

FORM 1 - Vendor's Statement

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

Contents

Preliminary

Part A – Parties and land

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

Part C – Statement with respect to required particulars

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

Schedule

Preliminary

To the purchaser:

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

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

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

Instructions to the vendor for completing this statement:

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

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

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

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

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

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

PART A – PARTIES AND LAND

1 Purchaser:

Address:

2 Purchaser's registered agent:

Address:

3 Vendor: Lynsey Catherine McNie

Address:

Unit 1/24 Clifford Street, South Brighton SA 5048

4 Vendor's registered agent:

Denham Property Sales Pty Ltd T/A Magain Real Estate

Address:

Shop 2, 515 Brighton Road, Brighton 5048

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

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

The land situated at Unit 1/24 Clifford Street, South Brighton SA 5048 and being whole of the land in Certificate of Title Volume 5038 Folio 445 and being whole of Unit 1 Strata Plan 2451 in the Area named South Brighton 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 1/24 Clifford Street, South Brighton SA 5048

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

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

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

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

Shop 2, 515 Brighton Road, Brighton 5048

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

Note –

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

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

5 – Effect of service

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

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

Proceeding with the purchase

If you wish to proceed with the purchase—

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

PART C – STATEMENT WITH RESPECT TO REQUIRED PARTICULARS

(section 7(1))

To the purchaser:

*I / ~~We~~,

Lynsey Catherine McNie

of

Unit 1/24 Clifford Street, South Brighton SA 5048

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

Date: _____ Signed: _____

Date: _____ Signed: _____

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

(section 9)

To the purchaser:

I,

Sandy Robinson

certify ~~*that 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
----------	----------	----------

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

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

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

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

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

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

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

Column 1	Column 2	Column 3
1. General		
1.1 Mortgage of land	<p>Is this item applicable?</p> <p>Will this be discharged or satisfied prior to or at settlement?</p> <p>Are there attachments?</p> <p>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</p> <p>Refer to Certificate of Title for details</p> <p>Number of mortgage (if registered): 13915987</p> <p>Name of mortgagee: NATIONAL AUSTRALIA BANK LTD. (ACN: 004 044 937)</p>	<input checked="" type="checkbox"/> YES
<p>[Note -</p> <p><i>Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p>		YES
1.2 Easement (whether over the land or annexed to the land)	<p>Is this item applicable?</p> <p>Will this be discharged or satisfied prior to or at settlement?</p> <p>Are there attachments?</p> <p>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</p> <p>Refer to Property Interest Report (Page 12) for details</p> <p>Description of land subject to easement:</p> <p>Refer to Property Interest Report (Page 12) for details</p> <p>Nature of easement: Statutory Easement for Electricity, Telecommunications, Gas, Water & Sewer may exist</p> <p>Are you aware of any encroachment on the easement? NO</p> <p>(If YES, give details):</p> <p>If there is an encroachment, has approval for the encroachment been given?</p> <p>(If YES, give details):</p>	<input checked="" type="checkbox"/> NO
<p>[Note -</p> <p><i>Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p>		YES
1.3 Restrictive covenant	<p>Is this item applicable?</p> <p>Will this be discharged or satisfied prior to or at settlement?</p> <p>Are there attachments?</p> <p>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</p> <p>Nature of restrictive covenant:</p> <p>Name of person in whose favour restrictive covenant operates:</p> <p>Does the restrictive covenant affect the whole of the land being acquired? (If NO, give details):</p> <p>Does the restrictive covenant affect land other than that being acquired?</p>	<input type="checkbox"/> YES/NO
<p>[Note -</p> <p><i>Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p> <p>N/A</p>		YES/NO

Column 1	Column 2	Column 3
1.4 Lease, agreement for lease, tenancy agreement or licence	<p>Is this item applicable?</p> <p>Will this be discharged or satisfied prior to or at settlement?</p> <p>Are there attachments?</p> <p>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</p> <p>Names of parties:</p> <p>Period of lease, agreement for lease etc:</p> <p>From:</p> <p>To:</p> <p>Amount of rent or licence fee:</p> <p>per (period)</p> <p>Is the lease, agreement for lease etc in writing?</p> <p>If the lease or licence was granted under an Act relating to the disposal of Crown lands, specify-</p> <p>(a) the Act under which the lease or licence was granted:</p> <p>(b) the outstanding amounts due (including any interest or penalty):</p>	<input type="checkbox"/>
<p>[Note -</p> <p><i>Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p>		
<p>5. Development Act 1993 (repealed)</p>		
5.1 section 42 - Condition (that continues to apply) of a development authorisation	<p>Is this item applicable?</p> <p>Will this be discharged or satisfied prior to or at settlement?</p> <p>Are there attachments?</p> <p>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</p> <p>Condition(s) of authorisation:</p>	<input type="checkbox"/>
<p>[Note -</p> <p><i>Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p>		
<p>6. Repealed Act conditions</p>		
6.1 Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1967</i> (repealed)	<p>Is this item applicable?</p> <p>Will this be discharged or satisfied prior to or at settlement?</p> <p>Are there attachments?</p> <p>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</p> <p>Nature of condition(s):</p>	<input type="checkbox"/>
<p>[Note -</p> <p><i>Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p>		
<p>7. Emergency Services Funding Act 1998</p>		
7.1 section 16 - Notice to pay levy	<p>Is this item applicable?</p> <p>Will this be discharged or satisfied prior to or at settlement?</p> <p>Are there attachments?</p> <p>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</p> <p>Refer to Emergency Services Levy Certificate for details</p> <p>Date of notice:</p> <p>09/01/2026</p> <p>Amount of levy payable:</p> <p>\$0.00</p>	<input checked="" type="checkbox"/>

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></p> <p>Refer to Land Tax Certificate for details</p> <p>Date of notice, order or demand:</p> <p>09/01/2026</p> <p>Amount payable (as stated in the notice):</p> <p>\$0.00</p>	<input checked="" type="checkbox"/> YES YES YES
29. Planning, Development and Infrastructure Act 2016		
29.1 Part 5 - Planning and Design Code	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>Refer to City of Holdfast Bay Council Searches and PlanSA Data</p> <p>Extract for details</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>Refer to City of Holdfast Bay Council Searches and PlanSA Data</p> <p>Extract for details</p> <p>Is there a State heritage place on the land or is the land situated in a State heritage area?</p> <p>NO</p> <p>Is the land designated as a local heritage place?</p> <p>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?</p> <p>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?</p> <p>NO</p> <p>Note- For further information about the Planning and Design Code visit https://code.plan.sa.gov.au.</p>	<input checked="" type="checkbox"/> NO YES
29.2 section 127 - Condition (that continues to apply) of a development authorisation	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>Date of authorisation:</p> <p>Name of relevant authority that granted authorisation:</p> <p>Condition(s) of authorisation:</p>	<input type="checkbox"/> YES/NO YES/NO
<p>[Note - N/A <i>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
34. Water Industry Act 2012		
34.1 Notice or order under the Act requiring payment of charges or other amounts or making other requirement	<i>Is this item applicable?</i> <i>Will this be discharged or satisfied prior to or at settlement?</i> <i>Are there attachments?</i> <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> Refer to SA Water Certificate for details	<input checked="" type="checkbox"/> YES YES
	Date of notice or order: 09/01/2026	
	Name of person or body who served notice or order: SA Water Corporation	
	Amount payable (if any) as specified in the notice or order: \$285.37	
	Nature of other requirement made (if any) as specified in the notice or order: Water, Sewer	

SCHEDULE – DIVISION 2

OTHER PARTICULARS

(section 7(1)(b))

Particulars relating to strata unit



1 Name of strata corporation:

STRATA CORPORATION NO 2451 Inc

Address of strata corporation:

24 Clifford Street, Brighton South 5048

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

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

(a) particulars of contributions payable in relation to the unit (including details of arrears of contributions related to the unit):
Refer to the Particulars supplied (Pursuant to Section 41 – Strata Titles Act 1988)

(b) particulars of the assets and liabilities of the strata corporation:
Refer to the Particulars supplied (Pursuant to Section 41 – Strata Titles Act 1988)

(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 Particulars supplied (Pursuant to Section 41 – Strata Titles Act 1988)

(d) particulars of the unit entitlement of the unit:
Refer to the Particulars supplied (Pursuant to Section 41 – Strata Titles Act 1988)

[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:
Refer to the Particulars supplied (Pursuant to Section 41 – Strata Titles Act 1988)

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

Name:
Stratarama

Address:
74 Brighton Road Glenelg SA 5045

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 14 inclusive, together with the following annexures and supporting documents (if any):

FORM 3 Buyers Information Notice

Local Government Authority Prescribed Inquiry

Copy of Contract

Property Interest Report

Emergency Services Levy Certificate

Land Tax Certificate

SA Water Certificate

Statement Pursuant to Section 41 of the Strata Titles Act 1988

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.



holdfast.sa.gov.au

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

Ascot Conveyancing
PO Box 1130
FLAGSTAFF HILL SA 5159

Dear Sir/Madam

RE: REQUEST FOR INFORMATION

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

Yours faithfully

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

Pamela Jackson
Chief Executive Officer

PROPERTY ADDRESS:

CERTIFICATE NO:



holdfast.sa.gov.au

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

12 January 2026

Ascot Conveyancing
PO Box 1130
FLAGSTAFF HILL SA 5159

CERTIFICATE – COUNCIL CHARGES

VALUER GEN NO: 122566905*

BILLING NO: 51705

SECTION/ALLOT:

Unit 1 Sec 202 SP 2451 Vol 5038 Fol 445

HUNDRED:

Noarlunga

PROPERTY ADDRESS:

Unit 1/24 Clifford Street SOUTH BRIGHTON SA 5048

CERTIFICATE OF TITLE:

CT 5038/445

OWNER:

Lynsey C McNie

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

Rates and Arrears - prior to 30/06/2025	0.00
---	------

Legal Fees	0.00
------------	------

Rates for current financial year	1,327.45
----------------------------------	----------

Postponed Rates for current financial year	0.00
--	------

Postponed Interest for current financial year	0.00
---	------

Fines and interest for current financial year	0.00
---	------

Less Rate Capping	0.00
-------------------	------

Less Rebate	0.00
-------------	------

Less Adjustments / Payments Received	(663.45)
--------------------------------------	----------

Balance of rates and other monies due and payable	\$664.00
---	----------

Instalment/s Due:

Due 02/03/2026 \$332.00

Due 01/06/2026 \$332.00

Street Numbering

Please note Council's official street number for this property is Unit 1/24 Clifford Street SOUTH BRIGHTON SA 5048.*

Payment of Rates at Settlement

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

Payment of rates can be made via B-Pay – Biller Code 10132 and Reference Number 51705

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

Update of Rates Searches

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

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

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



AUTHORISED OFFICER

PRESCRIBED INFORMATION DEVELOPMENT SECTION

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

BUILDING ACT 1971
CITY OF ADELAIDE DEVELOPMENT CONTROL ACT 1976
PLANNING AND DEVELOPMENT ACT 1966
PLANNING ACT 1982

No

DEVELOPMENT PLAN UNDER THE DEVELOPMENT ACT 1993

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

N/A (Refer attached Section 7 Report)

Is the land situated in a designated State Heritage Area?

