

MAGAIN

Magain Real Estate Happy Valley Pty Ltd T/A Magain Real Estate
Shop 2, Happy Valley Shopping Centre, 50 Kenihans Road Happy Valley SA 5159
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FORM 1 - Vendor's Statement

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

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Preliminary

To the purchaser:

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

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

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

Instructions to the vendor for completing this statement:

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

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

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

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

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

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

PART A – PARTIES AND LAND

1 Purchaser:

Address:

2 Purchaser's registered agent:

Address:

3 Vendor:

KAREN MARGARET SHORE

Address:

Unit 1/43 Magnolia Avenue, Happy Valley SA 5159

4 Vendor's registered agent:

Magain Real Estate Happy Valley Pty Ltd T/A Magain Real Estate

Address:

Shop 2, Happy Valley Shopping Centre, 50 Kenihans Road Happy Valley SA 5159

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

6 Description of the land:

[Identify the land including any certificate of title reference]

The land situated at Unit 1/43 Magnolia Avenue, Happy Valley SA 5159 and being whole of the land in

Certificate of Title Volume 5009 Folio 353 and being whole of Unit 1 Strata Plan 7654 in the Area named Happy Valley in the Hundred of Noarlunga

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:

Unit 1/43 Magnolia Avenue, Happy Valley SA 5159

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

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

danielle@magain.com.au

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

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

Shop 2, Happy Valley Shopping Centre, 50 Kenihans Road Happy Valley SA 5159

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

Note–

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

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

5 – Effect of service

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

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

Proceeding with the purchase

If you wish to proceed with the purchase—

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

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

To the purchaser:

*I / ~~We~~,

KAREN MARGARET SHORE _____

of

Unit 1/43 Magnolia Avenue, Happy Valley SA 5159 _____

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

Date: _____ Signed: _____

Date: _____ Signed: _____

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



To the purchaser:

I,

Danielle Comer _____

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

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

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

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

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

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

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

Column 1	Column 2	Column 3
1. General		
<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><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> CERTIFICATE OF TITLE - VOLUME 5009 FOLIO 353</p> <p>Number of mortgage (if registered): 14198612</p> <p>Name of mortgagee: MORTGAGE TO WESTPAC BANKING CORPORATION (ACN: 007 457 141)</p>	<p><input checked="" type="checkbox"/></p> <p>YES</p> <p>YES</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><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> - PROPERTY INTEREST REPORT (PAGE 12) - COUNCIL PLAN (SHOWING STORMWATER EASEMENT)</p> <p>Description of land subject to easement: - PORTION OF THE LAND IN CT-5009/353 - REFER TO COUNCIL PLAN (SHOWING STORMWATER EASEMENT)</p> <p>Nature of easement: - STATUTORY EASEMENT TO SA POWER NETWORKS - STORMWATER EASEMENT ON COMMON LAND (REFER TO COUNCIL PLAN)</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><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>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><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><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: 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: (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><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><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 1967 (repealed)</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><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): CITY OF ONKAPARINGA COUNCIL SEARCH (PLANNING ACT 1982 (REPEALED)) Nature of condition(s): REFER TO PLANNING ACT 1982 (REPEALED) IN COUNCIL SEARCH</p>	<p><input checked="" type="checkbox"/></p> <p>NO</p> <p>YES</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): CERTIFICATE OF EMERGENCY SERVICES LEVY Date of notice: 02/03/2026 Amount of levy payable: \$ 0.00</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></p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> CERTIFICATE OF LAND TAX</p> <p>Date of notice, order or demand: 02/03/2026</p> <p>Amount payable (as stated in the notice): \$ 0.00</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></p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> LOCAL GOVERNMENT RATES SEARCH</p> <p>Date of notice, order etc: 02 March 2026</p> <p>Name of council by which, or person by whom, notice, order etc is given or made: CITY OF MARION</p> <p>Land subject thereto: 1/43 Magnolia Avenue HAPPY VALLEY SA 5159 Volume/Folio : CT-5009/353 Lot/Plan No : Unit 1 SP 7654</p> <p>Nature of requirements contained in notice, order etc: PAYMENT OF COUNCIL RATES</p> <p>Time for carrying out requirements: REFER TO LOCAL GOVERNMENT RATES SEARCH</p> <p>Amount payable (if any): \$ 405.00</p>	<p><input checked="" type="checkbox"/></p> <p>YES</p> <p>YES</p>

Column 1	Column 2	Column 3
29. Planning, Development and Infrastructure Act 2016		

Column 1	Column 2	Column 3
<p>29.1 Part 5 - Planning and Design Code</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>Are there attachments?</p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>- CITY OF ONKAPARINGA COUNCIL SEARCH (PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016)</p> <p>- PROPERTY INTEREST REPORT (29.)</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):</p> <p>Zones</p> <p>General Neighbourhood (GN)</p> <p>Subzones</p> <p>No</p> <p>Zoning overlays</p> <p>Overlays</p> <p>Airport Building Heights (Regulated) (All structures over 30 metres)</p> <p>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.</p> <p>Advertising Near Signalised Intersections</p> <p>The Advertising Near Signalised Intersections Overlay seeks to ensure advertising near signalised intersections does not pose an unacceptable risk to pedestrian or road safety.</p> <p>Affordable Housing</p> <p>The Affordable Housing Overlay seeks to ensure the integration of a range of affordable dwelling types into residential and mixed use development.</p> <p>Native Vegetation</p> <p>The Native Vegetation Overlay seeks to protect, retain and restore areas of native vegetation.</p> <p>Prescribed Wells Area</p> <p>The Prescribed Wells Area Overlay seeks to ensure sustainable water use in prescribed wells areas.</p> <p>Regulated and Significant Tree</p> <p>The Regulated and Significant Tree Overlay seeks to mitigate the loss of regulated trees through appropriate development and redevelopment.</p> <p>Stormwater Management</p> <p>The Stormwater Management Overlay seeks to ensure new development incorporates water sensitive urban design techniques to capture and re-use stormwater.</p> <p>Signif Retirement Facility Supported Accom Sites</p> <p>The Significant Retirement Facility and Supported Accommodation Sites Overlay seeks to facilitate the development of supported accommodation and/or retirement facilities on significant retirement facility and supported accommodation sites to provide accommodation for the communities' ageing residents.</p> <p>Traffic Generating Development</p> <p>The Traffic Generating Development Overlay aims to ensure safe and efficient vehicle movement and access along urban transport routes and major urban transport routes.</p> <p>Urban Transport Routes</p> <p>The Urban Transport Routes Overlay seeks to ensure safe and efficient vehicle movement and access along urban transport routes.</p> <p>Urban Tree Canopy</p> <p>The Urban Tree Canopy Overlay seeks to preserve and enhance urban tree canopy through the planting of</p>	<p><input checked="" type="checkbox"/></p> <p>NO</p> <p>YES</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>		

Column 1	Column 2	Column 3
	<p>new trees and retention of existing mature trees where practicable.</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 https://code.plan.sa.gov.au.</p>	
<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>Is this item applicable?</p> <p>Will this be discharged or satisfied prior to or at settlement?</p> <p>Are there attachments? <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>Is this item applicable?</p> <p>Will this be discharged or satisfied prior to or at settlement?</p> <p>Are there attachments? <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>SA WATER CERTIFICATE</p> <p>Date of notice or order: 2/3/2026</p> <p>Name of person or body who served notice or order: SA WATER</p> <p>Amount payable (if any) as specified in the notice or order: REFER TO SA WATER CERTIFICATE</p> <p>Nature of other requirement made (if any) as specified in the notice or order: PAYMENT OF SA WATER RATES AND CHARGES</p>	<p><input checked="" type="checkbox"/></p> <p>YES</p> <p>YES</p>
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SCHEDULE – DIVISION 2

OTHER PARTICULARS

(section 7(1)(b))

Particulars relating to strata unit



- 1 Name of strata corporation:
STRATA CORPORATION NO. 7654 INC
Address of strata corporation:
43 MAGNOLIA AVENUE, HAPPY VALLEY, SA 5159
- 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):
ADMIN FUND \$414.20 PER QUARTER + SINKING FUND \$12.50 PER QUARTER

REFER TO THE STRATA DOCUMENT FOR FURTHER INFORMATION
 - (b) particulars of the assets and liabilities of the strata corporation:
REFER TO THE STRATA DOCUMENT FOR FURTHER INFORMATION
 - (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 TO THE STRATA DOCUMENT FOR FURTHER INFORMATION
 - (d) particulars of the unit entitlement of the unit:
161:1000

[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:

STRATA MANAGEMENT SA

Address:

225 FULLARTON ROAD, EASTWOOD SA 5063

PH: 7081 0375

Note—

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

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

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

Governance

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

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

Use of your property

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

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

Are you buying a debt?

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

Expenses

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

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

Guarantee

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

Contracts

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

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

Buying off the plan

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

Mixed use developments - voting rights

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

Further information

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

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

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

You can also seek advice from a legal practitioner.

ACKNOWLEDGEMENT OF RECEIPT OF FORM 1

The Purchaser acknowledges receipt of the following:

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

the above being identified by pages numbered 1 to 16 inclusive, together with the following annexures and supporting documents (if any):

FORM 3 Buyers Information Notice

- CERTIFICATE OF TITLE-5009/353

- STRATA PLAN 7654

- PROPERTY INTEREST REPORT

- COUNCIL PLAN

- CITY OF ONKAPARINGA COUNCIL SEARCH

- LOCAL GOVERNMENT RATES SEARCH

- CERTIFICATE OF EMERGENCY SERVICES LEVY

- CERTIFICATE OF LAND TAX

- SA WATER CERTIFICATE

- STRATA SEARCH

SIGNED BY THE PURCHASER:

Date: _____ Signed: _____

Date: _____ Signed: _____

The Purchaser:

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

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

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

Buyers information notice

Prescribed notice to be given to purchaser

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

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

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

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

Safety

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



Enjoyment

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

Value

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

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

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

REAL PROPERTY ACT, 1886



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



Certificate of Title - Volume 5009 Folio 353

Parent Title(s) CT 4300/348
Creating Dealing(s) CONVERTED TITLE
Title Issued 23/01/1991 Edition 3 Edition Issued 17/01/2024

Estate Type

FEE SIMPLE (UNIT)

Registered Proprietor

KAREN MARGARET SHORE
OF UNIT 1 43 MAGNOLIA AVENUE HAPPY VALLEY SA 5159

Description of Land

UNIT 1 STRATA PLAN 7654
IN THE AREA NAMED HAPPY VALLEY
HUNDRED OF NOARLUNGA

Easements

NIL

Schedule of Dealings

Dealing Number	Description
14198612	MORTGAGE TO WESTPAC BANKING CORPORATION (ACN: 007 457 141)

Notations

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

HUNDRED OF NOARLUNGA

Portion of Section 501

in the area named

HAPPY VALLEY



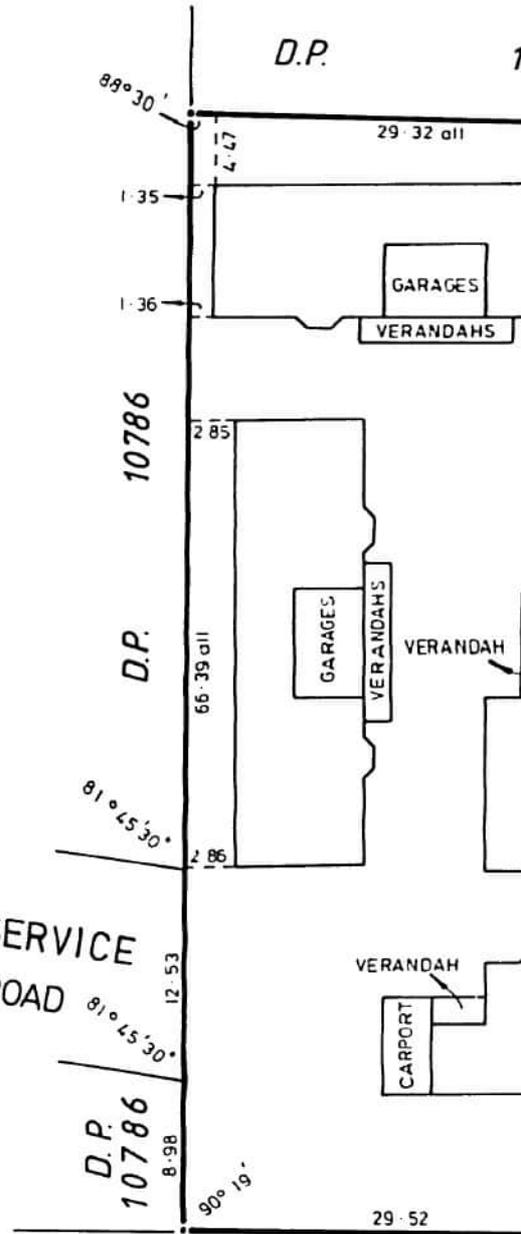
SCALE METRES

C.T. VOL. 1992 FOL. 16

TOTAL AREA 1944m²

Authority for data vide F.P. 24012.

