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Form 1 - Vendor's statement

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

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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 parentheses 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:
Street 1:

Suburb: State: Postcode:

2. Purchaser's registered agent: ☐

Address:
Street 1

~~Suburb:~~ ~~State:~~ ~~Postcode:~~

3. Vendor:
DEREK LESLIE JOHNS

Address:
Street 1: 4 HAIG ROAD

Suburb: DALKEITH State: WA Postcode: 6009

4. Vendor's registered agent: ☑
FOX REAL ESTATE

Address:
Street 1: 192 MELBOURNE STREET

Suburb: NORTH ADELAIDE State: SA Postcode: 5006

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

6. Description of the land: (*Identify the land including any certificate of title reference)*
UNIT 1 STRATA PLAN 3611 IN THE AREA NAMED NORTH ADELAIDE HUNDRED OF YATALA

Street 1: UNIT 1 / 16 STEUART PLACE

Suburb: NORTH ADELAIDE State: SA Postcode: 5006

being the *whole / ~~portion~~ of the land comprised in Certificate of Title
VOLUME 5032 FOLIO 864
SEE CERTIFICATE OF TITLE - ANNEXURE B
SEE STRATA PLAN NO. 3611 - ANNEXURE C

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

To the purchaser:

Right to cool-off

(section 5)

1. Right to cool-off and restrictions on that right

You may notify the vendor of your intention not to be bound by the contract for the sale of the land UNLESS:

(a) you purchased by auction; or

(b) you purchased on the same day as you, or some person on your behalf, bid at the auction of the land; or

(c) you have, before signing the contract, received independent advice from a legal practitioner and the legal practitioner has signed a certificate in the prescribed form as to the giving of that advice; or

(d) you are a body corporate and the land is not residential land; or

(e) the contract is made by the exercise of an option to purchase not less than 5 clear business days after the grant of the option and not less than 2 clear business days after service of this form; or

(f) the sale is by tender and the contract is made not less than 5 clear business days after the day fixed for the closing of tenders and not less than 2 clear business days after service of this form; or

(g) the contract also provides for the sale of a business that is not a small business.

2. Time for service

The cooling-off notice must be served:

(a) if this form is served on you before the making of the contract—before the end of the second clear business day after the day on which the contract was made; or

(b) if this form is served on you after the making of the contract—before the end of the second clear business day from the day on which this form is served.

However, if this form is not served on you at least 2 clear business days before the time at which settlement takes place, the cooling-off notice may be served at any time before settlement.

3. Form of cooling-off notice

The cooling-off notice must be in writing and must be signed by you.

4. Methods of service

The cooling-off notice must be:

(a) given to the vendor personally; or

(b) posted by registered post to the vendor at the following address:

4 HAIG ROAD DALKEITH WA 6009

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

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

JAKE@FOXREALESTATE.COM.AU

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

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

192 MELBOURNE STREET NORTH ADELAIDE SA 5006

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

Note:

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

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

(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~~, DEREK LESLIE JOHNS

of 4 HAIG ROAD DALKEITH WA 6009

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: _____ Date: _____

Signed: _____ Signed: _____

Date: _____ Date: _____

Signed: _____ Signed: _____

Part D—Certificate with respect to prescribed inquiries by registered agent ☑

(section 9)

To the purchaser:

I, SCOTT PETHERICK OF SNT FORM 1 PTY LTD

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

Exceptions: NIL

Date: 3-7/2026

Signed: _____

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

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

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

Note:

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

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

(a) there is an attachment to this statement and:
  (i) all the required particulars are contained in that attachment; and
  (ii) the attachment is identified in column 2; and
  (iii) if the attachment consists of more than 2 sheets of paper, those parts of the attachment that contain the required particulars are identified in column 2; or

(b) the mortgage, charge or prescribed encumbrance:
  (i) is 1 of the following items in the table:
    (A) under the heading 1. General:
      1.1 Mortgage of land
      1.4 Lease, agreement for lease, tenancy agreement or licence
      1.5 Caveat
      1.6 Lien or notice of a lien
    (B) under the heading 36. Other charges:
      36.1 Charge of any kind affecting the land (not included in another item); and
  (ii) is registered on the certificate of title to the land; and
  (iii) is to be discharged or satisfied prior to or at settlement.

Table of particulars

Column 1 | **Column 2** | **Column 3**

(If an item is applicable, ensure that the box for the item is ticked and complete the item.)

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

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

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

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

(d) the heading "29. Planning, Development and Infrastructure Act 2016" and items 29.1 and 29.2,

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

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

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

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

1. General

1.1 Mortgage of land

*(**Note:** Do not omit this item. The item and its heading must be included in the statement even if not applicable.)*

~~***Is this item applicable?***~~ ☐

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

Are there attachments?

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

Number of mortgage: (if registered)

Name of mortgagee:

1.2 Easement
(whether over the land or annexed to the land)

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

*(**Note:** Do not omit this item. This item and its heading must be included in the statement even if not applicable.)*

Is this item applicable? ☑

Will this be discharged or satisfied prior to or at settlement? NO

Are there attachments? YES

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

Description of land subject to easement:
SEE ATTACHMENT A

Nature of easement:
SEE ATTACHMENT A

Are you aware of any encroachment on the easement?
NO

If YES, give details:

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

If YES, give details:

1.3 Restrictive covenant

*(**Note:** Do not omit this item. This item and its heading must be included in the statement even if not applicable.)*

~~***Is this item applicable?***~~ ☐

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

Are there attachments?

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

Nature of restrictive covenant:

Name of person in whose favour restrictive covenant operates:

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

If NO, give details:

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

1.4 Lease, agreement for lease, tenancy agreement or licence

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

*(**Note:** Do not omit this item. This item and its heading must be included in the statement even if not applicable.)*

~~***Is this item applicable?***~~ ☐

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

Are there attachments?

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

Name of parties:

Period of lease, agreement for lease etc:

From _____ to _____

Amount of rent or licence fee:

$ _____ per _____ (period)

Is the lease, agreement for lease etc in writing?

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

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

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

5. *Development Act 1993* (repealed)

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

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

Is this item applicable? ☑

Will this be discharged or satisfied prior to or at settlement? NO

Are there attachments? YES

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

SEE COUNCIL SEARCH - ANNEXURE H

Condition(s) of authorisation:

SEE COUNCIL SEARCH - ANNEXURE H

6. Repealed Act conditions

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

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

~~***Is this item applicable?***~~ ☐

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

Are there attachments?

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

Nature of condition(s):

7. *Emergency Services Funding Act 1998*

7.1 section 16 - Notice to pay levy

Is this item applicable? ☑

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

Are there attachments? YES

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

SEE ESL CERTIFICATE - ANNEXURE G

Date of notice:

28/07/2026

Amount of levy payable:

$113.50

21. *Local Government Act 1999*

21.1 Notice, order, declaration, charge, claim or demand given or made under the Act

Is this item applicable? ☑

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

Are there attachments? YES

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

SEE COUNCIL SEARCH - ANNEXURE H

Date of notice, order etc:

28/07/2026

Name of council by which, or person by whom, notice, order etc is given or made:

CITY OF ADELAIDE

Land subject thereto:

GROUND 1/16 STEUART PLACE NORTH ADELAIDE SA 5006

Nature of requirements contained in notice, order etc:

TO PAY COUNCIL RATES

Time for carrying out requirements:

UNKNOWN

Amount payable (if any):

$1,254.45

22. *Local Nuisance and Litter Control Act 2016*

22.1 section 30 - Nuisance or litter abatement notice

~~***Is this item applicable?***~~ ☐

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

Are there attachments?

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

Date of notice:

Notice issued by:

Nature of requirements contained in notice:

Time for carrying out requirements:

23. *Metropolitan Adelaide Road Widening Plan Act 1972*

23.1 section 6 - Restriction on building work

~~***Is this item applicable?***~~ ☐

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

Are there attachments?

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

Does the restriction apply to all of the land?

If NO, give details about the part of the land to which the restriction applies:

29. *Planning, Development and Infrastructure Act 2016*

29.1 Part 5 - Planning and Design Code

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

Is this item applicable? ☑

Will this be discharged or satisfied prior to or at settlement? NO

Are there attachments? YES

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

SEE PROPERTY INTEREST REPORT - ANNEXURE G
SEE COUNCIL SEARCH - ANNEXURE H

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

ZONES: CITY LIVING (CL)
SUBZONES: NORTH ADELAIDE LOW INTENSITY (NALI)
ZONING OVERLAYS: SEE COUNCIL SEARCH - ANNEXURE H

Is there a State heritage place on the land or is the land situated in a State heritage area?	NO
Is the land designated as a local heritage place?	NO
Is there a tree or stand of trees declared in Part 10 of the Planning and Design Code to be a significant tree or trees on the land?	NO
Is there a current amendment to the Planning and Design Code released for public consultation by a designated entity on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	YES

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

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

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

~~***Is this item applicable?***~~ ☐

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

Are there attachments?

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

Date of authorisation:

Name of relevant authority that granted authorisation:

Condition(s) of authorisation:

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

~~***Is this item applicable?***~~ ☐

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

Are there attachments?

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

Date of notice:

Name of person giving notice of proposed work:

Building work proposed: (as stated in the notice)

Other building work as required pursuant to the Act:

29.4 section 140 - Notice requesting access

~~*Is this item applicable?*~~ ☐

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

Are there attachments?

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

Date of notice:

Name of person requesting access:

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

Activity of work to be carried out:

29.5 section 141 - Order to remove or perform work

~~*Is this item applicable?*~~ ☐

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

Are there attachments?

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

Date of order:

Terms of order:

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

Amount payable: (if any)

29.6 section 142 - Notice to complete development

~~***Is this item applicable?***~~ ☐

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

Are there attachments?

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

Date of notice:

Requirements of notice:

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

Amount payable: (if any)

29.7 section 155 - Emergency order

~~***Is this item applicable?***~~ ☐

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

Are there attachments?

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

Date of order:

Name of authorised officer who made order:

Name of authority that appointed the authorised officer:

Nature of order:

Amount payable: (if any)

29.8 section 157 - Fire safety notice

~~***Is this item applicable?***~~ ☐

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

Are there attachments?

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

Date of notice:

Name of authority giving notice:

Requirements of notice:

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

Amount payable: (if any)

29.9 section 192 or 193 - Land management agreement

~~***Is this item applicable?***~~ ☐

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

Are there attachments?

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

Date of agreement:

Names of parties:

Terms of agreement:

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

~~***Is this item applicable?***~~ ☐

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

Are there attachments?

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

Date requirement given:

Name of body giving requirement:

Nature of requirement:

Contribution payable: (if any)

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

~~***Is this item applicable?***~~ ☐

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

Are there attachments?

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

Date of agreement:

Names of parties:

Terms of agreement:

Contribution payable: (if any)

29.12 Part 16 Division 1 - Proceedings ~~*Is this item applicable?*~~ ☐

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

Are there attachments?

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

Date of commencement of proceedings:

Date of determination or order: (if any)

Terms of determination or order: (if any)

29.13 section 213 - Enforcement notice ~~*Is this item applicable?*~~ ☐

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

Are there attachments?

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

Date notice given:

Name of designated authority giving notice:

Nature of directions contained in notice:

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

Amount payable: (if any)

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

~~***Is this item applicable?***~~ ☐

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

Are there attachments?

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

Date order made:

Name of court that made order:

Action number:

Names of parties:

Terms of order:

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

Particulars relating to a strata unit ☑

1 Name of strata corporation: STRATA CORPORATION 3611 INC

Address of strata corporation: C/- ASCM SMARTER COMMUNITIES OF 203 FULLARTON ROAD EASTWOOD SA 5063

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)

SEE STRATA SECTION 41 STATEMENT - ANNEXURE D

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

SEE STRATA SECTION 41 STATEMENT - ANNEXURE D

(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:

SEE STRATA SECTION 41 STATEMENT - ANNEXURE D

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

1/10THS

(f 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:

N/A

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

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

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

Name: JULIE LITTLE, CORPORATION MANAGER

Address: C/- ASCM SMARTER COMMUNITIES OF 203 FULLARTON ROAD EASTWOOD SA 5063

Note-

1 A strata corporation must (on application by or on behalf of a current owner, prospective purchaser or other relevant person) provide the particulars and documents referred to in 3(a)-(c), 4 and 6 and must also make available for inspection its accountancy records and minute books, any contract with a body corporate manager, the register of unit holders and unit holder entitlements that it maintains and any documents in its possession relating to the design and construction of the buildings or improvements on the site or relating to the strata scheme.

2 Copies of the articles of the strata corporation may also be obtained from the Lands Titles Registration Office.

3 All owners of a strata unit are bound by the articles of the strata corporation. The articles regulate the rights and liabilities of owners of units in relation to their units and the common property and matters of common concern.

4 For a brief description of some of the matters that need to be considered before purchasing a strata unit, see Division 3 of this Schedule.

Schedule-Division 3-Community lots and strata units ☑

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

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

Governance

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

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

Use of your property

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

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

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

Are you buying a debt?

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

Expenses

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

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

Guarantee

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

Contracts

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

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

Buying off the plan

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

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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.

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

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

You can also seek advice from a legal practitioner.