No

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

No

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

No

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

No

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

No

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

No

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

Refer Certificate of Title for any details.

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

No

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

No

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

No

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

No

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

No

Date of commencement of proceedings

N/A

Date of determination or order (if any).

N/A

Terms of determination or order (if any)

N/A

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

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

No

Note:

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

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

It is should be noted that –

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

CERTIFIED DEVELOPMENT SECTION



DATE 12/01/2026

Data Extract for Section 7 search purposes

Valuation ID 122566905*

Data Extract Date: 12/01/2026

Important Information

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

Parcel ID: S2451 UN1

Certificate Title: CT5038/445

Property Address: UNIT 1 24 CLIFFORD ST SOUTH BRIGHTON SA 5048

Zones

General Neighbourhood (GN)

Subzones

No

Zoning overlays

Overlays

Airport Building Heights (Regulated) (All structures over 110 metres)

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

Affordable Housing

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

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.

Urban Tree Canopy

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

Is the land situated in a State Heritage Place/Area

No

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

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

Is the land designated as a Local Heritage Place

No

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

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

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

No

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

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

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

Associated Development Authorisation Information

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

No

Land Management Agreement (LMA)

No

PRESCRIBED INFORMATION
HEALTH SECTION

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

CERTIFIED HEALTH SECTION



DATE 12/01/2026

**PRESCRIBED INFORMATION
GENERAL SECTION**

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

CERTIFIED GENERAL SECTION



DATE 12/01/2026

City of Holdfast Bay

PO Box 19
BRIGHTON SA 5048

Tax Invoice Official Receipt

ABN: 62 551 270 492

9/01/2026 Receipt No: 2528643

To: Ascot Conveyancing
PO Box 1130
FLAGSTAFF HILL SA 5159

Serving Our Community

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

Certs

CERT0999/25	\$85.50
To Unit 1/24 Clifford Street SOUTH BRIGHTON	
SA 5048	

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

Amounts Tendered

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

Thank you for your Payment

Printed 09/01/2026 12:48:40 PM



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:

2744742

ASCOT CONVEYANCING
POST OFFICE BOX 1130
FLAGSTAFF HILL SA 5159

DATE OF ISSUE

09/01/2026

ENQUIRIES:

Tel: (08) 8372 7534

Email: contactus@revenuesa.sa.gov.au

OWNERSHIP NUMBER	OWNERSHIP NAME																					
19475743	L C MCNIE																					
PROPERTY DESCRIPTION																						
1 / 24 CLIFFORD ST / SOUTH BRIGHTON SA 5048 / UNIT 1																						
ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR																		
122566905*	CT 5038/445	\$500,000.00	R4 1.000	RE 0.400																		
LEVY DETAILS:																						
<table> <tr> <td>FIXED CHARGE</td> <td>\$</td> <td>50.00</td> </tr> <tr> <td>+ VARIABLE CHARGE</td> <td>\$</td> <td>169.20</td> </tr> <tr> <td>- REMISSION</td> <td>\$</td> <td>101.80</td> </tr> <tr> <td>- CONCESSION</td> <td>\$</td> <td>0.00</td> </tr> <tr> <td>+ ARREARS / - PAYMENTS</td> <td>\$</td> <td>-117.40</td> </tr> <tr> <td>= AMOUNT PAYABLE</td> <td>\$</td> <td>0.00</td> </tr> </table>					FIXED CHARGE	\$	50.00	+ VARIABLE CHARGE	\$	169.20	- REMISSION	\$	101.80	- CONCESSION	\$	0.00	+ ARREARS / - PAYMENTS	\$	-117.40	= AMOUNT PAYABLE	\$	0.00
FIXED CHARGE	\$	50.00																				
+ VARIABLE CHARGE	\$	169.20																				
- REMISSION	\$	101.80																				
- CONCESSION	\$	0.00																				
+ ARREARS / - PAYMENTS	\$	-117.40																				
= AMOUNT PAYABLE	\$	0.00																				

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

EXPIRY DATE 09/04/2026



**Government of
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

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.

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>Biller Code: 456285 Ref: 7013174318</p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au ® Registered to BPAY Pty Ltd ABN 69 079 137 518</p>	 <p>To pay via the internet go to: www.revenuesaonline.sa.gov.au</p>	 <p>Send your cheque or money order, made payable to the Community Emergency Services Fund, along with this Payment Remittance Advice to: Please refer below. Revenue SA Locked Bag 555 ADELAIDE SA 5001</p>
---	--	---

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



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: 2744742

ASCOT CONVEYANCING
POST OFFICE BOX 1130
FLAGSTAFF HILL SA 5159

DATE OF ISSUE

09/01/2026

ENQUIRIES:

Tel: (08) 8372 7534

Email: contactus@revenuesa.sa.gov.au

OWNERSHIP NAME
L C MCNIE

FINANCIAL YEAR
2025-2026

PROPERTY DESCRIPTION

1 / 24 CLIFFORD ST / SOUTH BRIGHTON SA 5048 / UNIT 1

ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	TAXABLE SITE VALUE	AREA
122566905*	CT 5038/445	\$235,000.00	0.0000 HA

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

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

Please Note:

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

ON OR BEFORE 09/04/2026



**Government of
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT

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>Biller Code: 456293 Ref: 7013174227</p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au ® Registered to BPAY Pty Ltd ABN 69 079 137 518</p>	 <p>To pay via the internet go to: www.revenuesaonline.sa.gov.au</p>	 <p>Send your cheque or money order, made payable to the Commissioner of State Taxation, along with this Payment Remittance Advice to: Please refer below. Revenue SA Locked Bag 555 ADELAIDE SA 5001</p>
---	--	---

Account Number **122566905*** L.T.O Reference **CT5038445** Date of issue **9/1/2026** Agent No. **7268** Receipt No. **2744742**

ASCOT CONVEYANCING
PO BOX 1130
FLAGSTAFF HILL SA 5159
jayne@ascotconveyancing.com.au

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: L C MCNIE
Location: U1 24 CLIFFORD ST SOUTH BRIGHTON UNIT 1
Description: 4H/UNIT CP **Capital** \$ 500 000
Value:
Rating: Residential

Periodic charges

Raised in current years to 31/3/2026

		\$
	Arrears as at: 30/6/2025	0.00
Water main available:	1/7/1976	Water rates
Sewer main available:	1/7/1976	: 246.90
		Sewer rates
		: 282.00
		Water use
		: 306.63
		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
		: 550.16CR
		Balance outstanding
		: 285.37

Degree of concession: 00.00%

Recovery action taken: ACCOUNT SENT

Next quarterly charges: Water supply: 82.30 Sewer: 94.00 Bill: 1/4/2026

This account has no meter of its own but is supplied from account no 12 25669 04 1.

The Water Use apportionment option is Uneven.

The apportionment percentage for this account is 20.33%.

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/>.



Government of
South Australia

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

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

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



**Government of
South Australia**

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

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

South Australian Water Corporation

Name:
L C MCNIE

Water & Sewer Account
Acct. No.: **122566905***

Amount: _____

Address:
U1 24 CLIFFORD ST SOUTH BRIGHTON
UNIT 1

Payment Options

EFT

EFT Payment

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	122566905*



Biller code: 8888

Ref: 12256690510

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: 122566905*



**Government of
South Australia**

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

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

Property Interest Report

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

Title Reference	CT 5038/445	Reference No. 2744742
Registered Proprietors	L C*MCNIE	Prepared 09/01/2026 09:15
Address of Property	Unit 1, 24 CLIFFORD STREET, SOUTH BRIGHTON, SA 5048	
Local Govt. Authority	CITY OF HOLDFAST BAY	
Local Govt. Address	PO BOX 19 BRIGHTON SA 5048	

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

Table of Particulars

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

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

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

1. General

1.1	Mortgage of land	Refer to the Certificate of Title
	<i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	
1.2	Easement (whether over the land or annexed to the land)	Refer to the Certificate of Title
	Note--"Easement" includes rights of way and party wall rights	
	<i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	
1.3	Restrictive covenant	Refer to the Certificate of Title for details of any restrictive covenants as an encumbrance
	<i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	
1.4	Lease, agreement for lease, tenancy agreement or licence (The information does not include information about any sublease or subtenancy. That information may be sought by the purchaser from the lessee or tenant or sublessee or subtenant.)	Refer to the Certificate of Title also Contact the vendor for these details
	<i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	
1.5	Caveat	Refer to the Certificate of Title
1.6	Lien or notice of a lien	Refer to the Certificate of Title

