



Fox Real Estate SA Pty Ltd T/A Fox Real Estate
 192 Melbourne Street North Adelaide SA 5006
 Tel: 08 8267 4995 Fax: 08 8267 4998 Agent No: 226868
 Email: fox@foxrealestate.com.au

Member of REISA

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 A – PARTIES AND LAND

1 Purchaser:

Address:

2 Purchaser's registered agent:

Address:

3 Vendor:

SOUTH AUSTRALIAN HOUSING TRUST

Address:

GPO BOX 1669, ADELAIDE, SOUTH AUSTRALIA, 5001

4 Vendor's registered agent:

FOX REAL ESTATE (SA) PTY LTD T/A FOX REAL ESTATE

ACN: 113 976 024

Address:

192 MELBOURNE STREET NORTH ADELAIDE SA 5006

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

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

4/458 GLYNBURN ROAD BURNSIDE SA 5066 BEING UNIT 4 STRATA PLAN 802 IN THE AREA NAMED

BURNSIDE HUNDRED OF ADELAIDE BEING THE WHOLE OF THE LAND IN CERTIFICATE OF TITLE

VOLUME 5048 FOLIO 774

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:

GPO BOX 1669, ADELAIDE, SOUTH AUSTRALIA, 5001

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

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

FAX: 08 8267 4998 OR EMAIL: RACHAEL@FOXREALESTATE.COM.AU

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

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

192 MELBOURNE STREET NORTH ADELAIDE SA 5006

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

Note–

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

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

5 – Effect of service

If you serve such cooling-off notice on the vendor, the contract will be taken to have been rescinded at the time when the notice was served.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

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

Proceeding with the purchase

If you wish to proceed with the purchase—

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

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

To the purchaser:

* / We,

SOUTH AUSTRALIAN HOUSING TRUST

of

GPO BOX 1669, ADELAIDE, SOUTH AUSTRALIA, 5001

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: 24/09/2025 Signed: 

Date: Signed:

PART D – CERTIFICATE WITH RESPECT TO PRESCRIBED INQUIRIES BY REGISTERED AGENT (section 9)



To the purchaser:

I,

RACHAEL PAVLI FOR AND ON BEHALF OF FOX REAL ESTATE (SA) 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: 24-9-2025 Signed: 

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

SCHEDULE – DIVISION 1

PARTICULARS OF MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES AFFECTING THE LAND

(section 7(1)(b))

Note –

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

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

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

TABLE OF PARTICULARS

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

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

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

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

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

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

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

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

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

Column 1	Column 2	Column 3
<p>1.4 Lease, agreement for lease, tenancy agreement or licence</p> <p>(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.)</p> <p>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i> If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</p> <p>Names of parties:</p> <p>Period of lease, agreement for lease etc: From: To: Amount of rent or licence fee:</p> <p>per (period)</p> <p>Is the lease, agreement for lease etc in writing?</p> <p>If the lease or licence was granted under an Act relating to the disposal of Crown lands, specify: (a) the Act under which the lease or licence was granted:</p> <p>(b) the outstanding amounts due (including any interest or penalty):</p>	<p><input type="checkbox"/></p> <p>YES/NO</p> <p>YES/NO</p>
<p>5. Development Act 1993 (repealed)</p>		
<p>5.1 section 42 - Condition (that continues to apply) of a development authorisation</p> <p>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i> If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</p> <p>Condition(s) of authorisation:</p>	<p><input type="checkbox"/></p> <p>YES/NO</p> <p>YES/NO</p>
<p>6. Repealed Act conditions</p>		
<p>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)</p> <p>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i> If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</p> <p>Nature of condition(s):</p>	<p><input type="checkbox"/></p> <p>YES/NO</p> <p>YES/NO</p>
<p>7. Emergency Services Funding Act 1998</p>		
<p>7.1 section 16 - Notice to pay levy</p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i> If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</p> <p>CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE</p> <p>Date of notice: REFER REVENUE SA</p> <p>Amount of levy payable: VENDOR TO DISCHARGE AT SETTLEMENT</p>	<p><input checked="" type="checkbox"/></p> <p>YES</p> <p>YES</p>

Column 1	Column 2	Column 3
19. Land Tax Act 1936		
19.1 Notice, order or demand for payment of land tax	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i> <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> CERTIFICATE OF LAND TAX PAYABLE</p> <p>Date of notice, order or demand: REFER REVENUE SA</p> <p>Amount payable (as stated in the notice): VENDOR TO DISCHARGE AT SETTLEMENT</p>	<p><input checked="" type="checkbox"/></p> <p>YES</p> <p>YES</p>
21. Local Government Act 1999		
21.1 Notice, order, declaration, charge, claim or demand given or made under the Act	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i> <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> CITY OF BURNSIDE RATES CERTIFICATE</p> <p>Date of notice, order etc: REFER CITY OF BURNSIDE</p> <p>Name of council by which, or person by whom, notice, order etc is given or made: REFER CITY OF BURNSIDE</p> <p>Land subject thereto: 4/458 GLYNBURN ROAD, BURNSIDE SA 5066</p> <p>Nature of requirements contained in notice, order etc: PAYMENT OF RATES AND ASSOCIATED COSTS</p> <p>Time for carrying out requirements: REFER CITY OF BURNSIDE</p> <p>Amount payable (if any): REFER RATES CERTIFICATE</p>	<p><input checked="" type="checkbox"/></p> <p>YES</p> <p>YES</p>
29. Planning, Development and Infrastructure Act 2016		
29.1 Part 5 - Planning and Design Code	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i> <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> CITY OF BURNSIDE COUNCIL SEARCH AND PROPERTY INTEREST REPORT</p> <p>Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code): 4/458 GLYNBURN ROAD, BURNSIDE SA 5066 UNIT 4 ZONES: SUBURBAN NEIGHBOURHOOD (SN) FOR ZONING OVERLAYS REFER TO PLAN SA DATA EXTRACT ATTACHED</p> <p>Is there a State heritage place on the land or is the land situated in a State heritage area? NO</p> <p>Is the land designated as a local heritage place? NO</p> <p>Is there a tree or stand of trees declared in Part 10 of the Planning and Design Code to be a significant tree or trees on the land? NO</p> <p>Is there a current amendment to the Planning and Design Code released for public consultation by a designated entity on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation? YES</p> <p>Note- For further information about the Planning and Design Code visit www.code.plan.sa.gov.au</p>	<p><input checked="" type="checkbox"/></p> <p>NO</p> <p>YES</p>
<p>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</p>		

Column 1	Column 2	Column 3
<p>29.2 section 127 - Condition (that continues to apply) of a development authorisation</p> <p><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p> <p style="font-size: 2em; text-align: center;">N/A</p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>Date of authorisation:</p> <p>Name of relevant authority that granted authorisation:</p> <p>Condition(s) of authorisation:</p>	<p><input type="checkbox"/></p> <p>YES/NO</p> <p>YES/NO</p>

34. Water Industry Act 2012

<p>34.1 Notice or order under the Act requiring payment of charges or other amounts or making other requirement</p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>CERTIFICATE OF WATER AND SEWER CHARGES</p> <p>Date of notice or order:</p> <p>REFER SA WATER</p> <p>Name of person or body who served notice or order:</p> <p>REFER SA WATER CERTIFICATE</p> <p>Amount payable (if any) as specified in the notice or order:</p> <p>REFER SA WATER CERTIFICATE</p> <p>Nature of other requirement made (if any) as specified in the notice or order:</p> <p>REFER SA WATER CERTIFICATE</p>	<p><input checked="" type="checkbox"/></p> <p>YES</p> <p>YES</p>
--	--	--

SCHEDULE – DIVISION 2

OTHER PARTICULARS

(section 7(1)(b))

Particulars relating to strata unit



- 1 Name of strata corporation:
STRATA CORPORATION 802 INC
Address of strata corporation:
458 GLYNBURN ROAD BURNSIDE SA 5066
- 2 Application must be made in writing to the strata corporation for the particulars and documents referred to in 3 and 4. Application must also be made in writing to the strata corporation for the articles referred to in 6 unless the articles are obtained from the Lands Titles Registration Office.
- 3 Particulars supplied by the strata corporation or known to the vendor:
 - (a) particulars of contributions payable in relation to the unit (including details of arrears of contributions related to the unit):
REFER STRATA CORPORATION SEARCH ANNEXED HERETO
 - (b) particulars of the assets and liabilities of the strata corporation:
REFER STRATA CORPORATION SEARCH ANNEXED HERETO
 - (c) particulars of expenditure that the strata corporation has incurred, or has resolved to incur, and to which the unit holder of the unit must contribute, or is likely to be required to contribute:
REFER STRATA CORPORATION SEARCH ANNEXED HERETO
 - (d) particulars of the unit entitlement of the unit:
246 UNITS OF A TOTAL OF 1,000

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

- 4 Documents supplied by the strata corporation that are enclosed:
 - (a) a copy of the minutes of the general meetings of the strata corporation and management committee
*for the 2 years preceding this statement/since the deposit of the strata plan;
(*Strike out or omit whichever is the greater period)
YES
 - (b) a copy of the statement of accounts of the strata corporation last prepared;
YES
 - (c) a copy of current policies of insurance taken out by the strata corporation.
YES

[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:
ADELAIDE STRATA & COMMUNITY MANAGEMENT
Address:
203 FULLARTON ROAD, EASTWOOD SA 5063

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.

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

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

You can also seek advice from a legal practitioner.

Form 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 recommend 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.

REAL PROPERTY ACT, 1986



South Australia

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



Certificate of Title - Volume 5048 Folio 774

Parent Title(s) CT 3881/76
Creating Dealing(s) CONVERTED TITLE
Title Issued 15/10/1991 **Edition** 2 **Edition Issued** 04/11/1994

Estate Type

FEE SIMPLE (UNIT)

Registered Proprietor

SOUTH AUSTRALIAN HOUSING TRUST
OF ADELAIDE SA 5000

Description of Land

UNIT 4 STRATA PLAN 802
IN THE AREA NAMED BURNSIDE
HUNDRED OF ADELAIDE

Easements

NIL

Schedule of Dealings

NIL

Notations

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

Property Interest Report

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

Title Reference	CT 5048/774	Reference No. 2709059
Registered Proprietors	S A HOUSING TRUST	Prepared 05/09/2025 13:14
Address of Property	Unit 4, 458 GLYNBURN ROAD, BURNSIDE, SA 5066	
Local Govt. Authority	CITY OF BURNSIDE	
Local Govt. Address	PO BOX 9 GLENSIDE SA 5065	

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

Table of Particulars

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

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

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

1. General

- | | | |
|-----|--|--|
| 1.1 | Mortgage of land
<i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i> | Refer to the Certificate of Title |
| 1.2 | Easement
(whether over the land or annexed to the land)

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

<i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i> | Refer to the Certificate of Title |
| 1.3 | Restrictive covenant

<i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i> | Refer to the Certificate of Title for details of any restrictive covenants as an encumbrance |
| 1.4 | Lease, agreement for lease, tenancy agreement or licence
(The information does not include information about any sublease or subtenancy. That information may be sought by the purchaser from the lessee or tenant or sublessee or subtenant.)