Docusign Envelope ID: B7BF71A2-9B1C-8D25-826B-5111C55422E8

ANNEXURES

~~* There are no documents annexed hereto~~

* The following documents are annexed hereto -

Copy of Form R3

Copy of Certificate of Title

Copy of Strata Plan No. 3611

Copy of Strata Section 41 Statement

Copy of Articles of the Strata Corporation

Copy of T 166650

Copy of Property Interest Report, ESL, Land Tax & SA Water Certificates

Copy of Council Search

ACKNOWLEDGEMENT OF RECEIPT

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

Dated this _____ Day of _____ 20____

Signature of purchaser(s)

Signature	Signature
_____ Date	_____ Date
Signature	Signature
_____ Date	_____ Date

*(*Strike out whichever is not applicable)*

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ATTACHMENT A -

Form 1 - Vendor's statement *(Section 7 Land and Business (Sale and Conveyancing) Act 1994)*

This Attachment page is to be used only if there is insufficient space in the Part, Division, particulars or item. Please insert the relevant corresponding Part, Division, particulars or item number and heading.

ITEM	DESCRIPTION:
1.2 EASEMENT (WHETHER OVER THE LAND OR ANNEXED TO THE LAND)	ATTACHMENTS: 1) SEE PROPERTY INTEREST REPORT ANNEXURE G 2) SEE CERTIFICATE OF TITLE - ANNEXURE B & SEE T 166650 - ANNEXURE F & SEE SP 3611 - ANNEXURE C 3) SEE CERTIFICATE OF TITLE - ANNEXURE B & SEE SP 3611 - ANNEXURE C DESCRIPTION OF LAND SUBJECT TO EASEMENT: 1) THE WHOLE OF THE LAND COMPRISED IN CERTIFICATE OF TITLE VOLUME 5032 FOLIO 864 2) OVER THE LAND MARKED B AND C APPURTENANT TO THE LAND MARKED X ON SP 3611 3) OVER THE LAND MARKED A APPURTENANT TO THE LAND MARKED Y ON SP 3611 NATURE OF EASEMENT: 1) ELECTRICITY INFRASTRUCTURE - BUILDING RESTRICTIONS & STATUTORY EASEMENTS 2) TOGETHER WITH RIGHT(S) OF WAY OVER STEUART PLACE 3) TOGETHER WITH FREE AND UNRESTRICTED RIGHT(S)

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ANNEXURE A

FORM R3

Docusign Envelope ID: B7BF71A2-9B1C-8D25-826B-5111C55422E8

Form R3

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 that you check the Consumer and Business Advice section on the following website: www.cbs.sa.gov.au.

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

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

Safety

- Is there **asbestos** in any of the buildings or elsewhere on the property 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?

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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.

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ANNEXURE B

CERTIFICATE OF TITLE

Docusign Envelope ID: B7BF71A2-9B1C-8D25-826B-5111C55422E8

LAND SERVICES SA

Product	Register Search (CT 5032/864)
Date/Time	28/07/2026 07:27AM
Customer Reference	OR-1EK5HYXXVGKZ5S
Order ID	20260728000110

REAL PROPERTY ACT, 1886
South Australia

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

Certificate of Title - Volume 5032 Folio 864

Parent Title(s)	CT 4338/842				
Creating Dealing(s)	CONVERTED TITLE				
Title Issued	16/07/1991	**Edition**	3	**Edition Issued**	23/04/2018
Diagram Reference					

Estate Type

FEE SIMPLE (UNIT)

Registered Proprietor

DEREK LESLIE JOHNS
OF 86 STANLEY STREET NEDLANDS WA 6009

Description of Land

UNIT 1 STRATA PLAN 3611
IN THE AREA NAMED NORTH ADELAIDE
HUNDRED OF YATALA

Easements

TOGETHER WITH RIGHT(S) OF WAY OVER STEUART PLACE AND THE LAND MARKED B AND C ON SP 3611 APPURTENANT TO THE LAND MARKED X ON SP 3611 (T 166650)

TOGETHER WITH FREE AND UNRESTRICTED RIGHT(S) OF WAY OVER THE LAND MARKED A ON SP 3611 APPURTENANT TO THE LAND MARKED Y ON SP 3611

Schedule of Dealings

NIL

Notations

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

Copyright: www.landservices.com.au/copyright | Privacy: www.landservices.com.au/privacy | Terms of Use: www.landservices.com.au/sailis-terms-of-use

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ANNEXURE C

STRATA PLAN NO. 3611

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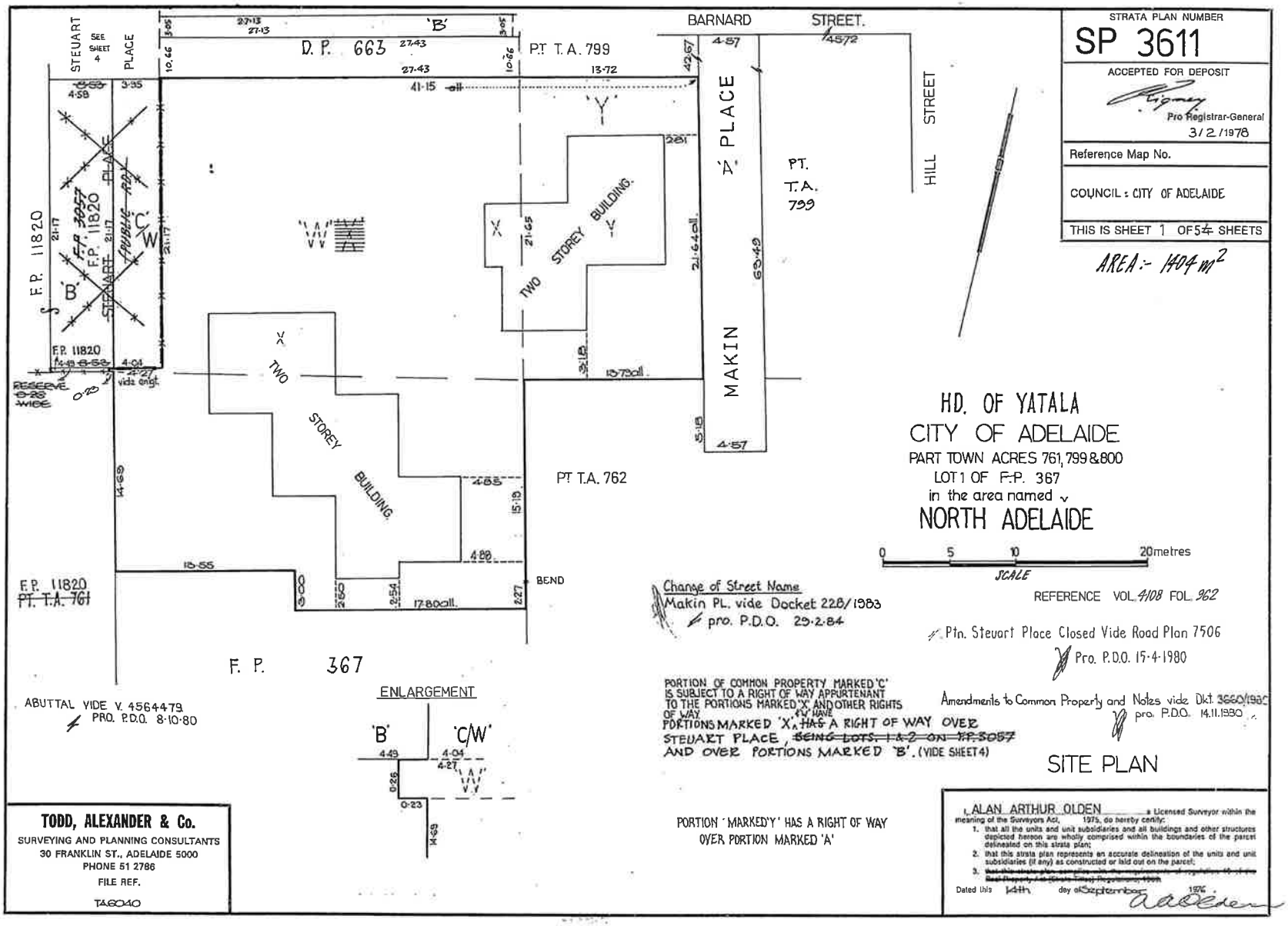

STRATA PLAN NUMBER
SP 3611
ACCEPTED FOR DEPOSIT
Pro Registrar-General
3/2/1978
Reference Map No.
COUNCIL : CITY OF ADELAIDE
THIS IS SHEET 1 OF 5~~4~~ SHEETS
AREA :- 1404 m²

TODD, ALEXANDER & Co.
SURVEYING AND PLANNING CONSULTANTS
30 FRANKLIN ST., ADELAIDE 5000
PHONE 51 2786
FILE REF.
TA6040

I, ALAN ARTHUR OLDEN a Licensed Surveyor within the meaning of the Surveyors Act, 1975, do hereby certify:
1. that all the units and unit subsidiaries and all buildings and other structures depicted hereon are wholly comprised within the boundaries of the parcel delineated on this strata plan;
2. that this strata plan represents an accurate delineation of the units and unit subsidiaries (if any) as constructed or laid out on the parcel;
3. ~~that this strata plan complies with the requirements of regulation 49 of the Real Property (Strata Titles) Regulations 1969.~~

Dated this 14th day of September 1978
A A Olden

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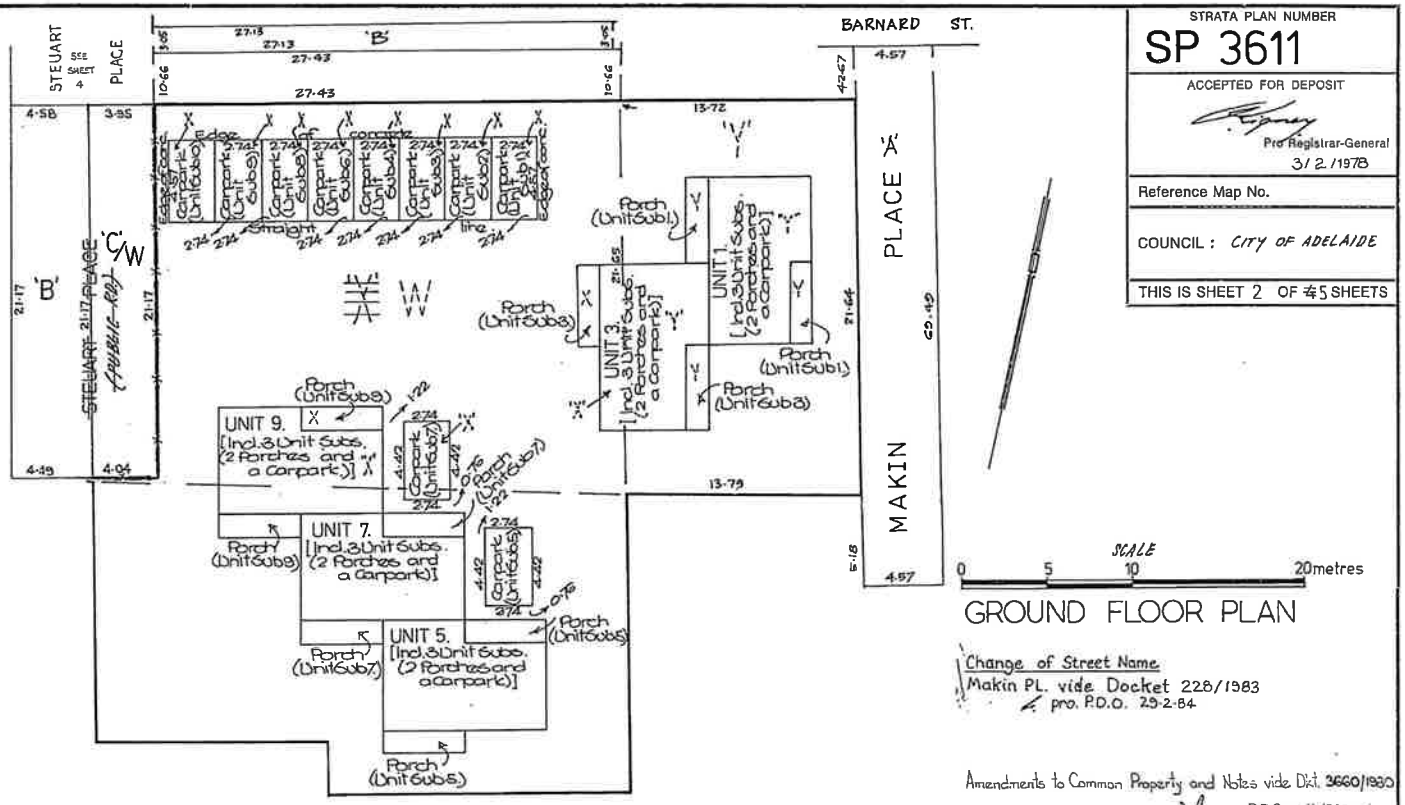

GROUND FLOOR PLAN

STRATA PLAN NUMBER
SP 3611

ACCEPTED FOR DEPOSIT
Pro Registrar-General
3/2/1978

Reference Map No.