All buildings are single storey.



KENIHANS

ALISTER R. FYFE Pty. Ltd.

LICENSED SURVEYORS

143. FULLARTON ROAD

ROSE PARK. 5067

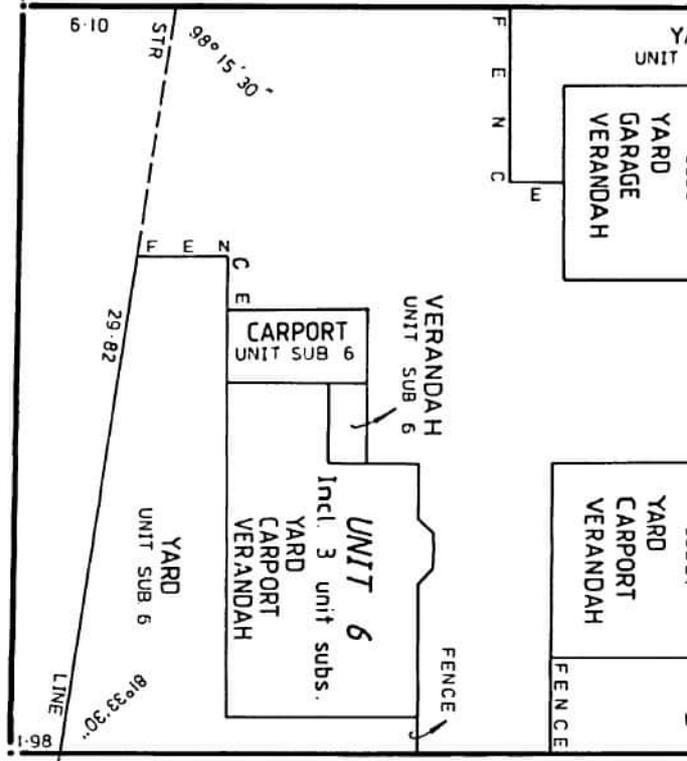
PH. 31 4955

F 2850

SITE PLAN

GROUND FLOOR PLAN

KENIHANS ROAD



The lower and upper boundaries of the unit subsidiaries shown as YARD are existing ground level and 3.00m above the same except where limited to the underside of existing eaves.

The boundary of a unit subsidiary where it abuts a unit is a plane parallel to and 0.02m distant from the outer surface of the wall of that unit.

ALISTER R. FYFE Pty. Ltd.
F 2850

MICRO
18.8

SCHEDULE OF UNIT ENTITLEMENT

UNIT NO	UNIT ENTITLEMENT	UNIT NO	UNIT ENTITLEMENT	UNIT NO
1	161			
2	161			
3	168			
4	168			
5	171			
6	171			
				AGGREGATE
				COMMON PROPERTY
				ROAD A
AGGREGATE	1 000	AGGREGATE		

Property Interest Report

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

Title Reference	CT 5009/353	Reference No. 2759432
Registered Proprietors	K M*SHORE	Prepared 27/02/2026 14:05
Address of Property	Unit 1, 43 MAGNOLIA AVENUE, HAPPY VALLEY, SA 5159	
Local Govt. Authority	CITY OF ONKAPARINGA	
Local Govt. Address	PO BOX 1 NOARLUNGA CENTRE SA 5168	

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 5009/353
Status: CURRENT
Parent Title(s): CT 4300/348
Dealing(s) Creating Title: CONVERTED TITLE
Title Issued: 23/01/1991
Edition: 3

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
11/01/2024	17/01/2024	14198612	MORTGAGE	REGISTERED	WESTPAC BANKING CORPORATION (ACN: 007 457 141)
11/01/2024	17/01/2024	14198611	TRANSFER	REGISTERED	KAREN MARGARET SHORE
11/01/2024	17/01/2024	14198610	TRANSMISSION APPLICATION	REGISTERED	KATHLEEN JOY MOORE (DECD), JO-ANNE SCHAEFER (EXEC)
11/01/2024	17/01/2024	14198609	DISCHARGE OF MORTGAGE	REGISTERED	6639881
22/11/1988	03/01/1989	6639881	MORTGAGE	REGISTERED	

Certificate of Title

Title Reference: CT 5009/353
Status: CURRENT
Edition: 3

Dealings

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

Priority Notices

NIL

Registrar-General's Notes

No Registrar-General's Notes exist for this title

Certificate of Title

Title Reference CT 5009/353
Status CURRENT
Easement NO
Owner Number 16268263
Address for Notices UNIT 1, 43 MAGNOLIA AV HAPPY VALLEY, SA 5159
Area NOT AVAILABLE

Estate Type

Fee Simple (Unit)

Registered Proprietor

KAREN MARGARET SHORE
OF UNIT 1 43 MAGNOLIA AVENUE HAPPY VALLEY SA 5159

Description of Land

UNIT 1 STRATA PLAN 7654
IN THE AREA NAMED HAPPY VALLEY
HUNDRED OF NOARLUNGA

Last Sale Details

Dealing Reference TRANSFER (T) 14198611
Dealing Date 11/01/2024
Sale Price \$470,000
Sale Type FULL VALUE / CONSIDERATION AND WHOLE OF LAND

Constraints

Encumbrances

Dealing Type	Dealing Number	Beneficiary
MORTGAGE	14198612	WESTPAC BANKING CORPORATION (ACN: 007 457 141)

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
1464667000	CURRENT	Unit 1, 43 MAGNOLIA AVENUE, HAPPY VALLEY, SA 5159

Notations

Dealings Affecting Title

NIL

Notations on Plan

NIL

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number	1464667000
Type	Site & Capital Value
Date of Valuation	01/01/2025
Status	CURRENT
Operative From	01/07/1988
Property Location	Unit 1, 43 MAGNOLIA AVENUE, HAPPY VALLEY, SA 5159
Local Government	ONKAPARINGA
Owner Names	KAREN MARGARET SHORE
Owner Number	16268263
Address for Notices	UNIT 1, 43 MAGNOLIA AV HAPPY VALLEY, SA 5159
Zone / Subzone	GN - General Neighbourhood
Water Available	Yes
Sewer Available	Yes
Land Use	1310 - Ground Floor Home Unit Only
Description	4H/UNITCP
Local Government Description	Residential

Parcels

Plan/Parcel	Title Reference(s)
S7654 UNIT 1	CT 5009/353

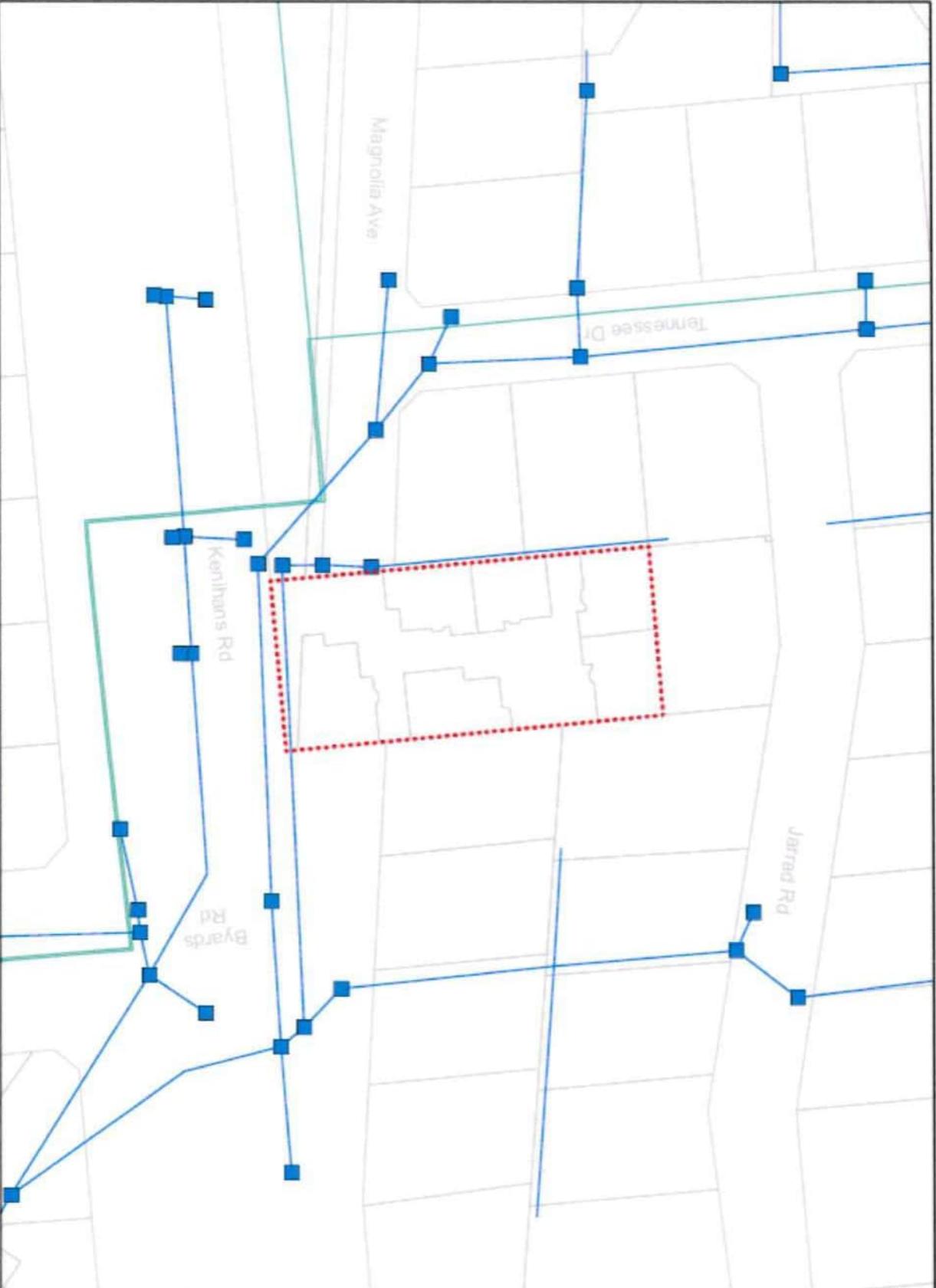
Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$235,000	\$485,000			
Previous	\$183,000	\$390,000			

Building Details

Valuation Number	1464667000
Building Style	Conventional
Year Built	1986
Building Condition	Good
Wall Construction	Brick
Roof Construction	Tiled (Terra Cotta or Cement)
Equivalent Main Area	102 sqm
Number of Main Rooms	4

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



- Legend**
- ⋯ BYDA Enquiry
 - Stormwater Pit
 - Stormwater Pipe
 - Waterproofing The South Pipes

Disclaimer: The Plan is provided in response to a Before You Dig request. While all reasonable care has been taken to ensure the accuracy of the information on this plan, its purpose is to provide a general indication of the location of City of Onkaparinga infrastructure. The information provided may contain errors or omissions and the accuracy may not suit all users. A site inspection and investigation is recommended before commencement of any project based on this data.

In an emergency contact City of Onkaparinga on 8384 0666
27/02/26 (valid for 30 days)
Plans generated by SmarterWX™ Automate

0 10 20 40 m



Scale 1:1,000

For your information:

Section 187 certificate update request free of charge (One Update):

Penalties and interest, property charges, payments or dishonoured payments can impact account balances daily.