<i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i> | Refer to the Certificate of Title

also

Contact the vendor for these details |
| 1.5 | Caveat | Refer to the Certificate of Title |
| 1.6 | Lien or notice of a lien | Refer to the Certificate of Title |

2. *Aboriginal Heritage Act 1988*

- | | | |
|-----|---|---|
| 2.1 | section 9 - Registration in central archives of an Aboriginal site or object | Aboriginal Affairs and Reconciliation in AGD has no registered entries for Aboriginal sites or objects affecting this title |
| 2.2 | section 24 - Directions prohibiting or restricting access to, or activities on, a site or | Aboriginal Affairs and Reconciliation in AGD has no record of any direction affecting this title |

an area surrounding a site

- 2.3 Part 3 Division 6 - Aboriginal heritage agreement

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

also

Refer to the Certificate of Title

3. **Burial and Cremation Act 2013**

- 3.1 section 8 - Human remains interred on land

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

also

contact the vendor for these details

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

- 4.1 section 5 - Notice requiring payment

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

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

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

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

- 5.3 section 50(2) - Agreement to vest land in a council or the Crown to be held as open space

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

also

Contact the Local Government Authority for other details that might apply

- 5.4 section 55 - Order to remove or perform work

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

also

Contact the Local Government Authority for other details that might apply

- 5.5 section 56 - Notice to complete development

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

also

Contact the Local Government Authority for other details that might apply

- 5.6 section 57 - Land management agreement

Refer to the Certificate of Title

- 5.7 section 60 - Notice of intention by building owner

Contact the vendor for these details

- 5.8 section 69 - Emergency order

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

also

Contact the Local Government Authority for other details that might apply

- 5.9 section 71 - Fire safety notice

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

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

also

Contact the Local Government Authority for other details that might apply
- 5.11 section 85(6), 85(10) or 106 - Enforcement order
State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title

also

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

also

Contact the vendor for these details

6. Repealed Act conditions

- 6.1 Condition (that continues to apply) of an approval or authorisation granted under the *Building Act 1971* (repealed), the *City of Adelaide Development Control Act, 1976* (repealed), the *Planning Act 1982* (repealed) or the *Planning and Development Act 1967* (repealed)

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

also

Contact the Local Government Authority for other details that might apply
- [Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*

7. Emergency Services Funding Act 1998

- 7.1 section 16 - Notice to pay levy

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

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

8. Environment Protection Act 1993

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

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

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

17. Land Acquisition Act 1969

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

18. Landscape South Australia Act 2019

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

Act

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

19. **Land Tax Act 1936**

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

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

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

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

21. **Local Government Act 1999**

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

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

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

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

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

24. **Mining Act 1971**

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

24.9	Proclamation with respect to a private mine	Mineral Tenements in the Department of Energy and Mining has no record of any proclamation affecting this title
25. <i>Native Vegetation Act 1991</i>		
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. <i>Natural Resources Management Act 2004 (repealed)</i>		
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. <i>Outback Communities (Administration and Management) Act 2009</i>		
27.1	section 21 - Notice of levy or contribution payable	Outback Communities Authority has no record affecting this title

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

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

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

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

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

30. *Plant Health Act 2009*

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

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

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

32. *South Australian Public Health Act 2011*

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

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

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

34. *Water Industry Act 2012*

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

35. *Water Resources Act 1997 (repealed)*

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

36. *Other charges*

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

Other Particulars

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

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

Additional Information

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

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

Notices

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

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

Building restrictions

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

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

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

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

Statutory easements

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

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

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

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

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

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

Land Tax Act 1936 and Regulations thereunder

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

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

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

Information should be obtained from:

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

Landscape South Australia 2019

Water Resources Management - Taking of underground water

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

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

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

Certificate of Title

Title Reference: CT 5048/774

Status: CURRENT

Edition: 2

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

Certificate of Title

Title Reference: CT 5048/774
Status: CURRENT
Parent Title(s): CT 3881/76
Dealing(s) Creating Title: CONVERTED TITLE
Title Issued: 15/10/1991
Edition: 2

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
04/10/1994	07/11/1994	7803137	TRANSFER	REGISTERED	SOUTH AUSTRALIAN HOUSING TRUST

Certificate of Title

Title Reference CT 5048/774
Status CURRENT
Easement NO
Owner Number 90002383
Address for Notices ADELAIDE, SA 5000
Area NOT AVAILABLE

Estate Type

Fee Simple (Unit)

Registered Proprietor

SOUTH AUSTRALIAN HOUSING TRUST
OF ADELAIDE SA 5000

Description of Land

UNIT 4 STRATA PLAN 802
IN THE AREA NAMED BURNSIDE
HUNDRED OF ADELAIDE

Last Sale Details

Dealing Reference TRANSFER (T) 7803137
Dealing Date 29/09/1994
Sale Price \$98,400
Sale Type TRANSFER FOR FULL MONETARY CONSIDERATION

Constraints

Encumbrances

NIL

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
1844112007	CURRENT	Unit 4, 458 GLYNBURN ROAD, BURNSIDE, SA 5066

Notations

Dealings Affecting Title

NIL

Notations on Plan

NIL

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number	1844112007
Type	Site & Capital Value
Date of Valuation	01/01/2025
Status	CURRENT
Operative From	01/07/1973
Property Location	Unit 4, 458 GLYNBURN ROAD, BURNSIDE, SA 5066
Local Government	BURNSIDE
Owner Names	SOUTH AUSTRALIAN HOUSING TRUST
Owner Number	90002383
Address for Notices	ADELAIDE, SA 5000
Zone / Subzone	SN - Suburban Neighbourhood
Water Available	Yes
Sewer Available	Yes
Land Use	1310 - Ground Floor Home Unit Only
Description	4H/UNIT CP
Local Government Description	Residential

Parcels

Plan/Parcel	Title Reference(s)
S802 UNIT 4	CT 5048/774

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$315,000	\$450,000			
Previous	\$280,000	\$410,000			

Building Details

Valuation Number	1844112007
Building Style	Conventional

Year Built	1972
Building Condition	Basic
Wall Construction	Brick
Roof Construction	Tiled (Terra Cotta or Cement)
Equivalent Main Area	79 sqm
Number of Main Rooms	4

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

Account Number 18 44112 00 7	L.T.O Reference CT5048774	Date of issue 8/9/2025	Agent No. 8452	Receipt No. 2709059
--	------------------------------	---------------------------	-------------------	------------------------

FOX REAL ESTATE
PO BOX 456
NORTH ADELAIDE SA 5006
fox@foxrealestate.com.au

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: SAHT
Location: U4 458 GLYNBURN RD BURNSIDE UNIT 4
Description: 4H/UNIT CP **Capital Value:** \$ 450 000
Rating: Residential

Periodic charges

Raised in current years to 30/9/2025

		\$
	Arrears as at: 30/6/2025	0.00
Water main available: 1/7/1973	Water rates	82.30
Sewer main available: 1/7/1973	Sewer rates	94.00
	Water use	0.00
	SA Govt concession	0.00
	Recycled Water Use	0.00
	Service Rent	0.00
	Recycled Service Rent	0.00
	Other charges	0.00
	Goods and Services Tax	0.00
	Amount paid	176.30CR
	Balance outstanding	0.00

Degree of concession: 00.00%
Recovery action taken: SAHT

Next quarterly charges: Water supply: 82.30 Sewer: 94.00 Bill: 8/10/2025

This account has no meter of its own but is supplied from account no 18 44108 99 9.

The Water Use apportionment option is Nil.

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

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

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



**Government of
South Australia**

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

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



South Australian Water Corporation

Name:

SAHT

Water & Sewer AccountAcct. No.: **18 44112 00 7****Amount:** _____**Address:**

U4 458 GLYNBURN RD BURNSIDE UNIT 4

Payment Options

EFT**EFT Payment**

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	1844112007

**Bill code: 8888****Ref: 1844112007**

Telephone and Internet Banking — BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More information at bpay.com.au

**Paying online**

Pay online at www.sawater.com.au/paynow for a range of options. Have your account number and credit card details to hand.

**Paying by phone**

Call 1300 650 870 and pay by phone using your Visa/Mastercard 24/7.

SA Water account number: 1844112007

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



ABN 19 040 349 865
Emergency Services Funding Act 1998

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

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

THE TRUSTEE FOR FOX REAL ESTATE
Fox Real Estate
POST OFFICE BOX 456
NORTH ADELAIDE SA 5006

DATE OF ISSUE

16/09/2025

ENQUIRIES:

Tel: (08) 8372 7534

Email: contactus@revenuesa.sa.gov.au

OWNERSHIP NUMBER	OWNERSHIP NAME			
90002383	S A HOUSING TRUST			
PROPERTY DESCRIPTION				
4 / 458 GLYNBURN RD / BURNSIDE SA 5066 / UNIT 4				
ASSESSMENT NUMBER	TITLE REF. <small>(A "+" indicates multiple titles)</small>	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR
1844112007	CT 5048/774	\$450,000.00	R4 1.000	RE 0.400
LEVY DETAILS:				
	FIXED CHARGE	\$	0.00	
	+ VARIABLE CHARGE	\$	0.00	
FINANCIAL YEAR	- REMISSION	\$	0.00	
2025-2026	- CONCESSION	\$	0.00	
	+ ARREARS / - PAYMENTS	\$	0.00	
	= AMOUNT PAYABLE	\$	0.00	

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

EXPIRY DATE

15/12/2025



Government of South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



Emergency Services Funding Act 1998

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

OFFICIAL: Sensitive

Please Note:

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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




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

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

For more information:

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

PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

 <p>Billers Code: 456285 Ref: 7008103017</p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au © Registered to BPAY Pty Ltd ABN 69 079 137 518</p>	 <p>To pay via the internet go to: www.revenuesaonline.sa.gov.au</p>	 <p>Send your cheque or money order, made payable to the Community Emergency Services Fund, along with this Payment Remittance Advice to:</p> <p>Please refer below. Revenue SA Locked Bag 555 ADELAIDE SA 5001</p>
--	---	--

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



ABN 19 040 349 865
Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE

This form is a statement of land tax payable pursuant to Section 23 of the Land Tax Act 1936. The details shown are current as at the date of issue.