COUNCIL : CITY OF ADELAIDE

THIS IS SHEET 2 OF 5 SHEETS

Change of Street Name.
Makin Pl. vide Docket 228/1983
pro. P.D.O. 29-2-84

Amendments to Common Property and Notes vide Dkt. 3660/1980
pro. P.D.O. 14.11.1980

MARKED 'W' AND 'X' HEREON

NOTE:- PORTION OF COMMON PROPERTY AND PORTION OF UNITS 1, 2, 3, 4, 6, 7, 8, 9 & 10 MARKED 'X' HEREON ~~IS~~ ARE TO MAINTAIN EXISTING RIGHTS OF WAY OVER STEUART PLACE AND ~~'B'~~. THOSE PORTIONS MARKED 'B' (VIDE SHEET 4)

PORTION OF COMMON PROPERTY AND PORTION OF UNITS 1, 2, 3 & 4 MARKED 'Y' HEREON IS TO MAINTAIN EXISTING RIGHT OF WAY OVER 'A'.

PORTION OF COMMON PROPERTY MARKED 'C' HEREON IS SUBJECT TO A RIGHT OF WAY APPURTENANT TO THE PORTIONS OF UNITS 1,2,3,4,6,7, 8,9 AND 10 MARKED 'X' AND TO OTHER RIGHTS OF WAY.

THE LOWER AND UPPER BOUNDARIES OF THE UNIT SUBSIDIARIES SHOWN AS YARDS ARE EXISTING GROUND LEVEL AND 3.05 METRES ABOVE EXISTING GROUND LEVEL RESPECTIVELY EXCEPT WHERE EAVES EXIST, THEN THE UPPER BOUNDARY TO BE 0.15 METRES BELOW THE LEVEL OF THE EAVES.

THE BOUNDARY OF A UNIT WHERE IT ABUTS A UNIT SUBSIDIARY IS A LINE MIDWAY BETWEEN THE INNER AND OUTER SURFACES OF THE WALLS OF THE SAID UNIT.

THE BOUNDARY OF A UNIT SUBSIDIARY WHERE IT ABUTS A UNIT IS A LINE PARALLEL TO AND 0.02 METRES DISTANT FROM THE OUTER SURFACE OF THE WALL OF THE UNIT.

THE UPPER BOUNDARY OF A UNIT SUBSIDIARY SHOWN AS PORCH, BALCONY OR CARPARK IS A LINE 0.15 METRES BELOW THE LEVEL OF THE EXISTING EAVES OF THAT PARTICULAR UNIT SUBSIDIARY OR IF NOT FULLY COVERED THEN 0.15 METRES BELOW THE EXISTING EAVES OF THE UNITS.

THE HEIGHT OF EACH UNIT IS LIMITED TO A LINE MIDWAY BETWEEN THE UPPER AND LOWER SURFACES OF THE CEILING OF THAT UNIT.

TODD, ALEXANDER & Co.
SURVEYING AND PLANNING CONSULTANTS
30 FRANKLIN ST., ADELAIDE 5000
PHONE 51 2786

FILE REF.
TA6040

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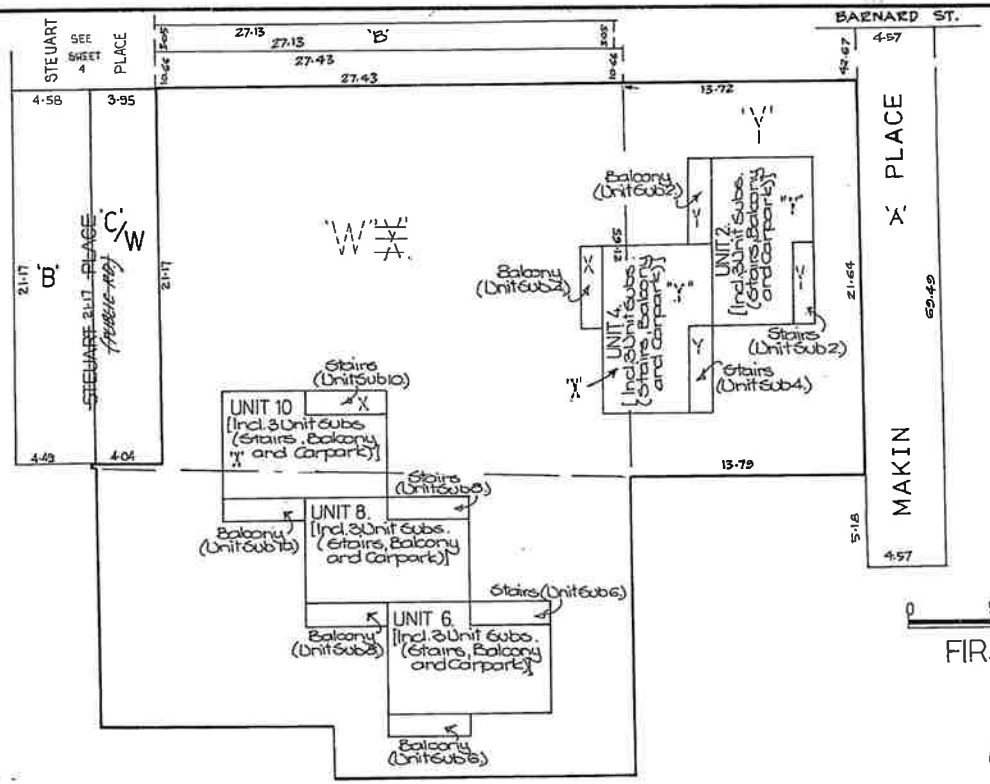
8.3.84



FIRST FLOOR PLAN

STRATA PLAN NUMBER
SP 3611

ACCEPTED FOR DEPOSIT
Pro Registrar-General
3/2/1978

Reference Map No.

COUNCIL : CITY OF ADELAIDE

THIS IS SHEET 3 OF 5 SHEETS

Amendments to Common Property and Notes vide Dkt 3660/1980
pro. P.D.O. 14.11.1980

NOTE:- PORTION OF COMMON PROPERTY AND PORTION OF UNITS 1, 2, 3, 4, 6, 7, 8, 9 & 10 MARKED 'X' HEREON ARE TO MAINTAIN EXISTING RIGHTS OF WAY OVER STEUART PLACE & THOSE PORTIONS MARKED 'B' (VIDE SHEET 4) MARKED 'W' AND 'X' HEREON

PORTION OF COMMON PROPERTY AND PORTION OF UNITS 1, 2, 3 & 4 MARKED 'Y' HEREON IS TO MAINTAIN EXISTING RIGHT OF WAY OVER 'A'.

PORTION OF COMMON PROPERTY MARKED 'C' HEREON IS SUBJECT TO A RIGHT OF WAY APPURTENANT TO THE PORTIONS OF UNITS 1,2,3,4,6,7,8,9 AND 10 MARKED 'X' AND TO OTHER RIGHTS OF WAY.

Change of Street Name
Makin Pl. vide Docket 228/1983
pro. P.D.O. 29.2.84

THE LOWER AND UPPER BOUNDARIES OF THE UNIT SUBSIDIARIES SHOWN AS YARDS ARE EXISTING GROUND LEVEL AND 3.05 METRES ABOVE EXISTING GROUND LEVEL RESPECTIVELY EXCEPT WHERE EAVES EXIST, THEN THE UPPER BOUNDARY TO BE 0.15 METRES BELOW THE LEVEL OF THE EAVES.

THE BOUNDARY OF A UNIT WHERE IT ABUTS A UNIT SUBSIDIARY IS A LINE MIDWAY BETWEEN THE INNER AND OUTER SURFACES OF THE WALLS OF THE SAID UNIT.

THE BOUNDARY OF A UNIT SUBSIDIARY WHERE IT ABUTS A UNIT IS A LINE PARALLEL TO AND 0.02 METRES DISTANT FROM THE OUTER SURFACE OF THE WALL OF THE UNIT.

THE UPPER BOUNDARY OF A UNIT SUBSIDIARY SHOWN AS PORCH, BALCONY OR CARPARK IS A LINE 0.15 METRES BELOW THE LEVEL OF THE EXISTING EAVES OF THAT PARTICULAR UNIT SUBSIDIARY OR IF NOT FULLY COVERED THEN 0.15 METRES BELOW THE EXISTING EAVES OF THE UNITS.

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TODD, ALEXANDER & Co.
SURVEYING AND PLANNING CONSULTANTS
30 FRANKLIN ST., ADELAIDE 5000
PHONE 51 2786
FILE REF.
TA6040

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8.3.84

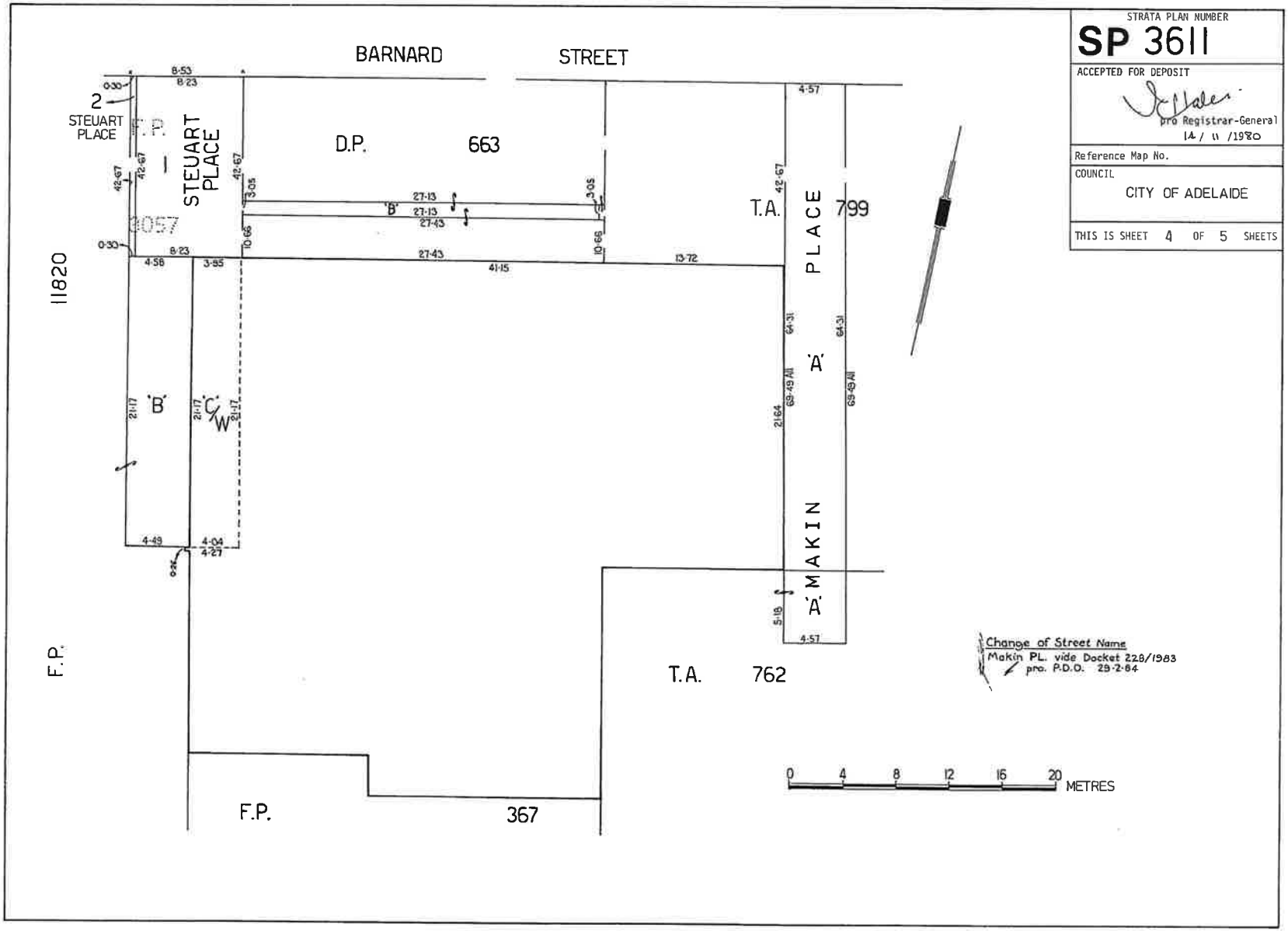
STRATA PLAN NUMBER
SP 3611

ACCEPTED FOR DEPOSIT
pro Registrar-General
14 / 11 /1980

Reference Map No.

COUNCIL
CITY OF ADELAIDE

THIS IS SHEET 4 OF 5 SHEETS



LTO 13

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SCHEDULE OF UNIT ENTITLEMENT

UNIT Nº.	UNIT ENTITLEMENT	CURRENT C's of T. VOLUME	CURRENT C's of T. FOLIO	UNIT Nº	UNIT ENTITLEMENT	CURRENT C's of T. VOLUME	CURRENT C's of T. FOLIO
1	1						
2	1						
3	1						
4	1						
5	1						
6	1						
7	1						
8	1						
9	1						
10	1						
				AGGREGATE			
				COMMON PROPERTY			
				ROAD or RESERVE ALLOTMENTS			
AGGREGATE	10						

STRATA PLAN NUMBER
SP 3611

Authenticated vide
Application No. 4135022
and Accepted for Deposit

PRINCIPAL DRAFTING OFFICER
pro Registrar-General
3/2/1978

THIS IS SHEET 5 OF 5 SHEETS

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Docusign Envelope ID: B7BF71A2-9B1C-8D25-826B-5111C55422E8

ANNEXURE D

STRATA SECTION 41 STATEMENT

Docusign Envelope ID: B7BF71A2-9B1C-8D25-826B-5111C55422E8

Living better together
ASCM SMARTER COMMUNITIES

ADELAIDE
t. +61 8 8490 1300
e. sa@smartercommunities.com.au

ABN 73 058 476 056
203 Fullarton Road,
Eastwood SA 5063

28 July 2026

SEARCHLIGHT TECHNOLOGY
Level 2/49 Gawler Place
ADELAIDE SA 5000

Ref

Re Lot 1 Strata Corporation 3611 Inc

Fee 105.60 Paid

Please find enclosed Search Statement pursuant to Section 41 of the Strata Titles Act 1988 and Section 139 of the Community Titles Act 1996.

