

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:

4 Minch Street Ferryden Park SA 5010

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

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

jarrod.leow@sinova.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:

68 Halifax Street Adelaide SA 5000

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

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

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

5 - Effect of service

If you serve such cooling-off notice on the vendor, the contract will be taken to have been rescinded at the time when the notice was served.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

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

Proceeding with the purchase

If you wish to proceed with the purchase -

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

Part C - Statement with respect to required particulars

(section 7(1))

To the purchaser:

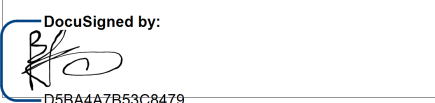
~~*I/We,~~ Li Yang

of 4 Minch Street Ferryden Park SA 5010

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: 2024年1月24日

Date:

Signed: 

Signed:

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



(section 9)

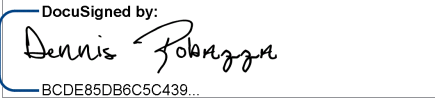
To the purchaser:

I, BR Forms Pty Ltd

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

Exceptions: Nil

Date: 24 January 2024

Signed: 

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

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

Schedule - Division 1

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

Note -

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

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

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

Table of particulars

Column 1

Column 2

Column 3

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

[If an item is not applicable, ensure that the box for the item is empty or else strike out the item or write "NOT APPLICABLE" or "N/A" in column 1.

Alternatively, the item and any inapplicable heading may be omitted, but not in the case of-

(a) the heading "1. General" and items 1.1, 1.2, 1.3 and 1.4; and

(b) the heading "5. Development Act 1993 (repealed)" and item 5.1; and

(c) the heading "6. Repealed Act conditions" and item 6.1; and

(d) the heading "29. Planning, Development and Infrastructure Act 2016" and items 29.1 and 29.2, which must be retained as part of this statement whether applicable or not.]

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

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

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

1. General

1.1 Mortgage of land

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

Is this item applicable?

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

Are there attachments?

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

Certificate of Title Volume 5057 Folio 538

Number of mortgage (if registered):

13140911

Name of mortgagee:

National Australia Bank Ltd.



YES

YES

1.2 Easement

(whether over the land or annexed to the land)

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

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

Is this item applicable?

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

Are there attachments?

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

Property Interest Report - page 13 of 14

Description of land subject to easement:

Portion of the Land in the said Certificate of Title

Nature of easement:

Statutory Easement to SA Power Networks

Are you aware of any encroachment on the easement?

NO

If YES, give details:

If there is an encroachment, has approval for the encroachment been given?

If YES, give details:

NO

YES

1.3 Restrictive covenant

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

Is this item applicable?

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

Are there attachments?

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

Articles of Strata Corporation 1840 Inc.

Nature of restrictive covenant:

Refer Articles of Strata Corporation 1840 Inc. attached

Name of person in whose favour restrictive covenant operates:

Strata Corporation 1840 Inc.

Does the restrictive covenant affect the whole of the land being acquired?

YES

If NO, give details:

Does the restrictive covenant affect land other than that being acquired?

YES

NO

YES

1.4 Lease, agreement for lease, tenancy agreement or licence

(The information does not include information about any sublease or subtenancy. That information may be sought by the purchaser from the lessee or tenant or sublessee or subtenant.)

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

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~[Empty box for attachment details]~~

~~Name of parties:~~

~~[Large empty box for party names]~~

~~Period of lease, agreement for lease etc:~~

~~From [] to []~~

~~Amount of rent or licence fee:~~

~~\$ [] per [] (period)~~

~~Is the lease, agreement for lease etc in writing?~~

~~[]~~

~~If the lease or licence was granted under an Act relating to the disposal of Crown lands, specify -~~

~~(a) the Act under which the lease or licence was granted:~~

~~[Empty box for Act details]~~

~~(b) the outstanding amounts due (including any interest or penalty):~~

~~[Empty box for outstanding amounts]~~

[]
[]
[]

5. Development Act 1993 (repealed)

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

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

Is this item applicable?

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

 NO

Are there attachments?

 YES

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

City of Unley Search

Condition(s) of authorisation:

Refer City of Unley Search attached

6. Repealed Act conditions

6.1 Condition (that continues to apply) of an approval or authorisation granted under the *Building Act 1971* (repealed), the *City of Adelaide Development Control Act 1976* (repealed), the *Planning Act 1982* (repealed) or the *Planning and Development Act 1966* (repealed)

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~Nature of condition(s):~~

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

7. Emergency Services Funding Act 1998

7.1 section 16 - Notice to pay levy

Is this item applicable?

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

Are there attachments?

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

Emergency Services Levy Certificate

Date of notice:

22/01/2024

Amount of levy payable:

\$88.52

YES
YES

29. Planning, Development and Infrastructure Act 2016

29.1 Part 5 - Planning and Design Code

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

Is this item applicable?



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

 NO

Are there attachments?

 YES

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

City of Unley Search

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

Zones:

Established Neighbourhood (EN)

Subzones:

No

For Zoning Overlays refer Plan SA Section 7 Extract Report attached to the City of Unley Search

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

 NO

Is the land designated as a local heritage place?

 NO

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

 NO

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

 YES

Note - For further information about the Planning and Design Code visit www.code.plan.sa.gov.au.

29.2 section 127 - Condition (that continues to apply) of a development authorisation

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

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~Date of authorisation:~~

~~Name of relevant authority that granted authorisation:~~

~~Condition(s) of authorisation:~~

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

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~Date of notice:~~

~~Name of person giving notice of proposed work:~~

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

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

29.4 section 140 - Notice requesting access

~~Is this item applicable?~~

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

~~Are there attachments?~~

~~If YES, identify the attachment(s)~~

~~(and, if applicable, the part(s) containing the particulars):~~

Date of notice:

Name of person requesting access:

Reason for which access is sought (as stated in the notice):

Activity of work to be carried out:

29.5 section 141 - Order to remove or perform work

~~Is this item applicable?~~

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

~~Are there attachments?~~

~~If YES, identify the attachment(s)~~

~~(and, if applicable, the part(s) containing the particulars):~~

Date of order:

Terms of order:

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

Amount payable (if any):

29.6 section 142 - Notice to complete development

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~Date of notice:~~

~~Requirements of notice:~~

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

~~Amount payable (if any):~~

29.7 section 155 - Emergency order

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~Date of order:~~

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

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

~~Nature of order:~~

~~Amount payable (if any):~~

29.8 section 157 - Fire safety notice

~~Is this item applicable?~~

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

~~Are there attachments?~~

~~If YES, identify the attachment(s)~~

~~(and, if applicable, the part(s) containing the particulars):~~

Date of notice:

Name of authority giving notice:

Requirements of notice:

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

Amount payable (if any):

29.9 section 192 or 193 - Land management agreement

~~Is this item applicable?~~

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

~~Are there attachments?~~

~~If YES, identify the attachment(s)~~

~~(and, if applicable, the part(s) containing the particulars):~~

Date of agreement:

Names of parties:

Terms of agreement:

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

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

Date requirement given:

Name of body giving requirement:

Nature of requirement:

Contribution payable (if any):

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

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

Date of agreement:

Names of parties:

Terms of agreement:

Contribution payable (if any):

29.12 Part 16 Division 1 - Proceedings

~~Is this item applicable?~~

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

~~Are there attachments?~~

~~If YES, identify the attachment(s)~~

~~(and, if applicable, the part(s) containing the particulars):~~

Date of commencement of proceedings:

Date of determination or order (if any):

Terms of determination or order (if any):

29.13 section 213 - Enforcement notice

~~Is this item applicable?~~

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

~~Are there attachments?~~

~~If YES, identify the attachment(s)~~

~~(and, if applicable, the part(s) containing the particulars):~~

Date notice given:

Name of designated authority giving notice:

Nature of directions contained in notice:

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

Amount payable (if any):

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

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

Date order made:

Name of court that made order:

Action number:

Names of parties:

Terms of order:

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

Particulars relating to a strata unit

1 Name of strata corporation:
 Address of strata corporation:

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

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

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

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

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

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

[If any of the above particulars have not been supplied by the strata corporation by the date of this statement and are not known to the vendor, state "not known" for those particulars.]

4 Documents supplied by the strata corporation that are enclosed:

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

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

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

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

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

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

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

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

Name:

Address:

Note-

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

Schedule-Division 3-Community lots and strata units



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

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

Governance

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

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

Use of your property

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

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

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

Are you buying a debt?

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

Expenses

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

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

Guarantee

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

Contracts

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

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

Buying off the plan

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

Mixed use developments—voting rights

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

Further information

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

A free telephone Strata and Community Advice Service is operated by the Legal Services Commission of South Australia: call 1300 366 424.

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.

ANNEXURES

~~* There are no documents annexed hereto~~

* The following documents are annexed hereto -

- Form R3 Buyers Information Notice
- Form R7 Warning Notice
- * Certificate of Title Register Book Volume 5057 Folio 538
- * Strata Corporation
 - particulars supplied pursuant to Section 41 and enclosures
 - copy of Articles of Strata Corporation
 - copy Strata Plan No. 1840
- * City of Unley Search (including Plan SA Section 7 Extract Report)
- * Property Interest Report
- * SA Water, Emergency Services Levy and Land Tax Certificates
- * State Planning Commission Response

ACKNOWLEDGEMENT OF RECEIPT

* I / We, the abovenamed Purchaser(s), hereby acknowledge having received this day this Statement under section 7 under the *Land and Business (Sale and Conveyancing) Act* with the annexures as set out above.

Dated this _____ Day of _____ 20__

Signed: _____

Purchaser(s)

(*Strike out whichever is not applicable)

Form R3

Buyers information notice

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

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

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

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

www.cbs.sa.gov.au

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

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

Safety

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

Enjoyment

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

Value

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

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

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

Form R7

Warning Notice

Financial and Investment Advice

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

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

A land agent or sales representative who provides financial or investment advice to you in connection with the sale or purchase of land or a business is obliged to tell you the following —

You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice.

NOTE: For the purposes of section 24B of the Act, an agent or sales representative who provides financial or investment advice to a person in connection with the sale or purchase of land or a business must

- in the case of oral advice - immediately before giving the advice, give the person warning of the matters set out in this Form orally, prefaced by the words "**I am legally required to give you this warning**"; or
- in the case of written advice - at the same time as giving the advice or as soon as reasonably practicable after giving the advice, give the person this Form, printed or typewritten in not smaller than 12-point type.



Product
Date/Time
Customer Reference
Order ID

Register Search (CT 5057/538)
20/01/2024 10:43AM
20240120000186

REAL PROPERTY ACT, 1886



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



Certificate of Title - Volume 5057 Folio 538

Parent Title(s) CT 4035/853
 Creating Dealing(s) CONVERTED TITLE
 Title Issued 11/12/1991 Edition 3 Edition Issued 23/07/2019

Estate Type

FEE SIMPLE (UNIT)

Registered Proprietor

LI YANG
OF 4 MINCH STREET FERRYDEN PARK SA 5010

Description of Land

UNIT 6 STRATA PLAN 1840
IN THE AREA NAMED MYRTLE BANK
HUNDRED OF ADELAIDE

Easements

NIL

Schedule of Dealings

Dealing Number	Description
13140911	MORTGAGE TO NATIONAL AUSTRALIA BANK LTD. (ACN: 004 044 937)

Notations

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



Adelaide Office
176 Fullarton Road
Dulwich
South Australia 5065
PO Box 309
Kent Town SA 5071

T 08 8291 2300

Whittles Management
Services Pty Ltd atf
Whittles Strata Unit Trust
ABN 31 493 603 726

www.whittles.com.au

22/01/24

BAIL & ROBAZZA
196 HUTT STREET
ADELAIDE, SA, 5000

Dear Sir/Madam

Strata Corporation 1840 Inc.

RE: 19-21 MOORHOUSE AVENUE, MYRTLE BANK

ABN: 46397800919

Unit: 00006 Address known as: UNIT 7, 19-21 MOORHOUSE AVENUE,
MYRTLE BANK

OWNER: L Yang

The following details are provided pursuant to your request for information under the Strata Titles Act 1988.

Unit Entitlement Value:

The Unit Entitlement Value is 12 of a total 100.

Financial Status of the Unit Owner:

The contribution payable to the Administration Fund is currently \$420.00 per quarter paid to 14/02/24. No GST is included within this contribution.

The contribution payable to the Sinking Fund is currently \$102.00 per quarter paid to 14/02/24. No GST is included within this contribution.

Arrears are as follows:

Admin Fund: \$0.00	Interest: \$0.00
Sinking Fund: \$0.00	Other Arrears: \$0.00

TOTAL ARREARS ARE: \$0.00 as at 22/01/2024. NEXT CONTRIBUTION IS DUE 15/02/24

(NOTE: An interest rate of 15 % per annum calculated daily applies)

The details provided are, to the best of our knowledge, accurate to this date. As this information could change prior to settlement, Conveyancers are urged to confirm them by telephone

IMMEDIATELY PRIOR TO SETTLEMENT.

Please contact Whittles on 8291 2300 or info.adelaide@whittles.com.au

Known Extraordinary Expenses

Known extraordinary expenses likely to be incurred by the Corporation are as follows:

- * Individual Unit water consumption paid by Unit owner.
- * Common property water consumption paid by Unit owner.
- *Refer to BCM regarding ownership details for units 5-8*

Please refer to Minutes of Corporation Meetings and other enclosures for other known liabilities.

Special Levies

No special levies payable.

Financial Status of the Strata Plan

The Corporation's funds are maintained in a bank account at Macquarie Bank Limited.

The fund currently stands to the credit of:

Administrative Fund	\$8,578.27CR
Sinking Fund	\$27,883.44CR (for future projects)

Enclosures

Enclosed are Minutes of General and Management Committee meetings for the past two years.

Also enclosed is a summary of policies, special resolutions and approvals granted by the Corporation. Further details of these are available upon request.

Insurance Details

Refer to the attached Certificate of Currency / Certificate of Insurance.

Records

The Corporation's records of accounts, minutes and other prescribed documentary material can be viewed and are available for inspection at our offices at 176 Fullarton Road, Dulwich during normal working hours.

Due to the COVID-19 pandemic we have adapted our office processes to keep our staff and clients safe while maintaining our professional standards and service levels. As a result of these modified processes we ask that you first contact us by email or telephone if you require an appointment to view those records.

Special Notes

Conveyancers should note that it is the Unit holder's legal responsibility to notify the Corporation immediately of a change in ownership, change in address of the owner or change in occupancy of the Unit.

This statement is issued on the basis that any payment by the Unit holder by cheque or otherwise will be honoured at the first presentation.

This statement does not take into account any decisions or transactions of the Corporation at or subsequent to its issue.

Conveyancers should check with SA Water for any liability for additional water charges, and refer to the Corporation's financial budget for the year to ascertain whether such liability will be met by the Corporation or by the Unit holder.

Yours faithfully



Tammy Collyer
Body Corporate Manager
tammy.collyer@whittles.com.au

WHITTLES MANAGEMENT SERVICES PTY LTD

On behalf of the Corporation 22/01/2024

PLEASE RETURN THIS SLIP IMMEDIATELY SETTLEMENT IS EFFECTED

to - info.adelaide@whittles.com.au

TO: WHITTLES MANAGEMENT SERVICES
PO BOX 309
KENT TOWN SA 5071

SETTLEMENT DATE: ___ / ___ / ___

PURCHASERS NAME(S):(Attach any extra purchasers details to this document)

Purchaser 1:

First Name	Surname
------------	---------

Purchaser 2:

First Name	Surname
------------	---------

BUSINESS NAME (If Applicable)

TELEPHONE NUMBERS : MOBILE : _____

HOME: _____ WORK: _____

EMAIL : _____

ACCOUNTS TO BE FORWARDED TO :

CORRESPONDENCE TO BE FORWARDED TO :

The Corporation request that where possible owners elect to receive their correspondence including accounts by email, in an effort to reduce postage and photocopying charges.

BROKER:
Bail & Robazza
196 HUTT STREET, ADELAIDE

Strata Corporation 1840 Inc.
19-21 MOORHOUSE AVENUE, MYRTLE BANK
Unit: 00006 Address known as: UNIT 7, 19-21 MOORHOUSE AVENUE, MYRTLE BANK
OWNER: L Yang

Tammy Collyer

TAX INVOICE

22/01/2024

Whittles Management Services
ABN 31 493 603 726
PO Box 309
KENT TOWN SA 5071

Bail & Robazza
196 HUTT STREET
ADELAIDE SA 5000

DESCRIPTION: Searching and completing document for provisions of
Section 41 of the Strata Titles Act, 1988, Unit : 00006 at
19-21 MOORHOUSE AVENUE, MYRTLE BANK

Strata Corporation 1840 Inc.

FEE:	As prescribed	\$96.00	PAID
	Plus 10%		
	GST	\$9.60	PAID

TOTAL DUE:		\$105.60	PAID
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OWNER: L Yang

With Compliments

Administrative Fund Statement of Income & Expenditure

STRATA CORP.01840 INC

19-21 Moorhouse Avenue MYRTLE BANK SA 5064

1 October 2022 to 30 September 2023

Printed 11/10/23 15:02

	YTD Actual	YTD Budget	Variance	Last Year
FUND INCOME				
Contributions	10,800.00	11,550.00	(750.00)	11,252.00
TOTAL FUND INCOME	10,800.00	11,550.00	(750.00)	11,252.00
FUND EXPENDITURE				
Cleaning	539.00	750.00	211.00	0.00
Common property	44.00	600.00	556.00	198.00
Debt collection fees	44.00	0.00	(44.00)	0.00
Debt collection fees recovery	(44.00)	0.00	44.00	0.00
Electrical	440.00	750.00	310.00	209.00
Grounds	1,056.00	1,100.00	44.00	1,056.00
Gutters & downpipes	440.00	650.00	210.00	44.00
Insurance renewals	3,910.00	3,875.00	(35.00)	3,695.00
Management - Additional services fee	220.00	220.00	0.00	250.00
Management - Agreed Services	2,320.00	2,320.00	0.00	2,186.00
Management - Asset Maintenance Services	120.00	120.00	0.00	120.00
Management - Disbursement Fees	593.26	572.00	(21.26)	450.00
Owner recovery	0.00	0.00	0.00	(250.00)
Pest control	0.00	0.00	0.00	143.00
Plumbing	170.50	300.00	129.50	44.00
Recoverable repairs	0.00	0.00	0.00	(44.00)
Reports	0.00	0.00	0.00	2,377.21
Utilities-Electricity	680.53	800.00	119.47	518.27
TOTAL FUND EXPENDITURE	10,533.29	12,057.00	1,523.71	10,996.48
FUND SURPLUS (DEFICIT)	266.71	(507.00)	773.71	255.52

Administrative Fund Statement of Assets & Liabilities

STRATA CORP.01840 INC

19-21 Moorhouse Avenue MYRTLE BANK SA 5064

30 September 2023

Printed 11/10/23 15:02

	YTD Actual	Last Year
OWNERS FUNDS		
Balance Brought Forward	9,386.46	9,130.94
Surplus/(Deficit) For Period	266.71	255.52
TOTAL FUNDS	9,653.17	9,386.46
ASSETS		
Cash at Bank (MBL)	9,945.20	9,386.46
TOTAL ASSETS	9,945.20	9,386.46
LIABILITIES		
Accrued Expenses	248.03	0.00
Unallocated Advances	44.00	0.00
TOTAL LIABILITIES	292.03	0.00
NET ASSETS	9,653.17	9,386.46

Sinking Fund Statement of Income & Expenditure

STRATA CORP.01840 INC

19-21 Moorhouse Avenue MYRTLE BANK SA 5064

1 October 2022 to 30 September 2023

Printed 11/10/23 15:02

	YTD Actual	YTD Budget	Variance	Last Year
FUND INCOME				
Contributions	3,408.00	3,400.00	8.00	2,956.00
TOTAL FUND INCOME	3,408.00	3,400.00	8.00	2,956.00
FUND EXPENDITURE				
TOTAL FUND EXPENDITURE	0.00	0.00	0.00	0.00
FUND SURPLUS (DEFICIT)	3,408.00	3,400.00	8.00	2,956.00

Sinking Fund Statement of Assets & Liabilities

STRATA CORP.01840 INC

19-21 Moorhouse Avenue MYRTLE BANK SA 5064

30 September 2023

Printed 11/10/23 15:02

	YTD Actual	Last Year
OWNERS FUNDS		
Balance Brought Forward	23,623.44	20,667.44
Surplus/(Deficit) For Period	3,408.00	2,956.00
TOTAL FUNDS	27,031.44	23,623.44
ASSETS		
Cash at Bank (MBL)	27,031.44	23,623.44
TOTAL ASSETS	27,031.44	23,623.44
LIABILITIES		
TOTAL LIABILITIES	0.00	0.00
NET ASSETS	27,031.44	23,623.44

Consolidated Statement of Assets & Liabilities

STRATA CORP.01840 INC

19-21 Moorhouse Avenue MYRTLE BANK SA 5064

30 September 2023

Printed 11/10/23 15:02

	YTD Actual	Last Year
OWNERS FUNDS		
Balance Brought Forward	33,009.90	29,798.38
Surplus/(Deficit) For Period	3,674.71	3,211.52
TOTAL FUNDS	36,684.61	33,009.90
ASSETS		
Cash at Bank (MBL)	36,976.64	33,009.90
TOTAL ASSETS	36,976.64	33,009.90
LIABILITIES		
Accrued Expenses	248.03	0.00
Unallocated Advances	44.00	0.00
TOTAL LIABILITIES	292.03	0.00
NET ASSETS	36,684.61	33,009.90

Notes to the Financial Statements
 STRATA CORP.01840 INC
 19-21 Moorhouse Avenue MYRTLE BANK SA 5064
 30 September 2023
 Printed 11/10/23 15:02

Investments Nil

The following balances relate to amounts received or owing as at 30/09/2023

Receivables - Owner Arrears Nil

Debtors Nil

Allocated Advance Payments Nil

Outstanding Creditors Nil

Unallocated Advance Payments

Unit/Lot Details	Admin
00002	44.00-
Totals	44.00-

Remuneration

Commissions received by Whittles are disclosed in the Services Agreement between the Body Corporate and Whittles

Commissions received by Whittles for the financial year of the body corporate: \$468.03

Summary of Significant Accounting Policies

STRATA CORP.01840 INC

19-21 Moorhouse Avenue MYRTLE BANK SA 5064

1 October 2022 to 30 September 2023

Printed 11/10/23 15:02

Basis of Preparation

The Body Corporate agent has prepared the financial statements on the basis that the Body Corporate is a non-reporting entity because there are no users dependent on general purpose financial statements. These financial statements are therefore special purpose financial statements that have been prepared to meet the information needs of members.

The financial statements have been prepared in accordance with the significant accounting policies disclosed below, which the Body Corporate agent has determined are appropriate to meet the purposes of preparation. Such accounting policies are consistent with the prior period unless otherwise stated.

Basis of Accounting

The financial statements have been prepared on a cash basis where income is recorded when received and expenditure is recorded when paid and are based on historical costs.

Cash and cash equivalents

Cash and cash equivalents comprise deposits held on call with banks and other short-term highly liquid investments which are readily convertible to known amounts of cash and which are subject to an insignificant risk of change in value.

Goods and Services Tax

Income, expenditure and assets of the Corporation are recognised net of the amount of Goods and Services Tax (GST), except where the GST incurred is not recoverable from the Australian Taxation Office (ATO).

The net amount of GST payable to, or recoverable from, the ATO represents the unpaid portion of the aggregate of GST on income received and expenditure paid and is presented as the GST Control Account on the Statement of Assets and Liabilities.

Income Tax

Income tax is the tax payable on taxable income calculated using applicable income tax rates enacted, or substantially enacted, during the financial year.

Only the non-member income of the Corporation is assessable for income tax purposes, as member income is excluded under the principle of mutuality.

The income tax expense recorded in the Statement of Income and Expenditure represent amounts that have been paid to, or recovered from, the ATO.



Strata and Community Title Services

28 December 2023

Dear Corporation Member

Please find enclosed a copy of the Minutes of the recent Annual General Meeting for STRATA CORP.01840 INC 19-21 Moorhouse Avenue, MYRTLE BANK, SA, 5064.

Management and staff appreciate your confidence in appointing Whittles as your Body Corporate Managers for the coming year and assure you of our diligent and professional attention to the Corporation's affairs.

For your information, we have forwarded to your Presiding Officer our standard form of contract for execution on the Corporation's behalf which is to be returned to this office for keeping with the Corporation's files.

Should you have any queries or require attention, please do not hesitate to contact the undersigned.

Yours faithfully

Tammy Collyer
Body Corporate Manager



Strata and Community Title Services

**Minutes of the Annual General Meeting
STRATA CORPORATION 01840 INC**

Meeting Date	14 December 2023		
Meeting Location	Teleconference or Whittles Management Services - Sarah Miller Room		
Time	04:00 PM	Closed: 05:50 PM	
Lots Represented	3	D Melville	Present
	4	South Australian Housing Trust	Proxy Name: Whittles - T.Collyer (pre-voted)
	5	Ms N J Rimington	Present
	8	K Golan & K	Present
Chairperson	The Presiding Officer, N J Rimington, presided over the meeting.		
Additional Attendees	Tammy Collyer representing Whittles Body Corporate Management Pty Ltd.		
Quorum	The Body Corporate Manager declared a quorum was present (in person or by proxy). Those owners who were in arrears were not considered towards the quorum count.		

Item 1		
Declaration of Interest		
All owners or their nominees, are reminded that they are required to advise the meeting if they have any direct or indirect pecuniary interest in any matter to be considered by the meeting. Whittles refers all Members to the Corporation's Agreement for disclosure of all its relevant interests.		

Motion 2				
Acceptance of Minutes	Ordinary Resolution			
It was resolved that in accordance with s33(4b)(b) of the <i>Strata Titles Act</i> 1988, the minutes of the Annual General Meeting held on 14 DEC 2022 and sent to owners be accepted as a true and correct record of the proceedings of that meeting.				
Motion CARRIED.				
Votes	Yes: 4	No: 0	Abs: 0	Inv: 0



Strata and Community Title Services

Motion 3				
Acceptance of Statement of Accounts	Ordinary Resolution			
It was resolved that in accordance with s33(4b)(c) of the <i>Strata Titles Act 1988</i> , the unaudited Statement of Accounts for the financial year ending 30 SEP 2023, which have been circulated to all members, is accepted.				
Motion CARRIED.				
Votes	Yes: 4	No: 0	Abs: 0	Inv: 0

Motion 4				
Appointment of Manager	Ordinary Resolution			
It was resolved that the Body Corporate under s23(6) of the <i>Strata Titles Act 1988</i> :				
<ul style="list-style-type: none"> i. appoint Whittles Management Services Pty Ltd as its Manager to supply Services, ii. make the appointment for a Term of twelve (12) months, being from the 1 OCT 2023 to 30 SEP 2024 and that upon expiry of the Term this agreement will continue on a month-to-month basis until the next Annual General Meeting or until delegation is revoked, iii. authorise limited powers to Whittles Management Services Pty Ltd, iv. agree to pay Service Fees to Whittles Management Services Pty Ltd, v. acknowledge the Disclosures by Whittles Management Services Pty Ltd and vi. execute the Services Agreement that specifies the details of the terms and conditions of the appointment, with Whittles Management Services Pty Ltd. 				
The Services Agreement is available for viewing at whittles.com.au through your owner portal.				
Motion CARRIED.				
Votes	Yes: 4	No: 0	Abs: 0	Inv: 0

Election of Office Bearers and Committee				
It was resolved that in accordance with s23(1) and 35(1) of the <i>Strata Titles Act 1988</i> , the meeting appoint Office Bearers and Committee Members.				
<u>Limitations Imposed</u>				
The Body Corporate Manager advises that the Management Committee and Officers of the Body Corporate do not have powers to resolve matters subject to special or unanimous resolutions.				
Committee Meetings should be conducted in accordance with s35(8) of the <i>Strata Titles Act 1988</i> .				
An agenda should be forwarded to all committee members and decisions at the meeting minuted, copies of which are to be placed with the Body Corporate records.				
Election of Presiding Officer				
Unit 5 - N Rimington has been elected unopposed as Presiding Officer.				



Strata and Community Title Services

Election of Secretary

Unit 3 - S Majeric has been elected unopposed as Secretary.

Election of Treasurer

Unit 5 - N Rimington has been elected unopposed as Treasurer.

Election of Ordinary Member

Unit 8 - K Golan has been elected to the committee.

Item 6

Accredited Contractors (Advice)

To ensure compliance with work health and safety requirements to protect both contractors and Body Corporate's, Whittles only engage accredited contractors who comply with state and territory legislation. If the Body Corporate decides, by act or omission to engage a contractor who is not accredited with Whittles, the Body Corporate acts as the Person Conducting a Business or Undertaking, in regard to the common property for the purposes of occupational health and safety legislation. This means, that if the contractor engaged by the Body Corporate does not have the necessary accreditation, an injured party may seek damages from the Body Corporate.

The Corporate Manager will only request quotations from, and instruct works to be undertaken on behalf of the Body Corporate, by accredited contractors. However, non-accredited contractor's invoices will be processed for payment only when instructed to do so by the Body Corporate Chairperson or a person authorised by the Body Corporate to do so.

Item 7

Annual Compliance Register (Advice)

The *Work Health and Safety Act 2012*, recognises that a Body Corporate's common property is a workplace, as such the Body Corporate is responsible for ensuring the workplace is free from hazard, as far as reasonably practicable. Whittles has established a register to ensure owners are fully aware of their legislative and reporting requirements for the Body Corporate. Many different areas are subject to annual compliance and the Body Corporate Manager may review at the meeting all Body Corporate obligations and where necessary, update any compliance reports required to be held on file.

All legislative compliance reports will be reviewed promptly as required and any maintenance attended to in accordance with Australian Standards or Industry best practice using qualified and reputable practitioners. To ensure that the Body Corporate obligations are met and maintained during the year, the Compliance Register will be updated throughout the year.



Strata and Community Title Services

Motion 8				
Primary Duty of Care / Common Property / Safety Report	Ordinary Resolution			
<p>The Body Corporate has a Duty of Care to ensure the common area is in a safe condition for occupants, visitors and workers.</p> <p>A comprehensive professional report was performed in February 2019 and is available for viewing at whittles.com.au through your owner portal.</p> <p>It was resolved that in accordance with <i>SA Work Health & Safety Act 2012 and or SA Civil Liability Act 1936</i>, a suitably qualified person/s be instructed to carry out an inspection of the common property at an estimated cost of \$440.00 and provide a detailed report of any hazard that could potentially be deemed a risk to the Body Corporate and risk of harm to occupants, visitors and workers.</p> <p>The report is to be forwarded to the Management Committee for further instructions.</p>				
Motion CARRIED.				
Votes	Yes: 3	No: 1	Abs: 0	Inv: 0
Notes				
<p>Owners in attendance instructed the Manager to arrange for the site inspection to be undertaken in or around February 2024.</p>				

Motion 9				
Sinking Fund Forecast	Ordinary Resolution			
<p>It was resolved that the Body Corporate review and accept the existing Sinking Fund Projection Report at the Annual General Meeting for the current period.</p> <p>The <i>Statutes Amendment (Community and Strata Titles) Act 2012</i>, requires that all Strata and Community Body Corporate's other than small groups (6 or less) prepare a forward budget for maintenance and capital works. This forward budget must be tabled at each Annual General Meeting and new information must be presented for consideration no less than every three (3) years for Corporations consisting of 7-20 lots and five (5) years for Corporations consisting of more than 20 lots.</p> <p>The existing Sinking Fund Forecast is available for viewing at whittles.com.au through your owner portal.</p>				
Motion CARRIED.				
Votes	Yes: 4	No: 0	Abs: 0	Inv: 0

Item 10		
Current Insurance Details (Advice)		
<p>A copy of the Body Corporate's current certificate of currency is available for viewing at whittles.com.au through your owner portal.</p>		



Strata and Community Title Services

Item 11		
Insurance Valuation (Advice)		
<p>A comprehensive professional valuation for insurance purposes performed in January 2022 recommended insurance cover of \$2,280,000 and is available for viewing at whittles.com.au through your owner portal.</p>		

Motion 12				
Insurance Renewal	Ordinary Resolution			
<p>It was resolved that the Body Corporate Manager is to arrange quotes and/or renewal of the Body Corporate's insurance for a sum insured of \$2,280,000 with the Authorised Representative of MGA Insurance Brokers Pty Ltd, who have an association with Whittles. A Financial Services Guide is available on request.</p> <p>Owners are reminded that where repairs are carried out under insurance and the repairs benefit a particular unit, the unit owner may be responsible for the payment of any excess subject to any explicit instructions to the contrary by the Body Corporate.</p> <p>Whittles recommends consideration be given to the following additional cover options if not already included in the policy, office bearers liability, flood or catastrophe, electrical surge, loss of rent and machinery breakdown.</p> <p>Contents Insurance The Body Corporate Manager advises members of the necessity for them to arrange individually for adequate insurance for contents of their units, inclusive of carpets, drapes, light fittings, etc., whether or not the unit is occupied by the unit owner or tenant, and it was noted that the Body Corporate's Legal Liability cover applied primarily to common property and that unit owners should be separately insured for cover in relation to their own premises.</p>				
Motion CARRIED.				
Votes	Yes: 4	No: 0	Abs: 0	Inv: 0
Notes				
<p>The Manager was instructed to arrange a quote to increase the building sum insured to \$2,400,000 and forward it to the Committee prior to the existing policy renewal date.</p> <p>The Manager was also requested to enquire whether temporary accommodation/loss of rent cover can be extended and advise the Committee.</p>				

Item 13		
Utility Supplies Review		
<p>Whittles Standard Service Agreements include an annual review of common property utility supplies. This will be undertaken by Strata Utility Networks Australia Pty Ltd (if your building is eligible). They will implement any changes without charge where there is a benefit for the Body Corporate.</p>		



Strata and Community Title Services

Motion 14				
Gutter Cleaning	Ordinary Resolution			
It was resolved that the Corporation will have the gutters and downpipes cleaned once annually in June 2024 for preventative maintenance purposes, as previously resolved.				
Motion CARRIED.				
Votes	Yes: 4	No: 0	Abs: 0	Inv: 0

Motion 15				
Grounds Maintenance	Ordinary Resolution			
It was resolved that the Corporation will have the common property grounds maintenance carried out on a monthly basis, as previously resolved.				
Motion CARRIED.				
Votes	Yes: 4	No: 0	Abs: 0	Inv: 0
Notes				
The Manager advised that the contractor is not currently Whittles registered.				