THE TRUSTEE FOR FOX REAL ESTATE
Fox Real Estate
POST OFFICE BOX 456
NORTH ADELAIDE SA 5006

DATE OF ISSUE

16/09/2025

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

OWNERSHIP NAME		FINANCIAL YEAR	
S A HOUSING TRUST		2025-2026	
PROPERTY DESCRIPTION			
4 / 458 GLYNBURN RD / BURNSIDE SA 5066 / UNIT 4			
ASSESSMENT NUMBER	TITLE REF. <small>(A "*" indicates multiple titles)</small>	TAXABLE SITE VALUE	AREA
1844112007	CT 5048/774	\$315,000.00	0.0000 HA
DETAILS OF THE LAND TAX PAYABLE FOR THE ABOVE PARCEL OF LAND:			
CURRENT TAX	\$ 7,558.68	SINGLE HOLDING	\$ 0.00
- DEDUCTIONS	\$ 0.00		
+ ARREARS	\$ 0.00		
- PAYMENTS	\$ 0.00		
= AMOUNT PAYABLE	\$ 7,558.68		

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 **15/12/2025**



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

OWNERSHIP NUMBER

90002383

OWNERSHIP NAME

S A HOUSING TRUST

ASSESSMENT NUMBER

1844112007

AMOUNT PAYABLE

\$7,558.68

AGENT NUMBER

100029743

AGENT NAME

THE TRUSTEE FOR FOX REAL ESTATE

PAYABLE ON OR BEFORE

15/12/2025

+70081029280012> +000927+ <0550688385> <0000755868> +444+

OFFICIAL: Sensitive

Please Note:

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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




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

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

For more information:

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

PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

 <p>Biller Code: 456293 Ref: 7008102928</p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au © Registered to BPAY Pty Ltd ABN 69 079 137 518</p>	 <p>To pay via the internet go to: www.revenuesaonline.sa.gov.au</p>	 <p>Send your cheque or money order, made payable to the Commissioner of State Taxation, along with this Payment Remittance Advice to: Please refer below. Revenue SA Locked Bag 555 ADELAIDE SA 5001</p>
---	---	--

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

LOCAL GOVERNMENT SEARCH

Cert1277\25

09/09/2025

Fox Real Estate (Sa) Pty
 Level 2 232
 Melbourne Street
 NORTH ADELAIDE SA 5006

Billing number: 590654 Valuer General No: 1844112007
 Owner: South Australian Housing Trust
 Property Address: 4/458 Glynburn Road BURNSIDE SA 5066
 Legal Description: UNIT 4 Sec 320 SP 802 Vol 5048 Fol 774

Pursuant to Section 187 of the Local Government Act 1999 (as amended), I certify that the following amounts are due and payable and are a charge against the above property:

Rates and Arrears - prior 30/06/2025	0.00
Legal Fees	0.00
Rates for current financial year, which fall due on 01/07/2025 and payable as four instalments on or before 01/12/2025, 02/03/2026, 01/06/2026	1,154.65
Fines and interest for current financial year (2% fine for each late instalment, and .75% interest rate per month on all other outstanding amounts). Fines and interest are incurred on day 1 of each month	0.00
Less Rate Capping Rebate	0.00
Less amount paid for current financial year	(288.55)
Balance of rates and other monies due and payable	\$866.10
Instalment/s Due:	
Due 01/12/2025	\$288.70
Due 02/03/2026	\$288.70
Due 01/06/2026	\$288.70

ON BEHALF OF THE CITY OF BURNSIDE

Street Numbering

Please note Council's official street number for this property is **4/458 Glynburn Road BURNSIDE SA 5066.***

Regulated and Significant Trees

Your attention is drawn to the requirement to obtain Development Approval before undertaking a Tree-damaging activity to a Regulated or Significant tree as defined by the Development Act 1993. Council has established the Regulated and Significant Tree Assistance Scheme which provides partial reimbursement of funds to approved works undertaken to maintain and provide for the ongoing health of Regulated and Significant Trees. Conditions apply. For more information please contact City Development and Safety on 8366 4244.

Waste Collection Service

On the 10 December 2012 the City of Burnside moved to a new 3 Bin and Food Waste Recycling system.

Each rateable property is eligible to receive a standard set of 3 bins: general waste (140L red lid), recycling (240L yellow lid) and organics (240L green lid), as well as a food waste kitchen basket and a new Waste Education Brochure and Calendar. Bins are also available in 140L and 360L (recycle) and 140L (green organics). For further information on the new system and all fees and charges, please refer to Council's web site.

All bins will be supplied by Council and remain the property of Council.

Additional bins for recycling and organic waste may be acquired through a lease agreement with Council. A pro rata charge for the collection of additional recycling and organic bins applies.

Refer to the Kerbside Waste Management Policy for further details.

Payment of Rates at Settlement

It is encouraged that payment of the full year's rates is made when a property is sold.

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

If you have any queries regarding this, please do not hesitate to contact the Rates Department on 8366 4200.

To pay these rates via PEXA

Bpay Biller Code: 8722

Reference Number: 590654

Land and Business (Sale and Conveyancing) Act
Property Interest Report

Request No.:	Cert1277\25	Date of Issue:	10/09/2025
Applicant:	Fox Real Estate (Sa) Pty Level 2 232 Melbourne Street NORTH ADELAIDE SA 5006	CT No.:	UNIT 4 Sec 320 SP 802 Vol 5048 Fol 774
Property:	4/458 Glynburn Road BURNSIDE SA 5066		

Pursuant to the provisions of the regulations under the Land and Business (Sale and Conveyancing) Act, 1994, Council hereby provides particulars and documentary material in response to your enquiry.

PRESCRIBED ENCUMBRANCES AND PARTICULARS REQUIRED

Part 3 – Development Plan, Development Act 1993

• Title or other brief description of zone or policy area in which the land is situated (per the Development Plan):	N/A
• Is the land situated in a designated state heritage area?	N/A
• Is the land designated as a place of local heritage value?	N/A
• Is there a Development Plan Amendment released for public consultation by the Council on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	No
• If Yes, state the name of the Council:	N/A
• Is there a Development Plan Amendment released for public consultation by the Minister on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	No
Section 42 – condition (that continues to apply) of a development authorisation (refer attached for details if applicable):	No

Part 5 - PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016

• Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code)	Z5707 (SN) Suburban Neighborhood Refer to PlanSA Section 7 Report for further information.
• Is the land situated in a designated state heritage area?	No
• Is the land designated as a place of local heritage value?	Refer to PlanSA Section 7 Report for further information.
• Is there a tree declared to be a significant tree or a stand of trees declared to be significant on the land?	Refer to PlanSA Section 7 Report for further information.
• Is there a Planning and Design Code amendment 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?	Yes

REPEALED ACT CONDITIONS	
Condition (that continues to apply) of an approval or authorisation granted under the following Acts (refer attached for details if applicable): <ul style="list-style-type: none"> o Building Act 1971 o City of Adelaide Development Control Act 1976 o Planning and Development Act 1966 o Planning Act 1982 	No
DEVELOPMENT ACT 1993	
Section 50(1) – requirement to vest land in a Council or the Crown to be held as open space	No
Section 50(2) – agreement to vest land in a Council or the Crown to be held as open space	No
Section 55 – order to remove work or perform work	No
Section 56 – notice to complete development	No
Section 57 – land management agreement	No
Section 48 or 58 – for the destruction or control of animal or plants	No
Section 69 – emergency order	No
Section 71 – fire safety notice	No
Section 84 – enforcement notice	No
Section 85(6), 85(10) or 106 – enforcement order	No
Part 11 Division 11 – proceedings	No
FIRE AND EMERGENCY SERVICES ACT 2005	
Section 105F – fire prevention or notice to prevent fires on private land	No
HEALTH – FOOD ACT 2001	
Section 44 – improvement notice	No
Section 46 – prohibition order	No
LOCAL NUISANCE AND LITTER CONTROL ACT 2016	
Section 30 – Nuisance or Litter abatement notice	No
SOUTH AUSTRALIAN PUBLIC HEALTH ACT 2011	
Section 92 Notice	No
LAND ACQUISITION ACT 1969	
Section 10 – Notices of intention to acquire	No
HOUSING IMPROVEMENT ACT 1940	
Section 23 – declaration that house is undesirable or unfit for human habitation	No
LOCAL GOVERNMENT ACT 1934	
Notice, order, declaration, charge, claim or demand given/made under the Act	No
LOCAL GOVERNMENT ACT 1999	
Notice, order, declaration, charge, claim or demand given/made under the Act	No
PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016	
Section 141 – order to remove work or perform work	No
Section 142 – notice to complete development	No
Section 155 – emergency order	No
Section 157 – fire safety notice	No
Section 198(1) – requirement to vest land in a Council or the Crown to be held as open space	No
Section 198(2) – agreement to vest land in a Council or the Crown to be held as open space	No
Part 16 Division 1 – proceedings	No
Section 213, 214(6), 214(10), 222 – enforcement notice	No

PUBLIC AND ENVIRONMENTAL HEALTH ACT 1987

Notice or declaration of insanitary conditions

No

BUILDING INDEMNITY INSURANCE

Approval No.	Insurer	Policy Issued	Contract Date	Builder
Nil				

ENVIRONMENT PROTECTION

• Does the council hold details of any development approvals relating to (a) commercial or industrial activity at the land; or (b) change in the use of the land or part of the land (per the Development Act 1993)?	No No
--	----------

Notes**Swimming Pools (if applicable)**

On or before any settlement takes place with respect to any transfer of title to the land, the vendor is required to install, replace or upgrade any prescribed designated swimming pool safety features that are required in relation to any swimming pool (including any spa pool) that is located on the land. After settlement, the purchaser (new owner) will then be required to ensure that those safety features have been so installed, replaced or upgraded as necessary on the land (and if they have not been installed, replaced or upgraded, the new owner will be required to install, replace or upgrade those designated safety features in accordance with the relevant prescribed requirements) and thereafter the new owner must ensure that those designated safety features are maintained in accordance with the relevant prescribed requirements.

APPROVAL NOTICES WITHOUT ON-GOING CONDITIONS

No



Authorised Officer
City of Burnside

Note:

- *The information provided is as required by the Land and Business (Sale and Conveyancing) Act 1994. The information should not be taken as a representation as to whether or not any other charges or encumbrances affect the subject land.*
- *The Property Interest Report discloses prescribed information that Council has a statutory obligation to disclose.*
- *Refer to attached Decision Notification Forms for details of development authorisation(s) granted.*

OFFICIAL

Data Extract for Section 7 search purposes

Valuation ID 1844112007

Data Extract Date: 10/09/2025

Important Information

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

Parcel ID: S802 UN4

Certificate Title: CT5048/774

Property Address: UNIT 4 458 GLYNBURN RD BURNSIDE SA 5066

Zones

Suburban Neighbourhood (SN)

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.

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.

OFFICIAL

Urban Transport Routes

The Urban Transport Routes Overlay seeks to ensure safe and efficient vehicle movement and access along 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

OFFICIAL

Land Management Agreement (LMA)

No

STRATA PLAN

802

1ST. OF 3 SHEETS

ACCEPTED FOR REGISTRATION
de la
 CHIEF SURVEYOR
 Registrar - General
 11-10-72

Royal Enrolled from Common Property
 made by 337243-508

HUNDRED OF ADELAIDE
 Part lots 3 & 46 of L.T.O. Plan 2029
 Part section 320
 In the area named