Fees are payable to Adelaide Strata and Community Management Pty Ltd ABN 73 058 476 056.

It is recommended that confirmation of balances due should be checked again as close as possible to the actual settlement date.

Finally, please ensure that the prescribed change of ownership form is sent to our office within 28 days of settlement so that all future correspondence relating to this lot is issued correctly to the new owner. Please direct your change of ownership information to our office via email to updates@smartercommunities.com.au.

Should you require any further information regarding this document, please contact Adelaide Strata and Community Management on (08) 8490 1300.

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BODY CORPORATE SEARCH STATEMENT

Strata Titles Act 1988 and Community Titles Act 1996

(Section 41 Strata Titles Act 1988)
(Section 139 Community Titles Act 1996)

Strata Corporation 3611 Inc

Requested by **SEARCHLIGHT TECHNOLOGY**
Level 2/49 Gawler Place
ADELAIDE SA 5000

Reference:

Lot No **1**
Address **1/3 Steuart Place, North Adelaide SA 5006**
Owner **Dr Derek Johns**

1 Financial Details

1.1 Entitlements

Unit/Lot Entitlement **1**

Total of All Entitlements **10**

1.2 Contributions - Administrative Fund

Total amount last determined with respect of the lot **$1,880.00**
Number of instalments payable **4**
Instalment Details:-

Period	Determined	Amount	Due Date	Date Paid	Discount	If Paid By	Notice Date
01/04/26 to 30/06/26	28/05/25	470.00	01/04/26	18/03/26	0.00	01/04/26	10/03/26
01/07/26 to 30/09/26	21/05/26	470.00	01/07/26	15/06/26	0.00	01/07/26	10/06/26
01/10/26 to 31/12/26	30/06/26	470.00	01/10/26		0.00	01/10/26	
01/01/27 to 31/03/27	30/06/26	470.00	01/01/27		0.00	01/01/27	

Amount (if any) outstanding (credit shown with -) **Nil** (Amount unpaid including billed not yet due Nil)
Paid to **30/09/26**

1.3 Contributions - Sinking Fund

Total amount last determined with respect of the lot **$600.00**
Number of instalments payable **4**
Instalment Details:-

Period	Determined	Amount	Due Date	Date Paid	Discount	If Paid By	Notice Date
01/04/26 to 30/06/26	28/05/25	150.00	01/04/26	18/03/26	0.00	01/04/26	10/03/26
01/07/26 to 30/09/26	21/05/26	150.00	01/07/26	15/06/26	0.00	01/07/26	10/06/26
01/10/26 to 31/12/26	30/06/26	150.00	01/10/26		0.00	01/10/26	
01/01/27 to 31/03/27	30/06/26	150.00	01/01/27		0.00	01/01/27	

Amount (if any) outstanding (credit shown with -) **Nil** (Amount unpaid including billed not yet due Nil)
Paid to **30/09/26**

1.4 Contributions - Special - Administrative Fund

Amount of the levy payable **Nil**

Number of instalments payable **0**

Instalment Details:-

Amount	Due Date	Date Paid	Discount	If Paid By	Notice Date

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

Contributions - Special - Sinking Fund
Amount of the levy payable **Nil**

Number of instalments payable **0**

Instalment Details:-

Amount	Due Date	Date Paid	Discount	If Paid By	Notice Date

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

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1.5 Money Unpaid Pursuant to By-Law

Amount payable under a by-law	**Nil**
Date when amount due	

1.6 Interest on Unpaid Contributions

Rate of interest payable on contributions	**15.00 %**
Amount of interest payable in relation to outstanding contributions	**Nil**
Daily interest amount accruing	**Nil**

1.7 Other amounts owing

Purpose	Fund	Amount	Due Date	Amount Due

1.8 Water Billing Arrangements

Owner / SA Water

1.9 Expenditure By Corporation

(a) Incurred by the Corporation to which the unit holder must or is likely to be required to contribute:

None known other than those recorded in the minutes supplied.

(b) Resolved by the Corporation to incur, to which the unit holder must, or is likely to be required to contribute:

None known other than those recorded in the minutes supplied.

1.10 Assets and Liabilities of the Corporation

(a)	Bank Account Name	**Adelaide Strata Management Pty Ltd Trust Account 3611**
(b)	Bank Account Held At	**MBL 3 Steuart Place North Adelaide SA 5006**
(c)	Sinking Fund Balance	**$15,394.10**
(d)	Administration Fund Balance	**$10,975.47**
(e)	Liabilities (excluding those above and as described in 1.2 herein)	**Nil**

2 Insurance Policies

Type/Name of Insurer	Policy Number/Broker	Sum Insured	Due Date	Date when last premium paid	Amount of last premium
BUILDING Hutch Underwriting	HRS11068344	3,400,000.00	15/05/27	18/05/26	6,286.31
PUBLIC LIABILITY Hutch Underwriting	HRS11068344	20,000,000.00	15/05/27	18/05/26	Included
OFFICE BEARERS Hutch Underwriting	HRS11068344	500,000.00	15/05/27	18/05/26	Included
GOVERNMENT AUDIT Hutch Underwriting	HRS11068344	25,000.00	15/05/27	18/05/26	Included

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2 Insurance Policies

Type/Name of Insurer	Policy Number/Broker	Sum Insured	Due Date	Date when last premium paid	Amount of last premium
APPEAL EXPENSES WHS Hutch Underwriting	HRS11068344	100,000.00	15/05/27	18/05/26	Included
LEGAL DEFENCE Hutch Underwriting	HRS11068344	50,000.00	15/05/27	18/05/26	Included
CATASTROPHE Hutch Underwriting	HRS11068344	1,020,000.00	15/05/27	18/05/26	Included
FLOOD Hutch Underwriting	HRS11068344	Included	15/05/27	18/05/26	Included
VOLUNTARY WORKERS Hutch Underwriting	HRS11068344	200,000/2,000	15/05/27	18/05/26	Included
FIDELITY GUARANTEE Hutch Underwriting	HRS11068344	100,000.00	15/05/27	18/05/26	Included
LOSS OF RENT Hutch Underwriting	HRS11068344	510,000.00	15/05/27	18/05/26	Included
COMMON CONTENTS Hutch Underwriting	HRS11068344	30,000.00	15/05/27	18/05/26	Included
CYBER Hutch Underwriting	HRS11068344	10,000.00	15/05/27	18/05/26	Included
LOT OWNERS FIXTURES Hutch Underwriting	HRS11068344	300,000.00	15/05/27	18/05/26	Included

3 Documents Supplied

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

4 Document Inspection

The Corporations records are available for inspection at Adelaide Strata & Community Management, 203 Fullarton Road Eastwood, on any working day between 10:00am and 4:00 pm. Please phone 8490 1300 to make an appointment. (NB: A fee of $5.00 may be charged for an inspection)

Statement Date **28 July 2026**
Signed for and on behalf of **Strata Corporation 3611 Inc**

By: Julie Little

Julie Little
Corporation Manager

Docusign Envelope ID: B7BF71A2-9B1C-8D25-826B-5111C55422E8

Note: Conveyancers attention is drawn to the following:

1 The Act requires that:

1.1 A unit holder must immediately notify the Corporation of:
(a) any change of ownership or address of the unit/lot owner.
(b) any change in the occupancy of the unit (e.g. Tenants).
New owners name and address should be forwarded on the attached form.

1.2 The Corporation may recover an unpaid contribution (and any interest on any such contribution) as a debt from the unit holder in respect of which the contribution is payable (whether or not that person was the unit holder when the liability arose) i.e. The new owner will have to pay any outstandings if you do not adjust them at settlement.

1.3 This statement is issued on the basis that the payment by the unit holder by cheque or other instrument will be honoured at the first presentation. This statement does not take into account any decisions or transactions of the Corporation at or subsequent to the issue of this statement. (Check with us at settlement for up to date information).

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ASCM SMARTER COMMUNITIES

ADELAIDE
t. +61 8 8490 1300
e. sa@smartercommunities.com.au

ABN 73 058 476 056
203 Fullarton Road,
Eastwood SA 5063

Strata Corporation 3611 Inc

3 Steuart Place North Adelaide Sa 5006

BALANCE SHEET

AS AT 28 JULY 2026

	ACTUAL 28/07/2026	ACTUAL 28/02/2026
OWNERS FUNDS		
Administrative Fund	10,975.47	21,084.33
Sinking Fund	15,394.10	4,577.60
TOTAL	**$ 26,369.57**	**$ 25,661.93**
THESE FUNDS ARE REPRESENTED BY		
CURRENT ASSETS		
Cash At Bank	10,873.12	10,385.97
Investment Account 2	15,564.45	15,423.04
Levies In Arrears	59.45	0.00
Other Arrears	15.55	0.00
TOTAL ASSETS	**26,512.57**	**25,809.01**
LIABILITIES		
Unpaid Owners Arrears Fees	143.00	143.00
Levies In Advance	0.00	4.08
TOTAL LIABILITIES	**143.00**	**147.08**
NET ASSETS	**$ 26,369.57**	**$ 25,661.93**

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STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 MARCH 2026 TO 28 JULY 2026

	ACTUAL 01/03/26-28/07/26	BUDGET 01/03/26-28/02/27	VARIANCE %	ACTUAL 01/03/25-28/02/26
ADMINISTRATIVE FUND				
INCOME				
Levies - Administrative Fund	9,400.00	18,800.00	50.00	18,800.00
Bank Interest	141.41	0.00		349.27
Interest On Overdue Levies	15.55	0.00		7.90
Interest Received - Ato	4.81	0.00		0.00
Transfer From Admin To Sinking	(10,000.00)	(5,000.00)	200.00	0.00
TOTAL ADMIN. FUND INCOME	**(438.23)**	**13,800.00**		**19,157.17**
EXPENDITURE - ADMIN. FUND				
MANAGEMENT CHARGES				
Account Management Fee	68.76	164.00	41.93	164.04
Bank Charges	0.74	5.00	14.80	2.22
Income Tax Payment	0.00	400.00	0.00	359.10
Income Tax Return Preparation	70.00	205.00	34.15	205.00
Management Fees	(79.05)	2,387.00	(3.31)	2,782.11
INSURANCE EXPENSE				
Insurance Premium	6,186.98	6,300.00	98.21	6,194.83
Insurance Stamp Duty	569.79	0.00		459.11
EQUIPMENT				
REPAIRS & MAINTENANCE				
Building Maintenance	0.00	3,000.00	0.00	0.00
Consultancy Services	1,265.14	330.00	383.38	1,138.70
Electrical Works	0.00	0.00	0.00	1,392.33
Grounds Maintenance	0.00	2,000.00	0.00	952.00
Gutter And Stormwater Maintena	0.00	500.00	0.00	462.00
Pest Control	0.00	495.00	0.00	0.00
Plumbing Maintenance	0.00	1,000.00	0.00	0.00
SERVICES				
Financial Audit	264.00	385.00	68.57	0.00
Archive/Data Storage	17.61	42.00	41.93	42.00
Disbursements	124.97	700.00	17.85	867.28
Electrical Power Usage	171.69	400.00	42.92	400.24
Meeting Fees	660.00	330.00	200.00	495.00
Valuation	350.00	0.00		0.00

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STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 MARCH 2026 TO 28 JULY 2026

	ACTUAL 01/03/26-28/07/26	BUDGET 01/03/26-28/02/27	VARIANCE %	ACTUAL 01/03/25-28/02/26
COMPLIANCE				
Audit & Statement Of Acct Prep	0.00	0.00	0.00	165.00
Compliance Audit Fee	0.00	0.00	0.00	264.00
TOTAL ADMIN. EXPENDITURE	**9,670.63**	**18,643.00**		**16,344.96**
SURPLUS / DEFICIT	**$ (10,108.86)**	**$ (4,843.00)**		**$ 2,812.21**
Opening Admin. Balance	21,084.33	21,084.33	100.00	18,272.12
ADMINISTRATIVE FUND BALANCE	**$ 10,975.47**	**$ 16,241.33**		**$ 21,084.33**

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STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 MARCH 2026 TO 28 JULY 2026

	ACTUAL 01/03/26-28/07/26	BUDGET 01/03/26-28/02/27	VARIANCE %	ACTUAL 01/03/25-28/02/26
SINKING FUND				
INCOME				
Levies - Sinking Fund	3,000.00	6,000.00	50.00	6,000.00
Transfer From Admin To Sinking	10,000.00	5,000.00	200.00	0.00
TOTAL SINKING FUND INCOME	**13,000.00**	**11,000.00**		**6,000.00**
EXPENDITURE - SINKING FUND				
REPAIRS & MAINTENANCE				
Fencing Works	0.00	5,000.00	0.00	0.00
Roof	0.00	0.00	0.00	4,850.20
Tree Maintenance	2,183.50	5,300.00	41.20	2,805.00
TOTAL SINK. FUND EXPENDITURE	**2,183.50**	**10,300.00**		**7,655.20**
SURPLUS / DEFICIT	**$ 10,816.50**	**$ 700.00**		**$ (1,655.20)**
Opening Sinking Fund Balance	4,577.60	4,577.60	100.00	6,232.80
SINKING FUND BALANCE	**$ 15,394.10**	**$ 5,277.60**		**$ 4,577.60**