Motion 16				
Window Cleaning	Ordinary Resolution			
It was resolved that the Corporation engage a window cleaning contractor to undertake annual cleaning of all stairwell windows (inside & out) and inaccessible exterior windows, as previously resolved.				
Motion CARRIED.				
Votes	Yes: 4	No: 0	Abs: 0	Inv: 0



Strata and Community Title Services

Motion 17				
External Painting	Ordinary Resolution			
<p>It was resolved that the Corporation will engage a suitably qualified and insured contractor to prepare and repaint all existing external painted surfaces.</p> <p>Moved at the 2022 Annual General Meeting.</p>				
Motion CARRIED.				
Votes	Yes: 4	No: 0	Abs: 0	Inv: 0
Notes				
<p>The Manager will arrange a paint specification and Unit 2 Owner advised he will obtain an itemised quote for Committee consideration. Work will proceed subject to Committee acceptance of a contractor quote and availability of funds.</p>				

Motion 18				
Unit 8 - Approval to Install Ducted Air Conditioner	Special Resolution			
<p>"We are seeking approval to install ducted air con system at our place."</p> <p>If granted, such approval is subject to the installing unit owner accepting full responsibility for: obtaining prior confirmation that the intended location is suitable and installation will not compromise the site/structure in any way; ensuring all work is undertaken by an appropriately qualified, licensed and insured contractor and is completed to the relevant Australian Standard and with minimal disruption to others; all ongoing and/or future maintenance related to the installation; and all costs associated with and/or arising from the installation and/or its removal.</p>				
Motion CARRIED.				
Votes	Yes: 4	No: 0	Abs: 0	Inv: 0



Strata and Community Title Services

Motion 19				
Administrative Fund Budget	Ordinary Resolution			
<p>It was resolved that in accordance with s27 of the <i>Strata Titles Act 1988</i>, the tabled Administrative Fund budget be approved and adopted.</p> <p>Contributions reflected in this budget are an increase from the previous budget with quarterly contributions for the Corporation of \$3,950.00 for the financial year ending 30 SEP 2024.</p> <p>This budget is based on the requirements for the Body Corporate during the coming year and DOES NOT provide for additional works as may be agreed to or arranged by owners at the Annual General Meeting.</p> <p>Contributions will be raised in accordance with Unit Entitlement Values.</p>				
Motion CARRIED.				
Votes	Yes: 3	No: 1	Abs: 0	Inv: 0

Motion 20				
Sinking Fund Budget	Ordinary Resolution			
<p>It was resolved that in accordance with s27 of the <i>Strata Titles Act 1988</i>, the tabled Sinking Fund budget be approved and adopted.</p> <p>Contributions reflected in this budget are the same as the previous budget with quarterly contributions for the Corporation of \$850.00 for the financial year ending 30 SEP 2024.</p> <p>This budget is based on the requirements for the Body Corporate during the coming year and DOES NOT provide for additional works as may be agreed to or arranged by owners at the Annual General Meeting.</p> <p>Contributions will be raised in accordance with Unit Entitlement Values.</p>				
Motion CARRIED.				
Votes	Yes: 4	No: 0	Abs: 0	Inv: 0



Strata and Community Title Services

Motion 21				
Insufficient Funds Special Levy Authority	Ordinary Resolution			
<p>It was resolved that should there be insufficient funds in the Administration Account of the Body Corporate to meet the payment of the premium for insurance, rates and taxes or other like expenses as and when those expenses become due for payment and which if unpaid would expose the Body Corporate to risk or the imposition of fines or other sanctions, then, and only then, the Body Corporate Manager is authorised, but in consultation with the Management Committee, to raise a special levy to meet the shortfall required to ensure payment of the relevant expense provided that the amount of the special levy so raised is to be in accordance with Unit Entitlement Values and must not exceed the sum of \$6,000.00.</p> <p>If the maximum levy amount is insufficient to meet the relevant expense or expenses, then any additional special levy necessary to meet such expense must be authorised by the Body Corporate at a duly convened General Meeting of owners.</p>				
Motion CARRIED.				
Votes	Yes: 4	No: 0	Abs: 0	Inv: 0

Motion 22				
Interest Charged on Overdue Contributions/Levies	Ordinary Resolution			
<p>It was resolved that in accordance with the provisions of s27(4) of the <i>Strata Titles Act 1988</i>, the Body Corporate will apply arrears interest of 15% per annum calculated daily if payment of a contribution or levy or an instalment of a contribution or levy is not received in full within 30 days of the due date.</p> <p>The Management Committee is authorised to waive penalty interest charges in extenuating circumstances at their discretion.</p>				
Motion CARRIED.				
Votes	Yes: 4	No: 0	Abs: 0	Inv: 0



Strata and Community Title Services

Motion 23				
Recovery of Overdue Contributions/Levies	Ordinary Resolution			
<p>It was resolved that in accordance with s27(5) of the <i>Strata Titles Act 1988</i>, Whittles is authorised to take all necessary action, without the need for further authority, including instructing a debt recovery company to initiate legal proceedings against owners on behalf of STRATA CORP.01840 INC when they are in arrears to recover overdue contributions and levies, penalties and recovery costs incurred.</p> <p>Whittles charge the debtor for the issue of a first arrears notice if payment of a contribution or levy or an instalment of a contribution or levy is not received in full within 27 days of the due date. (27 days or more overdue), and when issuing instructions to the debt recovery company.</p> <p>Fees charged by third party providers will be recovered from the debtor at cost per invoice.</p> <p>Owners are advised of the following debt recovery process:</p> <ol style="list-style-type: none"> 1. Owners are issued their contribution notice approximately 3 weeks before the due date. 2. If this is not paid by the due date owners are issued a reminder notice approximately 14 days after the due date. 3. Once 27 days or more overdue, a final notice is issued to the owner incurring a \$44.00 fee. Payment is to be made in full within 21 days from date of issue. 4. Interest starts accumulating on the overdue amounts approximately 5 days after the final notice is issued. 5. Once the 21 days has expired, the account will be referred to debt collection, which will incur a Whittles administration fee and an establishment fee from the debt collection agency. 				
Motion CARRIED.				
Votes	Yes: 4	No: 0	Abs: 0	Inv: 0

Motion 24				
Electronic Communication	Ordinary Resolution			
<p>With the increasing delays by Australia Post, Whittles recommends that owners elect to receive all communication via email (this includes correspondence and contribution notices).</p>				
Motion CARRIED.				
Votes	Yes: 4	No: 0	Abs: 0	Inv: 0

Motion 25				
Other Business				
<p>There was a discussion about Unit 8 Owner storing bicycles on common property and it was resolved that they are required to be removed within 14 days.</p> <p>Unit 8 Owner subsequently raised complaints about items stored on common property by other owners and was advised to submit any such concerns to the Manager in writing with photographs.</p> <p>It was also confirmed that parking facilities on site are limited to one vehicle per unit and all additional vehicles must be parked on the street.</p>				



Strata and Community Title Services

Item 25		
Next Meeting & Closure		
There was a general agreement that the next meeting will be on a date and time to be advised in approximately 12 months.		

Owners are able to access & update their personal details through Whittles Owner Portal online.

To access your account, go to www.whittles.com.au select 'Owner Portal' and enter the following details:

- Account code
- Plan number
- Unit number
- PIN (if this is your first time logging in, leave pin blank as you will be prompted to set a pin)

**** Please note that Whittles encourages owners to receive all correspondence and account notices via email, this ensures timely delivery of documents.***

BUDGET

STRATA CORP.01840 INC
19-21 MOORHOUSE AVENUE, MYRTLE BANK

Year ending September 2024

ADMINISTRATIVE FUND

	Oct-Dec 23	Jan-Mar 24	Apr-Jun 24	Jul-Sept 24	Annual Total
INCOME					
Contributions	2,950.00	3,500.00	3,500.00	3,500.00	\$13,450.00
Arrears	0.00	0.00	0.00	0.00	\$0.00
Advances	-0.00	-0.00	-0.00	-0.00	-\$0.00
Total	2,950.00	3,500.00	3,500.00	3,500.00	\$13,450.00
EXPENDITURE					
Cleaning	187.50	187.50	187.50	187.50	\$750.00
Common property	150.00	150.00	150.00	150.00	\$600.00
Electrical	187.50	187.50	187.50	187.50	\$750.00
Grounds	275.00	275.00	275.00	275.00	\$1,100.00
Gutters & downpipes	0.00	0.00	0.00	650.00	\$650.00
Insurance - Renewal	0.00	0.00	4,690.00	0.00	\$4,690.00
Management - Additional services fee	55.00	55.00	55.00	55.00	\$220.00
Management - Agreed Services	627.50	627.50	627.50	627.50	\$2,510.00
Management - Asset Maintenance Services	36.00	36.00	36.00	36.00	\$144.00
Management - Disbursement Fees	136.50	136.50	136.50	136.50	\$546.00
Plumbing	350.00	75.00	75.00	75.00	\$575.00
Rubbish - Bin Sanitising	324.00	324.00	324.00	324.00	\$1,296.00
Technology and System Fees	35.20	35.20	35.20	35.20	\$140.80
Utilities - Electricity	200.00	200.00	200.00	200.00	\$800.00
Total	2,564.20	2,289.20	6,979.20	2,939.20	\$14,771.80

SINKING FUND

	Oct-Dec 23	Jan-Mar 24	Apr-Jun 24	Jul-Sept 24	Annual Total
INCOME					
Contributions	850.00	850.00	850.00	850.00	\$3,400.00
Arrears	0.00	0.00	0.00	0.00	\$0.00
Advances	-0.00	-0.00	-0.00	-0.00	-\$0.00
Total	850.00	850.00	850.00	850.00	\$3,400.00

CASH FLOW SUMMARY

	Oct-Dec 23	Jan-Mar 24	Apr-Jun 24	Jul-Sept 24	Annual Total
<u>ADMINISTRATIVE FUND</u>					
Opening Balance	9,653.17	10,038.97	11,249.77	7,770.57	\$9,653.17
Add: Contributions	2,950.00	3,500.00	3,500.00	3,500.00	\$13,450.00
Add: Arrears	0.00	0.00	0.00	0.00	\$0.00
Minus: Advances	0.00	0.00	0.00	0.00	\$0.00
Minus: Expenditures	2,564.20	2,289.20	6,979.20	2,939.20	\$14,771.80
CLOSING BALANCE	10,038.97	11,249.77	7,770.57	8,331.37	\$8,331.37
 <u>SINKING FUND</u>					
Opening Balance	27,031.44	27,881.44	28,731.44	29,581.44	\$27,031.44
Add: Contributions	850.00	850.00	850.00	850.00	\$3,400.00
Add: Arrears	0.00	0.00	0.00	0.00	\$0.00
Minus: Advances	0.00	0.00	0.00	0.00	\$0.00
Minus: Expenditures	0.00	0.00	0.00	0.00	\$0.00
CLOSING BALANCE	27,881.44	28,731.44	29,581.44	30,431.44	\$30,431.44

CALCULATION OF CONTRIBUTIONS

Total Unit Entitlement 100
 Number of Units 8

Unit Number	— Effective from 15/02/24 —		— Effective from 15/02/24 —	
	UEV	ADMIN Fund	UEV	SINKING Fund
1	13	\$455	13	\$111
2	12	\$420	12	\$102
3	12	\$420	12	\$102
4	13	\$455	13	\$111
5	13	\$455	13	\$111
6	12	\$420	12	\$102
7	12	\$420	12	\$102
8	13	\$455	13	\$111
 QUARTERLY TOTAL		\$3,500.00		\$852.00



Strata and Community Title Services

Dear Corporation Member

Please find enclosed a copy of the Minutes of the recent Annual General Meeting for STRATA CORP.01840 INC 19-21 MOORHOUSE AVENUE, MYRTLE BANK, SA, 5064

Management and staff appreciate your confidence in appointing Whittles as your Body Corporate Managers for the coming year, and assure you of our diligent and professional attention to the Corporation's affairs.

For your information, we have forwarded to your Presiding Officer our standard form of contract for execution on the Corporation's behalf which is to be returned to this office for keeping with the Corporation's files.

Should you have any queries or require attention, please do not hesitate to contact the undersigned.

Yours faithfully

Tammy Collyer
Body Corporate Manager



Strata and Community Title Services

Minutes of the Annual General Meeting
STRATA CORP.01840 INC

Minutes of the Annual General Meeting
STRATA CORP.01840 INC

Meeting Date	14 December 2022		
Meeting Location	Whittles Management Services, Sarah Miller Boardroom, 176 Fullarton Road, Dulwich, SA, 5065 And Via Teleconference		
Time	04:00 PM	Closed: 06:52 PM	
Lots Represented	00002	K L Kavanagh	Owner present
	00004	Whittles	Proxy present
	00005	Ms N J Rimington	Owner present
	00007	Whittles	Proxy present
By Proxy	00004	South Australian Housing Trust	Proxy Name: whittles
	00007	Mr O R Rechichi	Proxy Name: whittles
Chairperson	The Presiding Officer, Ms N J Rimington, presided over the meeting. It was resolved that the Body Corporate Manager, Tammy Collyer, would assist by conducting the meeting.		
Additional Attendees	Tammy Collyer, Body Corporate Manager, representing Whittles Body Corporate Management Pty Ltd.		

Item 1		
Declaration of Interest		
All owners or their nominees, were reminded that they were required to advise the meeting if they had any direct or indirect pecuniary interest in any matter to be considered by the meeting. Whittles refers all Members to the Corporation's Agreement for disclosure of all its relevant interests.		

Motion 2				
Acceptance of Minutes	Ordinary Resolution			
It was resolved that in accordance with s33(4b)(b) of the <i>Strata Titles Act</i> 1988, the minutes of the last Annual General Meeting held on 1 DEC 2021 and sent to owners were accepted as a true and correct record of the proceedings of that meeting.				
Motion CARRIED.				
Votes	Yes: 4	No: 0	Abs: 0	Inv: 0



Strata and Community Title Services

Motion 3				
Acceptance of Statement of Accounts	Ordinary Resolution			
It was resolved that in accordance with s33(4b)(c) of the <i>Strata Titles Act 1988</i> , the unaudited Statement of Accounts for the financial year ending 30 SEP 2022, which have been circulated to all members, were accepted.				
Motion CARRIED.				
Votes	Yes: 4	No: 0	Abs: 0	Inv: 0

Motion 4				
Appointment of Manager	Ordinary Resolution			
It was resolved that the Body Corporate decide under s23(6) of the <i>Strata Titles Act 1988</i> to:				
<ul style="list-style-type: none"> i. appoint Whittles Management Services Pty Ltd as its Manager to supply Services, ii. make the appointment for a Term of twelve (12) months, being from the 1 OCT 2022 to 30 SEP 2023 and that upon expiry of the Term this agreement will continue on a month to month basis until the next Annual General Meeting or until delegation is revoked, iii. authorise limited powers to Whittles Management Services Pty Ltd, iv. agree to pay Service Fees to Whittles Management Services Pty Ltd, v. acknowledge the Disclosures by Whittles Management Services Pty Ltd and vi. execute the Services Agreement that specifies the details of the terms and conditions of the appointment, with Whittles Management Services Pty Ltd. 				
The Services Agreement is available for viewing at whittles.com.au through your owner portal.				
Motion CARRIED.				
Votes	Yes: 4	No: 0	Abs: 0	Inv: 0

Election of Office Bearers and Committee				
It was resolved that, in accordance with s23(1) and 35(1) of the <i>Strata Titles Act 1988</i> , the meeting appointed the following Office Bearers:.				
<u>Limitations Imposed</u>				
The Body Corporate Manager advised that the Management Committee and Officers of the Body Corporate do not have powers to resolve matters subject to special or unanimous resolutions.				
Committee Meetings should be conducted in accordance with s35(8) of the <i>Strata Titles Act 1988</i> .				
An agenda should be forwarded to all committee members and decisions at the meeting minuted, copies of which are to be placed with the Body Corporate records.				



Strata and Community Title Services

Election of Presiding Officer

Ms N Rimington - Unit 5 has been elected unopposed as Presiding Officer.

Election of Secretary

Ms S Majeric - Unit 3 has been elected unopposed as Secretary.

Election of Treasurer

Ms N Rimington - Unit 5 has been elected unopposed as Treasurer.

Election of Ordinary Member

No nominees were selected for Ordinary Member, this place remains to be filled.

Item 6

Accredited Contractors (Advice)

To ensure compliance with work health and safety requirements to protect both contractors and Body Corporate's, Whittles only engage accredited contractors who comply with state and territory legislation. If the Body Corporate decides, by act or omission to engage a contractor who is not accredited with Whittles, the Body Corporate acts as the Person Conducting a Business or Undertaking, in regard to the common property for the purposes of occupational health and safety legislation. This means, that if the contractor engaged by the Body Corporate does not have the necessary accreditation, an injured party may seek damages from the Body Corporate.

The Corporate Manager will only request quotations from, and instruct works to be undertaken on behalf of the Body Corporate, by accredited contractors. However, non-accredited contractor's invoices will be processed for payment only when instructed to do so by the Body Corporate Chairperson or a person authorised by the Body Corporate to do so.

Item 7

Annual Compliance Register (Advice)

The *Work Health and Safety Act 2012*, recognises that a Body Corporate's common property is a workplace, as such the Body Corporate is responsible for ensuring the workplace is free from hazard, as far as reasonably practicable. Whittles has established a register to ensure owners are fully aware of their legislative and reporting requirements for the Body Corporate. Many different areas are subject to annual compliance and the Body Corporate Manager may review at the meeting all Body Corporate obligations and where necessary, update any compliance reports required to be held on file.

All legislative compliance reports will be reviewed promptly as required and any maintenance attended to in accordance with Australian Standards or Industry best practice using qualified and reputable practitioners. To ensure that the Body Corporate obligations are met and maintained during the year, the Compliance Register will be updated throughout the year.



Strata and Community Title Services

Motion 8				
Primary Duty of Care / Common Property / Safety Report		Ordinary Resolution		
<p>The Body Corporate has a Duty of Care to ensure the common area is in a safe condition for occupants, visitors and workers.</p> <p>It was defeated that in accordance with <i>SA Work Health & Safety Act 2012 and or SA Civil Liability Act 1936</i>, a suitably qualified person/s be instructed to carry out an inspection of the common property at an estimated cost of \$440.00 and provide a detailed report of any hazard that could potentially be deemed a risk to the Body Corporate and risk of harm to occupants, visitors and workers.</p> <p>This report is to be forwarded to the Management Committee for further instructions.</p> <p>A comprehensive professional report was performed in 2019 and is available for viewing at whittles.com.au through your owner portal.</p>				
Motion DEFEATED.				
Votes	Yes: 0	No: 4	Abs: 0	Inv: 0
Notes				
<p>It was resolved to defer this item for consideration at the next Annual General Meeting.</p> <p>All Owners are reminded of their ongoing responsibility to ensure they, and any other occupants or guests of their unit, use the common property with due care, and to monitor common property and promptly report and/or resolve any hazards they may become aware of through the year.</p>				

Motion 9				
Sinking Fund Forecast		Ordinary Resolution		
<p>It was resolved that the Body Corporate review and accept the existing Sinking Fund Projection Report at the Annual General Meeting for the current period.</p> <p>The <i>Statutes Amendment (Community and Strata Titles) Act 2012</i>, requires that all Strata and Community Body Corporate's other than small groups (6 or less) prepare a forward budget for maintenance and capital works. This forward budget must be tabled at each Annual General Meeting and new information must be presented for consideration no less than every three (3) years for Corporations consisting of 7-20 lots and five (5) years for Corporations consisting of more than 20 lots.</p> <p>The existing Sinking Fund Forecast is available for viewing at whittles.com.au through your owner portal.</p>				
Motion CARRIED.				
Votes	Yes: 4	No: 0	Abs: 0	Inv: 0



Strata and Community Title Services

Item 10		
Current Insurance Details (Advice)		
A copy of the Body Corporate's current certificate of currency included with the meeting notice and is also available for viewing at whittles.com.au through your owner portal.		

Item 11		
Insurance Valuation (Advice)		
A comprehensive professional valuation for insurance purposes was performed in 2022 and recommended insurance cover of \$2,280,000.		
The Insurance Valuation is available for viewing at whittles.com.au through your owner portal.		

Motion 12				
Insurance Renewal	Ordinary Resolution			
<p>It was resolved that the Body Corporate Manager is to arrange quotes and renewal of the Body Corporate's insurance for a sum insured of \$2,280,000 with the Authorised Representative of MGA Insurance Brokers Pty Ltd, who have an association with Whittles and Millennium Underwriting Agencies Pty Ltd. A Financial Services Guide is available on request.</p> <p>Owners are reminded that where repairs are carried out under insurance and the repairs benefit a particular unit, the unit owner may be responsible for the payment of any excess subject to any explicit instructions to the contrary by the Body Corporate.</p> <p>Whittles recommends consideration be given to the following additional cover options if not already included in the policy; office bearers liability, flood or catastrophe, electrical surge, loss of rent and machinery breakdown.</p> <p>Contents Insurance The Body Corporate Manager advised members of the necessity for them to arrange individually for adequate insurance for contents of their units, inclusive of carpets, drapes, light fittings, etc., whether or not the unit is occupied by the unit owner or tenant, and it was noted that the Body Corporate's Legal Liability cover applied primarily to common property and that unit owners should be separately insured for cover in relation to their own premises.</p> <p>The Body Corporate's Certificate of Currency is available for viewing at whittles.com.au through your owner portal.</p>				
Motion CARRIED.				
Votes	Yes: 3	No: 0	Abs: 1	Inv: 0



Strata and Community Title Services

Item 13				
Utility Supplies Review				
Whittles Standard Service Agreements include an annual review of common property utility supplies. This will be undertaken by Strata Utility Networks Australia Pty Ltd (if your building is eligible). They will implement any changes without charge where there is a benefit for the Body Corporate.				

Motion 14				
Gutter Cleaning		Ordinary Resolution		
It was resolved that the Corporation will have the gutters and down pipes cleaned once annually in June 2023 for preventative maintenance purposes.				
Motion CARRIED.				
Votes	Yes: 3	No: 1	Abs: 0	Inv: 0

Motion 15				
Grounds Maintenance		Ordinary Resolution		
It was resolved that the Corporation will have the common property grounds maintenance carried out on a monthly basis as previously resolved.				
Motion CARRIED.				
Votes	Yes: 3	No: 1	Abs: 0	Inv: 0
Notes				
It was noted that the contractor is not Whittles registered.				
The Manager was requested to forward a standard scope of work to the Presiding Officer, who will adjust as necessary and issue to the contractor.				

Motion 16				
Window Cleaning		Ordinary Resolution		
It was resolved that the Corporation will engage a window cleaning contractor to undertake annual cleaning of all stairwell windows (inside & out) and inaccessible exterior windows, as previously resolved and moved Unit 8 Owner.				
Motion CARRIED.				
Votes	Yes: 3	No: 0	Abs: 1	Inv: 0



Strata and Community Title Services

Motion 17				
Cleaning	Ordinary Resolution			
It was resolved that the Corporation will engage a cleaning contractor to undertake regular cleaning of the common stairwells, as moved by Unit 8 Owner.				
Motion CARRIED.				
Votes	Yes: 3	No: 0	Abs: 1	Inv: 0
Notes				
<p>Owners in attendance noted that historically, the stairwells have been kept clean by residents, however this has lapsed in recent years and the Corporation is responsible for necessary maintenance as the area is common property.</p> <p>It was resolved to proceed with arranging regular cleaning, subject to Committee confirmation of frequency and acceptance of a quote.</p> <p>The Manager was instructed to arrange a quote for a once off clean and a comparison quote for quarterly cleaning, and forward to the Committee for review and consideration. The Committee is authorised to determine the frequency of cleaning to be undertaken, select a contractor and quote, authorise works, and confirm the level and source of funds required.</p>				

Motion 18				
Carpet Repairs	Ordinary Resolution			
It was resolved that the Corporation discuss responsibility for repairing stairwell carpet damage arising from removal of the chairlift, as moved by Unit 5 Owner.				
Motion CARRIED.				
Votes	Yes: 3	No: 0	Abs: 1	Inv: 0
Notes				
Unit 5 Owner advised that she has subsequently discussed this matter further with representatives from SA Housing Authority and they have agreed to arrange the carpet repairs as the chairlift was originally installed by them.				

Motion 19				
Rubbish Bins	Ordinary Resolution			
It was resolved that the Corporation will arrange new bins and labels, and confirm agreed use and storage arrangements, as moved by Unit 5 Owner				
Motion CARRIED.				
Votes	Yes: 3	No: 0	Abs: 1	Inv: 0



Strata and Community Title Services

Notes
<p>Unit 5 Owner advised that she has arranged for the damaged bins to be picked up by Council, who will repair/replace them as necessary free of charge. The Presiding Officer further confirmed she has also arranged a quote for bin cleaning, and it was agreed that the Manager will also arrange a quote from the cleaning contractor quoting other work</p> <p>.</p> <p>It was further agreed that Unit 5 Owner will purchase and apply new labels to all bins post repair/replacement and cleaning. Unit 5 Owner is authorised to submit receipts to the Manager for reimbursement of costs.</p> <p>Owners in attendance agreed Unit 5 Owner is to arrange bin replacement/repairs as necessary, and cleaning of all bins, subject to Committee acceptance of a quote.</p> <p>Use and storage arrangements will be included in the Resident Information Sheet to be created.</p>

Motion 20				
House Rules	Ordinary Resolution			
It was resolved that the Corporation discuss the proposal to establish House Rules for residents, as moved by Unit 5 Owner.				
Motion CARRIED.				
Votes	Yes: 2	No: 1	Abs: 1	Inv: 0
Notes				
<p>The Manager advised that providing new residents with general information can be useful and establish the Corporation's norms and preferred practices However, it can't set out rules other than what appears in the Articles and is not enforceable.</p> <p>Owners in attendance agreed that issues should be addressed with the appropriate authority on an as needs basis, and a Resident Information Sheet with information about items such as rubbish collection, bin use and storage, stairwell and grounds maintenance, items on common property, parking, etc., and will be created by the Manager and Unit 5 Owner for new residents.</p>				



Strata and Community Title Services

Motion 21				
Business Arising	Ordinary Resolution			
1. External painting 2. Letterbox improvements / unit numbering 3. Garden improvements / working bee 4. Stairwell lighting 5. Solar electricity				
Motion CARRIED.				
Votes	Yes: 3	No: 0	Abs: 1	Inv: 0
Notes				
<p>1. External painting - Owners in attendance instructed the Manager to include this item on the next Annual General Meeting Agenda.</p> <p>All Owners are invited to arrange quotes and submit to the Manager by 30 September 2023.</p> <p>2. Letterbox improvements / unit numbering - Unit 5 Owner advised that she has had difficulty obtaining reliable quotes and advised that she has seen suitable modern style lettering at hardware stores, which her partner can install at no cost.</p> <p>Owners in attendance agreed this would provide a low cost satisfactory solution and approved Unit 5 Owner to arrange this and subject receipts to the Manager for reimbursement of costs.</p> <p>3. Garden improvements / working bee - Unit 5 Owner advised that a working bee has not yet been carried out, however this is an ongoing project and is anticipated to occur at a future date.</p> <p>4. Stairwell lighting - Owners in attendance agreed the lighting in the stairwells is not consistent and is insufficient in U7/8 stairwell and unattractive in U5/6 stairwell. Unit 5 Owner advised that she will resume discussions with SA Housing Authority regarding removal of the unapproved additional light installed in unit 5/6 stairwell.</p> <p>The Manager was instructed to arrange an updated quote for the scope of work previously established with an electrician and forward to the Committee for consideration. The Committee is authorised to review and select a preferred quote and approve works and expenditure as may be required.</p> <p>5. Solar electricity - Owners in attendance advised they are not in favour of proceeding with solar electricity at this time.</p>				

Motion 22		
Administrative Fund Budget	Ordinary Resolution	
<p>It was defeated that in accordance with s27 of the <i>Strata Titles Act 1988</i>, the attached Administrative Fund budget be approved and adopted.</p> <p>Contributions reflected in this budget are the same as the previous budget with proposed quarterly contributions for the Corporation of \$2,700.00 for the financial year ending 30 SEP 2023.</p>		



Strata and Community Title Services

This budget is based on the requirements for the Body Corporate during the coming year and DOES NOT provide for additional works as may be agreed to or arranged by owners at the Annual General Meeting.

Contributions will be raised in accordance with Unit Entitlement Values.

Motion DEFEATED.

Votes	Yes: 1	No: 2	Abs: 1	Inv: 0
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Notes

Owners in attendance rejected the Proposed Budget, and instead instructed the Manager to increase contributions to \$2,950.00 per quarter to include provision for the additional works resolved at this meeting.

Motion 23

Sinking Fund Budget	Ordinary Resolution	
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It was resolved that in accordance with s27 of the *Strata Titles Act 1988*, the attached Sinking Fund budget were approved and adopted.

Contributions reflected in this budget are the same as the previous budget with proposed quarterly contributions for the Corporation of \$850.00 for the financial year ending 30 SEP 2023.

This budget is based on the requirements for the Body Corporate during the coming year and DOES NOT provide for additional works as may be agreed to or arranged by owners at the Annual General Meeting.

Contributions will be raised in accordance with Unit Entitlement Values.

Motion CARRIED.

Votes	Yes: 3	No: 0	Abs: 1	Inv: 0
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Motion 24

Insufficient Funds Special Levy Authority	Ordinary Resolution	
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The Body Corporate resolved that should there be insufficient funds in the Administration Account of the Body Corporate to meet the payment of the premium for insurance, rates and taxes or other like expenses as and when those expenses become due for payment and which if unpaid would expose the Body Corporate to risk or the imposition of fines or other sanctions, then, and only then, the Body Corporate Manager is authorised, but in consultation with the Management Committee, to raise a special levy to meet the shortfall required to ensure payment of the relevant expense provided that the amount of the special levy so raised is to be in accordance with Unit Entitlement Values and must not exceed the sum of \$5,000.00.

If the maximum levy amount is insufficient to meet the relevant expense or expenses, then any additional special levy necessary to meet such expense must be authorised by the Body Corporate at a duly convened General Meeting of owners.

Motion CARRIED.

Votes	Yes: 4	No: 0	Abs: 0	Inv: 0
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Strata and Community Title Services

Motion 25				
Interest Charged on Overdue Contributions/Levies	Ordinary Resolution			
<p>It was resolved that in accordance with the provisions of s27(4) of the <i>Strata Titles Act 1988</i>, the Body Corporate will apply arrears interest of 15% per annum calculated daily, if payment of a contribution or levy or an instalment of a contribution or levy is not received in full within 30 days of the due date.</p> <p>The Management Committee is authorised to waive penalty interest charges in extenuating circumstances at its discretion.</p>				
Motion CARRIED.				
Votes	Yes: 4	No: 0	Abs: 0	Inv: 0

Motion 26				
Recovery of Overdue Contributions/Levies	Ordinary Resolution			
<p>It was resolved that in accordance with s27(5) of the <i>Strata Titles Act 1988</i>, Whittles is authorised to take all necessary action, without the need for further authority, including instructing a debt recovery company to initiate legal proceedings against owners on behalf of STRATA CORP.01840 INC when they are in arrears to recover overdue contributions and levies, penalties and recovery costs incurred.</p> <p>Whittles charge the debtor for the issue of a first arrears notice if payment of a contribution or levy or an instalment of a contribution or levy is not received in full within 27 days of the due date. (27 days or more overdue), and when issuing instructions to the debt recovery company.</p> <p>Fees charged by third party providers will be recovered from the debtor at cost per invoice.</p> <p>Owners are advised of the following debt recovery process:</p> <ol style="list-style-type: none"> 1. Owners are issued their contribution notice approximately 3 weeks before the due date. 2. If this is not paid by the due date owners are issued a reminder notice approximately 14 days after the due date. 3. Once 27 days or more overdue, a final notice is issued to the owner incurring a \$44.00 fee. Payment is to be made in full within 21 days from date of issue. 4. Interest starts accumulating on the overdue amounts approximately 5 days after the final notice is issued. 5. Once the 21 days has expired, the account will be referred to debt collection, which will incur a Whittles administration fee and an establishment fee from the debt collection agency. 				
Motion CARRIED.				
Votes	Yes: 3	No: 0	Abs: 1	Inv: 0



Strata and Community Title Services

Motion 27		
Other Business	Ordinary Resolution	
<p>Owners in attendance discussed the Corporation's pet policy and it was agreed that pet approval will continue to be assessed on an individual basis.</p> <p>Any owner wishing to request pet approval should submit a written request to the Manager for consideration at a general meeting of owners.</p>		

Item 28		
Next Meeting & Closure		
<p>Meeting closes 6.52 p.m.</p> <p>The next Annual General Meeting will be held on a date and time to be advised.</p>		

Owners are able to access & update their personal details through Whittles Owner Portal online.