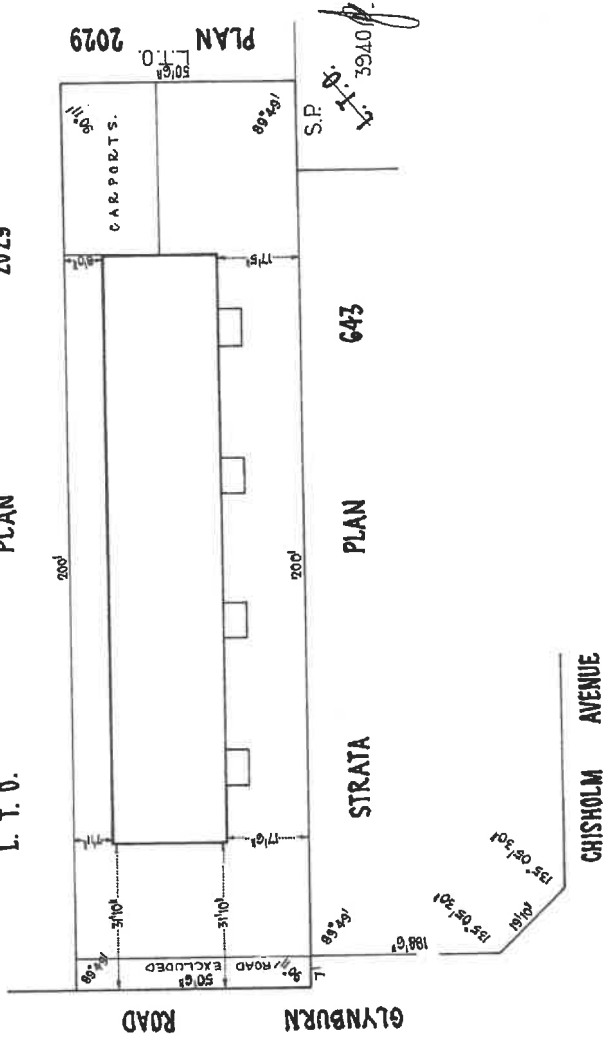
BURNSIDE

CERTIFICATE OF TITLE: VOL. 3801 FOL. 90

PLAN 2029

PLAN 643

L. T. O.



SITE PLAN

SCALE
 FEET 0 10 20
 1" = 20 FEET

- I, DANIEL REAGAN, HOLDER, A LICENSED SURVEYOR WITHIN THE MEANING OF THE SURVEYORS ACT 1935-1961 DO HEREBY CERTIFY:
- THAT ALL THE UNITS AND UNIT SUBDIVISIONS AND ALL BALCONIES AND OTHER STRUCTURES DEPICTED HEREON ARE WHOLLY COMPRISED WITHIN THE BOUNDARIES OF THE PARCEL DELINEATED ON THIS STRATA PLAN.
 - THAT THIS STRATA PLAN REPRESENTS AN ACCURATE DELINEATION OF THE UNITS AND UNIT SUBDIVISIONS AS CONSTRUCTED OR LAID OUT ON THE PARCEL.
 - THAT THIS STRATA PLAN COMPLIES WITH THE REQUIREMENTS OF REGULATION 19 OF THE REAL PROPERTY ACT (STRATA TITLES) REGULATIONS 1969.
- DATED THIS 6TH DAY OF AUGUST 1972.

D. Reagan
 LICENSED SURVEYOR.

STRATA PLAN

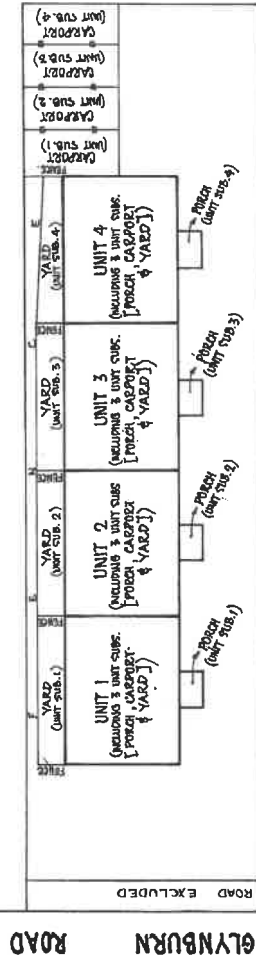
802

2ND. OF 3 SHEETS

Handwritten signature

11.10.72

Read Excluded from Common Property and
 Fr. 2376-93 *only*



GROUND FLOOR PLAN



LEGEND. THE LOWER AND UPPER BOUNDARIES OF THE UNIT SUBSIDARIES SHOWN AS YARDS ARE EXISTING GROUND LEVEL AND 6 INCHES BELOW THE EAVES RESPECTIVELY.

STRATA PLAN

802

3RD of 3 SHEETS

ACCEPTED AND DEPOSITED
de G.
 Pro Registrar General
 11/16/1972

SCHEDULE OF UNIT ENTITLEMENT

UNIT NO	UNIT ENTITLEMENT	CURRENT C's of T.		UNIT NO	UNIT ENTITLEMENT	CURRENT C's of T.	
		VOLUME	FOLIO			VOLUME	FOLIO
1	262						
2	246						
3	246						
4	246						
AGGREGATE				AGGREGATE			
AGGREGATE		1000		COMMON PROPERTY			

Authenticated Vide Application No 3258973



S.S. Brewster
 Acting Registrar General



ASCM

*Building Smarter
Communities*

ADELAIDE STRATA & COMMUNITY MANAGEMENT

ASCM

t. +61 8 8490 1300

f. +61 8 8490 1399

e. admin@ascm.com.au

ABN 73 058 476 056

203 Fullarton Road,

Eastwood SA 5063

www.ascm.com.au

09 September 2025

Strata Corporation 802 Inc
Not registered for GST

ABN: 37 007 537 705

FOX REAL ESTATE
183 Melbourne Street
NORTH ADELAIDE SA 5006

Ref

Re Lot 4 Strata Corporation 802 Inc

Fee 105.60 Paid

TAX INVOICE

We have provided this information as required under the provisions of the Strata Titles Act (Section 41) and the Community Titles Act (Section 139) and in the interests of providing full disclosure to purchasers.

The information is accurate at the time of disclosure. If any clarification is required please let us know.

For EFT payments (NOT for settlement purposes);
Adelaide Strata Management
BSB; 185-300
Account No; 303261853

Kind Regards,
Body Corporate Manager

Yuliya Ryaskina

Adelaide Strata & Community Management
For the Secretary.

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

Strata Corporation 802 Inc

Requested by **FOX REAL ESTATE**
183 Melbourne Street
NORTH ADELAIDE SA 5006

Reference:

Lot No **4**
 Address **4/458 Glynburn Road, Burnside S.A 5066**
 Owner **Housing SA Sales & Acquisitions**

1 Financial Details

1.1 Entitlements
 Unit/Lot Entitlement **246** Total of All Entitlements **1,000**

1.2 Contributions - Administrative Fund
 Total amount last determined with respect of the lot **\$2,350.00**
 Number of instalments payable **4**
 Instalment Details:-

Period	Determined	Amount	Due Date	Date Paid	Discount	If Paid By	Notice Date
01/04/25 to 30/06/25	11/02/25	587.50	01/04/25	21/03/25	0.00	01/04/25	12/03/25
01/07/25 to 30/09/25	11/02/25	587.50	01/07/25	19/06/25	0.00	01/07/25	12/06/25
01/10/25 to 31/12/25	11/02/25	587.50	01/10/25		0.00	01/10/25	09/09/25
01/01/26 to 31/03/26	11/02/25	587.50	01/01/26		0.00	01/01/26	

Amount (if any) outstanding (credit shown with -) **Nil** (Amount unpaid including billed not yet due \$587.50)
 Paid to **30/09/25**

1.3 Contributions - Sinking Fund
 Total amount last determined with respect of the lot **\$100.00**
 Number of instalments payable **4**
 Instalment Details:-

Period	Determined	Amount	Due Date	Date Paid	Discount	If Paid By	Notice Date
01/04/25 to 30/06/25	11/02/25	25.00	01/04/25	21/03/25	0.00	01/04/25	12/03/25
01/07/25 to 30/09/25	11/02/25	25.00	01/07/25	19/06/25	0.00	01/07/25	12/06/25
01/10/25 to 31/12/25	11/02/25	25.00	01/10/25		0.00	01/10/25	09/09/25
01/01/26 to 31/03/26	11/02/25	25.00	01/01/26		0.00	01/01/26	

Amount (if any) outstanding (credit shown with -) **Nil** (Amount unpaid including billed not yet due \$25.00)
 Paid to **30/09/25**

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

Amount	Due Date	Date Paid	Discount	If Paid By	Notice Date

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

Contributions - Special - Sinking Fund
 Amount of the levy payable **\$4,449.50** Number of instalments payable **1**
 Instalment Details:-

Amount	Due Date	Date Paid	Discount	If Paid By	Notice Date
4,449.50	15/05/25	29/04/25	0.00	15/05/25	17/04/25

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

- 1.5 Money Unpaid Pursuant to By-Law
Amount payable under a by-law **Nil**
Date when amount due
- 1.6 Interest on Unpaid Contributions
Rate of interest payable on contributions **15.00 %**
Amount of interest payable in relation to outstanding contributions **Nil**
Daily interest amount accruing **Nil**
- 1.7 Other amounts owing
Purpose Fund Amount Due Date Amount Due
- 1.8 Water Billing Arrangements
Corporation
- 1.9 Expenditure By Corporation
(a) Incurred by the Corporation to which the unit holder must or is likely to be required to contribute:
None known other than those recorded in the minutes supplied.
- (b) Resolved by the Corporation to incur, to which the unit holder must, or is likely to be required to contribute:
None known other than those recorded in the minutes supplied.
- 1.10 Assets and Liabilities of the Corporation
(a) Bank Account Name **Adelaide Strata Management Pty Ltd Trust Account 802**
(b) Bank Account Held At **MBL 458 Glynburn Road Burnside S.A 5066**
(c) Sinking Fund Balance **\$18,556.20**
(d) Administration Fund Balance **\$3,676.22**
(e) Liabilities (excluding those above and as described in 1.2 herein) **Nil**

2 Insurance Policies

Type/Name of Insurer	Policy Number/Broker	Sum Insured	Due Date	Date when last premium paid	Amount of last premium
<i>BUILDING</i> SCI (ALLIANZ)	SRSC18000483	1,500,000.00	15/02/26	21/02/25	4,031.05
<i>PUBLIC LIABILITY</i> SCI (ALLIANZ)	SRSC18000483	30,000,000.00	15/02/26	21/02/25	Included
<i>OFFICE BEARERS</i> SCI (ALLIANZ)	SRSC18000483	500,000.00	15/02/26	21/02/25	Included
<i>CATASTROPHE</i> SCI (ALLIANZ)	SRSC18000483	450,000.00	15/02/26	21/02/25	Included

2 Insurance Policies

Type/Name of Insurer	Policy Number/Broker	Sum Insured	Due Date	Date when last premium paid	Amount of last premium
FLOOD SCI (ALLIANZ)	SRSC18000483	Included	15/02/26	21/02/25	Included
VOLUNTARY WORKERS SCI (ALLIANZ)	SRSC18000483	200,000.00	15/02/26	21/02/25	Included
FIDELITY GUARANTEE SCI (ALLIANZ)	SRSC18000483	100,000.00	15/02/26	21/02/25	Included
LOSS OF RENT SCI (ALLIANZ)	SRSC18000483	225,000.00	15/02/26	21/02/25	Included
COMMON CONTENTS SCI (ALLIANZ)	SRSC18000483	15,000.00	15/02/26	21/02/25	Included
GOV. AUDIT COSTS SCI (ALLIANZ)	SRSC18000483	25,000.00	15/02/26	21/02/25	Included
APPEAL - WHS BREACH SCI (ALLIANZ)	SRSC18000483	100,000.00	15/02/26	21/02/25	Included
LEGAL DEFENCE EXP SCI (ALLIANZ)	SRSC18000483	50,000.00	15/02/26	21/02/25	Included
LOT OWNERS FIXTURES SCI (ALLIANZ)	SRSC18000483	Included	15/02/26	21/02/25	Included

3 Documents Supplied

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

4 Document Inspection

The Corporations records are available for inspection at Adelaide Strata & Community Management, 102 Greenhill Road, Unley on any working day between 10:00am and 4:00 pm. Please phone 8490 1300 to make an appointment. (NB: A fee of \$5.00 may be charged for an inspection)

