>Recovery from Owners for Credit Card Merchant Fees</u></p> <p>It was resolved that credit card merchant fees be recovered from the owner either at the time of payment (if Best Strata change their systems) or in the quarter following payment (ie the fee will be added to the owner's account and payable with the following invoice). Majority agreed.</p> <p><u>Approval for a Cat</u></p> <p>Approval was granted to Mr and Mrs Boon, owners of apartment 2A, to keep their brown Burmese cat "Rogan Josh" in their apartment. Majority agreed.</p>

16/11/2015

12 D Shutters

The owners of unit 34 (apartment 12D) requested retrospective approval to install the existing external roller shutters (which include a grey header box and cream shutters) on the external balcony doors. 11 owners voted against the resolution and as such the motion was denied.

House Rules Document

The reworked House Rules document was tabled. Owners are requested to review the document and provide feedback to the management committee prior to Christmas 2015.

Short Term Rentals

There was discussion about formalising the corporation's "no short term rental" policy. It was noted that under the Strata Titles Act 1988 a corporation could not enforce time limits on the length of leases. Under the Community Titles Act 1996, however, a corporation could impose a minimum 2 month time frame for leases. It was further noted that legislative changes that come into effect on the 28th of October 2013 made it easier for Strata and Community Corporations to fine owners that breached the rules.

The manager recommended the corporation consider the following actions;

1. By ordinary resolution, adopt the Community Titles Act 1996. In doing this the corporation would be subject to the Community Titles Act 1996 rather than the Strata Titles Act 1988.

Possible Resolution: That the Community Titles Act 1996, and not the Strata Titles Act 1988 apply to the corporation and the strata scheme as per the transitional provisions under the Community Titles Act 1996.

2. Pass a special resolution to amend the articles /bylaws such that leases for a period of less than 2 months are not allowed (under section 37 (2) of the CTA this type of Bylaw is valid)

Possible Resolution: That the corporation by-laws be amended to include the following provision;

"1 (1)(c) A lot holder must not, without the corporation's approval, lease the lot, or grant a right of occupation in respect of a lot, for valuable consideration for a period of less than 2 months."

3. Pass a special resolution to amend the articles / bylaws such that the corporation can fine any person that breaches the articles / bylaws. Any fines, if not successfully challenged by the owner in the appropriate court within the first 60 days become a debt against the unit.

Possible Resolution: That the corporation bylaws be amended to include the following article;

"13. Any person that contravenes or fails to comply with a provision of these by-laws is guilty of an offence. Maximum penalty, \$500"

It was noted that the passing of the appropriate resolutions was a two step process. Step one to adopt the Community Titles Act would occur at the first general meeting. After the documents were lodged and processed by the Land Titles Office the corporation would call another general meeting to amend the bylaws by special resolution.

Owners were very interested in proceeding down this path. The manager indicated that she would distribute information to owners about the legislation (Strata Titles Act 1988 and Community Titles Act 1996) prior to calling the fist general meeting to start the process.

	<p><u>Soundproofing of Floors</u> All owners are reminded that if they change the flooring to a hard floor type in their apartment they must install a good quality acoustic underlay. There was discussion about the committee inspecting units that had changed their flooring to check on compliance.</p> <p><u>Renovations</u> All owners are reminded that if they carry out renovations within their unit that include structural changes they must advise the corporation prior to proceeding.</p>
7/11/2016	<p><u>Proposed Special Resolution - 12D Roller Shutters – MOTION DENIED</u> A ballot vote was taken on the following resolution; That the owner of unit 34 (apartment 12D) be granted approval to install external roller shutters in a cream colour on the external balcony doors (please note the shutters are currently installed on the inside of the balcony doors). 6 votes in favour, 24 votes against, motion denied.</p>
08/03/2017	<p><u>Adoption Of Community Titles Act 1996</u> It was resolved by ordinary resolution that the Community Titles Act 1996, and not the Strata Titles Act 1988 apply to the corporation and the strata scheme as per the transitional provisions under the Community Titles Act 1996. 19 votes in favour, 5 votes against, motion carried.</p>
11/07/2017	<p><u>Window Modification</u> That all owners be granted approval to change the external appearance of the building by removing some or all the internal wall and panels below windows. Approval is subject to that owner providing evidence to the management committee that there is no change to the integrity of the building, fire safety, sound transmission, water leakage and other safety aspects." 2 in favour, 21 against, 3 abstain, motion denied.</p>
03/10/2017	<p><u>Short Term Rentals</u> It was resolved by special resolution that the corporation by-laws be amended to include the following; "A lot holder must not, without the corporation's approval, lease the lot, or grant a right of occupation in respect of a lot, for valuable consideration for a period of less than 2 months." 24 votes in favour, 2 votes against, 2 abstain, motion carried.</p> <p><u>Fines for Breach of Bylaws</u> It was resolved by special resolution that the corporation bylaws be amended to include the following; "Any person that contravenes or fails to comply with a provision of these by-laws is guilty of an offence. Maximum penalty as prescribed by the Community Titles Act 1996." 23 votes in favour, 3 votes against, 2 abstain, motion carried.</p>
18/07/2019	<p><u>Special Resolution – Pool Heating</u> "That the Corporation agrees to proceed with the installation of pool heating, at a budget of \$14,000, based on the information accompanying this proposed resolution."</p> <p>In favour: 14 Against: 14</p> <p>Motion Failed</p> <p><i>(Note: for a Special Resolution to be passed it requires that the number of votes (if any) cast against the resolution is 25 per cent or less of the total number of votes that could be cast at a meeting at which all members are present and entitled to vote).</i></p>

	<p><u>Unanimous Resolution – Telstra Lease</u> "That the Corporation enter into a new lease with Telstra Corporation Limited, the terms of which are contained in the Deed of Lease Ref: 18011105."</p> <p>In favour: 28 Against: 0</p> <p>Motion Passed</p>
06/11/2019	<u>No Resolutions</u>
22/11/2019	<p><u>Special Resolution – Solar System</u> <i>"that the Corporation proceed with the installation of a solar system as detailed in the attachment and discussed at the Annual General Meeting held 6 November 2019"</i></p> <p>In favour: 19 Against: 0</p> <p>Motion Carried</p>
23/06/2020	<p><u>Ordinary Resolution – Levy Adjustment</u> "That the Corporation agree to halve Strata fees for the next two quarters, on the understanding that if/when the funds are required, a "catch up" payment would be sought."</p> <p>In favour: 15 Against: 9</p> <p>Motion Passed</p> <p><u>Special Resolution – Foyer Upgrade</u> "That the Corporation proceed with the upgrade of the foyer, in line with the feedback previously provided by owners, at an estimated cost of \$90,000 plus a contingency of \$5,000.</p> <p>In favour: 17 Against: 7</p> <p>Motion Passed</p>
28/10/2020	<u>No Resolutions</u>
23/09/2021 (EGM)	<p><u>Proposed Special Resolution – Funding for Legal Action</u> That the body corporate approve funds up to a maximum to \$70,000 to support Mark Forgie and Dale Hanson's legal and consultant fees to minimize, as much as possible, the adverse effects of the proposed development by 21-25 South Esplanade Pty Ltd.</p> <p>For: 17 Against: 2</p> <p>Motion Passed</p>
27/10/2021	<u>No Resolutions</u>
26/10/2022	<u>No Resolutions</u>
08/11/2023	<u>No Resolutions</u>

16/10/2024	<u>No Resolutions</u>
10/12/2024	<p><u>Ordinary Resolution - Trojan Fire Protection Quote Approval</u></p> <p>To approve the quote sq16381dm from Trojan Fire Protection Pty Ltd for the following works:</p> <ul style="list-style-type: none"> • isolate fire indicator panel and EWIS as required • replace all thermal detectors and bases in the common areas of apartment block (116 thermal detectors have been identified via the existing block plans) • replace all smoke detectors and bases in the common areas of the apartment block (66 smoke detectors) • replace all manual call points in the common area of the apartment block (13 mcps) • replace all duct detector housing and pipes (detector boxes and detectors x 6) • deisolate fire indicator panel and ewis <p>Amount payable: \$45,597.00 plus gst.</p> <p>19 votes in favour, motion carried.</p>
24/02/2025	<u>No Resolutions</u>
15/10/2025	<u>No Resolutions</u>

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BEST STRATA

FINANCIAL STATEMENT FOR COMMUNITY CORPORATION NO. 5555 INC.

ADDRESS : 19-20 SOUTH ESPLANADE GLENELG 5045

ACN : ABN : 37 319 480 634

BETWEEN 01 July 2022 AND 30 June 2023

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INCOME & EXPENDITURE STATEMENT

	ADMIN	SINKING	TOTAL
INCOME			
ADMINISTRATION			
CREDIT CARD SURCHARGE	46.47		
VENUE HIRE	-20.00		
ADMINISTRATION TOTAL	26.47		
INTEREST			
INTEREST ON OVERDUE LEVIES	179.93		
INTEREST RECEIVED	13,482.69		
INTEREST TOTAL	13,662.62		
LEVIES			
ADMIN FUND LEVY	242,114.38		
HOLD FUNDS	7,485.91		
SINKING FUND LEVY		143,795.48	
LEVIES TOTAL	249,600.29	143,795.48	
OWNER			
ACCOUNT FEE CHARGED ON OVERDUE ACCOUNTS	55.00		
POWER RECOVERY	1,919.37		
OWNER TOTAL	1,974.37		
REPAIRS & MAINTENANCE			
GENERAL REPAIRS/MAINTENANCE	-2,342.02		
GRAFFITI REMOVAL	-165.00		
REPAIRS & MAINTENANCE TOTAL	-2,507.02		
SERVICES			
CLEANING	-990.00		
GROUNDS MAINTENANCE	-2,251.28		
SERVICES TOTAL	-3,241.28		
OTHER INCOME			
SUNDRY INCOME	-2,129.00		
TELEPHONE TOWER RENTAL	47,053.94		
OTHER INCOME TOTAL	44,924.94		
TRANSFER			
TRANSFER SINKING TO ADMIN	30,000.00		
TRANSFER TOTAL	30,000.00		
TOTAL INCOME	334,440.39	143,795.48	478,235.87
OUTGOINGS			
ADMINISTRATION			
AUDIT	374.00		
BANK CHARGES	247.17		
DISBURSEMENTS AND OVERHEADS	1,312.40		
KEYS / FOBS / SWIPE CARDS	330.00		
LEGAL FEES	28,625.30		
MEETING FEES	264.00		
MANAGEMENT FEES	7,291.90		
VENUE HIRE	180.00		
ADMINISTRATION TOTAL	38,624.77		
INSURANCE			
INSURANCE PREMIUM	47,132.52		
INSURANCE TOTAL	47,132.52		

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BETWEEN 01 July 2022 AND 30 June 2023

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INCOME & EXPENDITURE STATEMENT

	ADMIN	SINKING	TOTAL
OUTGOINGS			
OWNER			
ACCOUNT FEE CHARGED ON OVERDUE ACCOUNTS	66.00		
OWNER TOTAL	66.00		
REPAIRS & MAINTENANCE			
AIR-CON & FAN MAINTENANCE	211.02		
BUILDING MAINTENANCE	17,228.20		
DOOR REPAIRS	5,028.79		
ELECTRICAL WORKS	4,556.15		
FIRE EQUIP MAINTENANCE	8,784.81		
GRAFFITI REMOVAL	330.00		
LIFT MAINTENANCE	17,387.20		
MOTOR MAINTENANCE	8,301.63		
POOL MAINTENANCE	9,481.32		
PUMP MAINTENANCE	1,859.00		
SECURITY	74,238.92		
SIGNS	985.05		
REPAIRS & MAINTENANCE TOTAL	148,392.09		
SERVICES			
CARETAKING	25,200.00		
CLEANING	1,540.00		
FIRE CONTRACT	7,758.36		
SAMFS MONITORING	810.70		
GROUNDS MAINTENANCE	5,483.50		
LIFT REGISTRATION	796.00		
CONTRACTOR COMPLIANCE CHECKING	365.00		
RUBBISH REMOVAL	1,400.55		
WINDOW CLEANING	21,025.50		
SERVICES TOTAL	64,379.61		
TAX			
PREPARATION OF BAS	374.00		
GST PAYMENT / REFUND	13,770.00		
INCOME TAX RETURN PREPARATION	132.00		
INCOME TAX PAYMENT / REFUND	9,520.76		
TAX TOTAL	23,796.76		
TRANSFER			
TRANSFER SINKING TO ADMIN		30,000.00	
TRANSFER TOTAL		30,000.00	
UTILITIES			
TELEPHONE CHARGES	2,575.34		
ELECTRICITY CHARGES	17,261.93		
WATER CHARGES	5,378.79		
UTILITIES TOTAL	25,216.06		
TOTAL OUTGOINGS	347,607.81	30,000.00	377,607.81

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BETWEEN 01 July 2022 AND 30 June 2023

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SUMMARY

OPENING BALANCE	36,452.00	506,221.58	542,673.58
TOTAL INCOME	334,440.39	143,795.48	478,235.87
TOTAL EXPENSE	347,607.81	30,000.00	377,607.81
CLOSING BALANCE	23,284.58	620,017.06	643,301.64
NET SURPLUS	-13,167.42	113,795.48	100,628.06

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BALANCE SHEET AS AT 30 June 2023

ASSETS

CASH AT BANK

[\$23,284.58/ \$620,017.06]	643,301.64
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TOTAL CASH AT BANK	643,301.64
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LEVIES IN ARREARS

LOT NO.	OWNER	AMOUNT
002	MS J HAYNES	3.02
TOTAL LEVIES IN ARREARS		3.02
TOTAL ASSETS		643,304.66

LIABILITIES

LEVIES PAID IN ADVANCE

LOT NO.	OWNER	AMOUNT
001	MS L PEARSON	2,111.55
004	MR R & MRS P WICKS	2,461.90
007	MS P BURRELL	2,517.25
008	MR D & MS J HANSON	2,305.20
009	MR P MORRIS & MS G MURAVYOVA	2,351.30
011	NILORAP PTY LTD	2,342.10
013	MR P & MS M OCHOTA	2,627.90
014	SK PROPERTY NO 10 P/L ACN 648 636 678 ATF SK PROPERTY NO	2,415.85
016	MRS M BATLEY	2,775.45
017	MR A & MRS E HENLY	2,563.35
020	MR B & MRS B HERSEY	2,563.35
021	MR S & MRS J MCINTYRE	2,674.00
023	MR A & MRS M WILLIAMS	2,674.00
025	MS K RADFORD	2,996.70
026	MR D NITSCHKE	2,775.45
027	MS S DOS SANTOS	2,886.10
028	MR B & MS M SPEECHLEY	0.03
030	MR M & MS G FORGIE	2,996.70
032	MR W KACHIRSKI & MS M LAHM	2,996.70
033	MRS C WILLIAMS	4,296.85
TOTAL LEVIES PAID IN ADVANCE		51,331.73

FUNDS HELD IN CREDIT

LOT NO.	OWNER	AMOUNT
016	MRS M BATLEY	2,775.50
032	MR W KACHIRSKI & MS M LAHM	15,399.70
TOTAL FUNDS HELD IN CREDIT		18,175.20

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BALANCE SHEET AS AT 30 June 2023

LIABILITIES

UNPAID BILLS

CREDITOR	AMOUNT
SA WATER	1,077.40
SITE SERVICES	2,100.00
CAVPOWER - POWER SYSTEMS WINGFIELD	2,324.01
NORMAN WATERHOUSE LAYWERS	469.70
VEOLIA ENVIRONMENTAL SERVICES	55.75
GLENELG GLASS	220.00
SWIMART SOMERTON PARK	229.24
CAVPOWER - POWER SYSTEMS WINGFIELD	670.89
CONROYS ELECTRICAL SERVICES	165.00
BEST STRATA	110.00
TELSTRA CORPORATION LIMITED	122.23
TROJAN FIRE PROTECTION PTY LTD	672.38
CONROYS ELECTRICAL SERVICES	4,107.18
TROJAN FIRE PROTECTION PTY LTD	10,543.50
VEOLIA ENVIRONMENTAL SERVICES	150.68
TELSTRA CORPORATION LIMITED	52.20
SA METROPOLITAN FIRE SERVICE	849.20
BUTTERFIELDS SERVICES (SA) PTY LTD	2,102.86
SITE SERVICES	2,100.00
SWIMART SOMERTON PARK	226.94
CAVPOWER - POWER SYSTEMS WINGFIELD	670.89
TELSTRA CORPORATION LIMITED	122.23
ORIGIN ENERGY ELECTRICITY LTD	6,236.07
TORMAX PTY LTD	357.50
TROJAN FIRE PROTECTION PTY LTD	672.38
TELSTRA CORPORATION LIMITED	52.20
KONE ELEVATORS PTY LTD	4,421.70
ADELAIDE FIXIT	2,036.10
SITE SERVICES	2,100.00
VEOLIA ENVIRONMENTAL SERVICES	122.80
TROJAN FIRE PROTECTION PTY LTD	2,299.00
THE GRAFFITI EATERS PTY LTD	325.64
SOU-WEST LAWN & GARDEN SERVICE	792.00
SWIMART SOMERTON PARK	186.20
SWIMART SOMERTON PARK	259.60
SWIMART SOMERTON PARK	246.72
SWIMART SOMERTON PARK	99.52
CAVPOWER - POWER SYSTEMS WINGFIELD	670.89
TELSTRA CORPORATION LIMITED	122.23
TROJAN FIRE PROTECTION PTY LTD	1,574.10
IRONMAN ROOFING	3,960.00
SOS SAFETY SIGNS	180.40
SOU-WEST LAWN & GARDEN SERVICE	1,160.50
SWIMART SOMERTON PARK	256.12
TRIPLE C CARPET CLEANING	990.00
BEST STRATA	39.98
BEST STRATA	627.00
BEST STRATA	112.20
BEST STRATA	28.28
SA WATER	1,243.34
TELSTRA CORPORATION LIMITED	52.20

BEST STRATA

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BALANCE SHEET AS AT 30 June 2023

LIABILITIES

UNPAID BILLS

CREDITOR	AMOUNT
BEST STRATA	476.00
AG SECURITY GROUP	269.50
TROJAN FIRE PROTECTION PTY LTD	672.38
SITE SERVICES	2,100.00
SWIMART SOMERTON PARK	100.12
SWIMART SOMERTON PARK	177.52
CAVPOWER - POWER SYSTEMS WINGFIELD	670.89
DAMIEN L CATTLE	3,118.50
DEPUTY COMMISSIONER OF TAXATION	7.00
DEPUTY COMMISSIONER OF TAXATION	2.00
DEPUTY COMMISSIONER OF TAXATION	7,256.00
DEPUTY COMMISSIONER OF TAXATION	2,772.00
BEST STRATA	110.00
VEOLIA ENVIRONMENTAL SERVICES	122.80
TELSTRA CORPORATION LIMITED	122.23
TOTAL UNPAID BILLS	78,343.89
TOTAL LIABILITIES	147,850.82
NET CASH POSITION	495,453.84

BEST STRATA

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Version 01.76.34
Date Printed/03/07/2023

Version 01.76.34
Date Printed/03/07/2023

Version 01.76.34
Date Printed/03/07/2023

ACCOUNT LEDGER
GROUP CODE : 5555
LOT NO. :

ACCOUNT CODE :
AUDIT

DATE FROM : 01/07/2022
DATE TO : 30/06/2023

ACCOUNT LEDGER
GROUP CODE : 5555
LOT NO. :

ACCOUNT CODE :
DISB

DATE FROM : 01/07/2022
DATE TO : 30/06/2023

ACCOUNT LEDGER
GROUP CODE : 5555
LOT NO. :

ACCOUNT CODE :
MEET

DATE FROM : 01/07/2022
DATE TO : 30/06/2023

ACCOUNT CODE : BANK
BEST STRATA
ACCOUNT CODE :
AUDIT

ACCOUNT TOTAL
374.00
0.00

ACCOUNT CODE : BANK
BEST STRATA
ACCOUNT CODE :
AUDIT

ACCOUNT TOTAL
374.00
0.00

ACCOUNT CODE : KEY
KEYS / FOBS / SWIPE CARDS
ACCOUNT CODE :
AUDIT

ACCOUNT TOTAL
330.00
0.00

ACCOUNT CODE : LFE
LEGAL FEES
ACCOUNT CODE :
AUDIT

ACCOUNT TOTAL
2,449.16
0.00

ACCOUNT CODE : MEET
MEETING FEES
ACCOUNT CODE :
AUDIT

ACCOUNT TOTAL
110.00
0.00

ACCOUNT CODE : MEET
MEETING FEES
ACCOUNT CODE :
DISB

ACCOUNT TOTAL
154.00
0.00

ACCOUNT CODE : MEET
MEETING FEES
ACCOUNT CODE :
DISB

ACCOUNT TOTAL
28,625.30
0.00

ACCOUNT CODE : MEET
MEETING FEES
ACCOUNT CODE :
DISB

ACCOUNT TOTAL
284.00
0.00

ACCOUNT CODE : MEET
MEETING FEES
ACCOUNT CODE :
DISB

ACCOUNT TOTAL
580.58
0.00

ACCOUNT CODE : MEET
MEETING FEES
ACCOUNT CODE :
DISB

ACCOUNT TOTAL
580.58
0.00

ACCOUNT CODE : MEET
MEETING FEES
ACCOUNT CODE :
DISB

ACCOUNT TOTAL
580.58
0.00

ACCOUNT CODE : MEET
MEETING FEES
ACCOUNT CODE :
DISB

ACCOUNT TOTAL
580.58
0.00

ACCOUNT CODE : MEET
MEETING FEES
ACCOUNT CODE :
DISB

ACCOUNT TOTAL
580.58
0.00

ACCOUNT CODE : MEET
MEETING FEES
ACCOUNT CODE :
DISB

ACCOUNT TOTAL
580.58
0.00

ACCOUNT CODE : MEET
MEETING FEES
ACCOUNT CODE :
DISB

ACCOUNT TOTAL
580.58
0.00

ACCOUNT CODE : MEET
MEETING FEES
ACCOUNT CODE :
DISB

ACCOUNT TOTAL
580.58
0.00

ACCOUNT CODE : MEET
MEETING FEES
ACCOUNT CODE :
DISB

ACCOUNT TOTAL
580.58
0.00

ACCOUNT CODE : MEET
MEETING FEES
ACCOUNT CODE :
DISB

ACCOUNT TOTAL
580.58
0.00

ACCOUNT CODE : MEET
MEETING FEES
ACCOUNT CODE :
DISB

ACCOUNT TOTAL
580.58
0.00

ACCOUNT CODE : MEET
MEETING FEES
ACCOUNT CODE :
DISB

ACCOUNT TOTAL
580.58
0.00

ACCOUNT CODE : MEET
MEETING FEES
ACCOUNT CODE :
DISB

ACCOUNT TOTAL
580.58
0.00

ACCOUNT CODE : MEET
MEETING FEES
ACCOUNT CODE :
DISB

ACCOUNT TOTAL
580.58
0.00

ACCOUNT CODE : MEET
MEETING FEES
ACCOUNT CODE :
DISB

ACCOUNT TOTAL
580.58
0.00

ACCOUNT CODE : MEET
MEETING FEES
ACCOUNT CODE :
DISB

ACCOUNT TOTAL
580.58
0.00

ACCOUNT CODE : MEET
MEETING FEES
ACCOUNT CODE :
DISB

ACCOUNT TOTAL
580.58
0.00

ACCOUNT CODE : MEET
MEETING FEES
ACCOUNT CODE :
DISB

ACCOUNT TOTAL
580.58
0.00

ACCOUNT CODE : MEET
MEETING FEES
ACCOUNT CODE :
DISB

ACCOUNT TOTAL
580.58
0.00

ACCOUNT CODE : MEET
MEETING FEES
ACCOUNT CODE :
DISB

ACCOUNT TOTAL
580.58
0.00

* denotes that the transaction is negated

STRATA CODE : 55555
LOT NO : 1

GROUP CODE : DATE FROM : 01/07/2022
ACCOUNT CODE : DATE TO : 30/06/2023

STRATA CODE : 55555
LOT NO. : A

DATE FROM : 01/07/2023
DATE TO : 30/06/2023

2

* denotes that the transaction is negligible.

BEST STRATA

ACCOUNT LEDGER
GROUP CODE : 5555
ACCOUNT CODE :
LOT NO. :

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BEST STRATA

ACCOUNT LEDGER
GROUP CODE : 5555
ACCOUNT CODE :
LOT NO. :

R-3517A
Page 10

Version 01.76.74

Date Printed:07/05/2023

STRATA CODE : 5555
LOT NO. :

ACCOUNT LEDGER
GROUP CODE : 5555
ACCOUNT CODE :
LOT NO. :

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Page 10

Ref. No.	Date Detail	Strata Code	Payer/Payer	DATE FROM : 01/07/2022 DATE TO : 30/06/2023	Check/Recipt	Debit \$	Credit \$
GROUP CODE : LEVIES LEVIES							
ACCOUNT CODE : ADMI ADMIN FUND LEVY							
605573	05/04/2023	5555	MR J S M A HALL	R 143164	0.00	1,406.52	
	ADMN FUND LEVY FROM 01/04/2023 TO 30/06/2023						
607077	12/04/2023	5555	MR B HOOOPER & M J SHAW	R 143359	0.00	1,815.15	
	ADMN FUND LEVY FROM 01/04/2023 TO 30/06/2023						
507148	12/04/2023	5555	MR G & MRS J PELGRAVE	R 143397	0.00	1,297.88	
	ADMN FUND LEVY FROM 01/04/2023 TO 30/06/2023						
611042	11/05/2023	5555	MR G & MRS A PELLORINE	R 143942	0.00	720.22	
	ADMN FUND LEVY FROM 01/05/2023 TO 30/06/2023						
614914	01/06/2023	5555	MRS M BATLEY	R 138137	0.00	0.05	
	AMT PAID IN ADVANCE ADJUSTED AGAINST ADMIN FUND LEVY FROM 01/07/2023 TO 30/06/2023						
614916	01/06/2023	5555	MRS M BATLEY	R 141906	0.00	1,746.50	
	AMT PAID IN ADVANCE ADJUSTED AGAINST ADMIN FUND LEVY FROM 01/07/2023 TO 30/06/2023						
614920	01/06/2023	5555	MR B & M S M SPEECHLEY	R 143005	0.00	0.03	
	AMT PAID IN ADVANCE ADJUSTED AGAINST ADMIN FUND LEVY FROM 01/07/2023 TO 30/06/2023						
614922	01/06/2023	5555	MR W KACHIRSKI & M S M LAMH	R 10893	0.00	375.00	
	AMT PAID IN ADVANCE ADJUSTED AGAINST ADMIN FUND LEVY FROM 01/07/2023 TO 30/06/2023						
614924	01/06/2023	5555	MR W KACHIRSKI & M S M LAMH	R 131036	0.00	375.00	
	AMT PAID IN ADVANCE ADJUSTED AGAINST ADMIN FUND LEVY FROM 01/07/2023 TO 30/06/2023						
614926	01/06/2023	5555	MR W KACHIRSKI & M S M LAMH	R 13290	0.00	375.00	
	AMT PAID IN ADVANCE ADJUSTED AGAINST ADMIN FUND LEVY FROM 01/07/2023 TO 30/06/2023						
614928	01/06/2023	5555	MR W KACHIRSKI & M S M LAMH	R 13190	0.00	375.00	
	AMT PAID IN ADVANCE ADJUSTED AGAINST ADMIN FUND LEVY FROM 01/07/2023 TO 30/06/2023						
614930	01/06/2023	5555	MR W KACHIRSKI & M S M LAMH	R 131483	0.00	375.00	
	AMT PAID IN ADVANCE ADJUSTED AGAINST ADMIN FUND LEVY FROM 01/07/2023 TO 30/06/2023						
614932	01/06/2023	5555	MR W KACHIRSKI & M S M LAMH	R 13196	0.00	9.70	
	AMT PAID IN ADVANCE ADJUSTED AGAINST ADMIN FUND LEVY FROM 01/07/2023 TO 30/06/2023						
615103	06/06/2023	5555	MRS C WILLIAMS	R 144661	0.00	2,702.40	
	ADMN FUND LEVY FROM 01/07/2023 TO 30/06/2023						
615105	06/06/2023	5555	MRS C WILLIAMS	R 144662	0.00	1,815.15	
	ADMN FUND LEVY FROM 01/07/2023 TO 30/06/2023						
615197	06/06/2023	5555	MR M & MS G FORGE	R 144526	0.00	1,884.70	
	ADMN FUND LEVY FROM 01/07/2023 TO 30/06/2023						
615227	07/06/2023	5555	NILGARP PTY LTD	R 35	0.00	1,473.00	
	ADMN FUND LEVY FROM 01/07/2023 TO 30/06/2023						
615231	07/06/2023	5555	NILGARP PTY LTD	R 35	0.00	1,473.00	
	ADMN FUND LEVY FROM 01/07/2023 TO 30/06/2023						
615235	07/06/2023	5555	NILGARP PTY LTD	R 35	0.00	1,473.00	
	ADMN FUND LEVY FROM 01/07/2023 TO 30/06/2023						
615272	07/06/2023	5555	NILGARP PTY LTD	R 35	0.00	1,473.00	
	ADMN FUND LEVY FROM 01/07/2023 TO 30/06/2023						
617254	08/06/2023	5555	MR D NITSCHKE	R 144714	0.00	1,245.55	
	ADMN FUND LEVY FROM 01/07/2023 TO 30/06/2023						
618871	09/06/2023	5555	MR D & MS J HANSON	R 145864	0.00	1,449.80	
	ADMN FUND LEVY FROM 01/07/2023 TO 30/06/2023						
617445	09/06/2023	5555	MR P BURFELL	R 14467	0.00	1,582.15	
	ADMN FUND LEVY FROM 01/07/2023 TO 30/06/2023						
617868	14/06/2023	5555	SK PROPERTY NO 10 PLACN 848	R 144829	0.00	1,519.40	
	ADMN FUND LEVY FROM 01/07/2023 TO 30/06/2023						
618830	22/06/2023	5555	MAR A & MRS M WILLIAMS	R 145556	0.00	1,681.75	
	ADMN FUND LEVY FROM 01/07/2023 TO 30/06/2023						
621142	29/06/2023	5555	THE ESTATE OF MS F STOKES	R 146321	0.00	1,681.75	
	ADMN FUND LEVY FROM 01/07/2023 TO 30/06/2023						
620544	29/06/2023	5555	MRS B & MR S BURFELL	R 14667	0.00	1,612.15	
	ADMN FUND LEVY FROM 01/07/2023 TO 30/06/2023						
620645	29/06/2023	5555	MRS L PEARSON	R 146745	0.00	1,884.70	
	ADMN FUND LEVY FROM 01/07/2023 TO 30/06/2023						
6119530	22/06/2023	5555	MR A & MRS M WILLIAMS	R 145756	0.00	1,681.75	
	ADMN FUND LEVY FROM 01/07/2023 TO 30/06/2023						
621142	29/06/2023	5555	MR B & MRS P WICKS	R 146495	0.00	1,548.35	
	ADMN FUND LEVY FROM 01/07/2023 TO 30/06/2023						
ACCOUNT CODE : HOLD HOLD FUNDS							
ACCOUNT CODE : ADMI ADMIN FUND LEVY							
621610	30/06/2023	5555	MR P MCHIRSKI & MS M MARAVYNOVA	R 146524	0.00	1,478.80	
	ADMN FUND LEVY FROM 01/07/2023 TO 30/06/2023						
621608	30/06/2023	5555	MR P & MS M OCHOTA	R 146533	0.00	1,652.75	
	ADMN FUND LEVY FROM 01/07/2023 TO 30/06/2023						
621716	30/06/2023	5555	MR A & MRS E HENLY	R 146580	0.00	1,612.15	
	ADMN FUND LEVY FROM 01/07/2023 TO 30/06/2023						
ACCOUNT TOTAL						0.00	242,114.35
ACCOUNT CODE : LEVIES LEVIES							
ACCOUNT CODE : HOLD HOLD FUNDS							
ACCOUNT CODE : ADMI ADMIN FUND LEVY							
548488	01/07/2022	5555	SK PROPERTY NO 10 PLACN 648	R 129750	0.00	2,415.85	
	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT						
551874	07/07/2022	5555	MR W KACHIRSKI & MS M LAMH	R 130457	0.00	375.00	
	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT						
552475	12/07/2022	5555	MR W KACHIRSKI & MS M LAMH	R 130666	0.00	375.00	
	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT						
553117	18/07/2022	5555	MR W KACHIRSKI & MS M LAMH	R 130826	0.00	375.00	
	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT						
553484	25/07/2022	5555	MR W KACHIRSKI & MS M LAMH	R 130833	0.00	375.00	
	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT						
553806	02/08/2022	5555	MR W KACHIRSKI & MS M LAMH	R 131066	0.00	375.00	
	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT						
553906	08/08/2022	5555	MR W KACHIRSKI & MS M LAMH	R 131493	0.00	375.00	
	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT						
556722	09/08/2022	5555	MR W KACHIRSKI & MS M LAMH	R 131290	0.00	375.00	
	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT						
556786	30/08/2022	5555	MR W KACHIRSKI & MS M LAMH	R 131390	0.00	375.00	
	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT						
556880	06/09/2022	5555	MR W KACHIRSKI & MS M LAMH	R 131750	0.00	375.00	
	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT						
556746	06/09/2022	5555	MR W KACHIRSKI & MS M LAMH	R 131921	0.00	0.01	
	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT						
556731	06/09/2022	5555	MR W KACHIRSKI & MS M LAMH	R 124752	0.00	-0.05	
	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT						
556726	06/09/2022	5555	MR W KACHIRSKI & MS M LAMH	R 129466	0.00	-27.28	
	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT						
560729	08/09/2022	5555	MR W KACHIRSKI & MS M LAMH	R 129750	0.00	-2,415.85	
	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT						
560775	06/09/2022	5555	MR W KACHIRSKI & MS M LAMH	R 129126	0.00	0.05	
	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT						
560737	08/09/2022	5555	MR W KACHIRSKI & MS M LAMH	R 123116	0.00	-750.00	
	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT						
560739	08/09/2022	5555	MR W KACHIRSKI & MS M LAMH	R 123215	0.00	-375.00	
	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT						
560741	08/09/2022	5555	MR W KACHIRSKI & MS M LAMH	R 123223	0.00	-375.00	
	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT						
560743	08/09/2022	5555	MR W KACHIRSKI & MS M LAMH	R 119728	0.00	375.00	
	AMOUNT RECEIVED IN CREDIT FOR THE UNIT AFTER ADJUSTING AGAINST LEVIES						
560750	08/09/2022	5555	MR W KACHIRSKI & MS M LAMH	R 123767	0.00	-375.00	
	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT						
560748	08/09/2022	5555	MR W KACHIRSKI & MS M LAMH	R 124845	0.00	-400.00	
	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT						
560750	08/09/2022	5555	MR W KACHIRSKI & MS M LAMH	R 124863	0.00	-375.00	
	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT FOR THE UNIT AFTER ADJUSTING AGAINST LEVIES						
560751	08/09/2022	5555	MR W KACHIRSKI & MS M LAMH	R 124863	0.00	11.50	
	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT						

* denotes that the transaction is negated

BEST STRATA

ACCOUNT LEDGER

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ACCOUNT LEDGER

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Version 01.76.24
Date Printed/09/05/2023

Version 01.76.24
Date Printed/09/05/2023

STRATA CODE : 5555
LOT NO. :

DATE FROM : 01/07/2022
DATE TO : 30/06/2023

DATE FROM : 01/07/2022
DATE TO : 30/06/2023

DATE FROM : 01/07/2022
DATE TO : 30/06/2023

GROUP CODE :
ACCOUNT CODE :

Check/Recipt Debit \$ Credit \$

Ref. No. Date Detail Strata Code Payor/Payer
GROUP CODE : LEVIES LEVIES

Ref. No. Date Detail Strata Code Payor/Payer
GROUP CODE : HOLD HOLD FUNDS

582339	13/06/2022	5555	MR W KACHIRSKI & MS M LAHMA	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT	R	132094	0.00	375.00
583921	20/06/2022	5555	MR W KACHIRSKI & MS M LAHMA	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT	R	132243	0.00	375.00
585307	27/06/2022	5555	MR W KACHIRSKI & MS M LAHMA	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT	R	113028	0.00	375.00
585306	27/06/2022	5555	MR W KACHIRSKI & MS M LAHMA	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT	R	113312	0.00	2,775.45
586707	04/10/2022	5555	MR W KACHIRSKI & MS M LAHMA	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT	R	134494	0.00	375.00
586822	04/10/2022	5555	MR W KACHIRSKI & MS M LAHMA	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT	R	134500	0.00	7.18
586047	11/10/2022	5555	MR W KACHIRSKI & MS M LAHMA	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT	R	134901	0.00	375.00
587588	18/10/2022	5555	MR W KACHIRSKI & MS M LAHMA	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT	R	135149	0.00	375.00
5872910	27/10/2022	5555	MR W KACHIRSKI & MS M LAHMA	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT	R	135306	0.00	375.00
583222	01/11/2022	5555	MR W KACHIRSKI & MS M LAHMA	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT	R	135593	0.00	375.00
579561	08/11/2022	5555	MR W KACHIRSKI & MS M LAHMA	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT	R	135828	0.00	375.00
579560	15/11/2022	5555	MR W KACHIRSKI & MS M LAHMA	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT	R	135827	0.00	375.00
579477	22/11/2022	5555	MR W KACHIRSKI & MS M LAHMA	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT	R	135838	0.00	375.00
579592	29/11/2022	5555	MR W KACHIRSKI & MS M LAHMA	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT	R	135828	0.00	375.00
579563	06/12/2022	5555	MR W KACHIRSKI & MS M LAHMA	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT	R	135916	0.00	375.00
579566	08/12/2022	5555	MR W KACHIRSKI & MS M LAHMA	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT	R	135916	0.00	375.00
579567	08/12/2022	5555	MR W KACHIRSKI & MS M LAHMA	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT	R	134500	0.00	7.18
579569	08/12/2022	5555	MR W KACHIRSKI & MS M LAHMA	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT	R	129126	0.00	375.00
579571	08/12/2022	5555	MR W KACHIRSKI & MS M LAHMA	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT	R	133332	0.00	2,775.45
579572	08/12/2022	5555	MR W KACHIRSKI & MS M LAHMA	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT	R	133332	0.00	2,775.45
579573	08/12/2022	5555	MR W KACHIRSKI & MS M LAHMA	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT	R	126145	0.00	375.00
579575	08/12/2022	5555	MR W KACHIRSKI & MS M LAHMA	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT	R	126118	0.00	375.00
579577	08/12/2022	5555	MR W KACHIRSKI & MS M LAHMA	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT	R	126083	0.00	375.00
579580	08/12/2022	5555	MR W KACHIRSKI & MS M LAHMA	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT	R	126067	0.00	375.00
579582	08/12/2022	5555	MR W KACHIRSKI & MS M LAHMA	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT	R	126725	0.00	375.00
579584	08/12/2022	5555	MR W KACHIRSKI & MS M LAHMA	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT	R	126883	0.00	375.00
579585	08/12/2022	5555	MR W KACHIRSKI & MS M LAHMA	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT	R	127129	0.00	375.00
579586	08/12/2022	5555	MR W KACHIRSKI & MS M LAHMA	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT	R	127139	0.00	3.30
581293	13/12/2022	5555	MR W KACHIRSKI & MS M LAHMA	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT	R	135449	0.00	375.00

* denotes that the transaction is negated

BEST STRATA

VERSION 01.76.74
DATE PRINTED/09/05/2023
ACCOUNT LEDGER
STRATA CODE : 5555
LOT NO. :
ACCOUNT CODE :
DATE FROM : 01/07/2022
DATE TO : 30/06/2023
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BEST STRATA

VERSION 01.76.74
DATE PRINTED/09/05/2023
ACCOUNT LEDGER
STRATA CODE : 5555
LOT NO. :
ACCOUNT CODE :
DATE FROM : 01/07/2022
DATE TO : 30/06/2023
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ACCOUNT CODE : HOLD HOLD FUNDS

GROUP CODE : LEVIES LEVIES

Ref. No.