To access your account go to www.whittles.com.au select 'Owner Portal' and enter the following details:

- Account code
- Plan number
- Unit number
- PIN (if this is your first time logging in, leave pin blank as you will be prompted to set a pin)

*** Please note that Whittles encourages owners to receive all correspondence and account notices via email, this ensures timely delivery of documents.**

BUDGET

STRATA CORP.01840 INC
19-21 MOORHOUSE AVENUE, MYRTLE BANK

Year ending September 2023

ADMINISTRATIVE FUND

	Oct-Dec 22	Jan-Mar 23	Apr-Jun 23	Jul-Sept 23	Annual Total
INCOME					
Contributions	2,700.00	2,950.00	2,950.00	2,950.00	\$11,550.00
Arrears	0.00	0.00	0.00	0.00	\$0.00
Advances	-0.00	-0.00	-0.00	-0.00	<u>-0.00</u>
Total	2,700.00	2,950.00	2,950.00	2,950.00	<u>\$11,550.00</u>
EXPENDITURE					
Cleaning	187.50	187.50	187.50	187.50	\$750.00
Common property	150.00	150.00	150.00	150.00	\$600.00
Electrical	187.50	187.50	187.50	187.50	\$750.00
Grounds	275.00	275.00	275.00	275.00	\$1,100.00
Gutters & downpipes	0.00	0.00	0.00	650.00	\$650.00
Insurance - Renewal	0.00	0.00	3,875.00	0.00	\$3,875.00
Management - Additional services fee - Meeting fees	220.00	0.00	0.00	0.00	\$220.00
Management - Agreed services	580.00	580.00	580.00	580.00	\$2,320.00
Management - Asset maintenance services	30.00	30.00	30.00	30.00	\$120.00
Management - Disbursement fees & service	143.00	143.00	143.00	143.00	\$572.00
Plumbing	75.00	75.00	75.00	75.00	\$300.00
Utilities - Electricity	200.00	200.00	200.00	200.00	<u>\$800.00</u>
Total	2,048.00	1,828.00	5,703.00	2,478.00	<u>\$12,057.00</u>

SINKING FUND

	Oct-Dec 22	Jan-Mar 23	Apr-Jun 23	Jul-Sept 23	Annual Total
INCOME					
Contributions	850.00	850.00	850.00	850.00	\$3,400.00
Arrears	0.00	0.00	0.00	0.00	\$0.00
Advances	-0.00	-0.00	-0.00	-0.00	<u>-0.00</u>
Total	850.00	850.00	850.00	850.00	<u>\$3,400.00</u>

CASH FLOW SUMMARY

	Oct-Dec 22	Jan-Mar 23	Apr-Jun 23	Jul-Sept 23	Annual Total
<u>ADMINISTRATIVE FUND</u>					
Opening Balance	9,386.46	10,038.46	11,160.46	8,407.46	\$9,386.46
Add: Contributions	2,700.00	2,950.00	2,950.00	2,950.00	\$11,550.00
Add: Arrears	0.00	0.00	0.00	0.00	\$0.00
Minus: Advances	0.00	0.00	0.00	0.00	\$0.00
Minus: Expenditures	2,048.00	1,828.00	5,703.00	2,478.00	\$12,057.00
CLOSING BALANCE	10,038.46	11,160.46	8,407.46	8,879.46	\$8,879.46
<u>SINKING FUND</u>					
Opening Balance	23,623.44	24,473.44	25,323.44	26,173.44	\$23,623.44
Add: Contributions	850.00	850.00	850.00	850.00	\$3,400.00
Add: Arrears	0.00	0.00	0.00	0.00	\$0.00
Minus: Advances	0.00	0.00	0.00	0.00	\$0.00
Minus: Expenditures	0.00	0.00	0.00	0.00	\$0.00
CLOSING BALANCE	24,473.44	25,323.44	26,173.44	27,023.44	\$27,023.44

CALCULATION OF CONTRIBUTIONS

Total Unit Entitlement 100
Number of Units 8

Unit Number	— Effective from 15/02/23 —		— Effective from 15/02/23 —	
	UEV	ADMIN Fund	UEV	SINKING Fund
1	13	\$384	13	\$111
2	12	\$354	12	\$102
3	12	\$354	12	\$102
4	13	\$384	13	\$111
5	13	\$384	13	\$111
6	12	\$354	12	\$102
7	12	\$354	12	\$102
8	13	\$384	13	\$111
QUARTERLY TOTAL		<u>\$2,952.00</u>		<u>\$852.00</u>

Strata Corporation 001840 Inc.
At 19-21 MOORHOUSE AVENUE, MYRTLE BANK

Page1

The following is a summary of policy decisions, special and unanimous resolutions resolved by the Corporation.

The relevant minutes should be consulted for precise wording of the resolutions.

Date of Meeting	Details of Resolution
27/09/11	<p data-bbox="391 432 841 464"><u>Maintenance Supervisor - Confirmed</u></p> <p data-bbox="391 512 602 543"><u>Real Estate Signs</u></p> <p data-bbox="391 548 1390 720">It was agreed that a land agent instructed to offer any unit "For Sale" be permitted to erect one sign only, of dimensions not greater than 1.2 x 1.0 metres. This sign must indicate the number of the unit and is to be installed as near as practicable to the front boundary of the premises and be removed not later than 14 days after a contract for sale.</p> <p data-bbox="391 768 594 800"><u>Air Conditioners</u></p> <p data-bbox="391 804 1382 869">All unit holders may install an air conditioner to the unit provided that it does not impede any common walkway.</p> <p data-bbox="391 917 594 949"><u>Security Screens</u></p> <p data-bbox="391 953 1382 1018">All unit holders may install security screens to the doors (and windows) provided they conform in colour and design to the architecture of the building.</p> <p data-bbox="391 1066 594 1098"><u>Security Shutters</u></p> <p data-bbox="391 1102 1409 1167">All unit holders may install security shutters to the windows provided they conform in colour and design to the architecture of the building.</p> <p data-bbox="391 1215 594 1247"><u>Awnings/Blinds</u></p> <p data-bbox="391 1251 1365 1316">All unit holders may install external awnings/blinds on windows so long as they conform in materials, design and colours to the architecture of the building.</p> <p data-bbox="391 1365 594 1396"><u>Security Alarms</u></p> <p data-bbox="391 1400 1390 1465">Unit holders may install a security alarm for their unit, which includes an external flashing light.</p> <p data-bbox="391 1514 561 1545"><u>Sensor Lights</u></p> <p data-bbox="391 1549 1097 1581">Unit holders may install one external sensor light per unit.</p> <p data-bbox="391 1629 688 1661"><u>Insurance Policy Excess</u></p> <p data-bbox="391 1665 1403 1745">It was resolved that where repairs are carried out under insurance and the repairs benefit a particular unit, the unit owner will be responsible for the payment of any excess.</p>
14/11/12	<u>Maintenance Supervisor - Confirmed</u>

Strata Corporation 001840 Inc.
At 19-21 MOORHOUSE AVENUE, MYRTLE BANK

The following is a summary of policy decisions, special and unanimous resolutions resolved by the Corporation.

The relevant minutes should be consulted for precise wording of the resolutions.

14/11/12 cont

Licence To Occupy Portion Of Common Property Directly To The Rear Of Unit 1

The meeting agreed to licence the owner of unit 1 to occupy a section of common property situated directly to the rear of the said unit.

This licence is granted subject to the said occupied common property being maintained by and at the expense of the unit owner.

PRESCRIBED WORKS

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.

Unit 1 - Approval To Erect Dividing Fence & Gate At The Rear Of Unit 1

Approval granted to the owner of unit 1 to erect a dividing fence and gate as a division of common property between units 1 and 2 at the rear of the unit.

Unit 1 - Approval To Pave The Common Property Area At The Rear Of Unit 1

Approval granted to the owner of unit 1 to pave the small area of common property located directly to the rear of the unit.

Unit 1 - Approval To Enlarge The Rear Kitchen Window Of Unit 1

Approval granted to the owner of Unit 1 to enlarge the rear kitchen window of this unit.

16.12.13

Cat - Unit 7

Approval granted for Unit 7 to keep one desexed Cat at the Unit.

Skylight - Unit 7

Approval granted for Unit 7 to install a Skylight at the unit. All costs associated with the installation and future maintenance will be borne by the Unit owner.

5.2.15

No resolutions recorded

3.12.15

No resolutions recorded

10.11.16

Unit 3 Remove Rear Windows and Install Rear External Door

Proposed by Unit 3 that a rear window of Unit 3 be removed and install an external new door. All associated installation and future maintenance to be borne by the unit owner.

YES 6 / NO / ABSTAIN 1 - MOTION CARRIED

10/11/16 No resolutions recorded

29/11/17 No resolutions recorded

10/12/18 No resolutions recorded

10/1/20 Water Consumption Charging. That the Corporation undertake to instruct SA Water to apportion water consumption costs by unit entitlement value and bill directly to owners with quarterly supply charges.

YES 5 - MOTION CARRIED

06.05.2021 (EGM) Common Solar Electricity (Special Resolution)

That the Corporation undertake to engage a suitably qualified and insured contractor to supply and install solar panels to the common property roof space for the purpose of generating electricity for the public lighting/common supply.

Quote attached to the notice for owner consideration (subject to confirmation)

If approved, owners in attendance at the Meeting will determine the preferred source/s of funds for these works.

6 - YES - 1 - NO MOTION CARRIED

Units 6 & 7 - Amend Numbering (Special Resolution)

Moved Unit 2, 4, 5, & 7 Owner, that the Corporation grant approval for the owners of Units 6 and 7 to be renumbered in accordance with the Strata Plan and the title documents held by each respective owner, as well as Council records recently updated by Unit 6 owner.

6 - YES - 1 - ABSTAIN MOTION CARRIED

It was further resolved that Unit 5 and 8 Owners are also approved to exchange of on site unit numbers if desired by both unit holders at such time that current title issues are resolved. - All costs are to be borne by the affected parties

01.12.2021 AGM No Resolutions Recorded

10.01.2022 (EGM) Pet Approval Unit 2 (Special Resolution)

Moved Unit 2 Owner that the Corporation grant approval for a pet guinea pig to be housed in the unit.

The pet guinea pig is owned by a prospective rental tenant with an excellent rental history, excellent rental references and professional stable employment. The guinea pig lives inside and is housed in a purpose built pen. Unit 2 Owner confirms that the rental tenancy agreement will stipulate that the guinea pig is to be fully wormed, vaccinated, etc., and must be maintained in a healthy and hygienic condition within the unit / unit subsidiary.

Unit 2 Owner advises that although guinea pigs are very small and quiet animals and residents are unlikely to even be aware of its presence, she is keen to ensure the importance of Strata rules and responsibilities is properly established with prospective tenants.

If granted, such approval is non-transferable and remains subject to the pet owner accepting full responsibility for:

ensuring the animal is maintained in a healthy and hygienic condition at all times including the full recommended vaccination schedule and preventative pest treatments (worms/fleas/ticks/mites/etc);
kept in an appropriately secure and hygienic environment;
ensuring the animal is not permitted to roam on the common property;
ensuring the animal is not permitted to cause undue nuisance, concern or threat to others on the strata/community parcel;
and for any and all costs associated with and/or arising from the animal being in the unit.

4 -YES / 1 - NO MOTION CARRIED

14.12.2022 (AGM) No Resolutions Recorded

Motion 18 Unit 8 - Approval to Install Ducted Air Conditioner Special Resolution

14/12/2023 **“We are seeking approval to install ducted air con system at our place.”**
If granted, such approval is subject to the installing unit owner accepting full responsibility for: obtaining prior confirmation that the intended location is suitable and installation will not compromise the site/structure in any way; ensuring all work is undertaken by an appropriately qualified, licensed and insured contractor and is completed to the relevant Australian Standard and with minimal disruption to others; all ongoing and/or future maintenance related to the installation; and all costs associated with and/or arising from the installation and/or its removal.

Motion CARRIED.

Votes YES: 4 / No: 0 / Abs: 0 / Inv: 0

SCHEDULE 3

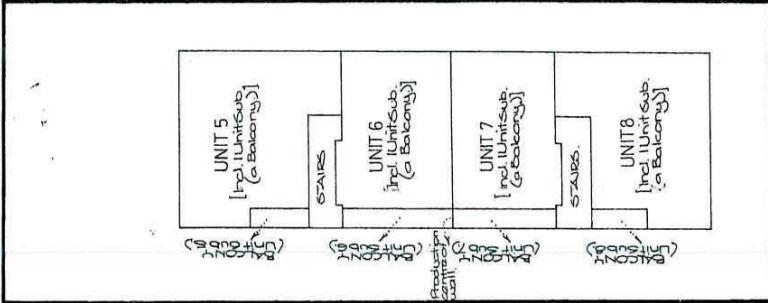
Articles of Strata Corporation

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

STRATA PLAN 1840 2ND OF 3 SHEETS

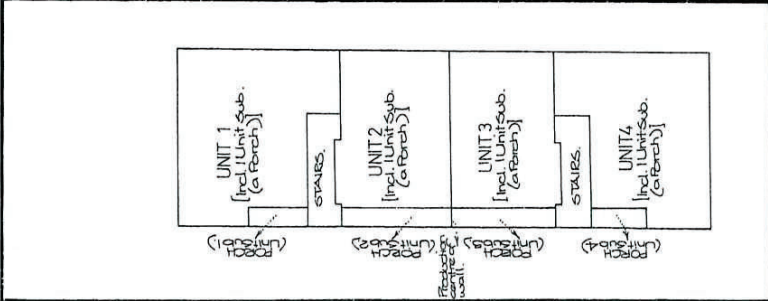
ACCEPTED AND DEPOSITED
BRISTOL
CHIEF DRAFTING OFFICER
7th Registrar-General 16/2/1975

MOORHOUSE AVENUE



FIRST FLOOR PLAN

MOORHOUSE AVENUE



GROUND FLOOR PLAN



TODD, ALEXANDER & Co.
 SURVEYING AND PLANNING CONSULTANTS
 30 FRANKLIN ST., ADELAIDE 5000
 PHONE 51 2786
 FILE REF.
 T5004-1

STRATA PLAN

1840

3RD of 3 SHEETS

ACCEPTED AND DEPOSITED
B. R. Lawrence
 CHIEF DRAFTING OFFICER
 Pro Registrar General
 18/1/1975

SCHEDULE OF UNIT ENTITLEMENT						
UNIT NO	UNIT ENTITLEMENT	CURRENT C's. of T.		UNIT ENTITLEMENT	CURRENT C's. of T.	
		VOLUME	FOLIO		VOLUME	FOLIO
1	13					
2	12					
3	12					
4	13					
5	13					
6	12					
7	12					
8	13					
AGGREGATE	100					
				AGGREGATE		
				COMMON PROPERTY		



Authenticated Vide Application No 370746
B. R. Lawrence
 Registrar General



SOLUTIONS IN ENGINEERING

SINKING FUND FORECAST

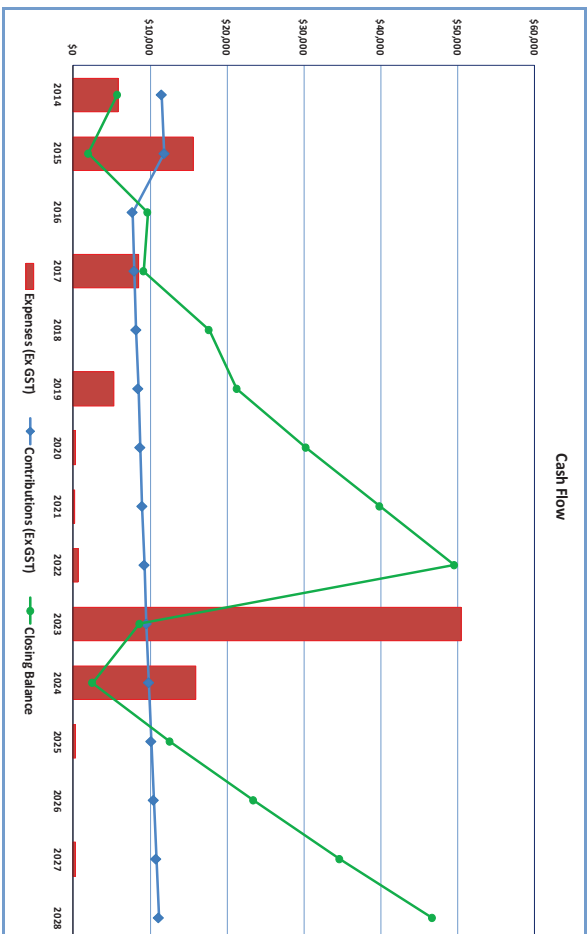
19-21 Moorhouse Avenue
Myrtle Bank SA 5064



Building details & report inputs

Year of construction or Registered Plan date	1975	Assumed interest rate on invested funds	3.35%
Number of lot entitlements	100	Company taxation rate	30.00%
Current levy per lot entitlement	\$0.00	Interest on invested funds	2.35%
		<i>(Assumed interest rate less company taxation rate. Applied to average balances over \$10,000)</i>	
Starting date of financial year for report	1/10/2013	Contingency allowance	8%
Opening balance (At commencement date)	\$36	Assumed rate of inflation for building maintenance costs (Based on RBA data over 15 years)	3.10%
GST status	Not Registered for GST	Plan period	15

15 year levy table			
Year	End date	Recommended annual levy (inc. GST)	Recommended annual levy per lot entitlement
1	30/09/2014	11,500.00	115.00
2	30/09/2015	11,856.50	118.57
3	30/09/2016	7,706.73	77.07
4	30/09/2017	7,945.64	79.46
5	30/09/2018	8,191.95	81.92
6	30/09/2019	8,445.90	84.46
7	30/09/2020	8,707.72	87.08
8	30/09/2021	8,977.66	89.78
9	30/09/2022	9,255.97	92.56
10	30/09/2023	9,542.91	95.43
11	30/09/2024	9,838.74	98.39
12	30/09/2025	10,143.74	101.44
13	30/09/2026	10,458.20	104.58
14	30/09/2027	10,782.40	107.82
15	30/09/2028	11,116.65	111.17



15 year anticipated expenditures table

This table shows when expenses will occur in the next 15 years. From left to right the columns are:-

'Expenditure items' - lists the different areas and items of expenditure.

'Current cost' - shows the current maintenance expenditure costs in today's dollars.

'Year 1' to **'Year 15'**, shows the costs in the year in which they occur including the **'assumed rate of inflation'** compounded annually until the cost is due.

At the bottom on each column there are three lines. Firstly, a **'sub total (Inc. GST)'** followed by a line calculating the **'contingency allowance (Inc. GST)'** for unforeseen and minor expenses and finally **'total expenses (Inc. GST)'** for that year. Please note: This page rounds figures to the nearest whole dollar.

Expenditure item	Current Cost	Year 1 (2014)	Year 2 (2015)	Year 3 (2016)	Year 4 (2017)	Year 5 (2018)	Year 6 (2019)	Year 7 (2020)	Year 8 (2021)	Year 9 (2022)	Year 10 (2023)	Year 11 (2024)	Year 12 (2025)	Year 13 (2026)	Year 14 (2027)	Year 15 (2028)
1. Building exterior																
Repair ceilings	1,027	-	1059	-	-	-	-	-	-	-	1352	-	-	-	-	-
Repair eaves	1,911	-	1970	-	-	-	-	-	-	-	2515	-	-	-	-	-
Repair timber fascia	1,911	-	1970	-	-	-	-	-	-	-	2515	-	-	-	-	-
Repair guttering	2,012	-	2074	-	-	-	-	-	-	-	536	-	-	-	-	-
Inspect and repair guttering (total: 94 Lm)	407	-	420	-	-	-	-	-	-	-	536	-	-	-	-	-
Repair downpipes	732	-	755	-	-	-	-	-	-	-	963	-	-	-	-	-
Inspect and repair downpipes (total: 36 Lm)	342	-	353	-	-	-	-	-	-	-	450	-	-	-	-	-
Repair doors - both sides including architraves	585	-	603	-	-	-	-	-	-	-	770	-	-	-	-	-
Maintain / repair aluminium doors / windows	7,000	-	-	-	7671	-	-	-	-	-	-	-	-	-	-	-
Repair metal balustrades	2,369	-	2442	-	-	-	-	-	-	-	-	-	-	-	-	-
Inspect and repair balustrades (total: 24 Lm)	738	-	761	-	-	-	-	-	-	-	971	-	-	-	-	-
2. Roof																
Replace tiled roof	22,701	-	-	-	-	-	-	-	-	-	29879	-	-	-	-	-
Maintain / repair roof tiles (total: 442 m2)	1,498	-	-	-	-	-	-	-	-	-	1972	-	-	-	-	-
Re-bed and re-point ridge caps (total: 53 Lm)	546	-	-	-	-	-	-	-	-	-	719	-	-	-	-	-
3. Access for work at heights																
Elevated work platforms and site set up	1,500	-	1547	-	-	-	-	-	-	-	1974	-	-	-	-	-

11 February 2014

19-21 Moorhouse Avenue / Strata Title 01840

Reference No.: 1462285

Expenditure item	Current Cost	Year 1 (2014)	Year 2 (2015)	Year 3 (2016)	Year 4 (2017)	Year 5 (2018)	Year 6 (2019)	Year 7 (2020)	Year 8 (2021)	Year 9 (2022)	Year 10 (2023)	Year 11 (2024)	Year 12 (2025)	Year 13 (2026)	Year 14 (2027)	Year 15 (2028)
4. Stairwell																
Repair ceiling	183	-	189	-	-	-	-	-	-	-	241	-	-	-	-	-
Repair doors - both sides including architraves	167	-	172	-	-	-	-	-	-	-	220	-	-	-	-	-
Replace floor tiles	295	-	-	-	-	-	-	-	-	-	-	400	-	-	-	-
Maintain / repair floor tiles (total: 2 m ²)	148	148	-	-	-	-	172	-	-	-	-	201	-	-	-	-
Replace carpet	703	-	-	-	-	-	819	-	-	-	-	-	-	-	-	-
Replace carpet (total: 9 m ²)	156	156	-	-	-	-	182	-	-	-	-	212	-	-	-	-
5. Vehicle accessways and external walkways																
Surface cleaning program	598	598	-	-	-	-	697	-	-	-	-	811	-	-	-	-
Maintain / repair concrete surface (total: 249 m ²)	1,070	1070	-	-	-	-	1246	-	-	-	-	1452	-	-	-	-
Repaint line marking	347	347	-	-	-	-	404	-	-	-	-	471	-	-	-	-
Replace storm water grates	300	-	-	-	-	-	-	-	-	-	-	407	-	-	-	-
Replace pedestrian gate	412	-	-	-	-	-	-	-	-	526	-	-	-	-	-	-
Repaint pedestrian gate	900	900	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6. Fixtures and fittings																
Replace letterboxes	1,136	-	-	-	-	-	-	-	-	-	1495	-	-	-	-	-
Maintain common light fittings	150	-	155	-	164	-	175	-	186	-	197	-	210	-	223	-
7. Building signage																
Replace signage	250	-	-	-	-	-	-	300	-	-	-	-	-	-	-	-
8. Fence maintenance																
Repair or replace Colorbond panel fence (total: 44 Lm – rate 50%)	621	-	-	-	-	-	723	-	-	-	-	-	-	-	-	-
Repair or replace Colorbond panel fence (total: 11 Lm – rate 100%)	248	-	-	-	-	-	289	-	-	-	-	-	-	-	-	-
Repair or replace corrugated metal fence (total: 14 Lm – rate 50%)	138	-	-	-	-	-	161	-	-	-	-	-	-	-	-	-

11 February 2014

19-21 Moorhouse Avenue / Strata Title 01840

Reference No.: 1462285

Expenditure Item	Current Cost	Year 1 (2014)	Year 2 (2015)	Year 3 (2016)	Year 4 (2017)	Year 5 (2018)	Year 6 (2019)	Year 7 (2020)	Year 8 (2021)	Year 9 (2022)	Year 10 (2023)	Year 11 (2024)	Year 12 (2025)	Year 13 (2026)	Year 14 (2027)	Year 15 (2028)
9. Walls																
Repair brick retaining walls (total: 37 m2 - rate 100%)	2,140	2140	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10. Plant - electrical																
Replace switchboard	8,000	-	-	-	-	-	-	-	-	-	-	10856	-	-	-	-
Sub Total (Incl. GST)		5359	14470	0	7835	0	4868	300	186	526	46769	14810	210	0	223	0
Contingency Allowance (Incl. GST)		429	1158	0	627	0	389	24	15	42	3742	1185	17	0	18	0
Total Expenses (Incl. GST)		5788	15628	0	8462	0	5257	324	201	568	50511	15995	227	0	241	0

11 February 2014

19-21 Moorhouse Avenue / Strata Title 01840

Reference No.: 1462285

Building data list

This table has all the data collected by the building inspector while inspecting the complex. The columns from left to right are:-

'Items' – identifies and describes the maintenance item

'Qty' – lets you know the total quantity of that item

'Unit' – is the unit rate used to measure the quantity

'Rate' – is the cost of each unit in dollars

'Value' – is the quantity (Qty) multiplied by the Rate (\$)

'Next due' - is the remaining life in years until an item needs money spent on it.

'Total life' - is the total life the item after it is replaced, repaired or repainted.

'Comments' – details any useful explanatory notes for the item.

Items	Qty	Unit	Rate (\$)	Value (\$)	Next due	Total life	Comments
1. Building exterior							
Repair ceilings	48	m2	21.40	1027	2	8	Ongoing painting program
Repair eaves	94	Lm	20.33	1911	2	8	Ongoing painting program
Repair timber fascia	94	Lm	20.33	1911	2	8	Ongoing painting program
Repair guttering	94	Lm	21.40	2012	2	16	Ongoing painting program
Inspect and repair guttering (total: 94 Lm)	10	Lm	40.66	407	2	8	Inspect and repair as required
Repair downpipes	36	Lm	20.33	732	2	8	Ongoing painting program
Inspect and repair downpipes (total: 36 Lm)	10	Lm	34.24	342	2	8	Inspect and repair as required
Repair doors - both sides including architraves	7	Ea	83.50	585	2	8	Ongoing painting program
Maintain / repair aluminium doors / windows	1	Item	7000.00	7000	4	20	Replace seals, mechanism repairs
Repair metal balustrades	24	Lm	98.70	2369	2	16	Ongoing painting program
Inspect and repair balustrades (total: 24 Lm)	3	Lm	246.10	738	2	8	Repair as required
2. Roof							
Replace tiled roof	442	m2	51.36	22701	10	48	Replace as required
Maintain / repair roof tiles (total: 442 m2)	40	m2	37.45	1498	10	16	Repair as required
Re-bed and re-point ridge caps (total: 53 Lm)	10	Lm	54.57	546	10	16	Repair as required
3. Access for work at heights							
Elevated work platforms and site set up	1	Item	1500.00	1500	2	8	Quotation required
4. Stairwell							
Repair ceiling	9	m2	20.33	183	2	8	Ongoing painting program
Repair doors - both sides including architraves	2	Ea	83.50	167	2	8	Ongoing painting program
Replace floor tiles	2	m2	147.66	295	11	25	Replace as required
Maintain / repair floor tiles (total: 2 m2)	1	m2	147.66	148	1	5	Maintain / repair as required
Replace carpet	9	m2	78.11	703	6	10	Replace as required
Replace carpet (total: 9 m2)	2	m2	78.11	156	1	5	Replace as required - damaged or worn areas only

11 February 2014

19-21 Moorhouse Avenue / Strata Title 01840

Reference No.: 1462285

Items	Qty	Unit	Rate (\$)	Value (\$)	Next due	Total life	Comments
5. Vehicle accessways and external walkways							
Surface cleaning Program	249	m2	2.40	598	1	5	Ongoing cleaning program
Maintain / repair concrete surface (total: 249 m2)	25	m2	42.80	1070	1	5	Repair as required
Repaint line marking	36	Lm	9.63	347	1	5	Ongoing painting program
Replace storm water grates	1	Item	300.00	300	11	25	Replace as required
Replace pedestrian gate	1	Ea	411.95	412	9	20	Replace as required
Repaint pedestrian gate	5	Lm	180.00	900	1	20	Ongoing painting program
6. Fixtures and fittings							
Replace letterboxes	9	Ea	126.26	1136	10	30	Replace as required
Maintain common light fittings	1	Item	150.00	150	2	2	Ongoing maintenance allowance
7. Building signage							
Replace signage	1	Item	250.00	250	7	15	Quotation required
8. Fence maintenance							
Repair or replace Colorbond panel fence (total: 44 Lm – rate 50%)	10	Lm	62.06	621	6	15	Repair or replace as required - shared boundary fence
Repair or replace Colorbond panel fence (total: 11 Lm – rate 100%)	2	Lm	124.12	248	6	15	Repair or replace as required
Repair or replace corrugated metal fence (total: 14 Lm – rate 50%)	3	Lm	46.01	138	6	10	Repair or replace as required - shared boundary fence
9. Walls							
Repair brick retaining walls (total: 37 m2 - rate 100%)	10	m2	214.00	2140	1	15	Repair as required
10. Plant - electrical							
Replace switchboard	1	Item	8000.00	8000	11	25	Replace as required

Inspector's Report for Community Corporation 01840

1. **IMPORTANT NOTES ABOUT PAINTING:** Painting a building serves two main purposes: improving the appearance of the building; and protecting the painted surface. From a maintenance point of view, this second purpose is more important. By sealing the surface, paint protects the building from damage caused by water, salt or air pollutants. Although most paints will hold their appearance for at least ten years, before cracking or peeling occurs, they become porous and lose their protective abilities well before this point. As such, we recommend that surfaces are repainted more frequently.
High-quality elastomeric paints, when properly applied, can achieve longer-lasting results, however the higher cost of this paint, lower spread rates and higher labour costs associated with this work tends to increase painting cost by approximately 50%, and so has not been included in this forecast.
Washing or pressure cleaning a painted surface can significantly diminish its function as a protective coating. If the surface is not repainted after the timeframe recommended above it will become more vulnerable to water, salt and/or pollutants. The resulting damage can considerably increase the cost of surface preparation before future repainting and, in extreme cases lead to concrete cancer, requiring major repairs.
2. The amounts estimated for the painting of the property include, as far as possible, all external surfaces including those within lot boundaries. While the maintenance costs of some of these surfaces are technically the responsibility of the individual lot owners, it is usual for the Body Corporate to administer the painting of these areas to preserve the appearance of the building and to reduce overall costs for individual lot owners.
3. The painting cost estimates are as accurate as possible. However, due to privacy considerations, access restrictions to some areas and the varied nature of the property, it is recommended that the Body Corporate obtain quotes for painting work well in advance of when the work is to be carried out to allow for any shortfall or excess in funds.
4. The maintenance of fences between properties is regulated under the Neighbourhood Disputes Resolution Act 2011, which states that neighbours have equal responsibility for dividing fences. As such, we have applied a fifty percent rate to all maintenance work on these fences in this report.
5. Cracks were noted at several locations in the driveway. All such areas should be monitored closely and in the event that any crack should lengthen or expand, we recommend that the Body Corporate commission a report from a structural engineer containing advice on the best course of action to remedy the problem.
6. Monies have been budgeted to assist with cleaning and maintenance of the driveway areas. Cleaning may be carried out using high pressure water or chemical wash. Care should be taken to meet relevant water saving and water use restrictions.
7. The powder coated surfaces throughout the property have a lengthy maintenance-free period when new. After this period these surfaces may be repainted to maintain their appearance. It is important to note that powder coated surfaces will need to be prepared for painting, and that most paints will require an additive to ensure a high quality finish.