To assist with financial adjustments as close as practicable to the date of settlement, your Section 187 certificate will now be valid for 90 days. Within this period we will offer one update request without charge. This update is to be obtained via the online portal.

It is important to note all searches advise when fines/interest will be applied. When receiving your update search, should it be evident that further penalties will be applied prior to settlement, you will need to still consider these additional amounts as part of your settlement statement calculations.

Please Note: The above 90 day extension is applicable only to Section 187 certificates. Section 7 certificates still remain valid for a 30 day period only.

BPAY biller code added to searches to enable electronic settlement of funds

Our BPAY biller code is now detailed on each search, enabling settlement funds to be disbursed to us electronically. Please note that this is our preferred method payment and we request that you cease the use of cheques to affect settlement.

How to advise us of change of ownership?

To also assist with the reduction of duplication of information being received from various agencies i.e. conveyancers and the Lands Titles Office (LTO), we are advocating that the Purchaser's Conveyancer to advise the change of ownership by following the below:

If you are using e-conveyancing to affect a sale, please only issue advice to us if the mail service address is different to what was lodged via the transfer at the LTO. We update ownership details including the mailing address in accordance with the advice provided by the Valuer General. We have amended this change to align with SA Water practices and to provide an improved customer experience overall.

If lodging in person at the LTO – Please send the change of ownership advice to us via mail@onkaparinga.sa.gov.au.

Electronic settlement of funds is still preferred.

LOCAL GOVERNMENT RATES SEARCH

TO: Oakridge Conveyancers
PO Box 115
OLD REYNELLA SA 5161

02 March 2026

DETAILS OF PROPERTY REFERRED TO:

Property ID : 11696
 Valuer General No : 1464667000
 Valuation : \$485,000.00
 Owner : Ms Karen Margaret Shore
 Property Address : 1/43 Magnolia Avenue HAPPY VALLEY SA 5159
 Volume/Folio : CT-5009/353
 Lot/Plan No : Unit 1 SP 7654
 Ward : 04 Pimpala Ward

Pursuant to Section 187 of the Local Government Act 1999, I certify that the following amounts are due and payable in respect of and are a charge against the above property.

Opening balance (as of 30 Jun 2025) including rates, fines and interest, block clearing charges and legal fees	\$0.00
--	--------

Postponed Amount in Arrears	\$0.00
-----------------------------	--------

Rates for the current 2025-2026 Financial Year applicable from 01 July 2025:

Total Rates Levied 2025-2026	\$1,618.49
-------------------------------------	-------------------

Less Council Rebate. The Council Rebate ceases on sale and a pro-rata calculation will apply to the date of sale	\$0.00
--	--------

Fines and interest charged in the current financial year (2% fine when rates first become overdue and interest applied per month thereafter at LGA-prescribed rate)	\$0.00
---	--------

Postponed Interest	\$0.00
--------------------	--------

Less paid current financial year	-\$1,213.49
----------------------------------	-------------

Overpayment	\$0.00
-------------	--------

Legal Fees (current)	\$0.00
----------------------	--------

Refunds, Rates Remitted, Small Balance Adjustments or Rate Capping Rebate	\$0.00
---	--------

Balance - rates and other monies due and payable	\$405.00
--	----------

Property Related Debts	\$0.00
------------------------	--------

BPAY Biller Code: 421503
Ref: 1062370116962

TOTAL BALANCE**\$405.00**

AUTHORISED OFFICER
Liam Humphries

This statement is made the 02 March 2026

IMPORTANT INFORMATION REGARDING SEARCHES

Oakridge Conveyancers
PO Box 115
OLD REYNELLA SA 5161

Attention Conveyancers

○ **Section 187 certificate update request free of charge (One Update):**

- Penalties and interest, property charges, payments or dishonoured payments can impact account balances on a daily basis.

To assist with financial adjustments as close as practicable to the date of settlement, your **Section 187 certificate will now be valid for 90 days**. Within this period Council will offer one update request without charge. This update is to be obtained via the online portal.

It is important to note all searches advise when fines/interest will be applied. When receiving your update search, should it be evident that further penalties will be applied prior to settlement, you will need to still consider these additional amounts as part of your settlement statement calculations.

Please Note: Section 7 certificates remain valid for a 30 day period only.

○ **BPAY biller code added to searches to enable electronic settlement of funds**

- Our BPAY biller code is now detailed on each search, enabling settlement funds to be disbursed to Council electronically. Please note that this is Council's preferred method payment and we request that you cease the use of cheques to affect settlement.

○ **How to advise Council of change of ownership?**

To also assist with the reduction of duplication of information being received from various agencies i.e. conveyancers and the Lands Titles Office, we are advocating that the **Purchaser's Conveyancer** to advise the change of ownership by following the below:

- If you are using e-conveyancing to affect a sale, please **only issue advice to Council if the mail service address is different to what was lodged via the transfer at the LTO**. Council's new practice is to update ownership details including the mailing address in accordance with the advice provided by the Valuer General. Council has amended this change to align with SA Water practices and to provide an improved customer experience overall.
- If lodging in person at Lands Title Office – Please send the change of ownership advice to Council via mail@onkaparinga.sa.gov.au. Electronic settlement of funds is still preferred.

Yours sincerely

City Of Onkaparinga

Telephone (08) 8384 0666

Certificate No: S71218/2026

Property Information And Particulars

In response to an enquiry pursuant to Section 7 of the

The Land & Business (Sale & Conveyancing) Act, 1994

TO: Oakridge Conveyancers
PO Box 115
OLD REYNELLA SA 5161

DETAILS OF PROPERTY REFERRED TO:

ASSESSMENT NO	:	11930
VALUER GENERAL NO	:	1464667000
VALUATION	:	\$485,000.00
OWNER	:	Ms Karen Margaret Shore
PROPERTY ADDRESS	:	1/43 Magnolia Avenue HAPPY VALLEY SA 5159
VOLUME/FOLIO	:	CT-5009/353
LOT/PLAN NUMBER	:	Unit 1 SP 7654
WARD	:	04 Pimpala Ward

Listed hereafter are the *MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES* in alphabetical order of *SCHEDULE 2*, Division 1 to which Council must respond according to *TABLE 1* of the *REGULATIONS UNDER THE LAND AND BUSINESS (SALE AND CONVEYANCING) ACT 1994*.

In addition, Building Indemnity Insurance details are given, if applicable, pursuant to *SCHEDULE 2*, Division 2 to which Council must respond according to *TABLE 2* of the *REGULATIONS UNDER THE LAND AND BUSINESS (SALE AND CONVEYANCING) ACT 1994*.

The information provided indicates whether any prescribed encumbrances exist on the land, which has been placed/imposed by, or is for the benefit of Council.

All of the prescribed encumbrances listed herein are answered solely in respect to a statutory function or registered interest of the Council, and do not infer any response to an enquiry on behalf of other persons or authorities.

Where a prescribed encumbrance requires a dual response, as described by *TABLE 1*, of *SCHEDULE 2*, of the *REGULATIONS UNDER THE LAND AND BUSINESS (SALE AND CONVEYANCING) ACT, 1994*, the enquirer should also refer a like enquiry to the Department for Transport Energy and Infrastructure.

Pursuant to the provisions of the *REGULATIONS UNDER THE LAND AND BUSINESS (SALES AND CONVEYANCING) ACT, 1994*, Council hereby provides the following information in response to your enquiries:

INFORMATION NOTE

CHANGES TO PLANNING POLICY AFFECTING LAND IN COUNCIL'S AREA

The information provided in this note is additional to, and not in substitution of, any information provided in response to your request for statutory search information. The response to your request, provided with this note, does not reference changes to planning policy affecting all South Australian Councils.

Development Act 1993 (repealed)

Section 42

Condition (that continues to apply) of a development authorisation NO

Planning Act 1982 (repealed)

Condition (that continues to apply) of a development authorisation YES

Application Number	140/7026/1985
Description	Six Residential Flat Buildings
Decision	Approved
Decision Date	30 September 1985

Development Plan Consent Conditions

1. That the proposed development and use be undertaken in accordance with plans and specifications as submitted to Council and numbered 494.85.
2. That the applicant provide details of a stormwater/drainage system to the satisfaction of the City Engineer prior to the issuing of Building Approval.
3. That the applicant undertake to landscape the subject land in a manner, and with a type and density of landscaping as depicted on plans submitted to Council and numbered 494.85 to the satisfaction of the City Planner, with such landscaping works being completed prior to the occupation of the flat buildings by any persons.
4. That the applicant submit details of the type and colour of all external building materials prior to the commencement of any building work to the satisfaction of the City Planner.
5. That the receptacles provided for the collection and storage of refuse as shown on plans submitted to Council and numbered 494.85, be of a suitable standard to the satisfaction of the City Engineer. Such works are to be completed prior to the occupation of the flat buildings by any persons.
6. That the subject land be fenced in a manner and extent as depicted on plans submitted to Council and that all fencing which is exposed and clearly visible to view is to be of brush fencing, to the satisfaction of the City Planner.
The above applies to both perimeter fencing, and the fencing of internal service yards associated with each unit.
7. That the subject land be kept in a neat and tidy condition at all times to the satisfaction of the City Planner.

Building Act 1971 (repealed)

Condition (that continues to apply) of a development authorisation NO

Planning and Development Act 1966 (repealed)

Condition (that continues to apply) of a development authorisation NO

Planning, Development and Infrastructure Act 2016

Part 5 – Planning and Design Code

Zones

General Neighbourhood (GN)

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.

Advertising Near Signalised Intersections

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

Affordable Housing

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

Native Vegetation

The Native Vegetation Overlay seeks to protect, retain and restore areas of native vegetation.

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.

Signif Retirement Facility Supported Accom Sites

The Significant Retirement Facility and Supported Accommodation Sites Overlay seeks to facilitate the development of supported accommodation and/or retirement facilities on significant retirement facility and supported accommodation sites to provide accommodation for the communities' ageing residents.

Traffic Generating Development

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

Urban 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 designated State Heritage Place/Area? NO

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 to be a significant tree or trees on the land?

Council does not have trees listed in Part 10 - Significant Trees of the Planning and Design Code. However, there may be regulated or significant tree(s) on the site as defined by the Planning and Code that would require approval for maintenance pruning or removal.

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/>

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?

The Property Interest Report available through [Land Services SA](#) provides information necessary for Conveyancers to complete the Vendor's Statement.

Note - For further information about the Planning and Design Code visit <https://code.plan.sa.gov.au>

Section 127

Condition (that continues to apply) of a development authorisation NO

Part 2—Items to be included if land affected

Development Act 1993 (repealed)

Section 50(1)

Requirement to vest land in council to be held as open space NO

Section 50(2)

Agreement to vest land in council to be held as open space NO

Section 55

Order to remove or perform work NO

Section 56

Notice to complete development NO

Section 57

Land management agreement NO

Section 69

Emergency order NO

Section 71 (only)

Fire safety notice NO

Section 84

Enforcement notice NO

Section 85(6), 85(10) or 106

Enforcement Order NO

Part 11 Division 2

Proceedings NO

Fire and Emergency Services Act 2005

Section 105F (or section 56 or 83 (repealed))

Notice NO

Section 56 (repealed)

Notice issued NO

Food Act 2001

Section 44

Improvement notice *issued against the land* NO

Section 46

Prohibition order NO

Housing Improvement Act 1940 (repealed)

Section 23

Declaration that house is undesirable or unfit for human habitation NO

Land Acquisition Act 1969

Section 10

Notice of intention to acquire NO

Local Government Act 1934 (repealed)

Notice, order, declaration, charge, claim or demand given or made under the Act NO

Local Government Act 1999

Notice, order, declaration, charge, claim or demand given or made under the Act NO

Refer to separate attachment for Rates and Charges

Local Nuisance and Litter Control Act 2016

Section 30

Nuisance or litter abatement notice *issued against the land* NO

Planning, Development and Infrastructure Act 2016

Section 139

Notice of proposed work and notice may require access NO

Section 140

Notice requesting access NO

Section 141

Order to remove or perform work NO

Section 142

Notice to complete development NO

Section 155

Emergency order NO

Section 157

Fire safety notice NO

Section 192 or 193

Land Management Agreements 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

Enforcement notice NO

Section 214(6), 214(10) or 222

Enforcement order NO

Public and Environmental Health Act 1987 (repealed)

Part 3

Notice NO

Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) revoked

Part 2 – Condition (that continues to apply) of an approval NO

Public and Environmental Health (Waste Control) Regulations 2010 revoked

Regulation 19 - Maintenance order (that has not been complied with) NO

South Australian Public Health Act 2011

Section 92

Notice NO

South Australian Public Health (Wastewater) Regulations 2013

Part 4 – Condition (that continues to apply) of an approval NO

Particulars of building indemnity insurance

Details of Building Indemnity Insurance still in existence for building work on the land NO

Particulars relating to environment protection

Further information held by council

Does the council hold details of any development approvals relating to: NO

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

Note –

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

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

It should be noted that –

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

General

Easement

Does a Council drainage easement exist? – Refer to Certificate of Title of subdivision plans (ie Deposited Plans, Community Plans, File Plans etc) for details of easements in the interests of other State Departments or Agencies). YES

Common Land

Easements over private land may show on a certificate of title and indicate that council or another authority have some form of infrastructure within them, such as stormwater drainage pipes or other services. Refer to 'Encroachment over council easements' on our website for further information.