2. Aboriginal Heritage Act 1988

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

	an area surrounding a site	
2.3	Part 3 Division 6 - Aboriginal heritage agreement	Aboriginal Affairs and Reconciliation in AGD has no record of any agreement affecting this title also Refer to the Certificate of Title
3.	Burial and Cremation Act 2013	
3.1	section 8 - Human remains interred on land	Births, Deaths and Marriages in AGD has no record of any gravesites relating to this title also contact the vendor for these details
4.	Crown Rates and Taxes Recovery Act 1945	Crown Lands Program in DEW has no record of any notice affecting this title
5.	Development Act 1993 (repealed)	
5.1	section 42 - Condition (that continues to apply) of a development authorisation <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	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
5.2	section 50(1) - Requirement to vest land in a council or the Crown to be held as open space	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
5.3	section 50(2) - Agreement to vest land in a council or the Crown to be held as open space	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
5.4	section 55 - Order to remove or perform work	State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
5.5	section 56 - Notice to complete development	State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
5.6	section 57 - Land management agreement	Refer to the Certificate of Title
5.7	section 60 - Notice of intention by building owner	Contact the vendor for these details
5.8	section 69 - Emergency order	State Planning Commission in the Department for Housing and Urban Development has no record of any order affecting this title also Contact the Local Government Authority for other details that might apply
5.9	section 71 - Fire safety notice	Building Fire Safety Committee in the Department for Housing and Urban Development has no record of any notice affecting this title

5.10	section 84 - Enforcement notice	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
5.11	section 85(6), 85(10) or 106 - Enforcement order	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
5.12	Part 11 Division 2 - Proceedings	Contact the Local Government Authority for other details that might apply also Contact the vendor for these details

6. Repealed Act conditions

6.1	Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act, 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1967</i> (repealed)	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
-----	---	---

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

7. Emergency Services Funding Act 1998

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

8. Environment Protection Act 1993

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

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

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

17. *Land Acquisition Act 1969*

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

18. *Landscape South Australia Act 2019*

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

Act

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

19. *Land Tax Act 1936*

19.1	Notice, order or demand for payment of land tax	<p>A Land Tax Certificate will be forwarded. If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750.</p> <p>Clients who have misplaced or not received their certificates and are RevenueSA Online users should log into RevenueSA Online and reprint their certificates www.revenuesaonline.sa.gov.au</p>
------	---	---

20. *Local Government Act 1934 (repealed)*

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

21. *Local Government Act 1999*

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

22. *Local Nuisance and Litter Control Act 2016*

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

23. *Metropolitan Adelaide Road Widening Plan Act 1972*

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

24. *Mining Act 1971*

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

24.9 Proclamation with respect to a private mine
Mineral Tenements in the Department of Energy and Mining has no record of any proclamation affecting this title

25. *Native Vegetation Act 1991*

25.1 Part 4 Division 1 - Heritage agreement
DEW Native Vegetation has no record of any agreement affecting this title
also
Refer to the Certificate of Title

25.2 section 25C - Conditions of approval regarding achievement of environmental benefit by accredited third party provider
DEW Native Vegetation has no record of any agreement affecting this title
also
Refer to the Certificate of Title

25.3 section 25D - Management agreement
DEW Native Vegetation has no record of any agreement affecting this title
also
Refer to the Certificate of Title

25.4 Part 5 Division 1 - Refusal to grant consent, or condition of a consent, to clear native vegetation
DEW Native Vegetation has no record of any refusal or condition affecting this title

26. *Natural Resources Management Act 2004 (repealed)*

26.1 section 97 - Notice to pay levy in respect of costs of regional NRM board
The regional landscape board has no record of any notice affecting this title

26.2 section 123 - Notice to prepare an action plan for compliance with general statutory duty
The regional landscape board has no record of any notice affecting this title

26.3 section 134 - Notice to remove or modify a dam, embankment, wall or other obstruction or object
The regional landscape board has no record of any notice affecting this title

26.4 section 135 - Condition (that remains in force) of a permit
The regional landscape board has no record of any notice affecting this title

26.5 section 181 - Notice of instruction as to keeping or management of animal or plant
The regional landscape board has no record of any notice affecting this title

26.6 section 183 - Notice to prepare an action plan for the destruction or control of animals or plants
The regional landscape board has no record of any notice affecting this title

26.7 section 185 - Notice to pay costs of destruction or control of animals or plants on road reserve
The regional landscape board has no record of any notice affecting this title

26.8 section 187 - Notice requiring control or quarantine of animal or plant
The regional landscape board has no record of any notice affecting this title

26.9 section 193 - Protection order to secure compliance with specified provisions of the Act
The regional landscape board has no record of any order affecting this title

26.10 section 195 - Reparation order requiring specified action or payment to make good damage resulting from contravention of the Act
The regional landscape board has no record of any order affecting this title

26.11 section 197 - Reparation authorisation authorising specified action to make good damage resulting from contravention of the Act
The regional landscape board has no record of any authorisation affecting this title

27. *Outback Communities (Administration and Management) Act 2009*

27.1 section 21 - Notice of levy or contribution payable
Outback Communities Authority has no record affecting this title

28. *Phylloxera and Grape Industry Act 1995*

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

29. *Planning, Development and Infrastructure Act 2016*

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

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

also

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

also

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

also

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

also

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

also

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

32. South Australian Public Health Act 2011

32.1 section 66 - Direction or requirement to avert spread of disease Public Health in DHW has no record of any direction or requirement affecting this title

32.2 section 92 - Notice Public Health in DHW has no record of any notice affecting this title
also
Contact the Local Government Authority for other details that might apply

32.3 *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 *Livestock Act, 1997* 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 (*Dog Fence Act 1946*) 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 (*Pastoral Land Management and Conservation Act 1989*) The Pastoral Board has no current interest in this title
10. Heritage Branch DEW (*Heritage Places Act 1993*) 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 5038/445
 Status CURRENT
 Easement NO
 Owner Number 19475743
 Address for Notices UNIT 1, 24 CLIFFORD ST SOUTH BRIGHTON, SA 5048
 Area NOT AVAILABLE

Estate Type

Fee Simple (Unit)

Registered Proprietor

LYNSEY CATHERINE MCNIE
OF UNIT 1 24 CLIFFORD STREET SOUTH BRIGHTON SA 5048

Description of Land

UNIT 1 STRATA PLAN 2451
IN THE AREA NAMED SOUTH BRIGHTON
HUNDRED OF NOARLUNGA

Last Sale Details

Dealing Reference TRANSFER (T) 13915986
 Dealing Date 11/11/2022
 Sale Price \$428,500
 Sale Type FULL VALUE / CONSIDERATION AND WHOLE OF LAND

Constraints

Encumbrances

Dealing Type	Dealing Number	Beneficiary
MORTGAGE	13915987	NATIONAL AUSTRALIA BANK LTD. (ACN: 004 044 937)

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
122566905*	CURRENT	Unit 1, 24 CLIFFORD STREET, SOUTH BRIGHTON, SA 5048

Notations

Dealings Affecting Title

NIL

Notations on Plan

NIL

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number	122566905*
Type	Site & Capital Value
Date of Valuation	01/01/2025
Status	CURRENT
Operative From	01/07/1976
Property Location	Unit 1, 24 CLIFFORD STREET, SOUTH BRIGHTON, SA 5048
Local Government	HOLDFAST BAY
Owner Names	LYNSEY CATHERINE MCNIE
Owner Number	19475743
Address for Notices	UNIT 1, 24 CLIFFORD ST SOUTH BRIGHTON, SA 5048
Zone / Subzone	GN - General Neighbourhood
Water Available	Yes
Sewer Available	Yes
Land Use	1310 - Ground Floor Home Unit Only
Description	4H/UNIT CP
Local Government Description	Residential

Parcels

Plan/Parcel	Title Reference(s)
S2451 UNIT 1	CT 5038/445

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$235,000	\$500,000			
Previous	\$189,000	\$435,000			

Building Details

Valuation Number	122566905*
Building Style	Conventional
Year Built	1975
Building Condition	Basic
Wall Construction	Brick
Roof Construction	Tiled (Terra Cotta or Cement)
Equivalent Main Area	74 sqm
Number of Main Rooms	4

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

Certificate of Title - Volume 5038 Folio 445

Parent Title(s) CT 4059/905

Creating Dealing(s) CONVERTED TITLE

Title Issued 14/08/1991 Edition 3 Edition Issued 16/11/2022

Estate Type

FEE SIMPLE (UNIT)

Registered Proprietor

LYNSEY CATHERINE MCNIE
OF UNIT 1 24 CLIFFORD STREET SOUTH BRIGHTON SA 5048

Description of Land

UNIT 1 STRATA PLAN 2451
IN THE AREA NAMED SOUTH BRIGHTON
HUNDRED OF NOARLUNGA

Easements

NIL

Schedule of Dealings

Dealing Number	Description
13915987	MORTGAGE TO NATIONAL AUSTRALIA BANK LTD. (ACN: 004 044 937)

Notations

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

Certificate of Title

Title Reference: CT 5038/445
 Status: CURRENT
 Parent Title(s): CT 4059/905
 Dealing(s) Creating Title: CONVERTED TITLE
 Title Issued: 14/08/1991
 Edition: 3

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
11/11/2022	16/11/2022	13915987	MORTGAGE	REGISTERED	NATIONAL AUSTRALIA BANK LTD. (ACN: 004 044 937)
11/11/2022	16/11/2022	13915986	TRANSFER	REGISTERED	LYNSEY CATHERINE MCNIE
11/11/2022	16/11/2022	13915985	APPLICATION TO NOTE DEATH	REGISTERED	KEITH MCPHERSON (DECD), PAULINE TERESA MCPHERSON

Certificate of Title

Title Reference: CT 5038/445

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

STATEMENT PURSUANT TO SECTION 41 OF THE STRATA TITLES ACT 1988



Date of Statement: 12 January 2026

Unit in respect of which the Statement is issued: **Unit 1, in Units Plan No. 2451**
located at **24 Clifford Street, SOUTH BRIGHTON SA 5048**

Person requesting certificate: Name: **Jayne Kregting**
Address: **Ascot Conveyancing**

The Strata corporation certifies and furnishes the following with respect to the Unit:

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

Number of instalments payable per year (if contributions payable by instalments) 4

Amount of each instalment, period to which instalment relates and date due

Amount	Dates due	Levy Period
\$558.94	01 Apr 2025	01 Apr 2025 to 30 Jun 2025-Paid
\$558.94	01 Jul 2025	01 Jul 2025 to 30 Sep 2025-Paid
\$558.94	01 Oct 2025	01 Oct 2025 to 31 Dec 2025-Paid
\$558.94	01 Jan 2026	01 Jan 2026 to 31 Mar 2026-Paid

Amount owing **\$0.00**

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

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

Sinking fund – contributions payable by regular periodic instalments or lump sum (section 76(1))

Number of instalments payable per year (if contributions payable by instalments) 4

Amount of each instalment, period to which instalment relates and date due

Amount	Dates due	Levy Period
\$60.98	01 Apr 2025	01 Apr 2025 to 30 Jun 2025-Paid
\$60.98	01 Jul 2025	01 Jul 2025 to 30 Sep 2025-Paid
\$60.98	01 Oct 2025	01 Oct 2025 to 31 Dec 2025-Paid
\$60.98	01 Jan 2026	01 Jan 2026 to 31 Mar 2026-Paid

Amount owing **\$0.00**

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

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

Contribution Recovery: As per the Act 'The Corporation may recover an unpaid contribution such as debt from the unit holder of the unit in respect of which the contribution is payable (If Outstanding levies are unpaid/not adjusted at the time of settlement then it would be the New Owners to clear the dues).