Date

Detail

Strata Code

Payer/Payer

ACCOUNT CODE :

DATE FROM : 01/07/2022

DATE TO : 30/06/2023

Cheque/Recipt

Debit \$

Credit \$

601767	28/05/2023	5555	MRS M BATLEY	R	141905	0.00	2,775.45
-	-	-	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT				
604149	04/04/2023	5555	MR B & MS M SPEECHLEY	R	143005	0.00	0.00
-	-	-	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT				
504153	04/04/2023	5555	MR W KACHIRSKI & MS M LAHMA	R	143008	0.00	375.00
-	-	-	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT				
601770	18/04/2023	5555	MR W KACHIRSKI & MS M LAHMA	R	143013	0.00	375.00
-	-	-	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT				
608186	25/04/2023	5555	MR W KACHIRSKI & MS M LAHMA	R	143013	0.00	375.00
-	-	-	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT				
611752	16/05/2023	5555	MR W KACHIRSKI & MS M LAHMA	R	143071	0.00	375.00
-	-	-	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT				
610453	02/05/2023	5555	MR W KACHIRSKI & MS M LAHMA	R	143077	0.00	375.00
-	-	-	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT				
610815	19/05/2023	5555	MR W KACHIRSKI & MS M LAHMA	R	143088	0.00	375.00
-	-	-	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT				
612502	30/04/2023	5555	MR W KACHIRSKI & MS M LAHMA	R	144080	0.00	375.00
-	-	-	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT				
614915	01/06/2023	5555	MR W KACHIRSKI & MS M LAHMA	R	148137	0.00	0.00
-	-	-	BAL OF AMOUNT HELD IN CREDIT FOR THE UNIT AFTER ADJUSTING AGAINST LEVIES				
614918	01/06/2023	5555	MR W KACHIRSKI & MS M LAHMA	R	148136	0.00	-2,775.45
-	-	-	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT				
614919	01/06/2023	5555	MR W KACHIRSKI & MS M LAHMA	R	149056	0.00	0.05
-	-	-	AMOUNT RECEIVED IN CREDIT FOR THE UNIT AFTER ADJUSTING AGAINST LEVIES				
614921	-	5555	MR B & MS M SPEECHLEY	R	143005	0.00	-0.00
-	-	-	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT				
614923	01/06/2023	5555	MR W KACHIRSKI & MS M LAHMA	R	130933	0.00	-375.00
-	-	-	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT				
614925	01/06/2023	5555	MR W KACHIRSKI & MS M LAHMA	R	131036	0.00	-375.00
-	-	-	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT				
614927	01/06/2023	5555	MR W KACHIRSKI & MS M LAHMA	R	131290	0.00	-375.00
-	-	-	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT				
614929	01/06/2023	5555	MR W KACHIRSKI & MS M LAHMA	R	131360	0.00	-375.00
-	-	-	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT				
614931	01/06/2023	5555	MR W KACHIRSKI & MS M LAHMA	R	131493	0.00	-375.00
-	-	-	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT				
614934	01/06/2023	5555	MR W KACHIRSKI & MS M LAHMA	R	131596	0.00	-375.00
-	-	-	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT				
614936	01/06/2023	5555	MR W KACHIRSKI & MS M LAHMA	R	131750	0.00	-375.00
-	-	-	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT				
614938	01/06/2023	5555	MR W KACHIRSKI & MS M LAHMA	R	124963	0.00	-11.50
-	-	-	AMOUNT HELD IN CREDIT FOR THE UNIT AFTER ADJUSTING AGAINST LEVIES				
614940	01/06/2023	5555	MR W KACHIRSKI & MS M LAHMA	R	132094	0.00	-375.00
-	-	-	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT				
614941	01/06/2023	5555	MR W KACHIRSKI & MS M LAHMA	R	132094	0.00	-375.00
-	-	-	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT FOR THE UNIT AFTER ADJUSTING AGAINST LEVIES				
615001	06/06/2023	5555	MR W KACHIRSKI & MS M LAHMA	R	144651	0.00	375.00
-	-	-	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT				
614965	14/06/2023	5555	MR W KACHIRSKI & MS M LAHMA	R	145027	0.00	375.00
-	-	-	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT				
619274	20/06/2023	5555	MR W KACHIRSKI & MS M LAHMA	R	145540	0.00	375.00
-	-	-	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT				
620605	27/06/2023	5555	MR W KACHIRSKI & MS M LAHMA	R	146080	0.00	375.00
-	-	-	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT				

* denotes that the transaction is negated

BEST STRATA

ACCOUNT LEDGER

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ACCOUNT LEDGER
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Version 01.76.24
Date Printed/07/07/2023STRATA CODE : 5555
LOT NO. :GROUP CODE :
ACCOUNT CODE :DATE FROM : 01/07/2022
DATE TO : 30/06/2023

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ACCOUNT CODE : SINK SINKING FUND LEVY

ACCOUNT CODE : SINK SINKING FUND LEVY

Cheque/Recipt Debit \$ Credit \$

Ref. No.	Date Detail	Strata Code	Payer/Payer	Debit \$	Credit \$
GROUP CODE : LEVIES LEVIES					
ACCOUNT CODE : SINK SINKING FUND LEVY					
560749	06/07/2022	5555	MR W KACHIRSKI & MS M LAHMI	R 124963	0.00
	AMT. PAID IN ADVANCE ADJUSTED AGAINST SINKING FUND LEVY FROM 01/07/2022 TO 31/12/2022				
560746	13/07/2022	5555	MRS C WILLIAMS	R 131944	0.00
	SINKING FUND LEVY FROM 01/07/2022 TO 31/12/2022				
560784	13/07/2022	5555	MR M & MS G FORGE	R 131964	0.00
	SINKING FUND LEVY FROM 01/07/2022 TO 31/12/2022				
560723	26/07/2022	5555	MR P BURFELL	R 112031	0.00
	SINKING FUND LEVY FROM 01/07/2022 TO 31/12/2022				
561135	18/08/2022	5555	MR D NITSCHKE	R 132988	0.00
	SINKING FUND LEVY FROM 01/07/2022 TO 31/12/2022				
561362	20/08/2022	5555	GARY RADFORD NOMINEES	R 132726	0.00
	SINKING FUND LEVY FROM 01/07/2022 TO 31/12/2022				
561186	27/08/2022	5555	MR B & MRS B HERSEY	R 132681	0.00
	SINKING FUND LEVY FROM 01/07/2022 TO 31/12/2022				
560601	30/08/2022	5555	MR A & MRS K BOON	R 132811	0.00
	SINKING FUND LEVY FROM 01/07/2022 TO 31/12/2022				
561152	01/09/2022	5555	MR A & MRS P WICKS	R 132707	0.00
	SINKING FUND LEVY FROM 01/07/2022 TO 31/12/2022				
561291	30/09/2022	5555	MRS M BROWN	R 132773	0.00
	SINKING FUND LEVY FROM 01/07/2022 TO 31/12/2022				
560608	01/10/2022	5555	MR A & MRS K MCREGOR	R 132882	0.00
	SINKING FUND LEVY FROM 01/07/2022 TO 31/12/2022				
560934	04/10/2022	5555	MR P MORRIS & MS G MURAVYOOVA	R 134042	0.00
	SINKING FUND LEVY FROM 01/07/2022 TO 31/12/2022				
561769	04/10/2022	5555	MR R SAPHRE	R 134270	0.00
	SINKING FUND LEVY FROM 01/07/2022 TO 31/12/2022				
560748	04/10/2022	5555	MR R & MS C FORBES	R 134842	0.00
	SINKING FUND LEVY FROM 01/07/2022 TO 31/12/2022				
561782	04/10/2022	5555	MR R & MS C FORBES	R 134217	0.00
	SINKING FUND LEVY FROM 01/07/2022 TO 31/12/2022				
560743	04/10/2022	5555	MR P MORRIS & MS G MURAVYOOVA	R 134842	0.00
	SINKING FUND LEVY FROM 01/07/2022 TO 31/12/2022				
561742	05/10/2022	5555	MR R SAPHRE	R 134948	0.00
	SINKING FUND LEVY FROM 01/07/2022 TO 31/12/2022				
561732	04/10/2022	5555	MR A & MRS E HENLY	R 134450	0.00
	SINKING FUND LEVY FROM 01/07/2022 TO 31/12/2022				
561781	04/10/2022	5555	MR J HAYNES	R 134500	0.00
	SINKING FUND LEVY FROM 01/07/2022 TO 31/12/2022				
561795	05/10/2022	5555	MR P & MRS M OCHOTA	R 134519	0.00
	SINKING FUND LEVY FROM 01/07/2022 TO 31/12/2022				
561131	04/10/2022	5555	MR C ALDICK	R 134634	0.00
	SINKING FUND LEVY FROM 01/07/2022 TO 31/12/2022				
561781	04/10/2022	5555	MR J HAYNES	R 134500	0.00
	SINKING FUND LEVY FROM 01/07/2022 TO 31/12/2022				
561165	05/10/2022	5555	MR B & MS C RILEY	R 134659	0.00
	SINKING FUND LEVY FROM 01/07/2022 TO 31/12/2022				
561167	05/10/2022	5555	MR J & MSA HALL	R 134853	0.00
	SINKING FUND LEVY FROM 01/07/2022 TO 31/12/2022				
561121	05/10/2022	5555	MR C ALDICK	R 134634	0.00
	SINKING FUND LEVY FROM 01/07/2022 TO 31/12/2022				
561782	06/10/2022	5555	MR F STOKES	R 134866	0.00
	SINKING FUND LEVY FROM 01/07/2022 TO 31/12/2022				
560296	06/10/2022	5555	MR A & MRS M WILLIAMS	R 134895	0.00
	SINKING FUND LEVY FROM 01/07/2022 TO 31/12/2022				
560305	06/10/2022	5555	MR S MASTOVALL	R 134733	0.00
	SINKING FUND LEVY FROM 01/07/2022 TO 31/12/2022				
560272	06/10/2022	5555	MS R BELCHAMBERS & MRS G SALTE	R 134851	0.00
	SINKING FUND LEVY FROM 01/07/2022 TO 31/12/2022				
560644	06/10/2022	5555	MR K AMBROSE PEARCE	R 134866	0.00
	SINKING FUND LEVY FROM 01/07/2022 TO 31/12/2022				
571659	19/10/2022	5555	MR B & MRS M SPEECHLEY	R 135159	0.00
	SINKING FUND LEVY FROM 01/07/2022 TO 31/12/2022				
560617	07/10/2022	5555	MR D NITSCHKE	R 134956	0.00
	SINKING FUND LEVY FROM 01/07/2022 TO 31/12/2022				
560644	07/10/2022	5555	MR B & MRS M SPEECHLEY	R 134956	0.00
	SINKING FUND LEVY FROM 01/07/2022 TO 31/12/2022				
561135	18/08/2022	5555	MR D NITSCHKE	R 134956	0.00
	SINKING FUND LEVY FROM 01/07/2022 TO 31/12/2022				
561362	27/08/2022	5555	MR B & MRS M SPEECHLEY	R 134956	0.00
	SINKING FUND LEVY FROM 01/07/2022 TO 31/12/2022				
561186	27/08/2022	5555	MR B & MRS M SPEECHLEY	R 134956	0.00
	SINKING FUND LEVY FROM 01/07/2022 TO 31/12/2022				
561291	27/08/2022	5555	MR B & MRS M SPEECHLEY	R 134956	0.00
	SINKING FUND LEVY FROM 01/07/2022 TO 31/12/2022				
560601	08/09/2022	5555	MR D NITSCHKE	R 134956	0.00
	SINKING FUND LEVY FROM 01/07/2022 TO 31/12/2022				
561362	27/08/2022	5555	MR D NITSCHKE	R 134956	0.00
	SINKING FUND LEVY FROM 01/07/2022 TO 31/12/2022				
561186	27/08/2022	5555	MR D NITSCHKE	R 134956	0.00
	SINKING FUND LEVY FROM 01/07/2022 TO 31/12/2022				
561291	27/08/2022	5555	MR D NITSCHKE	R 134956	0.00
	SINKING FUND LEVY FROM 01/07/2022 TO 31/12/2022				
560601	08/09/2022	5555	MR D NITSCHKE	R 134956	0.00
	SINKING FUND LEVY FROM 01/07/2022 TO 31/12/2022				
561362	27/08/2022	5555	MR D NITSCHKE	R 134956	0.00
	SINKING FUND LEVY FROM 01/07/2022 TO 31/12/2022				
561186	27/08/2022	5555	MR D NITSCHKE	R 134956	0.00
	SINKING FUND LEVY FROM 01/07/2022 TO 31/12/2022				
561291	27/08/2022	5555	MR D NITSCHKE	R 134956	0.00
	SINKING FUND LEVY FROM 01/07/2022 TO 31/12/2022				
560601	08/09/2022	5555	MR D NITSCHKE	R 134956	0.00
	SINKING FUND LEVY FROM 01/07/2022 TO 31/12/2022				
561362	27/08/2022	5555	MR D NITSCHKE	R 134956	0.00
	SINKING FUND LEVY FROM 01/07/2022 TO 31/12/2022				
561186	27/08/2022	5555	MR D NITSCHKE	R 134956	0.00
	SINKING FUND LEVY FROM 01/07/2022 TO 31/12/2022				
561291	27/08/2022	5555	MR D NITSCHKE	R 134956	0.00
	SINKING FUND LEVY FROM 01/07/2022 TO 31/12/2022				
560601	08/09/2022	5555	MR D NITSCHKE	R 134956	0.00
	SINKING FUND LEVY FROM 01/07/2022 TO 31/12/2022				
561362	27/08/2022	5555	MR D NITSCHKE	R 134956	0.00
	SINKING FUND LEVY FROM 01/07/2022 TO 31/12/2022				
561186	27/08/2022	5555	MR D NITSCHKE	R 134956	0.00
	SINKING FUND LEVY FROM 01/07/2022 TO 31/12/2022				
561291	27/08/2022	5555	MR D NITSCHKE	R 134956	0.00
	SINKING FUND LEVY FROM 01/07/2022 TO 31/12/2022				
560601	08/09/2022	5555	MR D NITSCHKE	R 134956	0.00
	SINKING FUND LEVY FROM 01/07/2022 TO 31/12/2022				
561362	27/08/2022	5555	MR D NITSCHKE	R 134956	0.00
	SINKING FUND LEVY FROM 01/07/2022 TO 31/12/2022				
561186	27/08/2022	5555	MR D NITSCHKE	R 134956	0.00
	SINKING FUND LEVY FROM 01/07/2022 TO 31/12/2022				
561291	27/08/2022	5555	MR D NITSCHKE	R 134956	0.00
	SINKING FUND LEVY FROM 01/07/2022 TO 31/12/2022				
560601	08/09/2022	5555	MR D NITSCHKE	R 134956	0.00
	SINKING FUND LEVY FROM 01/07/2022 TO 31/12/2022				
561362	27/08/2022	5555	MR D NITSCHKE	R 134956	0.00
	SINKING FUND LEVY FROM 01/07/2022 TO 31/12/2022				
561186	27/08/2022	5555	MR D NITSCHKE	R 134956	0.00
	SINKING FUND LEVY FROM 01/07/2022 TO 31/12/2022				
561291	27/08/2022	5555	MR D NITSCHKE	R 134956	0.00
	SINKING FUND LEVY FROM 01/07/2022 TO 31/12/2022				
560601	08/09/2022	5555	MR D NITSCHKE	R 134956	0.00
	SINKING FUND LEVY FROM 01/07/2022 TO 31/12/2022				
561362	27/08/2022	5555	MR D NITSCHKE	R 134956	0.00
	SINKING FUND LEVY FROM 01/07/2022 TO 31/12/2022				
561186	27/08/2022	5555	MR D NITSCHKE	R 134956	0.00
	SINKING FUND LEVY FROM 01/07/2022 TO 31/12/2022				
561291	27/08/2022	5555	MR D NITSCHKE	R 134956	0.00
	SINKING FUND LEVY FROM 01/07/2022 TO 31/12/2022				
560601	08/09/2022	5555	MR D NITSCHKE	R 134956	0.00
	SINKING FUND LEVY FROM 01/07/2022 TO 31/12/2022				
561362	27/08/2022	5555	MR D NITSCHKE	R 134956	0.00
	SINKING FUND LEVY FROM 01/07/2022 TO 31/12/2022				
561186	27/08/2022	5555	MR D NITSCHKE	R 134956	0.00
	SINKING FUND LEVY FROM 01/07/2022 TO 31/12/2022				
561291	27/08/2022	5555	MR D NITSCHKE	R 134956	0.00
	SINKING FUND LEVY FROM 01/07/2022 TO 31/12/2022				
560601	08/09/2022	5555	MR D NITSCHKE	R 134956	0.00
	SINKING FUND LEVY FROM 01/07/2022 TO 31/12/2022				
561362	27/08/2022	5555	MR D NITSCHKE	R 134956	0.00
	SINKING FUND LEVY FROM 01/07/2022 TO 31/12/2022				
561186	27/08/2022	5555	MR D NITSCHKE	R 134956	0.00
	SINKING FUND LEVY FROM 01/07/2022 TO 31/12/2022				
561291	27/08/2022	5555	MR D NITSCHKE	R 134956	0.00
	SINKING FUND LEVY FROM 01/07/2022 TO 31/12/2022				
560601	08/09/2022	5555	MR D NITSCHKE	R 134956	0.00
	SINKING FUND LEVY FROM 01/07/2022 TO 31/12/2022				
561362	27/08/2022	5555	MR D NITSCHKE	R 134956	0.00
	SINKING FUND LEVY FROM 01/07/2022 TO 31/12/2022				
561186	27/08/2022	5555	MR D NITSCHKE	R 134956	0.00

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STRATA CODE : 5555
GROUP CODE :
LOT NO. :
ACCOUNT CODE :
DATE FROM : 01/07/2022
DATE TO : 30/06/2023

STRATA CODE : 5555
LOT NO. :
GROUP CODE :
ACCOUNT CODE :
DATE FROM : 01/07/2022
DATE TO : 30/06/2023

* denotes that the transaction is illegal.

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STRATA CODE : 6555
LOT NO. :

GROUP CODE : DATE FROM : 01/07/2022
ACCOUNT CODE : DATE TO : 30/06/2023

STRATA CODE : 55555
LOT NO. :

GROUP CODE
ACCOUNT CODE

DATE FROM : 01/07/2022
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ACCOUNT LEDGER
GROUP CODE :
ACCOUNT CODE :
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ACCOUNT LEDGER
GROUP CODE :
ACCOUNT CODE :
DATE FROM : 01/07/2022
DATE TO : 30/06/2023
LOT NO. :

ACCOUNT LEDGER
GROUP CODE :
ACCOUNT CODE :
DATE FROM : 01/07/2022
DATE TO : 30/06/2023
LOT NO. :

ACCOUNT CODE : ELEC ELECTRICAL WORKS

ACCOUNT TOTAL 4,556.15 0.00

ACCOUNT CODE : FIRE FIRE EQUIP MAINTENANCE

ACCOUNT TOTAL 8,784.61 0.00

ACCOUNT CODE : GEN GENERAL REPAIRS/MAINTENANCE

ACCOUNT TOTAL 8,301.63 0.00

ACCOUNT CODE : POOL POOL MAINTENANCE

ACCOUNT TOTAL 190.98 0.00

ACCOUNT CODE : R&M REPAIRS & MAINTENANCE

ACCOUNT TOTAL 670.89 0.00

ACCOUNT CODE : R&M REPAIRS & MAINTENANCE

ACCOUNT TOTAL 670.89 0.00

ACCOUNT CODE : R&M REPAIRS & MAINTENANCE

ACCOUNT TOTAL 670.89 0.00

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ACCOUNT TOTAL 670.89 0.00

ACCOUNT CODE : R&M REPAIRS & MAINTENANCE

ACCOUNT TOTAL 670.89 0.00

ACCOUNT CODE : R&M REPAIRS & MAINTENANCE

ACCOUNT TOTAL 670.89 0.00

* denotes that the transaction is negated

BEST STRATA

ACCOUNT LEDGER

ACCOUNT CODE : 5555

LOT NO. :

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Date Printed/07/03/2023

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ACCOUNT LEDGER

ACCOUNT CODE : 5555

LOT NO. :

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Date Printed/07/03/2023

DATE FROM : 01/07/2022

DATE TO : 30/06/2023

DATE FROM : 01/07/2022

DATE TO : 30/06/2023

GROUP CODE :
ACCOUNT CODE :
LOT NO. :GROUP CODE :
ACCOUNT CODE :
LOT NO. :

ACCOUNT CODE : POOL POOL MAINTENANCE

ACCOUNT CODE : POOL POOL MAINTENANCE

ACCOUNT CODE : R&M REPAIRS & MAINTENANCE

ACCOUNT CODE : R&M REPAIRS & MAINTENANCE

ACCOUNT CODE : SECURITY SECURITY

ACCOUNT CODE : SECURITY SECURITY

ACCOUNT CODE : SWIMMING POOL SWIMMING POOL

Ref. No.	Date Detail	Strata Code	Payer/Payee	Cheque/Receipt	Debit \$	Credit \$
ACCOUNT CODE : POOL POOL MAINTENANCE						
ACCOUNT CODE : R&M REPAIRS & MAINTENANCE						
573282	01/11/2022 5555		SWIMART SOMERTON PARK		0.00	
	Test express service 23/10/02				0.00	
573289	01/11/2022 5555		SWIMART SOMERTON PARK		0.00	
	Test express service 23/10/02				0.00	
575048	08/11/2022 5555		SWIMART SOMERTON PARK		0.00	
	Test express service 08/11/02				0.00	
575070	08/11/2022 5555		SWIMART SOMERTON PARK		0.00	
	Test express service 08/11/02				0.00	
575082	08/11/2022 5555		SWIMART SOMERTON PARK		0.00	
	Test express service 08/11/02				0.00	
576148	15/11/2022 5555		SWIMART SOMERTON PARK		0.00	
	Test express service 15/11/02				0.00	
576502	22/11/2022 5555		SWIMART SOMERTON PARK		0.00	
	Test express service 22/11/02				0.00	
576503	22/11/2022 5555		SWIMART SOMERTON PARK		0.00	
	Test express service 22/11/02				0.00	
576504	22/11/2022 5555		SWIMART SOMERTON PARK		0.00	
	Test express service 22/11/02				0.00	
576512	22/11/2022 5555		SWIMART SOMERTON PARK		0.00	
	Test express service 22/11/02				0.00	
576534	22/11/2022 5555		SWIMART SOMERTON PARK		0.00	
	Test express service 22/11/02				0.00	
577277	29/11/2022 5555		SWIMART SOMERTON PARK		0.00	
	Test express service 29/11/02				0.00	
581348	13/12/2022 5555		SWIMART SOMERTON PARK		0.00	
	Test express service 13/12/02				0.00	
581350	13/12/2022 5555		SWIMART SOMERTON PARK		0.00	
	Test express service 13/12/02				0.00	
582653	20/12/2022 5555		SWIMART SOMERTON PARK		0.00	
	Test express service 20/12/02				0.00	
581353	20/12/2022 5555		SWIMART SOMERTON PARK		0.00	
	Test express service 20/12/02				0.00	
581357	01/01/2023 5555		SWIMART SOMERTON PARK		0.00	
	Test express service 01/01/03				0.00	
607982	01/04/2023 5555		SWIMART SOMERTON PARK		0.00	
	Test express service 01/04/03				0.00	
608498	26/04/2023 5555		SWIMART SOMERTON PARK		0.00	
	Test express service 26/04/03				0.00	
618333	15/06/2023 5555		SWIMART SOMERTON PARK		0.00	
	Test express service 15/06/03				0.00	
618351	15/06/2023 5555		SWIMART SOMERTON PARK		0.00	
	Test express service 15/06/03				0.00	
618353	15/06/2023 5555		SWIMART SOMERTON PARK		0.00	
	Test express service 15/06/03				0.00	
ACCOUNT TOTAL						
					9,481.32	0.00
ACCOUNT CODE : PUMP PUMP MAINTENANCE						
566827	09/08/2022 5555		JAG HIRE & MAINTENANCE		0.00	
	Service jump 3/7/22				0.00	
573654	27/10/2022 5555		JAG HIRE & MAINTENANCE		0.00	
	Investigations alarm light on garage in basement car park 27/10/22				0.00	
582659	08/08/2023 5555		JAG HIRE & MAINTENANCE		0.00	
	Barcode of garage alarm 8/8/23/23				0.00	
590774	02/02/2023 5555		SWIMART SOMERTON PARK		0.00	
	Test express service 02/02/03				0.00	
590759	17/01/2023 5555		SWIMART SOMERTON PARK		0.00	
	Test express service 17/01/03				0.00	
598806	17/01/2023 5555		SWIMART SOMERTON PARK		0.00	
	Test express service 17/01/03				0.00	
598315	25/01/2023 5555		SWIMART SOMERTON PARK		0.00	
	Test express service 25/01/03				0.00	
598774	02/02/2023 5555		SWIMART SOMERTON PARK		0.00	
	Test express service 02/02/03				0.00	
ACCOUNT CODE : SECURITY SECURITY						
565682	28/07/2022 5555		AG SECURITY GROUP		0.00	
	Security tango 18/7/22				0.00	

* denotes that the transaction is negated

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ACCOUNT LEDGERSTRATA CODE : 5555
LOT NO. :GROUP CODE :
ACCOUNT CODE :
DATE FROM : 01/07/2022
DATE TO : 30/06/2023

Ref. No. Date Detail Strata Code Payee/Payer

Cheque/Recipt Debit \$ Credit \$

ACCOUNT CODE : SECUR SECURITY

GROUP CODE : R&M REPAIRS & MAINTENANCE

ACCOUNT TOTAL 1,540.00 -990.00

573038 27/10/2022 5555 AG SECURITY GROUP
Fitter parts to ref bottle 14/11/22 C 2417 239.71 0.00576165 15/11/2022 5555 AG SECURITY GROUP
Program alarm & fit replacement of control/FG system 20/10/22 C 2424 6,909.47 0.00576166 15/11/2022 5555 INFRATEC SECURITY SYSTEMS
Dose for replacement of detection system 19/10/22 C 2424 18,744.48 0.00576571 22/11/2022 5555 AG SECURITY GROUP
Replace current fitting 4/11/22 C 2425 16,122.11 0.00608003 23/04/2023 5555 INFRATEC SECURITY SYSTEMS
Service call to repair incorrect ringing Apt 100 4/4/22 C 2428 562.00 0.00608008 20/04/2023 5555 AG SECURITY GROUP
Install new KNP 16/3/2023 C 2478 1,583.43 0.00608485 28/04/2023 5555 INFRATEC SECURITY SYSTEMS
Installation of detection system and additional apartment fitting 20/4/23 C 2480 28,116.72 0.00617834 15/06/2023 5555 INFRATEC SECURITY SYSTEMS
Added to previous system issues 20/5/23 C 2501 1,651.00 0.00621348 29/06/2023 5555 INFRATEC SECURITY SYSTEMS
Reinstated 2x monitors in 106 21/6/22 C 2505 288.00 0.00

ACCOUNT TOTAL 74,238.92 0.00

ACCOUNT CODE : SIGN SIGNS

GROUP CODE :
ACCOUNT CODE :
DATE FROM : 01/10/2022
DATE TO : 30/06/2023

ACCOUNT TOTAL 985.05 0.00

568167 1/1/10/2022 5555 SAGARAMA HINDMARSH
And grills fit on 8 panel panels 6/10/22 C 2410 985.05 0.00

ACCOUNT CODE : SERV SERVICES

GROUP CODE : CARE CARETAKING

ACCOUNT TOTAL 985.05 0.00

582582 12/07/2022 5555 SITE SERVICES
Cleaning and caretaking 3/10/22 C 2377 2,100.00 0.00557263 19/08/2022 5555 SITE SERVICES
Cleaning and caretaking 4/10/22 C 2390 2,100.00 0.00586479 05/09/2022 5555 SITE SERVICES
Cleaning and caretaking 8/9/22 C 2399 2,100.00 0.00569172 11/10/2022 5555 SITE SERVICES
Cleaning and caretaking 9/10/22 C 2410 2,100.00 0.00575185 08/11/2022 5555 SITE SERVICES
Cleaning and caretaking 10/11/22 C 2411 2,100.00 0.00577365 05/12/2022 5555 SITE SERVICES
CLEANING AND CARETAKING NOVEMBER 1/12/22 C 2410 2,100.00 0.00588980 17/01/2023 5555 SITE SERVICES
Cleaning and caretaking 1/1/23 C 2444 2,100.00 0.00592625 21/02/2023 5555 SITE SERVICES
Cleaning and caretaking January 1/23 C 2455 2,100.00 0.00600947 23/03/2023 5555 SITE SERVICES
Cleaning and caretaking 1/3/23 C 2466 2,100.00 0.00584416 04/04/2023 5555 SITE SERVICES
Cleaning and caretaking December 3/1/23 C 2470 2,100.00 0.00618363 15/06/2023 5555 SITE SERVICES
Cleaning and caretaking April 1/5/23 C 2500 2,100.00 0.00618391 15/06/2023 5555 SITE SERVICES
Cleaning and caretaking May 1/6/23 C 2500 2,100.00 0.00

ACCOUNT CODE : FIRE FIRE CONTRACT

GROUP CODE :
ACCOUNT CODE :
DATE FROM : 01/07/2022
DATE TO : 30/06/2023

ACCOUNT TOTAL 646.53 0.00

557254 19/08/2022 5555 TROJAN FIRE PROTECTION PTY LTD
Rear inspection and fitting of fire equipment July 20/7/22 C 2390 646.53 0.00557337 30/08/2022 5555 TROJAN FIRE PROTECTION PTY LTD
Rear inspection and fitting of fire equipment August 25/8/22 C 2384 646.53 0.00568383 27/09/2022 5555 TROJAN FIRE PROTECTION PTY LTD
Rear inspection and fitting of fire equipment September 24/9/22 C 2405 646.53 0.00573308 01/11/2022 5555 TROJAN FIRE PROTECTION PTY LTD
Rear inspection and fitting of fire equipment October 26/10/22 C 2418 646.53 0.00582884 25/12/2022 5555 TROJAN FIRE PROTECTION PTY LTD
Rear inspection & Testing of Fire Service Equipment 20/11/22 C 2427 646.53 0.00588638 17/01/2023 5555 TROJAN FIRE PROTECTION PTY LTD
Rear inspection & Testing of Fire Services Equipment 19/12/22 C 2444 646.53 0.00590798 02/02/2023 5555 TROJAN FIRE PROTECTION PTY LTD
Rear inspection and testing January 20/1/23 C 2448 646.53 0.00598160 07/03/2023 5555 TROJAN FIRE PROTECTION PTY LTD
Rear inspection & Testing of fire equipment Feb 6/3/23 C 2460 646.53 0.00600938 23/03/2023 5555 TROJAN FIRE PROTECTION PTY LTD
Rear inspection of fire safety equipment March 20/3/23 C 2465 646.53 0.00608488 28/04/2023 5555 TROJAN FIRE PROTECTION PTY LTD
Rear inspection and fitting of fire equipment 24/4/23 C 2468 646.53 0.00618371 15/06/2023 5555 TROJAN FIRE PROTECTION PTY LTD
Rear inspection and fitting of fire equipment 25/5/23 C 2500 646.53 0.00621368 29/06/2023 5555 TROJAN FIRE PROTECTION PTY LTD
Rear inspection of fire equipment June 1/6/23 C 2505 646.53 0.00

ACCOUNT CODE : FIREM SAMFS MONITORING

GROUP CODE :
ACCOUNT CODE :
DATE FROM : 05/08/2022
DATE TO : 30/06/2023

ACCOUNT TOTAL 7,798.35 0.00

556828 05/08/2022 5555 SA METROPOLITAN FIRE SERVICE
Annual charge for monitoring of fire alarms 1/7/22 C 2388 810.70 0.00559799 04/09/2022 5555 MR A & MRS E HENLY
REIMBURSEMENT FOR PURCHASE OF PLANTS 0/5/22 C 2412 1,012.00 0.00571288 13/10/2022 5555 MR A & MRS E HENLY
Rehire fees and splits along antenna tower 23/28/22 C 2412 1,012.00 0.00575274 08/11/2022 5555 MR A & MRS E HENLY
REIMBURSEMENT FOR GARDEN WORKS 26/09/22 C 2412 1,012.00 0.00589861 17/11/2023 5555 SOUWEST LAWN & GARDEN SERVICE
Lawn mowing 5/5/23 5/6 7/7/23 1/8 9/9 20/9 11/11 2/1/23 C 2444 1,210.00 0.00590571 31/11/2023 5555 SOUWEST LAWN & GARDEN SERVICE
Garden maintenance 19/12/22 C 2447 616.00 0.00590807 02/02/2023 5555 SOUWEST LAWN & GARDEN SERVICE
Lawn mowing 1/3/23 1/4/23 1/5/23 1/6/23 1/7/23 C 2448 865.50 0.00598471 20/02/2023 5555 MR A & MRS E HENLY
REIMBURSEMENT FOR GARDEN UNPAID NOV 22 C 2448 864.55 0.00604397 04/04/2023 5555 SOUWEST LAWN & GARDEN SERVICE
Lawn mowing 25/12/22 5/1/23 1/2/23 1/3/23 C 2470 660.00 0.00611041 11/05/2023 5555 MR A & MRS E HENLY
REIMBURSEMENT FOR PLANTS 22/3/23 C 2500 143841 0.00 -126.50618359 16/06/2023 5555 SOUWEST LAWN & GARDEN SERVICE
Lawn mowing 28/4/23 2/5/23 C 2500 294.00 0.00618376 15/06/2023 5555 SOUWEST LAWN & GARDEN SERVICE
Lawn mowing 28/4/23 2/5/23 C 2500 836.00 0.00

ACCOUNT CODE : CLEAN CLEANING

GROUP CODE :
ACCOUNT CODE :
DATE FROM : 07/07/2022
DATE TO : 30/06/2023

ACCOUNT TOTAL 5,483.50 -2,251.28

551986 07/07/2022 5555 MR B & MSC CRUKE
REIMBURSEMENT FOR PRESSURE CLEANING 1/6/22 C 2388 0.00 -990.00618363 15/06/2023 5555 SA SWEEPERS AND SCRUBBERS PTY LTD
Pressure clean basement carpet 3/1/23 C 2500 0.00 -990.00

* denotes that the transaction is negated

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Date Printed/29/03/2023BEST STRATA
ACCOUNT LEDGERSTRATA CODE : 5555
LOT NO. :GROUP CODE :
ACCOUNT CODE :
DATE FROM : 01/07/2022
DATE TO : 30/06/2023

Ref. No. Date Detail Strata Code Payee/Payer

Cheque/Recipt Debit \$ Credit \$

ACCOUNT CODE : FIRE FIRE CONTRACT

GROUP CODE :
ACCOUNT CODE :
DATE FROM : 01/07/2022
DATE TO : 30/06/2023

ACCOUNT TOTAL 1,540.00 -990.00

557254 19/08/2022 5555 TROJAN FIRE PROTECTION PTY LTD
Rear inspection and fitting of fire equipment July 20/7/22 C 2390 646.53 0.00557337 30/08/2022 5555 TROJAN FIRE PROTECTION PTY LTD
Rear inspection and fitting of fire equipment August 25/8/22 C 2384 646.53 0.00568383 27/09/2022 5555 TROJAN FIRE PROTECTION PTY LTD
Rear inspection and fitting of fire equipment September 24/9/22 C 2405 646.53 0.00573308 01/11/2022 5555 TROJAN FIRE PROTECTION PTY LTD
Rear inspection and fitting of fire equipment October 26/10/22 C 2418 646.53 0.00582884 25/12/2022 5555 TROJAN FIRE PROTECTION PTY LTD
Rear inspection & Testing of Fire Service Equipment 20/11/22 C 2427 646.53 0.00588638 17/01/2023 5555 TROJAN FIRE PROTECTION PTY LTD
Rear inspection & Testing of Fire Services Equipment 19/12/22 C 2444 646.53 0.00590798 02/02/2023 5555 TROJAN FIRE PROTECTION PTY LTD
Rear inspection and testing January 20/1/23 C 2448 646.53 0.00598160 07/03/2023 5555 TROJAN FIRE PROTECTION PTY LTD
Rear inspection & Testing of fire equipment Feb 6/3/23 C 2460 646.53 0.00600938 23/03/2023 5555 TROJAN FIRE PROTECTION PTY LTD
Rear inspection of fire safety equipment March 20/3/23 C 2465 646.53 0.00608488 28/04/2023 5555 TROJAN FIRE PROTECTION PTY LTD
Rear inspection and fitting of fire equipment 24/4/23 C 2468 646.53 0.00618371 15/06/2023 5555 TROJAN FIRE PROTECTION PTY LTD
Rear inspection and fitting of fire equipment 25/5/23 C 2500 646.53 0.00621368 29/06/2023 5555 TROJAN FIRE PROTECTION PTY LTD
Rear inspection of fire equipment June 1/6/23 C 2505 646.53 0.00

ACCOUNT TOTAL 7,798.35 0.00

ACCOUNT CODE : FIREM SAMFS MONITORING

GROUP CODE :
ACCOUNT CODE :
DATE FROM : 05/08/2022
DATE TO : 30/06/2023

ACCOUNT TOTAL 810.70 0.00

556828 05/08/2022 5555 SA METROPOLITAN FIRE SERVICE
Annual charge for monitoring of fire alarms 1/7/22 C 2388 810.70 0.00559799 04/09/2022 5555 MR A & MRS E HENLY
REIMBURSEMENT FOR PURCHASE OF PLANTS 0/5/22 C 2412 810.70 0.00571288 13/10/2022 5555 MR A & MRS E HENLY
Rehire fees and splits along antenna tower 23/28/22 C 2412 810.70 0.00575274 08/11/2022 5555 MR A & MRS E HENLY
REIMBURSEMENT FOR GARDEN WORKS 26/09/22 C 2412 810.70 0.00589861 17/11/2023 5555 SOUWEST LAWN & GARDEN SERVICE
Lawn mowing 5/5/23 5/6 7/7/23 1/8 9/9 20/9 11/11 2/1/23 C 2444 1,210.00 0.00590571 31/11/2023 5555 SOUWEST LAWN & GARDEN SERVICE
Garden maintenance 19/12/22 C 2447 616.00 0.00590807 02/02/2023 5555 SOUWEST LAWN & GARDEN SERVICE
Lawn mowing 1/3/23 1/4/23 1/5/23 1/6/23 1/7/23 C 2448 865.50 0.00598471 20/02/2023 5555 MR A & MRS E HENLY
REIMBURSEMENT FOR GARDEN UNPAID NOV 22 C 2448 864.55 0.00604397 04/04/2023 5555 SOUWEST LAWN & GARDEN SERVICE
Lawn mowing 25/12/22 5/1/23 1/2/23 1/3/23 C 2470 660.00 0.00611041 11/05/2023 5555 MR A & MRS E HENLY
REIMBURSEMENT FOR PLANTS 22/3/23 C 2500 143841 0.00 -126.50618359 16/06/2023 5555 SOUWEST LAWN & GARDEN SERVICE
Lawn mowing 28/4/23 2/5/23 C 2500 294.00 0.00618376 15/06/2023 5555 SOUWEST LAWN & GARDEN SERVICE
Lawn mowing 28/4/23 2/5/23 C 2500 836.00 0.00

ACCOUNT CODE : LIFTR LIFT REGISTRATION

GROUP CODE :
ACCOUNT CODE :
DATE FROM : 01/07/2022
DATE TO : 30/06/2023

ACCOUNT TOTAL 5,483.50 -2,251.28

551986 07/07/2022 5555 MR B & MSC CRUKE
REIMBURSEMENT FOR PRESSURE CLEANING 1/6/22 C 2388 0.00 -990.00618363 15/06/2023 5555 SA SWEEPERS AND SCRUBBERS PTY LTD
Pressure clean basement carpet 3/1/23 C 2500 0.00 -990.00

* denotes that the transaction is negated

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Ref. No.	Date	Strata Code: Payee/Payer	Ref. No.	Date	Strata Code: Payee/Payer
STRATA CODE : 5555			STRATA CODE : 5555		
LOT NO. :			LOT NO. :		

ACCOUNT LEDGER			ACCOUNT LEDGER		
Ref. No.	Date	Strata Code: Payee/Payer	Ref. No.	Date	Strata Code: Payee/Payer
GROUP CODE : SERV SERVICES			GROUP CODE : SERV SERVICES		
ACCOUNT CODE : LIFR LIFT REGISTRATION			ACCOUNT CODE : LIFR LIFT REGISTRATION		
589839	17/01/2023	5555	589839	17/01/2023	5555
	Liftr rental agreement 11/12/23				
589839	17/01/2023	5555	589839	17/01/2023	5555
	Liftr rental agreement 11/12/23				
ACCOUNT CODE : OHS CONTRACTOR COMPLIANCE CHECKING			ACCOUNT CODE : OHS CONTRACTOR COMPLIANCE CHECKING		
617151	07/06/2023	5555	617151	07/06/2023	5555
	ARM Contract Cleaning Recovery 2023				
ACCOUNT TOTAL			ACCOUNT TOTAL		
	796.00	0.00		796.00	0.00
ACCOUNT CODE : RUBB RUBBISH REMOVAL			ACCOUNT CODE : RUBB RUBBISH REMOVAL		
582229	08/07/2022	5555	582229	08/07/2022	5555
	Rubbish Removal 01/08/2022 to 22/08/2022				
582230	08/07/2022	5555	582230	08/07/2022	5555
	Rubbish Removal 01/08/2022 to 22/08/2022				
588433	05/08/2022	5555	588433	05/08/2022	5555
	Rubbish Removal 15/07/2022 to 28/07/2022				
588267	02/08/2022	5555	588267	02/08/2022	5555
	Rubbish Removal 28/07/2022 to 28/08/2022				
588744	07/10/2022	5555	588744	07/10/2022	5555
	Rubbish Removal 02/09/2022 to 28/09/2022				
574927	04/11/2022	5555	574927	04/11/2022	5555
	Rubbish Removal 20/10/2022 to 28/10/2022				
ACCOUNT TOTAL			ACCOUNT TOTAL		
	365.00	0.00		365.00	0.00
ACCOUNT CODE : BAS PREPARATION OF BAS			ACCOUNT CODE : BAS PREPARATION OF BAS		
551604	27/07/2022	5555	551604	27/07/2022	5555
	Bas Preparations & Lodgement 01/04/2022 to 30/06/2022				
571684	22/10/2022	5555	571684	22/10/2022	5555
	Bas Preparations & Lodgement 01/07/2022 to 30/08/2022				
584274	28/02/2023	5555	584274	28/02/2023	5555
	Bas Preparations & Lodgement 01/03/2022 to 31/02/2022				
607951	20/04/2023	5555	607951	20/04/2023	5555
	Bas Preparations & Lodgement 01/03/2023 to 31/03/2023				
ACCOUNT TOTAL			ACCOUNT TOTAL		
	374.00	0.00		374.00	0.00
ACCOUNT CODE : GST GST PAYMENT / REFUND			ACCOUNT CODE : GST GST PAYMENT / REFUND		
550638	27/07/2022	5555	550638	27/07/2022	5555
	GST PAYMENT 01/04/2022 to 30/06/2022				
571914	22/10/2022	5555	571914	22/10/2022	5555
	GST PAYMENT 01/07/2022 to 30/08/2022				
588287	23/02/2023	5555	588287	23/02/2023	5555
	GST PAYMENT 01/03/2022 to 31/02/2022				
607885	19/04/2023	5555	607885	19/04/2023	5555
	GST PAYMENT 01/01/2022 to 31/03/2022				
ACCOUNT TOTAL			ACCOUNT TOTAL		
	1,073.00	0.00		1,073.00	0.00
ACCOUNT CODE : TRP INCOME TAX RETURN PREPARATION			ACCOUNT CODE : TRP INCOME TAX RETURN PREPARATION		
572780	24/10/2022	5555	572780	24/10/2022	5555
	Income Tax Return Preparation and Lodgement FEB 2022 April 2022				
ACCOUNT TOTAL			ACCOUNT TOTAL		
	13,770.00	0.00		13,770.00	0.00
ACCOUNT CODE : TRP INCOME TAX PAYMENT / REFUND			ACCOUNT CODE : TRP INCOME TAX PAYMENT / REFUND		
550533	27/07/2022	5555	550533	27/07/2022	5555
	PAID INCOME TAX INSTALMENT 01/04/2022 to 30/06/2022				
571911	22/10/2022	5555	571911	22/10/2022	5555
	PAID INCOME TAX INSTALMENT 01/07/2022 to 30/08/2022				
583895	23/02/2023	5555	583895	23/02/2023	5555
	PAID INCOME TAX INSTALMENT 01/03/2022 to 31/02/2022				
607881	19/04/2023	5555	607881	19/04/2023	5555
	PAID INCOME TAX INSTALMENT 01/01/2022 to 31/03/2022				
618784	16/06/2023	5555	618784	16/06/2023	5555
	Income Tax Refund 01/07/2021 to 30/06/2022				
ACCOUNT TOTAL			ACCOUNT TOTAL		
	9,520.76	0.00		9,520.76	0.00
GROUP CODE : SUNDY OTHER INCOME			GROUP CODE : SUNDY OTHER INCOME		
588477	20/02/2023	5555	588477	20/02/2023	5555
	MR G & MRS PELGRAVE REBURSEMENT FOR PURCHASE OF PHONE 11/02/22				
ACCOUNT TOTAL			ACCOUNT TOTAL		
	21,005.50	0.00		21,005.50	0.00
GROUP CODE : TRF TRANSFER			GROUP CODE : TRF TRANSFER		
615834	02/06/2023	5555	615834	02/06/2023	5555
	TRF REBURSEMENT 01/06/2023				
ACCOUNT TOTAL			ACCOUNT TOTAL		
	0.00	0.00		0.00	0.00
ACCOUNT CODE : PAYE PAYE			ACCOUNT CODE : PAYE PAYE		
615835	02/06/2023	5555	615835	02/06/2023	5555
	TRF			TRF	
ACCOUNT TOTAL			ACCOUNT TOTAL		
	0.00	0.00		0.00	0.00

* denotes that the transaction is negated

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STRATA CODE : 5555
LOT NO. :

GROUP CODE :
ACCOUNT CODE :

DATE FROM : 01/07/2022
DATE TO : 30/06/2023

GROUP CODE :
ACCOUNT CODE :