Are you aware of any encroachment on the Council easement? NO

Lease, agreement for lease, tenancy agreement or licence

(The information does not include the information about sublease or subtenancy. The purchaser may seek that information from the lessee or tenant or sublessee or subtenant.) NO

Caveat NO

Other

Charge for any kind affecting the land (not included in another item) NO

PLEASE 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.

This statement is made the 27 February 2026

Emma Moyle
Coordinator Development Support
AUTHORISED OFFICER



ABN 19 040 349 865
Emergency Services Funding Act 1998

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

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

PIR Reference No: 2759432

THE TRUSTEE FOR THE SPRULES FAMILY TRUS
OAKRIDGE CONVEYANCERS
POST OFFICE BOX 115
OLD REYNELLA SA 5161

DATE OF ISSUE

02/03/2026

ENQUIRIES:

Tel: (08) 8372 7534

Email: contactus@revenuesa.sa.gov.au

OWNERSHIP NUMBER	OWNERSHIP NAME			
16268263	K M SHORE			
PROPERTY DESCRIPTION				
1 / 43 MAGNOLIA AVE / HAPPY VALLEY SA 5159 / UNIT 1				
ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR
1464667000	CT 5009/353	\$485,000.00	R4 1.000	RE 0.400
LEVY DETAILS:				
	FIXED CHARGE	\$	50.00	
	+ VARIABLE CHARGE	\$	164.10	
FINANCIAL YEAR	- REMISSION	\$	98.75	
2025-2026	- CONCESSION	\$	0.00	
	+ ARREARS / - PAYMENTS	\$	-115.35	
	= <u>AMOUNT PAYABLE</u>	\$	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 31/05/2026



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>Billor Code: 456285 Ref: 7015178911</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 <small>® Registered to BPAY Pty Ltd ABN 69 079 137 518</small></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: Please refer below. Revenue SA Locked Bag 555 ADELAIDE SA 5001</p>
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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.



RevenueSA

DEPARTMENT OF TREASURY AND FINANCE

ABN 19 040 349 865
Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE

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

PIR Reference No: 2759432

DATE OF ISSUE

02/03/2026

THE TRUSTEE FOR THE SPRULES FAMILY TRUS
OAKRIDGE CONVEYANCERS
POST OFFICE BOX 115
OLD REYNELLA SA 5161

ENQUIRIES:

Tel: (08) 8372 7534

Email: contactus@revenuesa.sa.gov.au

OWNERSHIP NAME
K M SHORE

FINANCIAL YEAR
2025-2026

PROPERTY DESCRIPTION
1 / 43 MAGNOLIA AVE / HAPPY VALLEY SA 5159 / UNIT 1

ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	TAXABLE SITE VALUE	AREA
1464667000	CT 5009/353	\$235,000.00	0.0000 HA

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

CURRENT TAX	\$	0.00	SINGLE HOLDING	\$	0.00
- DEDUCTIONS	\$	0.00			
+ ARREARS	\$	0.00			
- PAYMENTS	\$	0.00			
= <u>AMOUNT PAYABLE</u>	\$	0.00			

Please Note:

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

ON OR BEFORE 31/05/2026



Government of
South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



RevenueSA

DEPARTMENT OF TREASURY AND FINANCE

Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

Please Note:

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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

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

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

For more information:

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

PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

 <p>Billers Code: 456293 Ref: 7015178820</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 <small>© Registered to BPAY Pty Ltd ABN 69 079 137 518</small></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>
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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.

Account Number 14 64667 00 0	L.T.O Reference CT5009353	Date of issue 2/3/2026	Agent No. 793	Receipt No. 2759432
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OAKRIDGE CONVEYANCERS
 PO BOX 115
 OLD REYNELLA SA 5161
 info@oakridgeconveyancers.com.au

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: K M SHORE
Location: U1 43 MAGNOLIA AVE HAPPY VALLEY UNIT 1
Description: 4H/UNIT G **Capital Value:** \$ 485 000
Rating: Residential

Periodic charges

Raised in current years to 31/3/2026

	Arrears as at: 30/6/2025	:	\$ 0.07CR
Water main available:	1/7/1988	Water rates	: 246.90
Sewer main available:	1/7/1988	Sewer rates	: 282.00
		Water use	: 198.08
		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	: 727.12CR
		Balance outstanding	: 0.21CR

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

Next quarterly charges: Water supply: 82.30 Sewer: 94.00 Bill: 8/4/2026

This account has no meter of its own but is supplied from account no 14 64666 99 9.

The Water Use apportionment option is Even.

The apportionment percentage for this account is 16.66%.

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.

South Australian Water Corporation

Name:

K M SHORE

Water & Sewer AccountAcct. No.: **14 64667 00 0****Amount:** _____**Address:**U1 43 MAGNOLIA AVE HAPPY VALLEY
UNIT 1

Payment Options

EFT**EFT Payment**

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	1464667000

**Bill code: 8888**
Ref: 1464667000

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: 1464667000

STATEMENT PURSUANT TO SECTION 41 OF THE STRATA TITLES ACT 1988

This statement is issued on: **2 March 2026** for the following:

Strata Corporation No. 7654 Inc.
Unit 1, 43 Magnolia Avenue, Happy Valley SA, 5159

This statement has been issued for:

Name: Oakridge Conveyancers
at Address: admin@oakridgeconveyancers.com.au

The Strata Corporation certifies the following with respect to the Unit being the subject of this Statement:

1. Administrative fund – contributions payable by regular periodic instalments or lump sum

Total amount last determined with respect to the lot

Amount	Period	
\$1,656.80	01 Oct 2025 to 30 Sep 2026	
Number of instalments payable (if contributions payable by instalments)		4
Amount of each instalment, period to which instalment relates and date due		
Amount	Period	Date due
\$414.20	01 Oct 2025 to 31 Dec 2025	01 Oct 2025
\$414.20	01 Jan 2026 to 31 Mar 2026	01 Jan 2026
\$414.20	01 Apr 2026 to 30 Jun 2026	01 Apr 2026
\$414.20	01 Jul 2026 to 30 Sep 2026	01 Jul 2026

Amount owing **\$0.00**

Interest due on unpaid levies **\$0.00**

Amount in credit for prepaid levies **\$0.00**

2. Sinking fund – contributions payable by regular periodic instalments or lump sum

Total amount last determined with respect to the lot

Amount	Period	
\$50.00	01 Oct 2025 to 30 Sep 2026	
Number of instalments payable (if contributions payable by instalments)		4
Amount of each instalment, period to which instalment relates and date due		
Amount	Period	Date due
\$12.50	01 Oct 2025 to 31 Dec 2025	01 Oct 2025
\$12.50	01 Jan 2026 to 31 Mar 2026	01 Jan 2026
\$12.50	01 Apr 2026 to 30 Jun 2026	01 Apr 2026
\$12.50	01 Jul 2026 to 30 Sep 2026	01 Jul 2026

Amount owing **\$0.00**

Interest due on unpaid levies **\$0.00**

Amount in credit for prepaid levies **\$0.00**

3. Special contributions

None

4. Particulars of Assets and Liabilities of the Corporation

A copy of the Balance Sheet at the date of this Statement is attached.

5. Particulars of any Expenditure

(a) Incurred by the Corporation – please refer to minutes of meetings

(b) Resolved to be incurred to which the unit holder must, or is likely to be required to, contribute – please refer to minutes of meetings

6. Insurance policies

Particulars of all insurance policies taken out by the strata corporation.

Policy No.	HU0006088517	CHU Insurance
Type:	Strata	Broker: Coverforce International Towers Sydney, Level 26 Tower One, Barangaroo NSW 2000
Premium:	\$3,133.02	Paid on: 09/07/2025 Policy start date: 01/08/2025 Next due: 01/08/2026
<i>Cover</i>	<i>Sum insured</i>	<i>Excess</i>
Building	\$2,080,000.00	\$2,000.00
Loss of Rent/Temp Accom	\$312,000.00	\$0.00
Public Liability	\$30,000,000.00	\$0.00
Fidelity Guarantee	\$100,000.00	\$0.00
Catastrophe	\$312,000.00	\$0.00
Legal Defence	\$50,000.00	\$1,000.00
Lot Owners' Fixtures & Improvements	\$250,000.00	\$0.00

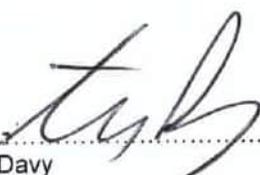
7. Documents Supplied

- (i) Minutes of general meetings of the corporation and meetings of the management committee for the last two years
- (ii) Statement of Accounts of the corporation last prepared by the corporation
- (iii) The Articles for the time being in force
- (iv) The current policies of insurance taken out by the corporation
- (v) Balance Sheet for the body corporate at the date of this statement

The information provided is accurate as at the date of this Statement and is not intended to be relied upon by any party other than the person who requested this Statement under Section 41 of the Act.

NOTE: An inspection of the accounting records, minute books of the corporation and any other prescribed documentary material may be arranged by application to the Agent at the address listed below:

This Statement was prepared on behalf of Strata Corporation No. 7654 Inc. by

signed. 
Tracey Davy
Strata Management SA

225 Fullarton Road
Eastwood SA, 5063

Conveyancers – please note that water usage invoices on this property are paid for by owners directly to SA Water.

Please also advise of changes in ownership immediately upon settlement to Strata Management SA at contact@stratamanagementsa.com.au



Balance Sheet As at 02/03/2026

Strata Corporation No. 3355 Inc.

204 Payneham Road, Evandale SA 5069

	Current period
Owners' funds	
Administrative Fund	
Operating Surplus/Deficit--Admin	(1,031.50)
Owners Equity--Admin	233.86
	<u>(797.64)</u>
Sinking Fund	
Operating Surplus/Deficit--Sinking	(545.00)
Owners Equity--Sinking	7,500.00
	<u>6,955.00</u>
Net owners' funds	<u><u>\$6,157.36</u></u>
Represented by:	
Assets	
Administrative Fund	
Cash at Bank--Admin	(790.53)
Receivable--Levies--Admin	25.89
	<u>(764.64)</u>
Sinking Fund	
Cash at Bank--Sinking	6,947.89
Receivable--Levies--Sinking	7.11
	<u>6,955.00</u>
Unallocated Money	<u>0.00</u>
<i>Total assets</i>	<u><u>6,190.36</u></u>
Less liabilities	
Administrative Fund	
Prepaid Levies--Admin	33.00
	<u>33.00</u>
Sinking Fund	<u>0.00</u>
Unallocated Money	<u>0.00</u>
<i>Total liabilities</i>	<u><u>33.00</u></u>
Net assets	<u><u>\$6,157.36</u></u>



Strata Management SA
 ABN 49 600 360 829
 225 Fellsboro Road
 Eastwood SA 5063
 (08) 7081 0375

Notice of Levies Due in April 2026

Issued 02/03/2026 on behalf of:

Strata Corporation No. 7654 Inc.
 ABN 76394284590
 43 Magnolia Avenue
 Happy Valley SA 5159

K M Shore
 1/43 Magnolia Avenue
 Happy Valley SA 5159

for Lot 1 Unit 1
 Karen Margaret Shore

Due date	Details	Amounts due (\$)		Total
		Admin Fund	Sinking Fund	
01/04/2026	Quarterly Admin/Sinking Levy 01/04/2026 - 30/06/2026	414.20	12.50	426.70
Total levies due in month		414.20	12.50	426.70

Total of this levy notice	426.70
Levies in arrears	0.00
Interest on levies in arrears	0.00
Outstanding owner invoices	0.00
Subtotal of amount due	426.70
Prepaid	0.00
Total amount due	\$426.70

Late Payment: If payment is not made by the due date, interest may be charged at an annual rate of 10%.
 Cheques should be made payable to 'Strata Corporation No. 7654 Inc.'