Special contributions

None

Particulars of Assets and Liabilities of the Corporation

Please refer to the copy of the Balance Sheet attached, at the date of this Statement.

Particulars of any Expenditure

(a) Incurred by the Corporation

As per the Minutes provided: Further, we were appointed as Managers in 2019, as such we take no responsibility for the accuracy of any information provided prior to our management.

(b) Resolved to be incurred to which the unit holder must, or is likely to be required to, contribute

As per the Minutes provided: Further, we were appointed as Managers in 2019, as such we take no responsibility for the accuracy of any information provided prior to our management.

Please Note: This property is part of a Strata/Community plan, additional approval for pets may be required. This process involves seeking consent from the corporation, which may include a notice period and additional fees. Approval is not guaranteed and is subject to the rules and regulations of the Strata/Community plan.

Documents Supplied

- Minutes of general meetings of the corporation and meetings of the management committee for the last two years
- Statement of Accounts of the corporation last prepared by the corporation
- The Articles for the time being in force
- The current policies of insurance taken out by the corporation

Insurance policies

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

Policy No. HU000612334 CHU Underwriting Agencies Pty Ltd

7

Type: Strata Broker:

Premium:	\$3,144.39	Paid on:	06/03/2025	Policy start date:	15/03/2025	Next due:
Cover		Sum insured		Excess	Notes	
Building Cover		\$1,806,000.00		\$2,000.00		
Common Area Contents		\$18,060.00		\$2,000.00		
Loss of Rent and Temp Accommodation		\$270,900.00		\$2,000.00		
Flood		Included		\$2,000.00		
Public Liability		\$20,000,000.00		\$2,000.00		
Fidelity Guarantee		\$100,000.00		\$2,000.00		
Office Bearers Liability		\$250,000.00		\$2,000.00		
Catastrophe		\$270,900.00		\$2,000.00		
Lot Owners Fixtures & Improvements		\$250,000.00		\$2,000.00		
Government Audit Costs		\$25,000.00		\$2,000.00		
Appeal Expenses		\$100,000.00		\$2,000.00		
Legal Defence Expenses Contribution		\$50,000.00		\$2,000.00	Legal Defence Expenses + 10%	
Voluntary Cover		\$200,000/2,000		\$2,000.00		

NOTE:

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.

We advise you to contact the Office prior to settlement to get any updates. Upon settlement, the Purchaser should contact the office ASAP to ensure that their contact information is updated in our system, and levies can be paid without reminder and arrears fees being applied.

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: office@stratarama.com.au or (08) 8276 0426.

*Stratarama takes no responsibility for the accuracy of any documents provided, which have been sourced from archived records prior to our management.

This Statement was prepared on behalf of Strata Corporation 2451 Inc by

Heidi Spezzano

Heidi Spezzano



74 Brighton Road, GLENELG SA 5045

**COMMUNITY PLAN NO. 2451 INC.
24 Clifford Street, Brighton South 5048**

DISCLAIMER – Stratarama Pty Ltd take no responsibility or liability for any missing, incomplete or otherwise incorrect information provided prior to our management, which we cannot control. The following is a summary of decisions and resolutions resolved by the Corporation. For precise wording the relevant minutes should be consulted.

BYLAWS AND SCHEME DESCRIPTION HELD IN FOLDER

AGM 2014

Disbursements/Correspondence to Owners: The body Corporate Manager advised the meeting that disbursement charges could be reduced if Owners elected to have notices distributed by email.

Notices from the Corporation to Owners: To resolve that the corporation agree to provide notices, as directed by a unit holder, to a nominated person or organisation in addition to the notice provided to the unit holders.

AGM 2013

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

Unit 5 Whirly-Bird Installation: It was resolved by Special Resolution the Unit 5 is approved to install a 'whirly-bird' roof ventilator to the unit. All future repairs and maintenance are the responsibility of the Unit owner. All approved work must comply with any Local Government requirements, use quality materials and be installed in a professional manner. All future maintenance costs and any damage or injury which may occur as a result of the approved installation or addition is the responsibility of the relevant unit owner.

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

AGM 2012

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

NBN; National Broadband Network: It was resolved by Special Resolution that the Corporation approve a connection to the NBN being installed when available to the building for each Unit to connect to at their own expense subject to approval from the Office Bearers for any costs to the Corporation.

Solar Panels – Unit 5: It was resolved by Special Resolution that the corporation approve for Unit 5 to install solar panels to the rear roof of Unit 5, requesting that any installation of solar panels be as unintrusive as possible and provided that installations are restricted to the roof area above the respective unit. All approved work must comply with any Local Government requirements, use quality materials and be installed in a professional manner. All future maintenance costs and any damage or injury which may occur as a result of the approved installation or addition is the responsibility of the relevant unit owner.

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

AGM 2011

Unit 1 Roller Shutters: After discussion, it was resolved by special resolution that the owner of Unit 5 is approved to install roller shutters to the front window(s) of the unit.

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

1. Interest on Overdue Levies

The Corporation will charge owners interest on all levies outstanding for in excess of 30 days. The rate is set at 15% per annum calculated daily.

2. Accounting Fees

In accordance with the Management Agreement owners are to be charged an accounting

fee set by the Body Corporate Manager if a reminder notice and / or debt collection notice is sent to an owner or their agent.

3. Debt Collection

That the Body Corporate Manager is authorised to proceed on behalf of the Corporation with any necessary action, including legal action, to recover all outstanding monies.

4. Costs

All related costs associated with the recovery of any outstanding monies will be the responsibility of the relevant unit owner and as such will be recovered from that owner.

5. Any arrears exceeding 75 days; the Body Corporate Manager will contact the Presiding Officer or failing them another Office Bearer, and confirm further directions as per 3.

Disbursements/Correspondence to Owners: After discussion, it was resolved that the Corporation wished to have as much correspondence as possible, emailed to owners to reduce disbursements costs. It was further resolved that all owners are to provide confirmation to the Body Corporate Manager (by way of email preferred) of their preferred method of receiving all meeting notices, minutes and Notices of Contributions sent by email. Owners are reminded that they are responsible for notification to the Body Corporate Manager of any changes to the preferred email address, as failure to notify may result in overdue levies and initiate the arrears process.

AGM 2010

Insulation: It was resolved that all units be approved to install insulation to the roof of their unit.

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

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

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

AGM 2009

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

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

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

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

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

AGM 2008

Unit 5 Junk Mail: It was resolved that the owner of unit 5 may install a pipe to the side of the Corporations letterboxes for the delivery of junk mail, the pipe is to be painted in a similar colour as the letterboxes.

AGM 2004

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

1. Interest on Overdue Levies

The Corporation will charge owners interest on all levies outstanding for in excess of 30 days. The rate is set at 15% per annum calculated daily.

2. Accounting Fees

In accordance with the Management Agreements owners are to be charged an accounting fee set by the Body Corporate Manager if a reminder notice and/or debt collection notice is sent to an owner or their agent.

3. Debt Collection

That the Body Corporate Manager is authorised to proceed on behalf of the Corporation with any necessary action, including legal action, to recover all outstanding monies.

4. Costs

All related costs associated with the recover of any outstanding monies will be the responsibility of the relevant unit owner and as such will be revered from that unit owner.

AGM 2003

Unit 4: It was resolved by special resolution that the owner of unit 4 be approved to keep a small dog.

AGM 2002

External Lighting Unit 5: It was resolved by special resolution that the owners of Unit 5 be approved to install a scanner light to the garage roof of their unit. Carried.

Roller Shutter Unit 1: It was resolved by special resolution that the owner of unit 1 be approved to install a window roller shutter to the Southern window of the unit. Carried.

AGM 2000

Unit 4 Replace Window with a Door: It was resolved to approve the replacement of the northern lounge window with a door by the owner of unit 4.

Agent Signs: Unit Owners of their agents may install a freestanding "For Sale" at the front entrance of the units. The sign must be removed within 48 hours of the completion of the cooling off.

AGM 1997

Window Roller Shutters: All unit owners may install external window roller shutters provided they compliment the building and are of a matching colour and style to adjacent unit window awnings.

Interest on Overdue Levies: It was resolved to vary the interest charged on overdue levies. The rate is set at 15% per annum calculated daily commencing one month from the due date.

AGM 1995

Pergolas: All unit owners may install a Pergola at the rear of their units. The structure must be painted in colour which matched the existing colour scheme of the units. Carried Unanimously.

Pay TV: All units may install a Pay TV Antennae or Satellite Dish on the rear surface of their roof. Carries unanimously.

Charges on Overdue Levy Notices: It was resolved that a management accounting fee will be charged for sending additional levy notices to units with overdue levies. Caried unanimously.

AGM 1994

Sky Lights: Approval was given to unit 4 to install sky lights in the ceiling and roof of the unit. Carried unanimously.

Animals: Unit 5 was given approval to keep one dog subject to the dog not disturbing other residents. Caried unanimously.

Interest on Overdue Levies: It was resolved that interest will be charged on all overdue levies. The rate is set at 20% per annum calculated daily commencing one month from the due date. Carried unanimously.