8. The powder coated metalwork throughout the property may be subject to a manufacturer's warranty and, as such, the manufacturer's cleaning and maintenance recommendations should be followed to maximise the lifespan of the product.
9. We have recommended that the balance of the Sinking Fund be allowed to increase over the length of this report, leading to a significant balance in the later years. It is necessary to allow a larger balance over time to offset the effects of inflation on building material and labour costs and to ensure that adequate funds are available to provide for major works, which frequently become necessary as the building ages but which cannot be reliably forecast this far in advance. Based on historical data and current trends, we anticipate that building construction and maintenance costs will increase by fifty percent every fifteen years. This recommendation will be reviewed each time this report is updated, in light of price levels and the state of the building at the time of each update.
10. **IMPORTANT NOTES ABOUT PAINTING:** Painting a building serves two main purposes: improving the appearance of the building; and protecting the painted surface. From a maintenance point of view, this second purpose is more important. By sealing the surface, paint protects the building from damage caused by water, salt or air pollutants. Although most paints will hold their appearance for at least ten years, before cracking or peeling occurs, they become porous and lose their protective abilities well before this point. As such, we recommend that surfaces are repainted more frequently.
High-quality elastomeric paints, when properly applied, can achieve longer-lasting results, however the higher cost of this paint, lower spread rates and higher labour costs associated with this work tends to increase painting cost by approximately 50%, and so has not been included in this forecast.
Washing or pressure cleaning a painted surface can significantly diminish its function as a protective coating. If the surface is not repainted after the timeframe recommended above it will become more vulnerable to water, salt and/or pollutants. The resulting damage can considerably increase the cost of surface preparation before future repainting and, in extreme cases lead to concrete cancer, requiring major repairs.
11. The painting cost estimates are as accurate as possible. However, due to privacy considerations, access restrictions to some areas and the varied nature of the property, it is recommended that the Community Corporation obtain quotes for painting work well in advance of when the work is to be carried out to allow for any shortfall or excess in funds.
12. The maintenance of fences between properties is regulated under the Fences Act 1975, which states that each adjoining owner shall pay half the cost of maintain an adequate fence. As such, we have applied a fifty percent rate to all maintenance work on these fences in this report.
13. An allowance has been made for the cleaning and maintenance of the driveway. Cleaning may be carried out using high pressure water or a chemical wash; however the Community Corporation should take care to abide by water-use restrictions when doing so.
14. Cracks were noted at several locations in the driveway. All such areas should be monitored closely and in the event that any crack should lengthen or expand a report should be obtained from a structural engineer containing advice on remedial action.

- 15.** The powder coated surfaces throughout the property have a lengthy maintenance-free period when new. After this period these surfaces may be repainted to maintain their appearance. It is important to note that powder coated surfaces will need to be prepared for painting, and that most paints will require an additive to ensure a high quality finish.
- 16.** The powder coated metalwork throughout the property may be subject to a manufacturer's warranty and, as such, the manufacturer's cleaning and maintenance recommendations should be followed to maximise the lifespan of the product.
- 17.** We have recommended that the balance of the Sinking Fund be allowed to increase over the length of this report, leading to a significant balance in the later years. It is necessary to allow a larger balance over time to offset the effects of inflation on building material and labour costs and also to ensure that adequate funds are available to provide for major works (which frequently become necessary as the building ages but which cannot be reliably forecast this far in advance). Based on historical data and current trends, we anticipate that building construction and maintenance costs will increase by approximately fifty percent every fifteen years. This recommendation will be reviewed each time this report is updated, in light of price levels and the state of the building at the time of each update.

Report Notes Sinking Fund Forecast (SA)

This forecast satisfies the current requirements of Section 26 and 27 of the Strata Titles Act 1988 (SA). The legislation states:-

25—Functions

The functions of the strata corporation are as follows:

(a) to administer and maintain the common property for the benefit of the unit holders and, to such extent as may be appropriate, other members of the strata community;

27—Power to raise money

(1) A strata corporation may raise such funds (including reserve funds for future expenditure of a capital nature) as it thinks necessary.

(2) For the purpose of raising funds the strata corporation may, by resolution, levy contributions against all unit holders.

(3) The contributions—

(a) will be proportional to the unit entitlements of the various units; or

(b) will be determined on such other basis as the strata corporation decides by unanimous resolution.

THIS REPORT DEALS WITH THE SINKING FUND BUDGET.

Figures used and updates - The figures used in the forecast are typical for this type of building and normal usage. The Body Corporate has some discretion in the timing of most maintenance items. The purpose of this forecast is to ensure monies are available when required to cover foreseeable expenses.

Contingency - A contingency has been allowed for any unforeseen expenses. Please refer to the second page of the report.

Interest, Taxation and Inflation - The standard interest rate used by Solutions In Engineering is based on the Reserve Bank of Australia's (RBA) historical series for Cash Management and Online Savings Account interest rates for the past previous fifteen years. The company tax rate is applied to interest income unless Solutions In Engineering is advised that the Body Corporate is exempt from tax on external income. The standard inflation rate used by Solutions In Engineering is based upon the entire RBA historical series for Construction, Manufacturing and Property Services inflation, commencing March 1999. While historical figures are not an accurate predictor of specific future outcomes, over the life of this report (fifteen years), interest rates and inflation should approach long-term averages. Changes in economic conditions may affect the accuracy of these figures. This report should be updated at regular intervals to ensure that any such changes are taken into account.

Administration Budget - Items of a recurrent nature that are covered by the administration budget such as maintenance contract for lifts, fire protection equipment, air conditioners, cleaning and gardening are not included. Neither are items of a minor recurrent nature with varying life spans such as light bulbs and exit light battery packs.

Safety - The inspection does not cover safety issues.

Lifts - Due to the many types of lift contracts covering varying parts and aspects of lift maintenance, no allowance is made unless instructed by the Body Corporate Committee/representative.

Items with Indefinite Lives - There is no allowance for replacement of items that, if properly maintained, should last indefinitely, (unless otherwise requested by the body corporate), for example: sanitary fittings and lift carriage interiors. This forecast deals only with estimating the timing of physical obsolescence.

Improvements - The Body Corporate may resolve to undertake improvements not related to normal maintenance. No allowance has been made for these items unless instructed.

Defects - No allowance has been made for correction of defects resulting from faulty construction except where nominated in the report. The inspectors report summarises only issues observed during our inspection and is not a structural report.

Ongoing Maintenance Programs - The lives of some items overall may have been extended indefinitely due to the use of an ongoing maintenance program. When there is any doubt in our minds about how and when an item may need replacement or maintenance, we give control to the Body Corporate. With allowances for ongoing maintenance programs, allow funds to be available for maintenance, gradual replacement or in some cases accumulation of funds for total replacement in the long term. The lives of some items can vary considerably, especially with issues such as:

- Usage.
- Accidental damage to floor tiles, which may or may not be still available or in stock.
- Fences can be maintained and replaced gradually or all at once.
- Metal and Aluminium Balustrades can last anywhere between 10 and 50 years, depending on the original quality, coatings (painting) and maintenance.
- Concrete driveways that have been cracked but are still perfectly sound and serviceable.
- Pumps and Fans can last indefinitely or wear out relatively quickly. This often depends on the quality of internal construction and finish.

Updates - The forecast is made with the best available data at this time. The forecast should be upgraded at regular intervals. We recommend a minimum of bi-annual updates.

Supply terms and conditions - All services provided by Solutions In Engineering are supplied on the basis of **Supply Terms and Conditions** which are available from our Office and from our website www.escorpliance.com.au

Please read the information and the notes on the Inspector's report to gain the most from this report.





Certificate of Insurance

ABN 29 008 096 277

Tammy Collyer
Strata Corporation 1840
Whittles
PO Box 309
KENT TOWN SA 5071

Date: 13.04.2023
Invoice No: I4275614

This document certifies that the policy referred to below is currently intended to remain in force until 4:00pm on the expiry date shown and will remain in force until that date, unless the policy is cancelled, lapsed, varied or otherwise altered in accordance with the relevant policy conditions or the provisions of the "Insurance Contracts Act 1984".

Class Residential Strata/Community Corporation

Insurer Strata Community Insurance Agencies Pty Ltd
12 Tucker Street
ADELAIDE SA 5000

Period 30.04.2023 to 30.04.2024

Policy No. SRSC20001983

Important Notice

This certificate has been arranged by us in our capacity as agents for the insurer named above. It does not reflect in detail the policy terms and conditions and merely provides a brief summary of the insurance that is, to the best of our knowledge, in existence at the date we have issued this certificate. If you wish to obtain details of the policy terms, conditions, restrictions, exclusions or warranties, you must refer to the policy contract.

Disclaimer

In arranging this certificate, we do not guarantee that the insurance outlined will continue to remain in force for the period referred to as the policy may be cancelled or altered by either party to the contract at any time in accordance with the terms and conditions of the policy or in accordance with the terms of the "Insurance Contracts Act". We accept no responsibility or liability to advise any party who may be relying on this certificate of such alteration to or cancellation of the policy of insurance.

MGA Insurance Brokers Pty Ltd

ABN 29 008 096 277
 176 Fullarton Road
 DULWICH
 S.A. 5065

Phone: 08 8291 2300
 PO Box 309
 KENT TOWN S.A. 5071

COVERAGE SUMMARY

Strata Corporation 1840
 Residential Strata/Community Corporation

RESIDENTIAL STRATA/COMMUNITY CORPORATION**INSURED:**

Strata Corporation 1840 Inc

SITUATION:

19-21 Moorhouse Avenue, Myrtle Bank SA 5064

INTEREST INSURED:

Building Sum Insured	\$	2,280,000
Common Contents Sum Insured	\$	22,800
Loss of Rent/Temporary Accommodation	\$	342,000

Catastrophe/Emergency Cover		Not Insured
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Flood		Insured
Storm Surge		Not Insured

Glass	I	Insured
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Theft		Insured
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Public Liability	\$	30,000,000
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Voluntary Workers		Insured
Weekly Benefit	\$	2,000
Capital Benefit	\$	200,000

Fidelity	\$	100,000
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Office Bearers Liability	\$	500,000
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Machinery Breakdown		Not Insured
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Government Audit Costs	\$	25,000
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Appeal expenses - common property health and safety breaches	\$	100,000
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Legal Defence Expenses	\$	50,000
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Lot owners fixtures and fixings	\$	300,000
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Floating floors		Insured
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Loss of Market Value		Not Insured
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Workers Compensation (ACT, WA & TAS ONLY)		Not Insured
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EXCESS:

Standard Excess	\$500
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MGA Insurance Brokers Pty Ltd

ABN 29 008 096 277
 176 Fullarton Road
 DULWICH
 S.A. 5065

Phone: 08 8291 2300
 PO Box 309
 KENT TOWN S.A. 5071

COVERAGE SUMMARY

Strata Corporation 1840
 Residential Strata/Community Corporation

Flood Excess	\$500
Storm Surge Excess	Not Applicable
Public Liability Excess	NIL
Voluntary Workers Excess	NIL
Fidelity Excess	NIL
Office Bearers Liability Excess	NIL
Machinery Breakdown Excess	Not Applicable
Government Audit Excess	NIL
Appeal Expenses Excess	NIL
Legal Defence Expenses Excess	\$1000 + 10% contribution
Other excesses payable are shown in the Policy Wording	

ADDITIONAL POLICY BENEFITS AND CONDITIONS:

Not Applicable

MAJOR EXCLUSIONS :Terrorism
 Others As Per Policy

This Document is a Summary of Cover Only. Please refer to the Product Disclosure Statement for Full Policy Limitations and Additional Excesses

UNDERWRITING INFORMATION:

Year Built	1960
Primary Wall Construction	Brick
Secondary Wall Construction	Not Applicable
Roof Construction	Tile
Floor Construction	Concrete
Aluminium Composite Panels	No
Primary External Cladding:	
N/A	
Secondary External Cladding:	
N/A	
Heritage Listed	No
Fire Protection	
Sprinkler systems in the complex basement/carpark?	No
Sprinkler systems in the complex units?	No
Fire hose reels located throughout the complex?	No
Number of Units	8
Number of Levels	2
Number of Basements	0
Number of Lifts	0
Number of Pools/Spas	0
Number of Gyms	0
Number of Playgrounds	0
Number of Water Features	0
Number of Jetties/Wharfs	0
Number of Separate Buildings	1

MGA Insurance Brokers Pty Ltd

ABN 29 008 096 277
176 Fullarton Road
DULWICH
S.A. 5065

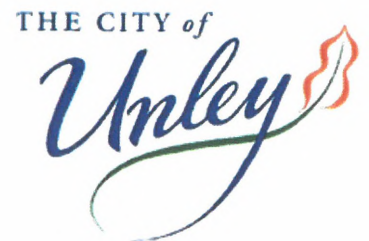
Phone: 08 8291 2300
PO Box 309
KENT TOWN S.A. 5071

COVERAGE SUMMARY

Strata Corporation 1840
Residential Strata/Community Corporation

% of EPS	0 %
% Commercial Tenants	0 %

Additional Construction Comments:



Bail & Robazza Registered Conveyancers
196 Hutt Street
ADELAIDE SA 5000

Date: 22 January 2024
Cert. No: 23580
Ref. No: MOORHOUSE:8418

REQUEST FOR PROPERTY INFORMATION

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

PROPERTY ADDRESS: 6 / 21 Moorhouse Avenue, Myrtle Bank SA 5064
Owner: L Yang
UNIT 6
21 Moorehouse Avenue
MYRTLE BANK SA 5064

PROPERTY DESCRIPTION

Assessment No:	7620 8	Valuer Gen No:	0918979064
Section / Lot:	SP1840 Unit 6		
Volume / Folio	CT-5057/538		
Ward	Fullarton	Hundred:	Adelaide

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

Rates and Fines in Arrears	\$713.00
Rates and Charges for current Fiscal Year (2023/24) which were adopted by Council on the 26 June 2023 and payable on or before 1 September 2023	\$977.90
*Less Council Rebate	\$0.00
Fines and Interest for current Fiscal Year	\$3.40
Sundry other charges upon the Land	\$0.00
Less Payments/Adjustments Received	(\$1,694.30)
Balance	
• rates and other monies due and payable	\$0.00
includes legal costs, solicitors fees etc.	\$0.00
TOTAL BALANCE	\$0.00

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

Authorised Officer 

CITY OF UNLEY - Request for Property Information Certificate No. 23580 continued ...

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

ADVISORY NOTE**Building Fire Risk**

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

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

Part 3 – Development Plan**Development Act 1993**

Description of Zone:	N/A
State Heritage Place pursuant to the Heritage Act	N/A
Local Heritage Place pursuant to the Development Act	N/A
Significant Tree pursuant to the Development Plan on property	N/A

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

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

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

APPLICATION NUMBER: 090/143/2018/DIV

Description of Development: Land Division - Strata Title - Amendment to Strata

Development Approval: 26-Mar-2018

This application is subject to the following conditions:

The Development herein approved shall be undertaken in accordance with all plans, drawings, specifications and other documents submitted to Council and forming part of the relevant Development Application except where varied by conditions set out below (if any) and the development shall be undertaken to the satisfaction of Council.

CITY OF UNLEY - Request for Property Information Certificate No. 23580continued ...

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

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

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

Part 2 – Items to be included if land affected
Development Act 1993

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

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

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

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

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

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

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

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

Fire and Emergency Services Act 2005

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

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

Food Act 2001

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

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

Housing Improvement Act 2016

CITY OF UNLEY - Request for Property Information Certificate No. 23580continued ...

Section 23 – Declaration that house is undesirable or unfit for human habitation	N/A
Date of Declaration	N/A
Particulars required to be provided under Section 23	N/A
Local Government Act	
For information pursuant to Local Government Act, 1934 and charges against the land, see front page.	
For information pursuant to Local Government Act, 1999 and charges against the land, see front page.	
Local Nuisance and Litter Control Act 2016	
Section 30 – Nuisance or litter abatement notice	N/A
 Planning, Development and Infrastructure Act 2016	
Part 5 – Planning and Design Code	
Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code):	
Refer to the PlanSA Section 7 Report attached.	
 Is the land situated in a State Heritage place?	Refer attached report
 Is the land designated as a place of local heritage value?	Refer attached report
 Is there a tree declared to be a significant tree or a stand of trees declared to be significant trees on the land?	Refer attached report
 Is there a current amendment to the Planning and Design Code released for public consultation by the State Planning Commission on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	Refer attached report
Refer to the PlanSA Section 7 Report attached.	
 Section 141 – Order to remove or perform work	No
Section 142 – Notice to complete development	No
Section 155 – Emergency Order	No
Section 157 – Fire safety notice	No
Section 192 or 193 Land Management Agreement	No
Section 198(1) – Requirement to vest land in the Council to be held as private open space	No
Section 198(2) – Requirement to vest land in the Council to be held as private open space	No
Part 16 Division 1 – Proceedings	No
Section 213 – Enforcement notice	No
Section 214(6),214(10) or 222 – Enforcement Order	No

CITY OF UNLEY - Request for Property Information Certificate No. 23580continued ...

South Australian Public Health Act 2011

Section 92 – Notice

N/A

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

N/A

Condition (that continues to apply) of an approval

Building Indemnity Insurance

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

Further information held by councils

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

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

NO

Note:

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

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

It should be noted that:

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

ENQUIRIES

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

CITY OF UNLEY - Request for Property Information Certificate No. 23580continued ...

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

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

AUTHORISED OFFICER



Data Extract for Section 7 search purposes

Valuation ID 0918979064

Data Extract Date: 22/01/2024

Parcel ID: S1840 U6

Certificate Title: CT5057/538

Property Address: UNIT 6 21 MOORHOUSE AV MYRTLE BANK SA 5064

Zones

Established Neighbourhood (EN)

Subzones

No

Zoning overlays

Overlays

Airport Building Heights (Regulated) (All structures over 30 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.

Historic Area (Un25)

The Historic Area Overlay aims to reinforce historic themes and characteristics through conservation, contextually responsive development, design and adaptive reuse that responds to the attributes expressed in the Historic Area Statement.

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.

Stormwater Management

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

Traffic Generating Development

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

Urban Tree Canopy

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

Is the land situated in a State Heritage Place/Area

No

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

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

Is the land designated as a Local Heritage Place

No

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

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

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

No

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

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

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

Associated Development Authorisation Information

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

No

Land Management Agreement (LMA)

No

an area surrounding a site

- 2.3 Part 3 Division 6 - Aboriginal heritage agreement

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

also

Refer to the Certificate of Title

3. ***Burial and Cremation Act 2013***

- 3.1 section 8 - Human remains interred on land

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

also

contact the vendor for these details

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

- 4.1 section 5 - Notice requiring payment

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

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

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

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

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

also

Contact the Local Government Authority for other details that might apply

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

State Planning Commission in the Department for Trade and Investment will respond with details relevant to this item

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 Trade and Investment will respond with details relevant to this item

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 Trade and Investment 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 Trade and Investment 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 Trade and Investment 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 Trade and Investment has no record of any notice affecting this title

- 5.10 section 84 - Enforcement notice
State Planning Commission in the Department for Trade and Investment 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 Trade and Investment has no record of any conditions that continue to apply, affecting this title

also
Contact the Local Government Authority for other details that might apply
- 5.12 Part 11 Division 2 - Proceedings
Contact the Local Government Authority for other details that might apply

also
Contact the vendor for these details

6. Repealed Act conditions

- 6.1 Condition (that continues to apply) of an approval or authorisation granted under the *Building Act 1971* (repealed), the *City of Adelaide Development Control Act, 1976* (repealed), the *Planning Act 1982* (repealed) or the *Planning and Development Act 1966* (repealed)
State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title

also
Contact the Local Government Authority for other details that might apply

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

7. Emergency Services Funding Act 1998

- 7.1 section 16 - Notice to pay levy
An Emergency Services Levy Certificate will be forwarded. If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750.

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

8. Environment Protection Act 1993

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

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

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

17. *Land Acquisition Act 1969*

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

18. *Landscape South Australia Act 2019*

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

Act

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

19. Land Tax Act 1936

- | | | |
|------|---|---|
| 19.1 | Notice, order or demand for payment of land tax | <p>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.</p> <p>Clients who have misplaced or not received their certificates and are RevenueSA Online users should log into RevenueSA Online and reprint their certificates www.revenuesaonline.sa.gov.au</p> |
|------|---|---|

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
- Code Amendment**
- Residential Driveway Crossovers –draft design standard aiming to improve public safety and enhance streetscapes across SA. Minor changes to the Planning and Design Code have also been drafted to complement the design standard and support its delivery and are open for consultation as part of this process. For more information, refer to the ‘Code Amendments’ page on the PlanSA portal: https://plan.sa.gov.au/have_your_say/ or phone PlanSA on 1800752664.**
- Code Amendment**
- Tunnel Protection Overlay (early commencement) - The Department for Infrastructure and Transport is introducing a Tunnel Protection Overlay that will apply to the River Torrens to Darlington Project (T2D) tunnels. The Overlay aims to ensure that future development activity and construction work nearby does not impact the tunnels. For more information, refer to the ‘Code Amendments’ page on the PlanSA portal: https://plan.sa.gov.au/have_your_say/ or phone PlanSA on 1800752664.**
- Code Amendment**
- Leader Street Bakery - The owners of 4 Leah Street (95-103 Leader Street), Forestville are proposing to rezone approx. 7,300m2 of land occupied by the existing Goodman Fielder bakery operations to an Urban Neighbourhood Zone, which will facilitate a predominately medium density residential infill project. For more information, refer to the ‘Code Amendments’ page on the PlanSA portal: https://plan.sa.gov.au/have_your_say/ or phone PlanSA on 1800752664.**
- 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 Trade and Investment 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 Trade and Investment 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 Trade and Investment 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 Trade and Investment 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 Trade and Investment 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 Trade and Investment will respond with details relevant to this item

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 Trade and Investment will respond with details relevant to this item

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 Trade and Investment 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 Trade and Investment has no record of any conditions that continue to apply, affecting this title

30. *Plant Health Act 2009*

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

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

- 31.1 Part 3 - Notice
Public Health in DHW has no record of any notice or direction affecting this title

also

- 31.2 *Public and Environmental Health (Waste Control) Regulations 2010 (or 1995)* (revoked) Part 2 - Condition (that continues to apply) of an approval
Public Health in DHW has no record of any condition affecting this title
also
Contact the Local Government Authority for other details that might apply
- 31.3 *Public and Environmental Health (Waste Control) Regulations 2010* (revoked) regulation 19 - Maintenance order (that has not been complied with)
Public Health in DHW has no record of any order affecting this title
also
Contact the Local Government Authority for other details that might apply
- 32. *South Australian Public Health Act 2011***
- 32.1 section 66 - Direction or requirement to avert spread of disease
Public Health in DHW has no record of any direction or requirement affecting this title
- 32.2 section 92 - Notice
Public Health in DHW has no record of any notice affecting this title
also
Contact the Local Government Authority for other details that might apply
- 32.3 *South Australian Public Health (Wastewater) Regulations 2013* Part 4 - Condition (that continues to apply) of an approval
Public Health in DHW has no record of any condition affecting this title
also
Contact the Local Government Authority for other details that might apply
- 33. *Upper South East Dryland Salinity and Flood Management Act 2002 (expired)***
- 33.1 section 23 - Notice of contribution payable
DEW has no record of any notice affecting this title
- 34. *Water Industry Act 2012***
- 34.1 Notice or order under the Act requiring payment of charges or other amounts or making other requirement
An SA Water Certificate will be forwarded. If you do not receive the certificate please contact the SA Water Customer Contact Centre on 1300 650 950
also
The Office of the Technical Regulator in DEM has no record of any notice or order affecting this title
also
Lightsview Re-Water Supply Co Pty Ltd has no record of any notice or order affecting this title.
also
Robusto Investments Pty. Ltd. trading as Compass Springs has no current record of any notice or order affecting this title.
also
Alano Utilities Pty. Ltd. has no record of any notice or order affecting this title.
- 35. *Water Resources Act 1997 (repealed)***
- 35.1 section 18 - Condition (that remains in force) of a permit
DEW has no record of any condition affecting this title
- 35.2 section 125 (or a corresponding previous enactment) - Notice to pay levy
DEW has no record of any notice affecting this title
- 36. *Other charges***
- 36.1 Charge of any kind affecting the land (not included in another item)
Refer to the Certificate of Title
also

Contact the vendor for these details

also

Contact the Local Government Authority for other details that might apply

Other Particulars

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

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

Additional Information

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

- | | | |
|-----|--|---|
| 1. | Pipeline Authority of S.A. Easement | Epic Energy has no record of a Pipeline Authority Easement relating to this title |
| 2. | State Planning Commission refusal | No recorded State Planning Commission refusal |
| 3. | SA Power Networks | SA Power Networks has no interest other than that recorded on the attached notice or registered on the Certificate of Title |
| 4. | South East Australia Gas Pty Ltd | SEA Gas has no current record of a high pressure gas transmission pipeline traversing this property |
| 5. | Central Irrigation Trust | Central Irrigation Trust has no current records of any infrastructure or Water Delivery Rights associated to this title. |
| 6. | ElectraNet Transmission Services | ElectraNet has no current record of a high voltage transmission line traversing this property |
| 7. | Outback Communities Authority | Outback Communities Authority has no record affecting this title |
| 8. | Dog Fence (<i>Dog Fence Act 1946</i>) | The Dog Fence Board has no current interest in Dog Fence rates relating to this title. |
| 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.



Product
Date/Time
Customer Reference
Order ID

Check Search
20/01/2024 10:43AM
20240120000186

Certificate of Title

Title Reference: CT 5057/538
Status: CURRENT
Edition: 3

Dealings

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

Priority Notices

NIL

Registrar-General's Notes

No Registrar-General's Notes exist for this title



Product
Date/Time
Customer Reference
Order ID

Title and Valuation Package
20/01/2024 10:43AM
20240120000186

Certificate of Title

Title Reference CT 5057/538
Status CURRENT
Easement NO
Owner Number 18145099
Address for Notices 16 WARE ST VALE PARK, SA 5081
Area NOT AVAILABLE

Estate Type

Fee Simple (Unit)

Registered Proprietor

LI YANG
OF 4 MINCH STREET FERRYDEN PARK SA 5010

Description of Land

UNIT 6 STRATA PLAN 1840
IN THE AREA NAMED MYRTLE BANK
HUNDRED OF ADELAIDE

Last Sale Details

Dealing Reference TRANSFER (T) 13140910
Dealing Date 09/07/2019
Sale Price \$253,000
Sale Type FULL VALUE / CONSIDERATION AND WHOLE OF LAND

Constraints

Encumbrances

Dealing Type	Dealing Number	Beneficiary
MORTGAGE	13140911	NATIONAL AUSTRALIA BANK LTD. (ACN: 004 044 937)

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
0918979064	CURRENT	Unit 6, 21 MOORHOUSE AVENUE, MYRTLE BANK, SA 5064

Notations

Dealings Affecting Title



Product
Date/Time
Customer Reference
Order ID

Title and Valuation Package
20/01/2024 10:43AM
20240120000186

NIL

Notations on Plan

NIL

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number	0918979064
Type	Site & Capital Value
Date of Valuation	01/01/2023
Status	CURRENT
Operative From	01/07/1975
Property Location	Unit 6, 21 MOORHOUSE AVENUE, MYRTLE BANK, SA 5064
Local Government	UNLEY
Owner Names	LI YANG
Owner Number	18145099
Address for Notices	16 WARE ST VALE PARK, SA 5081
Zone / Subzone	EN - Established Neighbourhood
Water Available	Yes
Sewer Available	Yes
Land Use	1321 - First Floor Home Unit
Description	H/U
Local Government Description	Residential

Parcels

Plan/Parcel	Title Reference(s)
S1840 UNIT 6	CT 5057/538

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$140,000	\$305,000			
Previous	\$107,000	\$265,000			

Building Details



Product	Title and Valuation Package
Date/Time	20/01/2024 10:43AM
Customer Reference	
Order ID	20240120000186

Valuation Number	0918979064
Building Style	Conventional
Year Built	1960
Building Condition	Basic
Wall Construction	Brick
Roof Construction	Tiled (Terra Cotta or Cement)
Equivalent Main Area	59 sqm
Number of Main Rooms	3

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



Account Number	L.T.O Reference	Date of issue	Agent No.	Receipt No.
09 18979 06 4	CT5057538	22/1/2024	56	2536608

BAIL & ROBAZZA
 196 HUTT ST
 ADELAIDE SA 5000
 dennis@bailrobazza.com.au

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: L YANG
 Location: U6 21 MOORHOUSE AV MYRTLE BANK UNIT6 S1840
 Description: H/U Capital Value: \$ 305 000
 Rating: Residential

Periodic charges

Raised in current years to 31/3/2024

			\$
	Arrears as at: 30/6/2023	:	0.00
Water main available:	1/7/1975	Water rates	222.60
Sewer main available:	1/7/1975	Sewer rates	238.50
		Water use	166.01
		SA Govt concession	0.00
		Recycled Water Use	0.00
		Service Rent	0.00
		Recycled Service Rent	0.00
		Other charges	0.00
		Goods and Services Tax	0.00
		Amount paid	627.11CR
		Balance outstanding	0.00

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

Next quarterly charges: Water supply: 74.20 Sewer: 79.50 Bill: 10/4/2024

This account has no meter of its own but is supplied from account no 09 18978 99 3.

The Water Use apportionment option is Uneven.

The apportionment percentage for this account is 12.00%.

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



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: 2536608

BAIL & ROBAZZA
POST OFFICE BOX 7085
HUTT STREET SA 5000

DATE OF ISSUE

22/01/2024

ENQUIRIES:

Tel: (08) 8226 3750
Email: revsaesl@sa.gov.au

OWNERSHIP NUMBER	OWNERSHIP NAME			
18145099	L YANG			
PROPERTY DESCRIPTION				
U6 21 MOORHOUSE AV / MYRTLE BANK SA 5064 / UNIT 6				
ASSESSMENT NUMBER	TITLE REF.	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR
	(A "+" indicates multiple titles)			
0918979064	CT 5057/538	\$305,000.00	R4 1.000	RE 0.400
LEVY DETAILS:		FIXED CHARGE	\$	50.00
		+ VARIABLE CHARGE	\$	123.45
FINANCIAL YEAR		- REMISSION	\$	77.35
2023-2024		- CONCESSION	\$	0.00
		+ ARREARS / - PAYMENTS	\$	-7.58
		= AMOUNT PAYABLE	\$	88.52

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

21/04/2024



Government of South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

PAYMENT REMITTANCE ADVICE

OWNERSHIP NUMBER

18145099

OWNERSHIP NAME

L YANG

ASSESSMENT NUMBER

0918979064

AMOUNT PAYABLE

\$88.52

AGENT NUMBER

100018814

AGENT NAME

BAIL & ROBAZZA

EXPIRY DATE

21/04/2024

+80012380880022>

+001571+

<0550863661>

<0000008852>

+444+



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: 2536608

DATE OF ISSUE

22/01/2024

BAIL & ROBAZZA
POST OFFICE BOX 7085
HUTT STREET SA 5000

ENQUIRIES:

Tel: (08) 8226 3750
Email: landtax@sa.gov.au

OWNERSHIP NAME

L YANG

FINANCIAL YEAR

2023-2024

PROPERTY DESCRIPTION

U6 21 MOORHOUSE AV / MYRTLE BANK SA 5064 / UNIT 6

ASSESSMENT NUMBER

0918979064

TITLE REF.

(A "+" indicates multiple titles)

CT 5057/538

TAXABLE SITE VALUE

\$140,000.00

AREA

0.0000 HA

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

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

Please Note:

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

ON OR BEFORE **21/04/2024**



**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



Level 10
83 Pirie Street
Adelaide SA 5000

GPO Box 1815
Adelaide SA 5001

1800 752 664
saplanningcommission@sa.gov.au

Contact	Planning Services
Email	Dti.planningservices@sa.gov.au
Phone:	7133 3030

24 January 2024

Bail & Robazza
196 Hutt Street
ADELAIDE SA 5000

Dear Sir/Madam

**Re: *Land and Business (Sale and Conveyancing) Act 1994 - Section 7 Enquiry*
Property at Unit 6, 21 Moorhouse Avenue, Myrtle Bank
Registered Proprietor(s): L Yang**

I refer to your enquiry to the Department for Trade and Investment (DTI) concerning the parcel of land comprised in Certificate of Title Volume 5057 Folio 538 and the subsequent Property Interest Report (PIR) issued. (Reference No. 2536608 dated 20/1/24).

Items 5.2 and 5.3 of the PIR indicate that the State Planning Commission (SPC) will respond with details of a possible requirement under Section 50 (1) or agreement under Section 50 (2) of the *Development Act 1993 (repealed)* respectively to vest land in a council or the Crown to be held as open space.

I therefore advise that a land division proposal (090/S002/18) recorded against this property (and adjoining land) is for an adjustment of boundaries without creating additional allotments and accordingly Section 50 of the *Development Act (repealed)* does not apply.

In addition, there are no relevant details under Sections 198 (1) and 198 (2) of the *Planning, Development and Infrastructure Act 2016* applicable to this Certificate of Title (refer items 29.10 and 29.11 of the PIR).