Levy Payment due 01/04/2026



DEFT
 PAYMENT SYSTEMS

*Registration is required for payments from cheque or savings accounts. Please complete registration at www.deft.com.au. You do not need to re-register for the internet service if already registered.

K M Shore
 Strata Corporation 7654
 Lot 1 Unit 1



Billers code 96503



Pay over the Internet from your Bank account. Register at www.deft.com.au



Credit card payments can be made over the internet. Log onto www.deft.com.au and follow the instructions. A surcharge will be applicable if you use this option



Pay in-store at Australia Post by cheque or EFTPOS.

Contact your participating financial institution to make a BPAY payment from your cheque or savings account. Enter the biller code and your DEFT reference number. To use the QR code, use the reader within your mobile banking app. More info: www.bpay.com.au

Strata Management SA

DEFT Reference Number

29536878133188

Amount Due

\$426.70

Due Date

01/04/2026

Amount Paid

\$



*496 295368781 33188

MINUTES OF THE ANNUAL GENERAL MEETING

STRATA CORPORATION NO. 7654 INC.

43 Magnolia Avenue, Happy Valley SA 5159

The Annual General Meeting of the corporation was held as follows:

DATE: 15/07/2025
TIME: 06:00 PM
LOCATION: Zoom

PRESENT:

Lot #	Unit #	Attendance	Owner Name Representative
1	1	Yes	K Shore
2	2	Yes	P Marsh
3	3	Yes	I & P Brumby
4	4	Yes	N Allen
5	5	Yes	J Galbraith
6	6	Yes	A Prill T Davy of Strata Management SA

CHAIRPERSON: The meeting requested that Tracey Davy of Strata Management SA assist the Presiding Officer in chairing the meeting and the Secretary in recording the minutes.

Minutes of the meeting:

1 QUORUM

The body corporate manager advised that a quorum was present and the meeting commenced at 6:00 PM.

2 MINUTES

Resolved that the minutes of the last general meeting of the corporation held on 15/10/2024 be confirmed as a true record of the proceedings of that meeting.

3 FINANCIAL STATEMENTS

Resolved that the statement of income and expenditure for the period ended 30/04/2025 be accepted as a true and accurate statement of the Corporation's financial position.

4 INSURANCE

The body corporate manager advised that the insurance sums are required to be discussed each year with the property to be insured for the full replacement value and recommended that an independent valuation be obtained by time to time to ensure that the rising costs of rebuilding are taken into account.

It was noted that the current insurances held by the body corporate are:
Policy No.HU0006088517 with CHU Insurance
Type: Building | Broker: Coverforce | Next due: 1/08/2026

Cover	Sum Insured	Excess
Building	\$2,080,000.00	\$2,000.00
Loss of Rent/Temp Accom	\$312,000.00	
Public Liability	\$30,000,000.00	
Fidelity Guarantee	\$100,000.00	
Catastrophe	\$312,000.00	
Legal Defence	\$50,000.00	\$1,000.00
Lot Owners' Fixtures & Improvements	\$250,000.00	

Strata Management SA was requested to arrange quotations for the insurance prior to renewal with the quotations to be sent to the Presiding Officer for a decision.

Strata Management SA were instructed to arrange a valuation to take place for the rebuilding costs which is to be used as the basis for the insurance of the property once received.

5 MAINTENANCE

Grounds Maintenance

It was resolved to continue with the existing arrangements with Geoff George (VIP Port Noarlunga) attending monthly.

Gutter Cleaning

It was resolved that the body corporate manager would arrange for the gutters to be cleaned in April 2026.

Stormwater / Flooding

It was resolved that the body corporate manager would arrange for the stormwater drains to be cleaned out as soon as possible. The body corporate manager would discuss future solutions to the flooding issue with the plumber and report their findings to the management committee.

Fence with 21 Tennessee Drive

The meeting noted the condition of the fence shared with 21 Tennessee Drive. The corporation will continue to monitor the fence and discuss it at future meetings as required.

Projected maintenance

To consider maintenance likely or required in the next 2-5 years to assist with setting a budget.
NIL

6 GENERAL BUSINESS

NIL

OVERDUE LEVY POLICY

Resolved that if a contribution levied upon an owner is not paid on the date in which it becomes due and payable in accordance with a resolution of the corporation, the corporation will apply an interest charge on those levies at the rate of 10% per annum.

Resolved that Strata Management SA is authorized on behalf of the corporation to carry out the necessary steps to recover unpaid contributions included the sending of reminder notices, passing the debt to a debt collector and legal action. All costs associated with the contemplated or actual recovery of outstanding funds are to be charged by the corporation to the individual unit responsible for the unpaid contribution.

Resolved that Strata Management SA must charge the interest and account keeping fees to the relevant unit owners as appropriate and that any requests for reimbursement of these charges must be made by the unit owner after making payment to ensure their voting right is maintained at a general meeting of the corporation.

7 BUDGET

The statement of estimated receipts and payments (budget) was tabled with the meeting considering the role of a sinking fund in providing monies for the future and future maintenance plans. The budget estimates for the year as adopted are attached to the minutes.

8 CONTRIBUTIONS

It was resolved

(a) That contributions to the administrative fund are estimated in accordance with Section 27 (1) of the Strata Titles Act 1988 and determined in accordance with Section 27 (3) of the Strata Titles Act 1988 at \$9,940.00; and

(b) That contributions to the sinking fund are estimated in accordance with Section 27 (1) of the Strata Titles Act 1988 and determined in accordance with Section 27 (3) of the Strata Titles Act 1988 at \$300.00; and

(c) That both contributions be paid in equal quarterly instalments, the first such instalment being due on 1/10/2025 and subsequent instalments being due on 1/01/2026, 1/04/2026, 1/07/2026.

9 OFFICE BEARERS

The meeting sought nominations for the officers of the corporation and the formation of the management committee for the forthcoming year. It was resolved that the following members be appointed:

Presiding Officer / Secretary / Treasurer N Allen (Unit 4)

It was further resolved that a Management Committee comprising the above officials be appointed for the forthcoming year.

10 APPOINTMENT OF BODY CORPORATE MANAGER

It was resolved that Strata Management SA be appointed as body corporate managers and the public officer for the corporation for the year ahead on the basis of the fees as listed in the accepted budget.

The meeting authorises the Presiding Officer to sign the Management Agreement with Strata Management SA on behalf of the corporation. It was noted that should the Management Agreement not be returned to the manager within 14 days it will be taken as being accepted and the manager is authorised to execute the agreement on behalf of the corporation.

By appointing Strata Management SA as body corporate managers the corporation is delegating the duties of the Secretary and Treasurer on behalf of the corporation inline with the Strata Titles Act. At the completion of the management term, the appointment continues with a 28 day notice period, unless determined otherwise at a General Meeting of the Corporation.

11 NEXT MEETING

The next Annual General Meeting is to be tentatively scheduled for July 2026

CLOSURE: There being no further business, the chairperson declared the meeting closed at 06:47 PM.



Approved Budget to apply from 01/05/2025

Strata Corporation No. 7654 Inc.

43 Magnolia Avenue, Happy Valley SA 5159

Administrative Fund

	Approved budget
Revenue	
Levies Due--Admin	9,940.00
<i>Total revenue</i>	9,940.00
Less expenses	
Admin--Agent Disbursements	277.20
Admin--Auditors--Audit Services	165.00
Admin--Auditors--Taxation Services	165.00
Admin--Bank Charges--Bpay	30.00
Admin--Management Fees--Standard	1,332.00
Admin--Meeting Fees	220.00
Admin--Storage & Archive Fees	66.00
Admin--Trade Compliance Checking	66.00
Insurance--Premiums	4,200.00
Insurance--Valuation	340.00
Maint Bldg--General Repairs	500.00
Maint Bldg--Gutters & Downpipes	400.00
Maint Bldg--Plumbing	500.00
Maint Grounds--Lawns & Gardening	1,680.00
<i>Total expenses</i>	9,941.20
Surplus/Deficit	(1.20)
Opening balance	2,954.27
Closing balance	\$2,953.07
Total units of entitlement	6
Levy contribution per unit entitlement	\$1,656.67

Sinking Fund

	Approved budget
Revenue	
Levies Due--Sinking	300.00
<i>Total revenue</i>	<u>300.00</u>
Surplus/Deficit	300.00
Opening balance	16,629.12
Closing balance	<u><u>\$16,929.12</u></u>
Total units of entitlement	6
Levy contribution per unit entitlement	\$50.00



ANNUAL REPORTS

for the financial year to 31/01/2025

Strata Corporation 13189

43-45 Chynoweth Avenue, Hackham SA 5163

Manager: Tracey Davy

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Balance Sheet As at 31/01/2025

Strata Corporation No. 13189 Inc.

43-45 Chynoweth Avenue, Hackham SA 5163

Current period

Owners' funds

Administrative Fund

Operating Surplus/Deficit--Admin	1,692.73
Owners Equity--Admin	11,279.41
	<u>12,972.14</u>

Sinking Fund

Operating Surplus/Deficit--Sinking	1,000.00
Owners Equity--Sinking	7,315.15
	<u>8,315.15</u>

Net owners' funds

\$21,287.29

Represented by:

Assets

Administrative Fund

Cash at Bank--Admin	11,969.39
Receivable--Levies--Admin	1,000.00
Receivable--Owners--Admin	2.75
	<u>12,972.14</u>

Sinking Fund

Cash at Bank--Sinking	8,252.65
Receivable--Levies--Sinking	62.50
	<u>8,315.15</u>

Unallocated Money

0.00

Total assets

21,287.29

Less liabilities

Administrative Fund

0.00

Sinking Fund

0.00

Unallocated Money

0.00

Total liabilities

0.00

Net assets

\$21,287.29



Statement of Financial Performance for the financial year to 31/01/2025

Strata Corporation No. 13189 Inc.

43-45 Chynoweth Avenue, Hackham SA 5163

Administrative Fund

Current period

01/02/2024-31/01/2025

Revenue

Levies Due--Admin	14,550.00
<i>Total revenue</i>	<u>14,550.00</u>

Less expenses

Admin--Agent Disbursements	332.80
Admin--Auditors--Audit Services	154.00
Admin--Auditors--Taxation Services	165.00
Admin--Bank Charges--Bpay	24.00
Admin--Management Fees--Standard	1,254.00
Admin--Meeting Fees	220.00
Admin--Storage & Archive Fees	66.00
Admin--Trade Compliance Checking	16.50
Insurance--Premiums	3,874.30
Maint Bldg--General Repairs	708.99
Maint Bldg--Gutters & Downpipes	814.00
Maint Bldg--Pest/Vermin Control	2,464.00
Maint Bldg--Plumbing	516.07
Maint Grounds--Lawns & Gardening	2,028.42
Utility--Electricity	219.19
<i>Total expenses</i>	<u>12,857.27</u>

Surplus/Deficit

	<u>1,692.73</u>
Opening balance	11,279.41

Closing balance

\$12,972.14

Sinking Fund**Current period**

01/02/2024-31/01/2025

Revenue

Levies Due--Sinking

1,000.00

*Total revenue*1,000.00**Less expenses***Total expenses*0.00**Surplus/Deficit**

Opening balance

1,000.00

7,315.15

Closing balance\$8,315.15



Proposed Budget to apply from 01/02/2025

Strata Corporation No. 13189 Inc.