Charges on Overdue Levy Notices: It was resolved that a fee will be charged for sending additional levy notices to units with overdue levies. Carried unanimously.

Access Gate and Driveway Unit 5: It was resolved to approve the installation of a gate in the side fence of the unit and the construction of a driveway to the gate. The final design to be approved by the officials of the Corporation. Carried unanimously.

Rear Window Conversion to a Door: It was resolved to approve unit 4 to convert the rear unit window to a door. Carried unanimously.

AGM 1988

Parking: One vehicle only per unit may be parked in the designated car parking spaces.

Articles of Incorporation: The owner of any unit must attach a copy of the Articles of Incorporation and Corporation Rules to any letting agreement.

AGM 1987

Sheds and Shade houses: Approval is granted for the erection of sheds and shade houses at any unit in the rear unit subsidiary provided they are similar in size and style to those already installed.

Awnings: Awnings may be installed at any unit provided they are similar in style and material and colour combination to those installed at units 1, 2 and 3.

Air Conditioners: Air Conditioners may be installed at any unit so long as they are similar in location, style and capacity to those already installed at units 2 & 4.

Gates: Gates may be installed at any unit on the Common Property pathway provided they remain unlocked.

Security Screens: Security Screens may be installed at any unit provided they are similar to those already installed at unit 2.

AGM 1996

Animals: Residents may keep a single desexed cat at their unit subject to the right of the Corporation to withdraw such approval if the cat causes a nuisance. Dogs are not approved.

Tanks: All unit owners may install a modular rainwater tank on their own unit subsidiary so long as adequate measures are taken for the discharge of overflow water.

Real Estate Signs: Real Estate signs are approved provided they are erected on a single stake at the front of the property and bear the number of the unit for sale or to let. The dimensions of the sign should not be greater than 1.00 metre x 0.6 metre, and the sign must be removed immediately after contract is signed.

AGM 1980

The owners of units 1, 2, 4 and 5 are granted approval to erect a wall type modular rainwater tank at the rear of their unit.



Level 13, 431 King William Street
Adelaide SA 5000

Certificate of Currency

CHU Residential Strata Insurance Plan

Policy No	HU0006123347
Policy Wording	CHU RESIDENTIAL STRATA INSURANCE PLAN
Period of Insurance	15/03/2025 to 15/03/2026 at 4:00pm
The Insured	STRATA CORPORATION NO. 2451 INC.
Situation	24 CLIFFORD STREET SOUTH BRIGHTON SA 5048

Policies Selected

Policy 1 – Insured Property

Building: \$1,806,000

Common Area Contents: \$18,060

Loss of Rent & Temporary Accommodation (total payable): \$270,900

Policy 2 – Liability to Others

Sum Insured: \$20,000,000

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

Sum Insured: \$250,000

Policy 6 – Machinery Breakdown

Not Selected

Policy 7 – Catastrophe Insurance

Sum Insured: \$270,900

Extended Cover - Loss of Rent & Temporary Accommodation: \$40,635

Escalation in Cost of Temporary Accommodation: \$13,545

Cost of Removal, Storage and Evacuation: \$13,545

Policy 8 – Government Audit Costs and Legal Expenses

Government Audit Costs: \$25,000

Appeal expenses – common property health & safety breaches: \$100,000

Legal Defence Expenses: \$50,000

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



Sum Insured: \$250,000

Flood Cover is included.

Date Printed

04/03/2025

This certificate confirms this policy is in force for the Period of Insurance shown, subject to the policy terms, conditions and exclusions. It is a summary of cover only (for full details refer to the current policy wording QM562-1023 and schedule). It does not alter, amend or extend the policy. This information is current only at the date of printing.

Income & Expenditure Statement
for the financial year-to-date
01/10/2025 to 13/01/2026

Strata Corporation 2451 Inc

24 Clifford Street, SOUTH BRIGHTON SA 5048

Administrative Fund
Current period
01/10/2025-13/01/2026

Revenue

Interest on Arrears--Admin	26.13
Levies Due--Admin	5,500.02
Reimbursed Funds	485.59
<i>Total revenue</i>	<hr/> 6,011.74

Less expenses

Admin--Agent Communication & info	50.50
Admin--Management Fees--Standard	213.30
Admin--Meeting Fee-Daytime	99.00
Maint Grounds--Lawns & Gardening	363.00
<i>Total expenses</i>	<hr/> 725.80

Surplus/Deficit	<hr/> 5,285.94
Opening balance	<hr/> 7,136.46
<i>Closing balance</i>	<hr/> <hr/> \$12,422.40

Sinking Fund

Current period

01/10/2025-13/01/2026

Revenue

Interest on Arrears-- Sinking Fund	2.85
Levies Due-- Sinking Fund	600.02
<i>Total revenue</i>	<u>602.87</u>

Less expenses

<i>Total expenses</i>	<u>0.00</u>
-----------------------	-------------

Surplus/Deficit	<u>602.87</u>
-----------------	---------------

Opening balance	3,639.99
<i>Closing balance</i>	<u><u>\$4,242.86</u></u>

Balance Sheet
 As at 13/01/2026

Strata Corporation 2451 Inc

24 Clifford Street, SOUTH BRIGHTON SA 5048

Current period

Owners' funds

Administrative Fund

Operating Surplus/Deficit--Admin	5,285.94
Owners Equity--Admin	7,136.46
	<hr/>
	12,422.40

Sinking Fund

Operating Surplus/Deficit-- Sinking Fund	602.87
Owners Equity-- Sinking Fund	3,639.99
	<hr/>
	4,242.86

Net owners' funds

 \$16,665.26

Represented by:

Assets

Administrative Fund

Cash at Bank--Admin	11,485.99
Receivable--Levies--Admin	936.41
	<hr/>
	12,422.40

Sinking Fund

Cash at Bank- Sinking Fund	4,140.72
Receivable--Levies-- Sinking Fund	102.14
	<hr/>
	4,242.86

Unallocated Money

 0.00

Total assets

 16,665.26

Less liabilities

Administrative Fund

 0.00

Sinking Fund

 0.00

Unallocated Money

 0.00

Total liabilities

 0.00

Net assets

 \$16,665.26

MINUTES OF THE ANNUAL GENERAL MEETING

STRATA CORPORATION NO. 2451 Inc

CORPORATION ADDRESS: 24 Clifford Street SOUTH BRIGHTON SA 5048

DATE: WEDNESDAY 4TH DECEMBER 2024

TIME: 12:00 PM

VENUE: Online via ZOOM

PRESENT:

Lynsey Mcnies	UNIT 1
Brendan Smith & Christine Thompson	UNIT 4
Madelin Varas Rojas	UNIT 5

IN ATTENDANCE:

Heidi Spezzano representing Stratarama Pty Ltd

PROCEEDINGS

QUORUM: The Manager declared that a quorum was in attendance at this meeting, by way of attendance and/or proxy with 3 of 5 Units represented.

Declaration of Interest: All Members (or Nominee) must declare any interest that they may have in relation to any matters being discussed or determined at this meeting. These pecuniary interests may be either direct or indirect in nature. No interests were declared at this meeting.

Minutes' documentation: Several sections of the Minutes are repeated and recorded at each meeting. As such those matters may not be discussed to the same extent each year. These appear in full for the benefit of new group Members, so that they may have a strong understanding of the group's decisions.

1. Appointment of a Chairperson:

In accordance with current legislation, the representative from Stratarama may only chair the meeting if a majority of Members present or represented by proxy are in favour. Stratarama have no rights to vote at this meeting, except where exercising a proxy vote in accordance with the wishes of a Member, as their proxy. The Manager advised Members as to the proxies recorded for the meeting and advised that these are available for inspection.

It was agreed that the Manager would act as the Secretary for this meeting, chair and record the minutes. Motion carried unanimously.

MOTION CARRIED

2. Acceptance of Previous Minutes:

Minutes of the last meeting held by the group on **06/12/2023** were resolved as a true and correct record of the meeting. Motion carried.

MOTION CARRIED

Notes:

- Any outstanding matters arising from previous Minutes are discussed under the appropriate Agenda headings for this meeting.
- Correspondence is available to be accessed by Members via the online unit Owners portal. Each Member has the right to inspect records held by the Corporation and may do so by contacting management to arrange a suitable time during business hours.

3. Acceptance of Financial reports/ Statements:

It was resolved that the Statement of accounts for the financial period ending **30/09/2024**, were circulated to all members for review, prior to the meeting. These financial Statements were accepted by the members.

MOTION CARRIED

- Audit N.B: An audit of trust accounts held by Stratarama is undertaken annually by an accredited Auditor as required. A copy of the report will be made available annually on the online Owners portal and can be sent to you direct by request to Stratarama.

4. Appointment of Manager/ Management:

It was resolved that:

- Stratarama Pty Ltd and/or their Nominee be appointed to assist the Corporation with management services. These services are those delegated as per the **Strata Title Act 1988**.
- Stratarama be remunerated by a primary annual management fee of \$866.25 inclusive of GST.
- Stratarama be remunerated for other service fees as outlined in the management agreement. The Presiding Officer is authorised to sign this agreement.
- The appointment be made for a period of 12 months from the date of this meeting and that upon expiry, management will continue on a month by month basis until the next meeting or the delegation of powers is revoked.
- Anthony Johnson be appointed as Public Officer to act on behalf of the group in all taxation related matters.
- The services provided by Stratarama Pty Ltd are in accordance with the **Strata Titles Act 1988 –section 23 (6)** and per the details outlined in the explanatory pamphlet (available from stratarama.com.au and by direct request of the Member).

MOTION CARRIED UNANIMOUSLY

5. Election of Office Bearers & Committee:

It was resolved that the following appointments be made for the coming period:

• Presiding Officer:	Madelin Varas Rojas	UNIT 5
• Treasurer:	Christine Thompson	UNIT 4
• Secretary:	Christine Thompson	UNIT 4

It was further confirmed that a Committee be appointed, consisting of:

- All Office Bearers are listed above

MOTION CARRIED

Notes:

*Office Bearers do not have the power to vary the common property, grant exclusive rights, authorise any capital works or approve any installations or additions. Office Bearers do not have the power to resolve any matter for which a Special or Unanimous resolution is required. Office Bearers are authorised to oversee routine maintenance of the Corporation and oversee the adherence of Articles.