Yours faithfully

Planning Services Unit
on behalf of
STATE PLANNING COMMISSION

Form 1 - Vendor's statement

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

Contents

Preliminary

Part A - Parties and land

Part B - Purchaser's cooling-off rights and proceeding with the purchase

Part C - Statement with respect to required particulars

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

Schedule



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 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:

4 Minch Street Ferryden Park SA 5010

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

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

jarrod.leow@sinova.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:

68 Halifax Street Adelaide SA 5000

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

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

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

5 - Effect of service

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

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

Proceeding with the purchase

If you wish to proceed with the purchase -

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

Part C - Statement with respect to required particulars

(section 7(1))

To the purchaser:

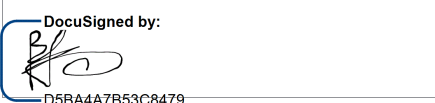
~~I/We~~, Li Yang

of 4 Minch Street Ferryden Park SA 5010

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: 2024年1月24日

Date:

Signed: 

Signed:

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



(section 9)

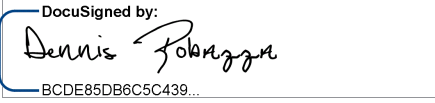
To the purchaser:

I, BR Forms Pty Ltd

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

Exceptions: Nil

Date: 24 January 2024

Signed: 

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

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

Schedule - Division 1

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

Note -

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

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

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

Table of particulars

Column 1

Column 2

Column 3

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

[If an item is not applicable, ensure that the box for the item is empty or else strike out the item or write "NOT APPLICABLE" or "N/A" in column 1.

Alternatively, the item and any inapplicable heading may be omitted, but not in the case of-

(a) the heading "1. General" and items 1.1, 1.2, 1.3 and 1.4; and

(b) the heading "5. Development Act 1993 (repealed)" and item 5.1; and

(c) the heading "6. Repealed Act conditions" and item 6.1; and

(d) the heading "29. Planning, Development and Infrastructure Act 2016" and items 29.1 and 29.2, which must be retained as part of this statement whether applicable or not.]

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

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

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

1. General

1.1 Mortgage of land

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

Is this item applicable?

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

Are there attachments?

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

Certificate of Title Volume 5057 Folio 538

Number of mortgage (if registered):

13140911

Name of mortgagee:

National Australia Bank Ltd.



YES

YES

1.2 Easement

(whether over the land or annexed to the land)

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

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

Is this item applicable?

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

Are there attachments?

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

Property Interest Report - page 13 of 14

Description of land subject to easement:

Portion of the Land in the said Certificate of Title

Nature of easement:

Statutory Easement to SA Power Networks

Are you aware of any encroachment on the easement?

NO

If YES, give details:

If there is an encroachment, has approval for the encroachment been given?

If YES, give details:

NO

YES

1.3 Restrictive covenant

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

Is this item applicable?

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

Are there attachments?

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

Articles of Strata Corporation 1840 Inc.

Nature of restrictive covenant:

Refer Articles of Strata Corporation 1840 Inc. attached

Name of person in whose favour restrictive covenant operates:

Strata Corporation 1840 Inc.

Does the restrictive covenant affect the whole of the land being acquired?

YES

If NO, give details:

Does the restrictive covenant affect land other than that being acquired?

YES

NO

YES

1.4 Lease, agreement for lease, tenancy agreement or licence

(The information does not include information about any sublease or subtenancy. That information may be sought by the purchaser from the lessee or tenant or sublessee or subtenant.)

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

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~[Empty box for attachments]~~

~~Name of parties:~~

~~[Large empty box for party names]~~

~~Period of lease, agreement for lease etc:~~

~~From [] to []~~

~~Amount of rent or licence fee:~~

~~\$ [] per [] (period)~~

~~Is the lease, agreement for lease etc in writing?~~

~~[]~~

~~If the lease or licence was granted under an Act relating to the disposal of Crown lands, specify -~~

~~(a) the Act under which the lease or licence was granted:~~

~~[Empty box for Act details]~~

~~(b) the outstanding amounts due (including any interest or penalty):~~

~~[Empty box for outstanding amounts]~~

[]
[]
[]

5. Development Act 1993 (repealed)

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

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

Is this item applicable?

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

 NO

Are there attachments?

 YES

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

City of Unley Search

Condition(s) of authorisation:

Refer City of Unley Search attached

6. Repealed Act conditions

6.1 Condition (that continues to apply) of an approval or authorisation granted under the *Building Act 1971* (repealed), the *City of Adelaide Development Control Act 1976* (repealed), the *Planning Act 1982* (repealed) or the *Planning and Development Act 1966* (repealed)

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~Nature of condition(s):~~

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

7. Emergency Services Funding Act 1998

7.1 section 16 - Notice to pay levy

Is this item applicable?

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

Are there attachments?

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

Emergency Services Levy Certificate

Date of notice:

22/01/2024

Amount of levy payable:

\$88.52

YES
YES

29. Planning, Development and Infrastructure Act 2016

29.1 Part 5 - Planning and Design Code

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

Is this item applicable?



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

 NO

Are there attachments?

 YES

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

City of Unley Search

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

Zones:

Established Neighbourhood (EN)

Subzones:

No

For Zoning Overlays refer Plan SA Section 7 Extract Report attached to the City of Unley Search

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

 NO

Is the land designated as a local heritage place?

 NO

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

 NO

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

 YES

Note - For further information about the Planning and Design Code visit www.code.plan.sa.gov.au.

29.2 section 127 - Condition (that continues to apply) of a development authorisation

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

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

Date of authorisation:

Name of relevant authority that granted authorisation:

Condition(s) of authorisation:

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

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

Date of notice:

Name of person giving notice of proposed work:

Building work proposed (as stated in the notice):

Other building work as required pursuant to the Act:

29.4 section 140 - Notice requesting access

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~Date of notice:~~

~~Name of person requesting access:~~

~~Reason for which access is sought (as stated in the notice):~~

~~Activity of work to be carried out:~~

29.5 section 141 - Order to remove or perform work

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~Date of order:~~

~~Terms of order:~~

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

~~Amount payable (if any):~~

29.6 section 142 - Notice to complete development

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~Date of notice:~~

~~Requirements of notice:~~

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

~~Amount payable (if any):~~

29.7 section 155 - Emergency order

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~Date of order:~~

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

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

~~Nature of order:~~

~~Amount payable (if any):~~

29.8 section 157 - Fire safety notice

~~Is this item applicable?~~

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

~~Are there attachments?~~

~~If YES, identify the attachment(s)~~

~~(and, if applicable, the part(s) containing the particulars):~~

Date of notice:

Name of authority giving notice:

Requirements of notice:

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

Amount payable (if any):

29.9 section 192 or 193 - Land management agreement

~~Is this item applicable?~~

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

~~Are there attachments?~~

~~If YES, identify the attachment(s)~~

~~(and, if applicable, the part(s) containing the particulars):~~

Date of agreement:

Names of parties:

Terms of agreement:

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

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~[Empty text box]~~

~~Date requirement given:~~

~~[Empty text box]~~

~~Name of body giving requirement:~~

~~[Empty text box]~~

~~Nature of requirement:~~

~~[Empty text box]~~

~~Contribution payable (if any):~~

~~[Empty text box]~~

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

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~[Empty text box]~~

~~Date of agreement:~~

~~[Empty text box]~~

~~Names of parties:~~

~~[Empty text box]~~

~~Terms of agreement:~~

~~[Empty text box]~~

~~Contribution payable (if any):~~

~~[Empty text box]~~

29.12 Part 16 Division 1 - Proceedings

~~Is this item applicable?~~

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

~~Are there attachments?~~

~~If YES, identify the attachment(s)~~

~~(and, if applicable, the part(s) containing the particulars):~~

Date of commencement of proceedings:

Date of determination or order (if any):

Terms of determination or order (if any):

29.13 section 213 - Enforcement notice

~~Is this item applicable?~~

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

~~Are there attachments?~~

~~If YES, identify the attachment(s)~~

~~(and, if applicable, the part(s) containing the particulars):~~

Date notice given:

Name of designated authority giving notice:

Nature of directions contained in notice:

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

Amount payable (if any):

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

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~[Empty text box]~~

~~Date order made:~~

~~[Empty text box]~~

~~Name of court that made order:~~

~~[Empty text box]~~

~~Action number:~~

~~[Empty text box]~~

~~Names of parties:~~

~~[Empty text box]~~

~~Terms of order:~~

~~[Empty text box]~~

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

~~[Empty text box]~~

Particulars relating to a strata unit

1 Name of strata corporation:
 Address of strata corporation:

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

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

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

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

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

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

[If any of the above particulars have not been supplied by the strata corporation by the date of this statement and are not known to the vendor, state "not known" for those particulars.]

4 Documents supplied by the strata corporation that are enclosed:

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

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

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

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

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

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

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

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

Name:

Address:

Note-

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

Schedule-Division 3-Community lots and strata units



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

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

Governance

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

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

Use of your property

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

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

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

Are you buying a debt?

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

Expenses

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

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

Guarantee

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

Contracts

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

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

Buying off the plan

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

Mixed use developments—voting rights

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

Further information

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

A free telephone Strata and Community Advice Service is operated by the Legal Services Commission of South Australia: call 1300 366 424.

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.

ANNEXURES

~~* There are no documents annexed hereto~~

* The following documents are annexed hereto -

- Form R3 Buyers Information Notice
- Form R7 Warning Notice
- * Certificate of Title Register Book Volume 5057 Folio 538
- * Strata Corporation
 - particulars supplied pursuant to Section 41 and enclosures
 - copy of Articles of Strata Corporation
 - copy Strata Plan No. 1840
- * City of Unley Search (including Plan SA Section 7 Extract Report)
- * Property Interest Report
- * SA Water, Emergency Services Levy and Land Tax Certificates
- * State Planning Commission Response

ACKNOWLEDGEMENT OF RECEIPT

* I / We, the abovenamed Purchaser(s), hereby acknowledge having received this day this Statement under section 7 under the *Land and Business (Sale and Conveyancing) Act* with the annexures as set out above.

Dated this _____ Day of _____ 20__

Signed: _____

Purchaser(s)

(*Strike out whichever is not applicable)

Form R3

Buyers information notice

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

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

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

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

www.cbs.sa.gov.au

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

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

Safety

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

Enjoyment

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

Value

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

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

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

Form R7

Warning Notice

Financial and Investment Advice

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

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

A land agent or sales representative who provides financial or investment advice to you in connection with the sale or purchase of land or a business is obliged to tell you the following —

You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice.

NOTE: For the purposes of section 24B of the Act, an agent or sales representative who provides financial or investment advice to a person in connection with the sale or purchase of land or a business must

- in the case of oral advice - immediately before giving the advice, give the person warning of the matters set out in this Form orally, prefaced by the words "**I am legally required to give you this warning**"; or
- in the case of written advice - at the same time as giving the advice or as soon as reasonably practicable after giving the advice, give the person this Form, printed or typewritten in not smaller than 12-point type.



Product
Date/Time
Customer Reference
Order ID

Register Search (CT 5057/538)
20/01/2024 10:43AM
20240120000186

REAL PROPERTY ACT, 1886



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



Certificate of Title - Volume 5057 Folio 538

Parent Title(s) CT 4035/853
 Creating Dealing(s) CONVERTED TITLE
 Title Issued 11/12/1991 Edition 3 Edition Issued 23/07/2019

Estate Type

FEE SIMPLE (UNIT)

Registered Proprietor

LI YANG
OF 4 MINCH STREET FERRYDEN PARK SA 5010

Description of Land

UNIT 6 STRATA PLAN 1840
IN THE AREA NAMED MYRTLE BANK
HUNDRED OF ADELAIDE

Easements

NIL

Schedule of Dealings

Dealing Number	Description
13140911	MORTGAGE TO NATIONAL AUSTRALIA BANK LTD. (ACN: 004 044 937)

Notations

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



Adelaide Office
176 Fullarton Road
Dulwich
South Australia 5065
PO Box 309
Kent Town SA 5071

T 08 8291 2300

Whittles Management
Services Pty Ltd atf
Whittles Strata Unit Trust
ABN 31 493 603 726

www.whittles.com.au

22/01/24

BAIL & ROBAZZA
196 HUTT STREET
ADELAIDE, SA, 5000

Dear Sir/Madam

Strata Corporation 1840 Inc.

RE: 19-21 MOORHOUSE AVENUE, MYRTLE BANK

ABN: 46397800919

Unit: 00006 Address known as: UNIT 7, 19-21 MOORHOUSE AVENUE,
MYRTLE BANK

OWNER: L Yang

The following details are provided pursuant to your request for information under the Strata Titles Act 1988.

Unit Entitlement Value:

The Unit Entitlement Value is 12 of a total 100.

Financial Status of the Unit Owner:

The contribution payable to the Administration Fund is currently \$420.00 per quarter paid to 14/02/24. No GST is included within this contribution.

The contribution payable to the Sinking Fund is currently \$102.00 per quarter paid to 14/02/24. No GST is included within this contribution.

Arrears are as follows:

Admin Fund: \$0.00	Interest: \$0.00
Sinking Fund: \$0.00	Other Arrears: \$0.00

TOTAL ARREARS ARE: \$0.00 as at 22/01/2024. NEXT CONTRIBUTION IS DUE 15/02/24

(NOTE: An interest rate of 15 % per annum calculated daily applies)

The details provided are, to the best of our knowledge, accurate to this date. As this information could change prior to settlement, Conveyancers are urged to confirm them by telephone

IMMEDIATELY PRIOR TO SETTLEMENT.

Please contact Whittles on 8291 2300 or info.adelaide@whittles.com.au

Known Extraordinary Expenses

Known extraordinary expenses likely to be incurred by the Corporation are as follows:

- * Individual Unit water consumption paid by Unit owner.
- * Common property water consumption paid by Unit owner.
- *Refer to BCM regarding ownership details for units 5-8*

Please refer to Minutes of Corporation Meetings and other enclosures for other known liabilities.

Special Levies

No special levies payable.

Financial Status of the Strata Plan

The Corporation's funds are maintained in a bank account at Macquarie Bank Limited.

The fund currently stands to the credit of:

Administrative Fund	\$8,578.27CR
Sinking Fund	\$27,883.44CR (for future projects)

Enclosures

Enclosed are Minutes of General and Management Committee meetings for the past two years.

Also enclosed is a summary of policies, special resolutions and approvals granted by the Corporation. Further details of these are available upon request.

Insurance Details

Refer to the attached Certificate of Currency / Certificate of Insurance.

Records

The Corporation's records of accounts, minutes and other prescribed documentary material can be viewed and are available for inspection at our offices at 176 Fullarton Road, Dulwich during normal working hours.

Due to the COVID-19 pandemic we have adapted our office processes to keep our staff and clients safe while maintaining our professional standards and service levels. As a result of these modified processes we ask that you first contact us by email or telephone if you require an appointment to view those records.

Special Notes

Conveyancers should note that it is the Unit holder's legal responsibility to notify the Corporation immediately of a change in ownership, change in address of the owner or change in occupancy of the Unit.

This statement is issued on the basis that any payment by the Unit holder by cheque or otherwise will be honoured at the first presentation.

This statement does not take into account any decisions or transactions of the Corporation at or subsequent to its issue.

Conveyancers should check with SA Water for any liability for additional water charges, and refer to the Corporation's financial budget for the year to ascertain whether such liability will be met by the Corporation or by the Unit holder.

Yours faithfully



Tammy Collyer
Body Corporate Manager
tammy.collyer@whittles.com.au

WHITTLES MANAGEMENT SERVICES PTY LTD

On behalf of the Corporation 22/01/2024

PLEASE RETURN THIS SLIP IMMEDIATELY SETTLEMENT IS EFFECTED

to - info.adelaide@whittles.com.au

TO: WHITTLES MANAGEMENT SERVICES
PO BOX 309
KENT TOWN SA 5071

SETTLEMENT DATE: ___ / ___ / ___

PURCHASERS NAME(S):(Attach any extra purchasers details to this document)

Purchaser 1:

First Name	Surname
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Purchaser 2:

First Name	Surname
------------	---------

BUSINESS NAME (If Applicable)

TELEPHONE NUMBERS : MOBILE : _____

HOME: _____ WORK: _____

EMAIL : _____

ACCOUNTS TO BE FORWARDED TO :

CORRESPONDENCE TO BE FORWARDED TO :

The Corporation request that where possible owners elect to receive their correspondence including accounts by email, in an effort to reduce postage and photocopying charges.

BROKER:
Bail & Robazza
196 HUTT STREET, ADELAIDE

Strata Corporation 1840 Inc.
19-21 MOORHOUSE AVENUE, MYRTLE BANK
Unit: 00006 Address known as: UNIT 7, 19-21 MOORHOUSE AVENUE, MYRTLE BANK
OWNER: L Yang

Tammy Collyer

TAX INVOICE

22/01/2024

Whittles Management Services
ABN 31 493 603 726
PO Box 309
KENT TOWN SA 5071

Bail & Robazza
196 HUTT STREET
ADELAIDE SA 5000

DESCRIPTION: Searching and completing document for provisions of
Section 41 of the Strata Titles Act, 1988, Unit : 00006 at
19-21 MOORHOUSE AVENUE, MYRTLE BANK

Strata Corporation 1840 Inc.

FEE:	As prescribed	\$96.00	PAID
	Plus 10%		
	GST	\$9.60	PAID

TOTAL DUE:		\$105.60	PAID
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OWNER: L Yang

With Compliments

Administrative Fund Statement of Income & Expenditure

STRATA CORP.01840 INC

19-21 Moorhouse Avenue MYRTLE BANK SA 5064

1 October 2022 to 30 September 2023

Printed 11/10/23 15:02

	YTD Actual	YTD Budget	Variance	Last Year
FUND INCOME				
Contributions	10,800.00	11,550.00	(750.00)	11,252.00
TOTAL FUND INCOME	10,800.00	11,550.00	(750.00)	11,252.00
FUND EXPENDITURE				
Cleaning	539.00	750.00	211.00	0.00
Common property	44.00	600.00	556.00	198.00
Debt collection fees	44.00	0.00	(44.00)	0.00
Debt collection fees recovery	(44.00)	0.00	44.00	0.00
Electrical	440.00	750.00	310.00	209.00
Grounds	1,056.00	1,100.00	44.00	1,056.00
Gutters & downpipes	440.00	650.00	210.00	44.00
Insurance renewals	3,910.00	3,875.00	(35.00)	3,695.00
Management - Additional services fee	220.00	220.00	0.00	250.00
Management - Agreed Services	2,320.00	2,320.00	0.00	2,186.00
Management - Asset Maintenance Services	120.00	120.00	0.00	120.00
Management - Disbursement Fees	593.26	572.00	(21.26)	450.00
Owner recovery	0.00	0.00	0.00	(250.00)
Pest control	0.00	0.00	0.00	143.00
Plumbing	170.50	300.00	129.50	44.00
Recoverable repairs	0.00	0.00	0.00	(44.00)
Reports	0.00	0.00	0.00	2,377.21
Utilities-Electricity	680.53	800.00	119.47	518.27
TOTAL FUND EXPENDITURE	10,533.29	12,057.00	1,523.71	10,996.48
FUND SURPLUS (DEFICIT)	266.71	(507.00)	773.71	255.52

Administrative Fund Statement of Assets & Liabilities

STRATA CORP.01840 INC

19-21 Moorhouse Avenue MYRTLE BANK SA 5064

30 September 2023

Printed 11/10/23 15:02

	YTD Actual	Last Year
OWNERS FUNDS		
Balance Brought Forward	9,386.46	9,130.94
Surplus/(Deficit) For Period	266.71	255.52
TOTAL FUNDS	9,653.17	9,386.46
ASSETS		
Cash at Bank (MBL)	9,945.20	9,386.46
TOTAL ASSETS	9,945.20	9,386.46
LIABILITIES		
Accrued Expenses	248.03	0.00
Unallocated Advances	44.00	0.00
TOTAL LIABILITIES	292.03	0.00
NET ASSETS	9,653.17	9,386.46

Sinking Fund Statement of Income & Expenditure

STRATA CORP.01840 INC

19-21 Moorhouse Avenue MYRTLE BANK SA 5064

1 October 2022 to 30 September 2023

Printed 11/10/23 15:02

	YTD Actual	YTD Budget	Variance	Last Year
FUND INCOME				
Contributions	3,408.00	3,400.00	8.00	2,956.00
TOTAL FUND INCOME	3,408.00	3,400.00	8.00	2,956.00
FUND EXPENDITURE				
TOTAL FUND EXPENDITURE	0.00	0.00	0.00	0.00
FUND SURPLUS (DEFICIT)	3,408.00	3,400.00	8.00	2,956.00

Sinking Fund Statement of Assets & Liabilities

STRATA CORP.01840 INC

19-21 Moorhouse Avenue MYRTLE BANK SA 5064

30 September 2023

Printed 11/10/23 15:02

	YTD Actual	Last Year
OWNERS FUNDS		
Balance Brought Forward	23,623.44	20,667.44
Surplus/(Deficit) For Period	3,408.00	2,956.00
TOTAL FUNDS	27,031.44	23,623.44
ASSETS		
Cash at Bank (MBL)	27,031.44	23,623.44
TOTAL ASSETS	27,031.44	23,623.44
LIABILITIES		
TOTAL LIABILITIES	0.00	0.00
NET ASSETS	27,031.44	23,623.44

Consolidated Statement of Assets & Liabilities

STRATA CORP.01840 INC

19-21 Moorhouse Avenue MYRTLE BANK SA 5064

30 September 2023

Printed 11/10/23 15:02

	YTD Actual	Last Year
OWNERS FUNDS		
Balance Brought Forward	33,009.90	29,798.38
Surplus/(Deficit) For Period	3,674.71	3,211.52
TOTAL FUNDS	36,684.61	33,009.90
ASSETS		
Cash at Bank (MBL)	36,976.64	33,009.90
TOTAL ASSETS	36,976.64	33,009.90
LIABILITIES		
Accrued Expenses	248.03	0.00
Unallocated Advances	44.00	0.00
TOTAL LIABILITIES	292.03	0.00
NET ASSETS	36,684.61	33,009.90

Notes to the Financial Statements
 STRATA CORP.01840 INC
 19-21 Moorhouse Avenue MYRTLE BANK SA 5064
 30 September 2023
 Printed 11/10/23 15:02

Investments Nil

The following balances relate to amounts received or owing as at 30/09/2023

Receivables - Owner Arrears Nil

Debtors Nil

Allocated Advance Payments Nil

Outstanding Creditors Nil

Unallocated Advance Payments

Unit/Lot Details	Admin
00002	44.00-
Totals	44.00-

Remuneration

Commissions received by Whittles are disclosed in the Services Agreement between the Body Corporate and Whittles

Commissions received by Whittles for the financial year of the body corporate: \$468.03

Summary of Significant Accounting Policies

STRATA CORP.01840 INC

19-21 Moorhouse Avenue MYRTLE BANK SA 5064

1 October 2022 to 30 September 2023

Printed 11/10/23 15:02

Basis of Preparation

The Body Corporate agent has prepared the financial statements on the basis that the Body Corporate is a non-reporting entity because there are no users dependent on general purpose financial statements. These financial statements are therefore special purpose financial statements that have been prepared to meet the information needs of members.

The financial statements have been prepared in accordance with the significant accounting policies disclosed below, which the Body Corporate agent has determined are appropriate to meet the purposes of preparation. Such accounting policies are consistent with the prior period unless otherwise stated.

Basis of Accounting

The financial statements have been prepared on a cash basis where income is recorded when received and expenditure is recorded when paid and are based on historical costs.

Cash and cash equivalents

Cash and cash equivalents comprise deposits held on call with banks and other short-term highly liquid investments which are readily convertible to known amounts of cash and which are subject to an insignificant risk of change in value.

Goods and Services Tax

Income, expenditure and assets of the Corporation are recognised net of the amount of Goods and Services Tax (GST), except where the GST incurred is not recoverable from the Australian Taxation Office (ATO).

The net amount of GST payable to, or recoverable from, the ATO represents the unpaid portion of the aggregate of GST on income received and expenditure paid and is presented as the GST Control Account on the Statement of Assets and Liabilities.

Income Tax

Income tax is the tax payable on taxable income calculated using applicable income tax rates enacted, or substantially enacted, during the financial year.

Only the non-member income of the Corporation is assessable for income tax purposes, as member income is excluded under the principle of mutuality.

The income tax expense recorded in the Statement of Income and Expenditure represent amounts that have been paid to, or recovered from, the ATO.



Strata and Community Title Services

28 December 2023

Dear Corporation Member

Please find enclosed a copy of the Minutes of the recent Annual General Meeting for STRATA CORP.01840 INC 19-21 Moorhouse Avenue, MYRTLE BANK, SA, 5064.

Management and staff appreciate your confidence in appointing Whittles as your Body Corporate Managers for the coming year and assure you of our diligent and professional attention to the Corporation's affairs.

For your information, we have forwarded to your Presiding Officer our standard form of contract for execution on the Corporation's behalf which is to be returned to this office for keeping with the Corporation's files.

Should you have any queries or require attention, please do not hesitate to contact the undersigned.

Yours faithfully

Tammy Collyer
Body Corporate Manager



Strata and Community Title Services

Minutes of the Annual General Meeting STRATA CORPORATION 01840 INC

Meeting Date	14 December 2023		
Meeting Location	Teleconference or Whittles Management Services - Sarah Miller Room		
Time	04:00 PM	Closed: 05:50 PM	
Lots Represented	3	D Melville	Present
	4	South Australian Housing Trust	Proxy Name: Whittles - T.Collyer (pre-voted)
	5	Ms N J Rimington	Present
	8	K Golan & K	Present
Chairperson	The Presiding Officer, N J Rimington, presided over the meeting.		
Additional Attendees	Tammy Collyer representing Whittles Body Corporate Management Pty Ltd.		
Quorum	The Body Corporate Manager declared a quorum was present (in person or by proxy). Those owners who were in arrears were not considered towards the quorum count.		

Item 1		
Declaration of Interest		
All owners or their nominees, are reminded that they are required to advise the meeting if they have any direct or indirect pecuniary interest in any matter to be considered by the meeting. Whittles refers all Members to the Corporation's Agreement for disclosure of all its relevant interests.		

Motion 2				
Acceptance of Minutes	Ordinary Resolution			
It was resolved that in accordance with s33(4b)(b) of the <i>Strata Titles Act</i> 1988, the minutes of the Annual General Meeting held on 14 DEC 2022 and sent to owners be accepted as a true and correct record of the proceedings of that meeting.				
Motion CARRIED.				
Votes	Yes: 4	No: 0	Abs: 0	Inv: 0



Strata and Community Title Services

Motion 3				
Acceptance of Statement of Accounts	Ordinary Resolution			
It was resolved that in accordance with s33(4b)(c) of the <i>Strata Titles Act 1988</i> , the unaudited Statement of Accounts for the financial year ending 30 SEP 2023, which have been circulated to all members, is accepted.				
Motion CARRIED.				
Votes	Yes: 4	No: 0	Abs: 0	Inv: 0

Motion 4				
Appointment of Manager	Ordinary Resolution			
It was resolved that the Body Corporate under s23(6) of the <i>Strata Titles Act 1988</i> :				
<ul style="list-style-type: none"> i. appoint Whittles Management Services Pty Ltd as its Manager to supply Services, ii. make the appointment for a Term of twelve (12) months, being from the 1 OCT 2023 to 30 SEP 2024 and that upon expiry of the Term this agreement will continue on a month-to-month basis until the next Annual General Meeting or until delegation is revoked, iii. authorise limited powers to Whittles Management Services Pty Ltd, iv. agree to pay Service Fees to Whittles Management Services Pty Ltd, v. acknowledge the Disclosures by Whittles Management Services Pty Ltd and vi. execute the Services Agreement that specifies the details of the terms and conditions of the appointment, with Whittles Management Services Pty Ltd. 				
The Services Agreement is available for viewing at whittles.com.au through your owner portal.				
Motion CARRIED.				
Votes	Yes: 4	No: 0	Abs: 0	Inv: 0

Election of Office Bearers and Committee				
It was resolved that in accordance with s23(1) and 35(1) of the <i>Strata Titles Act 1988</i> , the meeting appoint Office Bearers and Committee Members.				
<u>Limitations Imposed</u>				
The Body Corporate Manager advises that the Management Committee and Officers of the Body Corporate do not have powers to resolve matters subject to special or unanimous resolutions.				
Committee Meetings should be conducted in accordance with s35(8) of the <i>Strata Titles Act 1988</i> .				
An agenda should be forwarded to all committee members and decisions at the meeting minuted, copies of which are to be placed with the Body Corporate records.				
Election of Presiding Officer				
Unit 5 - N Rimington has been elected unopposed as Presiding Officer.				



Strata and Community Title Services

Election of Secretary

Unit 3 - S Majeric has been elected unopposed as Secretary.

Election of Treasurer

Unit 5 - N Rimington has been elected unopposed as Treasurer.

Election of Ordinary Member

Unit 8 - K Golan has been elected to the committee.

Item 6

Accredited Contractors (Advice)

To ensure compliance with work health and safety requirements to protect both contractors and Body Corporate's, Whittles only engage accredited contractors who comply with state and territory legislation. If the Body Corporate decides, by act or omission to engage a contractor who is not accredited with Whittles, the Body Corporate acts as the Person Conducting a Business or Undertaking, in regard to the common property for the purposes of occupational health and safety legislation. This means, that if the contractor engaged by the Body Corporate does not have the necessary accreditation, an injured party may seek damages from the Body Corporate.

The Corporate Manager will only request quotations from, and instruct works to be undertaken on behalf of the Body Corporate, by accredited contractors. However, non-accredited contractor's invoices will be processed for payment only when instructed to do so by the Body Corporate Chairperson or a person authorised by the Body Corporate to do so.

Item 7

Annual Compliance Register (Advice)

The *Work Health and Safety Act 2012*, recognises that a Body Corporate's common property is a workplace, as such the Body Corporate is responsible for ensuring the workplace is free from hazard, as far as reasonably practicable. Whittles has established a register to ensure owners are fully aware of their legislative and reporting requirements for the Body Corporate. Many different areas are subject to annual compliance and the Body Corporate Manager may review at the meeting all Body Corporate obligations and where necessary, update any compliance reports required to be held on file.

All legislative compliance reports will be reviewed promptly as required and any maintenance attended to in accordance with Australian Standards or Industry best practice using qualified and reputable practitioners. To ensure that the Body Corporate obligations are met and maintained during the year, the Compliance Register will be updated throughout the year.



Strata and Community Title Services

Motion 8				
Primary Duty of Care / Common Property / Safety Report	Ordinary Resolution			
<p>The Body Corporate has a Duty of Care to ensure the common area is in a safe condition for occupants, visitors and workers.</p> <p>A comprehensive professional report was performed in February 2019 and is available for viewing at whittles.com.au through your owner portal.</p> <p>It was resolved that in accordance with <i>SA Work Health & Safety Act 2012 and or SA Civil Liability Act 1936</i>, a suitably qualified person/s be instructed to carry out an inspection of the common property at an estimated cost of \$440.00 and provide a detailed report of any hazard that could potentially be deemed a risk to the Body Corporate and risk of harm to occupants, visitors and workers.</p> <p>The report is to be forwarded to the Management Committee for further instructions.</p>				
Motion CARRIED.				
Votes	Yes: 3	No: 1	Abs: 0	Inv: 0
Notes				
<p>Owners in attendance instructed the Manager to arrange for the site inspection to be undertaken in or around February 2024.</p>				

Motion 9				
Sinking Fund Forecast	Ordinary Resolution			
<p>It was resolved that the Body Corporate review and accept the existing Sinking Fund Projection Report at the Annual General Meeting for the current period.</p> <p>The <i>Statutes Amendment (Community and Strata Titles) Act 2012</i>, requires that all Strata and Community Body Corporate's other than small groups (6 or less) prepare a forward budget for maintenance and capital works. This forward budget must be tabled at each Annual General Meeting and new information must be presented for consideration no less than every three (3) years for Corporations consisting of 7-20 lots and five (5) years for Corporations consisting of more than 20 lots.</p> <p>The existing Sinking Fund Forecast is available for viewing at whittles.com.au through your owner portal.</p>				
Motion CARRIED.				
Votes	Yes: 4	No: 0	Abs: 0	Inv: 0

Item 10		
Current Insurance Details (Advice)		
<p>A copy of the Body Corporate's current certificate of currency is available for viewing at whittles.com.au through your owner portal.</p>		



Strata and Community Title Services

Item 11		
Insurance Valuation (Advice)		
<p>A comprehensive professional valuation for insurance purposes performed in January 2022 recommended insurance cover of \$2,280,000 and is available for viewing at whittles.com.au through your owner portal.</p>		

Motion 12				
Insurance Renewal	Ordinary Resolution			
<p>It was resolved that the Body Corporate Manager is to arrange quotes and/or renewal of the Body Corporate's insurance for a sum insured of \$2,280,000 with the Authorised Representative of MGA Insurance Brokers Pty Ltd, who have an association with Whittles. A Financial Services Guide is available on request.</p> <p>Owners are reminded that where repairs are carried out under insurance and the repairs benefit a particular unit, the unit owner may be responsible for the payment of any excess subject to any explicit instructions to the contrary by the Body Corporate.</p> <p>Whittles recommends consideration be given to the following additional cover options if not already included in the policy, office bearers liability, flood or catastrophe, electrical surge, loss of rent and machinery breakdown.</p> <p>Contents Insurance The Body Corporate Manager advises members of the necessity for them to arrange individually for adequate insurance for contents of their units, inclusive of carpets, drapes, light fittings, etc., whether or not the unit is occupied by the unit owner or tenant, and it was noted that the Body Corporate's Legal Liability cover applied primarily to common property and that unit owners should be separately insured for cover in relation to their own premises.</p>				
Motion CARRIED.				
Votes	Yes: 4	No: 0	Abs: 0	Inv: 0
Notes				
<p>The Manager was instructed to arrange a quote to increase the building sum insured to \$2,400,000 and forward it to the Committee prior to the existing policy renewal date.</p> <p>The Manager was also requested to enquire whether temporary accommodation/loss of rent cover can be extended and advise the Committee.</p>				

Item 13		
Utility Supplies Review		
<p>Whittles Standard Service Agreements include an annual review of common property utility supplies. This will be undertaken by Strata Utility Networks Australia Pty Ltd (if your building is eligible). They will implement any changes without charge where there is a benefit for the Body Corporate.</p>		



Strata and Community Title Services

Motion 14				
Gutter Cleaning	Ordinary Resolution			
It was resolved that the Corporation will have the gutters and downpipes cleaned once annually in June 2024 for preventative maintenance purposes, as previously resolved.				
Motion CARRIED.				
Votes	Yes: 4	No: 0	Abs: 0	Inv: 0

Motion 15				
Grounds Maintenance	Ordinary Resolution			
It was resolved that the Corporation will have the common property grounds maintenance carried out on a monthly basis, as previously resolved.				
Motion CARRIED.				
Votes	Yes: 4	No: 0	Abs: 0	Inv: 0
Notes				
The Manager advised that the contractor is not currently Whittles registered.				