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LOT BALANCE REPORT

28 July 2026

Lot No	Unit No	Administrative Fund	Sinking Fund	Other	Total
4	4	59.45	0.00	15.55	75.00
Total		**$59.45**	**$0.00**	**$15.55**	**$75.00**

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ACCOUNTS SUMMARY

1 March 2026 to 28 July 2026

Date	Details	Payee	Amount
101	**Administrative Fund**	**LEVIES - ADMINISTRATIVE FUND**	
01/04/26	01/04/26 to 30/06/26		-4,700.00
01/07/26	01/07/26 to 30/09/26		-4,700.00
	Total:		**-9,400.00**
106	**Administrative Fund**	**BANK INTEREST**	
31/03/26	Interest		-32.75
30/04/26	Interest		-34.83
29/05/26	Interest		-36.82
30/06/26	Interest		-37.01
	Total:		**-141.41**
1095	**Administrative Fund**	**INTEREST ON OVERDUE LEVIES**	
30/04/26	Interest to 30/04/26		-7.65
31/05/26	Interest to 31/05/26		-7.90
	Total:		**-15.55**
112	**Administrative Fund**	**INTEREST RECEIVED - ATO**	
21/05/26	ATO003000023073369AT		-4.81
	Total:		**-4.81**
11513	**Administrative Fund**	**TRANSFER FROM ADMIN TO SINKING**	
02/07/26	Fund Transfer	Fund Transfer Cas-1950284-X1b3	10,000.00
	Total:		**10,000.00**
12202	**Administrative Fund**	**ACCOUNT MANAGEMENT FEE**	
02/03/26	Account Management	Adelaide Strata	13.67
01/04/26	Account Management	Adelaide Strata	13.67
01/05/26	Account Management	Adelaide Strata	13.67
01/06/26	Account Management	Adelaide Strata	13.67
01/07/26	Account Management	Adelaide Strata	14.08
	Total:		**68.76**
12204	**Administrative Fund**	**BANK CHARGES**	
05/05/26	StrataPay BPay Fees		0.37
03/06/26	StrataPay BPay Fees		0.37
	Total:		**0.74**
12206	**Administrative Fund**	**INCOME TAX RETURN PREPARATION**	
12/07/26	Tax Preparation	Adelaide Strata	70.00
	Total:		**70.00**
12210	**Administrative Fund**	**MANAGEMENT FEES**	
02/03/26	Management Fees	Adelaide Strata	234.85
01/04/26	Management Fees	Adelaide Strata	234.85

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ACCOUNTS SUMMARY

1 March 2026 to 28 July 2026

Date	Details	Payee	Amount
12210	**Administrative Fund**	**MANAGEMENT FEES**	
01/05/26	Management Fees	Adelaide Strata	245.81
01/06/26	Management Fees	Adelaide Strata	246.59
09/06/26	Refund 14/05 - 30/0	Adelaide Strata	-620.02
18/06/26	REFUND-ASCM-3611 Sma		-620.02
01/07/26	Management Fees	Adelaide Strata	198.89
	Total:		**-79.05**
12603	**Administrative Fund**	**INSURANCE PREMIUM**	
11/05/26	15/5/26-15/5/27	Bcb Corporate Brokers Pty Ltd	5,757.69
13/07/26	15/5/26-15/5/27 END	Bcb Corporate Brokers Pty Ltd	429.29
	Total:		**6,186.98**
12604	**Administrative Fund**	**INSURANCE STAMP DUTY**	
11/05/26	Stamp Duty	Bcb Corporate Brokers Pty Ltd	528.62
13/07/26	Stamp Duty	Bcb Corporate Brokers Pty Ltd	41.17
	Total:		**569.79**
14219	**Administrative Fund**	**CONSULTANCY SERVICES**	
02/03/26	R&M-TradesMonitoring	Adelaide Strata	13.80
27/03/26	*06 Compliance	Adelaide Strata	495.00
27/03/26	*11 Miscellaneous	Adelaide Strata	19.14
27/03/26	R&M-WO/QR IssuingFee	Adelaide Strata	26.99
01/04/26	R&M-TradesMonitoring	Adelaide Strata	13.80
01/05/26	*06 Compliance	Adelaide Strata	110.00
01/05/26	R&M-TradesMonitoring	Adelaide Strata	13.80
28/05/26	R&M-Reactive Maint	Adelaide Strata	43.96
28/05/26	R&M-WO/QR IssuingFee	Adelaide Strata	26.99
01/06/26	R&M-TradesMonitoring	Adelaide Strata	13.80
29/06/26	*06 Compliance	Adelaide Strata	440.00
29/06/26	*11 Miscellaneous	Adelaide Strata	11.00
01/07/26	R&M-TradesMonitoring	Adelaide Strata	14.20
27/07/26	Work/Quote Request	Adelaide Strata	22.66
	Total:		**1,265.14**
15407	**Administrative Fund**	**FINANCIAL AUDIT**	
22/05/26	1/3/25-28/2/26	Kelly Partners (Nth Syd) P/L	264.00
	Total:		**264.00**
15408	**Administrative Fund**	**ARCHIVE/DATA STORAGE**	
02/03/26	Archive Storage Fee	Adelaide Strata	3.50
01/04/26	Archive Storage Fee	Adelaide Strata	3.50
01/05/26	Archive Storage Fee	Adelaide Strata	3.50
01/06/26	Archive Storage Fee	Adelaide Strata	3.50
01/07/26	Archive Storage Fee	Adelaide Strata	3.61
	Total:		**17.61**

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North Adelaide Sa 5006

ACCOUNTS SUMMARY

1 March 2026 to 28 July 2026

Date	Details	Payee	Amount
15418	**Administrative Fund**	**DISBURSEMENTS**	
02/03/26	Fixed Disbursements	Adelaide Strata	73.44
01/04/26	Fixed Disbursements	Adelaide Strata	73.44
01/05/26	Fixed Disbursements	Adelaide Strata	73.44
01/06/26	Fixed Disbursements	Adelaide Strata	73.44
29/06/26	Fixed Disbursements	Adelaide Strata	-227.89
01/07/26	Fixed Disbursements	Adelaide Strata	59.10
	Total:		**124.97**
15420	**Administrative Fund**	**ELECTRICAL POWER USAGE**	
09/04/26	2/1-6/4/26	Origin Energy - B/Pay 130112	86.64
10/07/26	7/4-7/7/26	Origin Energy - B/Pay 130112	85.05
	Total:		**171.69**
15433	**Administrative Fund**	**MEETING FEES**	
29/06/26	*03 Meetings	Adelaide Strata	660.00
	Total:		**660.00**
15446	**Administrative Fund**	**VALUATION**	
08/07/26	8/7 Insurance Val	Mclean Gladstone Valuers	350.00
	Total:		**350.00**
201	**Sinking Fund**	**LEVIES - SINKING FUND**	
01/04/26	01/04/26 to 30/06/26		-1,500.00
01/07/26	01/07/26 to 30/09/26		-1,500.00
	Total:		**-3,000.00**
21513	**Sinking Fund**	**TRANSFER FROM ADMIN TO SINKING**	
02/07/26	Fund Transfer	Fund Transfer Cas-1950284-X1b3	-10,000.00
	Total:		**-10,000.00**
24268	**Sinking Fund**	**TREE MAINTENANCE**	
28/04/26	28/4 Treeworks	Austral Tree & Stump Service	2,183.50
	Total:		**2,183.50**

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Eastwood SA 5063

Strata Corporation 3611 Inc

ABN 86 830 076 763

STATEMENT

D Johns
P O Box 5113
Dalkeith WA 6009

Transfer Date:
01/01/51

Levy notice sent to different address

Statement Period			
01 Mar 25 to 28 Jul 26			
A/c No	1	Lot No	1
Page Number	1 of 2	Unit No	1

Last Certificate Issued: 28/07/26

Date	Type	Details	Reference	Debit	Credit	Balance
		Brought forward				0.00
12/03/25	Administrative Fund	01/04/25 To 30/06/25	I0001354	470.00		470.00
12/03/25	Sinking Fund	01/04/25 To 30/06/25	I0001364	150.00		620.00
24/03/25	Receipt	Administrative Fund	R0000781		470.00	150.00
24/03/25	Receipt	Sinking Fund	RA000781		150.00	0.00
12/06/25	Administrative Fund	01/07/25 To 30/09/25	I0001374	470.00		470.00
12/06/25	Sinking Fund	01/07/25 To 30/09/25	I0001384	150.00		620.00
16/06/25	Receipt	Administrative Fund	R0000790		470.00	150.00
16/06/25	Receipt	Sinking Fund	RA000790		150.00	0.00
09/09/25	Administrative Fund	01/10/25 To 31/12/25	I0001394	470.00		470.00
09/09/25	Sinking Fund	01/10/25 To 31/12/25	I0001404	150.00		620.00
15/09/25	Receipt	Administrative Fund	R0000802		470.00	150.00
15/09/25	Receipt	Sinking Fund	RA000802		150.00	0.00
09/12/25	Administrative Fund	01/01/26 To 31/03/26	I0001414	470.00		470.00
09/12/25	Sinking Fund	01/01/26 To 31/03/26	I0001424	150.00		620.00
31/01/26	Overdue Interest Jnl	Interest To 31/01/26	J0005348	7.90		627.90
15/02/26	Other	Arrears Notice Fee	M0000119	25.00		652.90
17/02/26	Receipt	Administrative Fund	R0000818		474.08	178.82
More details on next page...				$2,512.90	$2,334.08	$178.82

Over 90 Days	90 Days	60 Days	30 Days	Current	BALANCE DUE:	Nil
0.00	0.00	0.00	0.00	0.00	Date Paid	Amount Paid

STRATAPAY

Tel: 1300 552 311
Ref: 1288 0452 8

Telephone: Call this number to pay by credit card. International +613 8648 0158

www.stratamax.com.au
Ref: 1288 0452 8

Internet: Visit this website to make a secure credit card payment over the internet.

www.stratapay.com/ddr
Ref: 1288 0452 8

Direct Debit: Make auto payments directly from your nominated bank account or credit card.

All payments made through StrataPay payment options are subject to User Terms and Conditions available at www.stratapay.com or by calling 1300 135 610 or email info@stratapay.com. By using the payment options provided by StrataPay you are taken to have read and understood these User Terms and Conditions prior to using StrataPay. Credit card acceptance is subject to notation above. Additional charges may apply.

DEFT

Biller Code: 96503
Ref: 275543171 1000 0000 012

BPay: Contact your participating financial institution to make a payment from your cheque or savings account. BPAY® Registered to BPAY Pty Ltd ABN 69 079 137 518

Post Billpay **In Person:** Pay in-store at Australia Post by cheque or EFTPOS
All cheques must be made payable to: Adelaide Strata Management Pty Ltd Trust Account 3611

LOT/UNIT
Lot 1/ Unit 1

STRATAPAY REFERENCE NO.
1288 0452 8

DUE DATE

3 STEUART PLACE

MANAGED BY
ADELAIDE STRATA MANAGEMENT P/L

AMOUNT
$0.00

*496 275543171 10000000012

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Strata Corporation 3611 Inc

STATEMENT

D Johns
P O Box 5113
Dalkeith WA 6009

Statement Period			
01 Mar 25 to 28 Jul 26			
A/c No	1	Lot No	1
Page Number	2 of 2		

-

Levy notice sent to different address

Date	Type	Details	Reference	Debit	Credit	Balance
		Brought forward		2,512.90	2,334.08	178.82
17/02/26	Receipt	Sinking Fund	RA000818		150.00	28.82
17/02/26	Receipt	Overdue Interest	RB000818		7.90	20.92
17/02/26	Receipt	Other	RC000818		25.00	-4.08
18/02/26	Receipt	Administrative Fund	R0000819		620.00	-624.08
25/02/26	Administrative Fund	Refund O'Paid Levies	J0005362	620.00		-4.08
10/03/26	Administrative Fund	01/04/26 To 30/06/26	I0001434	470.00		465.92
10/03/26	Sinking Fund	01/04/26 To 30/06/26	I0001444	150.00		615.92
18/03/26	Receipt	Administrative Fund	R0000824		465.92	150.00
18/03/26	Receipt	Sinking Fund	RA000824		150.00	0.00
10/06/26	Administrative Fund	01/07/26 To 30/09/26	I0001454	470.00		470.00
10/06/26	Sinking Fund	01/07/26 To 30/09/26	I0001464	150.00		620.00
15/06/26	Receipt	Administrative Fund	R0000833		470.00	150.00
15/06/26	Receipt	Sinking Fund	RA000833		150.00	0.00
				$4,372.90	$4,372.90	Nil

Docusign Envelope ID: B7BF71A2-9B1C-8D25-826B-5111C55422E8

Residential Strata Insurance

Certificate of Currency

Policy Number: HRS11068344
UMR: B200800000STR2025

Certificate Date	11 May, 2026
Insurer	Issued by Hutch Underwriting Pty Ltd on behalf of certain underwriters at Lloyd's
Period of Cover	4:00pm Local Time 15/05/2026 to 4:00pm Local Time 15/05/2027
Insured	Strata Corporation 3611
Interested Parties	None
Situation	3 Steuart Place, NORTH ADELAIDE, SA, 5006

Cover

Section 1 Insured Property	Selected
Building Sum Insured	$3,000,000
Common Area Contents	$30,000
Temporary Accommodation Costs and Loss of Rent	$450,000
Flood	Selected
Additional Catastrophe Cover	30%
Additional Catastrophe Cover	$900,000
Unit Owners' Fixtures and Improvements	Selected
Unit Owners' Fixtures and Improvements	$300,000
Section 2 Property Owner's Legal Liability	Selected
Limit of Liability	$20,000,000
Section 3 Voluntary Workers	Selected
Death	$200,000
Total Disablement (per week)	$2,000
Section 4 Fidelity Guarantee	Selected
Sum Insured	$100,000
Section 5 Office Bearers Legal Liability	Selected
Limit of Liability	$500,000
Section 6 Machinery Breakdown	Not Selected
Section 7 Government Audit and Related Covers	Selected
Part A: Government Audit Expenses	$25,000
Part B: Health & Safety Legal Expenses	$100,000
Part C: Legal Expenses	$50,000

Docusign Envelope ID: B7BF71A2-9B1C-8D25-826B-5111C55422E8

Residential Strata Insurance

Certificate of Currency

Policy Number: HRS11068344
UMR: B200800000STR2025

Section 8 Cyber

Cyber Coverage Sum Insured	$10,000

Policy Wording Hutch Residential Strata version HRS8

Imposed Conditions None

This Policy has been issued by Hutch Underwriting Pty Ltd ABN 846 552 56 134, of L8, 17 Bridge Street, Sydney, NSW, 2000, Authorised Representative number 001296345 on behalf of certain underwriters at Lloyds and confirms that on the Date of Issue a policy existing for the Period of Insurance and sums insured shown herein.