Statement Date 09 September 2025

Signed for and on behalf of Strata Corporation 802 Inc

By: *Yuliya Ryaskina*
Yuliya Ryaskina
Corporation Manager

Note: Conveyancers attention is drawn to the following:

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



ASCM

Building Smarter Communities

ADELAIDE STRATA & COMMUNITY MANAGEMENT

ASCM

t. +61 8 8490 1300

f. +61 8 8490 1399

e. admin@ascm.com.au

ABN 73 058 476 056

203 Fullarton Road,

Eastwood SA 5063

www.ascm.com.au

Strata Corporation 802 Inc

STATEMENT

Housing SA Sales & Acquisition
Strata & Community Titles Cord
GPO Box 292
ADELAIDE SA 5001

Statement Period			
01 Dec 23 to 09 Sep 25			
A/c No	4	Lot No	4
Page Number	1 of 2		

Transfer Date: 01/01/80

Date	Type	Details	Reference	Debit	Credit	Balance
		Brought forward				0.00
11/12/23	Administrative Fund	01/01/24 To 31/03/24	I0000515	500.00		500.00
11/12/23	Sinking Fund	01/01/24 To 31/03/24	I0000519	25.00		525.00
19/12/23	Receipt	Administrative Fund	R0000358		500.00	25.00
19/12/23	Receipt	Sinking Fund	RA000358		25.00	0.00
08/03/24	Admin. Fund Special	01/04/24	I0000523	375.00		375.00
15/03/24	Administrative Fund	01/04/24 To 30/06/24	I0000527	525.00		900.00
15/03/24	Sinking Fund	01/04/24 To 30/06/24	I0000531	25.00		925.00
20/03/24	Receipt	Admin. Fund Special	R0000363		375.00	550.00
09/04/24	Admin. Fund Special	01/05/24	I0000535	375.00		925.00
24/04/24	Receipt	Administrative Fund	R0000368		525.00	400.00
24/04/24	Receipt	Sinking Fund	RA000368		25.00	375.00
31/05/24	Overdue Interest Jnl	Interest To 31/05/24	J0004570	4.78		379.78
06/06/24	Other	Arrears Notice Fee	M0000048	25.00		404.78
11/06/24	Administrative Fund	01/07/24 To 30/09/24	I0000539	525.00		929.78
11/06/24	Sinking Fund	01/07/24 To 30/09/24	I0000543	25.00		954.78
24/06/24	Other	Arrears Notice Fee	M0000049	50.00		1,004.78
30/06/24	Overdue Interest Jnl	Interest To 30/06/24	J0004591	4.62		1,009.40
02/07/24	Receipt	Admin. Fund Special	R0000372		375.00	634.40
02/07/24	Receipt	Other	RA000372		30.70	603.70
31/07/24	Overdue Interest Jnl	Interest To 31/07/24	J0004610	7.01		610.71
31/08/24	Overdue Interest Jnl	Interest To 31/08/24	J0004620	7.01		617.72
06/09/24	Other	Arrears Notice Fee	M0000050	50.00		667.72
10/09/24	Administrative Fund	01/10/24 To 31/12/24	I0000547	525.00		1,192.72
10/09/24	Sinking Fund	01/10/24 To 31/12/24	I0000551	25.00		1,217.72
16/09/24	Receipt	Administrative Fund	R0000374		525.00	692.72
16/09/24	Receipt	Sinking Fund	RA000374		48.42	644.30
16/09/24	Receipt	Other	RB000374		94.30	550.00
				\$3,073.42	\$2,523.42	\$550.00

Over 90 Days	90 Days	60 Days	30 Days	Current	BALANCE DUE:	\$612.50
0.00	0.00	0.00	0.00	612.50	Date Paid	Amount Paid

***** PLEASE RETURN THIS SECTION WITH YOUR PAYMENT *****

Send payment to:-

458 GLYNBURN ROAD

458 GLYNBURN ROAD
S.C. 802
4 Housing SA Sales & Acquisition
01 Dec 23 to 09 Sep 25



Strata Corporation 802 Inc

STATEMENT

--

Housing SA Sales & Acquisition Strata & Community Titles Cord GPO Box 292 ADELAIDE SA 5001

Statement Period			
01 Dec 23 to 09 Sep 25			
A/c No	4	Lot No	4
Page Number	2 of 2		

Date	Type	Details	Reference	Debit	Credit	Balance
		Brought forward		3,073.42	2,523.42	550.00
01/10/24	Receipt	Administrative Fund	R0000377		525.00	25.00
01/10/24	Receipt	Sinking Fund	RA000377		1.58	23.42
01/10/24	Receipt	Overdue Interest	RB000377		23.42	0.00
09/12/24	Administrative Fund	01/01/25 To 31/03/25	I0000555	525.00		525.00
09/12/24	Sinking Fund	01/01/25 To 31/03/25	I0000559	25.00		550.00
20/12/24	Receipt	Administrative Fund	R0000381		525.00	25.00
20/12/24	Receipt	Sinking Fund	RA000381		25.00	0.00
12/03/25	Administrative Fund	01/04/25 To 30/06/25	I0000563	587.50		587.50
12/03/25	Sinking Fund	01/04/25 To 30/06/25	I0000567	25.00		612.50
21/03/25	Receipt	Administrative Fund	R0000383		587.50	25.00
21/03/25	Receipt	Sinking Fund	RA000383		25.00	0.00
17/04/25	Sinking Fund Special	15/05/25	I0000571	4,449.50		4,449.50
29/04/25	Receipt	Sinking Fund Special	R0000387		4,449.50	0.00
12/06/25	Administrative Fund	01/07/25 To 30/09/25	I0000575	587.50		587.50
12/06/25	Sinking Fund	01/07/25 To 30/09/25	I0000579	25.00		612.50
19/06/25	Receipt	Administrative Fund	R0000389		587.50	25.00
19/06/25	Receipt	Sinking Fund	RA000389		25.00	0.00
09/09/25	Administrative Fund	01/10/25 To 31/12/25	I0000583	587.50		587.50
09/09/25	Sinking Fund	01/10/25 To 31/12/25	I0000587	25.00		612.50
				\$9,910.42	\$9,297.92	\$612.50

Strata Corporation 802 Inc

458 Glynburn Road Burnside S.A 5066

BALANCE SHEET

AS AT 09 SEPTEMBER 2025

	ACTUAL 09/09/2025	ACTUAL 30/11/2024
<u>OWNERS FUNDS</u>		
Administrative Fund	3,676.22	3,492.23
Sinking Fund	18,556.20	458.20
<u>TOTAL</u>	<u>\$ 22,232.42</u>	<u>\$ 3,950.43</u>
 <u>THESE FUNDS ARE REPRESENTED BY</u>		
<u>CURRENT ASSETS</u>		
Cash At Bank	2,037.82	3,988.87
Investment Account 2	20,120.30	0.06
Levies In Arrears	110.00	0.00
Other Arrears	2.80	0.00
<u>TOTAL ASSETS</u>	<u>22,270.92</u>	<u>3,988.93</u>
<u>LIABILITIES</u>		
Unpaid Owners Arrears Fees	38.50	38.50
<u>TOTAL LIABILITIES</u>	<u>38.50</u>	<u>38.50</u>
<u>NET ASSETS</u>	<u>\$ 22,232.42</u>	<u>\$ 3,950.43</u>

Strata Corporation 802 Inc

458 Glynburn Road Burnside S.A 5066

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 DECEMBER 2024 TO 09 SEPTEMBER 2025

	ACTUAL 01/12/24-09/09/25	BUDGET 01/12/24-30/11/25	VARIANCE %	ACTUAL 01/12/23-30/11/24
<u>ADMINISTRATIVE FUND</u>				
<u>INCOME</u>				
Levies - Administrative Fund	6,800.00	9,400.00	72.34	8,300.00
Special Admin. Fund Levy	0.00	0.00	0.00	3,000.00
Bank Interest	120.24	0.00		10.21
Interest On Overdue Levies	2.80	0.00		23.42
TOTAL ADMIN. FUND INCOME	6,923.04	9,400.00		11,333.63
<u>EXPENDITURE - ADMIN. FUND</u>				
<u>MANAGEMENT CHARGES</u>				
Account Management Fee	54.70	66.00	82.88	65.64
Bank Charges	2.70	10.00	27.00	1.85
Income Tax Return Preparation	205.00	205.00	100.00	205.00
Management Fees	866.36	1,049.00	82.59	994.97
<u>INSURANCE EXPENSE</u>				
Insurance Premium	3,691.60	4,600.00	80.25	3,775.95
Insurance Stamp Duty	339.45	0.00		270.66
<u>EQUIPMENT</u>				
<u>REPAIRS & MAINTENANCE</u>				
Building Maintenance	0.00	500.00	0.00	0.00
Consultancy Services	103.97	0.00		0.00
Grounds Maintenance	0.00	500.00	0.00	0.00
Gutter And Stormwater Maintena	0.00	400.00	0.00	0.00
Plumbing Maintenance	0.00	200.00	0.00	137.50
Sewer & Drainage Works	280.50	600.00	46.75	726.00
Transfer From Admin To Sinking	0.00	0.00	0.00	3,000.00
<u>RECOVERABLE EXPENSE</u>				
Reimbursement	0.00	0.00	0.00	525.00
<u>SERVICES</u>				
Financial Audit	0.00	145.00	0.00	0.00
Archive/Data Storage	14.00	17.00	82.35	16.80
Disbursements	228.56	309.60	73.82	283.34
Electrical Power Usage	245.04	380.00	64.48	390.76
Meeting Fees	165.00	165.00	100.00	165.00
Valuation	0.00	0.00	0.00	280.00



ASCM

*Building Smarter
Communities*

ADELAIDE STRATA & COMMUNITY MANAGEMENT

ASCM

t. +61 8 8490 1300

f. +61 8 8490 1399

e. admin@ascm.com.au

ABN 73 058 476 056

203 Fullarton Road,

Eastwood SA 5063

www.ascm.com.au

Strata Corporation 802 Inc

458 Glynburn Road Burnside S.A 5066

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 DECEMBER 2024 TO 09 SEPTEMBER 2025

	ACTUAL	BUDGET	VARIANCE	ACTUAL
	01/12/24-09/09/25	01/12/24-30/11/25	%	01/12/23-30/11/24
Water Usage	382.67	1,000.00	38.27	2,081.52
COMPLIANCE				
Compliance Audit Fee	159.50	0.00		0.00
TOTAL ADMIN. EXPENDITURE	6,739.05	10,146.60		12,919.99
SURPLUS / DEFICIT	\$ 183.99	\$ (746.60)		\$ (1,586.36)
Opening Admin. Balance	3,492.23	3,492.23	100.00	5,078.59
ADMINISTRATIVE FUND BALANCE	\$ 3,676.22	\$ 2,745.63		\$ 3,492.23



Strata Corporation 802 Inc

458 Glynburn Road Burnside S.A 5066

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 DECEMBER 2024 TO 09 SEPTEMBER 2025