*The Committee may be empowered by the Corporation to make further decisions at properly convened Committee meetings. Committee meetings must be held in accordance with the Strata Titles Act 1988. An Agenda needs to be forwarded to all Committee Members and proper meeting minutes detailing the decisions made must be kept (copies to be held in the Corporation records).

6. Insurance; review of Policies and Sums Insured:

Stratarama advised the Corporation that **Section 30 of the Strata Titles Act 1988** requires the Corporation Owners to insure the property for full replacement value or reinstatement value. This includes all buildings and building improvements (including the costs to demolish, survey, architectural and engineering works/ plans and all other costs). Stratarama suggest regular insurance valuations of the property to ensure compliance and appropriate cover.

Insurance Policy Breakdown:

Building Cover:	\$1,720,000.00	
Public/ Legal Liability:	\$20,000,000.00	
Office Bearers Cover:	\$250,000.00	
Fidelity Guarantee Cover:	\$100,000.00	
Catastrophe Cover:	\$258,000.00	
Flood inclusion Cover:	Refer Policy details	
Excess:	\$2,000.00 on all claims	
Last Valuation report:	\$1,720,000.00	Dated: 01/03/2021
Current Insurer:	CHU Underwriting Agencies Pty Ltd.	Expires: 15/03/2025

Insurance General notes and Reminders:

Excess payments: Members have previously resolved that; insurance excesses will be payable by the Corporation.

Claims: Stratarama advises that to ensure claims and insurance renewals are processed correctly, Members must report all possible claims as soon as possible.

a) Insurance cover decision:

Owners to decide whether the insurance affected should be varied, or extended.

The Manager was instructed to retain cover Further the Manager will seek an alternative quote closer to renewal.

MOTION CARRIED

b) Insurance Valuation:

It was resolved that the Corporation would not engage the services of a licensed Insurance Valuer at this time.

MOTION CARRIED

c) Insurance Renewal, Manager Authority:

That the Manager be authorised to instruct and assist the Corporations nominated insurer (or Broker where applicable) to deal with the next insurance renewal matter, obtain insurance quotations, and adjust/amend/add/delete cover for the forthcoming policy year for submission to the Corporation. Per direction of the Members at a meeting of the Corporation, or as instructed by the Office Bearers.

MOTION CARRIED

Disclosure notes: It is noted that Stratarama Pty Ltd may receive a commission for placing your insurance of up to 20% of the base premium. Any commissions payable to Stratarama are disclosed in our management agreement. The commission received from the Insurer is a fee for service to act on behalf of the Corporation to assist with the obtaining of quotes, valuations, liaison between clients, insurer and trades, excess recovery, payments and the claims process.

d) Insurance Renewal, Instructions:

That the Manager forward any insurance quotations, including any written advice and disclosure summary to the Committee or Office Bearers for consideration. To ensure that the Corporation continues to hold insurance that meets requirements of the Act, the Manager is given authorisation to place the insurance for the forthcoming policy year, including in the event that, the Manager receives no response prior to the expiry of the insurance policy.

PDS & FSG: Copies of product disclosure statements and Financial service guides for your Insurer can be can be easily located by visiting: <https://www.stratarama.com.au/general-information-and-pds/>

General Insurance notes not relating to the Corporations Policy:

Contents & Landlord Protection covers: Stratarama advise the group that the Building policy contains neither contents nor landlord protection. The legal/ Public liability covers applied to the building also do not extend to the inside of a Lot/ unit. It is advisable for the Members to individually source these covers even during periods where the unit may be unoccupied. Tenant and Owner contents include such items as carpet, light fittings and curtains. Some options for these covers can be found via the Stratarama website:
<https://www.stratarama.com.au/landlord-and-contents-insurance/>

Should Unit Owners require contents or Landlord protection policies privately, Stratarama provides the following links as options for you. There is no obligation at all to use these services and are provided only as an option for you to research independently as services also provided by CHU.

Landlords Link: https://my.chu.com.au/stratarama_landlords

Contents Link: https://my.chu.com.au/stratarama_contents

The provision of these links represents general advice and does not take into account any specific financial situations, objectives or needs of an individual or Body Corporate/ Strata Corporation. Before you make any decision about whether to acquire a certain product, you should read the relevant product disclosure statement, policy wording and/or consult your Insurer.

7. General Business / Maintenance:

a) Boundary Fencing – Unit 5: M Varas Rojas of Unit 5 informed the meeting that approximately 2.0m of boundary fencing behind her Unit is falling down and requires to be reinstated. The Manager queried if the fence required repair or replacement and after further discussion, Members agreed to proceed with repairing the fence at this time. M Varas Rojas informed the meeting she will arrange a quote and the Manager was instructed obtain a comparative quote; both to be circulated to Members for further determination.

MOTION CARRIED

b) Gutter Cleaning: Members discussed arranging annual gutter cleaning and agreed to arrange a gutter clean to be carried out in April/May of next year prior to the winter months. It was noted if the gutter cleaning can preferably be carried out later in the week, i.e. Wednesday – Friday would be preferred.

MOTION CARRIED

Termites: Members note that the responsibility to inspect, treat and maintain (including termite damage repairs) is the responsibility of the Corporation. The Corporation may elect to undertake a termite inspection. Members noted that there have been previous termite inspections completed. After further discussion, Members agreed to arrange a termite inspection be carried at this time.

MOTION CARRIED

Authorised vs Non-approved Repairers: The Corporation utilise the services of SMATA Connect – Contractor Compliance to check, report and monitor the insurances, ABN, licenses and registrations of Contractors used on this site. This has been set to reduce the Corporations potential liability in this area. If the Corporation wishes to use a Contractor that is not SMATA Connect approved, Stratarama can be instructed by the Office Bearers in writing to do so. It is noted that the Owner may be personally liable for any loss, damage, defective work or public liability claim made, involving any unapproved Contractor.

8. Administrative Fund Budget:

The budget for the coming period was presented by the Manager as circulated with the agenda of meeting. After further discussion, a few adjustments were made to the budgeted expenses where electrical repairs were omitted due to the installation of the solar, pest control was added for the upcoming termite inspections along with an allocation toward boundary fencing in the amount of \$1,000.00 to cover the anticipated repairs to the fence behind Unit 5. It was resolved that the proposed budget circulated be accepted with contributions being set annually at **\$11,000.00** increased from \$10,500.00. Motion carried unanimously.

Contributions will be raised quarterly according to unit entitlement, as per the budget schedule attached. If the costs met by the Corporation in this period is less than the projected budget, the surplus funds will be carried over for future maintenance costs.

MOTION CARRIED

9. Sinking Fund Budget:

The Manager advised that under existing legislation, any Corporation consisting of 7 units or more must undertake a sinking fund analysis for non-recurrent expenses which may be incurred. This analysis should forecast the upcoming 3 years for groups of 7+ units and 5 years for groups of 20 or more.

The budget for the coming period was presented by the Manager. It was resolved that the proposed budget be accepted with contributions being set annually at **\$1,200.00** (retained).

Contributions will be raised quarterly according to unit entitlement, as per the budget schedule.

MOTION CARRIED

The Manager advised Members that a Sinking fund projection for 10 years can be obtained from a Quantity Surveyor where requested by the Corporation. There is no requirement on Members to obtain a Quantity Survey Sinking forecast, nor for Members to act upon any budget presented. Stratarama takes no responsibility for any forecast provided by Stratarama direct or decisions made by the group when setting a sinking fund contribution.

Levies Due: Levies will fall due on the following dates – 1st January, 1st April, 1st July and 1st October 2025.

10. Special Levy Authority/ shortfall of funds:

Where the Corporation has insufficient funds to meet its recurrent expenditure, the Manager is authorised to raise a special levy necessary to raise sufficient funds to cover the shortfall or costs of emergency unbudgeted works and ensure the Corporation is able to continue to meet its financial obligations. Such levies would be raised in accordance to the Act and after consultation with the Presiding Officer or Committee. All levies raised are in accordance with the entitlement values of each unit (or prior agreement of the Corporation) for payment by those registered as proprietors of each unit.

11. Levy Arrears/ recovery of overdue contributions:

In accordance with the governing legislation, the Corporation will apply interest to arrears at the amount of 15% per annum calculated daily. This interest will be applied where the payment of a contribution/ levy or levy/contribution instalment is not received within 30 days of the due date. The Presiding Officer and/or Committee is authorised to waive penalty interest charges in circumstances of extreme adversity at their discretion only.

MOTION CARRIED

Stratarama is authorised (with no further authority required) to take action to recover all associated costs relating to debt recovery from any Owner in arrears, including but not limited to legal fees, administrative costs, service fees, court fees, debt collection costs and commissions payable to third party debt collection providers and any other costs incurred. Motion carried unanimously.

Overdue notices are charge to the Owner as follows: a) Stage 1 Debt recovery reminder \$11.00 inc gst
b) Stage 2 Debt recovery reminder \$22.00 inc gst c) Stage 3 Debt recovery reminder \$33.00 inc gst

MOTION CARRIED UNANIMOUSLY

12. Policies:

Correspondence Delivery: Where possible it is recommended that Members supply an email address and that this is utilised for correspondence delivery so as to receive all notifications and information from Management and the Committee as soon as possible. Members are responsible for notifying management of any changes to their contact details (including Property management and Tenant details) ASAP to prevent delivery failure of notices, levies and other information which may result in additional fees and costs to the individual. These costs are recoverable per the above levy arrears policy.

Owner contact register: The Corporation is required to maintain a register of unit Owner contact information in accordance with the current legislation. This information is accessible by Members, and personal contact information may be provided to Contractors attending site.

Approvals, additions and alterations: Any approval sought by a unit Owner outside of the Annual General meeting may require a special meeting to be held to resolve the request. Any request sought which is for the exclusive benefit of one Owner, associated meeting costs would be the responsibility of that Owner. All proposed approvals and alterations must be placed on the Agenda of the upcoming meeting so that they can be considered by the Members per the legislative requirements.