Hutch is an authorised representative of CoverRadar Group Pty Ltd ABN 146 412 25 809 AFS Licence number 523647 of L8, 17 Bridge Street, Sydney, NSW, 2000.

The Policy may be subsequently altered or cancelled in accordance with its terms after the Date of Issue of this certificate without further notice to the holder of this certificate.

It is issued as a matter of information only and does not confer any rights on the holder or any noted interested parties. This certificate does not amend, extend, replace, negate or override the benefits, terms, conditions and exclusions as described in the Schedule documents together with the Product Disclosure Statement and insurance policy wording.

Docusign Envelope ID: B7BF71A2-9B1C-8D25-826B-5111C55422E8

MINUTES OF THE ANNUAL GENERAL MEETING
CORPORATION 3611 INC.
3 Steuart Place, North Adelaide, SA, 5006

DATE :- 16 June 2026 At 06:00 PM

LOCATION :- Microsoft Teams Video / Phone Conference, MS Teams Meeting ID: 482 845 056 299 38, Passcode: MV9eV7qa, Phone Conference ID: 371 742 387#, 203 Fullarton Road, Eastwood SA, 5163

PRESENT :-

Lot 1	Dr Derek Johns (joined meeting approximately 7.00pm)	Owner present
Lot 2	Jessica Nguyen & James Murray Hill	Owner present
Lot 3	Sinclair Bower	Owner present (pre-voted)
Lot 5	Melanie McKellar	Owner present
Lot 9	Adam Kilpatrick	Owner present
Lot 10	Holly Marling	Owner present

PROXIES :- Nil.

IN ATTENDANCE :- Julie Little representing Adelaide Strata & Community Management.

QUORUM :- A Quorum was declared as there were 6 out of a possible 10 Lots represented.

1. Important Notice

STRATA CORPORATION NO. 3611

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

2. Minutes of the Previous General Meeting

It was resolved that The Minutes of the General Meeting held on 14 May 2025, be accepted as a true and accurate record.

Votes for: 5 Votes against; 0 Abstained; 0

Motion CARRIED.

3. Financial Statement

It was resolved that; The Financial Statement as circulated to Owners for the period 1 March 2025 to 28 February 2026 be accepted and adopted as tabled.

Votes for: 5 Votes against; 0 Abstained; 0

Motion CARRIED.

Docusign Envelope ID: B7BF71A2-9B1C-8D25-826B-5111C55422E8

4. Appointments

4.1. Appointment of Body Corporate Manager

It was resolved that; Adelaide Strata & Community Management be appointed as Body Corporate Managers of the Corporation for the next twelve months for a fee of $2,387.00 (inclusive of GST).The Body Corporate Management and Corporation responsibilities are in accordance with the Management Agreement. The Presiding Officer (Or another Office Bearer) is authorised to sign the Management Agreement on behalf of the Corporation.

Votes for: 5 Votes against; 0 Abstained; 0

Motion CARRIED.

4.2. Appointment of Office Bearers

The following Office Bearers were appointed for the coming year (Strata Titles Act, Section 23):

Presiding Officer
Melanie McKellar

Secretary
Adam Kilpatrick

Treasurer
Andrew Goodman (subject to consent)

4.3. Appointment of Management Committee

In addition to the 3 Office Bearers the following member was appointed to the Management Committee:-

Members
Holly Marling

4.4. Appointment of Auditor

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

Votes for: 5 Votes against; 0 Abstained; 0

Motion CARRIED.

5. Review of Insurance Policies

5.1. Insurance Valuation

It was resolved that; The Body Corporate Manager will arrange for an Insurance Valuation for the Corporation, and that the building sum insured shall be at the value set by the Valuer.

The last valuation was carried out 04 May 2022 and assessed at $2,225,000.00.

Votes for: 4 Votes against; 1 Abstained; 0

Motion CARRIED.

Notes
It was agreed by owners present, for a valuation to be completed as soon as possible, by McLean Gladstone Valuers.

Docusign Envelope ID: B7BF71A2-9B1C-8D25-826B-5111C55422E8

5.2. Current Insurance details - Common Property & Lots

Policy Number	Underwriter	Current To	Risk Type	Coverage Amount
HRS11068344	Hutch Underwriting	15 May 2027	BUILDING	$3,000,000.00
			PUBLIC LIABILITY	$20,000,000.00
			OFFICE BEARERS	$500,000.00
			GOVERNMENT AUDIT	$25,000.00
			APPEAL EXPENSES WHS	$100,000.00
			LEGAL DEFENCE	$50,000.00
			CATASTROPHE	$900,000.00
			FLOOD	Included
			VOLUNTARY WORKERS	$200,000.00 / $2,000.00
			FIDELITY GUARANTEE	$100,000.00
			LOSS OF RENT	$450,000.00
			COMMON CONTENTS	$30,000.00
			CYBER	$10,000.00
			LOT OWNERS FIXTURES	$300,000.00
TOTAL PREMIUM: $6,286.31				

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

5.3. Informed Consent - Insurance Commission Disclosure

THAT the STRATA CORPORATION:

- ratifies the insurance details, listed in the insurance report;
- provide informed consent for Body Corporate Brokers as the Insurance Broker, and Adelaide Strata and Community Management to obtain quotations from insurers including commission of up to 20% of the Base Premium for placement of insurance, when through the Manager for Strata Corporation Plan No. 3611;
- further authorises Adelaide Strata and Community Management to retain records of this consent on behalf of the scheme for compliance with ASIC regulatory requirements; and
- further authorises Adelaide Strata and Community Management to receive a share of the total insurance remuneration paid to the broker.

Votes for: 5 Votes against; 0 Abstained; 0

Motion CARRIED.

5.4. Insurance Renewal Directions

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

Votes for: 5 Votes against; 0 Abstained; 0

Motion CARRIED.

Docusign Envelope ID: B7BF71A2-9B1C-8D25-826B-5111C55422E8

6. Common Property Maintenance

6.1. Future Works

Gutter Cleaning
It was agreed to continue with the services of Guttersweep to complete the annual gutter cleaning in July.

Pest Inspection
Discussion was held regarding the timber posts in the Northern fenceline which have signs of possible older termite damage. It was noted there were no signs of any current termite activity. It was agreed not to have a formal termite inspection this year. Owners were requested to be vigilant and report any suspected signs of termites to the Manager.

Grounds Maintenance / Tree Maintenance
The Management Committee are currently managing general grounds maintenance.

A suitable quote for further ivy removal is currently being sought. Austral Trees have provided some feedback on the ivy removal and the Mulberry tree which was noted to be dying and dropping lots of debris. Excavation of certain areas altogether was recommended as a cost saving alternative.

Proposed ivy works include:-
Removal of ivy along the northern fence line (noted to be a high priority at this time)

- Complete removal of ivy
- Heavy trimming of 5 bushes/trees
- Olive tree regrowth cut & stump grinding

Removal of ivy along the eastern fence line:

- Complete removal of ivy
- Removal of ivy around the base and as much as possible up the mulberry tree
-

Tree & Tree Stumps Removal along Boundary
The Manager noted that several Quotes have been received for the tree & stump removals including:-
$748.00 Jack of All Trees - Remove 4 Olive stumps
$2,648.00 Austral Trees - Remove further tree/s from boundary fence line
$2,596.00 Austral Trees - Grind down row of Olive stumps to 300mm (does not include grindings removal)
$3,600 pus GST JC Angel - Grind Olive stump and remove waste

The Management Committee have the authority to choose a suitable quote and instruct the Manager to issue a work order.

Roof
Roof & Render installed the new roof for the strata corporation in January 2025. Following discussion regarding the roof being under the airport flightpath and concern of waste accumulating from planes, the Manager was requested to enquire with Roof & Render as to whether the warranty conditions include a once yearly cleaning or any other special conditions. The Manager was requested to provide the Management Committee with an outcome once Roof & Render have provided a response.

Sump Pump Service
Not completed by Stark Plumbing in May 2025/2026. ASCM repairs team are following up on this matter and will provide an update for the Management Committee as soon as possible. Quotes from other contractors may be required for this service. The Management Committee have the authority to choose a suitable quote and instruct the Manager to issue a work order.

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Boundary Fence Replacement

The Manager advised the meeting that the neighbour, owner of 1 Steuart Place, is not agreeable to a 50% share by both parties for a replacement boundary fence. The neighbour has been requesting the corporation pay approximately 80% of any new fencing. Quotes have been obtained by ASCM and the neighbour for temporary fencing and permanent fencing with lattice screening on top.

The manager confirmed that another set of cross fencing notices will need to be issued objecting to the neighbour's latest fencing notices received on 3rd June, 2026.

The neighbour and the strata corporation may need to seek mediation at a meeting as the matter has been ongoing for the past 6 months.

It was noted that the neighbour is upset about the loss of screening from the Olive trees being removed. Additionally, the neighbour reported an issue with the tree contractors accessing their yard without approval to cut the Olive trees down.

It was noted that the Olive stumps will need to be removed prior to a new fence being installed. There is a small brick wall that would also need to be removed. Based on past experiences, the neighbour has not been willing to allow access to their property for the further works. The meeting discussed the large Bougainvillea tree that may be in the way of the fence and will require investigation.

It was agreed by owners present for a Management Committee member to attend a Mediation meeting with the neighbour to try to resolve the fencing matter amicably. Adam Kilpatrick offered to attend a Mediation meeting, together with the ASCM Manager.

The meeting agreed to give Adam Kilpatrick the authority to act on behalf of the corporation at the mediation meeting. The Manager will make enquiries as to the cost of a Mediation meeting, process and possible locations for the meeting to be held and update the Management Committee. It was agreed for the cost of the Mediation meeting to be deducted as an expense from the sinking fund.

The meeting discussed the requirement for a Survey of the fenceline to determine the exact boundary line. It was considered by owners present a boundary survey may assist with any negotiations and leverage, with a potential to request a 50% contribution of the cost of a survey from the neighbour.

The Manager was requested to obtain a quote for a boundary survey and forward to the Management Committee for their review. It was agreed for the quote for the boundary survey to be included in the Mediation negotiations to obtain the neighbours agreement on exactly where the fence is to be installed.

It was further agreed that Adam Kilpatrick, has the authority to offer agreement to a 50% share of lattice screening to be installed at the top of the fence as a compromise to the neighbour.

The meeting also discussed the possibility of planting more trees and native plants /shrubs for additional screening along the boundary adjacent the fence, however this was agreed upon.

7. Budget and Levies

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

The meeting reviewed the Statement of Non-Recurrent Expenditure (Sinking Fund Analysis). The manager noted that funds were currently quite low in the sinking fund and recommended a transfer of funds from the administration fund to balance the accounts and accommodate for upcoming expenses, including the fence replacement.

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7.2. Administrative Fund Levy Contributions

It was resolved that The Corporation Administrative Fund Levy be set in accordance with the proposed budget, raising a total of $18,800.00. Levies are to be paid in 4 instalments as follows:

Levy Status	Financial Period	Period From	Period To	Due	Admin Fund
Already Issued	Current	01 Apr 2026	30 Jun 2026	01 Apr 2026	$4,700.00
To be Issued	Current	01 Jul 2026	30 Sep 2026	01 Jul 2026	$4,700.00
To be Issued	Current	01 Oct 2026	31 Dec 2026	01 Oct 2026	$4,700.00
To be Issued	Current	01 Jan 2027	31 Mar 2027	01 Jan 2027	$4,700.00
Total		**01 Apr 2026**	**31 Mar 2027**		**$18,800.00**

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

Votes for: 6 Votes against; 0 Abstained; 0

Motion CARRIED.