	ACTUAL 01/12/24-09/09/25	BUDGET 01/12/24-30/11/25	VARIANCE %	ACTUAL 01/12/23-30/11/24
<u>SINKING FUND</u>				
<u>INCOME</u>				
Levies - Sinking Fund	300.00	400.00	75.00	400.00
Special Sinking Fund Levy	17,798.00	0.00		0.00
Transfer From Admin To Sinking	0.00	0.00	0.00	3,000.00
TOTAL SINKING FUND INCOME	18,098.00	400.00		3,400.00
<u>EXPENDITURE - SINKING FUND</u>				
TOTAL SINK. FUND EXPENDITURE	0.00	0.00		0.00
<u>SURPLUS / DEFICIT</u>	\$ 18,098.00	\$ 400.00		\$ 3,400.00
Opening Sinking Fund Balance	458.20	458.20	100.00	(2,941.80)
<u>SINKING FUND BALANCE</u>	\$ 18,556.20	\$ 858.20		\$ 458.20



ASCM

*Building Smarter
Communities*

ADELAIDE STRATA & COMMUNITY MANAGEMENT

ASCM

t. +61 8 8490 1300

f. +61 8 8490 1399

e. admin@ascm.com.au

ABN 73 058 476 056

203 Fullarton Road,

Eastwood SA 5063

www.ascm.com.au

Strata Corporation 802 Inc

458 Glynburn Road

Burnside S.A 5066

LOT BALANCE REPORT

09 September 2025

<u>Lot No</u>	<u>Unit No</u>	<u>Administrative Fund</u>	<u>Sinking Fund</u>	<u>Other</u>	<u>Total</u>
2	2	75.00	0.00	1.90	76.90
3	3	35.00	0.00	0.90	35.90
Total		\$110.00	\$0.00	\$2.80	\$112.80



ASCM

*Building Smarter
Communities*

ADELAIDE STRATA & COMMUNITY MANAGEMENT

ASCM

t. +61 8 8490 1300

f. +61 8 8490 1399

e. admin@ascm.com.au

ABN 73 058 476 056

203 Fullarton Road,

Eastwood SA 5063

www.ascm.com.au

Strata Corporation 802 Inc

458 Glynburn Road
Burnside S.A 5066

ACCOUNTS SUMMARY

1 December 2024 to 9 September 2025

<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
101	Administrative Fund	LEVIES - ADMINISTRATIVE FUND	
02/01/25	01/01/25 to 31/03/25		-2,100.00
01/04/25	01/04/25 to 30/06/25		-2,350.00
01/07/25	01/07/25 to 30/09/25		-2,350.00
	Total:		-6,800.00
106	Administrative Fund	BANK INTEREST	
30/05/25	Interest		-17.76
30/06/25	Interest		-20.45
31/07/25	Interest		-41.73
29/08/25	Interest		-40.30
	Total:		-120.24
1095	Administrative Fund	INTEREST ON OVERDUE LEVIES	
31/07/25	Interest to 31/07/25		-0.95
31/07/25	Interest to 31/07/25		-0.45
31/08/25	Interest to 31/08/25		-0.95
31/08/25	Interest to 31/08/25		-0.45
	Total:		-2.80
12202	Administrative Fund	ACCOUNT MANAGEMENT FEE	
02/12/24	Account Management	Adelaide Strata	5.47
03/01/25	Account Management	Adelaide Strata	5.47
01/02/25	Account Management	Adelaide Strata	5.47
03/03/25	Account Management	Adelaide Strata	5.47
01/04/25	Account Management	Adelaide Strata	5.47
01/05/25	Account Management	Adelaide Strata	5.47
01/06/25	Account Management	Adelaide Strata	5.47
01/07/25	Account Management	Adelaide Strata	5.47
01/08/25	Account Management	Adelaide Strata	5.47
01/09/25	Account Management	Adelaide Strata	5.47
	Total:		54.70
12204	Administrative Fund	BANK CHARGES	
04/12/24	StrataPay BPay Fees		0.37
05/03/25	StrataPay BPay Fees		0.74
09/04/25	StrataPay Trans Fee		0.85
04/06/25	StrataPay BPay Fees		0.37
03/09/25	StrataPay BPay Fees		0.37
	Total:		2.70
12206	Administrative Fund	INCOME TAX RETURN PREPARATION	
12/07/25	Tax Preparation	Adelaide Strata	70.00
01/09/25	Tax Lodgement	Adelaide Strata	135.00
	Total:		205.00

Strata Corporation 802 Inc

458 Glynburn Road
Burnside S.A 5066

ACCOUNTS SUMMARY 1 December 2024 to 9 September 2025

<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
12210	Administrative Fund	MANAGEMENT FEES	
02/12/24	Management Fees	Adelaide Strata	84.08
03/01/25	Management Fees	Adelaide Strata	84.08
01/02/25	Management Fees	Adelaide Strata	84.08
03/03/25	Management Fees	Adelaide Strata	85.13
31/03/25	Management Fees	Adelaide Strata	4.47
01/04/25	Management Fees	Adelaide Strata	87.42
01/05/25	Management Fees	Adelaide Strata	87.42
01/06/25	Management Fees	Adelaide Strata	87.42
01/07/25	Management Fees	Adelaide Strata	87.42
01/08/25	Management Fees	Adelaide Strata	87.42
01/09/25	Management Fees	Adelaide Strata	87.42
	Total:		866.36
12603	Administrative Fund	INSURANCE PREMIUM	
13/02/25	15/2/25-15/2/26	Bcb Corporate Brokers Pty Ltd	3,691.60
	Total:		3,691.60
12604	Administrative Fund	INSURANCE STAMP DUTY	
13/02/25	Stamp Duty	Bcb Corporate Brokers Pty Ltd	339.45
	Total:		339.45
14219	Administrative Fund	CONSULTANCY SERVICES	
30/04/25	R&M-Project Co Works	Adelaide Strata	82.50
30/04/25	R&M-WO/QR IssuingFee	Adelaide Strata	3.30
30/05/25	R&M-WO/QR IssuingFee	Adelaide Strata	3.30
31/07/25	R&M-WO/QR IssuingFee	Adelaide Strata	3.30
01/09/25	R&M-TradesMonitoring	Adelaide Strata	5.52
01/09/25	R&M-TradesMonitoring	Adelaide Strata	6.05
	Total:		103.97
14257	Administrative Fund	SEWER & DRAINAGE WORKS	
31/07/25	1/8 Sewer Cln	Stark Plumbing & Maintenance	280.50
	Total:		280.50
15408	Administrative Fund	ARCHIVE/DATA STORAGE	
02/12/24	Archive Storage Fee	Adelaide Strata	1.40
03/01/25	Archive Storage Fee	Adelaide Strata	1.40
01/02/25	Archive Storage Fee	Adelaide Strata	1.40
03/03/25	Archive Storage Fee	Adelaide Strata	1.40
01/04/25	Archive Storage Fee	Adelaide Strata	1.40
01/05/25	Archive Storage Fee	Adelaide Strata	1.40
01/06/25	Archive Storage Fee	Adelaide Strata	1.40
01/07/25	Archive Storage Fee	Adelaide Strata	1.40
01/08/25	Archive Storage Fee	Adelaide Strata	1.40



ASCM

*Building Smarter
Communities*

ADELAIDE STRATA & COMMUNITY MANAGEMENT

ASCM

t. +61 8 8490 1300

f. +61 8 8490 1399

e. admin@ascm.com.au

ABN 73 058 476 056

203 Fullarton Road,

Eastwood SA 5063

www.ascm.com.au

Strata Corporation 802 Inc

458 Glynburn Road

Burnside S.A 5066

ACCOUNTS SUMMARY

1 December 2024 to 9 September 2025

<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
15408	Administrative Fund	ARCHIVE/DATA STORAGE	
01/09/25	Archive Storage Fee	Adelaide Strata	1.40
	Total:		14.00
15418	Administrative Fund	DISBURSEMENTS	
02/12/24	Fixed Disbursements	Adelaide Strata	22.52
03/01/25	Fixed Disbursements	Adelaide Strata	22.52
01/02/25	Fixed Disbursements	Adelaide Strata	22.52
03/03/25	Fixed Disbursements	Adelaide Strata	22.52
01/04/25	Fixed Disbursements	Adelaide Strata	22.52
01/05/25	Fixed Disbursements	Adelaide Strata	22.52
01/06/25	Fixed Disbursements	Adelaide Strata	22.52
01/07/25	Fixed Disbursements	Adelaide Strata	23.64
01/08/25	Fixed Disbursements	Adelaide Strata	23.64
01/09/25	Fixed Disbursements	Adelaide Strata	23.64
	Total:		228.56
15420	Administrative Fund	ELECTRICAL POWER USAGE	
12/02/25	4/11/24-10/2/25	Origin Energy - B/Pay 130112	87.53
14/05/25	11/2/25-8/5/25	Origin Energy - B/Pay 130112	77.10
11/08/25	9/5-6/8/25	Origin Energy - B/Pay 130112	80.41
	Total:		245.04
15433	Administrative Fund	MEETING FEES	
27/02/25	*07 Meeting Com&Sch2	Adelaide Strata	165.00
	Total:		165.00
15451	Administrative Fund	WATER USAGE	
31/01/25	SA Water Corp		168.83
09/05/25	SA Water Corp		114.80
01/08/25	SA Water Corp		99.04
	Total:		382.67
1602	Administrative Fund	Compliance Audit Fee	
27/02/25	Audit & Account Prep	Adelaide Strata	159.50
	Total:		159.50
201	Sinking Fund	LEVIES - SINKING FUND	
02/01/25	01/01/25 to 31/03/25		-100.00
01/04/25	01/04/25 to 30/06/25		-100.00
01/07/25	01/07/25 to 30/09/25		-100.00
	Total:		-300.00
202	Sinking Fund	SPECIAL SINKING FUND LEVY	
15/05/25	15/05/25		-17,798.00
	Total:		-17,798.00

Strata Corporation 802 Inc

458 Glynburn Road
Burnside S.A 5066

CREDITORS BALANCE REPORT

09 September 2025

<u>Account No</u>	<u>Name</u>	<u>Amount</u>
-------------------	-------------	---------------

No Records To Report



CERTIFICATE OF CURRENCY

THE INSURED

POLICY NUMBER	SRSC18000483
PDS AND POLICY WORDING	Residential Strata Product Disclosure Statement and Policy Wording SCI034-Policy-RS-PPW-02/2021 Supplementary Product Disclosure Statement SCIA-036_SPDS_RSC-10/2021
THE INSURED SITUATION	Strata Corporation No. 802 458 Glynburn Road, Burnside, SA, 5066
PERIOD OF INSURANCE	Commencement Date: 4:00pm on 15/02/2025 Expiry Date: 4:00pm on 15/02/2026
INTERMEDIARY ADDRESS	Body Corporate Brokers Suite 2, Level 12, 390 St Kilda Road, Melbourne, VIC, 3004
DATE OF ISSUE	18/02/2025

POLICY LIMITS / SUMS INSURED

SECTION 1	PART A	1. Building	\$1,500,000
		Common Area Contents	\$15,000
	PART B	2. Terrorism Cover under Section 1 Part A2	Applies
OPTIONAL COVERS		Loss of Rent/Temporary Accommodation	\$225,000
SECTION 2	Liability	1. Flood	Included
		2. Floating Floors	Included
SECTION 3	Voluntary Workers		\$30,000,000
SECTION 5	Fidelity Guarantee		Included
SECTION 6	Office Bearers' Liability		\$100,000
SECTION 7	Machinery Breakdown		\$500,000
SECTION 8	Catastrophe		Not Included
SECTION 9	PART A	Government Audit Costs – Professional Fees	\$450,000
	PART B	Appeal Expenses	\$25,000
	PART C	Legal Defence Expenses	\$100,000
SECTION 10	Lot Owners' Fixtures and Improvements		\$50,000
SECTION 11	Loss of Lot Market Value		\$300,000
			Not Included

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

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

MINUTES OF THE ANNUAL GENERAL MEETING
CORPORATION 802 INC.
458 Glynburn Road, Burnside, SA, 5066

DATE :- 22 February 2024 At 01:00 PM
LOCATION :- Microsoft Teams Video / Phone Conference, ASCM, Adelaide, SA, 5000

PRESENT :-

Lot 1	Ms S Gayle Legoe	Owner present
Lot 2	Jagath Pathirana	Owner present (pre-voted)
Lot 3	Gayle Legoe	Proxy present
Lot 4	Robert Petty on behalf of the SA Housing Authority	Company Nominee present (pre-voted)

PROXIES :-

Lot 3	Sarah Legoe & Nicholas Legoe	Gayle Legoe
Lot 4	Housing SA Sales & Acquisitions	Robert Petty on behalf of the SA Housing Authority

Proxies received by the Secretary/Body Corporate Manager prior to the meeting are available for inspection

IN ATTENDANCE :-

Judy Jackson representing ASCM

APOLOGIES :-

Nil

QUORUM :-

A Quorum was declared as there were 4 out of a possible 4 financial Lots represented.