Motion 16				
Window Cleaning	Ordinary Resolution			
It was resolved that the Corporation engage a window cleaning contractor to undertake annual cleaning of all stairwell windows (inside & out) and inaccessible exterior windows, as previously resolved.				
Motion CARRIED.				
Votes	Yes: 4	No: 0	Abs: 0	Inv: 0



Strata and Community Title Services

Motion 17				
External Painting	Ordinary Resolution			
<p>It was resolved that the Corporation will engage a suitably qualified and insured contractor to prepare and repaint all existing external painted surfaces.</p> <p>Moved at the 2022 Annual General Meeting.</p>				
Motion CARRIED.				
Votes	Yes: 4	No: 0	Abs: 0	Inv: 0
Notes				
<p>The Manager will arrange a paint specification and Unit 2 Owner advised he will obtain an itemised quote for Committee consideration. Work will proceed subject to Committee acceptance of a contractor quote and availability of funds.</p>				

Motion 18				
Unit 8 - Approval to Install Ducted Air Conditioner	Special Resolution			
<p>"We are seeking approval to install ducted air con system at our place."</p> <p>If granted, such approval is subject to the installing unit owner accepting full responsibility for: obtaining prior confirmation that the intended location is suitable and installation will not compromise the site/structure in any way; ensuring all work is undertaken by an appropriately qualified, licensed and insured contractor and is completed to the relevant Australian Standard and with minimal disruption to others; all ongoing and/or future maintenance related to the installation; and all costs associated with and/or arising from the installation and/or its removal.</p>				
Motion CARRIED.				
Votes	Yes: 4	No: 0	Abs: 0	Inv: 0



Strata and Community Title Services

Motion 19				
Administrative Fund Budget	Ordinary Resolution			
<p>It was resolved that in accordance with s27 of the <i>Strata Titles Act 1988</i>, the tabled Administrative Fund budget be approved and adopted.</p> <p>Contributions reflected in this budget are an increase from the previous budget with quarterly contributions for the Corporation of \$3,950.00 for the financial year ending 30 SEP 2024.</p> <p>This budget is based on the requirements for the Body Corporate during the coming year and DOES NOT provide for additional works as may be agreed to or arranged by owners at the Annual General Meeting.</p> <p>Contributions will be raised in accordance with Unit Entitlement Values.</p>				
Motion CARRIED.				
Votes	Yes: 3	No: 1	Abs: 0	Inv: 0

Motion 20				
Sinking Fund Budget	Ordinary Resolution			
<p>It was resolved that in accordance with s27 of the <i>Strata Titles Act 1988</i>, the tabled Sinking Fund budget be approved and adopted.</p> <p>Contributions reflected in this budget are the same as the previous budget with quarterly contributions for the Corporation of \$850.00 for the financial year ending 30 SEP 2024.</p> <p>This budget is based on the requirements for the Body Corporate during the coming year and DOES NOT provide for additional works as may be agreed to or arranged by owners at the Annual General Meeting.</p> <p>Contributions will be raised in accordance with Unit Entitlement Values.</p>				
Motion CARRIED.				
Votes	Yes: 4	No: 0	Abs: 0	Inv: 0



Strata and Community Title Services

Motion 21				
Insufficient Funds Special Levy Authority	Ordinary Resolution			
<p>It was resolved that should there be insufficient funds in the Administration Account of the Body Corporate to meet the payment of the premium for insurance, rates and taxes or other like expenses as and when those expenses become due for payment and which if unpaid would expose the Body Corporate to risk or the imposition of fines or other sanctions, then, and only then, the Body Corporate Manager is authorised, but in consultation with the Management Committee, to raise a special levy to meet the shortfall required to ensure payment of the relevant expense provided that the amount of the special levy so raised is to be in accordance with Unit Entitlement Values and must not exceed the sum of \$6,000.00.</p> <p>If the maximum levy amount is insufficient to meet the relevant expense or expenses, then any additional special levy necessary to meet such expense must be authorised by the Body Corporate at a duly convened General Meeting of owners.</p>				
Motion CARRIED.				
Votes	Yes: 4	No: 0	Abs: 0	Inv: 0

Motion 22				
Interest Charged on Overdue Contributions/Levies	Ordinary Resolution			
<p>It was resolved that in accordance with the provisions of s27(4) of the <i>Strata Titles Act 1988</i>, the Body Corporate will apply arrears interest of 15% per annum calculated daily if payment of a contribution or levy or an instalment of a contribution or levy is not received in full within 30 days of the due date.</p> <p>The Management Committee is authorised to waive penalty interest charges in extenuating circumstances at their discretion.</p>				
Motion CARRIED.				
Votes	Yes: 4	No: 0	Abs: 0	Inv: 0



Strata and Community Title Services

Motion 23				
Recovery of Overdue Contributions/Levies	Ordinary Resolution			
<p>It was resolved that in accordance with s27(5) of the <i>Strata Titles Act 1988</i>, Whittles is authorised to take all necessary action, without the need for further authority, including instructing a debt recovery company to initiate legal proceedings against owners on behalf of STRATA CORP.01840 INC when they are in arrears to recover overdue contributions and levies, penalties and recovery costs incurred.</p> <p>Whittles charge the debtor for the issue of a first arrears notice if payment of a contribution or levy or an instalment of a contribution or levy is not received in full within 27 days of the due date. (27 days or more overdue), and when issuing instructions to the debt recovery company.</p> <p>Fees charged by third party providers will be recovered from the debtor at cost per invoice.</p> <p>Owners are advised of the following debt recovery process:</p> <ol style="list-style-type: none"> 1. Owners are issued their contribution notice approximately 3 weeks before the due date. 2. If this is not paid by the due date owners are issued a reminder notice approximately 14 days after the due date. 3. Once 27 days or more overdue, a final notice is issued to the owner incurring a \$44.00 fee. Payment is to be made in full within 21 days from date of issue. 4. Interest starts accumulating on the overdue amounts approximately 5 days after the final notice is issued. 5. Once the 21 days has expired, the account will be referred to debt collection, which will incur a Whittles administration fee and an establishment fee from the debt collection agency. 				
Motion CARRIED.				
Votes	Yes: 4	No: 0	Abs: 0	Inv: 0

Motion 24				
Electronic Communication	Ordinary Resolution			
<p>With the increasing delays by Australia Post, Whittles recommends that owners elect to receive all communication via email (this includes correspondence and contribution notices).</p>				
Motion CARRIED.				
Votes	Yes: 4	No: 0	Abs: 0	Inv: 0

Motion 25				
Other Business				
<p>There was a discussion about Unit 8 Owner storing bicycles on common property and it was resolved that they are required to be removed within 14 days.</p> <p>Unit 8 Owner subsequently raised complaints about items stored on common property by other owners and was advised to submit any such concerns to the Manager in writing with photographs.</p> <p>It was also confirmed that parking facilities on site are limited to one vehicle per unit and all additional vehicles must be parked on the street.</p>				



Strata and Community Title Services

Item 25		
Next Meeting & Closure		
There was a general agreement that the next meeting will be on a date and time to be advised in approximately 12 months.		

Owners are able to access & update their personal details through Whittles Owner Portal online.

To access your account, go to www.whittles.com.au select 'Owner Portal' and enter the following details:

- Account code
- Plan number
- Unit number
- PIN (if this is your first time logging in, leave pin blank as you will be prompted to set a pin)

**** Please note that Whittles encourages owners to receive all correspondence and account notices via email, this ensures timely delivery of documents.***

BUDGET

**STRATA CORP.01840 INC
19-21 MOORHOUSE AVENUE, MYRTLE BANK**

Year ending September 2024

ADMINISTRATIVE FUND

	Oct-Dec 23	Jan-Mar 24	Apr-Jun 24	Jul-Sept 24	Annual Total
INCOME					
Contributions	2,950.00	3,500.00	3,500.00	3,500.00	\$13,450.00
Arrears	0.00	0.00	0.00	0.00	\$0.00
Advances	-0.00	-0.00	-0.00	-0.00	-\$0.00
Total	2,950.00	3,500.00	3,500.00	3,500.00	\$13,450.00
EXPENDITURE					
Cleaning	187.50	187.50	187.50	187.50	\$750.00
Common property	150.00	150.00	150.00	150.00	\$600.00
Electrical	187.50	187.50	187.50	187.50	\$750.00
Grounds	275.00	275.00	275.00	275.00	\$1,100.00
Gutters & downpipes	0.00	0.00	0.00	650.00	\$650.00
Insurance - Renewal	0.00	0.00	4,690.00	0.00	\$4,690.00
Management - Additional services fee	55.00	55.00	55.00	55.00	\$220.00
Management - Agreed Services	627.50	627.50	627.50	627.50	\$2,510.00
Management - Asset Maintenance Services	36.00	36.00	36.00	36.00	\$144.00
Management - Disbursement Fees	136.50	136.50	136.50	136.50	\$546.00
Plumbing	350.00	75.00	75.00	75.00	\$575.00
Rubbish - Bin Sanitising	324.00	324.00	324.00	324.00	\$1,296.00
Technology and System Fees	35.20	35.20	35.20	35.20	\$140.80
Utilities - Electricity	200.00	200.00	200.00	200.00	\$800.00
Total	2,564.20	2,289.20	6,979.20	2,939.20	\$14,771.80

SINKING FUND

	Oct-Dec 23	Jan-Mar 24	Apr-Jun 24	Jul-Sept 24	Annual Total
INCOME					
Contributions	850.00	850.00	850.00	850.00	\$3,400.00
Arrears	0.00	0.00	0.00	0.00	\$0.00
Advances	-0.00	-0.00	-0.00	-0.00	-\$0.00
Total	850.00	850.00	850.00	850.00	\$3,400.00

CASH FLOW SUMMARY

	Oct-Dec 23	Jan-Mar 24	Apr-Jun 24	Jul-Sept 24	Annual Total
<u>ADMINISTRATIVE FUND</u>					
Opening Balance	9,653.17	10,038.97	11,249.77	7,770.57	\$9,653.17
Add: Contributions	2,950.00	3,500.00	3,500.00	3,500.00	\$13,450.00
Add: Arrears	0.00	0.00	0.00	0.00	\$0.00
Minus: Advances	0.00	0.00	0.00	0.00	\$0.00
Minus: Expenditures	2,564.20	2,289.20	6,979.20	2,939.20	\$14,771.80
CLOSING BALANCE	10,038.97	11,249.77	7,770.57	8,331.37	\$8,331.37
<u>SINKING FUND</u>					
Opening Balance	27,031.44	27,881.44	28,731.44	29,581.44	\$27,031.44
Add: Contributions	850.00	850.00	850.00	850.00	\$3,400.00
Add: Arrears	0.00	0.00	0.00	0.00	\$0.00
Minus: Advances	0.00	0.00	0.00	0.00	\$0.00
Minus: Expenditures	0.00	0.00	0.00	0.00	\$0.00
CLOSING BALANCE	27,881.44	28,731.44	29,581.44	30,431.44	\$30,431.44

CALCULATION OF CONTRIBUTIONS

Total Unit Entitlement 100
Number of Units 8

Unit Number	— Effective from 15/02/24 —		— Effective from 15/02/24 —	
	UEV	ADMIN Fund	UEV	SINKING Fund
1	13	\$455	13	\$111
2	12	\$420	12	\$102
3	12	\$420	12	\$102
4	13	\$455	13	\$111
5	13	\$455	13	\$111
6	12	\$420	12	\$102
7	12	\$420	12	\$102
8	13	\$455	13	\$111
QUARTERLY TOTAL		<u>\$3,500.00</u>		<u>\$852.00</u>



Strata and Community Title Services

Dear Corporation Member

Please find enclosed a copy of the Minutes of the recent Annual General Meeting for STRATA CORP.01840 INC 19-21 MOORHOUSE AVENUE, MYRTLE BANK, SA, 5064

Management and staff appreciate your confidence in appointing Whittles as your Body Corporate Managers for the coming year, and assure you of our diligent and professional attention to the Corporation's affairs.

For your information, we have forwarded to your Presiding Officer our standard form of contract for execution on the Corporation's behalf which is to be returned to this office for keeping with the Corporation's files.

Should you have any queries or require attention, please do not hesitate to contact the undersigned.

Yours faithfully

Tammy Collyer
Body Corporate Manager



Strata and Community Title Services

Minutes of the Annual General Meeting
STRATA CORP.01840 INC

Minutes of the Annual General Meeting
STRATA CORP.01840 INC

Meeting Date	14 December 2022		
Meeting Location	Whittles Management Services, Sarah Miller Boardroom, 176 Fullarton Road, Dulwich, SA, 5065 And Via Teleconference		
Time	04:00 PM	Closed: 06:52 PM	
Lots Represented	00002	K L Kavanagh	Owner present
	00004	Whittles	Proxy present
	00005	Ms N J Rimington	Owner present
	00007	Whittles	Proxy present
By Proxy	00004	South Australian Housing Trust	Proxy Name: whittles
	00007	Mr O R Rechichi	Proxy Name: whittles
Chairperson	The Presiding Officer, Ms N J Rimington, presided over the meeting. It was resolved that the Body Corporate Manager, Tammy Collyer, would assist by conducting the meeting.		
Additional Attendees	Tammy Collyer, Body Corporate Manager, representing Whittles Body Corporate Management Pty Ltd.		

Item 1		
Declaration of Interest		
All owners or their nominees, were reminded that they were required to advise the meeting if they had any direct or indirect pecuniary interest in any matter to be considered by the meeting. Whittles refers all Members to the Corporation's Agreement for disclosure of all its relevant interests.		

Motion 2				
Acceptance of Minutes	Ordinary Resolution			
It was resolved that in accordance with s33(4b)(b) of the <i>Strata Titles Act</i> 1988, the minutes of the last Annual General Meeting held on 1 DEC 2021 and sent to owners were accepted as a true and correct record of the proceedings of that meeting.				
Motion CARRIED.				
Votes	Yes: 4	No: 0	Abs: 0	Inv: 0



Strata and Community Title Services

Motion 3				
Acceptance of Statement of Accounts	Ordinary Resolution			
It was resolved that in accordance with s33(4b)(c) of the <i>Strata Titles Act 1988</i> , the unaudited Statement of Accounts for the financial year ending 30 SEP 2022, which have been circulated to all members, were accepted.				
Motion CARRIED.				
Votes	Yes: 4	No: 0	Abs: 0	Inv: 0

Motion 4				
Appointment of Manager	Ordinary Resolution			
It was resolved that the Body Corporate decide under s23(6) of the <i>Strata Titles Act 1988</i> to:				
<ul style="list-style-type: none"> i. appoint Whittles Management Services Pty Ltd as its Manager to supply Services, ii. make the appointment for a Term of twelve (12) months, being from the 1 OCT 2022 to 30 SEP 2023 and that upon expiry of the Term this agreement will continue on a month to month basis until the next Annual General Meeting or until delegation is revoked, iii. authorise limited powers to Whittles Management Services Pty Ltd, iv. agree to pay Service Fees to Whittles Management Services Pty Ltd, v. acknowledge the Disclosures by Whittles Management Services Pty Ltd and vi. execute the Services Agreement that specifies the details of the terms and conditions of the appointment, with Whittles Management Services Pty Ltd. 				
The Services Agreement is available for viewing at whittles.com.au through your owner portal.				
Motion CARRIED.				
Votes	Yes: 4	No: 0	Abs: 0	Inv: 0

Election of Office Bearers and Committee				
It was resolved that, in accordance with s23(1) and 35(1) of the <i>Strata Titles Act 1988</i> , the meeting appointed the following Office Bearers:				
<u>Limitations Imposed</u>				
The Body Corporate Manager advised that the Management Committee and Officers of the Body Corporate do not have powers to resolve matters subject to special or unanimous resolutions.				
Committee Meetings should be conducted in accordance with s35(8) of the <i>Strata Titles Act 1988</i> .				
An agenda should be forwarded to all committee members and decisions at the meeting minuted, copies of which are to be placed with the Body Corporate records.				



Strata and Community Title Services

Election of Presiding Officer

Ms N Rimington - Unit 5 has been elected unopposed as Presiding Officer.

Election of Secretary

Ms S Majeric - Unit 3 has been elected unopposed as Secretary.

Election of Treasurer

Ms N Rimington - Unit 5 has been elected unopposed as Treasurer.

Election of Ordinary Member

No nominees were selected for Ordinary Member, this place remains to be filled.

Item 6

Accredited Contractors (Advice)

To ensure compliance with work health and safety requirements to protect both contractors and Body Corporate's, Whittles only engage accredited contractors who comply with state and territory legislation. If the Body Corporate decides, by act or omission to engage a contractor who is not accredited with Whittles, the Body Corporate acts as the Person Conducting a Business or Undertaking, in regard to the common property for the purposes of occupational health and safety legislation. This means, that if the contractor engaged by the Body Corporate does not have the necessary accreditation, an injured party may seek damages from the Body Corporate.

The Corporate Manager will only request quotations from, and instruct works to be undertaken on behalf of the Body Corporate, by accredited contractors. However, non-accredited contractor's invoices will be processed for payment only when instructed to do so by the Body Corporate Chairperson or a person authorised by the Body Corporate to do so.

Item 7

Annual Compliance Register (Advice)

The *Work Health and Safety Act 2012*, recognises that a Body Corporate's common property is a workplace, as such the Body Corporate is responsible for ensuring the workplace is free from hazard, as far as reasonably practicable. Whittles has established a register to ensure owners are fully aware of their legislative and reporting requirements for the Body Corporate. Many different areas are subject to annual compliance and the Body Corporate Manager may review at the meeting all Body Corporate obligations and where necessary, update any compliance reports required to be held on file.

All legislative compliance reports will be reviewed promptly as required and any maintenance attended to in accordance with Australian Standards or Industry best practice using qualified and reputable practitioners. To ensure that the Body Corporate obligations are met and maintained during the year, the Compliance Register will be updated throughout the year.



Strata and Community Title Services

Motion 8				
Primary Duty of Care / Common Property / Safety Report		Ordinary Resolution		
<p>The Body Corporate has a Duty of Care to ensure the common area is in a safe condition for occupants, visitors and workers.</p> <p>It was defeated that in accordance with <i>SA Work Health & Safety Act 2012 and or SA Civil Liability Act 1936</i>, a suitably qualified person/s be instructed to carry out an inspection of the common property at an estimated cost of \$440.00 and provide a detailed report of any hazard that could potentially be deemed a risk to the Body Corporate and risk of harm to occupants, visitors and workers.</p> <p>This report is to be forwarded to the Management Committee for further instructions.</p> <p>A comprehensive professional report was performed in 2019 and is available for viewing at whittles.com.au through your owner portal.</p>				
Motion DEFEATED.				
Votes	Yes: 0	No: 4	Abs: 0	Inv: 0
Notes				
<p>It was resolved to defer this item for consideration at the next Annual General Meeting.</p> <p>All Owners are reminded of their ongoing responsibility to ensure they, and any other occupants or guests of their unit, use the common property with due care, and to monitor common property and promptly report and/or resolve any hazards they may become aware of through the year.</p>				

Motion 9				
Sinking Fund Forecast		Ordinary Resolution		
<p>It was resolved that the Body Corporate review and accept the existing Sinking Fund Projection Report at the Annual General Meeting for the current period.</p> <p>The <i>Statutes Amendment (Community and Strata Titles) Act 2012</i>, requires that all Strata and Community Body Corporate's other than small groups (6 or less) prepare a forward budget for maintenance and capital works. This forward budget must be tabled at each Annual General Meeting and new information must be presented for consideration no less than every three (3) years for Corporations consisting of 7-20 lots and five (5) years for Corporations consisting of more than 20 lots.</p> <p>The existing Sinking Fund Forecast is available for viewing at whittles.com.au through your owner portal.</p>				
Motion CARRIED.				
Votes	Yes: 4	No: 0	Abs: 0	Inv: 0



Strata and Community Title Services

Item 10		
Current Insurance Details (Advice)		
A copy of the Body Corporate's current certificate of currency included with the meeting notice and is also available for viewing at whittles.com.au through your owner portal.		

Item 11		
Insurance Valuation (Advice)		
A comprehensive professional valuation for insurance purposes was performed in 2022 and recommended insurance cover of \$2,280,000.		
The Insurance Valuation is available for viewing at whittles.com.au through your owner portal.		

Motion 12				
Insurance Renewal	Ordinary Resolution			
<p>It was resolved that the Body Corporate Manager is to arrange quotes and renewal of the Body Corporate's insurance for a sum insured of \$2,280,000 with the Authorised Representative of MGA Insurance Brokers Pty Ltd, who have an association with Whittles and Millennium Underwriting Agencies Pty Ltd. A Financial Services Guide is available on request.</p> <p>Owners are reminded that where repairs are carried out under insurance and the repairs benefit a particular unit, the unit owner may be responsible for the payment of any excess subject to any explicit instructions to the contrary by the Body Corporate.</p> <p>Whittles recommends consideration be given to the following additional cover options if not already included in the policy; office bearers liability, flood or catastrophe, electrical surge, loss of rent and machinery breakdown.</p> <p>Contents Insurance The Body Corporate Manager advised members of the necessity for them to arrange individually for adequate insurance for contents of their units, inclusive of carpets, drapes, light fittings, etc., whether or not the unit is occupied by the unit owner or tenant, and it was noted that the Body Corporate's Legal Liability cover applied primarily to common property and that unit owners should be separately insured for cover in relation to their own premises.</p> <p>The Body Corporate's Certificate of Currency is available for viewing at whittles.com.au through your owner portal.</p>				
Motion CARRIED.				
Votes	Yes: 3	No: 0	Abs: 1	Inv: 0



Strata and Community Title Services

Item 13				
Utility Supplies Review				
Whittles Standard Service Agreements include an annual review of common property utility supplies. This will be undertaken by Strata Utility Networks Australia Pty Ltd (if your building is eligible). They will implement any changes without charge where there is a benefit for the Body Corporate.				

Motion 14				
Gutter Cleaning		Ordinary Resolution		
It was resolved that the Corporation will have the gutters and down pipes cleaned once annually in June 2023 for preventative maintenance purposes.				
Motion CARRIED.				
Votes	Yes: 3	No: 1	Abs: 0	Inv: 0

Motion 15				
Grounds Maintenance		Ordinary Resolution		
It was resolved that the Corporation will have the common property grounds maintenance carried out on a monthly basis as previously resolved.				
Motion CARRIED.				
Votes	Yes: 3	No: 1	Abs: 0	Inv: 0
Notes				
It was noted that the contractor is not Whittles registered.				
The Manager was requested to forward a standard scope of work to the Presiding Officer, who will adjust as necessary and issue to the contractor.				

Motion 16				
Window Cleaning		Ordinary Resolution		
It was resolved that the Corporation will engage a window cleaning contractor to undertake annual cleaning of all stairwell windows (inside & out) and inaccessible exterior windows, as previously resolved and moved Unit 8 Owner.				
Motion CARRIED.				
Votes	Yes: 3	No: 0	Abs: 1	Inv: 0



Strata and Community Title Services

Motion 17				
Cleaning	Ordinary Resolution			
It was resolved that the Corporation will engage a cleaning contractor to undertake regular cleaning of the common stairwells, as moved by Unit 8 Owner.				
Motion CARRIED.				
Votes	Yes: 3	No: 0	Abs: 1	Inv: 0
Notes				
<p>Owners in attendance noted that historically, the stairwells have been kept clean by residents, however this has lapsed in recent years and the Corporation is responsible for necessary maintenance as the area is common property.</p> <p>It was resolved to proceed with arranging regular cleaning, subject to Committee confirmation of frequency and acceptance of a quote.</p> <p>The Manager was instructed to arrange a quote for a once off clean and a comparison quote for quarterly cleaning, and forward to the Committee for review and consideration. The Committee is authorised to determine the frequency of cleaning to be undertaken, select a contractor and quote, authorise works, and confirm the level and source of funds required.</p>				

Motion 18				
Carpet Repairs	Ordinary Resolution			
It was resolved that the Corporation discuss responsibility for repairing stairwell carpet damage arising from removal of the chairlift, as moved by Unit 5 Owner.				
Motion CARRIED.				
Votes	Yes: 3	No: 0	Abs: 1	Inv: 0
Notes				
Unit 5 Owner advised that she has subsequently discussed this matter further with representatives from SA Housing Authority and they have agreed to arrange the carpet repairs as the chairlift was originally installed by them.				

Motion 19				
Rubbish Bins	Ordinary Resolution			
It was resolved that the Corporation will arrange new bins and labels, and confirm agreed use and storage arrangements, as moved by Unit 5 Owner				
Motion CARRIED.				
Votes	Yes: 3	No: 0	Abs: 1	Inv: 0



Strata and Community Title Services

Notes
<p>Unit 5 Owner advised that she has arranged for the damaged bins to be picked up by Council, who will repair/replace them as necessary free of charge. The Presiding Officer further confirmed she has also arranged a quote for bin cleaning, and it was agreed that the Manager will also arrange a quote from the cleaning contractor quoting other work.</p> <p>It was further agreed that Unit 5 Owner will purchase and apply new labels to all bins post repair/replacement and cleaning. Unit 5 Owner is authorised to submit receipts to the Manager for reimbursement of costs.</p> <p>Owners in attendance agreed Unit 5 Owner is to arrange bin replacement/repairs as necessary, and cleaning of all bins, subject to Committee acceptance of a quote.</p> <p>Use and storage arrangements will be included in the Resident Information Sheet to be created.</p>

Motion 20				
House Rules	Ordinary Resolution			
<p>It was resolved that the Corporation discuss the proposal to establish House Rules for residents, as moved by Unit 5 Owner.</p>				
Motion CARRIED.				
Votes	Yes: 2	No: 1	Abs: 1	Inv: 0
Notes				
<p>The Manager advised that providing new residents with general information can be useful and establish the Corporation's norms and preferred practices. However, it can't set out rules other than what appears in the Articles and is not enforceable.</p> <p>Owners in attendance agreed that issues should be addressed with the appropriate authority on an as needs basis, and a Resident Information Sheet with information about items such as rubbish collection, bin use and storage, stairwell and grounds maintenance, items on common property, parking, etc., and will be created by the Manager and Unit 5 Owner for new residents.</p>				



Strata and Community Title Services

Motion 21				
Business Arising	Ordinary Resolution			
1. External painting 2. Letterbox improvements / unit numbering 3. Garden improvements / working bee 4. Stairwell lighting 5. Solar electricity				
Motion CARRIED.				
Votes	Yes: 3	No: 0	Abs: 1	Inv: 0
Notes				
<p>1. External painting - Owners in attendance instructed the Manager to include this item on the next Annual General Meeting Agenda.</p> <p>All Owners are invited to arrange quotes and submit to the Manager by 30 September 2023.</p> <p>2. Letterbox improvements / unit numbering - Unit 5 Owner advised that she has had difficulty obtaining reliable quotes and advised that she has seen suitable modern style lettering at hardware stores, which her partner can install at no cost.</p> <p>Owners in attendance agreed this would provide a low cost satisfactory solution and approved Unit 5 Owner to arrange this and subject receipts to the Manager for reimbursement of costs.</p> <p>3. Garden improvements / working bee - Unit 5 Owner advised that a working bee has not yet been carried out, however this is an ongoing project and is anticipated to occur at a future date.</p> <p>4. Stairwell lighting - Owners in attendance agreed the lighting in the stairwells is not consistent and is insufficient in U7/8 stairwell and unattractive in U5/6 stairwell. Unit 5 Owner advised that she will resume discussions with SA Housing Authority regarding removal of the unapproved additional light installed in unit 5/6 stairwell.</p> <p>The Manager was instructed to arrange an updated quote for the scope of work previously established with an electrician and forward to the Committee for consideration. The Committee is authorised to review and select a preferred quote and approve works and expenditure as may be required.</p> <p>5. Solar electricity - Owners in attendance advised they are not in favour of proceeding with solar electricity at this time.</p>				

Motion 22		
Administrative Fund Budget	Ordinary Resolution	
<p>It was defeated that in accordance with s27 of the <i>Strata Titles Act 1988</i>, the attached Administrative Fund budget be approved and adopted.</p> <p>Contributions reflected in this budget are the same as the previous budget with proposed quarterly contributions for the Corporation of \$2,700.00 for the financial year ending 30 SEP 2023.</p>		



Strata and Community Title Services

This budget is based on the requirements for the Body Corporate during the coming year and DOES NOT provide for additional works as may be agreed to or arranged by owners at the Annual General Meeting.

Contributions will be raised in accordance with Unit Entitlement Values.

Motion DEFEATED.

Votes	Yes: 1	No: 2	Abs: 1	Inv: 0
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Notes

Owners in attendance rejected the Proposed Budget, and instead instructed the Manager to increase contributions to \$2,950.00 per quarter to include provision for the additional works resolved at this meeting.

Motion 23

Sinking Fund Budget	Ordinary Resolution	
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It was resolved that in accordance with s27 of the *Strata Titles Act 1988*, the attached Sinking Fund budget were approved and adopted.

Contributions reflected in this budget are the same as the previous budget with proposed quarterly contributions for the Corporation of \$850.00 for the financial year ending 30 SEP 2023.

This budget is based on the requirements for the Body Corporate during the coming year and DOES NOT provide for additional works as may be agreed to or arranged by owners at the Annual General Meeting.

Contributions will be raised in accordance with Unit Entitlement Values.

Motion CARRIED.

Votes	Yes: 3	No: 0	Abs: 1	Inv: 0
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Motion 24

Insufficient Funds Special Levy Authority	Ordinary Resolution	
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The Body Corporate resolved that should there be insufficient funds in the Administration Account of the Body Corporate to meet the payment of the premium for insurance, rates and taxes or other like expenses as and when those expenses become due for payment and which if unpaid would expose the Body Corporate to risk or the imposition of fines or other sanctions, then, and only then, the Body Corporate Manager is authorised, but in consultation with the Management Committee, to raise a special levy to meet the shortfall required to ensure payment of the relevant expense provided that the amount of the special levy so raised is to be in accordance with Unit Entitlement Values and must not exceed the sum of \$5,000.00.

If the maximum levy amount is insufficient to meet the relevant expense or expenses, then any additional special levy necessary to meet such expense must be authorised by the Body Corporate at a duly convened General Meeting of owners.

Motion CARRIED.

Votes	Yes: 4	No: 0	Abs: 0	Inv: 0
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Strata and Community Title Services

Motion 25				
Interest Charged on Overdue Contributions/Levies	Ordinary Resolution			
<p>It was resolved that in accordance with the provisions of s27(4) of the <i>Strata Titles Act 1988</i>, the Body Corporate will apply arrears interest of 15% per annum calculated daily, if payment of a contribution or levy or an instalment of a contribution or levy is not received in full within 30 days of the due date.</p> <p>The Management Committee is authorised to waive penalty interest charges in extenuating circumstances at its discretion.</p>				
Motion CARRIED.				
Votes	Yes: 4	No: 0	Abs: 0	Inv: 0

Motion 26				
Recovery of Overdue Contributions/Levies	Ordinary Resolution			
<p>It was resolved that in accordance with s27(5) of the <i>Strata Titles Act 1988</i>, Whittles is authorised to take all necessary action, without the need for further authority, including instructing a debt recovery company to initiate legal proceedings against owners on behalf of STRATA CORP.01840 INC when they are in arrears to recover overdue contributions and levies, penalties and recovery costs incurred.</p> <p>Whittles charge the debtor for the issue of a first arrears notice if payment of a contribution or levy or an instalment of a contribution or levy is not received in full within 27 days of the due date. (27 days or more overdue), and when issuing instructions to the debt recovery company.</p> <p>Fees charged by third party providers will be recovered from the debtor at cost per invoice.</p> <p>Owners are advised of the following debt recovery process:</p> <ol style="list-style-type: none"> 1. Owners are issued their contribution notice approximately 3 weeks before the due date. 2. If this is not paid by the due date owners are issued a reminder notice approximately 14 days after the due date. 3. Once 27 days or more overdue, a final notice is issued to the owner incurring a \$44.00 fee. Payment is to be made in full within 21 days from date of issue. 4. Interest starts accumulating on the overdue amounts approximately 5 days after the final notice is issued. 5. Once the 21 days has expired, the account will be referred to debt collection, which will incur a Whittles administration fee and an establishment fee from the debt collection agency. 				
Motion CARRIED.				
Votes	Yes: 3	No: 0	Abs: 1	Inv: 0



Strata and Community Title Services

Motion 27		
Other Business	Ordinary Resolution	
<p>Owners in attendance discussed the Corporation's pet policy and it was agreed that pet approval will continue to be assessed on an individual basis.</p> <p>Any owner wishing to request pet approval should submit a written request to the Manager for consideration at a general meeting of owners.</p>		

Item 28		
Next Meeting & Closure		
<p>Meeting closes 6.52 p.m.</p> <p>The next Annual General Meeting will be held on a date and time to be advised.</p>		

Owners are able to access & update their personal details through Whittles Owner Portal online.

