

Our ref: CR62019  
searches@eckermannforms.com  
25 July, 2025

Jonas Kasauskas and Birute Beal  
Unit 1/34 Richardson Avenue  
Glenelg North SA 5045

**Owner :** Diana Merunas & *BIRUTE M. BEAL.*

**Unit Address :** Unit 1/34 Richardson Avenue, Glenelg North SA 5045

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Pursuant to section 41 of the Strata Titles Act 1988, the Corporation is required to furnish certain information. Enclosed herewith is a form which satisfies the requirements of this section. I kindly ask for you to complete and return the form to me as soon as possible? If any of the questions do not apply, please respond with 'Not Applicable'.

Are you able to please also answer the following additional questions and provide the additional information if applicable?

a) Has any amendment been made to the articles of the Strata Corporation contained in the 3<sup>rd</sup> Schedule of the Strata Titles Act?

*If yes, please provide details.*

Yes / **No**

b) Has the Strata Corporation passed any resolution(s) authorising or sanctioning any act on the part of any person which otherwise would be contrary to or inconsistent with the said articles?

*If yes, please provide details.*

Yes / **No**

c) Is any occupier of any unit in the said plan presently in breach of the Strata Titles Act or said Articles with respect to that person's unit?

*If yes, please provide details.*

Yes / **No**

Yours faithfully,

Charis Lynch  
Direct Phone: 08 8366 7936

**Certificate in Respect of a Strata Unit**

**Sections 27, 29 and 41  
STRATA TITLES ACT, 1988**

Our ref: CR62019

To: Eckermann Forms

**With reference to Unit 1/34 Richardson Avenue, Glenelg North SA 5045**

Defined on Deposited Strata Plan No 5766 it is hereby certified as follows: -

**1. Financial Details**

a) Is there a maintenance fund? If Yes, Please complete the Maintenance Contribution as below:

Amount Payable: \$ 350-00 Per 6-months Paid to 1/11/year

b) Levies Payable (Description, Amount, Due Date)

1. Emergency Levy 2024 \$343

2. ASIC \$65 (5/3/25 approx)

Contributions: \$ \_\_\_\_\_ Levies: \$ \_\_\_\_\_ Interest: \$ \_\_\_\_\_

As at: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ Total Arrears: \$ \_\_\_\_\_

Water use to be paid by \*Corporation / Owner  
Or each unit has a separate meter.

*Cost spread over all: 2 bedrooms pay more than one-bedrooms*  
*The Co. Sec pays annual amount of \$407 to have drains cleared. If extra blockages, units pay own approx \$150 approx??*

**2. The Unit Holder's position with the fund**

a) The proportion of the maintenance fund which the owner of the abovementioned unit pays is  
\$ 350 per \* annum/quarter/month – paid to: 6 monthly – see above

b) The amounts required by the corporation from the owner of the said unit as its contribution to the maintenance fund and presently unpaid are \$ all paid up

**3. Amounts claimed to remedy a breach**

The amount at present recoverable by the corporation in respect of the said unit to remedy a breach or to undertake certain works to the unit pursuant to Section 28 (4) of the Act is \$ \_\_\_\_\_

*Not Applicable.*

**4. Work performed and chargeable to the subject unit**

\*Certain works have been carried out for the benefit of the unit pursuant to Section 27 (6) of the Act and as a result the said unit owes an amount of \$ \_\_\_\_\_ to the Corporation

OR

\*There is no amount recoverable by the corporation in respect of the said unit pursuant to Section 27 (6) of the Act.

*Units pay for their own house maintenance.*

**5. Future Levies**

\*The corporation has already or is about to commence certain works or repairs and as result the owner of the said unit will be required to contribute.

\*The estimated amount of such expenditure is \$ \_\_\_\_\_ *Query with real*

\*The general nature of such repairs or works is \_\_\_\_\_

*One thing Co Secretary said, was any work done to the building of unit is owner's responsibility.*

## 6. Assets and Liabilities of the Corporation

ASSETS		LIABILITIES	
Item	Value	Creditor	Amount
	\$		\$
<b>Total</b>	\$		\$
<b>Surplus/Deficiency</b>	—		\$ —

## 7. Unauthorized Structural Work

\*There is no breach of Section 29 of the Strata Titles Act, 1988.