7.3. Sinking Fund Levy Contributions

It was resolved that; The Corporation Sinking Fund Levy be set in accordance with the proposed budget, raising a total of $6,000.00. Levies are to be paid in 4 instalments as follows:

Levy Status	Financial Period	Period From	Period To	Due	Sinking Fund
Already Issued	Current	01 Apr 2026	30 Jun 2026	01 Apr 2026	$1,500.00
To be Issued	Current	01 Jul 2026	30 Sep 2026	01 Jul 2026	$1,500.00
To be Issued	Current	01 Oct 2026	31 Dec 2026	01 Oct 2026	$1,500.00
To be Issued	Current	01 Jan 2027	31 Mar 2027	01 Jan 2027	$1,500.00
Total		**01 Apr 2026**	**31 Mar 2027**		**$6,000.00**

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

Votes for: 6 Votes against; 0 Abstained; 0

Motion CARRIED.

7.4. Funds Transfer - Surplus

Motion Lost that STRATA CORPORATION Plan No. 3611 Inc. approve by Special Resolution to transfer surplus funds of $5,000.00 from the Administration Fund to the Sinking Fund.

Votes for: 1 Votes against; 5 Abstained; 0

Motion DEFEATED.

Notes
Following discussion, it was agreed by the meeting to transfer $10,000.00 to allow for a larger buffer in the sinking fund for the replacement fencing, tree and ivy removals.

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7.5. Special Sinking Fund Levy

To resolve that; a Special Sinking Fund Levy of $5,000.00 be raised in accordance with Equal Proportions to cover Tree & Stump Removal and for the levy to be due payable on 1/8/26.

Votes for: 0 Votes against; 6 Abstained; 0

Motion DEFEATED.

7.6. Shortfall of Funds

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

8. Approvals and Policies

8.1. Review of Previous Policies

The meeting re-affirmed previously adopted policies of the Corporation including 'Disbursement Directions', 'Community Directory', 'Contact Details', 'Financial Charges', 'Levy Arrears', 'Notices to Owners', and the 'Maintenance Policy'.

Disbursement Directions (Correspondence To Owners)

The Corporation resolved that Owners wherever possible and practical are to elect to have their correspondence and notices delivered by email. Election is required to be in writing to the Manager/Secretary. Owners were advised that they are responsible for notification to the Body Corporate Manager of any changes to their contact details including their preferred email address, as failure to notify may result in overdue levies and initiate the arrears process.

Community Directory

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

Failure To Notify Change Of Contact Details

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

Financial Charges

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

Levy Arrears

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

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

Any cost incurred by the Corporation including but not limited to Management Agreement charges are to be recovered from the relevant Unit/Lot owner.

3. Any arrears exceeding 75 days

The Body Corporate Manager will contact the Presiding Officer, or another Office Bearer, and confirm directions regarding further action for debt recovery, including legal action.

4. Debt Collection

That the Body Corporate Manager is authorised to proceed on behalf of the Corporation with any necessary action, subject to item 3, including legal action, to recover all outstanding monies.

5. Costs

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

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

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

1. The Corporation authorise general repairs to proceed where costs are less than $600 or; repairs are of an emergency and/or essential nature, and for an Office Bearer to be informed of any required actions.
2. Unless alternate instructions are resolved at a general meeting of the Corporation;
    - The Corporation's preference is for 2 quotes for general repairs of $600.00 to $2,000.00, noting Office Bearers are authorised to engage a contractor when the first quote is presented.
    - The Corporation's preference is for 3 quotes for any general repairs exceeding $2,000.00
3. All quotes are to be made available to Office Bearers at the earliest opportunity for a decision, and where a General Meeting has approved for maintenance works to proceed;
    - The Manager is authorised to select the most suitable quote & arrange repairs, should instructions have not been received from an Office Bearer within a determined period of the General Meeting, or 30 days of quotes presented.

9. General Business

9.1. Matters Raised

General Property Update
The meeting noted that the broken furniture previously left onsite by a former tenant has now been removed.

Owners and residents of the corporation may arrange up to 6 hard rubbish removals per year.

Ivy Overgrowth
Lots of the Ivy overgrowth has been cleaned up to date.

Rubbish Bins
Adam Kilpatrick has contacted the Council regarding broken bins. The Council has repaired some of the bins but there are still some more bins requiring repairs.

Pet Policy
The meeting discussed having an official pet policy. It was agreed for the Manager to send a proposed draft pet policy to the Management Committee for consideration and for the policy to be placed on the 2027 AGM Meeting Agenda. It was agreed in the meanwhile, that all pet applications will require approval at a General Meeting, paid for by the owner of the unit.

10. Venue, Date and Time of the Next Meeting

The next general meeting will be scheduled for a similar time, date and venue as the current meeting in approximately 12 months.

11. Meeting Closure

The meeting closed at 08:00 PM.

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MINUTES OF THE ANNUAL GENERAL MEETING
CORPORATION 3611 INC.
3 Steuart Place, North Adelaide, SA, 5006

DATE :- 14 May 2025 At 06:00 PM

LOCATION :- By Teleconference and Teams Meeting 1/102 Greenhill Road, Unley, SA, 5061

PRESENT :-

Lot 2	Jessica Nguyen & James Hill	Owner present
Lot 3	Sinclair (Jay) Bower	Owner present (pre-voted)
Lot 4	Roslyn Howe	Owner present (pre-voted)
Lot 6	SA Housing Trust	Owner present (pre-voted)
Lot 7	Andrew Goodman	Owner present
Lot 9	Adam Kilpatrick	Owner present
Lot 10	Adam Kilpatrick	Proxy present

PROXIES :-

Lot 10	Holly Marling	Adam Kilpatrick

Proxies received by the Body Corporate Manager prior to the meeting were conveyed by the Manager to owners in attendance via Conference Call.

IN ATTENDANCE :- Julie Little representing Adelaide Strata and Community Management.

QUORUM :- A Quorum was declared as there were 7 out of a possible 10 Lots represented.

1. Important Notice

STRATA CORPORATION NO. 3611

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

2. Minutes of the Previous General Meeting

It was resolved that The Minutes of the General Meeting held on 28 August 2024, be accepted as a true and accurate record.

Votes for: 6 Votes against; 0 Abstained; 1

Motion CARRIED.

3. Financial Statement

It was resolved that; The Financial Statement as circulated to Owners for the period 29 February 2024 to 28 February 2025 be accepted and adopted as tabled.

Votes for: 6 Votes against; 0 Abstained; 1

Motion CARRIED.

Docusign Envelope ID: B7BF71A2-9B1C-8D25-826B-5111C55422E8

4. Appointments

4.1. Appointment of Body Corporate Manager

It was resolved that; Adelaide Strata & Community Management be appointed as Body Corporate Managers of the Corporation for the next twelve months for a fee of $2,273.00 (inclusive of GST).The Body Corporate Management and Corporation responsibilities are in accordance with the Management Agreement. The Presiding Officer (Or another Office Bearer) is authorised to sign the Management Agreement on behalf of the Corporation.

Votes for: 5 Votes against; 1 Abstained; 1
Motion CARRIED.

4.2. Appointment of Office Bearers

The following appointments were made for the coming year:
(Strata Titles Act, Section 35):

Presiding Officer
Melanie McKellar

Secretary
Adam Kilpatrick

Treasurer
Andrew Goodman

4.3. Appointment of Management Committee

It was resolved that the 3 Office Bearers constitute the Management Committee for the coming year.

4.4. Appointment of Auditor

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

Votes for: 7 Votes against; 0 Abstained; 0
Motion CARRIED.

5. Review of Insurance Policies

5.1. Insurance Valuation

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

Votes for: 6 Votes against; 1 Abstained; 0
Motion CARRIED.

Notes ***The last valuation was carried out 04 May 2022 and assessed at $2,225,000.00.***
The manager advised the meeting that the owner of Unit 6, SA Housing Trust, moved to increase the Building Sum Insured to $3,000,000.00. Following discussion about whether to increase or obtain a valuation, the meeting agreed to increase the Building Sum Insured to $3,000,000.00.

Docusign Envelope ID: B7BF71A2-9B1C-8D25-826B-5111C55422E8

5.2. Current Insurance details - Common Property & Lots

Policy Number	Underwriter	Current To	Risk Type	Coverage Amount
HRS11068344	Hutch Underwriting	15 May 2025	BUILDING	$2,225,000.00
			PUBLIC LIABILITY	$20,000,000.00
			OFFICE BEARERS	$500,000.00
			GOVERNMENT AUDIT	$25,000.00
			APPEAL EXPENSES WHS	$100,000.00
			LEGAL DEFENCE	$50,000.00
			CATASTROPHE	$667,500.00
			VOLUNTARY WORKERS	$200,000.00
			FIDELITY GUARANTEE	$100,000.00
			LOSS OF RENT	$333,750.00
			COMMON CONTENTS	$22,250.00
			LOT OWNERS FIXTURES	$222,500.00
TOTAL PREMIUM: $5,136.11				

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

5.3. Insurance Renewal Directions

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

Votes for: 7 Votes against; 0 Abstained; 0

Motion CARRIED.

Notes
The meeting agreed to renew the insurance with Hutch Underwriting. The Manager advised the meeting that BCB Insurance Brokers would raise an endorsement invoice for the increase in building sum insured to $3,000,000.00.

Docusign Envelope ID: B7BF71A2-9B1C-8D25-826B-5111C55422E8

6. Common Property Maintenance

Gutter Cleaning
The meeting agreed to continue with Guttersweep for the gutter cleaning. As the guttering and roof was replaced in January 2025 and was noted to be in clean condition, the meeting agreed to postpone the next gutter cleaning to July 2025.

Pest Inspection
The meeting agreed that a pest inspection was not required for 2025 as there were no signs of any termite activity around the property. It was resolved that a formal termite inspection will not be undertaken and that residents will be vigilant and advise the Body Corporate Manager if any termite activity is noticed.

Grounds Maintenance
Discussion was held regarding common grounds maintenance, noting the last 2 contractors had not performed satisfactorily. Adam Kilpatrick advised the meeting that a few owners are happy to help with the grounds maintenance for the time being. A working bee was also suggested, with all owners to be invited.

The meeting noted that Adam cut away all the ivy from the Makin Lane fence. Adam advised there is still a lot of invasive ivy around the property that needs further attention.

Adam advised the meeting in order to remove more ivy and complete grounds tasks, he will need to purchase hedge shears, a chainsaw and other grounds equipment. The meeting agreed for the corporation to reimburse Adam Kilpatrick for the reasonable costs of the equipment, up to a job limit of $500.00. Adam is requested to submit receipts to the manager for reimbursement. The manager was not required to obtain quotes for grounds maintenance at this time.

Olive Tree Lopping
The Manager advised that the Committee had decided prior to the meeting to proceed with the quote from Jack Of All Trees for the lopping of the 4-5 Olive trees for a total of $1,859.00.

Discussion was held regarding the debris that are dropped by the Olive Trees onto vehicles parked adjacent. The damage to cars was noted to be significant. Following discussion, the manager was to request for Jack of All Trees to hold off on the tree lopping and instead provide a revised quote for the total cut down of the Olive trees adjacent the carpark area. It was agreed by the meeting the Management Committee will have the authority to approve a revised quote from Jack of All Trees.

Sump Pump Service –
The meeting agreed to continue with the services of Stark Plumbing to attend annually in May, to service the sump pump.

General Building & Grounds Maintenance (From 2024 AGM)
Adam Kilpatrick and Roof and Render painted the fascia boards when the scaffolding for the new roof, was in place. Adam advised that Melanie McKellar purchased the paint. The meeting approved for Melanie to be reimbursed for the paint purchased upon presentation of a receipt to the manager.

Timber Steps adjacent Makin Lane
Adam Kilpatrick advised he had not yet had time to complete any works on the timber step area. He will address this when time permits.

Timber Stairwell Railings
The meeting agreed to place this item on hold, noting there were no safety issues as the timber railings were only cosmetic and not structural.

Heritage Wall
The meeting noted that the heritage wall (Makin Lane side) was found to be in reasonable condition since the ivy was removed. The meeting agreed if the wall can be lodged as a heritage item there may be funding provided from local government to maintain the wall going forward. The manager will make an initial enquiry with the City of Adelaide regarding heritage conditions and advise the management committee of the outcome.

Docusign Envelope ID: B7BF71A2-9B1C-8D25-826B-5111C55422E8

7. Budget and Levies

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

The meeting reviewed the Statement of Non-Recurrent Expenditure (Sinking Fund Analysis) as required. No changes were requested by the meeting.

7.2. Administrative Fund Levy Contributions

It was resolved that The Corporation Administrative Fund Levy be set in accordance with the proposed budget, raising a total of $18,800.00. Levies are to be paid in 4 instalments as follows:

Levy Status	Financial Period	Period From	Period To	Due	Admin Fund
Already Issued	Current	01 Mar 2025	31 May 2025	01 Mar 2025	$4,700.00
To be Issued	Current	01 Jun 2025	31 Aug 2025	01 Jun 2025	$4,700.00
To be Issued	Current	01 Sep 2025	30 Nov 2025	01 Sep 2025	$4,700.00
To be Issued	Current	01 Dec 2025	28 Feb 2026	01 Dec 2025	$4,700.00
Total		**01 Mar 2025**	**28 Feb 2026**		**$18,800.00**

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

Votes for: 6 Votes against; 1 Abstained; 0
Motion CARRIED.