43-45 Chynoweth Avenue, Hackham SA 5163

	Proposed budget
Revenue	
Levies Due--Admin	16,000.00
<i>Total revenue</i>	<u>16,000.00</u>
Less expenses	
Admin--Agent Disbursements	336.00
Admin--Auditors--Audit Services	154.00
Admin--Auditors--Taxation Services	165.00
Admin--Bank Charges--Bpay	24.00
Admin--Management Fees--Standard	1,380.00
Admin--Meeting Fees	220.00
Admin--Storage & Archive Fees	66.00
Admin--Trade Compliance Checking	66.00
Insurance--Premiums	4,200.00
Maint Bldg--General Repairs	3,300.00
Maint Bldg--Gutters & Downpipes	820.00
Maint Bldg--Pest/Vermin Control	800.00
Maint Bldg--Plumbing	1,000.00
Maint Grounds--Lawns & Gardening	2,000.00
Utility--Electricity	300.00
<i>Total expenses</i>	<u>14,831.00</u>
Surplus/Deficit	<u>1,169.00</u>
Opening balance	12,972.14
Closing balance	<u><u>\$14,141.14</u></u>
Total units of entitlement	10000
Levy contribution per unit entitlement	\$1.60

Sinking Fund**Proposed
budget****Revenue**

Levies Due--Sinking

1,000.00

*Total revenue*1,000.00**Surplus/Deficit**1,000.00

Opening balance

8,315.15

Closing balance\$9,315.15

Total units of entitlement

10000

Levy contribution per unit entitlement

\$0.10



Proposed Levy Schedule to apply from 01/02/2025

Strata Corporation No. 13189 Inc.

43-45 Chynoweth Avenue, Hackham SA 5163

Quarterly levy instalments that would apply to each lot if proposed budgets are accepted by the general meeting:

Lot	Unit	Unit Entitlement	Admin Fund	Sinking Fund	Quarterly Total
1	1	1250.00	500.00	31.25	531.25
2	2	1250.00	500.00	31.25	531.25
3	3	1250.00	500.00	31.25	531.25
4	4	1250.00	500.00	31.25	531.25
5	5	1250.00	500.00	31.25	531.25
6	6	1250.00	500.00	31.25	531.25
7	7	1250.00	500.00	31.25	531.25
8	8	1250.00	500.00	31.25	531.25
		10,000.00	\$4,000.00	\$250.00	\$4,250.00

MINUTES OF THE ANNUAL GENERAL MEETING

STRATA CORPORATION NO. 7654 INC.
43 Magnolia Avenue, Happy Valley SA 5159

The Annual General Meeting of the corporation was held as follows:

DATE: 1/07/2024
TIME: 05:30 PM
LOCATION: Via Zoom

PRESENT:

Lot#	Unit#	Present	Representative
1	1	Yes	MS Karen Shore by Proxy held by SMSA
2	2	Yes	Ms Patricia Marsh
3	3	Yes	Ms Irene Brumby
4	4	Yes	Ms Narelle Allen
5	5	Yes	MS Jennifer Galbraith
6	6	Yes	MS Ava Prill by proxy held by Ms Narelle Allan Ms Milli Smart-Greaves for Strata Management SA

CHAIRPERSON: The meeting requested that Milli Smart-Greaves of Strata Management SA assist the Presiding Officer in chairing the meeting and the Secretary in recording the minutes.

Minutes of the meeting:

1 QUORUM

Resolved the body corporate manager advised that a quorum was present and the meeting commenced at 05:36pm. .

2 MINUTES

Resolved that the minutes of the last general meeting of the corporation held on 14/06/2023 be confirmed as a true record of the proceedings of that meeting.

3 FINANCIAL STATEMENTS

Resolved that the statement of income and expenditure for the period ended 30/04/2024 be accepted as a true and accurate statement of the Corporation's financial position.

4 INSURANCE

Resolved the body corporate manager advised that the insurance sums are required to be discussed each year with the property to be insured for the full replacement value and recommended that an independent valuation be obtained by time to time to ensure that the rising costs of rebuilding are taken into account.

It was noted that the current insurances held by the body corporate are:
Policy No.HU0006088517 CHU Insurance Type: Building Broker: Cover force
Next due : 1/08/2024

Cover	Sum Insured	Excess
Building	\$2,080,000.00	\$2,000.00
Loss of Rent/Temp Accom	\$312,000.00	
Public Liability	\$30,000,000.00	
Fidelity Guarantee	\$100,000.00	
Catastrophe	\$312,000.00	
Legal Defense	\$50,000.00	
Lot Owners' Fixtures & Improvements	\$250,000.00	\$1,000.00

Strata Management SA was requested to arrange quotations for the insurance prior to renewal with the quotations to be sent to the Presiding Officer for a decision.

After discussion it was resolved that the building sum insured remain unchanged.

5 MAINTENANCE

Resolved that the following maintenance items be considered

Grounds Maintenance

It was resolved to keep the existing arrangements. The current contractor is VIP Lawns & Gardens.

Gutter Cleaning

It was resolved a gutter clean will be next scheduled for April 2025 and this will continue annually moving forward.

Current Maintenance

Fencing

It was resolved the body corporate manager will come and take some photos of the fencing between Unit 2 and 21 Tennessee Drive. Once a scope of work has been decided we can proceed as required.

Lattice Privacy Screen (unit 6)

It was resolved the body corporate manager will raise a work order for a quote once Narelle has sent through the photos of the pine pillars and lattice on the driveway.

Projected maintenance

Clean Driveway concrete

It was resolved the body corporate manager will arrange a quote for how much it will be to Jet wash the entire drive way.

6 GENERAL BUSINESS

Resolved that the general business items of the corporation be considered including the discussion of any items contained in the notes of this agenda and any items raised by owners at the meeting.

Aircon unit in Unit 3

It was resolved that the owner of unit 3 is able to install an aircon unit at their own expense.

Visitor carpark unit 1

It was resolved that unit 1 can use the visitor carpark.

OVERDUE LEVY POLICY

Resolved resolution that if a contribution levied upon an owner is not paid on the date in which it becomes due and payable in accordance with a resolution of the corporation, the corporation will apply an interest charge on those levies at the rate of 10% per annum.

Resolution that Strata Management SA is authorized on behalf of the corporation to carry out the necessary steps to recover unpaid contributions included the sending of reminder notices, passing the debt to a debt collector and legal action. All costs associated with the contemplated or actual recovery of outstanding funds are to be charged by the corporation to the individual unit responsible for the unpaid contribution.

Resolution that Strata Management SA must charge the interest and account keeping fees to the relevant unit owners as appropriate and that any requests for reimbursement of these charges must be made by the unit owner after making payment to ensure their voting right is maintained at a general meeting of the corporation.

7 BUDGET

Resolved that the statement of estimated receipts and payments (budget) be tabled and adopted, please see a copy of the draft budget attached to this notice.

8 CONTRIBUTIONS

Resolved (a) That contributions to the administrative fund are estimated in accordance with Section 27 (1) of the Strata Titles Act 1988 and determined in accordance with Section 27 (3) of the Strata Titles Act 1988 at \$8,700.00; and

(b) That contributions to the sinking fund are estimated in accordance with Section 27 (1) of the Strata Titles Act 1988 and determined in accordance with Section 27 (3) of the Strata Titles Act 1988 at \$1,500.00; and

(c) That both contributions be paid in equal quarterly instalments, the first such instalment being due on 1/10/2024 and subsequent instalments being due on 1/01/2025, 1/04/2025, 1/07/2025.

9 OFFICE BEARERS

Resolved the meeting sought nominations for the officers of the corporation and the formation of the management committee for the forthcoming year. It was resolved that the following members be appointed:

Presiding Officer	Narelle (unit 4)
Secretary	Narelle (unit 4)
Treasurer	Narelle (unit 4)

It was further resolved that a Management Committee comprising the above officials be appointed for the forthcoming year.

10 APPOINTMENT OF BODY CORPORATE MANAGER

Resolved that Strata Management SA be appointed to manage the Corporation for the next 12 months based on the management agreement and pamphlet that can be obtained by contacting contact@stratamanagementsa.com.au.

The meeting is authorising the Presiding Officer to sign the Management Agreement with Strata Management SA on behalf of the corporation. Should the Management Agreement not be returned to the manager within 14 days it will be taken as being accepted and the manager is authorised to execute the agreement on behalf of the corporation.

By appointing Strata Management SA as body corporate managers the corporation is delegating the duties of the Secretary and Treasurer on behalf of the corporation in line with the Community Titles Act. At the completion of the management term, the appointment continues with a 28 day notice period, unless determined otherwise at a General Meeting of the Corporation.

11 NEXT MEETING

Resolved the next Annual General Meeting is to be tentatively scheduled for June/July 2025.

CLOSURE: There being no further business, the chairperson declared the meeting closed at 06:15pm.



Approved Budget to apply from 01/05/2024

Strata Corporation No. 7654 Inc.

43 Magnolia Avenue, Happy Valley SA 5159

Administrative Fund

	Approved budget
Revenue	
Levies Due--Admin	8,660.00
<i>Total revenue</i>	<u>8,660.00</u>
Less expenses	
Admin--Agent Disbursements	294.00
Admin--Auditors--Audit Services	154.00
Admin--Bank Charges--Bpay	24.00
Admin--Management Fees--Standard	1,225.40
Admin--Meeting Fees	220.00
Admin--Storage & Archive Fees	66.00
Insurance--Premiums	4,244.05
Maint Bldg--General Repairs	1,000.00
Maint Bldg--Gutters & Downpipes	400.00
Maint Grounds--Lawns & Gardening	950.00
<i>Total expenses</i>	<u>8,577.45</u>
Surplus/Deficit	<u>82.55</u>
Opening balance	4,073.54
Closing balance	<u><u>\$4,156.09</u></u>
Total units of entitlement	6
Levy contribution per unit entitlement	\$1,443.33

Sinking Fund

	Approved budget
Revenue	
Levies Due--Sinking	1,500.00
<i>Total revenue</i>	<u>1,500.00</u>
Surplus/Deficit	<u>1,500.00</u>
Opening balance	15,129.12
Closing balance	<u><u>\$16,629.12</u></u>
Total units of entitlement	6
Levy contribution per unit entitlement	\$250.00



ANNUAL REPORTS

for the financial year to 30/04/2024

Strata Corporation 7654

43 Magnolia Avenue, Happy Valley SA 5159

Manager: Milli Smart-Greaves

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Balance Sheet As at 30/04/2024

Strata Corporation No. 7654 Inc.

43 Magnolia Avenue, Happy Valley SA 5159

	Current period
Owners' funds	
Administrative Fund	
Operating Surplus/Deficit--Admin	(369.86)
Owners Equity--Admin	4,443.40
	<u>4,073.54</u>
Sinking Fund	
Operating Surplus/Deficit--Sinking	1,480.72
Owners Equity--Sinking	13,648.40
	<u>15,129.12</u>
	<u>\$19,202.66</u>
Net owners' funds	
	<u><u>\$19,202.66</u></u>
Represented by:	
Assets	
Administrative Fund	
Cash at Bank--Admin	3,773.58
Receivable--Levies--Admin	299.96
	<u>4,073.54</u>
Sinking Fund	
Cash at Bank--Sinking	15,066.63
Receivable--Levies--Sinking	62.49
	<u>15,129.12</u>
Unallocated Money	<u>0.00</u>
<i>Total assets</i>	<u><u>19,202.66</u></u>
Less liabilities	
Administrative Fund	<u>0.00</u>
Sinking Fund	<u>0.00</u>
Unallocated Money	<u>0.00</u>
<i>Total liabilities</i>	<u>0.00</u>
Net assets	<u><u>\$19,202.66</u></u>



Statement of Financial Performance for the financial year to 30/04/2024

Strata Corporation No. 7654 Inc.