DATE FROM : 01/07/2022
DATE TO : 30/06/2023

GROUP CODE : UTIL UTILITIES

ACCOUNT CODE : PHONE TELEPHONE CHARGES

Ref. No.	Date Detail	Strata Code	Payer/Payee	ACCOUNT TOTAL	Cheque/Receipt	Debit \$	Credit \$
552216	18/07/2022	5555	TELSTRA CORPORATION LIMITED	30,000.00	30,000.00		
552667	15/07/2022	5555	TELSTRA CORPORATION LIMITED	C 81908	44.99	0.00	
556432	Phone Charges 22/06/2022 to 21/07/2022	5555	TELSTRA CORPORATION LIMITED	C 81945	122.23	0.00	
557337	19/07/2022	5555	TELSTRA CORPORATION LIMITED	C 81970	122.23	0.00	
558250	Phone Charges 01/08/2022 to 01/09/2022	5555	TELSTRA CORPORATION LIMITED	C 81982	47.00	0.00	
559272	02/08/2022	5555	TELSTRA CORPORATION LIMITED	C 81982	165.00	0.00	
563434	Phone Charges 19/08/2022 to 18/09/2022	5555	TELSTRA CORPORATION LIMITED	C 81985	122.23	0.00	
568742	Phone Charges 01/08/2022 to 21/04/2022	5555	TELSTRA CORPORATION LIMITED	C 82012	47.00	0.00	
571865	Phone Charges 22/06/2022 to 21/07/2022	5555	TELSTRA CORPORATION LIMITED	C 82029	122.23	0.00	
574288	Phone Charges 01/08/2022 to 01/09/2022	5555	TELSTRA CORPORATION LIMITED	C 82036	47.00	0.00	
576376	Phone Charges 22/06/2022 to 21/07/2022	5555	TELSTRA CORPORATION LIMITED	C 82051	122.23	0.00	
582375	18/11/2022	5555	TELSTRA CORPORATION LIMITED	C 82061	165.00	0.00	
597071	02/12/2022	5555	TELSTRA CORPORATION LIMITED	C 82065	47.00	0.00	
598467	08/12/2022	5555	TELSTRA CORPORATION LIMITED	C 82066	47.00	0.00	
598796	Phone Charges 22/06/2022 to 21/07/2022	5555	TELSTRA CORPORATION LIMITED	C 82074	122.23	0.00	
598857	Phone Charges 01/08/2022 to 01/09/2022	5555	TELSTRA CORPORATION LIMITED	C 82105	47.00	0.00	
599355	13/01/2023	5555	TELSTRA CORPORATION LIMITED	C 82086	47.00	0.00	
599415	15/03/2023	5555	TELSTRA CORPORATION LIMITED	C 82096	122.23	0.00	
599543	Phone Charges 22/06/2022 to 21/07/2022	5555	TELSTRA CORPORATION LIMITED	C 82105	47.00	0.00	
6017862	Phone Charges 22/06/2022 to 21/07/2022	5555	TELSTRA CORPORATION LIMITED	C 82119	122.23	0.00	
615802	02/08/2023	5555	TELSTRA CORPORATION LIMITED	C 82126	47.00	0.00	
617732	Phone Charges 22/06/2022 to 21/07/2022	5555	TELSTRA CORPORATION LIMITED	C 82153	49.20	0.00	
619019	19/06/2023	5555	TELSTRA CORPORATION LIMITED	C 82225	122.23	0.00	
621865	30/06/2023	5555	TELSTRA CORPORATION LIMITED	C 82225	49.20	0.00	
	Phone Charges 22/06/2022 to 21/07/2023						

ACCOUNT TOTAL

0.00

GROUP CODE : UTIL UTILITIES

ACCOUNT CODE : POWER ELECTRICITY CHARGES

Ref. No.	Date Detail	Strata Code	Payer/Payee	ACCOUNT TOTAL	Cheque/Receipt	Debit \$	Credit \$
557784	26/08/2022	5555	ORIGIN ENERGY ELECTRICITY LTD	C 81978	4,876.23	0.00	
576391	18/11/2022	5555	ORIGIN ENERGY ELECTRICITY LTD	C 82052	4,171.71	0.00	
594667	03/03/2023	5555	ORIGIN ENERGY ELECTRICITY LTD	C 82127	3,925.78	0.00	
612124	19/05/2023	5555	ORIGIN ENERGY ELECTRICITY LTD	C 82196	4,688.21	0.00	
	Electricity Usage 18/03/2023 to 17/04/2023						

ACCOUNT TOTAL

0.00

GROUP CODE : UTIL UTILITIES

ACCOUNT CODE : WATER WATER CHARGES

Ref. No.	Date Detail	Strata Code	Payer/Payee	ACCOUNT TOTAL	Cheque/Receipt	Debit \$	Credit \$
552298	05/07/2022	5555	SA WATER	C 81956	981.70	0.00	
	Water Usage 17/03/2022 to 16/06/2022						
568784	07/10/2022	5555	SA WATER	C 82010	538.08	0.00	
	Water Usage 14/06/2022 to 13/09/2022						
590117	20/01/2023	5555	SA WATER	C 82084	1,655.66	0.00	
	Water Usage 31/05/2022 to 17/02/2022						
608681	05/04/2023	5555	SA WATER	C 82151	2,193.35	0.00	
	Water Usage 07/02/2022 to 24/03/2023						
	ACCOUNT TOTAL			5,378.79			

ACCOUNT TOTAL

0.00

GROUP CODE : UTIL UTILITIES

ACCOUNT CODE : WATER WATER CHARGES

Ref. No.	Date Detail	Strata Code	Payer/Payee	ACCOUNT TOTAL	Cheque/Receipt	Debit \$	Credit \$
552298	05/07/2022	5555	SA WATER	C 81956	981.70	0.00	
	Water Usage 17/03/2022 to 16/06/2022						
568784	07/10/2022	5555	SA WATER	C 82010	538.08	0.00	
	Water Usage 14/06/2022 to 13/09/2022						
590117	20/01/2023	5555	SA WATER	C 82084	1,655.66	0.00	
	Water Usage 31/05/2022 to 17/02/2022						
608681	05/04/2023	5555	SA WATER	C 82151	2,193.35	0.00	
	Water Usage 07/02/2022 to 24/03/2023						
	ACCOUNT TOTAL			5,378.79			

ACCOUNT TOTAL

0.00

GROUP CODE : UTIL UTILITIES

ACCOUNT CODE : WATER WATER CHARGES

Ref. No.	Date Detail	Strata Code	Payer/Payee	ACCOUNT TOTAL	Cheque/Receipt	Debit \$	Credit \$
552298	05/07/2022	5555	SA WATER	C 81956	981.70	0.00	
	Water Usage 17/03/2022 to 16/06/2022						
568784	07/10/2022	5555	SA WATER	C 82010	538.08	0.00	
	Water Usage 14/06/2022 to 13/09/2022						
590117	20/01/2023	5555	SA WATER	C 82084	1,655.66	0.00	
	Water Usage 31/05/2022 to 17/02/2022						
608681	05/04/2023	5555	SA WATER	C 82151	2,193.35	0.00	
	Water Usage 07/02/2022 to 24/03/2023						
	ACCOUNT TOTAL			5,378.79			

ACCOUNT TOTAL

0.00

GROUP CODE : UTIL UTILITIES

ACCOUNT CODE : WATER WATER CHARGES

Ref. No.	Date Detail	Strata Code	Payer/Payee	ACCOUNT TOTAL	Cheque/Receipt	Debit \$	Credit \$
552298	05/07/2022	5555	SA WATER	C 81956	981.70	0.00	
	Water Usage 17/03/2022 to 16/06/2022						
568784	07/10/2022	5555	SA WATER	C 82010	538.08	0.00	
	Water Usage 14/06/2022 to 13/09/2022						
590117	20/01/2023	5555	SA WATER	C 82084	1,655.66	0.00	
	Water Usage 31/05/2022 to 17/02/2022						
608681	05/04/2023	5555	SA WATER	C 82151	2,193.35	0.00	
	Water Usage 07/02/2022 to 24/03/2023						
	ACCOUNT TOTAL			5,378.79			

ACCOUNT TOTAL

0.00

GROUP CODE : UTIL UTILITIES

ACCOUNT CODE : WATER WATER CHARGES

Ref. No.	Date Detail	Strata Code	Payer/Payee	ACCOUNT TOTAL	Cheque/Receipt	Debit \$	Credit \$
552298	05/07/2022	5555	SA WATER	C 81956	981.70	0.00	
	Water Usage 17/03/2022 to 16/06/2022						
568784	07/10/2022	5555	SA WATER	C 82010	538.08	0.00	
	Water Usage 14/06/2022 to 13/09/2022						
590117	20/01/2023	5555	SA WATER	C 82084	1,655.66	0.00	
	Water Usage 31/05/2022 to 17/02/2022						
608681	05/04/2023	5555	SA WATER	C 82151	2,193.35	0.00	
	Water Usage 07/02/2022 to 24/03/2023						
	ACCOUNT TOTAL			5,378.79			

ACCOUNT TOTAL

0.00

GROUP CODE : UTIL UTILITIES

ACCOUNT CODE : WATER WATER CHARGES

Ref. No.	Date Detail	Strata Code	Payer/Payee	ACCOUNT TOTAL	Cheque/Receipt	Debit \$	Credit \$
552298	05/07/2022	5555	SA WATER	C 81956	981.70	0.00	
	Water Usage 17/03/2022 to 16/06/2022						
568784	07/10/2022	5555	SA WATER	C 82010	538.08	0.00	
	Water Usage 14/06/2022 to 13/09/2022						
590117	20/01/2023	5555	SA WATER	C 82084	1,655.66	0.00	
	Water Usage 31/05/2022 to 17/02/2022						
608681	05/04/2023	5555	SA WATER	C 82151	2,193.35	0.00	
	Water Usage 07/02/2022 to 24/03/2023						
	ACCOUNT TOTAL			5,378.79			

ACCOUNT TOTAL

0.00

GROUP CODE : UTIL UTIL

ANNUAL REPORTS

for the financial year to 30/06/2025

Community Strata 5555

Saltram Towers, 19-20 South Esplanade, Glenelg SA 5045

Manager: Best Strata

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Detailed Expenses	18

**Statement of Financial Performance
for the financial year
to 30/06/2025**

Community Corporation No. 5555 Inc.

Saltram Towers, 19-20 South Esplanade, Glenelg SA 5045

Administrative Fund		
	Current period	Previous year
	01/07/2024-30/06/2025	01/07/2023-30/06/2024
Revenue		
Interest on Arrears--Admin	169.56	102.53
Interest--Bank	34,240.26	30,072.60
Key Deposits	40.00	0.00
Levies Due (Special)--Admin	0.00	677.17
Levies Due--Admin	221,424.84	168,625.38
Recovery--Credit Card Surcharge	41.33	40.87
Recovery--Debt	0.00	(20.00)
Recovery--Owner	1,508.87	0.00
Rental Income	46,266.86	44,487.37
Transfer from Capital Works Fund	0.00	10,000.00
<i>Total revenue</i>	<i>303,691.72</i>	<i>253,985.92</i>
Less expenses		
Admin--Agent Disbursements	1,347.60	1,267.26
Admin--Auditors--Audit Services	432.73	432.73
Admin--Auditors--BAS Services	400.00	400.00
Admin--Auditors--Taxation Services	150.00	150.00
Admin--Bank Charges	252.01	237.89
Admin--Income Tax--Admin	20,608.00	10,859.00
Admin--Legal & Debt Collection Fees	0.00	11,220.27
Admin--Management Fees--Standard	7,539.68	7,079.18
Admin--Meeting Expenses	467.27	100.00
Admin--Reference Material	0.00	12.30
Admin--Registration/License/Permit Fees	331.82	331.82
Admin--Telephone Charges	2,021.81	1,895.57
Insurance--Premiums	33,293.89	32,174.67
Insurance--Valuation	0.00	2,500.00
Maint Bldg--Airconditioning	1,999.16	1,911.69
Maint Bldg--Cleaning	28,095.45	26,277.05
Maint Bldg--Cleaning--Windows/Glass	0.00	2,835.00
Maint Bldg--Consultants	(2,287.50)	9,725.00
Maint Bldg--Doors & Windows	1,857.02	1,510.00
Maint Bldg--Electrical	42,990.00	7,869.07
Maint Bldg--Electrical Lamps & Tubes	21.95	0.00
Maint Bldg--Fire Protection	78,318.00	60,542.75
Maint Bldg--Fire Protection--Contract	8,803.31	3,667.50
Maint Bldg--Fire Protection--Generator	0.00	10,307.38

Administrative Fund

	Current period	Previous year
	01/07/2024-30/06/2025	01/07/2023-30/06/2024
Maint Bldg--Fire Protection--Monitoring	795.00	772.00
Maint Bldg--Fire--Call Out Fee	1,690.68	0.00
Maint Bldg--General Repairs	22,764.13	19,144.36
Maint Bldg--Glass	0.00	200.00
Maint Bldg--Insurance Repairs	2,761.82	0.00
Maint Bldg--Intercom	1,352.73	0.00
Maint Bldg--Lift	0.00	14,200.91
Maint Bldg--Lift--Maintenance Contract	17,299.86	4,235.73
Maint Bldg--Locks, Keys & Card Keys	396.36	0.00
Maint Bldg--Plumbing & Drainage	1,060.00	0.00
Maint Bldg--Pumps	21,238.00	4,000.00
Maint Bldg--Roof	0.00	5,900.00
Maint Bldg--Security Alarm Equipment	320.00	245.00
Maint Bldg--Security Keys	722.00	0.00
Maint Bldg--Signs & Notice Boards	660.95	956.50
Maint Bldg--TV Antenna & Cables	820.00	0.00
Maint Grounds--Irrigation Systems	848.18	0.00
Maint Grounds--Landscaping	6,900.00	0.00
Maint Grounds--Lawns & Gardening	7,464.32	11,370.23
Maint Grounds--Paving	0.00	1,218.18
Maint Grounds--Pool	9,689.56	8,073.27
Prior Period GST Expense Adjustment-Admin	0.00	8,371.73
Staff--Salaries--Cleaner	150.00	0.00
Utility--Electricity	15,349.26	18,936.68
Utility--Rubbish Removal	1,508.43	1,387.79
Utility--Water & Sewerage	6,479.93	6,017.85
Total expenses	346,913.41	298,336.36
Surplus/Deficit	(43,221.69)	(44,350.44)
Opening balance	(21,065.86)	23,284.58
Closing balance	-\$64,287.55	-\$21,065.86

Capital Works Fund

	Current period 01/07/2024-30/06/2025	Previous year 01/07/2023-30/06/2024
Revenue		
Interest on Arrears--Capital Works	100.03	0.00
Levies Due--Capital Works	130,646.68	110,218.07
<i>Total revenue</i>	<i>130,746.71</i>	<i>110,218.07</i>
Less expenses		
Admin--Transfer to Admin Fund	0.00	10,000.00
Maint Bldg--Electrical	107,787.00	68,740.00
Maint Grounds--Pool Renovation	16,763.37	0.00
Prior Period GST Expense Adjustment-Capital Works	0.00	(11,021.85)
<i>Total expenses</i>	<i>124,550.37</i>	<i>67,718.15</i>
Surplus/Deficit	6,196.34	42,499.92
Opening balance	662,516.98	620,017.06
Closing balance	\$668,713.32	\$662,516.98

Statement of Financial Position

As at 30/06/2025

Community Corporation No. 5555 Inc.

Saltram Towers, 19-20 South Esplanade, Glenelg SA 5045

	Current period	Previous year
Owners' funds		
Administrative Fund		
Operating Surplus/Deficit--Admin	(43,221.69)	(44,350.44)
Owners Equity--Admin	(21,065.86)	23,284.58
	<hr/>	<hr/>
Capital Works Fund		
Operating Surplus/Deficit--Capital Works	6,196.34	42,499.92
Owners Equity--Capital Works	<hr/>	<hr/>
	662,516.98	620,017.06
	<hr/>	<hr/>
Net owners' funds	<hr/>	<hr/>
	\$604,425.77	\$641,451.12
 Represented by:		
Assets		
Administrative Fund		
Cash at Bank--Admin	(40,303.70)	2,116.94
Receivable--Owners--Admin	(223.30)	0.00
	<hr/>	<hr/>
Capital Works Fund		
Cash at Bank--Capital Works	683,554.11	670,002.88
	<hr/>	<hr/>
Unallocated Money	683,554.11	670,002.88
	<hr/>	<hr/>
Total assets	0.00	0.00
	<hr/>	<hr/>
Less liabilities	643,027.11	672,119.82
Administrative Fund		
Creditor--GST--Admin	(12,111.74)	(1,504.25)
Prepaid Levies--Admin	35,872.29	24,687.05
	<hr/>	<hr/>
Capital Works Fund		
Creditor--GST--Capital Works	(6,264.42)	(6,874.00)
Prepaid Levies--Capital Works	<hr/>	<hr/>
	21,105.21	14,359.90
	<hr/>	<hr/>
Unallocated Money	14,840.79	7,485.90
	<hr/>	<hr/>
Total liabilities	0.00	0.00
	<hr/>	<hr/>
Net assets	<hr/>	<hr/>
	\$604,425.77	\$641,451.12

**Detailed Revenue
for the financial year
from 01/07/2024 to 30/06/2025**

Community Corporation No. 5555 Inc.

 Saltram Towers, 19-20 South Esplanade, Glenelg SA
 5045

Date	Details	Group	Amount (GST exclusive)	Type
Administrative Fund				
	Interest on Arrears--Admin 142500			
02/08/2024	Interest on arrears: Levy payment for 23/5555		15.48	Re
02/08/2024	Interest on arrears: Levy payment for 11/5555		13.56	Re
25/11/2024	Interest on arrears: Levy payment for 28/5555		28.59	Re
25/11/2024	Interest on arrears: Levy payment for 8/5555		21.27	Re
09/12/2024	Interest on arrears: Levy payment for 11/5555		29.24	Re
17/02/2025	Interest on arrears: Levy payment for 4/5555		20.05	Re
18/02/2025	Interest on arrears: Levy payment for 20/5555		17.86	Re
28/02/2025	Interest on arrears: Levy payment for 27/5555		23.50	Re
22/04/2025	Interest on arrears: Levy payment for 11/5555		0.01	Re
			\$169.56	
	Interest--Bank 142300			
24/07/2024	Bank Interest June 2024		2,698.71	Jn
07/08/2024	Bank Interest July 2024		2,767.03	Jn
21/09/2024	Bank Interest August 2024		2,765.33	Jn
12/10/2024	Bank Interest September 2024		2,753.44	Jn
17/11/2024	Bank Interest October 2024		3,155.54	Jn
08/12/2024	Bank Interest November 2024		2,997.49	Jn
25/01/2025	Bank Interest December 2024		3,161.69	Jn
15/02/2025	Bank Interest January 2025		3,386.75	Jn
09/03/2025	Bank Interest February 2025		2,708.71	Jn
12/04/2025	Bank Interest March 2025		2,568.53	Jn

Community Corporation No. 5555 Inc.

Saltram Towers, 19-20 South Esplanade, Glenelg SA
5045

Date	Details	Group	Amount (GST exclusive)	TY
Administrative Fund				
17/05/2025	Bank Interest April 2025		2,945.96	Jn
06/06/2025	Bank Interest May 2025		2,331.08	Jn
			\$34,240.26	
Key Deposits 142800				
01/01/2025	Lot 12: Fob 20/9/2024		40.00	Ov
01/01/2025	Lot 12: New Fob 20/09/2024		40.00	Ov
01/01/2025	Owner invoice cancellation for lot: 12/5555		(40.00)	Ov
			\$40.00	
Levies Due--Admin 143000				
01/07/2024	Lot 5: Quarterly Admin/Capital Works Levy 01/07/20		1,345.14	
01/07/2024	Lot 16: Quarterly Admin/Capital Works Levy 01/07/2		1,666.23	
01/07/2024	Lot 18: Quarterly Admin/Capital Works Levy 01/07/2		1,538.91	
01/07/2024	Lot 31: Quarterly Admin/Capital Works Levy 01/07/2		1,926.41	
01/07/2024	Lot 32: Quarterly Admin/Capital Works Levy 01/07/2		1,799.09	
01/07/2024	Lot 1: Quarterly Admin/Capital Works Levy 01/07/20		1,267.64	
01/07/2024	Lot 2: Quarterly Admin/Capital Works Levy 01/07/20		1,206.77	
01/07/2024	Lot 3: Quarterly Admin/Capital Works Levy 01/07/20		1,361.77	
01/07/2024	Lot 4: Quarterly Admin/Capital Works Levy 01/07/20		1,478.00	
01/07/2024	Lot 6: Quarterly Admin/Capital Works Levy 01/07/20		1,389.45	
01/07/2024	Lot 7: Quarterly Admin/Capital Works Levy 01/07/20		1,511.23	
01/07/2024	Lot 8: Quarterly Admin/Capital Works Levy 01/07/20		1,383.91	
01/07/2024	Lot 9: Quarterly Admin/Capital Works Levy 01/07/20		1,411.59	
01/07/2024	Lot 10: Quarterly Admin/Capital Works Levy 01/07/2		1,538.91	
01/07/2024	Lot 11: Quarterly Admin/Capital Works Levy 01/07/2		1,406.05	
01/07/2024	Lot 12: Quarterly Admin/Capital Works Levy 01/07/2		1,455.86	
01/07/2024	Lot 13: Quarterly Admin/Capital Works Levy 01/07/2		1,577.64	
01/07/2024	Lot 14: Quarterly Admin/Capital Works Levy 01/07/2		1,450.32	
01/07/2024	Lot 15: Quarterly Admin/Capital Works Levy 01/07/2		1,538.91	

Date	Details	Group	Amount (GST exclusive)	TY
Administrative Fund				
01/07/2024	Lot 17: Quarterly Admin/Capital Works Levy 01/07/2		1,538.91	
01/07/2024	Lot 19: Quarterly Admin/Capital Works Levy 01/07/2		1,666.23	
01/07/2024	Lot 20: Quarterly Admin/Capital Works Levy 01/07/2		1,538.91	
01/07/2024	Lot 21: Quarterly Admin/Capital Works Levy 01/07/2		1,605.32	
01/07/2024	Lot 22: Quarterly Admin/Capital Works Levy 01/07/2		1,732.64	
01/07/2024	Lot 23: Quarterly Admin/Capital Works Levy 01/07/2		1,605.32	
01/07/2024	Lot 24: Quarterly Admin/Capital Works Levy 01/07/2		1,666.23	
01/07/2024	Lot 25: Quarterly Admin/Capital Works Levy 01/07/2		1,799.09	
01/07/2024	Lot 26: Quarterly Admin/Capital Works Levy 01/07/2		1,666.23	
01/07/2024	Lot 27: Quarterly Admin/Capital Works Levy 01/07/2		1,732.64	
01/07/2024	Lot 28: Quarterly Admin/Capital Works Levy 01/07/2		1,859.95	
01/07/2024	Lot 29: Quarterly Admin/Capital Works Levy 01/07/2		1,732.64	
01/07/2024	Lot 30: Quarterly Admin/Capital Works Levy 01/07/2		1,799.09	
01/07/2024	Lot 33: Quarterly Admin/Capital Works Levy 01/07/2		2,579.59	
01/07/2024	Lot 34: Quarterly Admin/Capital Works Levy 01/07/2		2,579.59	
01/10/2024	Lot 1: Quarterly Admin/Capital Works Levy 01/10/20		1,267.64	
01/10/2024	Lot 2: Quarterly Admin/Capital Works Levy 01/10/20		1,206.77	
01/10/2024	Lot 3: Quarterly Admin/Capital Works Levy 01/10/20		1,361.77	
01/10/2024	Lot 4: Quarterly Admin/Capital Works Levy 01/10/20		1,478.00	
01/10/2024	Lot 5: Quarterly Admin/Capital Works Levy 01/10/20		1,345.14	
01/10/2024	Lot 6: Quarterly Admin/Capital Works Levy 01/10/20		1,389.45	
01/10/2024	Lot 7: Quarterly Admin/Capital Works Levy 01/10/20		1,511.23	
01/10/2024	Lot 8: Quarterly Admin/Capital Works Levy 01/10/20		1,383.91	
01/10/2024	Lot 9: Quarterly Admin/Capital Works Levy 01/10/20		1,411.59	
01/10/2024	Lot 10: Quarterly Admin/Capital Works Levy 01/10/2		1,538.91	
01/10/2024	Lot 11: Quarterly Admin/Capital Works Levy 01/10/2		1,406.05	
01/10/2024	Lot 12: Quarterly Admin/Capital Works Levy 01/10/2		1,455.86	
01/10/2024	Lot 13: Quarterly Admin/Capital Works Levy 01/10/2		1,577.64	

Date	Details	Group	Amount (GST exclusive)	TY
Administrative Fund				
01/10/2024	Lot 14: Quarterly Admin/Capital Works Levy 01/10/2		1,450.32	
01/10/2024	Lot 15: Quarterly Admin/Capital Works Levy 01/10/2		1,538.91	
01/10/2024	Lot 16: Quarterly Admin/Capital Works Levy 01/10/2		1,666.23	
01/10/2024	Lot 17: Quarterly Admin/Capital Works Levy 01/10/2		1,538.91	
01/10/2024	Lot 18: Quarterly Admin/Capital Works Levy 01/10/2		1,538.91	
01/10/2024	Lot 19: Quarterly Admin/Capital Works Levy 01/10/2		1,666.23	
01/10/2024	Lot 20: Quarterly Admin/Capital Works Levy 01/10/2		1,538.91	
01/10/2024	Lot 21: Quarterly Admin/Capital Works Levy 01/10/2		1,605.32	
01/10/2024	Lot 22: Quarterly Admin/Capital Works Levy 01/10/2		1,732.64	
01/10/2024	Lot 23: Quarterly Admin/Capital Works Levy 01/10/2		1,605.32	
01/10/2024	Lot 24: Quarterly Admin/Capital Works Levy 01/10/2		1,666.23	
01/10/2024	Lot 25: Quarterly Admin/Capital Works Levy 01/10/2		1,799.09	
01/10/2024	Lot 26: Quarterly Admin/Capital Works Levy 01/10/2		1,666.23	
01/10/2024	Lot 27: Quarterly Admin/Capital Works Levy 01/10/2		1,732.64	
01/10/2024	Lot 28: Quarterly Admin/Capital Works Levy 01/10/2		1,859.95	
01/10/2024	Lot 29: Quarterly Admin/Capital Works Levy 01/10/2		1,732.64	
01/10/2024	Lot 30: Quarterly Admin/Capital Works Levy 01/10/2		1,799.09	
01/10/2024	Lot 31: Quarterly Admin/Capital Works Levy 01/10/2		1,926.41	
01/10/2024	Lot 32: Quarterly Admin/Capital Works Levy 01/10/2		1,799.09	
01/10/2024	Lot 33: Quarterly Admin/Capital Works Levy 01/10/2		2,579.59	
01/10/2024	Lot 34: Quarterly Admin/Capital Works Levy 01/10/2		2,579.59	
01/01/2025	Lot 16: Quarterly Admin/Capital Works Levy 01/01/2		1,666.23	
01/01/2025	Lot 31: Quarterly Admin/Capital Works Levy 01/01/2		1,926.41	
01/01/2025	Lot 32: Quarterly Admin/Capital Works Levy 01/01/2		1,799.09	
01/01/2025	Lot 34: Quarterly Admin/Capital Works Levy 01/01/2		2,579.59	
01/01/2025	Lot 1: Quarterly Admin/Capital Works Levy 01/01/20		1,267.64	
01/01/2025	Lot 2: Quarterly Admin/Capital Works Levy 01/01/20		1,206.77	
01/01/2025	Lot 3: Quarterly Admin/Capital Works Levy 01/01/20		1,361.77	

Date	Details	Group	Amount (GST exclusive)	TY
Administrative Fund				
01/01/2025	Lot 4: Quarterly Admin/Capital Works Levy 01/01/20		1,478.00	
01/01/2025	Lot 5: Quarterly Admin/Capital Works Levy 01/01/20		1,345.14	
01/01/2025	Lot 6: Quarterly Admin/Capital Works Levy 01/01/20		1,389.45	
01/01/2025	Lot 7: Quarterly Admin/Capital Works Levy 01/01/20		1,511.23	
01/01/2025	Lot 8: Quarterly Admin/Capital Works Levy 01/01/20		1,383.91	
01/01/2025	Lot 9: Quarterly Admin/Capital Works Levy 01/01/20		1,411.59	
01/01/2025	Lot 10: Quarterly Admin/Capital Works Levy 01/01/2		1,538.91	
01/01/2025	Lot 11: Quarterly Admin/Capital Works Levy 01/01/2		1,406.05	
01/01/2025	Lot 12: Quarterly Admin/Capital Works Levy 01/01/2		1,455.86	
01/01/2025	Lot 13: Quarterly Admin/Capital Works Levy 01/01/2		1,577.64	
01/01/2025	Lot 14: Quarterly Admin/Capital Works Levy 01/01/2		1,450.32	
01/01/2025	Lot 15: Quarterly Admin/Capital Works Levy 01/01/2		1,538.91	
01/01/2025	Lot 17: Quarterly Admin/Capital Works Levy 01/01/2		1,538.91	
01/01/2025	Lot 18: Quarterly Admin/Capital Works Levy 01/01/2		1,538.91	
01/01/2025	Lot 19: Quarterly Admin/Capital Works Levy 01/01/2		1,666.23	
01/01/2025	Lot 20: Quarterly Admin/Capital Works Levy 01/01/2		1,538.91	
01/01/2025	Lot 21: Quarterly Admin/Capital Works Levy 01/01/2		1,605.32	
01/01/2025	Lot 22: Quarterly Admin/Capital Works Levy 01/01/2		1,732.64	
01/01/2025	Lot 23: Quarterly Admin/Capital Works Levy 01/01/2		1,605.32	
01/01/2025	Lot 24: Quarterly Admin/Capital Works Levy 01/01/2		1,666.23	
01/01/2025	Lot 25: Quarterly Admin/Capital Works Levy 01/01/2		1,799.09	
01/01/2025	Lot 26: Quarterly Admin/Capital Works Levy 01/01/2		1,666.23	
01/01/2025	Lot 27: Quarterly Admin/Capital Works Levy 01/01/2		1,732.64	
01/01/2025	Lot 28: Quarterly Admin/Capital Works Levy 01/01/2		1,859.95	
01/01/2025	Lot 29: Quarterly Admin/Capital Works Levy 01/01/2		1,732.64	
01/01/2025	Lot 30: Quarterly Admin/Capital Works Levy 01/01/2		1,799.09	
01/01/2025	Lot 33: Quarterly Admin/Capital Works Levy 01/01/2		2,579.59	
01/04/2025	Lot 1: Quarterly Admin/Capital Works Levy 01/04/20		1,267.64	

Date	Details	Group	Amount (GST exclusive)	Type
Administrative Fund				
01/04/2025	Lot 2: Quarterly Admin/Capital Works Levy 01/04/20		1,206.77	
01/04/2025	Lot 3: Quarterly Admin/Capital Works Levy 01/04/20		1,361.77	
01/04/2025	Lot 4: Quarterly Admin/Capital Works Levy 01/04/20		1,478.00	
01/04/2025	Lot 5: Quarterly Admin/Capital Works Levy 01/04/20		1,345.14	
01/04/2025	Lot 6: Quarterly Admin/Capital Works Levy 01/04/20		1,389.45	
01/04/2025	Lot 7: Quarterly Admin/Capital Works Levy 01/04/20		1,511.23	
01/04/2025	Lot 8: Quarterly Admin/Capital Works Levy 01/04/20		1,383.91	
01/04/2025	Lot 9: Quarterly Admin/Capital Works Levy 01/04/20		1,411.59	
01/04/2025	Lot 10: Quarterly Admin/Capital Works Levy 01/04/2		1,538.91	
01/04/2025	Lot 11: Quarterly Admin/Capital Works Levy 01/04/2		1,406.05	
01/04/2025	Lot 12: Quarterly Admin/Capital Works Levy 01/04/2		1,455.86	
01/04/2025	Lot 13: Quarterly Admin/Capital Works Levy 01/04/2		1,577.64	
01/04/2025	Lot 14: Quarterly Admin/Capital Works Levy 01/04/2		1,450.32	
01/04/2025	Lot 15: Quarterly Admin/Capital Works Levy 01/04/2		1,538.91	
01/04/2025	Lot 16: Quarterly Admin/Capital Works Levy 01/04/2		1,666.23	
01/04/2025	Lot 17: Quarterly Admin/Capital Works Levy 01/04/2		1,538.91	
01/04/2025	Lot 18: Quarterly Admin/Capital Works Levy 01/04/2		1,538.91	
01/04/2025	Lot 19: Quarterly Admin/Capital Works Levy 01/04/2		1,666.23	
01/04/2025	Lot 20: Quarterly Admin/Capital Works Levy 01/04/2		1,538.91	
01/04/2025	Lot 21: Quarterly Admin/Capital Works Levy 01/04/2		1,605.32	
01/04/2025	Lot 22: Quarterly Admin/Capital Works Levy 01/04/2		1,732.64	
01/04/2025	Lot 23: Quarterly Admin/Capital Works Levy 01/04/2		1,605.32	
01/04/2025	Lot 24: Quarterly Admin/Capital Works Levy 01/04/2		1,666.23	
01/04/2025	Lot 25: Quarterly Admin/Capital Works Levy 01/04/2		1,799.09	
01/04/2025	Lot 26: Quarterly Admin/Capital Works Levy 01/04/2		1,666.23	
01/04/2025	Lot 27: Quarterly Admin/Capital Works Levy 01/04/2		1,732.64	
01/04/2025	Lot 28: Quarterly Admin/Capital Works Levy 01/04/2		1,859.95	
01/04/2025	Lot 29: Quarterly Admin/Capital Works Levy 01/04/2		1,732.64	

Date	Details	Group	Amount (GST exclusive)	Type
Administrative Fund				
01/04/2025	Lot 30: Quarterly Admin/Capital Works Levy 01/04/2		1,799.09	
01/04/2025	Lot 31: Quarterly Admin/Capital Works Levy 01/04/2		1,926.41	
01/04/2025	Lot 32: Quarterly Admin/Capital Works Levy 01/04/2		1,799.09	
01/04/2025	Lot 33: Quarterly Admin/Capital Works Levy 01/04/2		2,579.59	
01/04/2025	Lot 34: Quarterly Admin/Capital Works Levy 01/04/2		2,579.59	
			\$221,424.84	
Recovery--Credit Card Surcharge 145001				
03/09/2024	Lot 27: credit card surcharge		41.33	O
			\$41.33	
Recovery--Owner 145005				
01/07/2024	Apt 12D: Electricity Usage March 2024		56.57	O
01/07/2024	Apt 12D: Electricity Usage April 2024		36.86	O
01/07/2024	Apt 12D: Electricity Usage May 2024		46.36	O
01/10/2024	Apt 12D: Electricity Usage June 2024		62.25	O
01/10/2024	Apt 5A: Supply 1x Fob		36.36	O
01/10/2024	Apt 12D: Electricity Usage July 2024		50.03	O
01/04/2025	Lot 24: Electricity Use for EV 03/02/2025		86.00	O
01/04/2025	Lot 34: Electricity Use for EV Jan-Feb 2025		140.44	O
15/05/2025	Lot 10: SAMS Callout 08/01/2025		994.00	O
			\$1,508.87	
Rental Income 145500				
25/09/2024	Telephone tower rental		46,266.86	O
			\$46,266.86	
		Total revenue	\$303,691.72	

Date	Details	Group	Amount (GST exclusive)	Type
Capital Works Fund				
	Interest on Arrears--Capital Works 242500			
02/08/2024	Interest on arrears: Levy payment for 23/5555		9.13	Re
02/08/2024	Interest on arrears: Levy payment for 11/5555		8.00	Re
25/11/2024	Interest on arrears: Levy payment for 28/5555		16.87	Re
25/11/2024	Interest on arrears: Levy payment for 8/5555		12.55	Re
09/12/2024	Interest on arrears: Levy payment for 11/5555		17.25	Re
17/02/2025	Interest on arrears: Levy payment for 4/5555		11.82	Re
18/02/2025	Interest on arrears: Levy payment for 20/5555		10.54	Re
28/02/2025	Interest on arrears: Levy payment for 27/5555		13.86	Re
22/04/2025	Interest on arrears: Levy payment for 11/5555		0.01	Re
			\$100.03	
	Levies Due--Capital Works 243000			
01/07/2024	Lot 5: Quarterly Admin/Capital Works Levy 01/07/20		793.68	
01/07/2024	Lot 16: Quarterly Admin/Capital Works Levy 01/07/2		983.09	
01/07/2024	Lot 18: Quarterly Admin/Capital Works Levy 01/07/2		908.00	
01/07/2024	Lot 31: Quarterly Admin/Capital Works Levy 01/07/2		1,136.59	
01/07/2024	Lot 32: Quarterly Admin/Capital Works Levy 01/07/2		1,061.50	
01/07/2024	Lot 1: Quarterly Admin/Capital Works Levy 01/07/20		747.95	
01/07/2024	Lot 2: Quarterly Admin/Capital Works Levy 01/07/20		712.00	
01/07/2024	Lot 3: Quarterly Admin/Capital Works Levy 01/07/20		803.45	
01/07/2024	Lot 4: Quarterly Admin/Capital Works Levy 01/07/20		872.05	
01/07/2024	Lot 6: Quarterly Admin/Capital Works Levy 01/07/20		819.82	
01/07/2024	Lot 7: Quarterly Admin/Capital Works Levy 01/07/20		891.64	
01/07/2024	Lot 8: Quarterly Admin/Capital Works Levy 01/07/20		816.55	
01/07/2024	Lot 9: Quarterly Admin/Capital Works Levy 01/07/20		832.86	
01/07/2024	Lot 10: Quarterly Admin/Capital Works Levy 01/07/2		908.00	
01/07/2024	Lot 11: Quarterly Admin/Capital Works Levy 01/07/2		829.59	
01/07/2024	Lot 12: Quarterly Admin/Capital Works Levy 01/07/2		859.00	

Date	Details	Group	Amount (GST exclusive)	TY
Capital Works Fund				
01/07/2024	Lot 13: Quarterly Admin/Capital Works Levy 01/07/2		930.86	
01/07/2024	Lot 14: Quarterly Admin/Capital Works Levy 01/07/2		855.73	
01/07/2024	Lot 15: Quarterly Admin/Capital Works Levy 01/07/2		908.00	
01/07/2024	Lot 17: Quarterly Admin/Capital Works Levy 01/07/2		908.00	
01/07/2024	Lot 19: Quarterly Admin/Capital Works Levy 01/07/2		983.09	
01/07/2024	Lot 20: Quarterly Admin/Capital Works Levy 01/07/2		908.00	
01/07/2024	Lot 21: Quarterly Admin/Capital Works Levy 01/07/2		947.18	
01/07/2024	Lot 22: Quarterly Admin/Capital Works Levy 01/07/2		1,022.32	
01/07/2024	Lot 23: Quarterly Admin/Capital Works Levy 01/07/2		947.18	
01/07/2024	Lot 24: Quarterly Admin/Capital Works Levy 01/07/2		983.09	
01/07/2024	Lot 25: Quarterly Admin/Capital Works Levy 01/07/2		1,061.50	
01/07/2024	Lot 26: Quarterly Admin/Capital Works Levy 01/07/2		983.09	
01/07/2024	Lot 27: Quarterly Admin/Capital Works Levy 01/07/2		1,022.32	
01/07/2024	Lot 28: Quarterly Admin/Capital Works Levy 01/07/2		1,097.41	
01/07/2024	Lot 29: Quarterly Admin/Capital Works Levy 01/07/2		1,022.32	
01/07/2024	Lot 30: Quarterly Admin/Capital Works Levy 01/07/2		1,061.50	
01/07/2024	Lot 33: Quarterly Admin/Capital Works Levy 01/07/2		1,522.00	
01/07/2024	Lot 34: Quarterly Admin/Capital Works Levy 01/07/2		1,522.00	
01/10/2024	Lot 1: Quarterly Admin/Capital Works Levy 01/10/20		747.95	
01/10/2024	Lot 2: Quarterly Admin/Capital Works Levy 01/10/20		712.00	
01/10/2024	Lot 3: Quarterly Admin/Capital Works Levy 01/10/20		803.45	
01/10/2024	Lot 4: Quarterly Admin/Capital Works Levy 01/10/20		872.05	
01/10/2024	Lot 5: Quarterly Admin/Capital Works Levy 01/10/20		793.68	
01/10/2024	Lot 6: Quarterly Admin/Capital Works Levy 01/10/20		819.82	
01/10/2024	Lot 7: Quarterly Admin/Capital Works Levy 01/10/20		891.64	
01/10/2024	Lot 8: Quarterly Admin/Capital Works Levy 01/10/20		816.55	
01/10/2024	Lot 9: Quarterly Admin/Capital Works Levy 01/10/20		832.86	
01/10/2024	Lot 10: Quarterly Admin/Capital Works Levy 01/10/20		908.00	

Date	Details	Group	Amount (GST exclusive)	TY
Capital Works Fund				
01/10/2024	Lot 11: Quarterly Admin/Capital Works Levy 01/10/2		829.59	
01/10/2024	Lot 12: Quarterly Admin/Capital Works Levy 01/10/2		859.00	
01/10/2024	Lot 13: Quarterly Admin/Capital Works Levy 01/10/2		930.86	
01/10/2024	Lot 14: Quarterly Admin/Capital Works Levy 01/10/2		855.73	
01/10/2024	Lot 15: Quarterly Admin/Capital Works Levy 01/10/2		908.00	
01/10/2024	Lot 16: Quarterly Admin/Capital Works Levy 01/10/2		983.09	
01/10/2024	Lot 17: Quarterly Admin/Capital Works Levy 01/10/2		908.00	
01/10/2024	Lot 18: Quarterly Admin/Capital Works Levy 01/10/2		908.00	
01/10/2024	Lot 19: Quarterly Admin/Capital Works Levy 01/10/2		983.09	
01/10/2024	Lot 20: Quarterly Admin/Capital Works Levy 01/10/2		908.00	
01/10/2024	Lot 21: Quarterly Admin/Capital Works Levy 01/10/2		947.18	
01/10/2024	Lot 22: Quarterly Admin/Capital Works Levy 01/10/2		1,022.32	
01/10/2024	Lot 23: Quarterly Admin/Capital Works Levy 01/10/2		947.18	
01/10/2024	Lot 24: Quarterly Admin/Capital Works Levy 01/10/2		983.09	
01/10/2024	Lot 25: Quarterly Admin/Capital Works Levy 01/10/2		1,061.50	
01/10/2024	Lot 26: Quarterly Admin/Capital Works Levy 01/10/2		983.09	
01/10/2024	Lot 27: Quarterly Admin/Capital Works Levy 01/10/2		1,022.32	
01/10/2024	Lot 28: Quarterly Admin/Capital Works Levy 01/10/2		1,097.41	
01/10/2024	Lot 29: Quarterly Admin/Capital Works Levy 01/10/2		1,022.32	
01/10/2024	Lot 30: Quarterly Admin/Capital Works Levy 01/10/2		1,061.50	
01/10/2024	Lot 31: Quarterly Admin/Capital Works Levy 01/10/2		1,136.59	
01/10/2024	Lot 32: Quarterly Admin/Capital Works Levy 01/10/2		1,061.50	
01/10/2024	Lot 33: Quarterly Admin/Capital Works Levy 01/10/2		1,522.00	
01/10/2024	Lot 34: Quarterly Admin/Capital Works Levy 01/10/2		1,522.00	
01/01/2025	Lot 16: Quarterly Admin/Capital Works Levy 01/01/2		983.14	
01/01/2025	Lot 31: Quarterly Admin/Capital Works Levy 01/01/2		1,136.64	
01/01/2025	Lot 32: Quarterly Admin/Capital Works Levy 01/01/2		1,061.50	
01/01/2025	Lot 34: Quarterly Admin/Capital Works Levy 01/01/2		1,522.05	

Date	Details	Group	Amount (GST exclusive)	TY
Capital Works Fund				
01/01/2025	Lot 1: Quarterly Admin/Capital Works Levy 01/01/20		747.95	
01/01/2025	Lot 2: Quarterly Admin/Capital Works Levy 01/01/20		712.05	
01/01/2025	Lot 3: Quarterly Admin/Capital Works Levy 01/01/20		803.50	
01/01/2025	Lot 4: Quarterly Admin/Capital Works Levy 01/01/20		872.09	
01/01/2025	Lot 5: Quarterly Admin/Capital Works Levy 01/01/20		793.68	
01/01/2025	Lot 6: Quarterly Admin/Capital Works Levy 01/01/20		819.82	
01/01/2025	Lot 7: Quarterly Admin/Capital Works Levy 01/01/20		891.68	
01/01/2025	Lot 8: Quarterly Admin/Capital Works Levy 01/01/20		816.55	
01/01/2025	Lot 9: Quarterly Admin/Capital Works Levy 01/01/20		832.86	
01/01/2025	Lot 10: Quarterly Admin/Capital Works Levy 01/01/2		908.00	
01/01/2025	Lot 11: Quarterly Admin/Capital Works Levy 01/01/2		829.64	
01/01/2025	Lot 12: Quarterly Admin/Capital Works Levy 01/01/2		859.00	
01/01/2025	Lot 13: Quarterly Admin/Capital Works Levy 01/01/2		930.86	
01/01/2025	Lot 14: Quarterly Admin/Capital Works Levy 01/01/2		855.73	
01/01/2025	Lot 15: Quarterly Admin/Capital Works Levy 01/01/2		908.00	
01/01/2025	Lot 17: Quarterly Admin/Capital Works Levy 01/01/2		908.00	
01/01/2025	Lot 18: Quarterly Admin/Capital Works Levy 01/01/2		908.00	
01/01/2025	Lot 19: Quarterly Admin/Capital Works Levy 01/01/2		983.14	
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01/01/2025	Lot 21: Quarterly Admin/Capital Works Levy 01/01/2		947.18	
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01/01/2025	Lot 25: Quarterly Admin/Capital Works Levy 01/01/2		1,061.50	
01/01/2025	Lot 26: Quarterly Admin/Capital Works Levy 01/01/2		983.14	
01/01/2025	Lot 27: Quarterly Admin/Capital Works Levy 01/01/2		1,022.32	
01/01/2025	Lot 28: Quarterly Admin/Capital Works Levy 01/01/2		1,097.45	
01/01/2025	Lot 29: Quarterly Admin/Capital Works Levy 01/01/2		1,022.32	

Date	Details	Group	Amount (GST exclusive)	TY
Capital Works Fund				
01/01/2025	Lot 30: Quarterly Admin/Capital Works Levy 01/01/2		1,061.50	
01/01/2025	Lot 33: Quarterly Admin/Capital Works Levy 01/01/2		1,522.05	
01/04/2025	Lot 1: Quarterly Admin/Capital Works Levy 01/04/20		747.95	
01/04/2025	Lot 2: Quarterly Admin/Capital Works Levy 01/04/20		712.05	
01/04/2025	Lot 3: Quarterly Admin/Capital Works Levy 01/04/20		803.50	
01/04/2025	Lot 4: Quarterly Admin/Capital Works Levy 01/04/20		872.09	
01/04/2025	Lot 5: Quarterly Admin/Capital Works Levy 01/04/20		793.68	
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01/04/2025	Lot 7: Quarterly Admin/Capital Works Levy 01/04/20		891.68	
01/04/2025	Lot 8: Quarterly Admin/Capital Works Levy 01/04/20		816.55	
01/04/2025	Lot 9: Quarterly Admin/Capital Works Levy 01/04/20		832.86	
01/04/2025	Lot 10: Quarterly Admin/Capital Works Levy 01/04/2		908.00	
01/04/2025	Lot 11: Quarterly Admin/Capital Works Levy 01/04/2		829.64	
01/04/2025	Lot 12: Quarterly Admin/Capital Works Levy 01/04/2		859.00	
01/04/2025	Lot 13: Quarterly Admin/Capital Works Levy 01/04/2		930.86	
01/04/2025	Lot 14: Quarterly Admin/Capital Works Levy 01/04/2		855.73	
01/04/2025	Lot 15: Quarterly Admin/Capital Works Levy 01/04/2		908.00	
01/04/2025	Lot 16: Quarterly Admin/Capital Works Levy 01/04/2		983.14	
01/04/2025	Lot 17: Quarterly Admin/Capital Works Levy 01/04/2		908.00	
01/04/2025	Lot 18: Quarterly Admin/Capital Works Levy 01/04/2		908.00	
01/04/2025	Lot 19: Quarterly Admin/Capital Works Levy 01/04/2		983.14	
01/04/2025	Lot 20: Quarterly Admin/Capital Works Levy 01/04/2		908.00	
01/04/2025	Lot 21: Quarterly Admin/Capital Works Levy 01/04/2		947.18	
01/04/2025	Lot 22: Quarterly Admin/Capital Works Levy 01/04/2		1,022.32	
01/04/2025	Lot 23: Quarterly Admin/Capital Works Levy 01/04/2		947.18	
01/04/2025	Lot 24: Quarterly Admin/Capital Works Levy 01/04/2		983.14	
01/04/2025	Lot 25: Quarterly Admin/Capital Works Levy 01/04/2		1,061.50	
01/04/2025	Lot 26: Quarterly Admin/Capital Works Levy 01/04/2		983.14	

Date	Details	Group	Amount (GST exclusive)	Type
Capital Works Fund				
01/04/2025	Lot 27: Quarterly Admin/Capital Works Levy 01/04/2		1,022.32	
01/04/2025	Lot 28: Quarterly Admin/Capital Works Levy 01/04/2		1,097.45	
01/04/2025	Lot 29: Quarterly Admin/Capital Works Levy 01/04/2		1,022.32	
01/04/2025	Lot 30: Quarterly Admin/Capital Works Levy 01/04/2		1,061.50	
01/04/2025	Lot 31: Quarterly Admin/Capital Works Levy 01/04/2		1,136.64	
01/04/2025	Lot 32: Quarterly Admin/Capital Works Levy 01/04/2		1,061.50	
01/04/2025	Lot 33: Quarterly Admin/Capital Works Levy 01/04/2		1,522.05	
01/04/2025	Lot 34: Quarterly Admin/Capital Works Levy 01/04/2		1,522.05	
			\$130,646.68	
		Total revenue	\$130,746.71	

**Detailed Expenses
for the financial year
from 01/07/2024 to 30/06/2025**

Community Corporation No. 5555 Inc.