To access your account go to www.whittles.com.au select 'Owner Portal' and enter the following details:

- Account code
- Plan number
- Unit number
- PIN (if this is your first time logging in, leave pin blank as you will be prompted to set a pin)

*** Please note that Whittles encourages owners to receive all correspondence and account notices via email, this ensures timely delivery of documents.**

BUDGET

STRATA CORP.01840 INC
19-21 MOORHOUSE AVENUE, MYRTLE BANK

Year ending September 2023

ADMINISTRATIVE FUND

	Oct-Dec 22	Jan-Mar 23	Apr-Jun 23	Jul-Sept 23	Annual Total
INCOME					
Contributions	2,700.00	2,950.00	2,950.00	2,950.00	\$11,550.00
Arrears	0.00	0.00	0.00	0.00	\$0.00
Advances	-0.00	-0.00	-0.00	-0.00	<u>-0.00</u>
Total	2,700.00	2,950.00	2,950.00	2,950.00	<u>\$11,550.00</u>
EXPENDITURE					
Cleaning	187.50	187.50	187.50	187.50	\$750.00
Common property	150.00	150.00	150.00	150.00	\$600.00
Electrical	187.50	187.50	187.50	187.50	\$750.00
Grounds	275.00	275.00	275.00	275.00	\$1,100.00
Gutters & downpipes	0.00	0.00	0.00	650.00	\$650.00
Insurance - Renewal	0.00	0.00	3,875.00	0.00	\$3,875.00
Management - Additional services fee - Meeting fees	220.00	0.00	0.00	0.00	\$220.00
Management - Agreed services	580.00	580.00	580.00	580.00	\$2,320.00
Management - Asset maintenance services	30.00	30.00	30.00	30.00	\$120.00
Management - Disbursement fees & service	143.00	143.00	143.00	143.00	\$572.00
Plumbing	75.00	75.00	75.00	75.00	\$300.00
Utilities - Electricity	200.00	200.00	200.00	200.00	<u>\$800.00</u>
Total	2,048.00	1,828.00	5,703.00	2,478.00	<u>\$12,057.00</u>

SINKING FUND

	Oct-Dec 22	Jan-Mar 23	Apr-Jun 23	Jul-Sept 23	Annual Total
INCOME					
Contributions	850.00	850.00	850.00	850.00	\$3,400.00
Arrears	0.00	0.00	0.00	0.00	\$0.00
Advances	-0.00	-0.00	-0.00	-0.00	<u>-0.00</u>
Total	850.00	850.00	850.00	850.00	<u>\$3,400.00</u>

CASH FLOW SUMMARY

	Oct-Dec 22	Jan-Mar 23	Apr-Jun 23	Jul-Sept 23	Annual Total
<u>ADMINISTRATIVE FUND</u>					
Opening Balance	9,386.46	10,038.46	11,160.46	8,407.46	\$9,386.46
Add: Contributions	2,700.00	2,950.00	2,950.00	2,950.00	\$11,550.00
Add: Arrears	0.00	0.00	0.00	0.00	\$0.00
Minus: Advances	0.00	0.00	0.00	0.00	\$0.00
Minus: Expenditures	2,048.00	1,828.00	5,703.00	2,478.00	\$12,057.00
CLOSING BALANCE	10,038.46	11,160.46	8,407.46	8,879.46	\$8,879.46
<u>SINKING FUND</u>					
Opening Balance	23,623.44	24,473.44	25,323.44	26,173.44	\$23,623.44
Add: Contributions	850.00	850.00	850.00	850.00	\$3,400.00
Add: Arrears	0.00	0.00	0.00	0.00	\$0.00
Minus: Advances	0.00	0.00	0.00	0.00	\$0.00
Minus: Expenditures	0.00	0.00	0.00	0.00	\$0.00
CLOSING BALANCE	24,473.44	25,323.44	26,173.44	27,023.44	\$27,023.44

CALCULATION OF CONTRIBUTIONS

Total Unit Entitlement 100
Number of Units 8

Unit Number	— Effective from 15/02/23 —		— Effective from 15/02/23 —	
	UEV	ADMIN Fund	UEV	SINKING Fund
1	13	\$384	13	\$111
2	12	\$354	12	\$102
3	12	\$354	12	\$102
4	13	\$384	13	\$111
5	13	\$384	13	\$111
6	12	\$354	12	\$102
7	12	\$354	12	\$102
8	13	\$384	13	\$111
QUARTERLY TOTAL		<u>\$2,952.00</u>		<u>\$852.00</u>

Strata Corporation 001840 Inc.
At 19-21 MOORHOUSE AVENUE, MYRTLE BANK

Page1

The following is a summary of policy decisions, special and unanimous resolutions resolved by the Corporation.

The relevant minutes should be consulted for precise wording of the resolutions.

Date of Meeting	Details of Resolution
27/09/11	<p data-bbox="391 432 841 464"><u>Maintenance Supervisor - Confirmed</u></p> <p data-bbox="391 512 602 543"><u>Real Estate Signs</u></p> <p data-bbox="391 548 1390 720">It was agreed that a land agent instructed to offer any unit "For Sale" be permitted to erect one sign only, of dimensions not greater than 1.2 x 1.0 metres. This sign must indicate the number of the unit and is to be installed as near as practicable to the front boundary of the premises and be removed not later than 14 days after a contract for sale.</p> <p data-bbox="391 764 597 795"><u>Air Conditioners</u></p> <p data-bbox="391 800 1382 869">All unit holders may install an air conditioner to the unit provided that it does not impede any common walkway.</p> <p data-bbox="391 913 594 945"><u>Security Screens</u></p> <p data-bbox="391 949 1382 1018">All unit holders may install security screens to the doors (and windows) provided they conform in colour and design to the architecture of the building.</p> <p data-bbox="391 1062 599 1094"><u>Security Shutters</u></p> <p data-bbox="391 1098 1409 1167">All unit holders may install security shutters to the windows provided they conform in colour and design to the architecture of the building.</p> <p data-bbox="391 1211 589 1243"><u>Awnings/Blinds</u></p> <p data-bbox="391 1247 1365 1316">All unit holders may install external awnings/blinds on windows so long as they conform in materials, design and colours to the architecture of the building.</p> <p data-bbox="391 1360 589 1392"><u>Security Alarms</u></p> <p data-bbox="391 1396 1390 1465">Unit holders may install a security alarm for their unit, which includes an external flashing light.</p> <p data-bbox="391 1509 558 1541"><u>Sensor Lights</u></p> <p data-bbox="391 1545 1097 1577">Unit holders may install one external sensor light per unit.</p> <p data-bbox="391 1621 686 1652"><u>Insurance Policy Excess</u></p> <p data-bbox="391 1656 1403 1745">It was resolved that where repairs are carried out under insurance and the repairs benefit a particular unit, the unit owner will be responsible for the payment of any excess.</p>
14/11/12	<u>Maintenance Supervisor - Confirmed</u>

Strata Corporation 001840 Inc.
At 19-21 MOORHOUSE AVENUE, MYRTLE BANK

The following is a summary of policy decisions, special and unanimous resolutions resolved by the Corporation.

The relevant minutes should be consulted for precise wording of the resolutions.

14/11/12 cont

Licence To Occupy Portion Of Common Property Directly To The Rear Of Unit 1

The meeting agreed to licence the owner of unit 1 to occupy a section of common property situated directly to the rear of the said unit.

This licence is granted subject to the said occupied common property being maintained by and at the expense of the unit owner.

PRESCRIBED WORKS

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.

Unit 1 - Approval To Erect Dividing Fence & Gate At The Rear Of Unit 1

Approval granted to the owner of unit 1 to erect a dividing fence and gate as a division of common property between units 1 and 2 at the rear of the unit.

Unit 1 - Approval To Pave The Common Property Area At The Rear Of Unit 1

Approval granted to the owner of unit 1 to pave the small area of common property located directly to the rear of the unit.

Unit 1 - Approval To Enlarge The Rear Kitchen Window Of Unit 1

Approval granted to the owner of Unit 1 to enlarge the rear kitchen window of this unit.

16.12.13

Cat - Unit 7

Approval granted for Unit 7 to keep one desexed Cat at the Unit.

Skylight - Unit 7

Approval granted for Unit 7 to install a Skylight at the unit. All costs associated with the installation and future maintenance will be borne by the Unit owner.

5.2.15

No resolutions recorded

3.12.15

No resolutions recorded

10.11.16

Unit 3 Remove Rear Windows and Install Rear External Door

Proposed by Unit 3 that a rear window of Unit 3 be removed and install an external new door. All associated installation and future maintenance to be borne by the unit owner.

YES 6 / NO / ABSTAIN 1 - MOTION CARRIED

10/11/16 No resolutions recorded

29/11/17 No resolutions recorded

10/12/18 No resolutions recorded

10/1/20 Water Consumption Charging. That the Corporation undertake to instruct SA Water to apportion water consumption costs by unit entitlement value and bill directly to owners with quarterly supply charges.

YES 5 - MOTION CARRIED

06.05.2021 (EGM) Common Solar Electricity (Special Resolution)

That the Corporation undertake to engage a suitably qualified and insured contractor to supply and install solar panels to the common property roof space for the purpose of generating electricity for the public lighting/common supply.

Quote attached to the notice for owner consideration (subject to confirmation)

If approved, owners in attendance at the Meeting will determine the preferred source/s of funds for these works.

6 - YES - 1 - NO MOTION CARRIED

Units 6 & 7 - Amend Numbering (Special Resolution)

Moved Unit 2, 4, 5, & 7 Owner, that the Corporation grant approval for the owners of Units 6 and 7 to be renumbered in accordance with the Strata Plan and the title documents held by each respective owner, as well as Council records recently updated by Unit 6 owner.

6 - YES - 1 - ABSTAIN MOTION CARRIED

It was further resolved that Unit 5 and 8 Owners are also approved to exchange of on site unit numbers if desired by both unit holders at such time that current title issues are resolved. - All costs are to be borne by the affected parties

01.12.2021 AGM No Resolutions Recorded

10.01.2022 (EGM) Pet Approval Unit 2 (Special Resolution)

Moved Unit 2 Owner that the Corporation grant approval for a pet guinea pig to be housed in the unit.

The pet guinea pig is owned by a prospective rental tenant with an excellent rental history, excellent rental references and professional stable employment. The guinea pig lives inside and is housed in a purpose built pen. Unit 2 Owner confirms that the rental tenancy agreement will stipulate that the guinea pig is to be fully wormed, vaccinated, etc., and must be maintained in a healthy and hygienic condition within the unit / unit subsidiary.

Unit 2 Owner advises that although guinea pigs are very small and quiet animals and residents are unlikely to even be aware of its presence, she is keen to ensure the importance of Strata rules and responsibilities is properly established with prospective tenants.

If granted, such approval is non-transferable and remains subject to the pet owner accepting full responsibility for:

ensuring the animal is maintained in a healthy and hygienic condition at all times including the full recommended vaccination schedule and preventative pest treatments (worms/fleas/ticks/mites/etc);
kept in an appropriately secure and hygienic environment;
ensuring the animal is not permitted to roam on the common property;
ensuring the animal is not permitted to cause undue nuisance, concern or threat to others on the strata/community parcel;
and for any and all costs associated with and/or arising from the animal being in the unit.

4 -YES / 1 - NO MOTION CARRIED

14.12.2022 (AGM) No Resolutions Recorded

Motion 18 Unit 8 - Approval to Install Ducted Air Conditioner Special Resolution

“We are seeking approval to install ducted air con system at our place.”
If granted, such approval is subject to the installing unit owner accepting full responsibility for: obtaining prior confirmation that the intended location is suitable and installation will not compromise the site/structure in any way; ensuring all work is undertaken by an appropriately qualified, licensed and insured contractor and is completed to the relevant Australian Standard and with minimal disruption to others; all ongoing and/or future maintenance related to the installation; and all costs associated with and/or arising from the installation and/or its removal.

14/12/2023

Motion CARRIED.

Votes YES: 4 / No: 0 / Abs: 0 / Inv: 0

SCHEDULE 3

Articles of Strata Corporation

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

STRATA PLAN 1840 1ST. OF 3 SHEETS

ACCEPTED AND FORWARDED
Raymond James Todd
CHIEF SURVEYOR
No. 12115

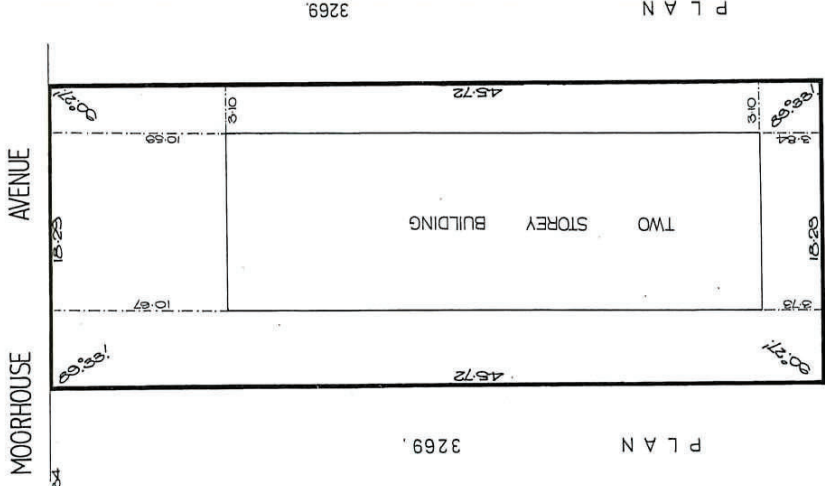
HUNDRED OF ADELAIDE
PT Sec 270
PT LOT 36 OF LTO. PLAN 3269
in the area named
MYRTLE BANK

Reference Vol. 3264, Fol. 83



SITE PLAN

I, **Raymond James Todd**, a Licensed Surveyor within the meaning of the Surveyor Act, 1935-1961, do hereby certify:
1. that all the units and unit subsidiaries and all buildings and other structures shown on this strata plan are situated within the boundaries of the parcel delineated on this strata plan;
2. that this strata plan represents an accurate delineation of the units and unit subsidiaries (if any) as contained or laid out on the plan;
3. that I am not aware of any other persons claiming an interest in the land.
Dated this 30th day of JANUARY 1975.



L.T.O.
L.T.O.

TODD, ALEXANDER & Co.
SURVEYING AND PLANNING CONSULTANTS
30 FRANKLIN ST., ADELAIDE 5000
PHONE 51 2786
FILE REF.
TA-8084/

STRATA PLAN

1840

3RD of 3 SHEETS

ACCEPTED AND DEPOSITED
B. R. Lawrence
 CHIEF DRAFTING OFFICER
 Pro Registrar General
 18/1/1975

SCHEDULE OF UNIT ENTITLEMENT						
UNIT NO	UNIT ENTITLEMENT	CURRENT C's. of T.		UNIT ENTITLEMENT	CURRENT C's. of T.	
		VOLUME	FOLIO		VOLUME	FOLIO
1	13					
2	12					
3	12					
4	13					
5	13					
6	12					
7	12					
8	13					
AGGREGATE	100					
				AGGREGATE		
				COMMON PROPERTY		



Authenticated Vide Application No 370746
B. R. Lawrence
 Registrar General



SOLUTIONS IN ENGINEERING

SINKING FUND FORECAST

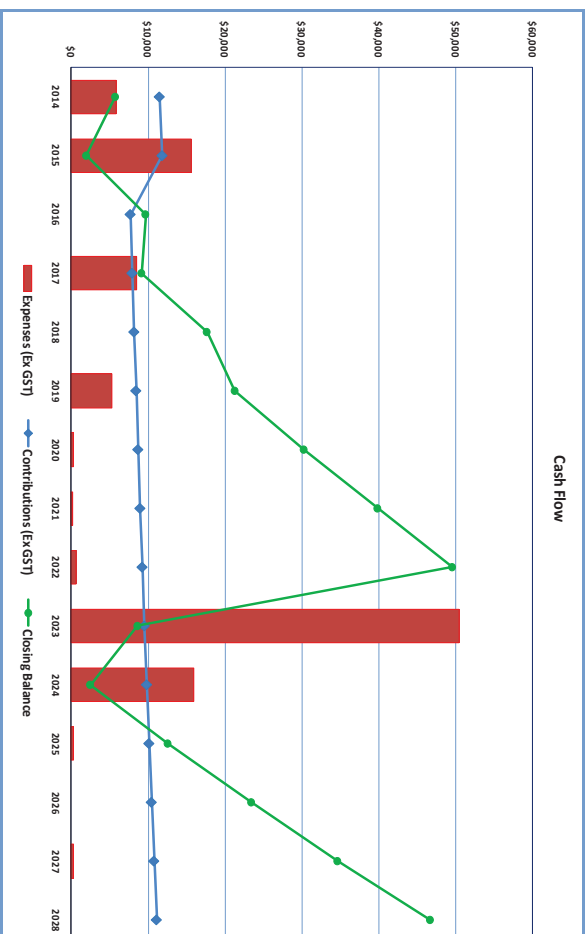
19-21 Moorhouse Avenue
Myrtle Bank SA 5064



Building details & report inputs

Year of construction or Registered Plan date	1975	Assumed interest rate on invested funds	3.35%
Number of lot entitlements	100	Company taxation rate	30.00%
Current levy per lot entitlement	\$0.00	Interest on invested funds	2.35%
		<i>(Assumed interest rate less company taxation rate. Applied to average balances over \$10,000)</i>	
Starting date of financial year for report	1/10/2013	Contingency allowance	8%
Opening balance (At commencement date)	\$36	Assumed rate of inflation for building maintenance costs (Based on RBA data over 15 years)	3.10%
GST status	Not Registered for GST	Plan period	15

15 year levy table			
Year	End date	Recommended annual levy (inc. GST)	Recommended annual levy per lot entitlement
1	30/09/2014	11,500.00	115.00
2	30/09/2015	11,856.50	118.57
3	30/09/2016	7,706.73	77.07
4	30/09/2017	7,945.64	79.46
5	30/09/2018	8,191.95	81.92
6	30/09/2019	8,445.90	84.46
7	30/09/2020	8,707.72	87.08
8	30/09/2021	8,977.66	89.78
9	30/09/2022	9,255.97	92.56
10	30/09/2023	9,542.91	95.43
11	30/09/2024	9,838.74	98.39
12	30/09/2025	10,143.74	101.44
13	30/09/2026	10,458.20	104.58
14	30/09/2027	10,782.40	107.82
15	30/09/2028	11,116.65	111.17



15 year anticipated expenditures table

This table shows when expenses will occur in the next 15 years. From left to right the columns are:-

'Expenditure items' - lists the different areas and items of expenditure.

'Current cost' - shows the current maintenance expenditure costs in today's dollars.

'Year 1' to **'Year 15'**, shows the costs in the year in which they occur including the **'assumed rate of inflation'** compounded annually until the cost is due.

At the bottom on each column there are three lines. Firstly, a **'sub total (Inc. GST)'** followed by a line calculating the **'contingency allowance (Inc. GST)'** for unforeseen and minor expenses and finally **'total expenses (Inc. GST)'** for that year. Please note: This page rounds figures to the nearest whole dollar.

Expenditure item	Current Cost	Year 1 (2014)	Year 2 (2015)	Year 3 (2016)	Year 4 (2017)	Year 5 (2018)	Year 6 (2019)	Year 7 (2020)	Year 8 (2021)	Year 9 (2022)	Year 10 (2023)	Year 11 (2024)	Year 12 (2025)	Year 13 (2026)	Year 14 (2027)	Year 15 (2028)
1. Building exterior																
Repair ceilings	1,027	-	1059	-	-	-	-	-	-	-	1352	-	-	-	-	-
Repair eaves	1,911	-	1970	-	-	-	-	-	-	-	2515	-	-	-	-	-
Repair timber fascia	1,911	-	1970	-	-	-	-	-	-	-	2515	-	-	-	-	-
Repair guttering	2,012	-	2074	-	-	-	-	-	-	-	536	-	-	-	-	-
Inspect and repair guttering (total: 94 Lm)	407	-	420	-	-	-	-	-	-	-	536	-	-	-	-	-
Repair downpipes	732	-	755	-	-	-	-	-	-	-	963	-	-	-	-	-
Inspect and repair downpipes (total: 36 Lm)	342	-	353	-	-	-	-	-	-	-	450	-	-	-	-	-
Repair doors - both sides including architraves	585	-	603	-	-	-	-	-	-	-	770	-	-	-	-	-
Maintain / repair aluminium doors / windows	7,000	-	-	-	7671	-	-	-	-	-	-	-	-	-	-	-
Repair metal balustrades	2,369	-	2442	-	-	-	-	-	-	-	-	-	-	-	-	-
Inspect and repair balustrades (total: 24 Lm)	738	-	761	-	-	-	-	-	-	-	971	-	-	-	-	-
2. Roof																
Replace tiled roof	22,701	-	-	-	-	-	-	-	-	-	29879	-	-	-	-	-
Maintain / repair roof tiles (total: 442 m2)	1,498	-	-	-	-	-	-	-	-	-	1972	-	-	-	-	-
Re-bed and re-point ridge caps (total: 53 Lm)	546	-	-	-	-	-	-	-	-	-	719	-	-	-	-	-
3. Access for work at heights																
Elevated work platforms and site set up	1,500	-	1547	-	-	-	-	-	-	-	1974	-	-	-	-	-

11 February 2014

19-21 Moorhouse Avenue / Strata Title 01840

Reference No.: 1462285

Expenditure item	Current Cost	Year 1 (2014)	Year 2 (2015)	Year 3 (2016)	Year 4 (2017)	Year 5 (2018)	Year 6 (2019)	Year 7 (2020)	Year 8 (2021)	Year 9 (2022)	Year 10 (2023)	Year 11 (2024)	Year 12 (2025)	Year 13 (2026)	Year 14 (2027)	Year 15 (2028)
4. Stairwell																
Repair ceiling	183	-	189	-	-	-	-	-	-	-	241	-	-	-	-	-
Repair doors - both sides including architraves	167	-	172	-	-	-	-	-	-	-	220	-	-	-	-	-
Replace floor tiles	295	-	-	-	-	-	-	-	-	-	-	400	-	-	-	-
Maintain / repair floor tiles (total: 2 m ²)	148	148	-	-	-	-	172	-	-	-	-	201	-	-	-	-
Replace carpet	703	-	-	-	-	-	819	-	-	-	-	-	-	-	-	-
Replace carpet (total: 9 m ²)	156	156	-	-	-	-	182	-	-	-	-	212	-	-	-	-
5. Vehicle accessways and external walkways																
Surface cleaning program	598	598	-	-	-	-	697	-	-	-	-	811	-	-	-	-
Maintain / repair concrete surface (total: 249 m ²)	1,070	1070	-	-	-	-	1246	-	-	-	-	1452	-	-	-	-
Repaint line marking	347	347	-	-	-	-	404	-	-	-	-	471	-	-	-	-
Replace storm water grates	300	-	-	-	-	-	-	-	-	-	-	407	-	-	-	-
Replace pedestrian gate	412	-	-	-	-	-	-	-	-	526	-	-	-	-	-	-
Repaint pedestrian gate	900	900	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6. Fixtures and fittings																
Replace letterboxes	1,136	-	-	-	-	-	-	-	-	-	1495	-	-	-	-	-
Maintain common light fittings	150	-	155	-	164	-	175	-	186	-	197	-	210	-	223	-
7. Building signage																
Replace signage	250	-	-	-	-	-	-	300	-	-	-	-	-	-	-	-
8. Fence maintenance																
Repair or replace Colorbond panel fence (total: 44 Lm – rate 50%)	621	-	-	-	-	-	723	-	-	-	-	-	-	-	-	-
Repair or replace Colorbond panel fence (total: 11 Lm – rate 100%)	248	-	-	-	-	-	289	-	-	-	-	-	-	-	-	-
Repair or replace corrugated metal fence (total: 14 Lm – rate 50%)	138	-	-	-	-	-	161	-	-	-	-	-	-	-	-	-

11 February 2014

19-21 Moorhouse Avenue / Strata Title 01840

Reference No.: 1462285

Expenditure Item	Current Cost	Year 1 (2014)	Year 2 (2015)	Year 3 (2016)	Year 4 (2017)	Year 5 (2018)	Year 6 (2019)	Year 7 (2020)	Year 8 (2021)	Year 9 (2022)	Year 10 (2023)	Year 11 (2024)	Year 12 (2025)	Year 13 (2026)	Year 14 (2027)	Year 15 (2028)
9. Walls																
Repair brick retaining walls (total: 37 m2 - rate 100%)	2,140	2140	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10. Plant - electrical																
Replace switchboard	8,000	-	-	-	-	-	-	-	-	-	-	10856	-	-	-	-
Sub Total (Incl. GST)		5359	14470	0	7835	0	4868	300	186	526	46769	14810	210	0	223	0
Contingency Allowance (Incl. GST)		429	1158	0	627	0	389	24	15	42	3742	1185	17	0	18	0
Total Expenses (Incl. GST)		5788	15628	0	8462	0	5257	324	201	568	50511	15995	227	0	241	0

11 February 2014

19-21 Moorhouse Avenue / Strata Title 01840

Reference No.: 1462285

Building data list

This table has all the data collected by the building inspector while inspecting the complex. The columns from left to right are:-

'Items' – identifies and describes the maintenance item

'Qty' – lets you know the total quantity of that item

'Unit' – is the unit rate used to measure the quantity

'Rate' – is the cost of each unit in dollars

'Value' – is the quantity (Qty) multiplied by the Rate (\$)

'Next due' - is the remaining life in years until an item needs money spent on it.

'Total life' - is the total life the item after it is replaced, repaired or repainted.

'Comments' – details any useful explanatory notes for the item.

Items	Qty	Unit	Rate (\$)	Value (\$)	Next due	Total life	Comments
1. Building exterior							
Repair ceilings	48	m2	21.40	1027	2	8	Ongoing painting program
Repair eaves	94	Lm	20.33	1911	2	8	Ongoing painting program
Repair timber fascia	94	Lm	20.33	1911	2	8	Ongoing painting program
Repair guttering	94	Lm	21.40	2012	2	16	Ongoing painting program
Inspect and repair guttering (total: 94 Lm)	10	Lm	40.66	407	2	8	Inspect and repair as required
Repair downpipes	36	Lm	20.33	732	2	8	Ongoing painting program
Inspect and repair downpipes (total: 36 Lm)	10	Lm	34.24	342	2	8	Inspect and repair as required
Repair doors - both sides including architraves	7	Ea	83.50	585	2	8	Ongoing painting program
Maintain / repair aluminium doors / windows	1	Item	7000.00	7000	4	20	Replace seals, mechanism repairs
Repair metal balustrades	24	Lm	98.70	2369	2	16	Ongoing painting program
Inspect and repair balustrades (total: 24 Lm)	3	Lm	246.10	738	2	8	Repair as required
2. Roof							
Replace tiled roof	442	m2	51.36	22701	10	48	Replace as required
Maintain / repair roof tiles (total: 442 m2)	40	m2	37.45	1498	10	16	Repair as required
Re-bed and re-point ridge caps (total: 53 Lm)	10	Lm	54.57	546	10	16	Repair as required
3. Access for work at heights							
Elevated work platforms and site set up	1	Item	1500.00	1500	2	8	Quotation required
4. Stairwell							
Repair ceiling	9	m2	20.33	183	2	8	Ongoing painting program
Repair doors - both sides including architraves	2	Ea	83.50	167	2	8	Ongoing painting program
Replace floor tiles	2	m2	147.66	295	11	25	Replace as required
Maintain / repair floor tiles (total: 2 m2)	1	m2	147.66	148	1	5	Maintain / repair as required
Replace carpet	9	m2	78.11	703	6	10	Replace as required
Replace carpet (total: 9 m2)	2	m2	78.11	156	1	5	Replace as required - damaged or worn areas only

11 February 2014

19-21 Moorhouse Avenue / Strata Title 01840

Reference No.: 1462285

Items	Qty	Unit	Rate (\$)	Value (\$)	Next due	Total life	Comments
5. Vehicle accessways and external walkways							
Surface cleaning Program	249	m2	2.40	598	1	5	Ongoing cleaning program
Maintain / repair concrete surface (total: 249 m2)	25	m2	42.80	1070	1	5	Repair as required
Repaint line marking	36	Lm	9.63	347	1	5	Ongoing painting program
Replace storm water grates	1	Item	300.00	300	11	25	Replace as required
Replace pedestrian gate	1	Ea	411.95	412	9	20	Replace as required
Repaint pedestrian gate	5	Lm	180.00	900	1	20	Ongoing painting program
6. Fixtures and fittings							
Replace letterboxes	9	Ea	126.26	1136	10	30	Replace as required
Maintain common light fittings	1	Item	150.00	150	2	2	Ongoing maintenance allowance
7. Building signage							
Replace signage	1	Item	250.00	250	7	15	Quotation required
8. Fence maintenance							
Repair or replace Colorbond panel fence (total: 44 Lm – rate 50%)	10	Lm	62.06	621	6	15	Repair or replace as required - shared boundary fence
Repair or replace Colorbond panel fence (total: 11 Lm – rate 100%)	2	Lm	124.12	248	6	15	Repair or replace as required
Repair or replace corrugated metal fence (total: 14 Lm – rate 50%)	3	Lm	46.01	138	6	10	Repair or replace as required - shared boundary fence
9. Walls							
Repair brick retaining walls (total: 37 m2 - rate 100%)	10	m2	214.00	2140	1	15	Repair as required
10. Plant - electrical							
Replace switchboard	1	Item	8000.00	8000	11	25	Replace as required

Inspector's Report for Community Corporation 01840

1. **IMPORTANT NOTES ABOUT PAINTING:** Painting a building serves two main purposes: improving the appearance of the building; and protecting the painted surface. From a maintenance point of view, this second purpose is more important. By sealing the surface, paint protects the building from damage caused by water, salt or air pollutants. Although most paints will hold their appearance for at least ten years, before cracking or peeling occurs, they become porous and lose their protective abilities well before this point. As such, we recommend that surfaces are repainted more frequently.
High-quality elastomeric paints, when properly applied, can achieve longer-lasting results, however the higher cost of this paint, lower spread rates and higher labour costs associated with this work tends to increase painting cost by approximately 50%, and so has not been included in this forecast.
Washing or pressure cleaning a painted surface can significantly diminish its function as a protective coating. If the surface is not repainted after the timeframe recommended above it will become more vulnerable to water, salt and/or pollutants. The resulting damage can considerably increase the cost of surface preparation before future repainting and, in extreme cases lead to concrete cancer, requiring major repairs.
2. The amounts estimated for the painting of the property include, as far as possible, all external surfaces including those within lot boundaries. While the maintenance costs of some of these surfaces are technically the responsibility of the individual lot owners, it is usual for the Body Corporate to administer the painting of these areas to preserve the appearance of the building and to reduce overall costs for individual lot owners.
3. The painting cost estimates are as accurate as possible. However, due to privacy considerations, access restrictions to some areas and the varied nature of the property, it is recommended that the Body Corporate obtain quotes for painting work well in advance of when the work is to be carried out to allow for any shortfall or excess in funds.
4. The maintenance of fences between properties is regulated under the Neighbourhood Disputes Resolution Act 2011, which states that neighbours have equal responsibility for dividing fences. As such, we have applied a fifty percent rate to all maintenance work on these fences in this report.
5. Cracks were noted at several locations in the driveway. All such areas should be monitored closely and in the event that any crack should lengthen or expand, we recommend that the Body Corporate commission a report from a structural engineer containing advice on the best course of action to remedy the problem.
6. Monies have been budgeted to assist with cleaning and maintenance of the driveway areas. Cleaning may be carried out using high pressure water or chemical wash. Care should be taken to meet relevant water saving and water use restrictions.
7. The powder coated surfaces throughout the property have a lengthy maintenance-free period when new. After this period these surfaces may be repainted to maintain their appearance. It is important to note that powder coated surfaces will need to be prepared for painting, and that most paints will require an additive to ensure a high quality finish.