13. Approvals sought:

All approvals proposed are to be voted on in accordance with current legislative requirements. These applications must be recorded on the Agenda for the meeting.
No approvals were sought at this meeting.

14. Any Other Business:

a) **Rubbish removal:** It was noted that some residents are not disposing of their waste and bags of rubbish have been left near the wheelie bin area at various times. Further, it was noted that some of the rubbish bins were not being placed out on the kerb for collection which is also causing a build-up of waste at the site. Members agreed to issue a reminder to all Owners to inform their tenants where applicable to place rubbish in a suitably covered bin as well as ensure that their wheelie bins are being emptied on the day allocated for waste collection.

MOTION CARRIED

General Notes:

After-hours emergency maintenance: Stratarama will have available to Members an afterhours contractor available to handle all queries outside of business hours that are of an emergency nature. Simply contact the Stratarama office in event of an emergency to be directed to the Contractors contact details.

15. Next Scheduled Meeting:

The next AGM for your Corporation is scheduled to be held at 12:00pm on or around Wednesday the 26th November 2025 to be held online via the Zoom meeting platform.

16. Meeting Closure:

There being no further business, attendees were thanked for their presence and the meeting declared closed at 12:34pm.

MINUTES OF THE ANNUAL GENERAL MEETING

STRATA CORPORATION NO 2451 Inc

CORPORATION ADDRESS: 24 Clifford Street SOUTH BRIGHTON SA 5048

DATE: WEDNESDAY 26TH NOVEMBER 2025

TIME: 12:00 PM

VENUE: ONLINE VIA ZOOM MEETING PLATFORM

PRESENT:

L C Mcniece	UNIT 1
S G Stone	UNIT 3
B Smith	UNIT 4

IN ATTENDANCE:

H Spezzano representing Stratarama Pty Ltd

PROCEEDINGS

QUORUM: The Manager declared that a quorum was in attendance at this meeting, by way of attendance and/or proxy with 3 of 5 Units represented.

It is noted that where an Owner is unfinancial at a meeting, they do not form a part of the total quorum.

Declaration of Interest: All Members (or Nominee) must declare any interest that they may have in relation to any matters being discussed or determined at this meeting. These pecuniary interests may be either direct or indirect in nature. No interests were declared at this meeting.

Minutes' documentation: Several sections of the Minutes are repeated and recorded at each meeting. As such those matters may not be discussed to the same extent each year. These appear in full for the benefit of new group Members, so that they may have a strong understanding of the group's decisions.

1. Appointment of a Chairperson:

In accordance with current legislation, the representative from Stratarama may only chair the meeting if a majority of Members present or represented by proxy are in favour. Stratarama have no rights to vote at this meeting, except where exercising a proxy vote in accordance with the wishes of a Member, as their proxy. The Manager advised Members as to the proxies recorded for the meeting and advised that these are available for inspection.

It was agreed by Ordinary Resolution that the Manager would act as the Secretary for this meeting, chair and record the minutes.

MOTION CARRIED

2. Acceptance of Previous Minutes:

Minutes of the last meeting held by the group on **04/12/2024** were resolved by Ordinary Resolution as a true and correct record of the meeting.

MOTION CARRIED

Notes:

- Any outstanding matters arising from previous Minutes are discussed under the appropriate Agenda headings for this meeting.
- Correspondence is available to be accessed by Members via the online unit Owners portal. Each Member has the right to inspect records held by the Corporation and may do so by contacting management to arrange a suitable time during business hours.

3. Acceptance of Financial reports/ Statements:

It was resolved by Ordinary Resolution that the Statement of accounts for the financial period ending **30/09/2025**, were circulated to all members for review, prior to the meeting, and were accepted by the members.

MOTION CARRIED

- Audit N.B: An audit of trust accounts held by Stratarama is undertaken annually by an accredited Auditor as required. A copy of the report will be made available annually on the online Owners portal and can be sent to you direct by request to Stratarama.

4. Appointment of Manager/ Management:

It was resolved by Ordinary Resolution that:

- Stratarama Pty Ltd and/or their Nominee be appointed to assist the Corporation with management services. These services are those delegated as per the **Strata Title Act 1988**.
- Stratarama be remunerated by a primary annual management fee of \$909.56 inclusive of GST.
- Stratarama be remunerated for other service fees as outlined in the management agreement. The Presiding Officer is authorised and instructed to sign this agreement.
- The appointment be made for a period of 12 months from the date of this meeting and that upon expiry, management will continue on a month by month basis until the next meeting or the delegation of powers is revoked.
- Anthony Johnson and / or Kim Anne Mudge be appointed as Public Officer/s to act on behalf of the group in all taxation related matters.
- The services provided by Stratarama Pty Ltd are in accordance with the **Strata Titles Act 1988 –section 23 (6)** and per the details outlined in the explanatory pamphlet (available from stratarama.com.au and by direct request of the Member).

MOTION CARRIED

5. Election of Office Bearers & Committee:

It was resolved by Ordinary Resolution that the following appointments be made for the coming period:

• Presiding Officer:	M A Varas Rojas	UNIT 5
• Treasurer:	B Smith	UNIT 4
• Secretary:	B Smith	UNIT 4

It was further confirmed that a Committee be appointed, consisting of:

- All Office Bearers are listed above

MOTION CARRIED

Notes:

*Office Bearers do not have the power to vary the common property, grant exclusive rights, authorise any capital works or approve any installations or additions. Office Bearers do not have the power to resolve any matter for which a Special or Unanimous resolution is required. Office Bearers are authorised to oversee routine maintenance of the Corporation and oversee the adherence of Articles.

*The Committee may be empowered by the Corporation to make further decisions at properly convened Committee meetings. Committee meetings must be held in accordance with the Strata Titles Act 1988. An Agenda needs to be forwarded to all Committee Members and proper meeting minutes detailing the decisions made must be kept (copies to be held in the Corporation records).

6. Insurance; review of Policies and Sums Insured:

Stratarama advised the Corporation that **Section 30 of the Strata Titles Act 1988** requires the Corporation Owners to insure the property for full replacement value or reinstatement value. This includes all buildings and building improvements (including the costs to demolish, survey, architectural and engineering works/ plans and all other costs). Stratarama suggest regular insurance valuations of the property to ensure compliance and appropriate cover.

Insurance Policy Breakdown:

Building Cover:	\$1,806,000.00	
Public/ Legal Liability:	\$20,000,000.00	
Office Bearers Cover:	\$250,000.00	
Fidelity Guarantee Cover:	\$100,000.00	
Catastrophe Cover:	\$270,900.00	
Flood inclusion Cover:	Refer Policy details	
Excess:	\$2,000.00 on all claims	
Last Valuation report:	\$1,720,000.00	Dated: 01/03/2021
Current Insurer:	CHU Underwriting Agencies Pty Ltd.	Expires: 15/03/2026

Insurance General notes and Reminders:

Excess payments: Members have previously resolved that; insurance excesses will be payable by the Corporation.

Claims: Stratarama advises that to ensure claims and insurance renewals are processed correctly, Members must report all possible claims as soon as possible.

a) Insurance cover decision:

Owners decided by Ordinary Resolution whether the insurance affected should be varied or extended and agreed to retain the existing level of cover at this time. Further the Manager will seek an alternative quote closer to renewal.

MOTION CARRIED

b) Insurance Valuation:

It was resolved by Ordinary Resolution that the Corporation would not engage the services of a licensed Insurance Valuer at this time.

MOTION CARRIED

c) Insurance Renewal, Manager Authority:

It was resolved by Ordinary Resolution that the Manager be authorised to instruct and assist the Corporations nominated insurer (or Broker where applicable) to deal with the next insurance renewal matter, obtain insurance quotations, and adjust/amend/add/delete cover for the forthcoming policy year for submission to the Corporation. Per direction of the Members at a meeting of the Corporation, or as instructed by the Office Bearers.

MOTION CARRIED

Disclosure notes: It is noted that Stratarama Pty Ltd may receive a commission for placing your insurance of up to 20% of the base premium. Any commissions payable to Stratarama are disclosed in our management agreement. The commission received from the Insurer is a fee for service to act on behalf of the Corporation to assist with the obtaining of quotes, valuations, liaison between clients, insurer and trades, excess recovery, payments and the claims process.

d) Insurance Renewal, Instructions:

It was resolved by Ordinary Resolution that the Manager forward any insurance quotations, including any written advice and disclosure summary to the Committee or Office Bearers for consideration. To ensure that the Corporation continues to hold insurance that meets requirements of the Act, the Manager is given authorization to place the insurance for the forthcoming policy year, including in the event that, the Manager receives no response prior to the expiry of the insurance policy.

MOTION CARRIED

PDS & FSG: Copies of all product disclosure and Financial service guides for your Insurer can be easily located by visiting: <https://www.stratarama.com.au/general-information-and-pds/>

General Insurance notes not relating to the Corporations Policy:

Contents & Landlord Protection covers: Stratarama advise the group that the Building policy contains neither contents nor landlord protection. The legal/ Public liability covers applied to the building also do not extend to the inside of a Lot/ unit. It is advisable for the Members to individually source these covers even during periods where the unit may be unoccupied. Tenant and Owner contents include such items as carpet, light fittings and curtains. Some options for these covers can be found via the Stratarama website: <https://www.stratarama.com.au/landlord-and-contents-insurance/>

7. General Business / Maintenance:

a) Grounds' Maintenance: Members discussed the grounds maintenance work currently being undertaken and agreed to continue with the current arrangement at this time. It was further requested if the Contractor could attend to the weeds, trim back the bush to the left had side of the driveway and clean up underneath this bush. In addition, Members agreed to arrange a quote for the Contractor to remove a tree which seems to have died located behind the bush noted above. Once the quote is available, the Manager to circulate this to Members for further review.

b) Gutter Cleaning: Members agreed to arrange the next annual gutter cleaning over all Units, to be carried out next April 2026.