Saltram Towers, 19-20 South Esplanade, Glenelg
SA 5045

Date	Details	Payee	Amount (GST exclusive)	Status	Type	Ref.No.	Payment No.
Administrative Fund							
	Admin--Agent Disbursements 153800						
16/07/2024	Overheads and Disbursements July 2024	Best Strata Pty Ltd	108.18	Paid	DE		000623
07/08/2024	Overheads and Disbursements August 2024	Best Strata Pty Ltd	108.18	Paid	DE		000923
21/09/2024	Overheads and Disbursements September 2024	Best Strata Pty Ltd	108.18	Paid	DE		001471
12/10/2024	Overheads and Disbursements October 2024	Best Strata Pty Ltd	108.18	Paid	DE		001737
17/11/2024	Overheads and Disbursements November 2024	Best Strata Pty Ltd	114.36	Paid	DE		002161
08/12/2024	Overheads and Disbursements December 2024	Best Strata Pty Ltd	114.36	Paid	DE		002442
25/01/2025	Overheads and Disbursements January 2025	Best Strata Pty Ltd	114.36	Paid	DE		003000
15/02/2025	Overheads and Disbursements February 2025	Best Strata Pty Ltd	114.36	Paid	DE		003261
09/03/2025	Overheads and Disbursements March 2025	Best Strata Pty Ltd	114.36	Paid	DE		003555
12/04/2025	Overheads and Disbursements April 2025	Best Strata Pty Ltd	114.36	Paid	DE		003950
17/05/2025	Overheads and Disbursements May 2025	Best Strata Pty Ltd	114.36	Paid	DE		004402
06/06/2025	Overheads and Disbursements June 2025	Best Strata Pty Ltd	114.36	Paid	DE		004692
							\$1,347.60
	Admin--Auditors--Audit Services 150800						
26/10/2024	Audit Fee 30/06/2024	Best Strata Pty Ltd	432.73	Paid	DE	Audit Fee 2024	001895
							\$432.73
	Admin--Auditors--BAS Services 150400						
26/10/2024	BAS Lodgement 01/04/2024-30/06/2024	Best Strata Pty Ltd	100.00	Paid	DE	BAS	001895
26/10/2024	BAS Lodgement 01/07/2024-30/09/2024	Best Strata Pty Ltd	100.00	Paid	DE	BAS	001895
15/02/2025	BAS Lodgement 01/10/2024-31/12/2024	Best Strata Pty Ltd	100.00	Paid	DE	BAS	003261
21/06/2025	BAS Lodgement 01/01/2025-31/03/2025	Best Strata Pty Ltd	100.00	Paid	DE	BAS	004880
							\$400.00
	Admin--Auditors--Taxation Services 150900						
26/10/2024	Income Tax Preparation 30/06/2024	Best Strata Pty Ltd	150.00	Paid	DE	Tax Ret 2024	001895
							\$150.00
	Admin--Bank Charges 151400						
24/07/2024	Bank Fees June 2024	Best Strata Pty Ltd	20.98	Paid	DE	Bank Fee	000746
07/08/2024	Bank Fees July 2024	Best Strata Pty Ltd	26.74	Paid	DE	Bank Fee	000923
21/09/2024	Bank Fees August 2024	Best Strata Pty Ltd	6.16	Paid	DE	Bank Fee	001471
21/09/2024	Merchant Fees 01/08/2024 to 30/08/2024	Best Strata Pty Ltd	38.40	Paid	DE	Merchant Fee	001471
12/10/2024	Bank Fees September 2024	Best Strata Pty Ltd	22.54	Paid	DE	Bank Fee	001737
17/11/2024	Bank Fees October 2024	Best Strata Pty Ltd	17.29	Paid	DE	Bank Fee	002163
08/12/2024	Bank Fees November 2024	Best Strata Pty Ltd	10.52	Paid	DE	Bank Fee	002442
25/01/2025	Bank Fees December 2024	Best Strata Pty Ltd	31.99	Paid	DE	Bank Fee	003000

Community Corporation No. 5555 Inc.		Saltram Towers, 19-20 South Esplanade, Glenelg SA 5045						
Date	Details	Payee	Amount (GST exclusive)	Status	Type	Ref.No.	Payment No.	
15/02/2025	Bank Fees January 2025	Best Strata Pty Ltd	14.55	Paid	DE	Bank Fee	003261	
09/03/2025	Bank Fees February 2025	Best Strata Pty Ltd	11.27	Paid	DE	Bank Fee	003556	
12/04/2025	Bank Fees March 2025	Best Strata Pty Ltd	26.39	Paid	DE	Bank Fee	003950	
17/05/2025	Bank Fees April 2025	Best Strata Pty Ltd	19.51	Paid	DE	Bank Fee	004402	
06/06/2025	Bank Fees May 2025	Best Strata Pty Ltd	5.67	Paid	DE	Bank Fee	004692	
						\$252.01		
Admin--Income Tax--Admin 152800								
08/11/2024	Admin--Income Tax- 01/07/2024 - 30/09/2024	Australian Taxation Office	3,620.00	Paid	BPAY	37319480634 805		
28/02/2025	Admin--Income Tax--Admin 1/10/2024 - 31/12/2024	Australian Taxation Office	3,620.00	Paid	BPAY	37319480634 1361		
23/04/2025	Admin--Income Tax--Admin Jan - March 2025	Australian Taxation Office	7,156.00	Paid	BPAY	37319480634 1940		
24/04/2025	Income Tax 30/06/2024	Australian Taxation Office	6,212.00	Paid	BPAY	55100084023 1941		
						\$20,608.00		
Admin--Management Fees--Standard 154000								
16/07/2024	Standard Management Fee July 2024	Best Strata Pty Ltd	604.16	Paid	DE		000623	
07/08/2024	Standard Management Fee August 2024	Best Strata Pty Ltd	604.16	Paid	DE		000923	
21/09/2024	Standard Management Fee September 2024	Best Strata Pty Ltd	604.16	Paid	DE		001471	
12/10/2024	Standard Management Fee October 2024	Best Strata Pty Ltd	604.16	Paid	DE		001737	
17/11/2024	Standard Management Fee November 2024	Best Strata Pty Ltd	640.38	Paid	DE		002161	
08/12/2024	Standard Management Fee December 2024	Best Strata Pty Ltd	640.38	Paid	DE		002442	
25/01/2025	Standard Management Fee January 2025	Best Strata Pty Ltd	640.38	Paid	DE		003000	
15/02/2025	Standard Management Fee February 2025	Best Strata Pty Ltd	640.38	Paid	DE		003261	
09/03/2025	Standard Management Fee March 2025	Best Strata Pty Ltd	640.38	Paid	DE		003555	
12/04/2025	Standard Management Fee April 2025	Best Strata Pty Ltd	640.38	Paid	DE		003950	
17/05/2025	Standard Management Fee May 2025	Best Strata Pty Ltd	640.38	Paid	DE		004402	
06/06/2025	Standard Management Fee June 2025	Best Strata Pty Ltd	640.38	Paid	DE		004692	
						\$7,539.68		
Admin--Meeting Expenses 154200								
25/03/2025	Fee for Annual General Meeting 16/10/2024	Best Strata Pty Ltd	227.27	Paid	DE	Meet-007378	003707	
28/05/2025	Fee for Extraordinary General Meeting 10/12/2024	Best Strata Pty Ltd	120.00	Paid	DE	Meet-008441	004586	
28/05/2025	Fee for Extraordinary General Meeting 24/02/2025	Best Strata Pty Ltd	120.00	Paid	DE	Meet-008532	004586	
						\$467.27		
Admin--Registration/License/Permit Fees 155400								
06/06/2025	ARM Contractor Compliance 2025	Best Strata Pty Ltd	331.82	Paid	DE	ARM Recovery	004692	
						\$331.82		
Admin--Telephone Charges 157000								
10/07/2024	Phone Charges 22/06/2024 to 21/07/2024	Telstra (Biller 7799)	47.45	Paid	BPAY	3965298478	200	
18/07/2024	Phone Charges Fire 02/07/2024 to 01/08/2024	Telstra (Biller 7773)	117.78	Paid	BPAY	10372868002	287	
06/08/2024	Phone Charges 22/07/2024 to 21/08/2024	Telstra (Biller 7799)	47.73	Paid	BPAY	3965298478	384	
27/08/2024	Phone Charges Fire 02/08/2024 to 01/09/2024	Telstra (Biller 7773)	121.15	Paid	BPAY	10372868002	481	
11/09/2024	Phone Charges 22/8/24-21/9/24	Telstra (Biller 7799)	47.73	Paid	BPAY	3965298478	546	
09/10/2024	Phone Charges 22/09/2024 - 21/10/2024	Telstra (Biller 7799)	47.73	Paid	BPAY	3965298478	675	
13/10/2024	Phone Charges Fire 02/09/2024 - 01/10/2024	Telstra (Biller 7773)	121.04	Paid	BPAY	10372868002	712	

Community Corporation No. 5555 Inc.		Saltram Towers, 19-20 South Esplanade, Glenelg SA 5045					
Date	Details	Payee	Amount (GST exclusive)	Status	Type	Ref.No.	Payment No.
13/10/2024	Phone Charges Fire 2/10/24-1/11/24	Telstra (Biller 7773)	121.04	Paid	BPAY	10372868002	712
06/11/2024	Phone Charges 22/10/2024 - 21/11/2024	Telstra (Biller 7799)	47.73	Paid	BPAY	3965298478	798
19/11/2024	Phone Charges Fire 02/11/2024 - 01/12/2024	Telstra (Biller 7773)	121.04	Paid	BPAY	10372868002	876
06/12/2024	Phone Charges 31/10/2024 - 21/11/2024	Telstra (Biller 7799)	47.73	Paid	BPAY	3965298478	961
13/12/2024	Phone Charges Fire 02/12/2024 - 01/01/2025	Telstra (Biller 7773)	121.04	Paid	BPAY	10372868002	1011
17/01/2025	Phone Charges Fire 02/01/2025 - 01/02/2025	Telstra (Biller 7773)	121.04	Paid	BPAY	10372868002	1196
17/01/2025	Phone Charges 22/12/2024 - 21/01/2025	Telstra (Biller 7799)	47.73	Paid	BPAY	3965298478	1201
11/02/2025	Phone Charges 22/01/2025 - 21/02/2025	Telstra (Biller 7799)	47.73	Paid	BPAY	3965298478	1282
19/02/2025	Phone Charges Fire 02/02/2025 - 01/03/2025	Telstra (Biller 7773)	121.04	Paid	BPAY	10372868002	1329
12/03/2025	Phone Charges 22/02/2025 - 21/03/2025	Telstra (Biller 7799)	47.73	Paid	BPAY	3965298478	1446
19/03/2025	Phone Charges Fire 02/03/2025-01/04/2025	Telstra (Biller 7773)	121.04	Paid	BPAY	10372868002	1474
02/04/2025	Phone Charges 22/03/2025	Telstra (Biller 7799)	47.73	Paid	BPAY	3965298478	1801
15/04/2025	Phone Charges Fire 02/04/2025 - 01/05/2025	Telstra (Biller 7773)	121.04	Paid	BPAY	10372868002	1909
09/05/2025	Phone Charges 22/04/2025 - 21/05/2025	Telstra (Biller 7799)	47.73	Paid	BPAY	3965298478	2054
20/05/2025	Phone Charges Fire 02/05/2025 - 01/06/2025	Telstra (Biller 7773)	121.04	Paid	BPAY	10372868002	2110
11/06/2025	Phone Charges 22/05/2025 - 21/06/2025	Telstra (Biller 7799)	47.73	Paid	BPAY	3965298478	2228
18/06/2025	Phone Charges Fire 02/06/2025 - 01/07/2025	Telstra (Biller 7773)	121.04	Paid	BPAY	10372868002	2251
							\$2,021.81
Insurance--Premiums 159100							
15/04/2025	Insurance CHU 31/03/2025 to 31/03/2026	Surewise Insurance Brokers	33,293.89	Paid	DE	7152052	004042
							\$33,293.89
Maint Bldg--Airconditioning 160000							
05/02/2025	Jaymel Airconditioning - Fan Maintenance 22/01/2022		640.00		Jnl	28698	
11/02/2025	Fan Maintenance 22/01/2025	Jaymel Airconditioning	669.16	Paid	DE	47620	003165
11/06/2025	Jaymel Airconditioning - Service Pumps/Exhaust Fans		690.00		Jnl	28699	
							\$1,999.16
Maint Bldg--Cleaning 163000							
03/07/2024	Cleaning Cleaning May 01/06/24	Building Infrastructure	1,909.09	Paid	DE	DHT01106	000404
23/07/2024	Cleaning 01/07/24	Building Infrastructure	1,909.09	Paid	DE	DHT01144	000708
14/08/2024	Cleaning July 01/08/24	Building Infrastructure	1,909.09	Paid	DE	DHT01183	000946
13/09/2024	Lot 31: Credit adjustment tile and grout cleaner		38.55		Jnl	8985	
25/09/2024	Cleaning August 2024	Building Infrastructure	1,909.09	Paid	DE	DHT01222	001478
29/10/2024	Cleaning September 2024	Building Infrastructure	1,909.09	Paid	DE	DHT01258	001896
19/11/2024	Cleaning October 2024	Building Infrastructure	1,909.09	Paid	DE	00001295	002168
10/12/2024	Cleaning November 2024	Building Infrastructure	1,909.09	Paid	DE	00001332	002444
15/01/2025	Cleaning December 2024	Building Infrastructure	1,909.09	Paid	DE	00001370	002720
23/01/2025	Exterior Cleaning 05/12/2024	Fresh Front Pty Ltd	1,438.73	Paid	DE	4332	002975
05/02/2025	Cleaning January 2025	Building Infrastructure	1,909.09	Paid	DE	00001409	003055
05/02/2025	Pressure Clean Basement 28/01/2025	Sa Sweepers And Scrubbers	1,800.00	Paid	DE	00013720	003123
06/03/2025	Cleaning February 2025	Building Infrastructure	1,909.09	Paid	DE	00001446	003473
09/04/2025	Cleaning March 2025	Building Infrastructure	1,909.09	Paid	DE	00001482	003864
24/06/2025	Cleaning May 2025	Building Infrastructure	1,909.09	Paid	DE	00001551	004881
24/06/2025	Cleaning April 2025	Building Infrastructure	1,909.09	Paid	DE	00001518	004881

Community Corporation No. 5555 Inc.

Saltram Towers, 19-20 South Esplanade, Glenelg
SA 5045

Date	Details	Payee	Amount (GST exclusive)	Status	Type	Ref.No.	Payment No.	
			\$28,095.45					
Maint Bldg--Consultants	164200							
12/07/2024	Refund of Invoice 1118-001-3		(2,287.50)		Rct	4605		
			-\$2,287.50					
Maint Bldg--Doors & Windows	164600							
29/08/2024	Repair with 4x automatic and 1 roller door	Tormax	355.00	Paid	DE	24590	001181	
06/11/2024	Tormax - Supply and install batteries 22/10/2024		373.75		Jnl	28695		
19/12/2024	Auto Door Service 13/12/2024	Tormax	355.00	Paid	DE	28244	002668	
06/03/2025	Repair Carpark Door 13/02/2025	Tormax	270.00	Paid	DE	30794	003546	
09/04/2025	Tormax - Service Rollerdoors 03/04/2025		410.00		Jnl	28697		
19/05/2025	Lot 18: Reimburse for Bunnings Invoice		93.27		Jnl	24577		
			\$1,857.02					
Maint Bldg--Electrical	164800							
03/07/2024	Completion of Electrical Upgrades 05/06/24	Rawsons Electrical Pty Ltd	2,740.00	Paid	DE	548846	000442	
03/07/2024	Programming of Solar Inverter 28/05/24	Sustainable Savings	350.00	Paid	DE	INV-3563	000451	
12/07/2024	Replace common lights 8/5/24	Rawsons Electrical Pty Ltd	1,480.00	Paid	DE	549695	000607	
18/07/2024	Certification of Electrical Installation 07/05/24	Rawsons Electrical Pty Ltd	9,470.00	Paid	DE	548097	000653	
29/08/2024	Supply and Install Generator-Progress Claim 1	Rawsons Electrical Pty Ltd	23,970.00	Paid	DE	549491 - 1	001176	
13/10/2024	Generator Installation Investigation 12/06/2024	Rawsons Electrical Pty Ltd	4,830.00	Paid	DE	549767	001762	
06/11/2024	Supply and install batteries 22/10/2024	Tormax	373.75	Paid	DE	26510	002065	
06/11/2024	Tormax - Supply and install batteries 22/10/2024		(373.75)		Jnl	28695		
24/04/2025	Rawsons Electrical - Service Garden Light 18/02/20		150.00		Jnl	28700		
14/05/2025	Energy Locals - Electricity Charges 31/03/2025-30/		(1,161.19)		Jnl	28696		
14/05/2025	Electricity Charges 31/03/2025-30/04/2025	Energy Locals	1,161.19	Paid	BPAY	91505024	2072	
			\$42,990.00					
Maint Bldg--Electrical Lamps & Tubes	165000							
17/12/2024	Lot 18: LED Globes Reimbursement		21.95		Jnl	16040		
			\$21.95					
Maint Bldg--Fire Protection	165800							
09/10/2024	Replace Diesel Pump Batteries 08/10/2024	Trojan Fire Protection Pty Ltd	891.00	Paid	DE	65109	001734	
15/10/2024	Replace Corroded Pipes fire pump 10/10/2024	Trojan Fire Protection Pty Ltd	1,391.00	Paid	DE	65134	001815	
03/12/2024	Fire Site Attendance 27/11/2024	Trojan Fire Protection Pty Ltd	341.00	Paid	DE	65882	002395	
23/01/2025	Install 2 mcp guards 22/01/2025	Trojan Fire Protection Pty Ltd	735.00	Paid	DE	66694	002996	
15/04/2025	Repair fire pump 10/04/2025	Trojan Fire Protection Pty Ltd	552.00	Paid	DE	68019	004047	
14/05/2025	Replacement of MAF card 06/05/2025	Proficient Fire Protection	4,226.00	Paid	DE	136149	004385	
27/05/2025	Replace Batteries Fire Panel 06/05/2025	Proficient Fire Protection	807.00	Paid	DE	136320	004558	
27/05/2025	Replace all Smoke and Heat Detectors 14/05/2025	Trojan Fire Protection Pty Ltd	45,597.00	Paid	DE	68434	004575	
27/05/2025	Proficient fire Protection - Install New Exit Ligh		12,980.00		Jnl	28701		
11/06/2025	Fire Site Attendance Coolant Flush 30/05/2025	Trojan Fire Protection Pty Ltd	635.00	Paid	DE	68669	004793	
24/06/2025	Isolate Smoke Detectors 3A 31/03/2025	Trojan Fire Protection Pty Ltd	203.00	Paid	DE	67808	004943	
30/06/2025	3 & 6 Yearly Hydrant Service 30/05/2025	Proficient Fire Protection	9,960.00	Paid	DE	136595	005003	
			\$78,318.00					

Community Corporation No. 5555 Inc.		Saltram Towers, 19-20 South Esplanade, Glenelg SA 5045					
Date	Details	Payee	Amount (GST exclusive)	Status	Type	Ref.No.	Payment No.
Maint Bldg--Fire Protection--Contract 165801							
03/07/2024	Fire Maintenance	Trojan Fire Protection Pty Ltd	611.25	Paid	DE	63342	000455
06/08/2024	Fire Maintenance July 29/07/24	Trojan Fire Protection Pty Ltd	632.58	Paid	DE	63988	000913
27/08/2024	Fire Maintenance 20/08/2024	Trojan Fire Protection Pty Ltd	632.58	Paid	DE	64375	001144
25/09/2024	Fire Maintenance 1/9/24 to 30/9/24	Trojan Fire Protection Pty Ltd	632.58	Paid	DE	64840	001564
22/10/2024	Fire Maintenance 1-31 October 2024	Trojan Fire Protection Pty Ltd	632.58	Paid	DE	65197	001890
03/12/2024	Fire Maintenance 01/12/2024 - 31/12/2024	Trojan Fire Protection Pty Ltd	632.58	Paid	DE	65957	002395
15/01/2025	Fire Maintenance 01/01/25 to 31/01/25	Trojan Fire Protection Pty Ltd	632.58	Paid	DE	66437	002850
23/01/2025	Fire Maintenance 01/11/2024 - 30/11/2024	Trojan Fire Protection Pty Ltd	632.58	Paid	DE	65643	002996
05/02/2025	Fire Maintenance 30/01/2025	Trojan Fire Protection Pty Ltd	601.10	Paid	DE	66844	003130
11/02/2025	Fire Maintenance 01/02/2025 - 28/02/2025	Trojan Fire Protection Pty Ltd	632.58	Paid	DE	66967	003192
12/03/2025	Fire Maintenance 01/03/2025 - 31/03/2025	Trojan Fire Protection Pty Ltd	632.58	Paid	DE	67382	003608
09/04/2025	Fire Maintenance 01/04/2025 - 30/04/2025	Trojan Fire Protection Pty Ltd	632.58	Paid	DE	67862	003940
09/05/2025	Fire Maintenance 01/05/2025 - 31/05/2025	Trojan Fire Protection Pty Ltd	632.58	Paid	DE	68302	004321
11/06/2025	Fire Maintenance 01/06/2025 - 30/06/2025	Trojan Fire Protection Pty Ltd	632.58	Paid	DE	68792	004793
						\$8,803.31	
Maint Bldg--Fire Protection--Monitoring 165802							
30/07/2024	Annual Monitoring Charge 04/07/24	Sa Metropolitan Fire Service	795.00	Paid	DE	MFS292413	000818
						\$795.00	
Maint Bldg--Fire--Call Out Fee 165805							
05/02/2025	Fire Site Attendance 30/01/2025	Trojan Fire Protection Pty Ltd	359.00	Paid	DE	66820	003130
15/04/2025	Fire Alarm Attendance 4B 08/01/2025	Sa Metropolitan Fire Service	994.00	Paid	DE	MFS297157	004033
27/05/2025	Fire Site Attendance 14/05/2025	Trojan Fire Protection Pty Ltd	337.68	Paid	DE	68435	004575
						\$1,690.68	
Maint Bldg--Garage Doors 166600							
09/04/2025	Service Rollerdoors 03/04/2025	Tormax	410.00	Paid	DE	31986	003937
09/04/2025	Tormax - Service Rollerdoors 03/04/2025		(410.00)		Jnl	28697	
						\$0.00	
Maint Bldg--General Repairs 167200							
01/07/2024	Apt 7C: Reimbursement for Pocket WiFi and 12M Data		(317.27)	Cancel	Ow.Inv		
01/07/2024	Owner invoice cancellation for lot: 18/5555		317.27	Cancel	Ow.Inv		
25/07/2024	Generator Maintenance 19/07/24	Cavpower - Power Systems	609.90	Paid	DE	SI04001176	000756 3SI
27/08/2024	Generator Maintenance 09/08/24	Cavpower - Power Systems	636.85	Paid	DE	SI040011921	001108
25/09/2024	Generator Maintenance	Cavpower - Power Systems	636.85	Paid	DE	SI040012091	001507
02/10/2024	Leak 1C repair	Damien L Cattle	4,055.43	Paid	DE	984	001607
02/10/2024	Washdown 22/7-25/7	Damien L Cattle	4,297.50	Paid	DE	983	001607
06/11/2024	Generator Maintenance 30/09/2024	Cavpower - Power Systems	665.65	Paid	DE	SIO40012376	002007
19/11/2024	Generator Maintenance 25/10/2024	Cavpower - Power Systems	665.65	Paid	DE	SI040012481	002189
19/12/2024	Generator Maintenance 22/11/2024	Cavpower - Power Systems	665.65	Paid	DE	SI040012713	002607
23/01/2025	Generator Maintenance 21/01/2025	Cavpower - Power Systems	665.65	Paid	DE	SI040012823	002974
05/02/2025	Fan Maintenance 22/01/2025	Jaymel Airconditioning	640.00	Paid	DE	47448	003097
05/02/2025	Jaymel Airconditioning - Fan Maintenance 22/01/2025		(640.00)		Jnl	28698	
26/02/2025	Washdown, Fix Leak 2/12/2024 - 05/12/2024	Damien L Cattle	4,480.00	Paid	DE	1000	003353

Community Corporation No. 5555 Inc.		Saltram Towers, 19-20 South Esplanade, Glenelg SA 5045					
Date	Details	Payee	Amount (GST exclusive)	Status	Type	Ref.No.	Payment No.
04/06/2025	Washdown, Clean Roof 12/03/2025 - 14/03/2025	Damien L Cattle	5,385.00	Paid	DE	1023	004631
11/06/2025	Service Fire Pumps/Exhaust Fans 29/05/2025	Jaymel Airconditioning	690.00	Paid	DE	50704	004743
11/06/2025	Jaymel Airconditioning - Service Pumps/Exhaust Fans		(690.00)		Jnl	28699	
							\$22,764.13
Maint Bldg--Insurance Repairs 169400							
02/04/2025	9A ceiling repair after leak from 10A 08/02/2025	Damien L Cattle	2,761.82	Paid	DE	1001	003783
							\$2,761.82
Maint Bldg--Intercom 169600							
11/02/2025	Intercom Repairs 12/12/2024	Infratec Security Systems	1,352.73	Paid	DE	00181083	003162
							\$1,352.73
Maint Bldg--Lift--Maintenance Contract 170201							
04/09/2024	Lift Service Fee 1/10/24-31/12/24	Kone Elevators Pty Ltd	4,235.73	Paid	DE	196081317	001216
10/12/2024	Lift Service Fee 01/01/2025 - 31/03/2025	Kone Elevators Pty Ltd	4,354.71	Paid	DE	196112280	002481
20/05/2025	Lift Service Fee 01/04/2025 - 30/06/2025	Kone Elevators Pty Ltd	4,354.71	Paid	DE	196144200	004456
04/06/2025	Lift Service Fee 01/07/2025 - 30/09/2025	Kone Elevators Pty Ltd	4,354.71	Paid	DE	196179588	004652
							\$17,299.86
Maint Bldg--Light Fittings 170400							
24/04/2025	Service Garden Light 18/02/2025	Rawsons Electrical Pty Ltd	150.00	Paid	DE	554909	004116
24/04/2025	Rawsons Electrical - Service Garden Light 18/02/20		(150.00)		Jnl	28700	
							\$0.00
Maint Bldg--Locks, Keys & Card Keys 170600							
31/03/2025	Lot 31: Reimbursement for Padlocks/Keys		396.36		Jnl	21038	
							\$396.36
Maint Bldg--Plumbing & Drainage 172200							
29/01/2025	Fix Garden Leak 23/01/2025	Priority Plumbing	1,060.00	Paid	DE	INV-18920	003039
							\$1,060.00
Maint Bldg--Pumps 172400							
03/07/2024	Pump Service 23/06/24	Jag Hire And Maintenance	700.00	Paid	DE	INV-2436	000421
02/10/2024	Pump Service July 2024	Jag Hire And Maintenance	700.00	Paid	DE	INV-2811	001620
29/10/2024	Fire Pump Repair 27/09/2024	Torrens Valley Pumps And	13,000.00	Paid	DE	1329	001964
15/04/2025	Supply Install new Pump 11/04/2025	Jag Hire And Maintenance	5,980.00	Paid	DE	INV-3451	003997
18/06/2025	Flow Pump Works 10/06/2025	Jag Hire And Maintenance	858.00	Paid	DE	INV-3692	004839
							\$21,238.00
Maint Bldg--Security Alarm Equipment 173000							
25/09/2024	Checked and tested NVR 19/9/24	Ag Security Group	320.00	Paid	DE	148739	001474
							\$320.00
Maint Bldg--Security Keys 173200							
19/11/2024	Program and Supply Airkeys 11/11/2024	Ag Security Group	722.00	Paid	DE	148915	002179
							\$722.00
Maint Bldg--Signs & Notice Boards 173800							
30/07/2024	Apt 7C: Reimbursement for Purchase of Signs		371.95		Jnl	4653	
25/09/2024	Remove 5 old signs, adhere 6 new signs.	Adelaide Fixit	289.00	Paid	DE	INV-2196	001472

Community Corporation No. 5555 Inc.

Saltram Towers, 19-20 South Esplanade, Glenelg
SA 5045

Date	Details	Payee	Amount (GST exclusive)	Status	Type	Ref.No.	Payment No.
27/05/2025	Proficient fire Protection - Install New Exit Ligh		(12,980.00)		Jnl	28701	
27/05/2025	Install New Exit Lights 21/05/2025	Proficient Fire Protection	12,980.00	Paid	DE	136376	004558
				\$660.95			
	Maint Bldg--TV Antenna & Cables 175000						
25/07/2024	Replacement of TV Antenna and Instal 18/7/24	Jims Antennas - Hope Valley	820.00	Paid	DE	278	000759
				\$820.00			
	Maint Grounds--Irrigation Systems 177800						
05/02/2025	Irrigation Repairs 24/01/2025	Irrigation Doctor	848.18	Paid	DE	24747	003096
				\$848.18			
	Maint Grounds--Landscaping 178200						
11/06/2025	Landscape Design Invoice 25% 28/02/2025	Landskap	3,100.00	Paid	DE	INV-1566	004751
11/06/2025	Landscape Design Invoice 50% 26/03/2025	Landskap	3,800.00	Paid	DE	INV-1614	004751
				\$6,900.00			
	Maint Grounds--Lawns & Gardening 178400						
03/07/2024	Garden Maintenance 24/06/24	Souwest Lawn and Garden	120.00	Paid	DE	928	000450
03/07/2024	Garden Maintenance 12/06/24	Souwest Lawn and Garden	120.00	Paid	DE	872	000450
23/07/2024	Garden Maintenance 08/07/24	Souwest Lawn and Garden	140.00	Paid	DE	983	000738
25/07/2024	Garden Maintenance 22/07/24	Souwest Lawn and Garden	140.00	Paid	DE	1054	000769
14/08/2024	Garden Maintenance 05/08/24	Souwest Lawn and Garden	140.00	Paid	DE	1120	001006
27/08/2024	Garden Maintenance 21/08/24	Souwest Lawn and Garden	140.00	Paid	DE	1192	001138
11/09/2024	Garden Maintenance 2/9/2024	Souwest Lawn and Garden	140.00	Paid	DE	1249	001367
25/09/2024	Garden Maintenance 16/9/24	Souwest Lawn and Garden	140.00	Paid	DE	1323	001557
09/10/2024	Garden Maintenance 30/09/2024	Souwest Lawn and Garden	140.00	Paid	DE	1394	001729
22/10/2024	Garden Maintenance 16/10/2024	Souwest Lawn and Garden	140.00	Paid	DE	1503	001884
29/10/2024	Garden Maintenance 28/10/2024	Souwest Lawn and Garden	140.00	Paid	DE	1569	001960
19/11/2024	Garden Maintenance 11/11/2024	Souwest Lawn and Garden	160.00	Paid	DE	1665	002224
03/12/2024	Garden Maintenance 25/11/2024	Souwest Lawn and Garden	140.00	Paid	DE	1760	002388
13/12/2024	Garden Maintenance 09/12/2024	Souwest Lawn and Garden	200.00	Paid	DE	1872	002564
19/12/2024	Garden Maintenance 16/12/2024	Souwest Lawn and Garden	140.00	Paid	DE	1925	002661
15/01/2025	Garden Maintenance 06/01/2025	Souwest Lawn and Garden	210.00	Paid	DE	2023	002842
23/01/2025	Garden Maintenance 21/01/2025	Souwest Lawn and Garden	140.00	Paid	DE	2162	002990
13/02/2025	Garden Maintenance 03/02/2025	Souwest Lawn and Garden	300.00	Paid	DE	2244	003251
19/02/2025	Garden Maintenance Extra Works 06/02/2025	Souwest Lawn and Garden	1,701.82	Paid	DE	2296	003313
26/02/2025	Garden Maintenance 17/02/2025	Souwest Lawn and Garden	140.00	Paid	DE	2357	003393
06/03/2025	Garden Maintenance 03/03/2025	Souwest Lawn and Garden	140.00	Paid	DE	2458	003539
25/03/2025	Garden Maintenance Extra work 20/03/2025	Souwest Lawn and Garden	527.50	Paid	DE	2612	003737
02/04/2025	Garden Maintenance 31/03/2025	Souwest Lawn and Garden	165.00	Paid	DE	2683	003847
09/04/2025	Garden Maintenance Tree Works 03/04/2025	Souwest Lawn and Garden	450.00	Paid	DE	2721	003930
09/04/2025	Garden Maintenance 04/04/2025	Souwest Lawn and Garden	520.00	Paid	DE	2725	003930
24/04/2025	Garden Maintenance 14/04/2025	Souwest Lawn and Garden	140.00	Paid	DE	2777	004122
30/04/2025	Garden Maintenance 28/04/2025	Souwest Lawn and Garden	140.00	Paid	DE	2868	004208
14/05/2025	Garden Maintenance 12/05/2025	Souwest Lawn and Garden	140.00	Paid	DE	2960	004394
04/06/2025	Garden Maintenance 28/05/2025	Souwest Lawn and Garden	140.00	Paid	DE	3071	004677
18/06/2025	Garden Maintenance 10/06/2025	Souwest Lawn and Garden	140.00	Paid	DE	3160	004863

Community Corporation No. 5555 Inc.