43 Magnolia Avenue, Happy Valley SA 5159

Administrative Fund

Current period

01/05/2023-30/04/2024

Revenue

Interest on Arrears--Admin	13.88
Levies Due--Admin	7,200.00

Total revenue 7,213.88

Less expenses

Admin--Agent Disbursements	237.60
Admin--Auditors--Audit Services	148.50
Admin--Auditors--Taxation Services	132.00
Admin--Bank Charges--Bpay	24.00
Admin--Legal & Debt Collection Fees	106.43
Admin--Management Fees--Standard	1,114.00
Admin--Meeting Fees	198.00
Admin--Storage & Archive Fees	60.50
Insurance--Premiums	3,536.71
Maint Bldg--Gutters & Downpipes	352.00
Maint Bldg--Pest/Vermin Control	594.00
Maint Grounds--Lawns & Gardening	1,080.00

Total expenses 7,583.74

Surplus/Deficit (369.86)

Opening balance 4,443.40

Closing balance \$4,073.54

Sinking Fund

Current period

01/05/2023-30/04/2024

Revenue

Interest on Arrears--Sinking (19.28)
Levies Due--Sinking 1,500.00

Total revenue 1,480.72

Less expenses

Total expenses 0.00

Surplus/Deficit

Opening balance 13,648.40

Closing balance

\$15,129.12



Proposed Budget to apply from 01/05/2024

Strata Corporation No. 7654 Inc.

43 Magnolia Avenue, Happy Valley SA 5159

Administrative Fund

Proposed
budget

Revenue

Levies Due--Admin	8,700.00
<i>Total revenue</i>	<u>8,700.00</u>

Less expenses

Admin--Agent Disbursements	294.00
Admin--Auditors--Audit Services	154.00
Admin--Bank Charges--Bpay	24.00
Admin--Management Fees--Standard	1,225.40
Admin--Meeting Fees	220.00
Admin--Storage & Archive Fees	66.00
Insurance--Premiums	4,244.05
Maint Bldg--General Repairs	1,000.00
Maint Bldg--Gutters & Downpipes	400.00
Maint Grounds--Lawns & Gardening	950.00
<i>Total expenses</i>	<u>8,577.45</u>

Surplus/Deficit

	122.55
Opening balance	4,073.54

Closing balance

	<u>\$4,196.09</u>
Total units of entitlement	6
Levy contribution per unit entitlement	\$1,450.00

Sinking Fund

**Proposed
budget**

Revenue

Levies Due--Sinking

1,500.00

Total revenue

1,500.00

Surplus/Deficit

Opening balance

15,129.12

Closing balance

\$16,629.12

Total units of entitlement

6

Levy contribution per unit entitlement

\$250.00



Proposed Levy Schedule to apply from 01/05/2024

Strata Corporation No. 7654 Inc.

43 Magnolia Avenue, Happy Valley SA 5159

Quarterly levy instalments that would apply to each lot if proposed budgets are accepted by the general meeting:

Lot	Unit	Unit Entitlement	Admin Fund	Sinking Fund	Quarterly Total
1	1	1.00	362.50	62.50	425.00
2	2	1.00	362.50	62.50	425.00
3	3	1.00	362.50	62.50	425.00
4	4	1.00	362.50	62.50	425.00
5	5	1.00	362.50	62.50	425.00
6	6	1.00	362.50	62.50	425.00
		6.00	\$2,175.00	\$375.00	\$2,550.00

MINUTES OF THE EXTRAORDINARY GENERAL MEETING

STRATA CORPORATION NO. 7654 INC.
43 Magnolia Avenue, Happy Valley SA 5159

An Extraordinary General Meeting of the corporation was held as follows:

DATE: 15/10/2024
TIME: 09:00 AM
LOCATION: Unit 4 43 Magnolia Ave Happy Valley

PRESENT:

Lot #	Unit #	Attendance	Owner Name Representative
1	1	Yes	K M Shore
2	2	Yes	Ms P Marsh
3	3	Yes	I J Brumby & P M Brumby
4	4	Yes	Ms N Allen
5	5	Yes	Ms J Galbraith
6	6	Yes	Ms A P Prill

CHAIRPERSON: The meeting requested that Tracey Davy of Strata Management SA assist the Presiding Officer in chairing the meeting and the Secretary in recording the minutes.

Minutes of the meeting:

- 1 QUORUM**
The body corporate manager advised that a quorum was present and the meeting commenced at 9:05 AM.
- 2 MINUTES**
That the minutes of the last general meeting of the owners corporation held on 01/07/2024 be was not confirmed as a true record of the proceedings of that meeting.

The levies that were to be raised were incorrect.
- 3 FINANCIAL POSITION**
Resolved as of 20/09/2024 Administration Fund has \$117.84, Sinking Fund has \$15,643.05
- 4 GENERAL BUSINESS**
Levies
Discussed the yearly levies that have been issued.

The owners have resolved to adopt the following Levies.
Administration Fund: \$7920
Sinking Fund: \$1500

No late fees will be charged for incorrectly raised levies.
- 5 NEXT MEETING**
That the date for the next meeting be tentatively scheduled for June 2025

CLOSURE: There being no further business, the chairperson declared the meeting closed at 09:15 AM.



Approved Budget to apply from 01/05/2024

Strata Corporation No. 7654 Inc.

43 Magnolia Avenue, Happy Valley SA 5159

Administrative Fund

	Approved budget
Revenue	
Levies Due--Admin	7,920.00
<i>Total revenue</i>	<u>7,920.00</u>
Less expenses	
Admin--Agent Disbursements	294.00
Admin--Auditors--Audit Services	154.00
Admin--Bank Charges--Bpay	24.00
Admin--Management Fees--Standard	1,225.40
Admin--Meeting Fees	220.00
Admin--Storage & Archive Fees	66.00
Insurance--Premiums	4,244.05
Maint Bldg--General Repairs	1,000.00
Maint Bldg--Gutters & Downpipes	400.00
Maint Grounds--Lawns & Gardening	950.00
<i>Total expenses</i>	<u>8,577.45</u>
Surplus/Deficit	<u>(657.45)</u>
Opening balance	4,073.54
Closing balance	<u><u>\$3,416.09</u></u>
Total units of entitlement	6
Levy contribution per unit entitlement	\$1,320.00

Sinking Fund

	Approved budget
Revenue	
Levies Due--Sinking	1,500.00
<i>Total revenue</i>	<u>1,500.00</u>
Surplus/Deficit	<u>1,500.00</u>
Opening balance	15,129.12
Closing balance	<u><u>\$16,629.12</u></u>
Total units of entitlement	6
Levy contribution per unit entitlement	\$250.00



Approved Levy Posting for Strata Corporation No. 7654 Inc. ABN 76394284590

First instalment due date: 01/10/2024 **Discount:** Nil
Instalment frequency: Quarterly **Group:**
Number of instalments: 4 **Entitlement set:** Levy Entitlement
Description: Quarterly Admin/Sinking Levy **Levy determination date:** 15/10/2024

Lot No.	Unit No.	Unit Entitlement	Administrative Fund	Sinking Fund	Total
1	1	1.00	1,320.00	250.00	1,570.00
2	2	1.00	1,320.00	250.00	1,570.00
3	3	1.00	1,320.00	250.00	1,570.00
4	4	1.00	1,320.00	250.00	1,570.00
5	5	1.00	1,320.00	250.00	1,570.00
6	6	1.00	1,320.00	250.00	1,570.00
Totals		6.00	\$7,920.00	\$1,500.00	\$9,420.00
GST included in amounts to be raised			\$0.00	\$0.00	\$0.00
Amount to be raised per unit of entitlement			\$1,320.00	\$250.00	\$1,570.00

The following advanced instalment settings were used:

Due date	Description	Administrative Fund	Sinking Fund	Total	Comment
01/10/2024	Quarterly Admin/Sinking Levy 01/10/2024 - 31/12/2024	1,980.00	375.00	2,355.00	
01/01/2025	Quarterly Admin/Sinking Levy 01/01/2025 - 31/03/2025	1,980.00	375.00	2,355.00	
01/04/2025	Quarterly Admin/Sinking Levy 01/04/2025 - 30/06/2025	1,980.00	375.00	2,355.00	
01/07/2025	Quarterly Admin/Sinking Levy 01/07/2025 - 30/09/2025	1,980.00	375.00	2,355.00	
		\$7,920.00	\$1,500.00	\$9,420.00	

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 (2) The occupier of a unit must keep it in a clean and tidy condition.
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—
 - (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.

Resolutions of Strata Corporation No. 7654 Inc.

These resolutions have come from motions passed at meetings of the corporations and the original minutes of the meetings should be consulted for clarifications of wording. It is intended that these be used as a guide for owners on what the corporation has approved in addition to the articles of the corporation.

Disclaimer: Strata Management SA has compiled this list from pertinent resolutions passed by the body corporate but accepts no responsibility for any missing, incomplete or incorrect information provided prior to the commencement of our management on 01/07/2018.

Date	Resolution
28.06.06	<p>Drain Cover between Unit 4 & 5 It was resolved to replace the drain cover between Unit 4 & 5 due to rusting and being a tripping hazard.</p> <p>Prescribed Works – Strata Title Act 29 Strata Data advised that should an owner at any time other than an Annual General Meeting choose to apply to the corporation for an approval of any kind which is for the exclusive benefit of that owner the prescribed meeting fee will apply and shall be charged to that owner.</p>
18.06.08	<p>Trees between Units 5 & 6 The meeting raised concerns over two trees on common property between units 5 & 6 with one dropping fruit and the other causing concern through leaf matter and a believed invasive and aggressive root structure.</p> <p>After discussion it was moved Mr Reid by proxy, seconded Mrs Moore that “Mr Reid remove the two trees and forward the invoices for out of pocket expenses to the Body Corporate Manager for reimbursement from corporation funds.” Carried</p> <p>It was resolved that Unit owners will then arrange the clean-up of the grounds area between the two units.</p> <p>Skylight – Unit 3 The meeting noted no issues with the owner of unit 3 installing a skylight provided that all future maintenance costs and repairs remain the responsibility of the owner of that unit.</p> <p>Legal Recoveries “that Strata Data be granted approval to seek legal assistance for the recovery of unpaid maintenance contributions or levies which remain unpaid after a period of six weeks from the due date, having first notified the owner of such action. All costs for the recovery to be borne by the relevant unit owner and become a debt against the unit,” <i>CARRIED UNANIMOUSLY</i></p> <p>Legal Action for Breach of the Articles (schedule 3) of the Strata Titles Act 1988</p>

“that Strata Data be granted approval to seek legal assistance to write to the owner of a unit whereby the occupier has clearly breached the Strata Titles Act and caused distress to other residents of the complex. Provided that at least two letters one of which a warning of legal recourse, have been forwarded to the unit owner and or agent concerning the occupants. The cost of all associated legal fees to be borne by the relevant owner and to become a debt against the unit.”

CARRIED UNANIMOUSLY

17.06.09

Carport Lattice Replacement – Unit 6

it was resolved that Ms Allen will arrange the replacement of the broken wooden Lattice on the side of the Carport of Unit 6 this and forward the invoice to the Body corporate manager for reimbursement from corporation funds.

Pet Approval – Unit 3

The owner of Unit 3 was approved to keep a small dog in that Unit.

Hot Water Unit Installations

Due to new government legislation all new hot water installations will need to meet high efficiency standards. This may involve replacing internal HWS with external and also may require solar collector panels on the roof if space allows at time of replacing existing units. Moved Mrs Moore Seconded Mrs Marsh “that individual unit owners may install gas or electric hot water heaters externally on the condition they don’t block access around the building and install solar collectors on the roof on the condition they are not placed on the street front elevation and a qualified person signs off on the roof structure being adequate to support the additional load. All repairs to the building and ongoing maintenance will be that individual unit owners responsibility.”

CARRIED UNANIMOUSLY

Digital Television Reception

Due to new government legislation the analogue TV signal will be shut down in metropolitan areas from 2010. In most cases this will mean installation of external mounted digital antennas. Moved Ms Allen Seconded Ms Dent “that individual unit owners may install external mounted digital TV antennas to receive a digital service on the condition they are not located on the front of the building.”

CARRIED UNANIMOUSLY

11.06.13

Special Levy – Exterior Painting

It was resolved that the funds be raised in the Sinking fund for \$13,442.00 over the next year for repainting, in order to maintain the timberwork on the property.

10.06.14

Maintenance Responsibilities

The meeting discussed the responsibilities for maintenance and noted that for gutter cleaning and painting only that each owner will look after their own unit and the corporation will arrange all other external maintenance as per the Strata Titles Act.