Termites: Members note that the responsibility to inspect, treat and maintain (including termite damage repairs) is the responsibility of the Corporation. The Corporation may elect to undertake a termite inspection. Members noted that there has been a recent termite inspection completed and agreed to arrange another one next year so they are carried out every second year.

Authorised vs Non-approved Repairers: The Corporation utilise the services of SMATA Connect – Contractor Compliance to check, report and monitor the insurances, ABN, licenses and registrations of Contractors used on this site. This has been set to reduce the Corporations potential liability in this area. If the Corporation wishes to use a Contractor that is not SMATA Connect approved, Stratarama can be instructed by the Office Bearers in writing to do so. It is noted that the Owner may be personally liable for any loss, damage, defective work or public liability claim made, involving any unapproved Contractor.

8. Administrative Fund Budget:

The budget for the coming period was presented by the Manager as circulated with the agenda of meeting. It was resolved by Ordinary Resolution that the proposed budget be accepted with contributions being set annually at **\$11,000.00** (retained).

Contributions will be raised quarterly according to unit entitlement, as per the budget schedule attached. If the costs met by the Corporation in this period is less than the projected budget, the surplus funds will be carried over for future maintenance costs.

MOTION CARRIED

9. Sinking Fund Budget:

The Manager advised that under existing legislation, any Corporation consisting of 7 units or more must undertake a sinking fund analysis for non-recurrent expenses which may be incurred. This analysis should forecast the upcoming 3 years for groups of 7+ units and 5 years for groups of 20 or more.

The budget for the coming period was presented by the Manager. It was resolved by Ordinary Resolution that the proposed budget be accepted with contributions being set annually at **\$1,200.00** (retained).

Contributions will be raised quarterly according to unit entitlement, as per the budget schedule.

MOTION CARRIED

Levies Due: Levies will fall due on the following dates – 1st January, 1st April, 1st July and 1st October 2026

The Manager advised Members that a Sinking fund projection for 10 years can be obtained from a Quantity Surveyor where requested by the Corporation. There is no requirement on Members to obtain a Quantity Survey Sinking forecast, nor for Members to act upon any budget presented. Stratarama takes no responsibility for any forecast provided by Stratarama direct or decisions made by the group when setting a sinking fund contribution.

10. Special Levy Authority/ shortfall of funds: It was resolved by Unanimous Resolution that where the

Special Levy Authority, shortfall of funds. If it is assessed by the Manager that there the Corporation has insufficient funds to meet its recurrent expenditure, the Manager is authorised to raise a special levy necessary to raise sufficient funds to cover the shortfall and ensure the Corporation is able to continue to meet its financial obligations. The Manager would raise such levy after consultation with the groups Presiding Officer, in accordance with the entitlement values of each unit for payment by those registered as proprietors of each unit.

MOTION CARRIED

11. Levy Arrears/ recovery of overdue contributions:

It was resolved by Unanimous Resolution that in accordance with the governing legislation, the Corporation will apply interest to arrears at the amount of 15% per annum calculated daily. This interest will be applied where the payment of a contribution/ levy or levy/contribution instalment is not received with-in 30 days of the due date. The Presiding Officer and/or Committee is authorised to waive penalty interest charges in circumstances of extreme adversity at their discretion only.

Stratarama is authorised (with no further authority required) to take action to recover all associated costs relating to debt recovery from any Owner in arrears, including but not limited to legal fees, administrative costs, service fees, court fees, debt collection costs and commissions payable to third party debt collection providers and any other costs incurred. Motion carried unanimously.

Overdue notices are charge to the Owner from as follows: a) Stage 1 Debt recovery reminder \$11.00 inc gst
b) Stage 2 Debt recovery reminder \$22.00 inc gst c) Stage 3 Debt recovery reminder \$33.00 inc gst

MOTION CARRIED UNANIMOUSLY

12. Policies:

Correspondence Delivery: Where possible it is recommended that Members supply an email address and that this is utilised for correspondence delivery so as to receive all notifications and information from Management and the Committee as soon as possible. Members are responsible for notifying management of any changes to their contact details (including Property management and Tenant details) ASAP to prevent delivery failure of notices, levies and other information which may result in additional fees and costs to the individual. These costs are recoverable per the above levy arrears policy.

Owner contact register: The Corporation is required to maintain a register of unit Owner contact information in accordance with the current legislation. This information is accessible by Members, and personal contact information may be provided to Contractors attending site.

Approvals, additions and alterations: Any approval sought by a unit Owner outside of the Annual General meeting may require a special meeting to be held to resolve the request. Any request sought which is for the exclusive benefit of one Owner, associated meeting costs would be the responsibility of that Owner. All proposed approvals and alterations must be placed on the Agenda of the upcoming meeting so that they can be considered by the Members per the legislative requirements.

13. Approvals sought:

All approvals proposed are to be voted on in accordance with current legislative requirements. These applications must be recorded on the Agenda for the meeting.

No approvals were sought at this meeting.

14. Any Other Business:

a) Keeping Pets in Strata: Members discussed the provisions of keeping pets in a Strata Corporation as the Strata Titles Act 1988 sets the parameters regarding pets in strata as a no pet policy. However, Owners can seek permission to the Corporation for either themselves or on behalf of their tenants to be reviewed on a case-by-case basis given there isn't a blanket approval in place for the Corporation.

General Notes:

After-hours emergency maintenance: Stratarama will have available to Members an afterhours contractor available to handle all queries outside of business hours that are of an emergency nature. Simply contact the Stratarama office in event of an emergency to be directed to the Contractors contact details.

15. Next Scheduled Meeting:

The next AGM for your Corporation is tentatively scheduled to be held at 12:00pm on or around Wednesday the 25th November 2026 online via an online meeting platform.

16. Meeting Closure:

There being no further business, attendees were thanked for their presence and the meeting declared closed at 12:29pm

HO. OF NOARLUND

AT SEC. 202

Apartments 102 & 103 of L.T.O. P.
in the owner named

SOUTH BRIGHTON

Reference: Volume 2458 Folio

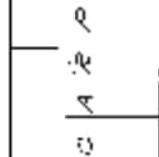
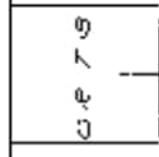
L.T.O. PLAN G42

29-37

2032

PLAN
45-77

L.T.O.



CLIFFORD

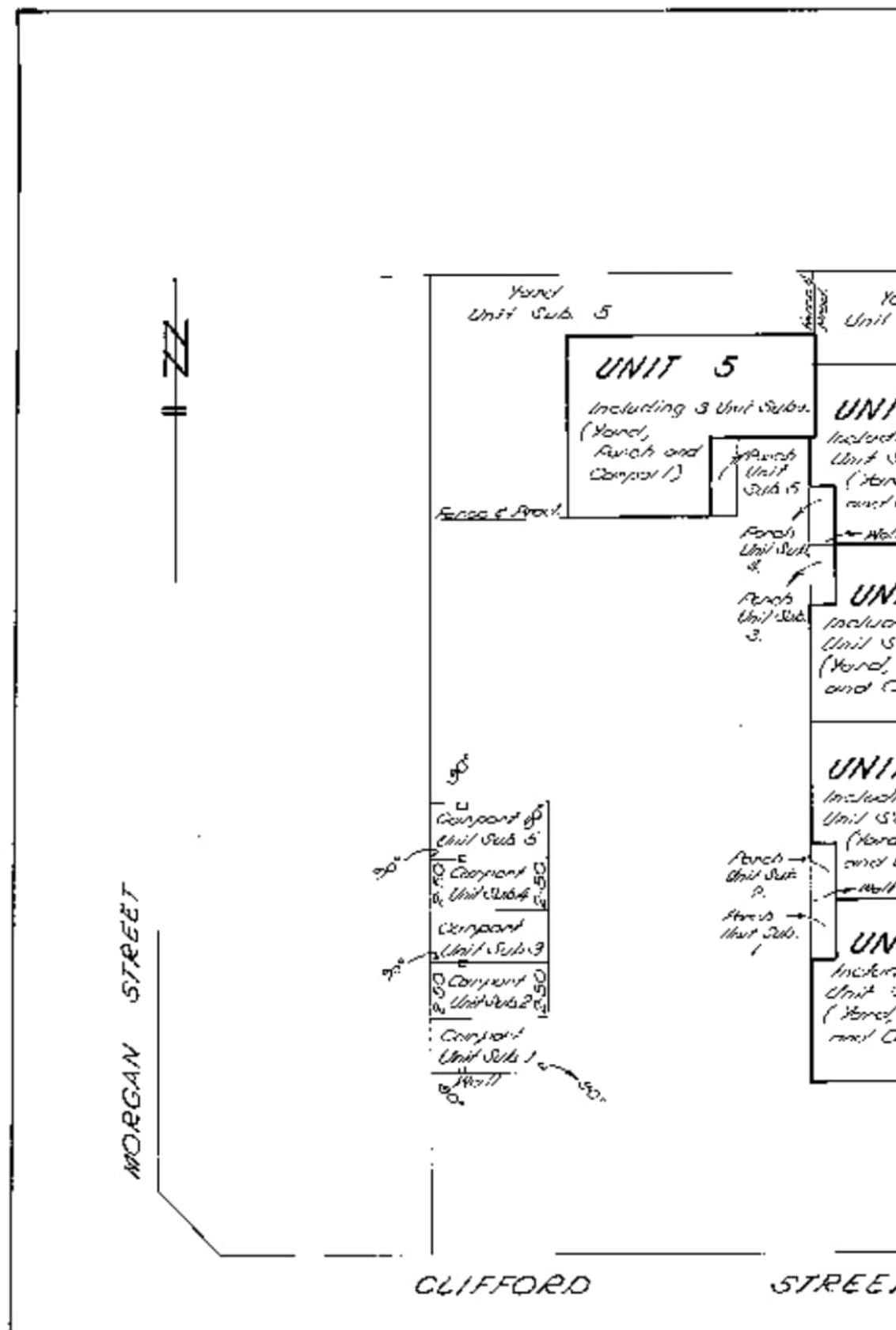
STREET

MORGAN STREET

29-37
29-38
29-39

29-38
29-39





SCHEDULE OF UNIT