Saltram Towers, 19-20 South Esplanade, Glenelg
SA 5045

Date	Details	Payee	Amount (GST exclusive)	Status	Type	Ref.No.	Payment No.
30/06/2025	Garden Maintenance 25/06/2025	Souwest Lawn and Garden	140.00	Paid	DE	3291	005011
30/06/2025	Garden Maintenance Additional Works 26/6/25	Souwest Lawn and Garden	190.00	Paid	DE	3313	005011
\$7,464.32							
Maint Grounds--Pool 179200							
03/07/2024	Pool Service Pool Service 06/05-07/06	Swimart - Somerton Park	208.38	Paid	DE	1 - SP121995	000452
12/07/2024	Pool Maintenance Pool Maintenance 5/07/24	Commercial and Residential	86.36	Paid	DE	10906	000586
09/08/2024	Pool Maintenance 02/08/24	Commercial and Residential	111.81	Paid	DE	11114	000932
27/08/2024	Sauna Control Panel Repairs 30/07/24	Sauna And Steam Sa	1,466.91	Paid	DE	00001426	001137
04/09/2024	Pool Maintenance 29/08/24	Commercial and Residential	154.54	Paid	DE	11308	001197
09/10/2024	Pool Maintenance 27/09/2024	Commercial and Residential	130.00	Paid	DE	11584	001691
22/10/2024	Pool Maintenance 18/10/2024	Commercial and Residential	70.00	Paid	DE	11724	001844
22/10/2024	Pool Maintenance 11/10/2024	Commercial and Residential	101.82	Paid	DE	11665	001844
22/10/2024	Pool Maintenance 14/10 - 17/10/2024	Commercial and Residential	128.19	Paid	DE	11722	001844
22/10/2024	Pool Maintenance 8/10/2024 - 10/10/2024	Commercial and Residential	175.47	Paid	DE	11664	001844
06/11/2024	Pool Maintenance 27/10/2024	Commercial and Residential	70.00	Paid	DE	11808	002010
06/11/2024	Pool Maintenance 1/11/2024	Commercial and Residential	70.00	Paid	DE	11869	002010
06/11/2024	Pool Maintenance 28/10 - 31/10	Commercial and Residential	214.56	Paid	DE	11870	002010
06/11/2024	Pool Maintenance 21/10 - 24/10/2024	Commercial and Residential	258.18	Paid	DE	11807	002010
03/12/2024	Pool Maintenance 04/11 - 08/11/2024	Commercial and Residential	70.00	Paid	DE	12107	002337
03/12/2024	Pool Maintenance 15/11/2024	Commercial and Residential	70.00	Paid	DE	12103	002337
03/12/2024	Pool Maintenance 22/11/2024	Commercial and Residential	70.00	Paid	DE	12093	002337
03/12/2024	Pool Maintenance 18/11/2024 - 22/11/2024	Commercial and Residential	214.56	Paid	DE	12094	002337
03/12/2024	Pool Maintenance 25/11 - 29/11/2024	Commercial and Residential	214.56	Paid	DE	12175	002337
03/12/2024	Pool Maintenance 11/11/2024 - 15/11/2024	Commercial and Residential	240.03	Paid	DE	12106	002337
03/12/2024	Pool Maintenance 4/11/2024 - 7/11/2024	Commercial and Residential	261.83	Paid	DE	12110	002337
19/12/2024	Pool Maintenance 17/12/2024 - 24/12/2024	Commercial and Residential	70.00	Paid	DE	12226	002611
15/01/2025	Pool Maintenance 22/12/2024	Commercial and Residential	70.00	Paid	DE	12367	002764
15/01/2025	Pool Maintenance 02/01/2025 - 09/01/2025	Commercial and Residential	70.00	Paid	DE	12544	002764
15/01/2025	Pool Maintenance 10/01/2025 - 17/01/2025	Commercial and Residential	70.00	Paid	DE	12692	002764
15/01/2025	Pool Maintenance 03/01/2025 - 10/01/2025	Commercial and Residential	105.00	Paid	DE	12571	002764
15/01/2025	Pool Maintenance 30/12/2024 - 2/01/2025	Commercial and Residential	160.92	Paid	DE	12532	002764
15/01/2025	Pool Maintenance 23/12, 24/12/2024	Commercial and Residential	166.28	Paid	DE	12479	002764
15/01/2025	Pool Maintenance 16/12/2024 - 19/12/2024	Commercial and Residential	214.56	Paid	DE	12365	002764
15/01/2025	Pool Maintenance 09/12/2024 - 12/12/2024	Commercial and Residential	228.18	Paid	DE	12364	002764
15/01/2025	Pool Maintenance 6/01/2025 - 09/01/2025	Commercial and Residential	229.11	Paid	DE	12691	002764
21/01/2025	Pool Maintenance 17/01/2025	Commercial and Residential	70.00	Paid	DE	12714	002940
21/01/2025	Pool Maintenance 13/01/2025 - 16/01/2025	Commercial and Residential	246.38	Paid	DE	12713	002940
05/02/2025	Pool Maintenance 25/01/2025 - 01/02/2025	Commercial and Residential	105.00	Paid	DE	12849	003081
05/02/2025	Pool Maintenance 20/01/2025 - 23/01/2025	Commercial and Residential	214.56	Paid	DE	12850	003081
11/02/2025	Pool Maintenance 02/12/2024 - 05/12/2024	Commercial and Residential	263.19	Paid	DE	12366	003157
19/02/2025	Pool Maintenance 22/12/2024	Commercial and Residential	70.00	Paid	DE	12368	003280
19/02/2025	Pool Maintenance 20/12/2024	Commercial and Residential	70.00	Paid	DE	12369	003280
19/02/2025	Pool Maintenance 07/02/2025	Commercial and Residential	70.00	Paid	DE	13023	003280
19/02/2025	Pool Maintenance 31/01/2025	Commercial and Residential	70.00	Paid	DE	13013	003280

Community Corporation No. 5555 Inc.		Saltram Towers, 19-20 South Esplanade, Glenelg SA 5045					
Date	Details	Payee	Amount (GST exclusive)	Status	Type	Ref.No.	Payment No.
19/02/2025	Pool Maintenance 04/10/2024	Commercial and Residential	117.27	Paid	DE	11663	003280
19/02/2025	Pool Maintenance 28/01/2025 - 30/01/2025	Commercial and Residential	160.92	Paid	DE	13012	003280
19/02/2025	Pool Maintenance 10/02/2025	Commercial and Residential	231.83	Paid	DE	13022	003280
26/02/2025	Pool Maintenance 21/02/2025	Commercial and Residential	70.00	Paid	DE	13125	003349
26/02/2025	Pool Maintenance 14/02/2025	Commercial and Residential	70.00	Paid	DE	13048	003349
26/02/2025	Pool Maintenance Testing 17/02/2025 - 20/02/2025	Commercial and Residential	192.74	Paid	DE	13161	003349
26/02/2025	Pool Maintenance 10/02/2025 - 13/02/2025	Commercial and Residential	271.83	Paid	DE	13099	003349
12/03/2025	Pool Maintenance 07/03/2025	Commercial and Residential	70.00	Paid	DE	13313	003573
12/03/2025	Pool Maintenance 28/02/2025	Commercial and Residential	104.54	Paid	DE	13233	003573
12/03/2025	Pool Maintenance 03/03/2025 - 06/03/2025	Commercial and Residential	132.73	Paid	DE	13210	003573
12/03/2025	Pool Maintenance 24/02/2025 - 27/02/2025	Commercial and Residential	214.56	Paid	DE	13294	003573
19/03/2025	Pool Maintenance 18/03/2025	Commercial and Residential	70.00	Paid	DE	13414	003642
19/03/2025	Pool Maintenance 11/03/2025-13/03/2025	Commercial and Residential	160.92	Paid	DE	13415	003642
02/04/2025	Pool Maintenance 21/03/2025	Commercial and Residential	70.00	Paid	DE	13433	003781
02/04/2025	Pool Maintenance 24/03/2025-27/03/2025	Commercial and Residential	85.46	Paid	DE	13573	003781
02/04/2025	Pool Maintenance 17/3/25 to 20/3/25	Commercial and Residential	231.83	Paid	DE	13467	003781
15/04/2025	Pool Maintenance 31/03/2025 - 03/04/2025	Commercial and Residential	70.91	Paid	DE	13726	003987
15/04/2025	Pool Maintenance 04/04/2025	Commercial and Residential	101.82	Paid	DE	13670	003987
20/05/2025	Pool Maintenance 05/05/2025	Commercial and Residential	121.82	Paid	DE	14026	004438
04/06/2025	Pool Maintenance 13/05/2025 - 30/05/2025	Commercial and Residential	190.00	Paid	DE	14385	004629
							\$9,689.56
Staff--Salaries--Cleaner 184003							
17/12/2024	Lot 18: Reimbursement for Rodney Gift		150.00		Jnl	16039	
							\$150.00
Utility--Electricity 190200							
27/08/2024	Electricity Usage 18/05/2024 to 17/08/2024	Origin Energy Electricity Ltd	4,224.06	Paid	BPAY	50001668245 475	
19/11/2024	Electricity Usage 18/08/2024 - 17/11/2024	Origin Energy Electricity Ltd	3,521.15	Paid	BPAY	50001668245 867	
01/01/2025	Lot 34: Electricity Charges August-November 2024		(210.02)		Ow.Inv		
01/01/2025	Lot 24: Electricity Usage for EV 9/9/2024		(93.80)		Ow.Inv		
26/02/2025	Electricity Usage 18/11/2024 - 17/02/2025	Origin Energy Electricity Ltd	3,758.55	Paid	BPAY	50001668245 1353	
01/04/2025	Owner invoice cancellation for lot: 24/5555		73.60	Cancel	Ow.Inv		
01/04/2025	Lot 24: Electricity Usage for EV 09/12/2024		(73.60)	Cancel	Ow.Inv		
01/04/2025	Lot 24: Electricity use for EV 9/12/2024		(92.16)		Ow.Inv		
01/04/2025	Lot 34: Electricity Use for EV December		(73.60)		Ow.Inv		
09/04/2025	Electricity Usage 18/02/2025 - 30/03/2025	Origin Energy Electricity Ltd	1,802.07	Paid	BPAY	50001668245 1821	
14/05/2025	Energy Locals - Electricity Charges 31/03/2025-30/04/2025		1,161.19		Jnl	28696	
11/06/2025	Electricity Charges 01/05/2025 - 31/05/2025	Energy Locals	1,351.82	Paid	BPAY	91505024	2199
							\$15,349.26
Utility--Rubbish Removal 190800							
10/07/2024	Rubbish Removal 31/05 - 21/06/24	Veolia Environmental	111.64	Paid	BPAY	500294210	201
09/08/2024	Rubbish Removal 28/06 - 26/07/24	Veolia Environmental	149.59	Paid	BPAY	500294210	388
11/09/2024	Rubbish Removal 2/8 - 23/8/2024	Veolia Environmental	121.68	Paid	BPAY	500294210	547

Community Corporation No. 5555 Inc.

Saltram Towers, 19-20 South Esplanade, Glenelg
SA 5045

Date	Details	Payee	Amount (GST exclusive)	Status	Type	Ref.No.	Payment No.
02/10/2024	Rubbish Removal 30/8-27/924	Veolia Environmental	152.10	Paid	BPAY	500294210	621
06/11/2024	Rubbish Removal 04/10 - 25/10/2024	Veolia Environmental	121.68	Paid	BPAY	500294210	799
03/12/2024	Rubbish Removal 01/11/2024 - 22/11/2024	Veolia Environmental	121.68	Paid	BPAY	500294210	942
05/02/2025	Rubbish Removal 03/01/2025 - 24/01/2025	Veolia Environmental	121.68	Paid	BPAY	500294210	1258
13/02/2025	Rubbish Removal 29/11/2024 - 27/12/2024	Veolia Environmental	152.10	Paid	BPAY	500294210	1309
06/03/2025	Rubbish Removal 31/01/2025 - 18/02/2025	Veolia Environmental	91.26	Paid	BPAY	500294210	1417
02/04/2025	Rubbish Removal 28/02/2025-21/03/2025	Veolia Environmental	121.68	Paid	BPAY	500294210	1802
09/04/2025	Rubbish Removal 31/03/2025	Veolia Environmental	30.42	Paid	BPAY	500294210	1850
09/05/2025	Rubbish Removal 05/04/2025 - 30/04/2025	Veolia Environmental	91.25	Paid	BPAY	500294210	2055
04/06/2025	Rubbish Removal 03/05/2025 - 31/05/2025	Veolia Environmental	121.67	Paid	BPAY	500294210	2180
						\$1,508.43	
Utility--Water & Sewerage 191200							
12/07/2024	Water Usage 26/03/2024 to 06/06/2024	Sa Water	1,345.76	Paid	BPAY	1251534001	241
09/10/2024	Water Usage 06/06/2024 - 02/09/2024	Sa Water	1,426.77	Paid	BPAY	1251534001	658
15/01/2025	Water Usage 02/09/2024 - 02/12/2024	Sa Water	1,564.45	Paid	BPAY	1251534001	1139
09/04/2025	Water Usage 02/12/2024 - 17/03/2025	Sa Water	2,142.95	Paid	BPAY	1251534001	1834
						\$6,479.93	
Total expenses				\$346,913.41			

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

Date	Details	Payee	Amount (GST exclusive)	Status	Type	Ref.No.	Payment No.
Capital Works Fund							
	Maint Bldg--Electrical 264800						
26/02/2025	Wiring New Generator Progress Claim 2 30/01/2025	Rawsons Electrical Pty Ltd	37,652.00	Paid	DE	554509	003388
26/02/2025	Generator Installation Progress Claim 2 30/01/2025	Rawsons Electrical Pty Ltd	70,135.00	Paid	DE	554506	003388
				\$107,787.00			
Maint Grounds--Pool Rennovation 279200							
04/06/2025	Supply and Install Pool Heat Pump 27/05/2025	Adelaide Heat Pumps	16,763.37	Paid	DE	2815	004614
				\$16,763.37			
Total expenses				\$124,550.37			

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

ANNUAL REPORTS

for the financial year to 30/06/2024

Community Strata 5555

Saltram Towers, 19-20 South Esplanade, Glenelg SA 5045

Manager: Best Strata

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Detailed Revenue	5
Detailed Expenses	8

Statement of Financial Position

As at 30/06/2024

Community Corporation No. 5555 Inc.	Saltram Towers, 19-20 South Esplanade, Glenelg SA 5045
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	Current period
Owners' funds	
Administrative Fund	
Operating Surplus/Deficit--Admin	(44,350.44)
Owners Equity--Admin	23,284.58
	<hr/> (21,065.86)
Capital Works Fund	
Operating Surplus/Deficit--Capital Works	42,499.92
Owners Equity--Capital Works	<hr/> 620,017.06
	<hr/> 662,516.98
Net owners' funds	<hr/> \$641,451.12

Represented by:

Assets	
Administrative Fund	
Cash at Bank--Admin	2,116.94
	<hr/> 2,116.94
Capital Works Fund	
Cash at Bank--Capital Works	<hr/> 670,002.88
	<hr/> 670,002.88
Unallocated Money	<hr/> 0.00
	<hr/> 672,119.82
Total assets	<hr/> 672,119.82
Less liabilities	
Administrative Fund	
Creditor--GST--Admin	(1,504.25)
Prepaid Levies--Admin	<hr/> 24,687.05
	<hr/> 23,182.80
Capital Works Fund	
Creditor--GST--Capital Works	(6,874.00)
Prepaid Levies--Capital Works	<hr/> 14,359.90
	<hr/> 7,485.90
Unallocated Money	<hr/> 0.00
	<hr/> 30,668.70
Total liabilities	<hr/> 30,668.70
Net assets	<hr/> \$641,451.12

**Statement of Financial Performance
for the financial year
to 30/06/2024**

Community Corporation No. 5555 Inc.

Saltram Towers, 19-20 South Esplanade, Glenelg SA 5045

Administrative Fund

Current period

01/07/2023-30/06/2024

Revenue

Interest on Arrears--Admin	102.53
Interest--Bank	30,072.60
Levies Due (Special)--Admin	677.17
Levies Due--Admin	168,625.38
Recovery--Credit Card Surcharge	40.87
Recovery--Debt	(20.00)
Rental Income	44,487.37
Transfer from Capital Works Fund	10,000.00
<i>Total revenue</i>	<i>253,985.92</i>

Less expenses

Admin--Agent Disbursements	1,267.26
Admin--Auditors--Audit Services	432.73
Admin--Auditors--BAS Services	400.00
Admin--Auditors--Taxation Services	150.00
Admin--Bank Charges	237.89
Admin--Income Tax--Admin	10,859.00
Admin--Legal & Debt Collection Fees	11,220.27
Admin--Management Fees--Standard	7,079.18
Admin--Meeting Expenses	100.00
Admin--Reference Material	12.30
Admin--Registration/License/Permit Fees	331.82
Admin--Telephone Charges	1,895.57
Insurance--Premiums	32,174.67
Insurance--Valuation	2,500.00
Maint Bldg--Airconditioning	1,911.69
Maint Bldg--Cleaning	26,277.05
Maint Bldg--Cleaning--Windows/Glass	2,835.00
Maint Bldg--Consultants	9,725.00
Maint Bldg--Doors & Windows	1,510.00
Maint Bldg--Electrical	7,869.07
Maint Bldg--Fire Protection	60,542.75
Maint Bldg--Fire Protection--Contract	3,667.50
Maint Bldg--Fire Protection--Generator	10,307.38
Maint Bldg--Fire Protection--Monitoring	772.00
Maint Bldg--General Repairs	19,144.36
Maint Bldg--Glass	200.00

Administrative Fund

Current period

01/07/2023-30/06/2024

Maint Bldg--Lift	14,200.91
Maint Bldg--Lift--Maintenance Contract	4,235.73
Maint Bldg--Pumps	4,000.00
Maint Bldg--Roof	5,900.00
Maint Bldg--Security Alarm Equipment	245.00
Maint Bldg--Signs & Notice Boards	956.50
Maint Grounds--Lawns & Gardening	11,370.23
Maint Grounds--Paving	1,218.18
Maint Grounds--Pool	8,073.27
Prior Period GST Expense Adjustment-Admin	8,371.73
Utility--Electricity	18,936.68
Utility--Rubbish Removal	1,387.79
Utility--Water & Sewerage	6,017.85
<i>Total expenses</i>	<i>298,336.36</i>
<i>Surplus/Deficit</i>	<i>(44,350.44)</i>
Opening balance	23,284.58
<i>Closing balance</i>	<i>-\$21,065.86</i>

Capital Works Fund

Current period

01/07/2023-30/06/2024

Revenue

Levies Due--Capital Works 110,218.07

Total revenue 110,218.07

Less expenses

Admin--Transfer to Admin Fund 10,000.00

Maint Bldg--Electrical 68,740.00

Prior Period GST Expense Adjustment-Capital
Works (11,021.85)*Total expenses* 67,718.15

Surplus/Deficit 42,499.92

Opening balance 620,017.06

Closing balance \$662,516.98

**Detailed Revenue
for the financial year
from 01/07/2023 to 30/06/2024**

Community Corporation No. 5555 Inc.

Saltram Towers, 19-20 South Esplanade, Glenelg SA
5045

Date	Details	Group	Amount (GST exclusive)	Type
Administrative Fund				
	Interest on Arrears--Admin 142500			
01/06/2024	YTD Revenue		102.53	Jn
			<hr/> \$102.53	
	Interest--Bank 142300			
01/06/2024	YTD Revenue		27,148.21	Jn
30/06/2024	Bank Interest May 2024		2,924.39	Jn
			<hr/> \$30,072.60	
	Levies Due (Special)--Admin 143100			
01/06/2024	YTD Revenue		677.17	Jn
			<hr/> \$677.17	
	Levies Due--Admin 143000			
01/06/2024	YTD Revenue		178,051.63	Jn
01/06/2024	Opening prepaid adjustment		(9,426.25)	Jn
			<hr/> \$168,625.38	
	Recovery--Credit Card Surcharge 145001			
01/06/2024	YTD Revenue		40.87	Jn
			<hr/> \$40.87	
	Recovery--Debt 145002			
01/06/2024	YTD Revenue		(20.00)	Jn
			<hr/> -\$20.00	
	Rental Income 145500			
01/06/2024	YTD Revenue		44,487.37	Jn

Community Corporation No. 5555 Inc.

Saltram Towers, 19-20 South Esplanade, Glenelg SA 5045

Date	Details	Group	Amount (GST exclusive)	Type
Administrative Fund				
			\$44,487.37	
Transfer from Capital Works Fund	149000			
01/06/2024	YTD Revenue		10,000.00	Jn
			\$10,000.00	
			Total revenue	\$253,985.92

Community Corporation No. 5555 Inc.

Saltram Towers, 19-20 South Esplanade, Glenelg SA
5045

Date	Details	Group	Amount (GST exclusive)	TY
Capital Works Fund				
	Levies Due--Capital Works 243000			
01/06/2024	YTD Revenue		110,218.07	Jn
			\$110,218.07	
		Total revenue	\$110,218.07	

**Detailed Expenses
for the financial year
from 01/07/2023 to 30/06/2024**

Community Corporation No. 5555 Inc.

Saltram Towers, 19-20 South Esplanade, Glenelg
SA 5045

Date	Details	Payee	Amount (GST exclusive)	Status	Type	Ref.No.	Payment No.
Administrative Fund							
	Admin--Agent Disbursements 153800						
01/06/2024	YTD Expense		1,159.08		Jnl	4559	
13/06/2024	Overheads and Disbursements June 2024	Best Strata Pty Ltd	108.18	Paid	DE		000108
			\$1,267.26				
	Admin--Auditors--Audit Services 150800						
01/06/2024	YTD Expense		432.73		Jnl	4613	
			\$432.73				
	Admin--Auditors--BAS Services 150400						
01/06/2024	YTD Expense		400.00		Jnl	4617	
			\$400.00				
	Admin--Auditors--Taxation Services 150900						
01/06/2024	YTD Expense		150.00		Jnl	4615	
			\$150.00				
	Admin--Bank Charges 151400						
01/06/2024	YTD Expense		228.63		Jnl	4561	
29/06/2024	Bank Fees May 2024	Best Strata Pty Ltd	9.26	Paid	DE	Bank Fee	000401
			\$237.89				
	Admin--Income Tax--Admin 152800						
01/06/2024	YTD Expense		10,859.00		Jnl	4607	
			\$10,859.00				
	Admin--Legal & Debt Collection Fees 153200						
01/06/2024	YTD Expense		10,140.27		Jnl	4605	
28/06/2024	Professional Fees to 03/06/24	Norman Waterhouse Lawyers	1,080.00	Paid	DE	IN5142198	000387
			\$11,220.27				
	Admin--Management Fees--Standard 154000						
01/06/2024	YTD Expense		6,475.02		Jnl	4557	
13/06/2024	Standard Management Fee June 2024	Best Strata Pty Ltd	604.16	Paid	DE		000108
			\$7,079.18				
	Admin--Meeting Expenses 154200						
01/06/2024	YTD Expense		100.00		Jnl	4563	
			\$100.00				
	Admin--Reference Material 155200						
01/06/2024	YTD Expense		12.30		Jnl	4543	
			\$12.30				
	Admin--Registration/License/Permit Fees 155400						

Community Corporation No. 5555 Inc.		Saltram Towers, 19-20 South Esplanade, Glenelg SA 5045					
Date	Details	Payee	Amount (GST exclusive)	Status	Type	Ref.No.	Payment No.
29/06/2024	ARM Contractor Compliance 2024	Best Strata Pty Ltd	331.82	Paid	DE	ARM Recovery	000401
				\$331.82			
	Admin--Telephone Charges 157000						
01/06/2024	YTD Expense		1,730.34		Jnl	4571	
18/06/2024	Phone Charges 22/05/2024 to 21/06/2024	Telstra (Biller 7799)	47.45	Paid	BPAY	3965298478	76
28/06/2024	Phone Charges Fire 02/06/2024 to 01/07/2024	Telstra (Biller 7773)	117.78	Paid	BPAY	10372868002	164
				\$1,895.57			
	Insurance--Premiums 159100						
01/06/2024	YTD Expense		32,174.67		Jnl	4569	
				\$32,174.67			
	Insurance--Valuation 159200						
01/06/2024	YTD Expense		2,500.00		Jnl	4581	
				\$2,500.00			
	Maint Bldg--Airconditioning 160000						
01/06/2024	YTD Expense		1,911.69		Jnl	4609	
				\$1,911.69			
	Maint Bldg--Cleaning 163000						
01/06/2024	YTD Expense		26,277.05		Jnl	4583	
				\$26,277.05			
	Maint Bldg--Cleaning--Windows/Glass 163005						
01/06/2024	YTD Expense		2,835.00		Jnl	4565	
				\$2,835.00			
	Maint Bldg--Consultants 164200						
01/06/2024	YTD Expense		4,687.50		Jnl	4601	
28/06/2024	Consultancy Fee 31/05/24	System Solutions Engineering	2,287.50	Paid	DE	1118-001-3	000395
28/06/2024	Carpark Assessment Fee 17/06/24	Wgasa Pty Ltd	2,750.00	Paid	DE	SA153917	000398
				\$9,725.00			
	Maint Bldg--Doors & Windows 164600						
01/06/2024	YTD Expense		1,510.00		Jnl	4579	
				\$1,510.00			
	Maint Bldg--Electrical 164800						
01/06/2024	YTD Expense		7,869.07		Jnl	4589	
				\$7,869.07			
	Maint Bldg--Fire Protection 165800						
01/06/2024	YTD Expense		59,931.50		Jnl	4577	
18/06/2024	Fire services May 23/05/24	Trojan Fire Protection Pty Ltd	611.25	Paid	DE	62988	000187
				\$60,542.75			
	Maint Bldg--Fire Protection--Contract 165801						
01/06/2024	YTD Expense		3,667.50		Jnl	4595	
				\$3,667.50			
	Maint Bldg--Fire Protection--Generator 165803						
01/06/2024	YTD Expense		10,307.38		Jnl	4547	
				\$10,307.38			

Community Corporation No. 5555 Inc.		Saltram Towers, 19-20 South Esplanade, Glenelg SA 5045					
Date	Details	Payee	Amount (GST exclusive)	Status	Type	Ref.No.	Payment No.
	Maint Bldg--Fire Protection--Monitoring 165802						
01/06/2024	YTD Expense		772.00		Jnl	4591	
			<u>\$772.00</u>				
	Maint Bldg--General Repairs 167200						
01/06/2024	YTD Expense		18,217.19		Jnl	4567	
18/06/2024	Generator Maintenance 06/06/24	Cavpower - Power Systems	609.90	Paid	DE	1SI04001162 000139 6SI	
19/06/2024	Lot 18: Reimbursement for Pocket WiFi and 12M Sim		317.27		Jnl	116	
			<u>\$19,144.36</u>				
	Maint Bldg--Glass 167600						
01/06/2024	YTD Expense		200.00		Jnl	4611	
			<u>\$200.00</u>				
	Maint Bldg--Lift 170200						
01/06/2024	YTD Expense		12,491.19		Jnl	4599	
18/06/2024	Upgrade Lift Emergency Phone to 4G 30/05/24	Kone Elevators Pty Ltd	1,709.72	Paid	DE	198196319 000162	
			<u>\$14,200.91</u>				
	Maint Bldg--Lift--Maintenance Contract 170201						
18/06/2024	Lift Service Fee 01/07/24 to 30/09/24	Kone Elevators Pty Ltd	4,235.73	Paid	DE	196048469 000162	
			<u>\$4,235.73</u>				
	Maint Bldg--Pumps 172400						
01/06/2024	YTD Expense		4,000.00		Jnl	4593	
			<u>\$4,000.00</u>				
	Maint Bldg--Roof 172800						
01/06/2024	YTD Expense		5,900.00		Jnl	4551	
			<u>\$5,900.00</u>				
	Maint Bldg--Security Alarm Equipment 173000						
01/06/2024	YTD Expense		245.00		Jnl	4575	
			<u>\$245.00</u>				
	Maint Bldg--Signs & Notice Boards 173800						
01/06/2024	YTD Expense		164.00		Jnl	4603	
28/06/2024	Signage Artwork 10/04/24	Avida Creative	792.50	Paid	DE	AC15820 000371	
			<u>\$956.50</u>				
	Maint Grounds--Lawns & Gardening 178400						
01/06/2024	YTD Expense		11,250.23		Jnl	4573	
18/06/2024	Garden Maintenance 27/05/24	Souwest Lawn and Garden	120.00	Paid	DE	762 000181	
			<u>\$11,370.23</u>				
	Maint Grounds--Paving 178800						
01/06/2024	YTD Expense		1,218.18		Jnl	4597	
			<u>\$1,218.18</u>				
	Maint Grounds--Pool 179200						
01/06/2024	YTD Expense		8,073.27		Jnl	4587	
			<u>\$8,073.27</u>				
Prior Period GST Expense Adjustment-Admin 181000							

Community Corporation No. 5555 Inc.

Saltram Towers, 19-20 South Esplanade, Glenelg
SA 5045

Date	Details	Payee	Amount (GST exclusive)	Status	Type	Ref.No.	Payment No.
01/06/2024	YTD GST adjustment		2,160.73		Jnl	4629	
01/06/2024	YTD Expense		6,211.00		Jnl	4549	
			<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
	Utility--Electricity 190200		\$8,371.73				
01/06/2024	YTD Expense		18,936.68		Jnl	4585	
			<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
	Utility--Rubbish Removal 190800		\$18,936.68				
01/06/2024	YTD Expense		1,276.15		Jnl	4553	
18/06/2024	Rubbish Removal 03/05 to 24/05/24	Veolia Environmental	111.64	Paid	BPAY	500294210	77
			<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
	Utility--Water & Sewerage 191200		\$1,387.79				
01/06/2024	YTD Expense		6,017.85		Jnl	4555	
			<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
	Total expenses		\$298,336.36				

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

Date	Details	Payee	Amount (GST exclusive)	Status	Type	Ref.No.	Payment No.
Capital Works Fund							
	Admin--Transfer to Admin Fund	257400					
01/06/2024	YTD Expense		10,000.00		Jnl	4545	
			<hr/>	\$10,000.00			
	Maint Bldg--Electrical	264800					
28/06/2024	Progress Claim 1 for Electrical Works	30/05/24	Rawsons Electrical Pty Ltd	68,740.00	Paid	DE	548505
			<hr/>	\$68,740.00			
	Prior Period GST Expense Adjustment-Capital Works	281000					
01/06/2024	YTD GST adjustment		(11,021.85)		Jnl	4631	
			<hr/>	-\$11,021.85			
			Total expenses	\$67,718.15			

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

BEST STRATAVersion 01.76.74
Date Printed 27/09/2024**ACCOUNT LEDGER**R2017A
Page 1**STRATA CODE : 5555****LOT NO. :****GROUP CODE :****ACCOUNT CODE :****DATE FROM : 01/07/2023****DATE TO : 31/05/2024**

Ref. No.	Date Detail	Strata Code	Payer/Payee	Cheque/Receipt	Debit \$	Credit \$
GROUP CODE : ADMIN ADMINISTRATION						
ACCOUNT CODE : AUD AUDIT						
645188	07/10/2023	5555	BEST STRATA AUDIT FOR THE PERIOD ENDING 30 JUNE 2023	C 2543	476.00	0.00
					ACCOUNT TOTAL	476.00
ACCOUNT CODE : BANK BANK CHARGES						
623993	04/07/2023	5555	BEST STRATA BANK FEES CHARGED TO THE GROUP RECOVERED FOR THE PERIOD 01/06/2023 TO 30/06/2023	C 2508	37.11	0.00
628330	02/08/2023	5555	BEST STRATA BANK FEES CHARGED TO THE GROUP RECOVERED FOR THE PERIOD 01/07/2023 TO 31/07/2023	C 2519	16.08	0.00
632583	04/09/2023	5555	BEST STRATA BANK FEES CHARGED TO THE GROUP RECOVERED FOR THE PERIOD 01/08/2023 TO 31/08/2023	C 2530	8.26	0.00
643791	03/10/2023	5555	BEST STRATA BANK FEES CHARGED TO THE GROUP RECOVERED FOR THE PERIOD 01/09/2023 TO 30/09/2023	C 2541	28.28	0.00
643811	03/10/2023	5555	BEST STRATA CREDIT CARD MERCHANT FEES FROM 01/09/2023 TO 29/09/2023	C 2541	39.98	0.00
648769	04/11/2023	5555	BEST STRATA BANK FEES CHARGED TO THE GROUP RECOVERED FOR THE PERIOD 01/10/2023 TO 31/10/2023	C 2555	18.35	0.00
654756	07/12/2023	5555	BEST STRATA BANK FEES CHARGED TO THE GROUP RECOVERED FOR THE PERIOD 01/11/2023 TO 30/11/2023	C 2565	5.03	0.00
663784	08/01/2024	5555	BEST STRATA BANK FEES CHARGED TO THE GROUP RECOVERED FOR THE PERIOD 01/12/2023 TO 31/12/2023	C 2571	29.63	0.00
667950	05/02/2024	5555	BEST STRATA BANK FEES CHARGED TO THE GROUP RECOVERED FOR THE PERIOD 01/01/2024 TO 31/01/2024	C 2581	17.93	0.00
673232	04/03/2024	5555	BEST STRATA BANK FEES CHARGED TO THE GROUP RECOVERED FOR THE PERIOD 01/02/2024 TO 29/02/2024	C 2590	10.41	0.00
683059	08/04/2024	5555	BEST STRATA BANK FEES CHARGED TO THE GROUP RECOVERED FOR THE PERIOD 01/03/2024 TO 31/03/2024	C 2602	20.19	0.00
687175	04/05/2024	5555	BEST STRATA BANK FEES CHARGED TO THE GROUP RECOVERED FOR THE PERIOD 01/04/2024 TO 30/04/2024	C 2610	20.19	0.00
					ACCOUNT TOTAL	251.44
ACCOUNT CODE : CONS CONSULTANCY FEES						
669395	07/02/2024	5555	SYSTEM SOLUTIONS ENGINEERING P Electrical engineering report 31/1/24	C 2582	2,131.25	0.00
					ACCOUNT TOTAL	2,131.25
ACCOUNT CODE : DISB DISBURSEMENTS AND OVERHEADS						
623991	04/07/2023	5555	BEST STRATA POSTAGE FROM 01/07/2023 TO 31/07/2023 PAID	C 2508	112.20	0.00
628329	02/08/2023	5555	BEST STRATA POSTAGE FROM 01/08/2023 TO 31/08/2023 PAID	C 2519	112.20	0.00
632581	04/09/2023	5555	BEST STRATA POSTAGE FROM 01/09/2023 TO 30/09/2023 PAID	C 2530	112.20	0.00
643895	03/10/2023	5555	BEST STRATA POSTAGE FROM 01/10/2023 TO 31/10/2023	C 2541	112.20	0.00
648768	04/11/2023	5555	BEST STRATA POSTAGE FROM 01/11/2023 TO 30/11/2023 PAID	C 2555	112.20	0.00
654754	07/12/2023	5555	BEST STRATA POSTAGE FROM 01/12/2023 TO 31/12/2023 PAID	C 2565	119.00	0.00
663783	08/01/2024	5555	BEST STRATA POSTAGE FROM 01/01/2024 TO 31/01/2024 PAID	C 2571	119.00	0.00
667948	05/02/2024	5555	BEST STRATA POSTAGE FROM 01/02/2024 TO 29/02/2024 PAID	C 2581	119.00	0.00
673230	04/03/2024	5555	BEST STRATA POSTAGE FROM 01/03/2024 TO 31/03/2024 PAID	C 2590	119.00	0.00

BEST STRATAVersion 01.76.74
Date Printed 27/09/2024**ACCOUNT LEDGER**R2017A
Page 2**STRATA CODE : 5555****GROUP CODE :****DATE FROM : 01/07/2023****LOT NO.:****ACCOUNT CODE :****DATE TO : 31/05/2024**

Ref. No.	Date Detail	Strata Code	Payer/Payee	Cheque/Receipt	Debit \$	Credit \$
GROUP CODE : ADMIN ADMINISTRATION						
ACCOUNT CODE : DISB DISBURSEMENTS AND OVERHEADS						
683058	08/04/2024	5555	BEST STRATA POSTAGE FROM 01/04/2024 TO 30/04/2024 PAID	C 2602	119.00	0.00
687174	04/05/2024	5555	BEST STRATA POSTAGE FROM 01/05/2024 TO 31/05/2024 PAID	C 2610	119.00	0.00
				ACCOUNT TOTAL	1,275.00	0.00

ACCOUNT CODE : LFEE LEGAL FEES

626433	13/07/2023	5555	NORMAN WATERHOUSE LAYWERS Legal fees 29/6/23	C 2513	469.70	0.00
646679	24/10/2023	5555	ADCOCKS CONVEYANCING Amendment of Bylaws 19/10/23	C 2550	1,446.50	0.00
654027	07/12/2023	5555	NORMAN WATERHOUSE LAYWERS Legal fees 26/10/23	C 2565	4,389.00	0.00
662944	08/01/2024	5555	NORMAN WATERHOUSE LAYWERS Legal fees 28/11/23	C 2570	1,060.80	0.00
669393	07/02/2024	5555	NORMAN WATERHOUSE LAYWERS Legal fees 30/1/24	C 2582	1,816.00	0.00
685452	17/04/2024	5555	NORMAN WATERHOUSE LAYWERS Professional fees 27/3/24	C 2606	1,953.60	0.00
				ACCOUNT TOTAL	11,135.60	0.00

ACCOUNT CODE : MEET MEETING FEES

667949	05/02/2024	5555	BEST STRATA MEETING FEE FOR EGM HELD ON 17/10/2023 PAID	C 2581	110.00	0.00
					ACCOUNT TOTAL	110.00

ACCOUNT CODE : MFEE MANAGEMENT FEES

623990	04/07/2023	5555	BEST STRATA MANAGEMENT FEE FROM 01/07/2023 TO 31/07/2023 PAID	C 2508	627.00	0.00
628328	02/08/2023	5555	BEST STRATA MANAGEMENT FEE FROM 01/08/2023 TO 31/08/2023 PAID	C 2519	627.00	0.00
632580	04/09/2023	5555	BEST STRATA MANAGEMENT FEE FROM 01/09/2023 TO 30/09/2023 PAID	C 2530	627.00	0.00
643978	03/10/2023	5555	BEST STRATA MANAGEMENT FEE FROM 01/10/2023 TO 31/10/2023	C 2541	627.00	0.00
648767	04/11/2023	5555	BEST STRATA MANAGEMENT FEE FROM 01/11/2023 TO 30/11/2023 PAID	C 2555	627.00	0.00
654753	07/12/2023	5555	BEST STRATA MANAGEMENT FEE FROM 01/12/2023 TO 31/12/2023 PAID	C 2565	664.59	0.00
663782	08/01/2024	5555	BEST STRATA MANAGEMENT FEE FROM 01/01/2024 TO 31/01/2024 PAID	C 2571	664.59	0.00
667947	05/02/2024	5555	BEST STRATA MANAGEMENT FEE FROM 01/02/2024 TO 29/02/2024 PAID	C 2581	664.59	0.00
673229	04/03/2024	5555	BEST STRATA MANAGEMENT FEE FROM 01/03/2024 TO 31/03/2024 PAID	C 2590	664.59	0.00
683057	08/04/2024	5555	BEST STRATA MANAGEMENT FEE FROM 01/04/2024 TO 30/04/2024 PAID	C 2602	664.59	0.00
687173	04/05/2024	5555	BEST STRATA MANAGEMENT FEE FROM 01/05/2024 TO 31/05/2024 PAID	C 2610	664.59	0.00
				ACCOUNT TOTAL	7,122.54	0.00

ACCOUNT CODE : SURC CREDIT CARD SURCHARGE

638948	26/09/2023	5555	MR M & MS G FORGIE CREDIT CARD SURCHARGE	R 150393	0.00	44.95
					ACCOUNT TOTAL	0.00

BEST STRATAVersion 01.76.74
Date Printed 27/09/2024**ACCOUNT LEDGER**R2017A
Page 3**STRATA CODE : 5555****LOT NO. :****GROUP CODE :****ACCOUNT CODE :****DATE FROM : 01/07/2023****DATE TO : 31/05/2024**

Ref. No.	Date Detail	Strata Code	Payer/Payee	Cheque/Receipt	Debit \$	Credit \$
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GROUP CODE : INS INSURANCE**ACCOUNT CODE : INSP INSURANCE PREMIUM**

686263	30/04/2024	5555	SUREWISE INSURANCE BROKERS Insurance renewal (SCI) 31/03/2024 to 31/03/2025	C 2608	35,047.00	0.00
					ACCOUNT TOTAL	35,047.00

ACCOUNT CODE : INSV INSURANCE VALUATION

670932	26/02/2024	5555	BODY CORPORATE INSURANCE VALUA Insurance valuation 21/2/24	C 2587	2,750.00	0.00
					ACCOUNT TOTAL	2,750.00

GROUP CODE : INT INTEREST**ACCOUNT CODE : IFEE INTEREST ON OVERDUE LEVIES**

630830	16/08/2023	5555	MS J HAYNES INTEREST ON OVERDUE ACCOUNTS	R 148388	0.00	5.50
652400	05/12/2023	5555	NILORAP PTY LTD INTEREST ON OVERDUE ACCOUNTS	R 153292	0.00	4.49
670743	21/02/2024	5555	MS J HAYNES INTEREST ON OVERDUE ACCOUNTS	R 157467	0.00	6.94
689371	20/05/2024	5555	NILORAP PTY LTD INTEREST ON OVERDUE ACCOUNTS	R 161923	0.00	8.09
689375	20/05/2024	5555	NILORAP PTY LTD INTEREST ON OVERDUE ACCOUNTS	R 161923	0.00	68.04
689381	20/05/2024	5555	MR M & MS G FORGIE INTEREST ON OVERDUE ACCOUNTS	R 161925	0.00	9.47
					ACCOUNT TOTAL	0.00
						102.53

ACCOUNT CODE : INTR INTEREST RECEIVED

623608	04/07/2023	5555	BEST STRATA INTEREST FOR THE PERIOD 01/06/2023 TO 30/06/2023	R 147304	0.00	2,024.71
628020	02/08/2023	5555	BEST STRATA INTEREST FOR THE PERIOD 01/07/2023 TO 31/07/2023	R 148080	0.00	2,040.85
632264	04/09/2023	5555	BEST STRATA INTEREST FOR THE PERIOD 01/08/2023 TO 31/08/2023	R 148689	0.00	2,314.89
642335	03/10/2023	5555	BEST STRATA INTEREST FOR THE PERIOD 01/09/2023 TO 30/09/2023	R 151671	0.00	2,207.35
648508	04/11/2023	5555	BEST STRATA INTEREST FOR THE PERIOD 01/10/2023 TO 31/10/2023	R 152688	0.00	2,331.96
654432	07/12/2023	5555	BEST STRATA INTEREST FOR THE PERIOD 01/11/2023 TO 30/11/2023	R 153341	0.00	3,138.58
663518	08/01/2024	5555	BEST STRATA INTEREST FOR THE PERIOD 01/12/2023 TO 31/12/2023	R 156485	0.00	2,000.48
667649	05/02/2024	5555	BEST STRATA INTEREST FOR THE PERIOD 01/01/2024 TO 31/01/2024	R 157097	0.00	2,939.05
672913	04/03/2024	5555	BEST STRATA INTEREST FOR THE PERIOD 01/02/2024 TO 29/02/2024	R 157656	0.00	2,796.43
682787	08/04/2024	5555	BEST STRATA INTEREST FOR THE PERIOD 01/03/2024 TO 31/03/2024	R 161026	0.00	2,464.36
686892	04/05/2024	5555	BEST STRATA INTEREST FOR THE PERIOD 01/04/2024 TO 30/04/2024	R 161712	0.00	2,889.55
					ACCOUNT TOTAL	0.00
						27,148.21

GROUP CODE : LEVIES LEVIES**ACCOUNT CODE : ADMI ADMIN FUND LEVY**

622011	03/07/2023	5555	MR B & MS M SPEECHLEY ADMIN FUND LEVY FROM 01/07/2023 TO 30/09/2023	R 146700	0.00	1,948.47
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622555	04/07/2023	5555	MR I & MRS K MCGREGOR ADMIN FUND LEVY FROM 01/07/2023 TO 30/09/2023	R 146969	0.00	2,702.40
622726	04/07/2023	5555	MRS M BROWN ADMIN FUND LEVY FROM 01/07/2023 TO 30/09/2023	R 147044	0.00	1,612.15
623021	04/07/2023	5555	MR R SARRE ADMIN FUND LEVY FROM 01/07/2023 TO 30/09/2023	R 147191	0.00	1,612.15
623706	04/07/2023	5555	MS R BELLCHAMBERS & MR G SALTE ADMIN FUND LEVY FROM 01/07/2023 TO 30/09/2023	R 147315	0.00	1,745.55
623732	04/07/2023	5555	MR K AMBROSE-PEARCE ADMIN FUND LEVY FROM 01/07/2023 TO 30/09/2023	R 147329	0.00	1,815.15
625478	05/07/2023	5555	MS C ALCOCK ADMIN FUND LEVY FROM 01/07/2023 TO 30/09/2023	R 147411	0.00	1,455.60
625500	05/07/2023	5555	MR B & MS C RULE ADMIN FUND LEVY FROM 01/07/2023 TO 30/09/2023	R 147423	0.00	1,612.15
625502	05/07/2023	5555	MR J & MS A HALL ADMIN FUND LEVY FROM 01/07/2023 TO 30/09/2023	R 147424	0.00	1,426.60
625686	06/07/2023	5555	MS M STOVALL ADMIN FUND LEVY FROM 01/07/2023 TO 30/09/2023	R 147508	0.00	1,745.55
626233	12/07/2023	5555	MR G & MRS A PELGRAVE ADMIN FUND LEVY FROM 01/07/2023 TO 30/09/2023	R 147677	0.00	2,018.10
627328	28/07/2023	5555	MR B HOOPER & MS J SHAW ADMIN FUND LEVY FROM 01/07/2023 TO 30/09/2023	R 148000	0.00	1,815.15
629939	09/08/2023	5555	MR A & MS K BOON ADMIN FUND LEVY FROM 01/07/2023 TO 30/09/2023	R 148175	0.00	1,409.20
630409	15/08/2023	5555	MS M KENEALLY ADMIN FUND LEVY FROM 01/07/2023 TO 30/09/2023	R 148309	0.00	1,525.20
630828	16/08/2023	5555	MS J HAYNES ADMIN FUND LEVY FROM 01/07/2023 TO 30/09/2023	R 148388	0.00	1,264.20
634132	05/09/2023	5555	SK PROPERTY NO 10 P/L ACN 648 AMT. PAID IN ADVANCE ADUSTED AGAINST ADMIN FUND LEVY FROM 01/10/2023 TO 31/12/2023	R 147773	0.00	1,519.40
634135	05/09/2023	5555	MRS M BATLEY AMT. PAID IN ADVANCE ADUSTED AGAINST ADMIN FUND LEVY FROM 01/10/2023 TO 31/12/2023	R 141906	0.00	0.05
634137	05/09/2023	5555	MRS M BATLEY AMT. PAID IN ADVANCE ADUSTED AGAINST ADMIN FUND LEVY FROM 01/10/2023 TO 31/12/2023	R 146081	0.00	1,745.50
634141	05/09/2023	5555	MR W KACHIRSKI & MS M LAHM AMT. PAID IN ADVANCE ADUSTED AGAINST ADMIN FUND LEVY FROM 01/10/2023 TO 31/12/2023	R 132743	0.00	375.00
634143	05/09/2023	5555	MR W KACHIRSKI & MS M LAHM AMT. PAID IN ADVANCE ADUSTED AGAINST ADMIN FUND LEVY FROM 01/10/2023 TO 31/12/2023	R 133328	0.00	375.00
634145	05/09/2023	5555	MR W KACHIRSKI & MS M LAHM AMT. PAID IN ADVANCE ADUSTED AGAINST ADMIN FUND LEVY FROM 01/10/2023 TO 31/12/2023	R 134494	0.00	375.00
634147	05/09/2023	5555	MR W KACHIRSKI & MS M LAHM AMT. PAID IN ADVANCE ADUSTED AGAINST ADMIN FUND LEVY FROM 01/10/2023 TO 31/12/2023	R 134991	0.00	375.00
634149	05/09/2023	5555	MR W KACHIRSKI & MS M LAHM AMT. PAID IN ADVANCE ADUSTED AGAINST ADMIN FUND LEVY FROM 01/10/2023 TO 31/12/2023	R 135149	0.00	375.00
634151	05/09/2023	5555	MR W KACHIRSKI & MS M LAHM AMT. PAID IN ADVANCE ADUSTED AGAINST ADMIN FUND LEVY FROM 01/10/2023 TO 31/12/2023	R 135306	0.00	9.70
635572	11/09/2023	5555	MR G & MRS A PELGRAVE ADMIN FUND LEVY FROM 01/10/2023 TO 31/12/2023	R 148885	0.00	1,200.00
635950	12/09/2023	5555	MS M KENEALLY ADMIN FUND LEVY FROM 01/10/2023 TO 31/12/2023	R 149046	0.00	1,525.20
636106	12/09/2023	5555	MS P BURRELL ADMIN FUND LEVY FROM 01/10/2023 TO 31/12/2023	R 149117	0.00	1,583.15
636169	12/09/2023	5555	MRS C WILLIAMS ADMIN FUND LEVY FROM 01/10/2023 TO 31/12/2023	R 149145	0.00	2,702.40
637438	25/09/2023	5555	MR B & MRS B HERSEY ADMIN FUND LEVY FROM 01/10/2023 TO 31/12/2023	R 149701	0.00	1,612.15