Visitor Parking

It was resolved that each unit can use one park in the common area but once this has been used no other vehicles associated with that unit are to enter the property.

Pets

Ms Allen sought approval for a second dog and an inside cat which the meeting approved for the term of their natural life. 3 votes for, 1 against

The meeting discussed implementing a pet policy and approved unanimously that all units may keep one cat or one small dog without seeking further corporation approval.

09.06.15

Corporations Right to Impose Penalties

Moved Mrs Marsh and Seconded Ms Galbraith "that, under the instruction of the Corporation's Office Bearers, the Body Corporate Manager may impose on any Unit holder a penalty for any ongoing breaches of the Strata Titles Act (as amended) of up to, and inclusive of, \$500.00 for Residential Strata Corporations or, up to and inclusive of, \$2,000.00 for Commercial Strata Corporations (payable to the Strata Corporation). Subject to there being at least two letters, one of which includes a warning of a penalty being imposed, having been forwarded to the unit owner and or agent concerning the occupants."

CARRIED UNANIMOUSLY

Funds Investment Fee Removal

The members present were advised that the Funds Investment Fee will no longer be charged to the Body Corporate.

06.06.17

Authority to Use Non Approved Contractors

Trades Monitor has been appointed to help reduce your liability when engaging tradespeople and contractors who perform works on the Body Corporate. There are many liability issues and risks that can arise if those contractors do not have the required insurances, ABN, licences and registrations.

The monitoring of all of these registered contractors is then ongoing by Trades Monitor – their licences and insurances are checked for the required renewals each year ensuring peace of mind for everyone. As such Strata Data ordinarily only issues work to contractors who are approved by Trades Monitor, to protect everyone's interest.

If however the corporation wish to use service providers that are not Trades Monitor approved Strata Data would require written approval from the relevant Office Bearers instructing them to do so. When this approval is received, the committee members and/or each Owner must be aware that they could be personally liable for any loss, damage, defective work, or public liability claim made on their Body Corporate where the service provider is involved.

Use of a Non Approval Contractor

A Preferred Contractor is a Contractor that has been proven to carry up to date & relevant, insurance policies, business registration & licensing (as per Trades Monitor) and tested by Strata Data to be competent, in their respective fields of expertise, to attend to works upon the property of managed Bodies Corporate.

The Body Corporate and/or its Officers may resolve to decline the use of the Preferred Contractors recommended by Strata Data. In this case a member of the Body Corporate must be responsible for obtaining quotations and instructing the "Non-Preferred" Contractor to proceed with works. On completion of works, the Presiding Officer or any other person nominated at a General Meeting must sign off on the "Non-Preferred" contractors invoice, prior to funds being released from the Body Corporates Trust Account.

The Body Corporate acknowledges that Strata Data cannot be involved in the process of arranging quotations for works, coordinating, overseeing, supervising or otherwise becoming involved in the works that are to be carried out by a "Non-Preferred" Contractor in any way. In the instance where Strata Data is requested by the Body Corporate to become involved in dispute resolution between the Body Corporate and a "Non-Preferred" Contractor, the fee prescribed in the Management Agreement between the Body Corporate and Strata Data will apply.

The Body Corporate may, at any time utilise the services of any contractor on the "Preferred" Contractor list.

01.08.18 Palm Tree – Unit 3

It was resolved to remove the Palm tree by unit 3 as as quoted at \$440 with it agreed that the owner of Unit 3 be invoiced \$100 toward this work.

Overdue Levy Policy

Resolved that if a contribution levied upon an owner is not paid on the date in which it becomes due and payable in accordance with a resolution of the corporation, the corporation will apply an interest charge on those levies at the rate of 10% per annum.

Resolved that Strata Management SA is authorized on behalf of the corporation to carry out the necessary steps to recover unpaid contributions included the sending of reminder notices, passing the debt to a debt collector and legal action. All costs associated with the contemplated or actual recovery of outstanding funds are to be charged by the corporation to the individual unit responsible for the unpaid contribution.

Resolved that Strata Management SA must charge the interest and account keeping fees to the relevant unit owners as appropriate and that any requests for reimbursement of these charges must be made by the unit owner after making payment to ensure their voting right is maintained at a general meeting of the corporation. It was requested that these policies be put in place from 1st September 2018.

06.06.19 Replace Driveway Mirror

It was resolved to have the driveway mirror replaced for safety reasons.

WARNING CREASING OR FOLDING WILL LEAD TO REJECTION

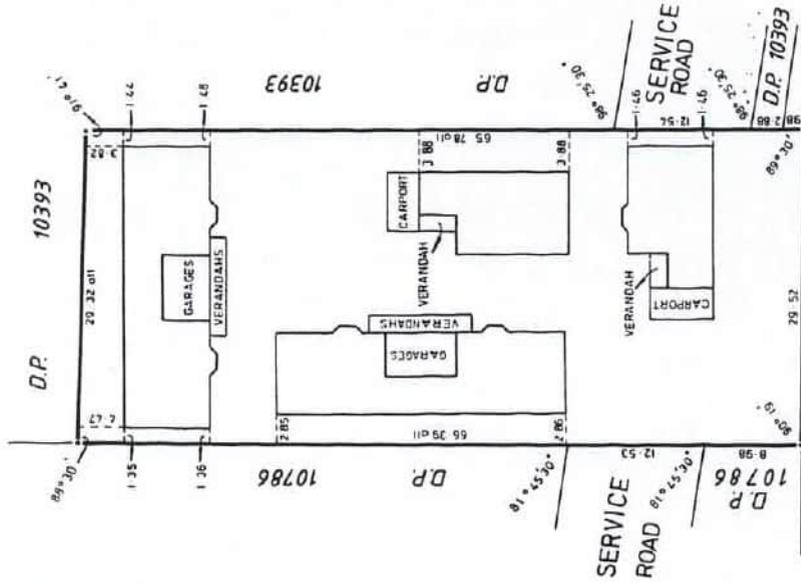
HUNDRED OF NOARLUNGA

Portion of Section 501
in the area named

HAPPY VALLEY



SCALE
C.T. VOL. 1992 FOL. 16
TOTAL AREA 1947.3m²
Authority for data vide FP 24D12
All buildings are single storey



KENIHANS ROAD

MICROFILMED
18.8.93

ALISTER R. FYFE Pty. Ltd.
LICENSED SURVEYORS
143, FULLARTON ROAD
ROSE PARK 5067
PH. 31 4955 F 2850

STRATA PLAN NUMBER
SP 7654
ACCEPTED FOR DEPOSIT
[Signature]
pro Registrar-General
23/ 7 / 1987

Reference Map No.
COUNCIL
CITY OF HAPPY VALLEY
THIS IS SHEET 1 OF 3 SHEETS

Alister Ross FYFE
LICENSED SURVEYOR
143, FULLARTON ROAD
ROSE PARK 5067
PH. 31 4955 F 2850

THIS PLAN WAS PREPARED BY ME OR UNDER MY SUPERVISION AND I AM A LICENSED SURVEYOR AND I HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT I AM NOT AWARE OF ANY FACTS OR CIRCUMSTANCES WHICH MIGHT CAUSE THIS PLAN TO BE MISLEADING OR DECEPTIVE.

Dated this 28th day of MAY '87
[Signature]

7654

STRATA PLAN NUMBER

SP 7654

ACCEPTED FOR DEPOSIT

[Signature]
Pro Registrar - General
23/7/1987

Reference Map No.

COUNCIL

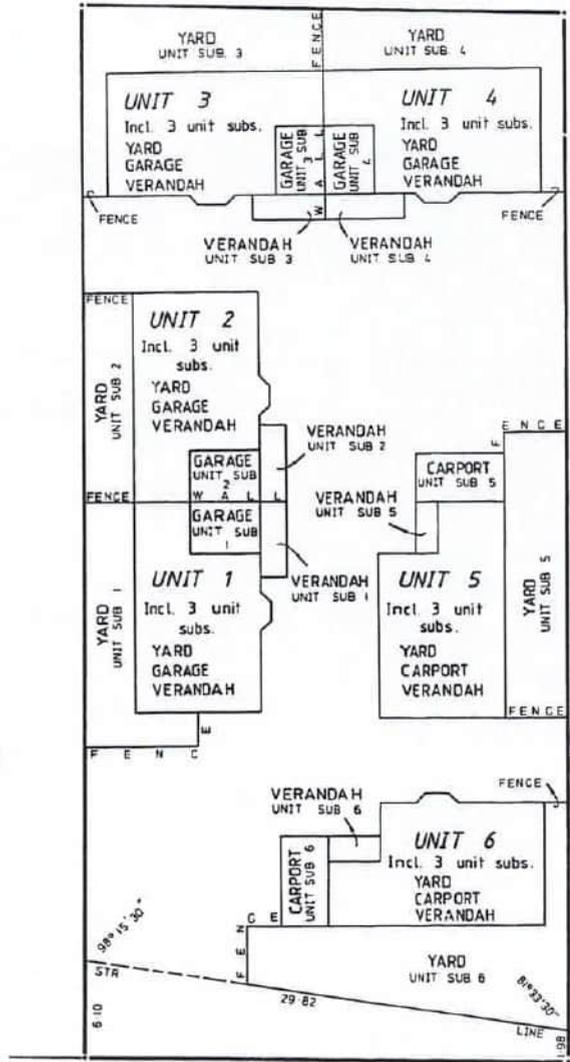
CITY OF HAPPY VALLEY

THIS IS SHEET 2 OF 3 SHEETS

WARNING CREASING OR FOLDING WILL LEAD TO REJECTION



GROUND FLOOR PLAN



KENTHANS

ROAD

SCALE 0 5 10 15 20 METRES

The lower and upper boundaries of the unit subsidiaries shown as YARD are existing ground level and 3.00m above the same except where limited to the underside of existing eaves.

The boundary of a unit subsidiary where it abuts a unit is a plane parallel to and 0.02m distant from the outer surface of the wall of that unit.

ALISTER R. FYFE Pty. Ltd.

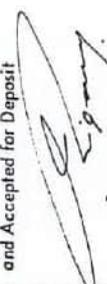
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MICROFILMED
18.8.93

LTO H

STRATA PLAN NUMBER
SP 7654

Authenticated vide
 Application No. 6379150
 and Accepted for Deposit



pro Registrar-General
 23/7/1987

THIS IS SHEET 3 OF 3 SHEETS

MICROFILMED
18.8.93

SCHEDULE OF UNIT ENTITLEMENT					
UNIT N ^o	UNIT ENTITLEMENT	UNIT N ^o	UNIT ENTITLEMENT	UNIT N ^o	UNIT ENTITLEMENT
1	161				
2	161				
3	168				
4	168				
5	171				
6	171				
				AGGREGATE	
				COMMON PROPERTY	
				ROAD or RESERVE ALLOTMENTS	
AGGREGATE	1 000	AGGREGATE			



Level 13, 431 King William Street
Adelaide SA 5000

Certificate of Currency

CHU Residential Strata Insurance Plan

Policy No	HU0006088517
Policy Wording	CHU RESIDENTIAL STRATA INSURANCE PLAN
Period of Insurance	01/08/2025 to 01/08/2026 at 4:00pm
The Insured	STRATA CORPORATION NO. 7654 INC.
Situation	43 MAGNOLIA AVENUE HAPPY VALLEY SA 5159

Policies Selected

Policy 1 – Insured Property

Building: \$2,080,000
Common Area Contents: \$20,800
Loss of Rent & Temporary Accommodation (total payable): \$312,000

Policy 2 – Liability to Others

Sum Insured: \$30,000,000

Policy 3 – Voluntary Workers

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

Policy 4 – Fidelity Guarantee

Sum Insured: \$100,000

Policy 5 – Office Bearers' Legal Liability

Not Selected

Policy 6 – Machinery Breakdown

Not Selected

Policy 7 – Catastrophe Insurance

Sum Insured: \$312,000
Extended Cover - Loss of Rent & Temporary Accommodation: \$46,800
Escalation in Cost of Temporary Accommodation: \$15,600
Cost of Removal, Storage and Evacuation: \$15,600

Policy 8 – Government Audit Costs and Legal Expenses

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