1. Important Notice

STRATA CORPORATION NO. 802

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

2. Minutes of the Previous General Meeting

It was resolved that The Minutes of the General Meeting held on 2 February 2023, be accepted as a true and accurate record.

Votes for: 4

Votes against; 0

Abstained; 0
Motion CARRIED.

3. Financial Statement

To resolve that; The Financial Statement as circulated to Owners for the period 1 December 2022 to 30 November 2023 be accepted and adopted as tabled.

Votes for: 4

Votes against; 0

Abstained; 0
Motion CARRIED.

4. Appointments

4.1. Appointment of Body Corporate Manager

To resolve that; Adelaide Strata & Community Management be appointed as Body Corporate Managers of the Corporation for the next twelve months for a fee of \$1,009.00 (inclusive of GST).The Body Corporate Management and Corporation responsibilities are in accordance with the Management Agreement. The Presiding Officer (Or another Office Bearer) is authorised to sign the Management Agreement on behalf of the Corporation.

Votes for: 4

Votes against; 0

Abstained; 0
Motion CARRIED.

4.2. Appointment of Office Bearers

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

Presiding Officer

Gayle Legoe

Secretary

Gayle Legoe

Treasurer

Gayle Legoe

4.3. Appointment of Management Committee
To call for Nominations at the meeting.

Members
Nil

4.4. Appointment of Auditor

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

Votes for: 4

Votes against; 0

Abstained; 0
Motion **CARRIED.**

5. Review of Insurance Policies

5.1. Insurance Valuation

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

Votes for: 3

Votes against; 1

Abstained; 0
Motion **CARRIED.**

Notes:

It was agreed that a valuation is required.

5.2. Current Insurance details - Common Property & Lots

Policy Number	Underwriter	Current To	Risk Type	Coverage Amount
SRSC180004 83	SCI (ALLIANZ)	15 Feb 2024	BUILDING	\$1,140,000.00
			PUBLIC LIABILITY	\$30,000,000.00
			OFFICE BEARERS	\$500,000.00
			CATASTROPHE	\$342,000.00
			VOLUNTARY WORKERS	\$200,000.00
			FIDELITY GUARANTEE	\$100,000.00
			LOSS OF RENT	\$171,000.00
			COMMON CONTENTS	\$11,400.00
TOTAL PREMIUM: \$2,704.41				

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

5.3. Insurance Renewal Directions

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

Votes for: 3

Votes against: 0

Abstained; 1
Motion CARRIED.

6. Common Property Maintenance

Gutter Cleaning

It was resolved that the Body Corporate Manager will arrange for the gutter cleaning, including the downpipes, on all units, to be carried out by Stark Plumbing in June of each year.

Pest Control

It was resolved that a formal termite inspection will not be undertaken and that residents will be vigilant and advise the Body Corporate Manager if any termite activity is noticed. A unit owner can at any time arrange their own inspection at their own cost.

Garden Maintenance

After discussion it was resolved that Gayle Legoe is approved to maintain the common garden area. Gayle will submit receipts for any expenditure that she makes on behalf of the Corporation for reimbursement.

Sewerage Maintenance

It was resolved that the Body Corporate Manager will arrange for the sewerage maintenance to be carried out by Stark Plumbing in April and November of each year.

6.1. Future Works

Gutter Repairs

It was discussed that gutter repairs will be required in 2025 at units 3 and 4 as they are starting to deteriorate. It was agreed that this matter will be addressed in 2025. The contractor will be asked to report on the condition of all gutters. It is noted that additional levies may need to be raised to accommodate these works via a special levy.

7. Budget and Levies

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

To review and adjust the Statement of Non-Recurrent Expenditure (Sinking Fund Analysis) if / as required.

7.2. Administrative Fund Levy Contributions

It was resolved that The Corporation Administrative Fund Levy be set in accordance with the proposed budget, raising a total of \$8,400.00. Levies are to be paid in 4 instalments as follows:

Levy Status	Financial Period	Period From	Period To	Due	Admin Fund	Per Lot Entitlement
	Current	01 Dec 2023	29 Feb 2024	01 Dec 2023	\$2,100.00	\$2.10000
	Current	01 Mar 2024	31 May 2024	01 Mar 2024	\$2,100.00	\$2.10000
	Current	01 Jun 2024	31 Aug 2024	01 Jun 2024	\$2,100.00	\$2.10000
	Current	01 Sep 2024	30 Nov 2024	01 Sep 2024	\$2,100.00	\$2.10000
Total		01 Dec 2023	30 Nov 2024		\$8,400.00	\$8.40000

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

Votes for: 4

Votes against; 0

Abstained; 0
Motion **CARRIED.**

7.3. Sinking Fund Levy Contributions

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

Levy Status	Financial Period	Period From	Period To	Due	Sinking Fund	Per Lot Entitlement
	Current	01 Dec 2023	29 Feb 2024	01 Dec 2023	\$100.00	\$0.10000
	Current	01 Mar 2024	31 May 2024	01 Mar 2024	\$100.00	\$0.10000
	Current	01 Jun 2024	31 Aug 2024	01 Jun 2024	\$100.00	\$0.10000
	Current	01 Sep 2024	30 Nov 2024	01 Sep 2024	\$100.00	\$0.10000
Total		01 Dec 2023	30 Nov 2024		\$400.00	\$0.40000

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

Votes for: 4

Votes against; 0

Abstained; 0
Motion **CARRIED.**

7.4. Special Sinking Fund Levy

To resolve that; a Special Sinking Fund Levy of \$3,000.00 be raised in accordance with Equal Proportions to cover top up levy and for the levy to be due payable on 1/4/24 and 1/5/24.

Votes for: 4

Votes against; 0

Abstained; 0
Motion **CARRIED.**

7.5. Shortfall of Funds

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

8. Approvals and Policies

8.1. Review of Previous Policies

To review previously adopted policies of the Corporation for 'Disbursement Directions', 'Community Directory', 'Contact Details', 'Financial Charges', 'Levy Arrears', 'Notices to Owners', and 'Maintenance Policy'.

9. General Business

9.1. Matters Raised

To discuss and resolve general matters relating to the scheme both previously submitted and raised at the meeting.

10. Venue, Date and Time of the Next Meeting

The next general meeting will be scheduled for a similar time, date and venue as the current meeting in approximately 12 months. Any suggested change to this arrangement should be discussed at the meeting.

11. Meeting Closure

The meeting closed at 01:32 PM

**MINUTES OF THE ANNUAL GENERAL MEETING
CORPORATION 802 INC.**

458 Glynburn Road, Burnside, SA, 5066

DATE :- 2 February 2023 At 01:00 PM

LOCATION :- Teleconference ONLY, please connect via teleconference options provided,
SA, 5000

PRESENT :-
Lot 00001 Ms S Gayle Legoe Owner present

PROXIES :-
Lot 00003 Proxy to Gayle Legoe
Lot 00004 Proxy to ASCM

Proxies received by the Secretary/Body Corporate Manager prior to the meeting are available for inspection.

QUORUM :-

A Quorum was declared as there were 3 out of a possible 4 financial Lots represented.

1. Attendance, Proxies, Quorum & Chairperson

No business can be transacted at a General Meeting unless a quorum is present
The Corporation may determine that the manager assists the corporation in the conduct of the meeting.

Important Notice

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

2. Minutes of the Previous General Meeting

It was resolved that The Minutes of the General Meeting held on 3rd of February 2022, be accepted as a true and accurate record.

Motion CARRIED.

3. Financial Statement

It was resolved that The Financial Statement as circulated to Owners for the period 1st of December 2021 to 30th of November 2022 be accepted and adopted as tabled.

Motion CARRIED.

4. Appointments

4.1. Appointment of Body Corporate Manager

Motion CARRIED.

4.2. Appointment of Office Bearers

- Presiding Officer; Gayle Legoe
- Secretary; Gayle Legoe
- Treasurer; Gayle Legoe

4.3. Appointment of Management Committee

a. Nominations nil.

4.4. Appointment of Auditor

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

Motion CARRIED.

5. Review of Insurance Policies

5.1. Insurance Valuation

- Last done; 04 Feb 2019 and assessment at \$1,140,000.00.
- Defeated that The Body Corporate Manager will arrange for an Insurance Valuation for the Corporation where there has not been an insurance valuation carried out in the last 5 years, or on direction of the Management Committee or Office Bearers, and that the building sum insured shall be at the value set by the Valuer. Motion CARRIED

It was agreed that a valuation will not be carried out this year

Motion CARRIED

5.2. Current Insurance details - Common Property & Lots

Policy Number	Underwriter	Current To	Risk Type	Coverage Amount
SRSC180004 83	SCI (ALLIANZ)	15 Feb 2023	BUILDING	\$1,140,000.00
			PUBLIC LIABILITY	\$30,000,000.00
			OFFICE BEARERS	\$500,000.00
			CATASTROPHE	\$342,000.00
			VOLUNTARY WORKERS	\$200,000.00
			FIDELITY GUARANTEE	\$100,000.00
			LOSS OF RENT	\$171,000.00
			COMMON CONTENTS	\$11,400.00
TOTAL PREMIUM: \$2,563.60				

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

5.3. Insurance Renewal Directions

It was agreed to proceed with SCI

Motion CARRIED.

6. Common Property Maintenance

To resolve any works that may be required over the next 1 to 5 years.

Gutter Cleaning

It was resolved that the Body Corporate Manager will arrange for the gutter cleaning, including the downpipes to be carried out by Starks Plumbing at the Corporation in June of each year.

Pest Control

It was resolved that a formal termite inspection will not be undertaken and that residents will be vigilant and advise the Body Corporate Manager if any termite activity is noticed.

Garden Maintenance

After discussion it was resolved, that Gayle Legoe is approved to maintain the common garden area. Gayle will submit receipts for any expenditure that she makes on behalf of the Corporation for reimbursement.