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638604	25/09/2023	5555	MS K RADFORD ADMIN FUND LEVY FROM 01/10/2023 TO 31/12/2023	R 150242	0.00	1,884.70
638631	25/09/2023	5555	MR D NITSCHKE ADMIN FUND LEVY FROM 01/10/2023 TO 31/12/2023	R 150255	0.00	1,745.55
638882	26/09/2023	5555	MR D & MS J HANSON ADMIN FUND LEVY FROM 01/10/2023 TO 31/12/2023	R 150364	0.00	1,449.80
638946	26/09/2023	5555	MR M & MS G FORGIE ADMIN FUND LEVY FROM 01/10/2023 TO 31/12/2023	R 150393	0.00	1,884.70
639618	28/09/2023	5555	MR G & MRS A PELGRAVE ADMIN FUND LEVY FROM 01/10/2023 TO 31/12/2023	R 150637	0.00	808.80
639642	28/09/2023	5555	MR P & MS M OCHOTA ADMIN FUND LEVY FROM 01/10/2023 TO 31/12/2023	R 150650	0.00	1,652.75
639674	28/09/2023	5555	MR S & MRS J MCINTYRE ADMIN FUND LEVY FROM 01/10/2023 TO 31/12/2023	R 150666	0.00	1,681.75
639718	28/09/2023	5555	MR A & MRS M WILLIAMS ADMIN FUND LEVY FROM 01/10/2023 TO 31/12/2023	R 150689	0.00	1,681.75
640401	03/10/2023	5555	MR R & MRS P WICKS ADMIN FUND LEVY FROM 01/10/2023 TO 31/12/2023	R 150960	0.00	1,548.35
640495	03/10/2023	5555	MR I & MRS K MCGREGOR ADMIN FUND LEVY FROM 01/10/2023 TO 31/12/2023	R 151005	0.00	2,702.40
640524	03/10/2023	5555	MR B & MS M SPEECHLEY ADMIN FUND LEVY FROM 01/10/2023 TO 31/12/2023	R 151017	0.00	1,948.50
640696	03/10/2023	5555	MR G & MRS A PELGRAVE ADMIN FUND LEVY FROM 01/10/2023 TO 31/12/2023	R 151105	0.00	9.30
640997	03/10/2023	5555	MR P MORRIS & MS G MURAVYOVA ADMIN FUND LEVY FROM 01/10/2023 TO 31/12/2023	R 151257	0.00	1,478.80
641006	03/10/2023	5555	MR R SARRE ADMIN FUND LEVY FROM 01/10/2023 TO 31/12/2023	R 151261	0.00	1,612.15
641242	03/10/2023	5555	MS J HAYNES ADMIN FUND LEVY FROM 01/10/2023 TO 31/12/2023	R 151367	0.00	1,264.20
641323	03/10/2023	5555	MRS M BROWN ADMIN FUND LEVY FROM 01/10/2023 TO 31/12/2023	R 151407	0.00	1,612.15
641450	03/10/2023	5555	MS S DOS SANTOS ADMIN FUND LEVY FROM 01/10/2023 TO 31/12/2023	R 151471	0.00	1,815.15
641494	03/10/2023	5555	MR A & MS K BOON ADMIN FUND LEVY FROM 01/10/2023 TO 31/12/2023	R 151493	0.00	1,409.20
641561	03/10/2023	5555	MR A & MRS E HENLY ADMIN FUND LEVY FROM 01/10/2023 TO 31/12/2023	R 151528	0.00	1,612.15
641766	03/10/2023	5555	MS R BELLCHAMBERS & MR G SALTE ADMIN FUND LEVY FROM 01/10/2023 TO 31/12/2023	R 151636	0.00	1,745.55
641781	03/10/2023	5555	MR K AMBROSE-PEARCE ADMIN FUND LEVY FROM 01/10/2023 TO 31/12/2023	R 151645	0.00	1,815.15
644225	04/10/2023	5555	MS C ALCOCK ADMIN FUND LEVY FROM 01/10/2023 TO 31/12/2023	R 151787	0.00	1,455.60
644247	04/10/2023	5555	MR B & MS C RULE ADMIN FUND LEVY FROM 01/10/2023 TO 31/12/2023	R 151798	0.00	1,612.15
644249	04/10/2023	5555	MR J & MS A HALL ADMIN FUND LEVY FROM 01/10/2023 TO 31/12/2023	R 151799	0.00	1,426.60
644420	05/10/2023	5555	MS M STOVAL ADMIN FUND LEVY FROM 01/10/2023 TO 31/12/2023	R 151887	0.00	1,745.55
646126	17/10/2023	5555	MR B HOOPER & MS J SHAW ADMIN FUND LEVY FROM 01/10/2023 TO 31/12/2023	R 152240	0.00	1,815.15
646368	19/10/2023	5555	MS L PEARSON ADMIN FUND LEVY FROM 01/10/2023 TO 31/12/2023	R 152341	0.00	1,328.00
652398	05/12/2023	5555	NIORAP PTY LTD ADMIN FUND LEVY FROM 01/10/2023 TO 31/12/2023	R 153292	0.00	1,473.00

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652800	06/12/2023	5555	MR A & MS K BOON AMT. PAID IN ADVANCE ADUSTED AGAINST ADMIN FUND LEVY FROM 01/01/2024 TO 31/03/2024	R 151768	0.00	1,479.65
652803	06/12/2023	5555	MRS M BATLEY AMT. PAID IN ADVANCE ADUSTED AGAINST ADMIN FUND LEVY FROM 01/01/2024 TO 31/03/2024	R 146081	0.00	0.05
652805	06/12/2023	5555	MRS M BATLEY AMT. PAID IN ADVANCE ADUSTED AGAINST ADMIN FUND LEVY FROM 01/01/2024 TO 31/03/2024	R 150442	0.00	1,832.75
652808	06/12/2023	5555	MR A & MRS E HENLY AMT. PAID IN ADVANCE ADUSTED AGAINST ADMIN FUND LEVY FROM 01/01/2024 TO 31/03/2024	R 152491	0.00	642.03
652810	06/12/2023	5555	MR A & MRS E HENLY AMT. PAID IN ADVANCE ADUSTED AGAINST ADMIN FUND LEVY FROM 01/01/2024 TO 31/03/2024	R 153230	0.00	80.00
652812	06/12/2023	5555	MR B & MS C RULE AMT. PAID IN ADVANCE ADUSTED AGAINST ADMIN FUND LEVY FROM 01/01/2024 TO 31/03/2024	R 152772	0.00	43.96
652814	06/12/2023	5555	MR G & MRS A PELGRAVE AMT. PAID IN ADVANCE ADUSTED AGAINST ADMIN FUND LEVY FROM 01/01/2024 TO 31/03/2024	R 152642	0.00	1,200.00
652816	06/12/2023	5555	MR G & MRS A PELGRAVE AMT. PAID IN ADVANCE ADUSTED AGAINST ADMIN FUND LEVY FROM 01/01/2024 TO 31/03/2024	R 153277	0.00	919.00
652819	06/12/2023	5555	MR W KACHIRSKI & MS M LAHM AMT. PAID IN ADVANCE ADUSTED AGAINST ADMIN FUND LEVY FROM 01/01/2024 TO 31/03/2024	R 135722	0.00	375.00
652821	06/12/2023	5555	MR W KACHIRSKI & MS M LAHM AMT. PAID IN ADVANCE ADUSTED AGAINST ADMIN FUND LEVY FROM 01/01/2024 TO 31/03/2024	R 135838	0.00	375.00
652823	06/12/2023	5555	MR W KACHIRSKI & MS M LAHM AMT. PAID IN ADVANCE ADUSTED AGAINST ADMIN FUND LEVY FROM 01/01/2024 TO 31/03/2024	R 135928	0.00	375.00
652825	06/12/2023	5555	MR W KACHIRSKI & MS M LAHM AMT. PAID IN ADVANCE ADUSTED AGAINST ADMIN FUND LEVY FROM 01/01/2024 TO 31/03/2024	R 136016	0.00	375.00
652827	06/12/2023	5555	MR W KACHIRSKI & MS M LAHM AMT. PAID IN ADVANCE ADUSTED AGAINST ADMIN FUND LEVY FROM 01/01/2024 TO 31/03/2024	R 127139	0.00	3.30
652829	06/12/2023	5555	MR W KACHIRSKI & MS M LAHM AMT. PAID IN ADVANCE ADUSTED AGAINST ADMIN FUND LEVY FROM 01/01/2024 TO 31/03/2024	R 136449	0.00	375.00
652831	06/12/2023	5555	MR W KACHIRSKI & MS M LAHM AMT. PAID IN ADVANCE ADUSTED AGAINST ADMIN FUND LEVY FROM 01/01/2024 TO 31/03/2024	R 137065	0.00	100.65
656149	13/12/2023	5555	MS M KENEALLY ADMIN FUND LEVY FROM 01/01/2024 TO 31/03/2024	R 153374	0.00	1,601.45
656522	13/12/2023	5555	MRS C WILLIAMS ADMIN FUND LEVY FROM 01/01/2024 TO 31/03/2024	R 153554	0.00	2,837.50
656524	13/12/2023	5555	MS P BURRELL ADMIN FUND LEVY FROM 01/01/2024 TO 31/03/2024	R 153555	0.00	1,662.30
658295	19/12/2023	5555	MR D & MS J HANSON ADMIN FUND LEVY FROM 01/01/2024 TO 31/03/2024	R 154338	0.00	1,522.30
658347	19/12/2023	5555	MR D NITSCHKE ADMIN FUND LEVY FROM 01/01/2024 TO 31/03/2024	R 154365	0.00	1,832.80
658475	20/12/2023	5555	MR S & MRS J MCINTYRE ADMIN FUND LEVY FROM 01/01/2024 TO 31/03/2024	R 154420	0.00	1,765.85
659399	02/01/2024	5555	MR A & MRS E HENLY ADMIN FUND LEVY FROM 01/01/2024 TO 31/03/2024	R 154741	0.00	970.72
659540	02/01/2024	5555	MRS M BROWN ADMIN FUND LEVY FROM 01/01/2024 TO 31/03/2024	R 154809	0.00	1,692.75
659635	02/01/2024	5555	MR P & MS M OCHOTA ADMIN FUND LEVY FROM 01/01/2024 TO 31/03/2024	R 154856	0.00	1,735.40
660018	02/01/2024	5555	MS S DOS SANTOS ADMIN FUND LEVY FROM 01/01/2024 TO 31/03/2024	R 155047	0.00	1,905.90
660185	02/01/2024	5555	MR M & MS G FORGIE ADMIN FUND LEVY FROM 01/01/2024 TO 31/03/2024	R 155132	0.00	1,978.95
660915	02/01/2024	5555	MR A & MRS M WILLIAMS ADMIN FUND LEVY FROM 01/01/2024 TO 31/03/2024	R 155501	0.00	1,765.85
661334	03/01/2024	5555	MR I & MRS K MCGREGOR ADMIN FUND LEVY FROM 01/01/2024 TO 31/03/2024	R 155692	0.00	2,837.50

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661406	03/01/2024	5555	MR B HOOPER & MS J SHAW ADMIN FUND LEVY FROM 01/01/2024 TO 31/03/2024	R 155726	0.00	1,905.90
661540	03/01/2024	5555	MR B & MRS B HERSEY ADMIN FUND LEVY FROM 01/01/2024 TO 31/03/2024	R 155794	0.00	1,692.75
661874	03/01/2024	5555	MR R SARRE ADMIN FUND LEVY FROM 01/01/2024 TO 31/03/2024	R 155955	0.00	1,692.75
661882	03/01/2024	5555	MS L PEARSON ADMIN FUND LEVY FROM 01/01/2024 TO 31/03/2024	R 155960	0.00	1,394.40
661925	03/01/2024	5555	MR B & MS M SPEECHLEY ADMIN FUND LEVY FROM 01/01/2024 TO 31/03/2024	R 155982	0.00	2,045.95
662018	03/01/2024	5555	MR P MORRIS & MS G MURAVYOVA ADMIN FUND LEVY FROM 01/01/2024 TO 31/03/2024	R 156028	0.00	1,552.70
662211	03/01/2024	5555	MS M STOVAL ADMIN FUND LEVY FROM 01/01/2024 TO 31/03/2024	R 156119	0.00	1,832.80
662213	03/01/2024	5555	MS C ALCOCK ADMIN FUND LEVY FROM 01/01/2024 TO 31/03/2024	R 156120	0.00	1,528.35
662215	03/01/2024	5555	MR J & MS A HALL ADMIN FUND LEVY FROM 01/01/2024 TO 31/03/2024	R 156121	0.00	1,497.90
662790	05/01/2024	5555	MR K AMBROSE-PEARCE ADMIN FUND LEVY FROM 01/01/2024 TO 31/03/2024	R 156398	0.00	1,905.90
662792	05/01/2024	5555	MS R BELLCHAMBERS & MR G SALTE ADMIN FUND LEVY FROM 01/01/2024 TO 31/03/2024	R 156399	0.00	1,832.80
662794	05/01/2024	5555	MR B & MS C RULE ADMIN FUND LEVY FROM 01/01/2024 TO 31/03/2024	R 156400	0.00	1,648.79
663056	08/01/2024	5555	MS K RADFORD ADMIN FUND LEVY FROM 01/01/2024 TO 31/03/2024	R 156478	0.00	1,978.95
665636	15/01/2024	5555	MR R & MRS P WICKS ADMIN FUND LEVY FROM 01/01/2024 TO 31/03/2024	R 156689	0.00	1,625.80
666031	18/01/2024	5555	SK PROPERTY NO 10 P/L ACN 648 ADMIN FUND LEVY FROM 01/01/2024 TO 31/03/2024	R 156756	0.00	1,595.35
670573	20/02/2024	5555	MS J HAYNES ADMIN FUND LEVY FROM 01/01/2024 TO 31/03/2024	R 157412	0.00	1,327.40
671453	29/02/2024	5555	MRS M BATLEY AMT. PAID IN ADVANCE ADUSTED AGAINST ADMIN FUND LEVY FROM 01/04/2024 TO 30/06/2024	R 155442	0.00	1,832.80
671456	29/02/2024	5555	MR G & MRS A PELGRAVE AMT. PAID IN ADVANCE ADUSTED AGAINST ADMIN FUND LEVY FROM 01/04/2024 TO 30/06/2024	R 157056	0.00	1,200.00
671458	29/02/2024	5555	MR W KACHIRSKI & MS M LAHM AMT. PAID IN ADVANCE ADUSTED AGAINST ADMIN FUND LEVY FROM 01/04/2024 TO 30/06/2024	R 139334	0.00	375.00
671460	29/02/2024	5555	MR W KACHIRSKI & MS M LAHM AMT. PAID IN ADVANCE ADUSTED AGAINST ADMIN FUND LEVY FROM 01/04/2024 TO 30/06/2024	R 139466	0.00	375.00
671462	29/02/2024	5555	MR W KACHIRSKI & MS M LAHM AMT. PAID IN ADVANCE ADUSTED AGAINST ADMIN FUND LEVY FROM 01/04/2024 TO 30/06/2024	R 139564	0.00	375.00
671464	29/02/2024	5555	MR W KACHIRSKI & MS M LAHM AMT. PAID IN ADVANCE ADUSTED AGAINST ADMIN FUND LEVY FROM 01/04/2024 TO 30/06/2024	R 139693	0.00	375.00
671466	29/02/2024	5555	MR W KACHIRSKI & MS M LAHM AMT. PAID IN ADVANCE ADUSTED AGAINST ADMIN FUND LEVY FROM 01/04/2024 TO 30/06/2024	R 139740	0.00	375.00
671468	29/02/2024	5555	MR W KACHIRSKI & MS M LAHM AMT. PAID IN ADVANCE ADUSTED AGAINST ADMIN FUND LEVY FROM 01/04/2024 TO 30/06/2024	R 139874	0.00	103.95
672497	04/03/2024	5555	MR G & MRS A PELGRAVE ADMIN FUND LEVY FROM 01/04/2024 TO 30/06/2024	R 157633	0.00	919.00
675524	07/03/2024	5555	MS P BURRELL ADMIN FUND LEVY FROM 01/04/2024 TO 30/06/2024	R 158060	0.00	1,662.30
676345	13/03/2024	5555	MR S & MRS J MCINTYRE ADMIN FUND LEVY FROM 01/04/2024 TO 30/06/2024	R 158408	0.00	1,765.85
677650	20/03/2024	5555	MR B & MRS B HERSEY ADMIN FUND LEVY FROM 01/04/2024 TO 30/06/2024	R 158941	0.00	1,692.75

* denotes that the transaction is negated

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GROUP CODE : LEVIES LEVIES

ACCOUNT CODE : ADMI ADMIN FUND LEVY

677822	21/03/2024	5555	MRS C WILLIAMS ADMIN FUND LEVY FROM 01/04/2024 TO 30/06/2024	R 159023	0.00	2,837.50
678187	22/03/2024	5555	MS K RADFORD ADMIN FUND LEVY FROM 01/04/2024 TO 30/06/2024	R 159191	0.00	1,978.95
679046	27/03/2024	5555	MR D NITSCHKE ADMIN FUND LEVY FROM 01/04/2024 TO 30/06/2024	R 159506	0.00	1,832.80
679134	27/03/2024	5555	MS L PEARSON ADMIN FUND LEVY FROM 01/04/2024 TO 30/06/2024	R 159548	0.00	1,394.40
679456	28/03/2024	5555	MR A & MRS M WILLIAMS ADMIN FUND LEVY FROM 01/04/2024 TO 30/06/2024	R 159707	0.00	1,765.85
679896	02/04/2024	5555	MR P & MS M OCHOTA ADMIN FUND LEVY FROM 01/04/2024 TO 30/06/2024	R 159862	0.00	1,735.40
679971	02/04/2024	5555	MR A & MS K BOON ADMIN FUND LEVY FROM 01/04/2024 TO 30/06/2024	R 159898	0.00	1,479.65
680173	03/04/2024	5555	SK PROPERTY NO 10 P/L ACN 648 ADMIN FUND LEVY FROM 01/04/2024 TO 30/06/2024	R 160002	0.00	1,595.35
680422	03/04/2024	5555	MR I & MRS K MCGREGOR ADMIN FUND LEVY FROM 01/04/2024 TO 30/06/2024	R 160112	0.00	2,837.50
680472	03/04/2024	5555	MR B & MS M SPEECHLEY ADMIN FUND LEVY FROM 01/04/2024 TO 30/06/2024	R 160134	0.00	2,045.95
680995	03/04/2024	5555	MS J HAYNES ADMIN FUND LEVY FROM 01/04/2024 TO 30/06/2024	R 160397	0.00	1,327.40
680997	03/04/2024	5555	MR R SARRE ADMIN FUND LEVY FROM 01/04/2024 TO 30/06/2024	R 160398	0.00	1,692.75
681137	03/04/2024	5555	MR P MORRIS & MS G MURAVYOVA ADMIN FUND LEVY FROM 01/04/2024 TO 30/06/2024	R 160467	0.00	1,552.70
681219	03/04/2024	5555	MR A & MRS E HENLY ADMIN FUND LEVY FROM 01/04/2024 TO 30/06/2024	R 160508	0.00	1,692.75
681258	03/04/2024	5555	MRS M BROWN ADMIN FUND LEVY FROM 01/04/2024 TO 30/06/2024	R 160526	0.00	1,692.75
681260	03/04/2024	5555	MR R & MRS P WICKS ADMIN FUND LEVY FROM 01/04/2024 TO 30/06/2024	R 160527	0.00	1,625.80
681539	03/04/2024	5555	MR K AMBROSE-PEARCE ADMIN FUND LEVY FROM 01/04/2024 TO 30/06/2024	R 160663	0.00	1,905.90
681541	03/04/2024	5555	MS R BELLCHAMBERS & MR G SALTE ADMIN FUND LEVY FROM 01/04/2024 TO 30/06/2024	R 160664	0.00	1,832.80
681603	03/04/2024	5555	MS M STOVAL ADMIN FUND LEVY FROM 01/04/2024 TO 30/06/2024	R 160673	0.00	1,832.80
682136	05/04/2024	5555	MS C ALCOCK ADMIN FUND LEVY FROM 01/04/2024 TO 30/06/2024	R 160906	0.00	1,528.35
682138	05/04/2024	5555	MR J & MS A HALL ADMIN FUND LEVY FROM 01/04/2024 TO 30/06/2024	R 160907	0.00	1,497.90
682170	05/04/2024	5555	MR B & MS C RULE ADMIN FUND LEVY FROM 01/04/2024 TO 30/06/2024	R 160925	0.00	1,692.75
682172	05/04/2024	5555	MR B & MS C RULE ADMIN FUND LEVY FROM 01/04/2024 TO 30/06/2024	R 160925	0.00	-1,692.75
682174	05/04/2024	5555	MR B & MS C RULE ADMIN FUND LEVY FROM 01/04/2024 TO 30/06/2024	R 160926	0.00	1,692.75
684480	09/04/2024	5555	MS M KENEALLY ADMIN FUND LEVY FROM 01/04/2024 TO 30/06/2024	R 161035	0.00	1,601.45
684528	09/04/2024	5555	MR D & MS J HANSON ADMIN FUND LEVY FROM 01/04/2024 TO 30/06/2024	R 161061	0.00	1,522.30
685602	23/04/2024	5555	MR B HOOPER & MS J SHAW ADMIN FUND LEVY FROM 01/04/2024 TO 30/06/2024	R 161435	0.00	1,905.90
686088	30/04/2024	5555	MS S DOS SANTOS ADMIN FUND LEVY FROM 01/04/2024 TO 30/06/2024	R 161615	0.00	1,905.90

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689369	20/05/2024	5555	NIORAP PTY LTD ADMIN FUND LEVY FROM 01/01/2024 TO 31/03/2024	R 161923	0.00	1,546.65
689373	20/05/2024	5555	NIORAP PTY LTD ADMIN FUND LEVY FROM 01/04/2024 TO 30/06/2024	R 161923	0.00	1,546.65
689379	20/05/2024	5555	MR M & MS G FORGIE ADMIN FUND LEVY FROM 01/04/2024 TO 30/06/2024	R 161925	0.00	1,978.95
ACCOUNT TOTAL					0.00	205,480.67

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ACCOUNT CODE : HOLD HOLD FUNDS						
ACCOUNT CODE : HOLD HOLD FUNDS						
623152	04/07/2023	5555	MR W KACHIRSKI & MS M LAHM AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT	R 147257	0.00	375.00
626203	11/07/2023	5555	MR W KACHIRSKI & MS M LAHM AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT	R 147664	0.00	375.00
626633	17/07/2023	5555	SK PROPERTY NO 10 P/L ACN 648 * AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT	R 147773	0.00	2,415.85
626713	18/07/2023	5555	MR W KACHIRSKI & MS M LAHM AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT	R 147811	0.00	375.00
627180	25/07/2023	5555	MR W KACHIRSKI & MS M LAHM AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT	R 147952	0.00	375.00
627507	01/08/2023	5555	MR W KACHIRSKI & MS M LAHM AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT	R 148057	0.00	375.00
629932	08/08/2023	5555	MR W KACHIRSKI & MS M LAHM AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT	R 148171	0.00	375.00
630602	15/08/2023	5555	MR W KACHIRSKI & MS M LAHM AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT	R 148362	0.00	375.00
631194	22/08/2023	5555	MR W KACHIRSKI & MS M LAHM AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT	R 148498	0.00	375.00
631541	29/08/2023	5555	MR W KACHIRSKI & MS M LAHM AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT	R 148601	0.00	375.00
633922	05/09/2023	5555	MR W KACHIRSKI & MS M LAHM AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT	R 148709	0.00	375.00
634134	05/09/2023	5555	SK PROPERTY NO 10 P/L ACN 648 * AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT	R 147773	0.00	-2,415.85
634136	05/09/2023	5555	MRS M BATLEY * BAL OF AMOUNT HELD IN CREDIT FOR THE UNIT AFTER ADJUSTING AGAINST LEVIES	R 141906	0.00	-0.05
634139	05/09/2023	5555	MRS M BATLEY * AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT	R 146081	0.00	-2,775.45
634140	05/09/2023	5555	MRS M BATLEY * BAL OF AMOUNT HELD IN CREDIT FOR THE UNIT AFTER ADJUSTING AGAINST LEVIES	R 146081	0.00	0.05
634142	05/09/2023	5555	MR W KACHIRSKI & MS M LAHM * AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT	R 132743	0.00	-375.00
634144	05/09/2023	5555	MR W KACHIRSKI & MS M LAHM * AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT	R 133328	0.00	-375.00
634146	05/09/2023	5555	MR W KACHIRSKI & MS M LAHM * AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT	R 134494	0.00	-375.00
634148	05/09/2023	5555	MR W KACHIRSKI & MS M LAHM * AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT	R 134991	0.00	-375.00
634150	05/09/2023	5555	MR W KACHIRSKI & MS M LAHM * AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT	R 135149	0.00	-375.00
634153	05/09/2023	5555	MR W KACHIRSKI & MS M LAHM * AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT	R 135306	0.00	-375.00
634155	05/09/2023	5555	MR W KACHIRSKI & MS M LAHM * AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT	R 135393	0.00	-375.00
634157	05/09/2023	5555	MR W KACHIRSKI & MS M LAHM * AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT	R 135477	0.00	-375.00

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634158	05/09/2023	5555	MR W KACHIRSKI & MS M LAHM BAL OF AMOUNT HELD IN CREDIT FOR THE UNIT AFTER ADJUSTING AGAINST LEVIES	R 135477	0.00	3.30
636225	12/09/2023	5555	MR W KACHIRSKI & MS M LAHM AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT	R 149176	0.00	375.00
638482	25/09/2023	5555	MR W KACHIRSKI & MS M LAHM AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT	R 150182	0.00	375.00
639042	26/09/2023	5555	MR W KACHIRSKI & MS M LAHM AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT	R 150440	0.00	375.00
639044	26/09/2023	5555	MRS M BATLEY * AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT	R 150442	0.00	2,775.45
641584	03/10/2023	5555	MR W KACHIRSKI & MS M LAHM AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT	R 151540	0.00	375.00
644187	04/10/2023	5555	MR A & MS K BOON * AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT	R 151768	0.00	2,240.65
645369	10/10/2023	5555	MR W KACHIRSKI & MS M LAHM AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT	R 152083	0.00	375.00
646212	17/10/2023	5555	MR W KACHIRSKI & MS M LAHM AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT	R 152281	0.00	375.00
646771	26/10/2023	5555	MR A & MRS E HENLY * AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT	R 152491	0.00	642.03
647978	02/11/2023	5555	MR G & MRS A PELGRAVE * AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT	R 152642	0.00	1,200.00
650385	08/11/2023	5555	MR B & MS C RULE * AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT	R 152772	0.00	43.96
652193	30/11/2023	5555	MR A & MRS E HENLY * AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT	R 153230	0.00	80.00
652370	04/12/2023	5555	MR G & MRS A PELGRAVE * AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT	R 153277	0.00	1,200.00
652802	06/12/2023	5555	MR A & MS K BOON * AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT	R 151768	0.00	-2,240.65
652804	06/12/2023	5555	MRS M BATLEY * BAL OF AMOUNT HELD IN CREDIT FOR THE UNIT AFTER ADJUSTING AGAINST LEVIES	R 146081	0.00	-0.05
652807	06/12/2023	5555	MRS M BATLEY * AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT	R 150442	0.00	-2,775.45
652809	06/12/2023	5555	MR A & MRS E HENLY * AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT	R 152491	0.00	-642.03
652811	06/12/2023	5555	MR A & MRS E HENLY * AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT	R 153230	0.00	-80.00
652813	06/12/2023	5555	MR B & MS C RULE * AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT	R 152772	0.00	-43.96
652815	06/12/2023	5555	MR G & MRS A PELGRAVE * AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT	R 152642	0.00	-1,200.00
652818	06/12/2023	5555	MR G & MRS A PELGRAVE * AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT	R 153277	0.00	-1,200.00
652820	06/12/2023	5555	MR W KACHIRSKI & MS M LAHM * AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT	R 135722	0.00	-375.00
652822	06/12/2023	5555	MR W KACHIRSKI & MS M LAHM * AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT	R 135838	0.00	-375.00
652824	06/12/2023	5555	MR W KACHIRSKI & MS M LAHM * AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT	R 135928	0.00	-375.00
652826	06/12/2023	5555	MR W KACHIRSKI & MS M LAHM * AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT	R 136016	0.00	-375.00
652828	06/12/2023	5555	MR W KACHIRSKI & MS M LAHM * BAL OF AMOUNT HELD IN CREDIT FOR THE UNIT AFTER ADJUSTING AGAINST LEVIES	R 127139	0.00	-3.30
652830	06/12/2023	5555	MR W KACHIRSKI & MS M LAHM * AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT	R 136449	0.00	-375.00

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652833	06/12/2023	5555	MR W KACHIRSKI & MS M LAHM	R 137065	0.00	-375.00
	*		AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT			
652835	06/12/2023	5555	MR W KACHIRSKI & MS M LAHM	R 138136	0.00	-375.00
	*		AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT			
652837	06/12/2023	5555	MR W KACHIRSKI & MS M LAHM	R 138761	0.00	-375.00
	*		AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT			
652839	06/12/2023	5555	MR W KACHIRSKI & MS M LAHM	R 139107	0.00	-375.00
	*		AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT			
652840	06/12/2023	5555	MR W KACHIRSKI & MS M LAHM	R 139107	0.00	231.75
			BAL OF AMOUNT HELD IN CREDIT FOR THE UNIT AFTER ADJUSTING AGAINST LEVIES			
660801	02/01/2024	5555	MRS M BATLEY	R 155442	0.00	2,775.45
	*		AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT			
667022	02/02/2024	5555	MR G & MRS A PELGRAVE	R 157056	0.00	1,200.00
	*		AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT			
671455	29/02/2024	5555	MRS M BATLEY	R 155442	0.00	-2,775.45
	*		AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT			
671457	29/02/2024	5555	MR G & MRS A PELGRAVE	R 157056	0.00	-1,200.00
	*		AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT			
671459	29/02/2024	5555	MR W KACHIRSKI & MS M LAHM	R 139334	0.00	-375.00
	*		AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT			
671461	29/02/2024	5555	MR W KACHIRSKI & MS M LAHM	R 139466	0.00	-375.00
	*		AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT			
671463	29/02/2024	5555	MR W KACHIRSKI & MS M LAHM	R 139564	0.00	-375.00
	*		AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT			
671465	29/02/2024	5555	MR W KACHIRSKI & MS M LAHM	R 139693	0.00	-375.00
	*		AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT			
671467	29/02/2024	5555	MR W KACHIRSKI & MS M LAHM	R 139740	0.00	-375.00
	*		AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT			
671470	29/02/2024	5555	MR W KACHIRSKI & MS M LAHM	R 139874	0.00	-375.00
	*		AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT			
671472	29/02/2024	5555	MR W KACHIRSKI & MS M LAHM	R 140091	0.00	-375.00
	*		AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT			
671474	29/02/2024	5555	MR W KACHIRSKI & MS M LAHM	R 130826	0.00	-6.60
	*		BAL OF AMOUNT HELD IN CREDIT FOR THE UNIT AFTER ADJUSTING AGAINST LEVIES			
671476	29/02/2024	5555	MR W KACHIRSKI & MS M LAHM	R 140420	0.00	-375.00
	*		AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT			
671478	29/02/2024	5555	MR W KACHIRSKI & MS M LAHM	R 140851	0.00	-375.00
	*		AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT			
671479	29/02/2024	5555	MR W KACHIRSKI & MS M LAHM	R 140851	0.00	235.05
			BAL OF AMOUNT HELD IN CREDIT FOR THE UNIT AFTER ADJUSTING AGAINST LEVIES			
677952	21/03/2024	5555	MR W KACHIRSKI & MS M LAHM	C 2596	12,109.90	0.00
			FUNDS HELD IN CREDIT REFUNDED BACK TO OWNER			
678866	26/03/2024	5555	MRS M BATLEY	R 159450	0.00	2,775.45
			AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT			
679136	27/03/2024	5555	MR W KACHIRSKI & MS M LAHM	R 159549	0.00	268.00
			AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT			
681425	03/04/2024	5555	MR W KACHIRSKI & MS M LAHM	R 160603	0.00	268.00
			AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT			
681446	03/04/2024	5555	MR G & MRS A PELGRAVE	R 160612	0.00	230.75
			AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT			
682177	05/04/2024	5555	MR B & MS C RULE	R 160926	0.00	455.40
			AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT			
684603	09/04/2024	5555	MR A & MS K BOON	R 161095	0.00	2,352.65
			AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT			
684710	10/04/2024	5555	MR W KACHIRSKI & MS M LAHM	R 161139	0.00	268.00
			AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT			

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685335	17/04/2024	5555	MR W KACHIRSKI & MS M LAHM AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT	R 161359	0.00	268.00
685725	24/04/2024	5555	MR W KACHIRSKI & MS M LAHM AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT	R 161510	0.00	268.00
686304	01/05/2024	5555	MR W KACHIRSKI & MS M LAHM AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT	R 161651	0.00	268.00
686350	02/05/2024	5555	MR G & MRS A PELGRAVE AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT	R 161676	0.00	1,200.00
688660	08/05/2024	5555	MR W KACHIRSKI & MS M LAHM AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT	R 161765	0.00	268.00
689070	15/05/2024	5555	MR W KACHIRSKI & MS M LAHM AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT	R 161866	0.00	268.00
689933	22/05/2024	5555	MR W KACHIRSKI & MS M LAHM AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT	R 162083	0.00	268.00
				ACCOUNT TOTAL	12,109.90	3,360.95

ACCOUNT CODE : SINK SINKING FUND LEVY

622012	03/07/2023	5555	MR B & MS M SPEECHLEY SINKING FUND LEVY FROM 01/07/2023 TO 30/09/2023	R 146700	0.00	1,149.65
622556	04/07/2023	5555	MR I & MRS K MCGREGOR SINKING FUND LEVY FROM 01/07/2023 TO 30/09/2023	R 146969	0.00	1,594.45
622727	04/07/2023	5555	MRS M BROWN SINKING FUND LEVY FROM 01/07/2023 TO 30/09/2023	R 147044	0.00	951.20
623022	04/07/2023	5555	MR R SARRE SINKING FUND LEVY FROM 01/07/2023 TO 30/09/2023	R 147191	0.00	951.20
623707	04/07/2023	5555	MS R BELLCHAMBERS & MR G SALTE SINKING FUND LEVY FROM 01/07/2023 TO 30/09/2023	R 147315	0.00	1,029.90
623733	04/07/2023	5555	MR K AMBROSE-PEARCE SINKING FUND LEVY FROM 01/07/2023 TO 30/09/2023	R 147329	0.00	1,070.95
625479	05/07/2023	5555	MS C ALCOCK SINKING FUND LEVY FROM 01/07/2023 TO 30/09/2023	R 147411	0.00	858.80
625501	05/07/2023	5555	MR B & MS C RULE SINKING FUND LEVY FROM 01/07/2023 TO 30/09/2023	R 147423	0.00	951.20
625503	05/07/2023	5555	MR J & MS A HALL SINKING FUND LEVY FROM 01/07/2023 TO 30/09/2023	R 147424	0.00	841.70
625687	06/07/2023	5555	MS M STOVALL SINKING FUND LEVY FROM 01/07/2023 TO 30/09/2023	R 147508	0.00	1,029.90
626234	12/07/2023	5555	MR G & MRS A PELGRAVE SINKING FUND LEVY FROM 01/07/2023 TO 30/09/2023	R 147677	0.00	1,190.70
627329	28/07/2023	5555	MR B HOOPER & MS J SHAW SINKING FUND LEVY FROM 01/07/2023 TO 30/09/2023	R 148000	0.00	1,070.95
629940	09/08/2023	5555	MR A & MS K BOON SINKING FUND LEVY FROM 01/07/2023 TO 30/09/2023	R 148175	0.00	831.45
630410	15/08/2023	5555	MS M KENEALLY SINKING FUND LEVY FROM 01/07/2023 TO 30/09/2023	R 148309	0.00	899.90
630827	16/08/2023	5555	MS J HAYNES SINKING FUND LEVY FROM 01/04/2023 TO 30/06/2023	R 148388	0.00	3.02
630829	16/08/2023	5555	MS J HAYNES SINKING FUND LEVY FROM 01/07/2023 TO 30/09/2023	R 148388	0.00	745.90
634133	05/09/2023	5555	SK PROPERTY NO 10 P/L ACN 648 AMT. PAID IN ADVANCE ADUSTED AGAINST SINKING FUND LEVY FROM 01/10/2023 TO 31/12/2023	R 147773	0.00	896.45
634138	05/09/2023	5555	MRS M BATLEY AMT. PAID IN ADVANCE ADUSTED AGAINST SINKING FUND LEVY FROM 01/10/2023 TO 31/12/2023	R 146081	0.00	1,029.90
634152	05/09/2023	5555	MR W KACHIRSKI & MS M LAHM AMT. PAID IN ADVANCE ADUSTED AGAINST SINKING FUND LEVY FROM 01/10/2023 TO 31/12/2023	R 135306	0.00	365.30

* denotes that the transaction is negated

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634154	05/09/2023	5555	MR W KACHIRSKI & MS M LAHM AMT. PAID IN ADVANCE ADUSTED AGAINST SINKING FUND LEVY FROM 01/10/2023 TO 31/12/2023	R 135393	0.00	375.00
634156	05/09/2023	5555	MR W KACHIRSKI & MS M LAHM AMT. PAID IN ADVANCE ADUSTED AGAINST SINKING FUND LEVY FROM 01/10/2023 TO 31/12/2023	R 135477	0.00	371.70
635951	12/09/2023	5555	MS M KENEALLY SINKING FUND LEVY FROM 01/10/2023 TO 31/12/2023	R 149046	0.00	899.90
636107	12/09/2023	5555	MS P BURRELL SINKING FUND LEVY FROM 01/10/2023 TO 31/12/2023	R 149117	0.00	934.10
636170	12/09/2023	5555	MRS C WILLIAMS SINKING FUND LEVY FROM 01/10/2023 TO 31/12/2023	R 149145	0.00	1,594.45
637439	25/09/2023	5555	MR B & MRS B HERSEY SINKING FUND LEVY FROM 01/10/2023 TO 31/12/2023	R 149701	0.00	951.20
638605	25/09/2023	5555	MS K RADFORD SINKING FUND LEVY FROM 01/10/2023 TO 31/12/2023	R 150242	0.00	1,112.00
638632	25/09/2023	5555	MR D NITSCHKE SINKING FUND LEVY FROM 01/10/2023 TO 31/12/2023	R 150255	0.00	1,029.90
638883	26/09/2023	5555	MR D & MS J HANSON SINKING FUND LEVY FROM 01/10/2023 TO 31/12/2023	R 150364	0.00	855.40
638947	26/09/2023	5555	MR M & MS G FORGIE SINKING FUND LEVY FROM 01/10/2023 TO 31/12/2023	R 150393	0.00	1,112.00
639643	28/09/2023	5555	MR P & MS M OCHOTA SINKING FUND LEVY FROM 01/10/2023 TO 31/12/2023	R 150650	0.00	975.15
639675	28/09/2023	5555	MR S & MRS J MCINTYRE SINKING FUND LEVY FROM 01/10/2023 TO 31/12/2023	R 150666	0.00	992.25
639719	28/09/2023	5555	MR A & MRS M WILLIAMS SINKING FUND LEVY FROM 01/10/2023 TO 31/12/2023	R 150689	0.00	992.25
640402	03/10/2023	5555	MR R & MRS P WICKS SINKING FUND LEVY FROM 01/10/2023 TO 31/12/2023	R 150960	0.00	913.55
640496	03/10/2023	5555	MR I & MRS K MCGREGOR SINKING FUND LEVY FROM 01/10/2023 TO 31/12/2023	R 151005	0.00	1,594.45
640525	03/10/2023	5555	MR B & MS M SPEECHLEY SINKING FUND LEVY FROM 01/10/2023 TO 31/12/2023	R 151017	0.00	1,149.65
640697	03/10/2023	5555	MR G & MRS A PELGRAVE SINKING FUND LEVY FROM 01/10/2023 TO 31/12/2023	R 151105	0.00	1,190.70
640998	03/10/2023	5555	MR P MORRIS & MS G MURAVYOVA SINKING FUND LEVY FROM 01/10/2023 TO 31/12/2023	R 151257	0.00	872.50
641007	03/10/2023	5555	MR R SARRE SINKING FUND LEVY FROM 01/10/2023 TO 31/12/2023	R 151261	0.00	951.20
641243	03/10/2023	5555	MS J HAYNES SINKING FUND LEVY FROM 01/10/2023 TO 31/12/2023	R 151367	0.00	745.90
641324	03/10/2023	5555	MRS M BROWN SINKING FUND LEVY FROM 01/10/2023 TO 31/12/2023	R 151407	0.00	951.20
641451	03/10/2023	5555	MS S DOS SANTOS SINKING FUND LEVY FROM 01/10/2023 TO 31/12/2023	R 151471	0.00	1,070.95
641495	03/10/2023	5555	MR A & MS K BOON SINKING FUND LEVY FROM 01/10/2023 TO 31/12/2023	R 151493	0.00	831.45
641562	03/10/2023	5555	MR A & MRS E HENLY SINKING FUND LEVY FROM 01/10/2023 TO 31/12/2023	R 151528	0.00	649.40
641767	03/10/2023	5555	MS R BELLCHAMBERS & MR G SALTE SINKING FUND LEVY FROM 01/10/2023 TO 31/12/2023	R 151636	0.00	1,029.90
641782	03/10/2023	5555	MR K AMBROSE-PEARCE SINKING FUND LEVY FROM 01/10/2023 TO 31/12/2023	R 151645	0.00	1,070.95
644226	04/10/2023	5555	MS C ALCOCK SINKING FUND LEVY FROM 01/10/2023 TO 31/12/2023	R 151787	0.00	858.80
644248	04/10/2023	5555	MR B & MS C RULE SINKING FUND LEVY FROM 01/10/2023 TO 31/12/2023	R 151798	0.00	791.05