No.

Or

\*The owner of this unit is in breach of Section 19 of the Strata Titles Act 1988 and in particular the following works have been undertaken without the authorisation of the Strata Corporation

## 8. Details of Strata Corporation Insurance

Insurer: CHU (Level 13, 431 King William St, Adel 5000)

Policy No.: 73019

Property \$ 712,760

Expiry Date / 3 / 2026

Public Liability \$ 20M

Expiry Date / 3 / 2026

How much is the Insurance per year?

\$2955. # .81 (cents)

Is the Insurance shared between each unit/house owner?

☒ Yes / No

Please provide a current copy of the Certificate of Currency of Insurance

Can't find current. Copy of from Nov 2024.

## 9. Please supply the following information:

- Minutes of general meetings of the Corporation for the last two (2) years; —
- Minutes of management committee meetings of the Corporation for the last two (2) years;
- Details of any 'special resolution' or 'unanimous resolution' affecting the unit or common property passed during the last five (5) years;
- Statement of Accounts of the Corporation last prepared; Only financial papers.
- The articles; Will send copy.
- Insurance Policy(ies) currently in force by the Corporation;
- Any other information relevant to the Corporation.

Note: if there are insufficient funds to cover bills, the Co. Sec. asks people to contribute which they do.

Dated this 6th day of August 2025.

IN WITNESS WHEREOF THE COMMON SEAL OF  
STRATA CORPORATION NO 5766 INC.  
WAS HERETO AFFIXED IN THE PRESENCE OF

Bell Beal

----- (Authorised Seal Holders)

BIRUTE M. BEAL.



①

A B Duthie Secretary

A G M

Frank, Luo, Anni, Dianne Birute  
Wendy.

March - June 2024 Bank  
Balance \$ 194-98 Statements

Jun - August 2024

Balance 1,414-98

The \$350 Strata money in  
± yearly

August - Sept

Balance \$ 1,414-98

Sept - Dec

Balance \$ 1632-98

Dec - February

Balance \$ 2,082-48

\$350 - Strata \$5 14

Feb - March 2025

Balance \$ 461-67

We all put in extra \$300 \$350  
each towards BIG Insurance Bill

March - April

Balance \$ 461-67

(2)

April - August 2024

Balance \$ 1,911-67

\$350 Strata \$s in

Bills - Cheques Written

9 Nov 2024

Plumber. Full drain down

\$ 484

Revenue + Eng Lewis

\$ 298-50

March 2025

Ins \$ 2,955-81

ASIC 5-3-25

\$ 65

③ 2025 - Sept

I put \$50 to moon in Bank - Start  
Been to ANZ 6 times to  
check on Money

I like doing it personally  
they are now only obliged to  
send Statements every 6 months  
I ask 4 3 as always. A lot of  
work and visit to bank by me

Budgen Plumbers can no longer  
do our work - Not Busy Big contracts  
Charlie injured. Spoke to Beth  
I'm just out of Hospital. Still doing  
all the work on my own.

① Now Pay for your own Lawn mower  
Dianna gone. Anni - Frank NO  
LAWNS

② I paid \$450 for broken glass  
with my own money so not to affect  
Ins. Claims

③ Each year we all add \$'s because  
Ins so high - EXTRA money

④ Strata pays once a year for full  
drain clean - after that each unit  
pays for their own plumbing repair

⑤ If questions - Please Write it down  
put in MY LETTER BOX - No verbals  
A B Dulhi SECRETARY

④

Lastly - Thanks to Phil Dury  
for his help to all neighbours

Unit 4 Tenant

His garden and tidyness  
is fantastic

Frank is lucky to have him  
as a TENANT.

With my illness - He has  
helped me in many ways

ANN DUTHIE  
Secretary

2025