8. The powder coated metalwork throughout the property may be subject to a manufacturer's warranty and, as such, the manufacturer's cleaning and maintenance recommendations should be followed to maximise the lifespan of the product.
9. We have recommended that the balance of the Sinking Fund be allowed to increase over the length of this report, leading to a significant balance in the later years. It is necessary to allow a larger balance over time to offset the effects of inflation on building material and labour costs and to ensure that adequate funds are available to provide for major works, which frequently become necessary as the building ages but which cannot be reliably forecast this far in advance. Based on historical data and current trends, we anticipate that building construction and maintenance costs will increase by fifty percent every fifteen years. This recommendation will be reviewed each time this report is updated, in light of price levels and the state of the building at the time of each update.
10. **IMPORTANT NOTES ABOUT PAINTING:** Painting a building serves two main purposes: improving the appearance of the building; and protecting the painted surface. From a maintenance point of view, this second purpose is more important. By sealing the surface, paint protects the building from damage caused by water, salt or air pollutants. Although most paints will hold their appearance for at least ten years, before cracking or peeling occurs, they become porous and lose their protective abilities well before this point. As such, we recommend that surfaces are repainted more frequently.
High-quality elastomeric paints, when properly applied, can achieve longer-lasting results, however the higher cost of this paint, lower spread rates and higher labour costs associated with this work tends to increase painting cost by approximately 50%, and so has not been included in this forecast.
Washing or pressure cleaning a painted surface can significantly diminish its function as a protective coating. If the surface is not repainted after the timeframe recommended above it will become more vulnerable to water, salt and/or pollutants. The resulting damage can considerably increase the cost of surface preparation before future repainting and, in extreme cases lead to concrete cancer, requiring major repairs.
11. The painting cost estimates are as accurate as possible. However, due to privacy considerations, access restrictions to some areas and the varied nature of the property, it is recommended that the Community Corporation obtain quotes for painting work well in advance of when the work is to be carried out to allow for any shortfall or excess in funds.
12. The maintenance of fences between properties is regulated under the Fences Act 1975, which states that each adjoining owner shall pay half the cost of maintain an adequate fence. As such, we have applied a fifty percent rate to all maintenance work on these fences in this report.
13. An allowance has been made for the cleaning and maintenance of the driveway. Cleaning may be carried out using high pressure water or a chemical wash; however the Community Corporation should take care to abide by water-use restrictions when doing so.
14. Cracks were noted at several locations in the driveway. All such areas should be monitored closely and in the event that any crack should lengthen or expand a report should be obtained from a structural engineer containing advice on remedial action.

- 15.** The powder coated surfaces throughout the property have a lengthy maintenance-free period when new. After this period these surfaces may be repainted to maintain their appearance. It is important to note that powder coated surfaces will need to be prepared for painting, and that most paints will require an additive to ensure a high quality finish.
- 16.** The powder coated metalwork throughout the property may be subject to a manufacturer's warranty and, as such, the manufacturer's cleaning and maintenance recommendations should be followed to maximise the lifespan of the product.
- 17.** We have recommended that the balance of the Sinking Fund be allowed to increase over the length of this report, leading to a significant balance in the later years. It is necessary to allow a larger balance over time to offset the effects of inflation on building material and labour costs and also to ensure that adequate funds are available to provide for major works (which frequently become necessary as the building ages but which cannot be reliably forecast this far in advance). Based on historical data and current trends, we anticipate that building construction and maintenance costs will increase by approximately fifty percent every fifteen years. This recommendation will be reviewed each time this report is updated, in light of price levels and the state of the building at the time of each update.

Report Notes Sinking Fund Forecast (SA)

This forecast satisfies the current requirements of Section 26 and 27 of the Strata Titles Act 1988 (SA). The legislation states:-

25—Functions

The functions of the strata corporation are as follows:

(a) to administer and maintain the common property for the benefit of the unit holders and, to such extent as may be appropriate, other members of the strata community;

27—Power to raise money

(1) A strata corporation may raise such funds (including reserve funds for future expenditure of a capital nature) as it thinks necessary.

(2) For the purpose of raising funds the strata corporation may, by resolution, levy contributions against all unit holders.

(3) The contributions—

(a) will be proportional to the unit entitlements of the various units; or

(b) will be determined on such other basis as the strata corporation decides by unanimous resolution.

THIS REPORT DEALS WITH THE SINKING FUND BUDGET.

Figures used and updates - The figures used in the forecast are typical for this type of building and normal usage. The Body Corporate has some discretion in the timing of most maintenance items. The purpose of this forecast is to ensure monies are available when required to cover foreseeable expenses.

Contingency - A contingency has been allowed for any unforeseen expenses. Please refer to the second page of the report.

Interest, Taxation and Inflation - The standard interest rate used by Solutions In Engineering is based on the Reserve Bank of Australia's (RBA) historical series for Cash Management and Online Savings Account interest rates for the past previous fifteen years. The company tax rate is applied to interest income unless Solutions In Engineering is advised that the Body Corporate is exempt from tax on external income. The standard inflation rate used by Solutions In Engineering is based upon the entire RBA historical series for Construction, Manufacturing and Property Services inflation, commencing March 1999. While historical figures are not an accurate predictor of specific future outcomes, over the life of this report (fifteen years), interest rates and inflation should approach long-term averages. Changes in economic conditions may affect the accuracy of these figures. This report should be updated at regular intervals to ensure that any such changes are taken into account.

Administration Budget - Items of a recurrent nature that are covered by the administration budget such as maintenance contract for lifts, fire protection equipment, air conditioners, cleaning and gardening are not included. Neither are items of a minor recurrent nature with varying life spans such as light bulbs and exit light battery packs.

Safety - The inspection does not cover safety issues.

Lifts - Due to the many types of lift contracts covering varying parts and aspects of lift maintenance, no allowance is made unless instructed by the Body Corporate Committee/representative.

Items with Indefinite Lives - There is no allowance for replacement of items that, if properly maintained, should last indefinitely, (unless otherwise requested by the body corporate), for example: sanitary fittings and lift carriage interiors. This forecast deals only with estimating the timing of physical obsolescence.

Improvements - The Body Corporate may resolve to undertake improvements not related to normal maintenance. No allowance has been made for these items unless instructed.

Defects - No allowance has been made for correction of defects resulting from faulty construction except where nominated in the report. The inspectors report summarises only issues observed during our inspection and is not a structural report.

Ongoing Maintenance Programs - The lives of some items overall may have been extended indefinitely due to the use of an ongoing maintenance program. When there is any doubt in our minds about how and when an item may need replacement or maintenance, we give control to the Body Corporate. With allowances for ongoing maintenance programs, allow funds to be available for maintenance, gradual replacement or in some cases accumulation of funds for total replacement in the long term. The lives of some items can vary considerably, especially with issues such as:

- Usage.
- Accidental damage to floor tiles, which may or may not be still available or in stock.
- Fences can be maintained and replaced gradually or all at once.
- Metal and Aluminium Balustrades can last anywhere between 10 and 50 years, depending on the original quality, coatings (painting) and maintenance.
- Concrete driveways that have been cracked but are still perfectly sound and serviceable.
- Pumps and Fans can last indefinitely or wear out relatively quickly. This often depends on the quality of internal construction and finish.

Updates - The forecast is made with the best available data at this time. The forecast should be upgraded at regular intervals. We recommend a minimum of bi-annual updates.

Supply terms and conditions - All services provided by Solutions In Engineering are supplied on the basis of **Supply Terms and Conditions** which are available from our Office and from our website www.escmpliance.com.au

Please read the information and the notes on the Inspector's report to gain the most from this report.





Certificate of Insurance

ABN 29 008 096 277

Tammy Collyer
Strata Corporation 1840
Whittles
PO Box 309
KENT TOWN SA 5071

Date: 13.04.2023
Invoice No: I4275614

This document certifies that the policy referred to below is currently intended to remain in force until 4:00pm on the expiry date shown and will remain in force until that date, unless the policy is cancelled, lapsed, varied or otherwise altered in accordance with the relevant policy conditions or the provisions of the "Insurance Contracts Act 1984".

Class Residential Strata/Community Corporation

Insurer Strata Community Insurance Agencies Pty Ltd
12 Tucker Street
ADELAIDE SA 5000

Period 30.04.2023 to 30.04.2024

Policy No. SRSC20001983

Important Notice

This certificate has been arranged by us in our capacity as agents for the insurer named above. It does not reflect in detail the policy terms and conditions and merely provides a brief summary of the insurance that is, to the best of our knowledge, in existence at the date we have issued this certificate. If you wish to obtain details of the policy terms, conditions, restrictions, exclusions or warranties, you must refer to the policy contract.

Disclaimer

In arranging this certificate, we do not guarantee that the insurance outlined will continue to remain in force for the period referred to as the policy may be cancelled or altered by either party to the contract at any time in accordance with the terms and conditions of the policy or in accordance with the terms of the "Insurance Contracts Act". We accept no responsibility or liability to advise any party who may be relying on this certificate of such alteration to or cancellation of the policy of insurance.

MGA Insurance Brokers Pty Ltd

ABN 29 008 096 277
 176 Fullarton Road
 DULWICH
 S.A. 5065

Phone: 08 8291 2300
 PO Box 309
 KENT TOWN S.A. 5071

COVERAGE SUMMARY

Strata Corporation 1840
 Residential Strata/Community Corporation

RESIDENTIAL STRATA/COMMUNITY CORPORATION**INSURED:**

Strata Corporation 1840 Inc

SITUATION:

19-21 Moorhouse Avenue, Myrtle Bank SA 5064

INTEREST INSURED:

Building Sum Insured	\$	2,280,000
Common Contents Sum Insured	\$	22,800
Loss of Rent/Temporary Accommodation	\$	342,000

Catastrophe/Emergency Cover		Not Insured
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Flood		Insured
Storm Surge		Not Insured

Glass	I	Insured
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Theft		Insured
-------	--	---------

Public Liability	\$	30,000,000
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Voluntary Workers		Insured
Weekly Benefit	\$	2,000
Capital Benefit	\$	200,000

Fidelity	\$	100,000
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Office Bearers Liability	\$	500,000
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Machinery Breakdown		Not Insured
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Government Audit Costs	\$	25,000
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Appeal expenses - common property health and safety breaches	\$	100,000
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Legal Defence Expenses	\$	50,000
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Lot owners fixtures and fixings	\$	300,000
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Floating floors		Insured
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Loss of Market Value		Not Insured
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Workers Compensation (ACT, WA & TAS ONLY)		Not Insured
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EXCESS:

Standard Excess	\$500
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COVERAGE SUMMARY

Strata Corporation 1840
 Residential Strata/Community Corporation

Flood Excess	\$500
Storm Surge Excess	Not Applicable
Public Liability Excess	NIL
Voluntary Workers Excess	NIL
Fidelity Excess	NIL
Office Bearers Liability Excess	NIL
Machinery Breakdown Excess	Not Applicable
Government Audit Excess	NIL
Appeal Expenses Excess	NIL
Legal Defence Expenses Excess	\$1000 + 10% contribution
Other excesses payable are shown in the Policy Wording	

ADDITIONAL POLICY BENEFITS AND CONDITIONS:

Not Applicable

MAJOR EXCLUSIONS :Terrorism
 Others As Per Policy

This Document is a Summary of Cover Only. Please refer to the Product Disclosure Statement for Full Policy Limitations and Additional Excesses

UNDERWRITING INFORMATION:

Year Built	1960
Primary Wall Construction	Brick
Secondary Wall Construction	Not Applicable
Roof Construction	Tile
Floor Construction	Concrete
Aluminium Composite Panels	No
Primary External Cladding:	
N/A	
Secondary External Cladding:	
N/A	
Heritage Listed	No
Fire Protection	
Sprinkler systems in the complex basement/carpark?	No
Sprinkler systems in the complex units?	No
Fire hose reels located throughout the complex?	No
Number of Units	8
Number of Levels	2
Number of Basements	0
Number of Lifts	0
Number of Pools/Spas	0
Number of Gyms	0
Number of Playgrounds	0
Number of Water Features	0
Number of Jetties/Wharfs	0
Number of Separate Buildings	1

MGA Insurance Brokers Pty Ltd

ABN 29 008 096 277
176 Fullarton Road
DULWICH
S.A. 5065

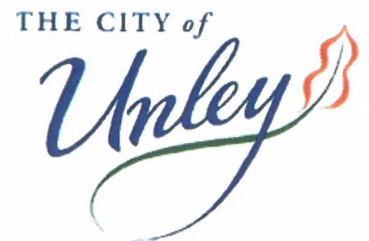
Phone: 08 8291 2300
PO Box 309
KENT TOWN S.A. 5071

COVERAGE SUMMARY

Strata Corporation 1840
Residential Strata/Community Corporation

% of EPS	0 %
% Commercial Tenants	0 %

Additional Construction Comments:



Bail & Robazza Registered Conveyancers
196 Hutt Street
ADELAIDE SA 5000

Date: 22 January 2024
Cert. No: 23580
Ref. No: MOORHOUSE:8418

REQUEST FOR PROPERTY INFORMATION

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

PROPERTY ADDRESS: 6 / 21 Moorhouse Avenue, Myrtle Bank SA 5064
Owner: L Yang
UNIT 6
21 Moorehouse Avenue
MYRTLE BANK SA 5064

PROPERTY DESCRIPTION

Assessment No:	7620 8	Valuer Gen No:	0918979064
Section / Lot:	SP1840 Unit 6		
Volume / Folio	CT-5057/538		
Ward	Fullarton	Hundred:	Adelaide

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

Rates and Fines in Arrears	\$713.00
Rates and Charges for current Fiscal Year (2023/24) which were adopted by Council on the 26 June 2023 and payable on or before 1 September 2023	\$977.90
*Less Council Rebate	\$0.00
Fines and Interest for current Fiscal Year	\$3.40
Sundry other charges upon the Land	\$0.00
Less Payments/Adjustments Received	(\$1,694.30)
Balance	
• rates and other monies due and payable	\$0.00
includes legal costs, solicitors fees etc.	\$0.00
TOTAL BALANCE	\$0.00

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

Authorised Officer 

CITY OF UNLEY - Request for Property Information Certificate No. 23580 continued ...

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

ADVISORY NOTE**Building Fire Risk**

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

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

Part 3 – Development Plan**Development Act 1993**

Description of Zone:	N/A
State Heritage Place pursuant to the Heritage Act	N/A
Local Heritage Place pursuant to the Development Act	N/A
Significant Tree pursuant to the Development Plan on property	N/A

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

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

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

APPLICATION NUMBER: 090/143/2018/DIV

Description of Development: Land Division - Strata Title - Amendment to Strata

Development Approval: 26-Mar-2018

This application is subject to the following conditions:

The Development herein approved shall be undertaken in accordance with all plans, drawings, specifications and other documents submitted to Council and forming part of the relevant Development Application except where varied by conditions set out below (if any) and the development shall be undertaken to the satisfaction of Council.

CITY OF UNLEY - Request for Property Information Certificate No. 23580continued ...

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

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

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

Part 2 – Items to be included if land affected
Development Act 1993

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

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

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

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

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

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

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

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

Fire and Emergency Services Act 2005

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

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

Food Act 2001

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

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

Housing Improvement Act 2016

CITY OF UNLEY - Request for Property Information Certificate No. 23580continued ...

Section 23 – Declaration that house is undesirable or unfit for human habitation	N/A
Date of Declaration	N/A
Particulars required to be provided under Section 23	N/A
Local Government Act	
For information pursuant to Local Government Act, 1934 and charges against the land, see front page.	
For information pursuant to Local Government Act, 1999 and charges against the land, see front page.	
Local Nuisance and Litter Control Act 2016	
Section 30 – Nuisance or litter abatement notice	N/A
Planning, Development and Infrastructure Act 2016	
Part 5 – Planning and Design Code	
Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code):	
Refer to the PlanSA Section 7 Report attached.	
Is the land situated in a State Heritage place?	Refer attached report
Is the land designated as a place of local heritage value?	Refer attached report
Is there a tree declared to be a significant tree or a stand of trees declared to be significant trees on the land?	Refer attached report
Is there a current amendment to the Planning and Design Code released for public consultation by the State Planning Commission on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	Refer attached report
Refer to the PlanSA Section 7 Report attached.	
Section 141 – Order to remove or perform work	No
Section 142 – Notice to complete development	No
Section 155 – Emergency Order	No
Section 157 – Fire safety notice	No
Section 192 or 193 Land Management Agreement	No
Section 198(1) – Requirement to vest land in the Council to be held as private open space	No
Section 198(2) – Requirement to vest land in the Council to be held as private open space	No
Part 16 Division 1 – Proceedings	No
Section 213 – Enforcement notice	No
Section 214(6),214(10) or 222 – Enforcement Order	No

CITY OF UNLEY - Request for Property Information Certificate No. 23580continued ...

South Australian Public Health Act 2011

Section 92 – Notice

N/A

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

N/A

Condition (that continues to apply) of an approval

Building Indemnity Insurance

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

Further information held by councils

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

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

NO

Note:

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

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

It should be noted that:

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

ENQUIRIES

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

CITY OF UNLEY - Request for Property Information Certificate No. 23580continued ...

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

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

AUTHORISED OFFICER



Data Extract for Section 7 search purposes

Valuation ID 0918979064

Data Extract Date: 22/01/2024

Parcel ID: S1840 U6

Certificate Title: CT5057/538

Property Address: UNIT 6 21 MOORHOUSE AV MYRTLE BANK SA 5064

Zones

Established Neighbourhood (EN)

Subzones

No

Zoning overlays

Overlays

Airport Building Heights (Regulated) (All structures over 30 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.

Historic Area (Un25)

The Historic Area Overlay aims to reinforce historic themes and characteristics through conservation, contextually responsive development, design and adaptive reuse that responds to the attributes expressed in the Historic Area Statement.

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.

Stormwater Management

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

Traffic Generating Development

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

Urban Tree Canopy

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

Is the land situated in a State Heritage Place/Area

No

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

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

Is the land designated as a Local Heritage Place

No

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

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

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

No

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

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

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

Associated Development Authorisation Information

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

No

Land Management Agreement (LMA)

No

an area surrounding a site

- 2.3 Part 3 Division 6 - Aboriginal heritage agreement

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

also

Refer to the Certificate of Title

3. Burial and Cremation Act 2013

- 3.1 section 8 - Human remains interred on land

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

also

contact the vendor for these details

4. Crown Rates and Taxes Recovery Act 1945

- 4.1 section 5 - Notice requiring payment

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

5. Development Act 1993 (repealed)

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

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

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

also

Contact the Local Government Authority for other details that might apply

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

State Planning Commission in the Department for Trade and Investment will respond with details relevant to this item

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 Trade and Investment will respond with details relevant to this item

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 Trade and Investment 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 Trade and Investment 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 Trade and Investment 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 Trade and Investment has no record of any notice affecting this title

- 5.10 section 84 - Enforcement notice
State Planning Commission in the Department for Trade and Investment 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 Trade and Investment has no record of any conditions that continue to apply, affecting this title

also
Contact the Local Government Authority for other details that might apply
- 5.12 Part 11 Division 2 - Proceedings
Contact the Local Government Authority for other details that might apply

also
Contact the vendor for these details

6. Repealed Act conditions

- 6.1 Condition (that continues to apply) of an approval or authorisation granted under the *Building Act 1971* (repealed), the *City of Adelaide Development Control Act, 1976* (repealed), the *Planning Act 1982* (repealed) or the *Planning and Development Act 1966* (repealed)
State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title

also
Contact the Local Government Authority for other details that might apply

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

7. Emergency Services Funding Act 1998

- 7.1 section 16 - Notice to pay levy
An Emergency Services Levy Certificate will be forwarded.
If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750.

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

8. Environment Protection Act 1993

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

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

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

17. *Land Acquisition Act 1969*

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

18. *Landscape South Australia Act 2019*

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

Act

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

19. Land Tax Act 1936

- | | | |
|------|---|---|
| 19.1 | Notice, order or demand for payment of land tax | <p>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.</p> <p>Clients who have misplaced or not received their certificates and are RevenueSA Online users should log into RevenueSA Online and reprint their certificates www.revenuesaonline.sa.gov.au</p> |
|------|---|---|

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
- Code Amendment**
- Residential Driveway Crossovers –draft design standard aiming to improve public safety and enhance streetscapes across SA.** Minor changes to the Planning and Design Code have also been drafted to complement the design standard and support its delivery and are open for consultation as part of this process. For more information, refer to the 'Code Amendments' page on the PlanSA portal: https://plan.sa.gov.au/have_your_say/ or phone PlanSA on 1800752664.
- Code Amendment**
- Tunnel Protection Overlay (early commencement) -** The Department for Infrastructure and Transport is introducing a Tunnel Protection Overlay that will apply to the River Torrens to Darlington Project (T2D) tunnels. The Overlay aims to ensure that future development activity and construction work nearby does not impact the tunnels. For more information, refer to the 'Code Amendments' page on the PlanSA portal: https://plan.sa.gov.au/have_your_say/ or phone PlanSA on 1800752664.
- Code Amendment**
- Leader Street Bakery -** The owners of 4 Leah Street (95-103 Leader Street), Forestville are proposing to rezone approx. 7,300m² of land occupied by the existing Goodman Fielder bakery operations to an Urban Neighbourhood Zone, which will facilitate a predominately medium density residential infill project. For more information, refer to the 'Code Amendments' page on the PlanSA portal: https://plan.sa.gov.au/have_your_say/ or phone PlanSA on 1800752664.
- 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 Trade and Investment 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 Trade and Investment 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 Trade and Investment 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 Trade and Investment 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 Trade and Investment 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 Trade and Investment will respond with details relevant to this item

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 Trade and Investment will respond with details relevant to this item

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 Trade and Investment 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 Trade and Investment has no record of any conditions that continue to apply, affecting this title

30. *Plant Health Act 2009*

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

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

- 31.1 Part 3 - Notice
Public Health in DHW has no record of any notice or direction affecting this title

also

- 31.2 *Public and Environmental Health (Waste Control) Regulations 2010 (or 1995)* (revoked) Part 2 - Condition (that continues to apply) of an approval
Public Health in DHW has no record of any condition affecting this title
also
Contact the Local Government Authority for other details that might apply
- 31.3 *Public and Environmental Health (Waste Control) Regulations 2010* (revoked) regulation 19 - Maintenance order (that has not been complied with)
Public Health in DHW has no record of any order affecting this title
also
Contact the Local Government Authority for other details that might apply
- 32. *South Australian Public Health Act 2011***
- 32.1 section 66 - Direction or requirement to avert spread of disease
Public Health in DHW has no record of any direction or requirement affecting this title
- 32.2 section 92 - Notice
Public Health in DHW has no record of any notice affecting this title
also
Contact the Local Government Authority for other details that might apply
- 32.3 *South Australian Public Health (Wastewater) Regulations 2013* Part 4 - Condition (that continues to apply) of an approval
Public Health in DHW has no record of any condition affecting this title
also
Contact the Local Government Authority for other details that might apply
- 33. *Upper South East Dryland Salinity and Flood Management Act 2002 (expired)***
- 33.1 section 23 - Notice of contribution payable
DEW has no record of any notice affecting this title
- 34. *Water Industry Act 2012***
- 34.1 Notice or order under the Act requiring payment of charges or other amounts or making other requirement
An SA Water Certificate will be forwarded. If you do not receive the certificate please contact the SA Water Customer Contact Centre on 1300 650 950
also
The Office of the Technical Regulator in DEM has no record of any notice or order affecting this title
also
Lightsview Re-Water Supply Co Pty Ltd has no record of any notice or order affecting this title.
also
Robusto Investments Pty. Ltd. trading as Compass Springs has no current record of any notice or order affecting this title.
also
Alano Utilities Pty. Ltd. has no record of any notice or order affecting this title.
- 35. *Water Resources Act 1997 (repealed)***
- 35.1 section 18 - Condition (that remains in force) of a permit
DEW has no record of any condition affecting this title
- 35.2 section 125 (or a corresponding previous enactment) - Notice to pay levy
DEW has no record of any notice affecting this title
- 36. *Other charges***
- 36.1 Charge of any kind affecting the land (not included in another item)
Refer to the Certificate of Title
also

Contact the vendor for these details

also

Contact the Local Government Authority for other details that might apply

Other Particulars

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

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

Additional Information

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

- | | | |
|-----|--|---|
| 1. | Pipeline Authority of S.A. Easement | Epic Energy has no record of a Pipeline Authority Easement relating to this title |
| 2. | State Planning Commission refusal | No recorded State Planning Commission refusal |
| 3. | SA Power Networks | SA Power Networks has no interest other than that recorded on the attached notice or registered on the Certificate of Title |
| 4. | South East Australia Gas Pty Ltd | SEA Gas has no current record of a high pressure gas transmission pipeline traversing this property |
| 5. | Central Irrigation Trust | Central Irrigation Trust has no current records of any infrastructure or Water Delivery Rights associated to this title. |
| 6. | ElectraNet Transmission Services | ElectraNet has no current record of a high voltage transmission line traversing this property |
| 7. | Outback Communities Authority | Outback Communities Authority has no record affecting this title |
| 8. | Dog Fence (<i>Dog Fence Act 1946</i>) | The Dog Fence Board has no current interest in Dog Fence rates relating to this title. |
| 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.



Product
Date/Time
Customer Reference
Order ID

Check Search
20/01/2024 10:43AM
20240120000186

Certificate of Title

Title Reference: CT 5057/538
Status: CURRENT
Edition: 3

Dealings

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

Priority Notices

NIL

Registrar-General's Notes

No Registrar-General's Notes exist for this title



Product
Date/Time
Customer Reference
Order ID

Title and Valuation Package
20/01/2024 10:43AM
20240120000186

Certificate of Title

Title Reference CT 5057/538
Status CURRENT
Easement NO
Owner Number 18145099
Address for Notices 16 WARE ST VALE PARK, SA 5081
Area NOT AVAILABLE

Estate Type

Fee Simple (Unit)

Registered Proprietor

LI YANG
OF 4 MINCH STREET FERRYDEN PARK SA 5010

Description of Land

UNIT 6 STRATA PLAN 1840
IN THE AREA NAMED MYRTLE BANK
HUNDRED OF ADELAIDE

Last Sale Details

Dealing Reference TRANSFER (T) 13140910
Dealing Date 09/07/2019
Sale Price \$253,000
Sale Type FULL VALUE / CONSIDERATION AND WHOLE OF LAND

Constraints

Encumbrances

Dealing Type	Dealing Number	Beneficiary
MORTGAGE	13140911	NATIONAL AUSTRALIA BANK LTD. (ACN: 004 044 937)

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
0918979064	CURRENT	Unit 6, 21 MOORHOUSE AVENUE, MYRTLE BANK, SA 5064

Notations

Dealings Affecting Title



Product
Date/Time
Customer Reference
Order ID

Title and Valuation Package
20/01/2024 10:43AM
20240120000186

NIL

Notations on Plan

NIL

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number	0918979064
Type	Site & Capital Value
Date of Valuation	01/01/2023
Status	CURRENT
Operative From	01/07/1975
Property Location	Unit 6, 21 MOORHOUSE AVENUE, MYRTLE BANK, SA 5064
Local Government	UNLEY
Owner Names	LI YANG
Owner Number	18145099
Address for Notices	16 WARE ST VALE PARK, SA 5081
Zone / Subzone	EN - Established Neighbourhood
Water Available	Yes
Sewer Available	Yes
Land Use	1321 - First Floor Home Unit
Description	H/U
Local Government Description	Residential

Parcels

Plan/Parcel	Title Reference(s)
S1840 UNIT 6	CT 5057/538

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$140,000	\$305,000			
Previous	\$107,000	\$265,000			

Building Details



Product	Title and Valuation Package
Date/Time	20/01/2024 10:43AM
Customer Reference	
Order ID	20240120000186

Valuation Number	0918979064
Building Style	Conventional
Year Built	1960
Building Condition	Basic
Wall Construction	Brick
Roof Construction	Tiled (Terra Cotta or Cement)
Equivalent Main Area	59 sqm
Number of Main Rooms	3

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



Account Number	L.T.O Reference	Date of issue	Agent No.	Receipt No.
09 18979 06 4	CT5057538	22/1/2024	56	2536608

BAIL & ROBAZZA
 196 HUTT ST
 ADELAIDE SA 5000
 dennis@bailrobazza.com.au

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: L YANG
 Location: U6 21 MOORHOUSE AV MYRTLE BANK UNIT6 S1840
 Description: H/U Capital Value: \$ 305 000
 Rating: Residential

Periodic charges

Raised in current years to 31/3/2024

			\$
	Arrears as at: 30/6/2023	:	0.00
Water main available:	1/7/1975	Water rates	222.60
Sewer main available:	1/7/1975	Sewer rates	238.50
		Water use	166.01
		SA Govt concession	0.00
		Recycled Water Use	0.00
		Service Rent	0.00
		Recycled Service Rent	0.00
		Other charges	0.00
		Goods and Services Tax	0.00
		Amount paid	627.11CR
		Balance outstanding	0.00

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

Next quarterly charges: Water supply: 74.20 Sewer: 79.50 Bill: 10/4/2024

This account has no meter of its own but is supplied from account no 09 18978 99 3.

The Water Use apportionment option is Uneven.

The apportionment percentage for this account is 12.00%.

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



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: 2536608

BAIL & ROBAZZA
POST OFFICE BOX 7085
HUTT STREET SA 5000

DATE OF ISSUE

22/01/2024

ENQUIRIES:

Tel: (08) 8226 3750
Email: revsaesl@sa.gov.au

OWNERSHIP NUMBER	OWNERSHIP NAME			
18145099	L YANG			
PROPERTY DESCRIPTION				
U6 21 MOORHOUSE AV / MYRTLE BANK SA 5064 / UNIT 6				
ASSESSMENT NUMBER	TITLE REF.	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR
(A "+" indicates multiple titles)				
0918979064	CT 5057/538	\$305,000.00	R4 1.000	RE 0.400
LEVY DETAILS:		FIXED CHARGE	\$	50.00
		+ VARIABLE CHARGE	\$	123.45
FINANCIAL YEAR		- REMISSION	\$	77.35
2023-2024		- CONCESSION	\$	0.00
		+ ARREARS / - PAYMENTS	\$	-7.58
		= AMOUNT PAYABLE	\$	88.52

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

21/04/2024



Government of
South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

PAYMENT REMITTANCE ADVICE

OWNERSHIP NUMBER

18145099

OWNERSHIP NAME

L YANG

ASSESSMENT NUMBER

0918979064

AMOUNT PAYABLE

\$88.52

AGENT NUMBER

100018814

AGENT NAME

BAIL & ROBAZZA

EXPIRY DATE

21/04/2024

+80012380880022>

+001571+

<0550863661>

<0000008852>

+444+



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: 2536608

DATE OF ISSUE

22/01/2024

BAIL & ROBAZZA
POST OFFICE BOX 7085
HUTT STREET SA 5000

ENQUIRIES:

Tel: (08) 8226 3750
Email: landtax@sa.gov.au

OWNERSHIP NAME

L YANG

FINANCIAL YEAR

2023-2024

PROPERTY DESCRIPTION

U6 21 MOORHOUSE AV / MYRTLE BANK SA 5064 / UNIT 6

ASSESSMENT NUMBER

0918979064

TITLE REF.

(A "+" indicates multiple titles)

CT 5057/538

TAXABLE SITE VALUE

\$140,000.00

AREA

0.0000 HA

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

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

Please Note:

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

ON OR BEFORE **21/04/2024**



**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



Level 10
83 Pirie Street
Adelaide SA 5000

GPO Box 1815
Adelaide SA 5001

1800 752 664
saplanningcommission@sa.gov.au

Contact	Planning Services
Email	Dti.planningservices@sa.gov.au
Phone:	7133 3030

24 January 2024

Bail & Robazza
196 Hutt Street
ADELAIDE SA 5000

Dear Sir/Madam

**Re: *Land and Business (Sale and Conveyancing) Act 1994 - Section 7 Enquiry*
Property at Unit 6, 21 Moorhouse Avenue, Myrtle Bank
Registered Proprietor(s): L Yang**

I refer to your enquiry to the Department for Trade and Investment (DTI) concerning the parcel of land comprised in Certificate of Title Volume 5057 Folio 538 and the subsequent Property Interest Report (PIR) issued. (Reference No. 2536608 dated 20/1/24).

Items 5.2 and 5.3 of the PIR indicate that the State Planning Commission (SPC) will respond with details of a possible requirement under Section 50 (1) or agreement under Section 50 (2) of the *Development Act 1993 (repealed)* respectively to vest land in a council or the Crown to be held as open space.

I therefore advise that a land division proposal (090/S002/18) recorded against this property (and adjoining land) is for an adjustment of boundaries without creating additional allotments and accordingly Section 50 of the *Development Act (repealed)* does not apply.

In addition, there are no relevant details under Sections 198 (1) and 198 (2) of the *Planning, Development and Infrastructure Act 2016* applicable to this Certificate of Title (refer items 29.10 and 29.11 of the PIR).

Yours faithfully

Planning Services Unit
on behalf of
STATE PLANNING COMMISSION