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644250	04/10/2023	5555	MR J & MS A HALL SINKING FUND LEVY FROM 01/10/2023 TO 31/12/2023	R 151799	0.00	841.70
644421	05/10/2023	5555	MS M STOVAL SINKING FUND LEVY FROM 01/10/2023 TO 31/12/2023	R 151887	0.00	1,029.90
646127	17/10/2023	5555	MR B HOOPER & MS J SHAW SINKING FUND LEVY FROM 01/10/2023 TO 31/12/2023	R 152240	0.00	1,070.95
646369	19/10/2023	5555	MS L PEARSON SINKING FUND LEVY FROM 01/10/2023 TO 31/12/2023	R 152341	0.00	783.55
646770	26/10/2023	5555	MR A & MRS E HENLY SINKING FUND LEVY FROM 01/10/2023 TO 31/12/2023	R 152491	0.00	301.80
650295	06/11/2023	5555	MR B & MS C RULE SINKING FUND LEVY FROM 01/10/2023 TO 31/12/2023	R 152732	0.00	160.15
652399	05/12/2023	5555	NIOLORAP PTY LTD SINKING FUND LEVY FROM 01/10/2023 TO 31/12/2023	R 153292	0.00	869.10
652801	06/12/2023	5555	MR A & MS K BOON AMT. PAID IN ADVANCE ADUSTED AGAINST SINKING FUND LEVY FROM 01/01/2024 TO 31/03/2024	R 151768	0.00	761.00
652806	06/12/2023	5555	MRS M BATLEY AMT. PAID IN ADVANCE ADUSTED AGAINST SINKING FUND LEVY FROM 01/01/2024 TO 31/03/2024	R 150442	0.00	942.70
652817	06/12/2023	5555	MR G & MRS A PELGRAVE AMT. PAID IN ADVANCE ADUSTED AGAINST SINKING FUND LEVY FROM 01/01/2024 TO 31/03/2024	R 153277	0.00	281.00
652832	06/12/2023	5555	MR W KACHIRSKI & MS M LAHM AMT. PAID IN ADVANCE ADUSTED AGAINST SINKING FUND LEVY FROM 01/01/2024 TO 31/03/2024	R 137065	0.00	274.35
652834	06/12/2023	5555	MR W KACHIRSKI & MS M LAHM AMT. PAID IN ADVANCE ADUSTED AGAINST SINKING FUND LEVY FROM 01/01/2024 TO 31/03/2024	R 138136	0.00	375.00
652836	06/12/2023	5555	MR W KACHIRSKI & MS M LAHM AMT. PAID IN ADVANCE ADUSTED AGAINST SINKING FUND LEVY FROM 01/01/2024 TO 31/03/2024	R 138761	0.00	375.00
652838	06/12/2023	5555	MR W KACHIRSKI & MS M LAHM AMT. PAID IN ADVANCE ADUSTED AGAINST SINKING FUND LEVY FROM 01/01/2024 TO 31/03/2024	R 139107	0.00	143.25
656150	13/12/2023	5555	MS M KENEALLY SINKING FUND LEVY FROM 01/01/2024 TO 31/03/2024	R 153374	0.00	944.85
656523	13/12/2023	5555	MRS C WILLIAMS SINKING FUND LEVY FROM 01/01/2024 TO 31/03/2024	R 153554	0.00	1,674.20
656525	13/12/2023	5555	MS P BURRELL SINKING FUND LEVY FROM 01/01/2024 TO 31/03/2024	R 153555	0.00	980.80
658296	19/12/2023	5555	MR D & MS J HANSON SINKING FUND LEVY FROM 01/01/2024 TO 31/03/2024	R 154338	0.00	898.15
658348	19/12/2023	5555	MR D NITSCHKE SINKING FUND LEVY FROM 01/01/2024 TO 31/03/2024	R 154365	0.00	1,081.40
658476	20/12/2023	5555	MR S & MRS J MCINTYRE SINKING FUND LEVY FROM 01/01/2024 TO 31/03/2024	R 154420	0.00	1,041.90
659400	02/01/2024	5555	MR A & MRS E HENLY SINKING FUND LEVY FROM 01/01/2024 TO 31/03/2024	R 154741	0.00	998.75
659541	02/01/2024	5555	MRS M BROWN SINKING FUND LEVY FROM 01/01/2024 TO 31/03/2024	R 154809	0.00	998.75
659636	02/01/2024	5555	MR P & MS M OCHOTA SINKING FUND LEVY FROM 01/01/2024 TO 31/03/2024	R 154856	0.00	1,023.90
660019	02/01/2024	5555	MS S DOS SANTOS SINKING FUND LEVY FROM 01/01/2024 TO 31/03/2024	R 155047	0.00	1,124.50
660160	02/01/2024	5555	MRS M BATLEY SINKING FUND LEVY FROM 01/01/2024 TO 31/03/2024	R 155120	0.00	138.70
660186	02/01/2024	5555	MR M & MS G FORGIE SINKING FUND LEVY FROM 01/01/2024 TO 31/03/2024	R 155132	0.00	1,167.60
660310	02/01/2024	5555	MR A & MS K BOON SINKING FUND LEVY FROM 01/01/2024 TO 31/03/2024	R 155197	0.00	112.00
660916	02/01/2024	5555	MR A & MRS M WILLIAMS SINKING FUND LEVY FROM 01/01/2024 TO 31/03/2024	R 155501	0.00	1,041.90

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661335	03/01/2024	5555	MR I & MRS K MCGREGOR SINKING FUND LEVY FROM 01/01/2024 TO 31/03/2024	R 155692	0.00	1,674.20
661407	03/01/2024	5555	MR B HOOPER & MS J SHAW SINKING FUND LEVY FROM 01/01/2024 TO 31/03/2024	R 155726	0.00	1,124.50
661541	03/01/2024	5555	MR B & MRS B HERSEY SINKING FUND LEVY FROM 01/01/2024 TO 31/03/2024	R 155794	0.00	998.75
661875	03/01/2024	5555	MR R SARRE SINKING FUND LEVY FROM 01/01/2024 TO 31/03/2024	R 155955	0.00	998.75
661883	03/01/2024	5555	MS L PEARSON SINKING FUND LEVY FROM 01/01/2024 TO 31/03/2024	R 155960	0.00	822.70
661926	03/01/2024	5555	MR B & MS M SPEECHLEY SINKING FUND LEVY FROM 01/01/2024 TO 31/03/2024	R 155982	0.00	1,207.15
662019	03/01/2024	5555	MR P MORRIS & MS G MURAVYOVA SINKING FUND LEVY FROM 01/01/2024 TO 31/03/2024	R 156028	0.00	798.60
662212	03/01/2024	5555	MS M STOVALL SINKING FUND LEVY FROM 01/01/2024 TO 31/03/2024	R 156119	0.00	1,081.40
662214	03/01/2024	5555	MS C ALCOCK SINKING FUND LEVY FROM 01/01/2024 TO 31/03/2024	R 156120	0.00	901.75
662216	03/01/2024	5555	MR J & MS A HALL SINKING FUND LEVY FROM 01/01/2024 TO 31/03/2024	R 156121	0.00	883.80
662791	05/01/2024	5555	MR K AMBROSE-PEARCE SINKING FUND LEVY FROM 01/01/2024 TO 31/03/2024	R 156398	0.00	1,124.50
662793	05/01/2024	5555	MS R BELLCHAMBERS & MR G SALTE SINKING FUND LEVY FROM 01/01/2024 TO 31/03/2024	R 156399	0.00	1,081.40
662795	05/01/2024	5555	MR B & MS C RULE SINKING FUND LEVY FROM 01/01/2024 TO 31/03/2024	R 156400	0.00	397.44
663057	08/01/2024	5555	MS K RADFORD SINKING FUND LEVY FROM 01/01/2024 TO 31/03/2024	R 156478	0.00	1,167.60
665319	10/01/2024	5555	MR G & MRS A PELGRAVE SINKING FUND LEVY FROM 01/01/2024 TO 31/03/2024	R 156581	0.00	969.25
665637	15/01/2024	5555	MR R & MRS P WICKS SINKING FUND LEVY FROM 01/01/2024 TO 31/03/2024	R 156689	0.00	959.25
666032	18/01/2024	5555	SK PROPERTY NO 10 P/L ACN 648 SINKING FUND LEVY FROM 01/01/2024 TO 31/03/2024	R 156756	0.00	941.30
670574	20/02/2024	5555	MS J HAYNES SINKING FUND LEVY FROM 01/01/2024 TO 31/03/2024	R 157412	0.00	672.60
670742	21/02/2024	5555	MS J HAYNES SINKING FUND LEVY FROM 01/01/2024 TO 31/03/2024	R 157467	0.00	110.60
671039	28/02/2024	5555	MR P MORRIS & MS G MURAVYOVA SINKING FUND LEVY FROM 01/01/2024 TO 31/03/2024	R 157557	0.00	117.55
671242	29/02/2024	5555	MR B & MS C RULE SINKING FUND LEVY FROM 01/01/2024 TO 31/03/2024	R 157591	0.00	601.31
671454	29/02/2024	5555	MRS M BATLEY AMT. PAID IN ADVANCE ADUSTED AGAINST SINKING FUND LEVY FROM 01/04/2024 TO 30/06/2024	R 155442	0.00	942.65
671469	29/02/2024	5555	MR W KACHIRSKI & MS M LAHM AMT. PAID IN ADVANCE ADUSTED AGAINST SINKING FUND LEVY FROM 01/04/2024 TO 30/06/2024	R 139874	0.00	271.05
671471	29/02/2024	5555	MR W KACHIRSKI & MS M LAHM AMT. PAID IN ADVANCE ADUSTED AGAINST SINKING FUND LEVY FROM 01/04/2024 TO 30/06/2024	R 140091	0.00	375.00
671473	29/02/2024	5555	MR W KACHIRSKI & MS M LAHM AMT. PAID IN ADVANCE ADUSTED AGAINST SINKING FUND LEVY FROM 01/04/2024 TO 30/06/2024	R 130826	0.00	6.60
671475	29/02/2024	5555	MR W KACHIRSKI & MS M LAHM AMT. PAID IN ADVANCE ADUSTED AGAINST SINKING FUND LEVY FROM 01/04/2024 TO 30/06/2024	R 140420	0.00	375.00
671477	29/02/2024	5555	MR W KACHIRSKI & MS M LAHM AMT. PAID IN ADVANCE ADUSTED AGAINST SINKING FUND LEVY FROM 01/04/2024 TO 30/06/2024	R 140851	0.00	139.95
672498	04/03/2024	5555	MR G & MRS A PELGRAVE SINKING FUND LEVY FROM 01/04/2024 TO 30/06/2024	R 157633	0.00	281.00

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675525	07/03/2024	5555	MS P BURRELL SINKING FUND LEVY FROM 01/04/2024 TO 30/06/2024	R 158060	0.00	980.80
676346	13/03/2024	5555	MR S & MRS J MCINTYRE SINKING FUND LEVY FROM 01/04/2024 TO 30/06/2024	R 158408	0.00	1,041.90
677651	20/03/2024	5555	MR B & MRS B HERSEY SINKING FUND LEVY FROM 01/04/2024 TO 30/06/2024	R 158941	0.00	998.75
677760	21/03/2024	5555	MRS M BATLEY SINKING FUND LEVY FROM 01/04/2024 TO 30/06/2024	R 158990	0.00	138.75
677823	21/03/2024	5555	MRS C WILLIAMS SINKING FUND LEVY FROM 01/04/2024 TO 30/06/2024	R 159023	0.00	1,674.20
678188	22/03/2024	5555	MS K RADFORD SINKING FUND LEVY FROM 01/04/2024 TO 30/06/2024	R 159191	0.00	1,167.60
679047	27/03/2024	5555	MR D NITSCHKE SINKING FUND LEVY FROM 01/04/2024 TO 30/06/2024	R 159506	0.00	1,081.40
679135	27/03/2024	5555	MS L PEARSON SINKING FUND LEVY FROM 01/04/2024 TO 30/06/2024	R 159548	0.00	822.70
679457	28/03/2024	5555	MR A & MRS M WILLIAMS SINKING FUND LEVY FROM 01/04/2024 TO 30/06/2024	R 159707	0.00	1,041.90
679897	02/04/2024	5555	MR P & MS M OCHOTA SINKING FUND LEVY FROM 01/04/2024 TO 30/06/2024	R 159862	0.00	1,023.90
679972	02/04/2024	5555	MR A & MS K BOON SINKING FUND LEVY FROM 01/04/2024 TO 30/06/2024	R 159898	0.00	873.00
680174	03/04/2024	5555	SK PROPERTY NO 10 P/L ACN 648 SINKING FUND LEVY FROM 01/04/2024 TO 30/06/2024	R 160002	0.00	941.30
680423	03/04/2024	5555	MR I & MRS K MCGREGOR SINKING FUND LEVY FROM 01/04/2024 TO 30/06/2024	R 160112	0.00	1,674.20
680473	03/04/2024	5555	MR B & MS M SPEECHLEY SINKING FUND LEVY FROM 01/04/2024 TO 30/06/2024	R 160134	0.00	1,207.15
680996	03/04/2024	5555	MS J HAYNES SINKING FUND LEVY FROM 01/04/2024 TO 30/06/2024	R 160397	0.00	783.20
680998	03/04/2024	5555	MR R SARRE SINKING FUND LEVY FROM 01/04/2024 TO 30/06/2024	R 160398	0.00	998.75
681138	03/04/2024	5555	MR P MORRIS & MS G MURAVYOVA SINKING FUND LEVY FROM 01/04/2024 TO 30/06/2024	R 160467	0.00	916.15
681220	03/04/2024	5555	MR A & MRS E HENLY SINKING FUND LEVY FROM 01/04/2024 TO 30/06/2024	R 160508	0.00	998.75
681259	03/04/2024	5555	MRS M BROWN SINKING FUND LEVY FROM 01/04/2024 TO 30/06/2024	R 160526	0.00	998.75
681261	03/04/2024	5555	MR R & MRS P WICKS SINKING FUND LEVY FROM 01/04/2024 TO 30/06/2024	R 160527	0.00	959.25
681445	03/04/2024	5555	MR G & MRS A PELGRAVE SINKING FUND LEVY FROM 01/04/2024 TO 30/06/2024	R 160612	0.00	969.25
681540	03/04/2024	5555	MR K AMBROSE-PEARCE SINKING FUND LEVY FROM 01/04/2024 TO 30/06/2024	R 160663	0.00	1,124.50
681542	03/04/2024	5555	MS R BELLCHAMBERS & MR G SALTE SINKING FUND LEVY FROM 01/04/2024 TO 30/06/2024	R 160664	0.00	1,081.40
681604	03/04/2024	5555	MS M STOVALL SINKING FUND LEVY FROM 01/04/2024 TO 30/06/2024	R 160673	0.00	1,081.40
682137	05/04/2024	5555	MS C ALCOCK SINKING FUND LEVY FROM 01/04/2024 TO 30/06/2024	R 160906	0.00	901.75
682139	05/04/2024	5555	MR J & MS A HALL SINKING FUND LEVY FROM 01/04/2024 TO 30/06/2024	R 160907	0.00	883.80
682171	05/04/2024	5555	MR B & MS C RULE * SINKING FUND LEVY FROM 01/04/2024 TO 30/06/2024	R 160925	0.00	543.35
682173	05/04/2024	5555	MR B & MS C RULE * SINKING FUND LEVY FROM 01/04/2024 TO 30/06/2024	R 160925	0.00	-543.35

* denotes that the transaction is negated

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GROUP CODE : LEVIES LEVIES

ACCOUNT CODE : SINK SINKING FUND LEVY

682175	05/04/2024	5555	MR B & MS C RULE SINKING FUND LEVY FROM 01/04/2024 TO 30/06/2024	R 160926	0.00	998.75
684481	09/04/2024	5555	MS M KENEALLY SINKING FUND LEVY FROM 01/04/2024 TO 30/06/2024	R 161035	0.00	944.85
684529	09/04/2024	5555	MR D & MS J HANSON SINKING FUND LEVY FROM 01/04/2024 TO 30/06/2024	R 161061	0.00	898.15
685603	23/04/2024	5555	MR B HOOPER & MS J SHAW SINKING FUND LEVY FROM 01/04/2024 TO 30/06/2024	R 161435	0.00	1,124.50
686089	30/04/2024	5555	MS S DOS SANTOS SINKING FUND LEVY FROM 01/04/2024 TO 30/06/2024	R 161615	0.00	1,124.50
689370	20/05/2024	5555	NILORAP PTY LTD SINKING FUND LEVY FROM 01/01/2024 TO 31/03/2024	R 161923	0.00	912.55
689374	20/05/2024	5555	NILORAP PTY LTD SINKING FUND LEVY FROM 01/04/2024 TO 30/06/2024	R 161923	0.00	912.55
689380	20/05/2024	5555	MR M & MS G FORGIE SINKING FUND LEVY FROM 01/04/2024 TO 30/06/2024	R 161925	0.00	1,167.60
				ACCOUNT TOTAL	0.00	121,239.92

GROUP CODE : OWNER OWNER

ACCOUNT CODE : AFEES ACCOUNT FEE CHARGED ON OVERDUE ACCOUNTS

623992	04/07/2023	5555	BEST STRATA ACCOUNTING FEES PAID BY UNITS RECOVERED	C 2508	22.00	0.00
630831	16/08/2023	5555	MS J HAYNES ACCOUNTING FEE ON OVERDUE ACCOUNTS	R 148388	0.00	11.00
632582	04/09/2023	5555	BEST STRATA ACCOUNTING FEES PAID BY UNITS RECOVERED	C 2530	11.00	0.00
652401	05/12/2023	5555	NILORAP PTY LTD ACCOUNTING FEE ON OVERDUE ACCOUNTS	R 153292	0.00	11.00
654755	07/12/2023	5555	BEST STRATA ACCOUNTING FEES PAID BY UNITS RECOVERED	C 2565	11.00	0.00
670744	21/02/2024	5555	MS J HAYNES ACCOUNTING FEE ON OVERDUE ACCOUNTS	R 157467	0.00	11.00
673231	04/03/2024	5555	BEST STRATA ACCOUNTING FEES PAID BY UNITS RECOVERED	C 2590	11.00	0.00
689372	20/05/2024	5555	NILORAP PTY LTD ACCOUNTING FEE ON OVERDUE ACCOUNTS	R 161923	0.00	11.00
689376	20/05/2024	5555	NILORAP PTY LTD ACCOUNTING FEE ON OVERDUE ACCOUNTS	R 161923	0.00	11.00
689382	20/05/2024	5555	MR M & MS G FORGIE ACCOUNTING FEE ON OVERDUE ACCOUNTS	R 161925	0.00	11.00
690402	27/05/2024	5555	BEST STRATA ACCOUNTING FEES PAID BY UNITS RECOVERED	C 2617	33.00	0.00
				ACCOUNT TOTAL	88.00	66.00

ACCOUNT CODE : LPOW POWER RECOVERY

622552	04/07/2023	5555	MR I & MRS K MCGREGOR ELECTRICITY USAGE APT 12D - MARCH 2023	R 146969	0.00	55.08
622553	04/07/2023	5555	MR I & MRS K MCGREGOR ELECTRICITY USAGE APT 12D - APRIL 2023	R 146969	0.00	54.06
622554	04/07/2023	5555	MR I & MRS K MCGREGOR ELECTRICITY USAGE APT 12D - MAY 2023	R 146969	0.00	42.69
640492	03/10/2023	5555	MR I & MRS K MCGREGOR ELECTRICITY USAGE APT 12D - JUNE 2023	R 151005	0.00	51.53
640493	03/10/2023	5555	MR I & MRS K MCGREGOR ELECTRICITY USAGE APT 12D - AUGUST 2023	R 151005	0.00	78.17

* denotes that the transaction is negated

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GROUP CODE : OWNER OWNER						
ACCOUNT CODE : LPOW POWER RECOVERY						
640494	03/10/2023	5555	MR I & MRS K MCGREGOR ELECTRICITY USAGE APT 12D - SEPTEMBER 2023	R 151005	0.00	70.37
661330	03/01/2024	5555	MR I & MRS K MCGREGOR ELECTRICITY USAGE APT 12D - OCTOBER 2023	R 155692	0.00	26.08
661331	03/01/2024	5555	MR I & MRS K MCGREGOR ELECTRICITY USAGE APT 12D - NOVEMBER 2023	R 155692	0.00	53.40
661332	03/01/2024	5555	MR I & MRS K MCGREGOR ELECTRICITY USAGE APT 12D - DECEMBER 2023	R 155692	0.00	42.30
661333	03/01/2024	5555	MR I & MRS K MCGREGOR ADJUSTEMENT ELECTRICITY USAGE APT 12D - NOV 23	R 155692	0.00	8.74
680424	03/04/2024	5555	MR I & MRS K MCGREGOR ELECTRICITY USAGE APT 12D - DECEMBER 2023	R 160112	0.00	65.63
680425	03/04/2024	5555	MR I & MRS K MCGREGOR ELECTRICITY USAGE APT 12D - JANUARY 2024	R 160112	0.00	95.52
680426	03/04/2024	5555	MR I & MRS K MCGREGOR ELECTRICITY USAGE APT 12D - FEBRUARY 2024	R 160112	0.00	48.43
680427	03/04/2024	5555	MR I & MRS K MCGREGOR ELECTRICITY USAGE ADJUSTMENT MAY-OCT 2023	R 160112	0.00	52.82
				ACCOUNT TOTAL	0.00	744.82

GROUP CODE : R&M REPAIRS & MAINTENANCE**ACCOUNT CODE : AIRC AIR-CON & FAN MAINTENANCE**

630784	15/08/2023	5555	BUTTERFIELDS SERVICES (SA) PTY	C 2524	2,102.86	0.00
Please attend the property for exhaust fan service and a condition report 31/7/23				ACCOUNT TOTAL	2,102.86	0.00

ACCOUNT CODE : BLDG BUILDING MAINTENANCE

635156	06/09/2023	5555	ADELAIDE FIXIT Repairs to southern gate, painting, cleaning and general building maintenance 23/8 29/8/23	C 2531	2,036.10	0.00
666637	23/01/2024	5555	SYNERGY SPECIALISTS Repairs and coatings to carpark entrance 18/1/24	C 2577	8,624.00	0.00
679596	28/03/2024	5555	DAMIEN L CATTLE Investigate and repair the cause of water ingress at Apt 2C 25/2/24	C 2599	4,637.54	0.00
				ACCOUNT TOTAL	15,297.64	0.00

ACCOUNT CODE : DOOR DOOR REPAIRS

631244	22/08/2023	5555	TORMAX PTY LTD Preventative door maintenance 10/8/23	C 2526	357.50	0.00
650470	08/11/2023	5555	ADELAIDE FIXIT Paint 2x external doors in carpark and hang signs 6/11/23	C 2557	588.50	0.00
662924	08/01/2024	5555	TORMAX PTY LTD Preventative door maintenance 18/12/23	C 2570	357.50	0.00
685428	17/04/2024	5555	TORMAX Preventative maintenance on automatic doors April 2/4/24	C 2606	357.50	0.00
				ACCOUNT TOTAL	1,661.00	0.00

ACCOUNT CODE : ELEC ELECTRICAL WORKS

626765	18/07/2023	5555	CONROYS ELECTRICAL SERVICES Replace ceramic lamp holders on light pillars 3/7/23	C 2514	165.00	0.00
627607	01/08/2023	5555	CONROYS ELECTRICAL SERVICES Installation of new lights in lift foyers 17/7/23	C 2518	4,107.18	0.00
653932	07/12/2023	5555	CONROYS ELECTRICAL SERVICES Replace lamp holder on garden light 13/11/23	C 2565	231.95	0.00
653980	07/12/2023	5555	CONROYS ELECTRICAL SERVICES Replacement of light fittings in basement carpark 23/11/23	C 2565	693.00	0.00

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ACCOUNT CODE : ELEC ELECTRICAL WORKS						
666615	23/01/2024	5555	CONROYS ELECTRICAL SERVICES Replace light fittings in basement car park Part B 11/1/24	C 2577	3,458.85	0.00
					ACCOUNT TOTAL	8,655.98
						0.00

ACCOUNT CODE : FIRE FIRE EQUIP MAINTENANCE

629741	03/08/2023	5555	TROJAN FIRE PROTECTION PTY LTD Repair works as quoted from fire pump defects 31/7/23	C 2520	10,543.50	0.00
639255	26/09/2023	5555	TROJAN FIRE PROTECTION PTY LTD Yearly fire water tank inspection 13/9/23	C 2537	2,299.00	0.00
641947	03/10/2023	5555	TROJAN FIRE PROTECTION PTY LTD Rectify safety defects 21/9/23	C 2540	1,574.10	0.00
653982	07/12/2023	5555	TROJAN FIRE PROTECTION PTY LTD Replace defective smoke detector 30/11/23	C 2565	761.20	0.00
658579	20/12/2023	5555	TROJAN FIRE PROTECTION PTY LTD Attend to detector fault and repair at Apt 5A 12/12/23	C 2568	693.00	0.00
666587	23/01/2024	5555	TROJAN FIRE PROTECTION PTY LTD Replace corroded/leaking test valve on diesel fire pump 11/1/24	C 2577	766.70	0.00
666885	30/01/2024	5555	TROJAN FIRE PROTECTION PTY LTD Routine fire safety maintenance 22/1/24	C 2578	672.38	0.00
671126	28/02/2024	5555	TROJAN FIRE PROTECTION PTY LTD Routine fire equipment maintenance and inspection 20/2/24	C 2588	672.38	0.00
675748	08/03/2024	5555	TROJAN FIRE PROTECTION PTY LTD Removed Gatic Plates and clean out pits, refill tanks and water supply 27/2/24	C 2592	6,534.00	0.00
675749	08/03/2024	5555	TROJAN FIRE PROTECTION PTY LTD Works to pump room and electric pump 27/2/24	C 2592	13,662.00	0.00
675750	08/03/2024	5555	TROJAN FIRE PROTECTION PTY LTD Works to fire water tank 27/2/24	C 2592	16,803.60	0.00
678962	26/03/2024	5555	TROJAN FIRE PROTECTION PTY LTD Routine inspection and testing of fire services 21/3/24	C 2598	672.38	0.00
681594	03/04/2024	5555	TROJAN FIRE PROTECTION PTY LTD Replacement of electric pump frame 26/3/24	C 2600	6,948.15	0.00
686433	02/05/2024	5555	TROJAN FIRE PROTECTION PTY LTD Routine fire equipment maintenance April 22/4/24	C 2609	672.38	0.00
690152	24/05/2024	5555	TROJAN FIRE PROTECTION PTY LTD Rectify fire safety defects 6/5/24	C 2616	2,649.90	0.00
					ACCOUNT TOTAL	65,924.67
						0.00

ACCOUNT CODE : GEN GENERAL REPAIRS/MAINTENANCE

644245	04/10/2023	5555	MR B & MS C RULE REIMBURSEMENT FOR SAUNA SUPPLIES 04/07/2023	R 151798	0.00	-155.00
644246	04/10/2023	5555	MR B & MS C RULE REIMBURSEMENT FOR PRINTING TO DIGITAL FILES JULY23	R 151798	0.00	-336.49
647879	01/11/2023	5555	ADELAIDE DIRECT STATIONERS Common seal 23/10/23	C 2553	41.22	0.00
650296	06/11/2023	5555	MR B & MS C RULE REIMBURSEMENT FOR PAINT AND DOOR HANDLE 29/8/23	R 152732	0.00	-160.15
652192	30/11/2023	5555	MR A & MRS E HENLY REIMBURSEMENT FOR FLOWERS GIFT 8/11/23	R 153230	0.00	-80.00
671144	28/02/2024	5555	BUTTERFIELDS SERVICES (SA) PTY Supply and installation of replacement contactors to Level 2 stairwell pressurization fans 21/2/24	C 2588	1,403.60	0.00
671145	28/02/2024	5555	BUTTERFIELDS SERVICES (SA) PTY Supply and installation of replacement vee belts to toilet exhaust fan serving root top plant room 21/2/24	C 2588	1,464.10	0.00
671243	29/02/2024	5555	MR B & MS C RULE REIMBURSEMENT FOR WHEEL STOP AND SIGN 5/12/23	R 157591	0.00	-451.31
671244	29/02/2024	5555	MR B & MS C RULE REIMBURSEMENT FOR CLEANERS GIFT 2023	R 157591	0.00	-150.00

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GROUP CODE : R&M REPAIRS & MAINTENANCE**ACCOUNT CODE : GEN GENERAL REPAIRS/MAINTENANCE**

682176	05/04/2024	5555	MR B & MS C RULE REIMBURSEMENT FOR SIGNAGE PRINTING AND MAT 29/2/24	R 160926	0.00	-455.40
ACCOUNT TOTAL					2,908.92	-1,788.35

ACCOUNT CODE : GLASS GLASS OR GLAZING WORKS

626770	18/07/2023	5555	GLENELG GLASS Replace glass in sauna door 8/7/23	C 2514	220.00	0.00
ACCOUNT TOTAL					220.00	0.00

ACCOUNT CODE : GRAFF GRAFFITI REMOVAL

639211	26/09/2023	5555	THE GRAFFITI EATERS PTY LTD Clean graffiti from pool fence 12/9/23	C 2537	325.64	0.00
ACCOUNT TOTAL					325.64	0.00

ACCOUNT CODE : LIFT LIFT MAINTENANCE

635163	06/09/2023	5555	KONE ELEVATORS PTY LTD Lift service fee 1/10 - 31/12/23	C 2531	4,421.70	0.00
654031	07/12/2023	5555	KONE ELEVATORS PTY LTD Service fee 1/1/24 - 31/3/24	C 2565	4,659.30	0.00
675746	08/03/2024	5555	KONE ELEVATORS PTY LTD Lift service fee 1/4/24 - 30/6/24	C 2592	4,659.30	0.00
ACCOUNT TOTAL					13,740.30	0.00

ACCOUNT CODE : MOTOR MOTOR MAINTENANCE

626447	13/07/2023	5555	CAVPOWER - POWER SYSTEMS WINGF Refill fuel tank 29/6/23	C 2513	2,324.01	0.00
626799	18/07/2023	5555	CAVPOWER - POWER SYSTEMS WINGF Monthly maintenance on generator 11/7/23	C 2514	670.89	0.00
630766	15/08/2023	5555	CAVPOWER - POWER SYSTEMS WINGF Monthly generator maintenance 3/8/23	C 2524	670.89	0.00
639236	26/09/2023	5555	CAVPOWER - POWER SYSTEMS WINGF Generator maintenance 8/9/23	C 2537	670.89	0.00
645481	10/10/2023	5555	CAVPOWER - POWER SYSTEMS WINGF Monthly generator maintenance 5/10/23	C 2544	670.89	0.00
651184	15/11/2023	5555	CAVPOWER - POWER SYSTEMS WINGF Monthly maintenance of generator 2/11/23	C 2558	670.89	0.00
658577	20/12/2023	5555	CAVPOWER - POWER SYSTEMS WINGF Monthly generator maintenance 8/12/23	C 2568	670.89	0.00
666598	23/01/2024	5555	CAVPOWER - POWER SYSTEMS WINGF Monthly generator maintenance 11/1/24	C 2577	1,209.26	0.00
670717	20/02/2024	5555	CAVPOWER - POWER SYSTEMS WINGF Monthly generator maintenance 6/2/24	C 2586	670.89	0.00
677551	20/03/2024	5555	CAVPOWER - POWER SYSTEMS WINGF Monthly generator maintenance 6/3/24	C 2595	1,766.83	0.00
685438	17/04/2024	5555	CAVPOWER - POWER SYSTEMS WINGF Monthly generator maintenance 8/4/24	C 2606	670.89	0.00
690141	24/05/2024	5555	CAVPOWER - POWER SYSTEMS WINGF Monthly generator maintenance 9/5/24	C 2616	670.89	0.00
ACCOUNT TOTAL					11,338.11	0.00

ACCOUNT CODE : PAINT PAINTING WORKS

650384	08/11/2023	5555	MR B & MS C RULE REIMBURSEMENT FOR PURCHASE OF PAINT 27/9/23	R 152772	0.00	-43.96
ACCOUNT TOTAL					0.00	-43.96

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GROUP CODE : R&M REPAIRS & MAINTENANCE						
ACCOUNT CODE : PAVE PAVING WORKS						
658587	20/12/2023	5555	BRIGHTON LANDSCAPING Repaving works 10/12/23	C 2568	1,340.00	0.00
					ACCOUNT TOTAL	1,340.00
						0.00

ACCOUNT CODE : POOL POOL MAINTENANCE

626774	18/07/2023	5555	SWIMART SOMERTON PARK Full service of pool 7/7/23	C 2514	229.24	0.00
630740	15/08/2023	5555	SWIMART SOMERTON PARK Pool service 4/8/23	C 2524	226.94	0.00
639158	26/09/2023	5555	SWIMART SOMERTON PARK Test express service 14/9 15/9/23	C 2537	99.52	0.00
639181	26/09/2023	5555	SWIMART SOMERTON PARK Pool test service 30/8/23	C 2537	186.20	0.00
639199	26/09/2023	5555	SWIMART SOMERTON PARK Test express service 8/9 11/9 12/9 13/9/23	C 2537	246.72	0.00
639202	26/09/2023	5555	SWIMART SOMERTON PARK Pool test service 4/9 - 7/9/23	C 2537	259.60	0.00
641918	03/10/2023	5555	SWIMART SOMERTON PARK Test express service 18/9 19/9 20/9 21/9 22/9/23	C 2540	256.12	0.00
645420	10/10/2023	5555	SWIMART SOMERTON PARK Pool service 29/9/23	C 2544	100.12	0.00
645431	10/10/2023	5555	SWIMART SOMERTON PARK Pool service 3-6/10/23	C 2544	177.52	0.00
646655	24/10/2023	5555	SWIMART SOMERTON PARK Test express service 9-13/10/23	C 2550	265.92	0.00
648071	03/11/2023	5555	SWIMART SOMERTON PARK Test and express service 16-20/10/23	C 2554	246.22	0.00
648077	03/11/2023	5555	SWIMART SOMERTON PARK Test express service 23-27/10/23	C 2554	277.02	0.00
653922	07/12/2023	5555	SWIMART SOMERTON PARK Pool test express service 27/11 - 1/12/23	C 2565	191.75	0.00
653929	07/12/2023	5555	SWIMART SOMERTON PARK Pool test express service 6/11 - 10/11/23	C 2565	216.52	0.00
653930	07/12/2023	5555	SWIMART SOMERTON PARK Pool test express service 13/11 - 17/11/23	C 2565	216.52	0.00
653934	07/12/2023	5555	SWIMART SOMERTON PARK Pool test express service 31/10 - 3/11/23	C 2565	256.12	0.00
653946	07/12/2023	5555	SWIMART SOMERTON PARK Pool test express service 20/11 - 24/11/23	C 2565	327.97	0.00
658550	20/12/2023	5555	SWIMART SOMERTON PARK Test express service 4/12 - 8/12/23	C 2568	216.52	0.00
658554	20/12/2023	5555	SWIMART SOMERTON PARK Test express service 11/12 - 14/12/23	C 2568	233.07	0.00
662890	08/01/2024	5555	SWIMART - SOMERTON PARK Pool testing 22/12 - 29/12/23	C 2570	156.00	0.00
662910	08/01/2024	5555	SWIMART - SOMERTON PARK Pool testing 15/12 - 21/12/23	C 2570	272.07	0.00
665405	10/01/2024	5555	SWIMART - SOMERTON PARK Pool testing 2/1 - 4/1/24	C 2572	190.22	0.00
666565	23/01/2024	5555	SWIMART SOMERTON PARK Pool testing 5/1 - 11/1/24	C 2577	260.35	0.00
666876	30/01/2024	5555	SWIMART - SOMERTON PARK Pool service 12/1 - 18/1/24	C 2578	213.95	0.00
669355	07/02/2024	5555	SWIMART - SOMERTON PARK Test express service 29/1 - 31/1/24	C 2582	176.30	0.00

* denotes that the transaction is negated

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GROUP CODE : R&M REPAIRS & MAINTENANCE**ACCOUNT CODE : POOL POOL MAINTENANCE**

669363	07/02/2024	5555	SWIMART - SOMERTON PARK Test express service 16-20/10/23	C 2582	246.22	0.00
669365	07/02/2024	5555	SWIMART - SOMERTON PARK Test express service 23-27/10/23	C 2582	277.02	0.00
670703	20/02/2024	5555	SWIMART - SOMERTON PARK Test express service 7/2 8/2/24	C 2586	78.00	0.00
670710	20/02/2024	5555	AQUATIC AND LIFE SAVING SUPPLI Pool inspection 12/2/24	C 2586	250.00	0.00
671102	28/02/2024	5555	SWIMART - SOMERTON PARK Test express service 9/2 - 14/2/24	C 2588	207.22	0.00
675703	08/03/2024	5555	SWIMART - SOMERTON PARK Pool service 23/2 - 29/2/24	C 2592	220.85	0.00
677525	20/03/2024	5555	SWIMART - SOMERTON PARK Pool service 1/3 - 7/3/24	C 2595	313.75	0.00
678942	26/03/2024	5555	SWIMART - SOMERTON PARK Pool service 18/3 - 20/3/24	C 2598	156.50	0.00
678949	26/03/2024	5555	SWIMART - SOMERTON PARK Pool service 8/3 - 15/3/24	C 2598	246.70	0.00
678950	26/03/2024	5555	SWIMART - SOMERTON PARK Pool service 15/2 - 22/2/24	C 2598	281.37	0.00
685355	17/04/2024	5555	SWIMART - SOMERTON PARK Test express service 23/4/24	C 2606	39.00	0.00
685414	17/04/2024	5555	SWIMART - SOMERTON PARK Test express service 2/4 - 5/4/24	C 2606	226.42	0.00
686179	30/04/2024	5555	SAUNDA AND STEAM SA Service to sauna heater 2/4/24	C 2608	200.00	0.00
686401	02/05/2024	5555	SWIMART - SOMERTON PARK Pool service 11/4 - 16/4/24	C 2609	191.75	0.00
690119	24/05/2024	5555	SWIMART - SOMERTON PARK Pool testing 29/4 - 3/5/24	C 2616	204.90	0.00
690124	24/05/2024	5555	SWIMART - SOMERTON PARK Pool testing 18/4 - 24/4/24	C 2616	242.37	0.00
				ACCOUNT TOTAL	8,880.57	0.00

ACCOUNT CODE : PUMP PUMP MAINTENANCE

646672	24/10/2023	5555	JAG HIRE & MAINTENANCE Twice annual service on sump pump 19/10/23	C 2550	748.00	0.00
677559	20/03/2024	5555	TORRENS VALLEY PUMPS AND MAINT Supply and install replacement swing check valve in fire pump 13/3/24	C 2595	3,652.00	0.00
				ACCOUNT TOTAL	4,400.00	0.00

ACCOUNT CODE : REPO BUILDING AND ENGINEER REPORTS

670933	26/02/2024	5555	WGASA PTY LTD Carpark Assessment 21/2/24	C 2587	3,025.00	0.00
				ACCOUNT TOTAL	3,025.00	0.00

ACCOUNT CODE : ROOF ROOF MAINTENANCE

641952	03/10/2023	5555	IRONMAN ROOFING Roof repair works 21/9/23	C 2540	3,960.00	0.00
666606	23/01/2024	5555	MR I & MRS K MCGREGOR Reimbursement for water damage repairs Apt 12D 15/1/24	C 2577	2,530.00	0.00
				ACCOUNT TOTAL	6,490.00	0.00

ACCOUNT CODE : SECUR SECURITY

645450	10/10/2023	5555	AG SECURITY GROUP Adjust timer and retrieve footage 3/10/23	C 2544	269.50	0.00
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* denotes that the transaction is negated

BEST STRATAVersion 01.76.74
Date Printed 27/09/2024**ACCOUNT LEDGER**R2017A
Page 23STRATA CODE : 5555
LOT NO. :GROUP CODE :
ACCOUNT CODE :DATE FROM : 01/07/2023
DATE TO : 31/05/2024

Ref. No.	Date Detail	Strata Code	Payer/Payee	Cheque/Receipt	Debit \$	Credit \$				
				ACCOUNT TOTAL		269.50				
ACCOUNT CODE : SIGN SIGNS										
641911	03/10/2023	5555	SOS SAFETY SIGNS Supply signage 27/9/23	C 2540	180.40	0.00				
				ACCOUNT TOTAL		180.40				
GROUP CODE : SERV SERVICES										
ACCOUNT CODE : CARE CARETAKING										
626446	13/07/2023	5555	SITE SERVICES CLEANING AND CARETAKING JUNE 1/7/23	C 2513	2,100.00	0.00				
630783	15/08/2023	5555	SITE SERVICES Cleaning and caretaking July 1/8/23	C 2524	2,100.00	0.00				
635302	08/09/2023	5555	SITE SERVICES Cleaning and caretaking August 1/9/23	C 2533	2,100.00	0.00				
645495	10/10/2023	5555	SITE SERVICES Cleaning and caretaking September 1/10/23	C 2544	2,100.00	0.00				
651201	15/11/2023	5555	SITE SERVICES Cleaning and caretaking October 1/11/23	C 2558	2,100.00	0.00				
654011	07/12/2023	5555	SITE SERVICES Cleaning and caretaking November 1/12/23	C 2565	2,100.00	0.00				
662947	08/01/2024	5555	SITE SERVICES Cleaning and caretaking December 1/1/24	C 2570	2,100.00	0.00				
669394	07/02/2024	5555	SITE SERVICES Cleaning and caretaking January 1/2/24	C 2582	2,100.00	0.00				
675743	08/03/2024	5555	SITE SERVICES Cleaning and caretaking February 1/3/24	C 2592	2,100.00	0.00				
				ACCOUNT TOTAL		18,900.00				
ACCOUNT CODE : CLEAN CLEANING										
641943	03/10/2023	5555	TRIPLE C CARPET CLEANING Carpet cleaning 27/9/23	C 2540	990.00	0.00				
669398	07/02/2024	5555	DAMIEN L CATTLE Washdown of common areas 11-14/12/23	C 2582	4,934.60	0.00				
690592	28/05/2024	5555	DAMIEN L CATTLE Washdown of external areas 19/5/24	C 2617	3,754.52	0.00				
				ACCOUNT TOTAL		9,679.12				
ACCOUNT CODE : FIREC FIRE CONTRACT										
627590	01/08/2023	5555	TROJAN FIRE PROTECTION PTY LTD Routine inspection and testing of fire equipment July 20/7/23	C 2518	672.38	0.00				
631616	29/08/2023	5555	TROJAN FIRE PROTECTION PTY LTD Routine inspection of fire services equipment August 21/8/23	C 2528	672.38	0.00				
645482	10/10/2023	5555	TROJAN FIRE PROTECTION PTY LTD Routine inspection and testing of fire equipment 22/9/23	C 2544	672.38	0.00				
647930	01/11/2023	5555	TROJAN FIRE PROTECTION PTY LTD Routine inspection and testing of fire equipment 20/10/23	C 2553	672.38	0.00				
651858	23/11/2023	5555	TROJAN FIRE PROTECTION PTY LTD Routine inspection of fire equipment November 14/11/23	C 2561	672.38	0.00				
662936	08/01/2024	5555	TROJAN FIRE PROTECTION PTY LTD Routine inspection and testing of fire equipment December 18/12/23	C 2570	672.38	0.00				
				ACCOUNT TOTAL		4,034.28				
ACCOUNT CODE : FIREM SAMFS MONITORING										
630186	10/08/2023	5555	SA METROPOLITAN FIRE SERVICE Annual charge for fire alarm monitoring 2023/2024	C 2523	849.20	0.00				
				ACCOUNT TOTAL		849.20				