Sewerage Maintenance

It was resolved by the Presiding Officer that the Body Corporate Manager will arrange for the sewerage maintenance to be carried out by Starks Plumbing in April and November of each year. Before this AGM it has been set at once per year.

Gutter Repairs

It was discussed that gutter repairs will be due in the next few years. This will be discussed again at the 2024 AGM. The Sinking Fund will be raised at future meetings to start saving for these works.

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

There is no proposed non recurrent expenditure for the coming twelve months.

8. Budget and Levies

8.1. Quarterly Levies

Defeated that The Corporation Administration Levy and the Sinking Fund Levy be set in accordance with the proposed budget, raising a total of \$7,600.00 in the Administrative Fund & a total of \$200.00 in the Sinking Fund. Levies are to be paid quarterly in advance. The levy rates are to apply until changed by resolution at a future general meeting.

Motion DEFEATED.

As it was resolved that the Corporation **not** accept the budget as presented.

It was resolved that the Corporation Administration Levy be set at a total of \$ 8,000.00 and the Sinking Fund be set at a total of \$ 400.00. Levies are to be paid quarterly in advance in accordance with **equal proportions**.

Motion CARRIED

8.2. Shortfall of Funds

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

9. Approval requests for Prescribed Works

- To consider approval of any applications for installations upon common property or within Lot Subsidiaries; There were no approval requests advised at the time of the Notices distribution

10. Approvals and Policies

10.1. Review of Previous Policies

Review of previously adopted policies of the Corporation for 'Disbursement Directions', 'Community Directory', 'Contact Details', 'Financial Charges', 'Levy Arrears', 'Notices to Owners', and 'Maintenance Policy'.

11. General Business

After-Hours Emergency Maintenance

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

12. Venue, Date and Time of the Next Meeting

The next general meeting will be scheduled for a similar time, date, and venue as the current meeting in approximately 12 months. Any suggested change to this arrangement should be discussed at this meeting

13. Meeting Closure

The meeting closed at 01:58 PM

Approvals and Policies
STRATA CORPORATION 802 INC.
458 Glynburn Road, Burnside

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

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

2004 Annual General Meeting

Unit 1 – Security Door

The owner of unit 1 was granted approval to replace the existing security door with Anew security door in a matching cream colour.

2005 Annual General Meeting

LEVY ARREARS

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

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

2007 Annual General Meeting

INSTALLATION OF BROADBAND CONNECTION UNIT 1

Approval was given to the owner of unit 1 for the installation of a broadband connection subject to any cabling/ducting to colour match existing brickwork.

INSTALLATION OF CLOTHESLINE UNIT 1

Approval was given to the owner of unit 1 for the installation of a clothesline attached to the rear external wall of their unit.

2009 Annual General Meeting

SECURITY SCREEN DOORS

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

WINDOW SCREENS

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

AWNINGS

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

TILES ON PORCHES/BALCONIES

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

TELEVISION ANTENNAS

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

LEVY ARREARS (Revised 2012)

2010 Annual General Meeting

STRATA DIRECTORY

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

FAILURE TO NOTIFY CHANGE OF CONTACT DETAILS

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

FINANCIAL CHARGES

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

LEVY ARREARS (Revised 2012)

2011 Annual General Meeting

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

SOLAR PANELS

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

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

DISBURSEMENTS / CORRESPONDANCE TO OWNERS

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

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

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

2012 Annual General Meeting

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

NBN; National Broadband Network

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

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

DISBURSEMENTS / CORRESPONDANCE TO OWNERS

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

STRATA DIRECTORY

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

FAILURE TO NOTIFY CHANGE OF CONTACT DETAILS

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

FINANCIAL CHARGES

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

LEVY ARREARS

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

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

2013 Annual General Meeting

DISBURSEMENTS / CORRESPONDANCE TO OWNERS

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

STRATA DIRECTORY

FAILURE TO NOTIFY CHANGE OF CONTACT DETAILS

FINANCIAL CHARGES

LEVY ARREARS

2014 Annual General Meeting

DISBURSEMENTS / CORRESPONDENCE TO OWNERS

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

NOTICES FROM THE CORPORATION TO OWNERS

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

Motion Carried

STRATA DIRECTORY

FAILURE TO NOTIFY CHANGE OF CONTACT DETAILS

FINANCIAL CHARGES

LEVY ARREARS

2015 Annual General Meeting

Disbursements / Correspondence To Owners

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

Notices From The Corporation To Owners

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

Strata Directory

Failure To Notify Change Of Contact Details

Financial Charges

Levy Arrears

Non Attendance at General Meetings

It was resolved that Unit Owners who do not attend General Meetings or do not send a Proxy Form to the Body Corporate Manager for the meeting will pay the cost of the adjourned General Meeting on equal proportion.

Vote: For 2 Against 0

Abstain 0

Motion Carried

2016 Annual General Meeting

ADOPTION OF POLICIES

Affirmation of previous policies;

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

Disbursements Directions (Correspondence To Owners)

Strata Directory

Failure To Notify Change Of Contact Details

Financial Charges

Levy Arrears

Non Attendance at General Meetings

Valuation

To resolve that the Corporation in accordance with the Strata Act Division 4 - Duty to Insure 30 (1) A Strata Corporation must keep all buildings and building improvements on the site insured to their replacement value, - will undertake a valuation of the Corporation every 5 years.

Vote: For 2 Against 0

Abstain 0

Motion Carried

2017 Annual General Meeting

ADOPTION OF POLICIES

- a. Affirmation of previous policies;

Motion tabled;

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

Motion Carried

2018 Annual General Meeting

APPROVALS FOR PRESCRIBED WORKS

Nil requested

ADOPTION OF POLICIES

- a. Affirmation of previous policies;

Motion tabled:

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

Motion Carried

2019 Annual General Meeting

APPROVALS FOR PRESCRIBED WORKS

Nil requested

ADOPTION OF POLICIES

- b. Affirmation of previous policies;

Motion tabled:

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

Motion Carried

Disbursements Directions (Correspondence To Owners)

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

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

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

Strata Directory

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

Failure To Notify Change Of Contact Details

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

Financial Charges

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

Levy Arrears

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

6. Interest on Overdue Levies
The Corporation will charge owners interest on all levies outstanding for in excess of 30 days. The rate is set at 15% per annum calculated daily.
7. Accounting Fees
Any cost incurred by the Corporation including but not limited to Management Agreement charges are to be recovered from the relevant Unit/Lot owner.
8. Any arrears exceeding 75 days
The Body Corporate Manager will contact the Presiding Officer, or another Office Bearer, and confirm directions regarding further action for debt recovery, including legal action.
9. Debt Collection
That the Body Corporate Manager is authorised to proceed on behalf of the Corporation with any necessary action, subject to item 3, including legal action, to recover all outstanding monies.
10. Costs
All related costs associated with the recovery of any outstanding monies will be recovered from the relevant Unit/Lot owner as a debt against the Unit/Lot.

Notices From The Corporation To Owners

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

Proposed Maintenance Policy

Motion tabled:

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

- a) The Corporation authorise general repairs to proceed where costs are less than \$500 to \$600 or; repairs are of an emergency and/or essential nature, and for an Office Bearer to be informed of any required actions.
- b) Unless alternate instructions are resolved at a general meeting of the Corporation;
 - The Corporation's preference is for 2 quotes for general repairs of \$500.00 to \$2,000.00, noting Office Bearers are authorised to engage a contractor when the first quote is presented.
 - The Corporation's preference is for 3 quotes for any general repairs exceeding \$2,000.00
- c) All quotes are to be made available to Office Bearers at the earliest opportunity for a decision, and where a General Meeting has approved for maintenance works to proceed;
 - The Manager is authorised to select the most suitable quote & arrange repairs, should instructions have not been received from an Office Bearer or any other owner of the Corporation, and where the repairs are of an urgent nature only.

Motion Carried

2020 Annual General Meeting

ADOPTION OF POLICIES

- c. Affirmation of previous policies;

Motion tabled:

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

Motion Carried

2021 Annual General Meeting

APPROVALS FOR PRESCRIBED WORKS

Nil requested

ADOPTION OF POLICIES

- d. Affirmation of previous policies;

Motion tabled:

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

Motion Carried

2022 Annual General Meeting

APPROVALS FOR PRESCRIBED WORKS

Nil requested

ADOPTION OF POLICIES

a. Review of Previous Policies;

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

Disbursements Directions (Correspondence To Owners)

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

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

Strata Directory

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

Failure To Notify Change Of Contact Details

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

Financial Charges

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

Levy Arrears

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

11. Interest on Overdue Levies
The Corporation will charge owners interest on all levies outstanding for in excess of 30 days. The rate is set at 15% per annum calculated daily.
12. Accounting Fees
Any cost incurred by the Corporation including but not limited to Management Agreement charges are to be recovered from the relevant Unit/Lot owner.
13. Any arrears exceeding 75 days
The Body Corporate Manager will contact the Presiding Officer, or another Office Bearer, and confirm directions regarding further action for debt recovery, including legal action.
14. Debt Collection
That the Body Corporate Manager is authorised to proceed on behalf of the Corporation with any necessary action, subject to item 3, including legal action, to recover all outstanding monies.

15. **Costs**

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

Notices From the Corporation to Owners

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

Maintenance Policy

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

- d) The Corporation authorise general repairs to proceed where costs are less than \$500 to \$600 or; repairs are of an emergency and/or essential nature, and for an Office Bearer to be informed of any required actions.
- e) Unless alternate instructions are resolved at a general meeting of the Corporation;
 - The Corporation's preference is for 2 quotes for general repairs of \$500.00 to \$2,000.00, noting Office Bearers are authorised to engage a contractor when the first quote is presented.
 - The Corporation's preference is for 3 quotes for any general repairs exceeding \$2,000.00
- f) All quotes are to be made available to Office Bearers at the earliest opportunity for a decision, and where a General Meeting has approved for maintenance works to proceed;
 - The Manager is authorised to select the most suitable quote & arrange repairs, should instructions have not been received from an Office Bearer within a determined period of the General Meeting, or 30 days of quotes presented.

2023 Annual General Meeting

9. **Approval requests for Prescribed Works**

- To consider approval of any applications for installations upon common property or within Lot Subsidiaries; There were no approval requests advised at the time of the Notices distribution

10. **Approvals and Policies**

10.1. **Review of Previous Policies**

Review of previously adopted policies of the Corporation for 'Disbursement Directions', 'Community Directory', 'Contact Details', 'Financial Charges', 'Levy Arrears', 'Notices to Owners', and 'Maintenance Policy'.

2024 Annual General Meeting

Approvals and Policies

Review of Previous Policies – NIL changes

To review previously adopted policies of the Corporation for 'Disbursement Directions', 'Community Directory', 'Contact Details', 'Financial Charges', 'Levy Arrears', 'Notices to Owners', and 'Maintenance Policy'.

Schedule 3—Articles of strata corporation

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

Schedule 3—Articles of strata corporation

- (a) must maintain within the unit, or on a part of the common property set apart for the purpose by the strata corporation, a receptacle for garbage adequately covered; and
 - (b) must comply with all council by-laws relating to the disposal of garbage.
- 12 A unit holder must immediately notify the strata corporation of—
- (a) any change in the ownership of the unit, or any change in the address of an owner;
 - (b) any change in the occupancy of the unit.