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STRATA CODE : 5555

LOT NO. :

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DATE FROM : 01/07/2023

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Ref. No.	Date Detail	Strata Code	Payer/Payee	Cheque/Receipt	Debit \$	Credit \$
GROUP CODE : SERV SERVICES						
ACCOUNT CODE : GROU GROUNDS MAINTENANCE						
639239	26/09/2023	5555	SOU-WEST LAWN & GARDEN SERVICE Lawn mowing and tidy 23/5 13/6 4/7 24/7 18/8 5/9/23	C 2537	792.00	0.00
641944	03/10/2023	5555	SOU-WEST LAWN & GARDEN SERVICE Garden maintenance and tidy 22/9/23	C 2540	1,160.50	0.00
646768	26/10/2023	5555	MR A & MRS E HENLY REIMBURSEMENT FOR PLANTS AND SUPPLIES 25/10/2023	R 152491	0.00	-642.03
646769	26/10/2023	5555	MR A & MRS E HENLY REIMBURSEMENT FOR POTS AND PLANTS 19/07/2023	R 152491	0.00	-301.80
653969	07/12/2023	5555	SOU-WEST LAWN & GARDEN SERVICE Lawn mowing 26/9 16/10 3/11 24/11/23	C 2565	528.00	0.00
658535	20/12/2023	5555	SOUWEST LAWN AND GARDEN SERVIC Gardening maintenance 12/12/23	C 2568	132.00	0.00
665397	10/01/2024	5555	SOUWEST LAWN AND GARDEN SERVIC Garden maintenance 4/1/24	C 2572	132.00	0.00
666551	23/01/2024	5555	SOUWEST LAWN AND GARDEN SERVIC Garden maintenance 16/1/24	C 2577	132.00	0.00
669359	07/02/2024	5555	SOUWEST LAWN AND GARDEN SERVIC Garden maintenance 30/1/24	C 2582	231.00	0.00
670722	20/02/2024	5555	SOUWEST LAWN AND GARDEN SERVIC Gardening and tidy up 9/2/24	C 2586	2,431.00	0.00
670723	20/02/2024	5555	SOUWEST LAWN AND GARDEN SERVIC Gardening makeover and tidy 5/2/24	C 2586	2,634.50	0.00
670931	26/02/2024	5555	SOUWEST LAWN AND GARDEN SERVIC Supply and spreading of rocks and transporting plants 14/2/24	C 2587	1,966.44	0.00
675716	08/03/2024	5555	SOUWEST LAWN AND GARDEN SERVIC Garden maintenance 5/3/24	C 2592	274.47	0.00
678939	26/03/2024	5555	SOUWEST LAWN AND GARDEN SERVIC Garden maintenance 21/3/24	C 2598	132.00	0.00
685399	17/04/2024	5555	SOUWEST LAWN AND GARDEN SERVIC Garden maintenance 3/4/24	C 2606	132.00	0.00
686393	02/05/2024	5555	SOUWEST LAWN AND GARDEN SERVIC Garden maintenance 16/4/24	C 2609	132.00	0.00
688782	10/05/2024	5555	SOUWEST LAWN AND GARDEN SERVIC Gardening maintenance 1/5/24	C 2611	357.50	0.00
689027	14/05/2024	5555	SOUWEST LAWN AND GARDEN SERVIC Garden maintenance 29/4/24	C 2613	132.00	0.00
690556	28/05/2024	5555	SOUWEST LAWN AND GARDEN SERVIC Garden maintenance 14/5/24	C 2617	132.00	0.00
				ACCOUNT TOTAL	11,431.41	-943.83

ACCOUNT CODE : LTO LTO DOCUMENTS

669299	07/02/2024	5555	LAND SERVICES GROUP Purchase of amended bylaws 30/1/24	C 2582	12.30	0.00
				ACCOUNT TOTAL	12.30	0.00

ACCOUNT CODE : RUBB RUBBISH REMOVAL

626511	14/07/2023	5555	VEOLIA ENVIRONMENTAL SERVICES Rubbish Removal 09/06/2023 to 23/06/2023	C 82239	55.75	0.00
629834	04/08/2023	5555	VEOLIA ENVIRONMENTAL SERVICES Rubbish Removal 30/06/2023 to 28/07/2023	C 82257	150.68	0.00
635837	11/09/2023	5555	VEOLIA ENVIRONMENTAL SERVICES Rubbish Removal 04/08/2023 to 25/08/2023	C 82282	122.80	0.00
645938	13/10/2023	5555	VEOLIA ENVIRONMENTAL SERVICES Rubbish Removal 01/09/2023 to 22/09/2023	C 82310	122.80	0.00
651491	17/11/2023	5555	VEOLIA ENVIRONMENTAL SERVICES Rubbish Removal 29/09/2023 to 27/10/2023	C 82339	153.51	0.00

* denotes that the transaction is negated

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Page 25**STRATA CODE : 5555****LOT NO. :****GROUP CODE :****ACCOUNT CODE :****DATE FROM : 01/07/2023****DATE TO : 31/05/2024**

Ref. No.	Date Detail	Strata Code	Payer/Payee	Cheque/Receipt	Debit \$	Credit \$
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GROUP CODE : SERV SERVICES**ACCOUNT CODE : RUBB RUBBISH REMOVAL**

657231	14/12/2023	5555	VEOLIA ENVIRONMENTAL SERVICES Rubbish Removal 03/01/2023 to 24/11/2023	C 82355	122.80	0.00
663102	08/01/2024	5555	VEOLIA ENVIRONMENTAL SERVICES Rubbish Removal 01/12/2023 to 26/12/2023	C 82368	153.51	0.00
667199	05/02/2024	5555	VEOLIA ENVIRONMENTAL SERVICES Rubbish Removal 26/01/2024 to 26/01/2024	C 82389	30.70	0.00
669566	12/02/2024	5555	VEOLIA ENVIRONMENTAL SERVICES Rubbish Removal 05/01/2024 to 19/01/2024	C 82396	92.10	0.00
676565	14/03/2024	5555	VEOLIA ENVIRONMENTAL SERVICES Rubbish Removal 02/02/2024 to 23/02/2024	C 82419	122.80	0.00
685986	29/04/2024	5555	VEOLIA ENVIRONMENTAL SERVICES Rubbish Removal 01/03/2024 to 22/03/2024	C 82449	122.80	0.00
689761	20/05/2024	5555	VEOLIA ENVIRONMENTAL SERVICES Rubbish Removal 30/03/2024 to 26/04/2024	C 82470	153.51	0.00
				ACCOUNT TOTAL	1,403.76	0.00

ACCOUNT CODE : WIND WINDOW CLEANING

645499	10/10/2023	5555	DAMIEN L CATTLE Washdown of common areas 6/9/23	C 2544	3,118.50	0.00
				ACCOUNT TOTAL	3,118.50	0.00

GROUP CODE : SUNDY OTHER INCOME**ACCOUNT CODE : TELREN TELEPHONE TOWER RENTAL**

625538	05/07/2023	5555	JONES LANG LASALLE Telephone tower rental received 3/7/2023	R 147438	0.00	48,936.10
				ACCOUNT TOTAL	0.00	48,936.10

GROUP CODE : TAX TAX**ACCOUNT CODE : BAS PREPARATION OF BAS**

626970	21/07/2023	5555	BEST STRATA BAS PREPARATION & LODGEMENT 01/04/2023 TO 30/06/2023	C 2515	110.00	0.00
645691	13/10/2023	5555	BEST STRATA BAS PREPARATION & LODGEMENT 01/07/2023 TO 30/09/2023	C 2546	110.00	0.00
669578	12/02/2024	5555	BEST STRATA BAS PREPARATION & LODGEMENT 01/10/2023 TO 31/12/2023	C 2584	110.00	0.00
685737	24/04/2024	5555	BEST STRATA BAS PREPARATION & LODGEMENT 01/01/2024 TO 31/03/2024	C 2607	110.00	0.00
				ACCOUNT TOTAL	440.00	0.00

ACCOUNT CODE : GST GST PAYMENT / REFUND

627369	28/07/2023	5555	DEPUTY COMMISSIONER OF TAXATIO GST Refund 01/04/2023 - 30/06/2023	C 37000	-1,847.00	0.00
645596	11/10/2023	5555	DEPUTY COMMISSIONER OF TAXATIO GST PAYMENT 01/07/2023 TO 30/09/2023	C 82304	7,256.00	0.00
669630	12/02/2024	5555	DEPUTY COMMISSIONER OF TAXATIO GST PAYMENT 01/10/2023 TO 31/12/2023	C 82400	2,608.00	0.00
685765	24/04/2024	5555	DEPUTY COMMISSIONER OF TAXATIO GST REFUND 01/01/2024 TO 31/03/2024	C 82444	-1,806.00	0.00
				ACCOUNT TOTAL	6,211.00	0.00

ACCOUNT CODE : ITRP INCOME TAX RETURN PREPARATION

647468	30/10/2023	5555	BEST STRATA Income Tax Return Preparation and Lodgement FYE 30 June 2023	C 2552	165.00	0.00
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STRATA CODE : 5555
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DATE FROM : 01/07/2023
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				ACCOUNT TOTAL		165.00
ACCOUNT CODE : TAXP INCOME TAX PAYMENT / REFUND						
645593	11/10/2023	5555	DEPUTY COMMISSIONER OF TAXATIO PAYG INCOME TAX INSTALMENT 01/07/2023 TO 30/09/2023	C 82304	2,772.00	0.00
669632	12/02/2024	5555	DEPUTY COMMISSIONER OF TAXATIO PAYG INCOME TAX INSTALMENT 01/10/2023 TO 31/12/2023	C 82400	4,467.00	0.00
685763	24/04/2024	5555	DEPUTY COMMISSIONER OF TAXATIO PAYG INCOME TAX INSTALMENT 01/01/2024 TO 31/03/2024	C 82444	3,620.00	0.00
				ACCOUNT TOTAL		10,859.00

GROUP CODE : TRF TRANSFER

ACCOUNT CODE : TFSF TRANSFER SINKING TO ADMIN

677950	21/03/2024	5555		C 0	10,000.00	0.00
	TRF					
677951	21/03/2024	5555		R 0	0.00	10,000.00
	TRF			ACCOUNT TOTAL		10,000.00

GROUP CODE : UTIL UTILITIES

ACCOUNT CODE : PHONE TELEPHONE CHARGES

627023	21/07/2023	5555	TELSTRA CORPORATION LIMITED Phone Charges: 02/07/2023 to 01/08/2023	C 82244	122.23	0.00
629810	04/08/2023	5555	TELSTRA CORPORATION LIMITED Phone Charges: 22/07/2023 to 21/08/2023	C 82255	52.20	0.00
631138	21/08/2023	5555	TELSTRA CORPORATION LIMITED Phone Charges: 02/08/2023 to 01/09/2023	C 82269	122.23	0.00
631826	01/09/2023	5555	TELSTRA CORPORATION LIMITED Phone Charges: 22/08/2023 to 21/09/2023	C 82275	52.20	0.00
641856	03/10/2023	5555	TELSTRA CORPORATION LIMITED Phone Charges: 02/09/2023 to 01/10/2023	C 82294	122.23	0.00
644703	06/10/2023	5555	TELSTRA CORPORATION LIMITED Phone Charges: 22/09/2023 to 21/10/2023	C 82298	52.20	0.00
646512	20/10/2023	5555	TELSTRA CORPORATION LIMITED Phone Charges: 02/10/2023 to 01/11/2023	C 82317	122.23	0.00
650192	06/11/2023	5555	TELSTRA CORPORATION LIMITED Phone Charges: 22/10/2023 to 21/11/2023	C 82329	52.20	0.00
651485	17/11/2023	5555	TELSTRA CORPORATION LIMITED Phone Charges: 02/11/2023 to 01/12/2023	C 82337	122.23	0.00
652268	01/12/2023	5555	TELSTRA CORPORATION LIMITED Phone Charges: 22/11/2023 to 21/12/2023	C 82348	52.20	0.00
658930	21/12/2023	5555	TELSTRA CORPORATION LIMITED Phone Charges: 02/12/2023 to 01/01/2024	C 82359	122.23	0.00
663073	08/01/2024	5555	TELSTRA CORPORATION LIMITED PHONE CHARGES: 22/12/2023 TO 21/01/2024	C 82365	52.20	0.00
665703	15/01/2024	5555	TELSTRA CORPORATION LIMITED Phone Charges: 01/01/2024 to 01/02/2024	C 82374	65.53	0.00
669563	12/02/2024	5555	TELSTRA CORPORATION LIMITED Phone Charges: 22/01/2024 to 21/02/2024	C 82393	52.20	0.00
670472	16/02/2024	5555	TELSTRA CORPORATION LIMITED Phone Charges: 02/02/2024 to 01/03/2024	C 82403	67.33	0.00
676551	14/03/2024	5555	TELSTRA CORPORATION LIMITED PHONE CHARGES: 22/02/2024 TO 21/03/2024	C 82417	52.20	0.00
678340	22/03/2024	5555	TELSTRA CORPORATION LIMITED Phone Charges: 01/03/2024 to 01/04/2024	C 82423	256.06	0.00
682368	08/04/2024	5555	TELSTRA CORPORATION LIMITED Phone Charges: 22/03/2024 to 21/04/2024	C 82433	52.20	0.00

* denotes that the transaction is negated

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DATE FROM : 01/07/2023

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Ref. No.	Date Detail	Strata Code	Payer/Payee	Cheque/Receipt	Debit \$	Credit \$
GROUP CODE : UTIL UTILITIES						
ACCOUNT CODE : PHONE TELEPHONE CHARGES						
685992	29/04/2024	5555	TELSTRA CORPORATION LIMITED Phone Charges: 02/04/2024 to 01/05/2024	C 82447	129.56	0.00
688538	06/05/2024	5555	TELSTRA CORPORATION LIMITED Phone Charges: 22/04/2024 to 20/01/1900	C 82456	52.20	0.00
689755	20/05/2024	5555	TELSTRA CORPORATION LIMITED Phone Charges: 02/05/2024 to 01/06/2024	C 82468	129.56	0.00
				ACCOUNT TOTAL	1,903.42	0.00

ACCOUNT CODE : POWER ELECTRICITY CHARGES

631162	21/08/2023	5555	ORIGIN ENERGY ELECTRICITY LTD Electricity Usage: 18/05/2023 to 17/08/2023	C 82270	6,236.07	0.00
651922	24/11/2023	5555	ORIGIN ENERGY ELECTRICITY LTD Electricity Usage: 18/08/2023 to 17/11/2023	C 82345	5,343.66	0.00
671164	28/02/2024	5555	ORIGIN ENERGY ELECTRICITY LTD Electricity Usage: 18/11/2023 to 17/02/2024	C 82410	4,820.87	0.00
690289	27/05/2024	5555	ORIGIN ENERGY ELECTRICITY LTD Electricity Usage: 18/02/2024 to 17/05/2024	C 82476	4,429.75	0.00
				ACCOUNT TOTAL	20,830.35	0.00

ACCOUNT CODE : WATER WATER CHARGES

625988	07/07/2023	5555	SA WATER Water Usage: 24/03/2023 to 02/06/2023	C 82228	1,077.40	0.00
644747	06/10/2023	5555	SA WATER Water Usage: 02/06/2023 to 06/09/2023	C 82296	1,243.34	0.00
663135	08/01/2024	5555	SA WATER Water Usage: 06/09/2023 to 08/12/2023	C 82363	1,539.22	0.00
682405	08/04/2024	5555	SA WATER Water Usage: 08/12/2023 to 26/03/2024	C 82431	2,157.89	0.00
				ACCOUNT TOTAL	6,017.85	0.00

PROPOSED BUDGET													
COMMUNITY CORPORATION NO. 5555 INC.													
15-20 SOUTH ESPLANADE, GLENELG													
Year Ending 30 Jun 2024													
Administration Fund													
RECEIPTS & PAYMENTS	Per 1	Per 2	Per 3	Per 4	Per 5	Per 6	Per 7	Per 8	Per 9	Per 10	Per 11	Per 12	Total
	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	
RECEIPTS													
Admin Or Sinking Fund Levy	57,992			57,992			60,891			60,891			237,765
Special Levy													0
Levy Arrears	3												3
Levy Advances	(50,515)												(50,515)
Telephone Tower Rental	48,936												48,936
Interest Received	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	24,000
Total Receipts	58,416	2,000	2,000	59,992	2,000	2,000	62,891	2,000	2,000	62,891	2,000	2,000	260,189
PAYMENTS													
Administration													
Audit						476							476
Bank Charges	34	34	34	34	34	34	34	34	34	34	34	34	408
Disbursements	119	119	119	119	119	119	119	119	119	119	119	119	1,426
Meeting Fees					132	250							382
Management Fees	665	665	665	665	665	665	665	665	665	665	665	665	7,975
Legal Fees	500					1,500		750	750	750	750	750	7,000
Building & Engineer Reports													
Insurance													
Insurance Premium										52,000			52,000
Insurance Valuation													
Services													
Caretaking	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	25,200
Lift Maintenance		4,421				4,800			4,800			4,800	18,821
Rubbish Removal	125	125	125	125	125	125	125	125	125	125	125	125	1,500
Pool Servicing	790	790	790	790	790	790	790	790	790	790	790	790	9,400
Venue Hire						250							250
Fire Maintenance Contract	650	675	675	675	675	675	675	675	675	675	675	675	8,075
SAMFS Monitoring Charge	850												850
SAMFS Call out (allow 2)		1,000							1,000				2,000
Window & Building Cleaning	3,120					5,000			5,000			5,000	18,120
Auto Door Maintenance	360						360				360		1,080
Exhaust Fan Maintenance		220					220						440
Generator Service	670	670	670	670	670	670	670	670	670	670	670	670	8,040
Pump Maintenance							750					750	1,500
Asbestos Register							650						650
Contractor Compliance Checking													365
Grounds Maintenance	500	500	500	500	500	500	500	500	500	500	500	500	6,000
Tax								110			100		430
Preparation Of Bas		110							110				
Gst Payment / Refund	(1,847)					7,256		(3,000)			(32,000)		(28,591)
Income Tax Return Preparation						132							132
Income Tax Payment / Refund						3,000			7,500			7,500	18,000
Utilities													
Telephone Charges - strata	53	53	53	53	53	53	53	53	53	53	53	53	636
Telephone Charges - fire	125	125	125	125	125	125	125	125	125	125	125	125	1,500
Electricity Charges		6,000				6,000			6,000		6,000		24,000
Water Charges	1,500				1,500			1,500			1,500		6,000
Repairs And Maintenance													
Building Maintenance (prov)	2,544	2,102	2,361	4,950	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	35,957
Plumbing Maintenance (prov)						500	500	500	500	500	500	500	4,000
Electrical Maintenance (prov)	185	4,107		5,049			10,000	500	500	500	500	500	22,321
Painting (prov)						1,500	1,500	1,500	1,500	1,500	1,500	1,500	12,000
Fire Maintenance (prov)		10,544	2,299	1,574	7,145	9,658	13,662	15,000	1,000	1,000	1,000	1,000	63,882
Total Payments	9,543	33,419	15,069	31,793	29,761	37,174	31,988	39,216	69,906	(9,534)	24,206	18,771	331,307
Surplus (deficit)	48,873	(31,419)	(13,069)	28,199	(27,761)	(35,174)	30,903	(37,318)	(67,906)	72,425	(22,206)	(18,771)	(71,118)
CASH FLOW SUMMARY													
Opening Balance	23,285	72,158	40,739	27,670	55,869	28,109	12,935	43,838	6,623	3,717	76,143	53,937	23,285
Receipts	58,416	2,000	2,000	59,992	2,000	2,000	62,891	2,000	2,000	62,891	2,000	2,000	260,189
Payments	9,543	33,419	15,069	31,793	29,761	37,174	31,988	39,216	69,906	(9,534)	24,206	18,771	331,307
Transfer between funds:							(20,000)			(65,000)			(85,000)
Closing Balance	72,158	40,739	27,670	55,869	28,109	12,935	43,838	6,623	3,717	76,143	53,937	37,166	
Sinking Fund													
RECEIPTS & PAYMENTS	Per 1	Per 2	Per 3	Per 4	Per 5	Per 6	Per 7	Per 8	Per 9	Per 10	Per 11	Per 12	Total
	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	
RECEIPTS													
Admin Or Sinking Fund Levy	34,216			34,216				35,927			35,927		140,286
Special Levy													0
Levy Arrears													0
Levy Advances		(18,980)											(18,980)
Telephone Tower Rental													0
Interest Received													0
Total Receipts	15,223	0	0	34,216	0	0	35,927	0	0	35,927	0	0	121,299
PAYMENTS													
Generator Switching Cabinet									21,307				21,307
Diesel Generator Replacement									146,850				146,850
Main Switchboard									145,695				145,695
Carpark entrance Synergy								8,624					8,624
Sth Boundary Wall increase height													20,000
Total Payments								8,624		313,852			342,476
Surplus (deficit)	15,223			34,216				35,927	(313,852)		35,927	(20,000)	(221,183)
CASH FLOW SUMMARY													
Opening Balance	620,017	635,240	635,240	635,240	669,456	669,456	640,832	676,759	362,907	297,907	333,834	313,834	620,017
Receipts	15,223			34,216				35,927			35,927		121,299
Payments								8,624	313,852				342,476
Transfer between funds:								20,000			65,000		85,000
Closing Balance	635,240	635,240	635,240	669,456	669,456	640,832	676,759	362,907	297,907	333,834	313,834	313,834	
COMBINED CASH FLOW SUMMARY													
Opening Balance	643,302	707,398	675,979	662,910	725,325	697,565	653,767	720,597	369,530	301,624	409,976	367,771	643,302
Receipts	73,639	2,000	2,000	94,208	2,000	2,000	98,818	2,000	2,000	98,818	2,000	2,000	381,482
Payments	9,543	33,419	15,069	31,793	29,761	45,798	31,988	253,068	69,906	(9,534)	44,206	18,771	673,783
Transfer between funds													
Closing Balance	707,398	675,979	662,910	725,325	697,565	653,767	720,597	369,530	301,624	409,976	367,771	351,000	351,000

PROPOSED BUDGET							
COMMUNITY CORPORATION NO. 5555 INC.							
19-20 SOUTH ESPLANADE, GLENELG							
Year Ending 30 Jun 2024							
LEVY CALCULATION							
Total Unit Entitlement		10,000					
Mode of Division	ENTITLEMENT						
Number of Units		34					
			Current	Proposed	One-off		
			Admin	Sinking	Admin	Sinking	Special
Annual Levy			231,966	136,864	243,564	143,707	
					(5% increase	(5% increase	
					wef 1/1/24)	wef 1/1/24)	
Quarterly Levy By Lot							
			Current	Proposed	One-off		
Lot	Unit	Entitlement	Admin	Sinking	Admin	Sinking	Special
001	1C	229	1,328	784	1,394	823	-
002	1A	218	1,264	746	1,327	783	-
003	2C	246	1,427	842	1,498	884	-
004	2B	267	1,548	914	1,626	959	-
005	2A	243	1,409	831	1,480	873	-
006	3C	251	1,456	859	1,528	902	-
007	3B	273	1,583	934	1,662	981	-
008	3A	250	1,450	855	1,522	898	-
009	4C	255	1,479	873	1,553	916	-
010	4B	278	1,612	951	1,693	999	-
011	4A	254	1,473	869	1,547	913	-
012	5C	263	1,525	900	1,601	945	-
013	5B	285	1,653	975	1,735	1,024	-
014	5A	262	1,519	896	1,595	941	-
015	6C	278	1,612	951	1,693	999	-
016	6B	301	1,746	1,030	1,833	1,081	-
017	6A	278	1,612	951	1,693	999	-
018	7C	278	1,612	951	1,693	999	-
019	7B	301	1,746	1,030	1,833	1,081	-
020	7A	278	1,612	951	1,693	999	-
021	8C	290	1,682	992	1,766	1,042	-
022	8B	313	1,815	1,071	1,906	1,125	-
023	8A	290	1,682	992	1,766	1,042	-
024	9C	301	1,746	1,030	1,833	1,081	-
025	9B	325	1,885	1,112	1,979	1,168	-
026	9A	301	1,746	1,030	1,833	1,081	-
027	10C	313	1,815	1,071	1,906	1,125	-
028	10B	336	1,949	1,150	2,046	1,207	-
029	10A	313	1,815	1,071	1,906	1,125	-
030	11C	325	1,885	1,112	1,979	1,168	-
031	11B	348	2,018	1,191	2,119	1,250	-
032	11A	325	1,885	1,112	1,979	1,168	-
033	12E	466	2,702	1,594	2,838	1,674	-
034	12D	466	2,702	1,594	2,838	1,674	-
		10000	57,992	34,216	60,891	35,927	-

PROPOSED DRAFT BUDGET (including GST)													
COMMUNITY CORPORATION NO. 5555 INC.													
15-20 SOUTH ESPLANADE, GLENELG													
Year Ending 30 Jun 2025													
Administration Fund													
RECEIPTS & PAYMENTS	Per 1	Per 2	Per 3	Per 4	Per 5	Per 6	Per 7	Per 8	Per 9	Per 10	Per 11	Per 12	
	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	
RECEIPTS	Total												
Admin Or Sinking Fund Levy	80,891		80,891			80,891			80,891			243,564	
Special Levy												0	
Levy Arrears	0											0	
Levy Advances	(24,567)											(24,567)	
Telephone Tower Rental	50,893											50,893	
Interest Received	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	30,000	
Total Receipts	89,597	2,500	2,500	63,391	2,500	2,500	63,391	2,500	2,500	63,391	2,500	299,770	
PAYMENTS													
Administration													
Audit						476						476	
Bank Charges	34	34	34	34	34	34	34	34	34	34	34	408	
Disbursements	126	126	126	126	126	126	126	126	126	126	126	1,510	
Meeting Fees						250						250	
Management Fees	704	704	704	704	704	704	704	704	704	704	704	8,453	
Legal Fees													
Building & Engineer Reports													
Insurance													
Insurance Premium										40,000		40,000	
Insurance Valuation													
Services													
Caretaking	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	25,200	
Lift Maintenance		4,700			4,700			4,700			4,700	18,800	
Rubbish Removal	130	130	130	130	130	130	130	130	130	130	130	1,560	
Pool Servicing	700	700	700	700	700	700	700	700	700	700	700	8,400	
Venue Hire						250						250	
Fire Maintenance Contract	700	700	700	700	700	700	700	700	700	700	700	8,400	
SAMFS Monitoring Charge	875											875	
SAMFS Call out (allow 2)		1,000						1,000				2,000	
Window & Building Cleaning		5,000			5,000			5,000			5,000	20,000	
Auto Door Maintenance		400				400				400		1,200	
Exhaust Fan Maintenance		220					220					440	
Generator Service	701	701	701	701	701	701	701	701	701	701	701	8,412	
Pump Maintenance							770				770	1,540	
Asbestos Register						650						650	
Contractor Compliance Checking												365	
Grounds Maintenance	500	500	500	500	500	500	500	500	500	500	500	6,000	
Tax													
Preparation Of Bas		110			110			110			100	430	
Gst Payment / Refund													
Income Tax Return Preparation					165							165	
Income Tax Payment / Refund	6,000			6,000			6,000			6,000		24,000	
Utilities													
Telephone Charges - strata	53	53	53	53	53	53	53	53	53	53	53	636	
Telephone Charges - fire	134	134	134	134	134	134	134	134	134	134	134	1,608	
Electricity Charges		5,000			5,000			5,000			5,000	20,000	
Water Charges		1,500			1,500			1,500			1,500	6,000	
Repairs And Maintenance													
Building Maintenance (prov)	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	36,000	
Plumbing Maintenance (prov)	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000	
Electrical Maintenance (prov)	500	500	500	500	500	500	500	500	500	500	500	6,000	
Painting (prov)	500	500	500	500	500	500	500	500	500	500	500	6,000	
Fire Maintenance (prov)	500	500	500	500	500	500	500	500	500	500	500	6,000	
Total Payments	19,757	23,112	16,082	20,023	22,142	17,252	19,102	22,492	56,082	19,282	21,482	17,217	274,027
Surplus (deficit)	69,840	(20,612)	(13,582)	43,368	(18,643)	(14,782)	44,289	(19,982)	(53,582)	44,109	(18,982)	(14,712)	25,743
CASH FLOW SUMMARY													
Opening Balance	2,117	71,957	51,345	37,763	81,131	61,488	46,736	91,025	71,033	17,450	61,559	42,577	2,117
Receipts	89,597	2,500	2,500	63,391	2,500	2,500	63,391	2,500	2,500	63,391	2,500	2,500	299,770
Payments	19,757	23,112	16,082	20,023	22,142	17,252	19,102	22,492	56,082	19,282	21,482	17,217	274,027
Transfer between funds													0
Closing Balance	71,957	51,345	37,763	81,131	61,488	46,736	91,025	71,033	17,450	61,559	42,577	27,860	
Sinking Fund													
RECEIPTS & PAYMENTS	Per 1	Per 2	Per 3	Per 4	Per 5	Per 6	Per 7	Per 8	Per 9	Per 10	Per 11	Per 12	
	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	
RECEIPTS	Total												
Admin Or Sinking Fund Levy	35,928			35,928			35,928			35,928			143,710
Special Levy													0
Levy Arrears													0
Levy Advances	(14,360)												(14,360)
Telephone Tower Rental													0
Interest Received													0
Total Receipts	21,568	0	0	35,928	0	0	35,928	0	0	35,928	0	0	129,360
PAYMENTS													
Electrical upgrades		13,816											13,816
Diesel Generator Replacement		26,367	5,313		124,000								155,680
Pump Upgrade - Torrens Valley				14,300									14,300
Main Switchboard (balance)								75,000					75,000
Fire Detector replacement									37,400				37,400
Pool Fencing													25,000
Total Payments	13,816	26,367	5,313	14,300	124,000			75,000	37,400				25,000
Surplus (deficit)	7,752	(26,367)	(5,313)	21,628	(124,000)			35,928	(75,000)	(37,400)	35,928		(191,846)
CASH FLOW SUMMARY													
Opening Balance	670,003	677,754	651,387	646,074	667,702	543,702	543,702	579,629	504,629	467,229	503,157	503,157	670,003
Receipts	21,568		35,928			35,928				35,928			129,360
Payments	13,816	26,367	5,313	14,300	124,000			75,000	37,400				25,000
Transfer between funds													321,196
Closing Balance	677,754	651,387	646,074	667,702	543,702	543,702	579,629	504,629	467,229	503,157	503,157	478,157	
COMBINED CASH FLOW SUMMARY													
Opening Balance	672,120	749,712	702,732	683,837	748,833	605,190	590,438	670,654	575,662	484,680	564,716	545,734	672,120
Receipts	111,165	2,500	99,319	2,500	99,319	2,500	99,319	2,500	2,500	99,319	2,500	2,500	429,120
Payments	33,573	49,479	21,395	34,323	146,142	17,252	19,102	97,492	93,482	19,282	21,482	42,217	595,223
Transfer between funds													
Closing Balance	749,712	702,732	683,837	748,833	605,190	590,438	670,654	575,662	484,680	564,716	545,734	506,017	

PROPOSED BUDGET							
COMMUNITY CORPORATION NO. 5555 INC.							
19-20 SOUTH ESPLANADE, GLENELG							
Year Ending 30 Jun 2025							
LEVY CALCULATION							
Total Unit Entitlement		10,000					
Mode of Division	ENTITLEMENT						
Number of Units		34					
			Current	Proposed	One-off		
			Admin	Sinking	Admin	Sinking	Special
Annual Levy			243,564	143,710	243,564	143,710	
Quarterly Levy By Lot							
			Current	Proposed	One-off		
Lot	Unit	Entitlement	Admin	Sinking	Admin	Sinking	Special
001	1C	229	1,394	823	1,394	823	-
002	1A	218	1,327	783	1,327	783	-
003	2C	246	1,498	884	1,498	884	-
004	2B	267	1,626	959	1,626	959	-
005	2A	243	1,480	873	1,480	873	-
006	3C	251	1,528	902	1,528	902	-
007	3B	273	1,662	981	1,662	981	-
008	3A	250	1,522	898	1,522	898	-
009	4C	255	1,553	916	1,553	916	-
010	4B	278	1,693	999	1,693	999	-
011	4A	254	1,547	913	1,547	913	-
012	5C	263	1,601	945	1,601	945	-
013	5B	285	1,735	1,024	1,735	1,024	-
014	5A	262	1,595	941	1,595	941	-
015	6C	278	1,693	999	1,693	999	-
016	6B	301	1,833	1,081	1,833	1,081	-
017	6A	278	1,693	999	1,693	999	-
018	7C	278	1,693	999	1,693	999	-
019	7B	301	1,833	1,081	1,833	1,081	-
020	7A	278	1,693	999	1,693	999	-
021	8C	290	1,766	1,042	1,766	1,042	-
022	8B	313	1,906	1,125	1,906	1,125	-
023	8A	290	1,766	1,042	1,766	1,042	-
024	9C	301	1,833	1,081	1,833	1,081	-
025	9B	325	1,979	1,168	1,979	1,168	-
026	9A	301	1,833	1,081	1,833	1,081	-
027	10C	313	1,906	1,125	1,906	1,125	-
028	10B	336	2,046	1,207	2,046	1,207	-
029	10A	313	1,906	1,125	1,906	1,125	-
030	11C	325	1,979	1,168	1,979	1,168	-
031	11B	348	2,119	1,250	2,119	1,250	-
032	11A	325	1,979	1,168	1,979	1,168	-
033	12E	466	2,838	1,674	2,838	1,674	-
034	12D	466	2,838	1,674	2,838	1,674	-
		10000	60,891	35,928	60,891	35,928	-

PROPOSED BUDGET (including GST)

COMMUNITY CORPORATION NO. 5555 INC.

19-20 SOUTH ESPLANADE, GLENELG

Year Ending 30 Jun 2026

Administration Fund													
RECEIPTS & PAYMENTS	Per 1 Jul-25	Per 2 Aug-25	Per 3 Sep-25	Per 4 Oct-25	Per 5 Nov-25	Per 6 Dec-25	Per 7 Jan-26	Per 8 Feb-26	Per 9 Mar-26	Per 10 Apr-26	Per 11 May-26	Per 12 Jun-26	Total
RECEIPTS													
Admin Or Sinking Fund Levy	60,891		60,891				62,718		62,718				247,217
Special Levy													0
Levy Arrears	(223)												(223)
Levy Advances	(35,872)												(35,872)
Telephone Tower Rental	52,929												52,929
Interest Received	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	24,000
Total Receipts	79,725	2,000	2,000	62,891	2,000	2,000	64,718	2,000	2,000	64,718	2,000	2,000	288,051
PAYMENTS													
<i>Administration</i>													
Audit							476						476
Bank Charges	34	34	34	34	34	34	34	34	34	34	34	34	408
Disbursements	133	133	133	133	133	133	133	133	133	133	133	133	1,591
Meeting Fees							250						250
Management Fees	726	726	726	726	726	726	726	726	726	726	726	726	8,707
Legal Fees													
<i>Building & Engineer Reports</i>													
<i>Insurance</i>													
Insurance Premium													40,000
Insurance Valuation													
<i>Services</i>													
Caretaking	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	25,200
Lift Maintenance			4,800			4,800							4,800
Rubbish Removal	150	150	150	150	150	150	150	150	150	150	150	150	1,800
Pool Servicing	835	835	835	835	835	835	835	835	835	835	835	835	10,020
Venue Hire						250							250
Fire Maintenance Contract	720	720	720	720	720	720	720	720	720	720	720	720	8,640
SAMFS Monitoring Charge	1,000												1,000
SAMFS Call out (allow 2)		1,000											2,000
Window & Building Cleaning	5,750			5,750			5,750				5,750		23,000
Auto Door Maintenance	400				400					400			1,200
Exhaust Fan Maintenance	220					220							440
Generator Service	500	500	500	500	500	500	500	500	500	500	500	500	6,000
Pump Maintenance						770							770
Asbestos Register						650							650
Contractor Compliance Checking													365
Grounds Maintenance	625	625	625	625	625	625	625	625	625	625	625	625	7,500
<i>Tax</i>													
Preparation Of Bas		110			110			110			110		440
Get Payment / Refund													
Income Tax Return Preparation					165								165
Income Tax Payment / Refund	7,156			7,156			7,156			7,156			28,624
<i>Utilities</i>													
Telephone Charges - strata	55	55	55	55	55	55	55	55	55	55	55	55	660
Telephone Charges - fire	135	135	135	135	135	135	135	135	135	135	135	135	1,620
Electricity Charges	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	21,600
Water Charges	1,500			1,500				1,500			1,500		6,000
<i>Repairs And Maintenance</i>													
Building Maintenance (prov)	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	36,000
Plumbing Maintenance (prov)	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000
Electrical Maintenance (prov)	500	500	500	500	500	500	500	500	500	500	500	500	6,000
Painting (prov)	500	500	500	500	500	500	500	500	500	500	500	500	6,000
Fire Maintenance (prov)	667	667	667	667	667	667	667	667	667	667	667	667	8,004
Total Payments	23,135	20,959	18,279	23,276	19,989	19,449	22,355	20,339	58,279	22,535	19,339	19,414	287,350
Surplus (deficit)	56,590	(18,959)	(16,279)	39,615	(17,989)	(17,449)	42,363	(10,339)	(56,279)	42,163	(17,339)	(17,414)	701
CASH FLOW SUMMARY													
Opening Balance	(40,304)	66,266	47,327	31,047	70,662	52,673	36,224	77,587	59,247	2,968	45,151	27,812	(40,304)
Receipts	79,725	2,000	2,000	62,891	2,000	2,000	64,718	2,000	2,000	64,718	2,000	2,000	288,051
Payments	23,135	20,959	18,279	23,276	19,989	19,449	22,355	20,339	58,279	22,535	19,339	19,414	287,350
Transfer between funds	(50,000)												(50,000)
Closing Balance	66,286	47,327	31,047	70,662	52,673	35,224	77,587	59,247	2,968	45,151	27,812	10,397	10,397
Sinking Fund													
RECEIPTS & PAYMENTS	Per 1 Jul-25	Per 2 Aug-25	Per 3 Sep-25	Per 4 Oct-25	Per 5 Nov-25	Per 6 Dec-25	Per 7 Jan-26	Per 8 Feb-26	Per 9 Mar-26	Per 10 Apr-26	Per 11 May-26	Per 12 Jun-26	Total
RECEIPTS													
Admin Or Sinking Fund Levy	35,928		35,928				35,928			35,928			143,710
Special Levy													0
Levy Arrears													0
Levy Advances	(21,105)												(21,105)
Telephone Tower Rental													0
Interest Received													0
Total Receipts	14,822	0	0	35,928	0	0	35,928	0	0	35,928	0	0	122,605
PAYMENTS													
Main Switchboard (balance)	30,000		18,325										48,325
3 Phase supply for Heat pump	5,017												5,017
Concrete Cancer Repairs							9,174						9,174
Total Payments	35,017	18,325					9,174						62,516
Surplus (deficit)	(20,195)	(18,325)	35,928		(9,174)	35,928			35,928				60,689
CASH FLOW SUMMARY													
Opening Balance	683,554	613,359	613,359	595,034	630,962	630,962	621,786	657,715	657,715	657,715	693,643	693,643	683,554
Receipts	14,822		35,928				35,928			35,928			122,605
Payments	35,017	18,325			9,174								62,516
Transfer between funds	50,000												50,000
Closing Balance	613,359	613,359	595,034	630,962	630,962	621,786	657,715	657,715	657,715	693,643	693,643	693,643	693,643
COMBINED CASH FLOW SUMMARY													
Opening Balance	643,250	679,645	660,686	626,082	701,624	683,635	657,012	735,302	716,963	660,684	738,794	721,455	643,250
Receipts	94,547	2,000	2,000	98,819	2,000	2,000	100,645	2,000	2,000	100,645	2,000	2,000	410,656
Payments	58,152	20,959	36,604	23,276	19,989	26,623	22,355	20,339	58,279	22,535	19,339	19,414	349,866
Transfer between funds													
Closing Balance	679,645	660,688											

PROPOSED BUDGET						
COMMUNITY CORPORATION NO. 5555 INC.						
19-20 SOUTH ESPLANADE, GLENELG						
Year Ending 30 Jun 2026						
LEVY CALCULATION						
Total Unit Entitlement			10,000			
Mode of Division			ENTITLEMENT			
Number of Units			34			
			Current	Proposed	One-off	
			Admin	Sinking	Admin	Sinking
Annual Levy			243,564	143,710	250,871	143,710
					3% increase	same
Quarterly Levy By Lot						
			Current	Proposed	One-off	
Lot			Admin	Sinking	Admin	Sinking
001	1C	229	1,394	823	1,436	823
002	1A	218	1,327	783	1,367	783
003	2C	246	1,498	884	1,543	884
004	2B	267	1,626	959	1,675	959
005	2A	243	1,480	873	1,524	873
006	3C	251	1,528	902	1,574	902
007	3B	273	1,662	981	1,712	981
008	3A	250	1,522	898	1,568	898
009	4C	255	1,553	916	1,599	916
010	4B	278	1,693	999	1,744	999
011	4A	254	1,547	913	1,593	913
012	5C	263	1,601	945	1,649	945
013	5B	285	1,735	1,024	1,787	1,024
014	5A	262	1,595	941	1,643	941
015	6C	278	1,693	999	1,744	999
016	6B	301	1,833	1,081	1,888	1,081
017	6A	278	1,693	999	1,744	999
018	7C	278	1,693	999	1,744	999
019	7B	301	1,833	1,081	1,888	1,081
020	7A	278	1,693	999	1,744	999
021	8C	290	1,766	1,042	1,819	1,042
022	8B	313	1,906	1,125	1,963	1,125
023	8A	290	1,766	1,042	1,819	1,042
024	9C	301	1,833	1,081	1,888	1,081
025	9B	325	1,979	1,168	2,038	1,168
026	9A	301	1,833	1,081	1,888	1,081
027	10C	313	1,906	1,125	1,963	1,125
028	10B	336	2,046	1,207	2,107	1,207
029	10A	313	1,906	1,125	1,963	1,125
030	11C	325	1,979	1,168	2,038	1,168
031	11B	348	2,119	1,250	2,183	1,250
032	11A	325	1,979	1,168	2,038	1,168
033	12E	466	2,838	1,674	2,923	1,674
034	12D	466	2,838	1,674	2,923	1,674
		10000	60,891	35,928	62,718	35,928