7.3. Sinking Fund Levy Contributions

It was resolved that; The Corporation Sinking Fund Levy be set in accordance with the proposed budget, raising a total of $6,000.00. Levies are to be paid in 4 instalments as follows:

Levy Status	Financial Period	Period From	Period To	Due	Sinking Fund
Already Issued	Current	01 Mar 2025	31 May 2025	01 Mar 2025	$1,500.00
To be Issued	Current	01 Jun 2025	31 Aug 2025	01 Jun 2025	$1,500.00
To be Issued	Current	01 Sep 2025	30 Nov 2025	01 Sep 2025	$1,500.00
To be Issued	Current	01 Dec 2025	28 Feb 2026	01 Dec 2025	$1,500.00
Total		**01 Mar 2025**	**28 Feb 2026**		**$6,000.00**

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

Votes for: 6 Votes against; 1 Abstained; 0
Motion CARRIED.

Docusign Envelope ID: B7BF71A2-9B1C-8D25-826B-5111C55422E8

7.4. Shortfall of Funds

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

8. Approvals and Policies

8.1. Review of Previous Policies

The meeting reviewed previously adopted policies of the Corporation for 'Disbursement Directions', 'Community Directory', 'Contact Details', 'Financial Charges', 'Levy Arrears', 'Notices to Owners', and 'Maintenance Policy'. No changes were requested.

9. Approval Requests for Prescribed Works

9.1. Solar Panel Installation by Owners

Resolved that Strata Corporation 3611 adopt the following policy for solar installation by owners:-

Solar installation by owners

1. Owners may, at their own expense, have solar panels installed taking up no greater than 50% of the roof area above their own unit, to be metered individually to their unit. This 50% rule is in keeping with the rights of the owner of the alternate unit who shares the roof area to also install solar panels either at the same time or at a future date.
2. The solar panels may be connected for the sole use of the individual property.
3. Such a solar installation must be carried out by appropriately licensed and insured Electrical professionals.
4. The owner who installs solar panels will be responsible for any damage caused to the roofing structure or common property by the solar panel installation. Penetrations must be waterproof.
5. The owner who installs solar panels will be responsible for their maintenance, upkeep, and eventual removal or replacement if required at their end-of-life.
6. The owner who installs solar panels will be responsible for their removal and reinstallation costs if their temporary removal is required, in order to carry out maintenance and/or replacement works to the common property.
7. The owner who installs solar panels will be responsible for ensuring that any install complies with any local, state or federal regulations with regards to solar panels and associated electrical systems.

The motion was carried subject to the following further conditions:-

1. Subject to agreement by the 2nd unit owner who shares the same roof.
2. Subject to a plan of the proposed solar panel installation being submitted to the management committee via the body corporate manager for review, prior to proceeding.
3. Subject to final approval of the solar installation at the discretion of the management committee, however approval will not be unreasonably withheld.

Votes for: 4 Votes against; 2 Abstained; 1

Motion CARRIED.

Notes

Discussion was held regarding strata corporation insurance implications for solar panels and liability in the event of a storm, with solar panels falling off the roof. Solar batteries were discussed, together with the risk of a fire occurring.

The manager was requested to investigate with BCB Insurance Brokers the insurance implications under the corporation insurance policy, with reference to solar panel installation and batteries. The meeting requested for the manager to include all owners in the correspondence from the insurance broker.

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10. General Business

10.1. Matters Raised

No other general business was raised at this meeting.

11. Venue, Date and Time of the Next Meeting

The next general meeting will be scheduled for a similar time, date and venue as the current meeting in approximately 12 months.

12. Meeting Closure

The meeting closed at 7.35pm.

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STRATA CORPORATION NO 3611 INC 3 Steuart Place, North Adelaide SA 5006

The following is a summary of policy decisions, special and unanimous resolutions resolved by the Strata Corporation.
As at 30/06/2026
The relevant minutes should be consulted for precise wording of the resolutions.

Date of Meeting and Details

AGM 1994
Animals: it is the Corporation's policy NOT to approve applications to keep an animal
Signage: it was agreed that a land agent instructed to offer any unit "For Sale" be permitted to erect one sign only, of dimensions not greater than 1.2 X O.9 metres. This sign must indicate the number of the unit and is to be installed as near as practicable to the front of the boundary of the premises and be removed not later than 24 hours after a contract for sale of the unit has been signed.
Security Screens: All unit holders may install security screens to the doors provided they are similar in design and colour to that installed at Unit 5.
Interest Charged on Overdue Accounts: All amounts resolved as being due to the Corporation and remaining unpaid at the date they become due and payable will bear interest at the effective rate 10% calculated daily after a grace period of 28 days. Interest only to be charged from this day on not in retrospect.

ARTICLES & RULES:
It was agreed that each unit holder is individually responsible for attaching a copy of the Corporation's Articles and any Corporation rules to a letting or lease agreement for their unit.

1998 AGM
Unit 3 Privacy: The new owners of unit 3 asked if they could erect a permapine trellis at the front of their unit on the common property to provide improved privacy. The owners explained that the trellis would be placed some 450mm in front of their porch and would be bolted to the concrete and green in colour. The cost would be all theirs and they would maintain the trellis. The size is 4.8m x 2m. It was resolved that the Corporation grant consent to the erection of a trellis on common property outside unit 3 , subject to the above conditions and that the current owners and their successors in title agreeing without any further notice that the costs of and incidental to installation, maintenance, repairs and replacement shall he at all times at the expense of that unit holder from time to time.
External Hot Water Services: Subject to committee approval on location, design, size colour.

AGM 7/9/99
APPROVALS — PER NOTICE OF MEETING:
In accordance with the provisions of the Strata Titles Act, 1988 and pursuant to the Notices of Motion included in the Notice of Meeting', it was resolved by Special Resolution that the Corporation grant consent to an application in writing for the following standard approvals, subject to the unit holder applying, and their successors in title agreeing without any further notice that the costs of and incidental to installation, maintenance, repairs and replacement shall be at all times at the expense of that unit holder from time to time.

AIRCONDITIONERS
Wall Mounted: All unit holders may install a wall mounted airconditioner to the unit, provided it does not impede any common walkway and is a low noise rotary compressor model.

AGM 2000
Parking: it was agreed that the current parking space owned by U 10 was unworkable in many circumstances as it is too close to the entrance. In light of this it was agreed that subject to the agreement of unit 9 that their resident can park 1 vehicle beside the western wall of unit 9 and unit 10 per permitted to use unit 9's space.

AGM 2001
Awnings: Approval given for Unit owners to install an awning, provided the colour matches the brickwork, similar in design to that erected at Unit 4.

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AGM 2003

Overdue Contributions and Debt Collection

Overdue It was agreed that the payment of the Body Corporate Account is the responsibility of each unit holder and accounts must be paid within twenty-eight (28) days of the due date. If any account is not paid within 28 days of the due date unit owners are required to pay interest on the overdue amount at the rate of fifteen per cent (15%) per annum calculated from the due date of the account until payment, and to pay all expenses incurred in pursuing recovery of overdue amounts including (but not limited to) legal fees, administrative costs, location and service fees and any commission payable to debt recovery consultants or solicitors.

AGM 2006

Overdue Account Charges

It was advised that due to concerns regarding overdue and delinquent contributions (in excess of one quarter in arrears) "Strata Assist" can forward invoices monthly to remind these owners of their debt to the Corporation. It was further advised that in cases where overdue accounts are forwarded, a charge of $6.60 (Overdue Account Charge) will be made. This charge is allowed for in the Management Agreement and will be an expense to be paid by the unit owner(s) involved.

It was agreed that in the case of contributions being more than three months in arrears, the above charge is authorised.

AGM 2009

APPROVALS AND POLICIES

SECURITY SCREEN DOORS

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

WINDOW SCREENS

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

AWNINGS

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

TILES ON PORCHES/BALCONIES

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

TELEVISION ANTENNAS

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

STRATA DIRECTORY:

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

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

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

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

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

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

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

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

2009 ANNUAL GENERAL MEETING
APPROVALS AND POLICIES

SECURITY SCREEN DOORS
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3. Debt Collection
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4. Costs
   All related costs associated with the recovery of any outstanding monies will be the responsibility of the relevant unit owner and as such will be recovered from that unit owner.

2010 ANNUAL GENERAL MEETING
APPROVALS AND POLICIES

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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.

STRATA DIRECTORY:
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FAILURE TO NOTIFY CHANGE OF CONTACT DETAILS
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3. Debt Collection
   That the Body Corporate Manager is authorised to proceed on behalf of the Corporation with any necessary action, including legal action, to recover all outstanding monies.

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

2011 AGM

Nil

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

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

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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.

As requested by those present, It was further resolved that the Body Corporate Manager would also email all owners who have provided their email address with each issue of the Corporation along with the Presiding Officer, in order for each owner to be continually informed. Owners are hereby advised that this may increase disbursement costs to the Corporation.

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

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

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

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

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

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2012 ANNUAL GENERAL MEETING
APPROVALS AND POLICIES

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

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

DISBURSEMENTS / CORRESPONDANCE TO OWNERS

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

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

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

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

NBN; National Broadband Network

The matter of the National Broadband Network was discussed however, the Body Corporate Manager advised the meeting that there insufficient owners present to pass the required Special Resolution.

STRATA DIRECTORY:

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

FAILURE TO NOTIFY CHANGE OF CONTACT DETAILS

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

FINANCIAL CHARGES

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

LEVY ARREARS

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

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

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

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

2013 Annual General Meeting

APPROVALS AND POLICIES

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

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

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

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

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.

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

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

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

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

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

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

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

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

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

2014 Annual General Meeting

APPROVALS AND POLICIES

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

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

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

FAILURE TO NOTIFY CHANGE OF CONTACT DETAILS
It was resolved to authorise the Body Corporate Manager to conduct a search for owners who have failed to notify the Corporation of their change of contact details. It was further resolved that any cost incurred by the Corporation including but not limited to Management Agreement charges are to be recovered from the relevant owner(s).

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

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

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

Docusign Envelope ID: B7BF71A2-9B1C-8D25-826B-5111C55422E8

Any cost incurred by the Corporation including but not limited to Management Agreement charges are to be recovered from the relevant unit owner.

3. Debt Collection
That the Body Corporate Manager is authorised to proceed on behalf of the Corporation with any necessary action, subject to item 5 including legal action, to recover all outstanding monies.

4. Costs
All related costs associated with the recovery of any outstanding monies will be recovered from the relevant unit owner as debt against the unit.

5. Any arrears exceeding 75 days; the Body Corporate Manager will contact the Presiding Officer, or another Office Bearer, and confirm further directions regarding further action including legal action.

2016 Annual General Meeting

APPROVALS FOR PRESCRIBED WORKS

Nil requested

ADOPTION OF POLICIES

a. Affirmation of previous policies;

Motion tabled;

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

Motion Carried

2017 Annual General Meeting

APPROVALS FOR PRESCRIBED WORKS

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

- *To resolve by Special Resolution: The Corporation arrange for the relocation of the stormwater drains as recommended by Stark Plumbing and Suburban Maintenance Service.*

  Votes for; 6 Votes against; Abstained; ***Motion Carried***

- *To resolve by Special Resolution that; The Corporation be approved to remove the common shed and its contents.*

  Votes for; 6 Votes against; Abstained; ***Motion Carried***

- *To resolve by Special Resolution that; The approval be given for the Corporation to change the current exterior paint colour from the existing shade of Blue to Windspray.*

  Votes for; 6 Votes against; Abstained; ***Motion Carried***

- *To resolve by Special Resolution that; The approval be given for the Corporation to change the current exterior paint colour from the existing shade of Blue to Woodland Grey.*

  Votes for; 6 Votes against; Abstained; ***Motion Carried***

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.

ADOPTION OF POLICIES

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b. Affirmation of previous policies;

Motion tabled;

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

Motion Carried

Amendment to 2017 Approvals and Policies

2017 Annual General Meeting
APPROVALS FOR PRESCRIBED WORKS

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

- *To resolve by Special Resolution; The Corporation arrange for the relocation of the stormwater drains as recommended by Stark Plumbing and Suburban Maintenance Service.*

  Votes for; 6 Votes against; Abstained; ***Motion Carried***

- *To resolve by Special Resolution that; The Corporation be approved to remove the common shed and its contents.*

  Votes for; 6 Votes against; Abstained; ***Motion Carried***

- *To resolve by Special Resolution that; The approval be given for the Corporation to change the current exterior paint colour from the existing shade of Blue to Windspray.*

  Votes for; 6 Votes against; Abstained; ***Motion Denied***

- *To resolve by Special Resolution that; The approval be given for the Corporation to change the current exterior paint colour from the existing shade of Blue to Woodland Grey.*

  Votes for; 6 Votes against; Abstained; ***Motion Carried***

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.

2018 Annual General Meeting
Affirmation of previous policies;

Motion tabled;

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

Motion Carried

2019 Annual General Meeting

APPROVALS FOR PRESCRIBED WORKS

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

To resolve that; Corporation 3611 by Special Resolution approve all owners to install solar (PV) panels on their rooftops using up to 50% of the roof space above their Unit, or more by mutual consent with the other owner and the installation of solar batteries in their Unit subsidiary. o be placed on the agenda for next Annual General Meeting

Motion Denied

To be placed on the agenda for next Annual General Meeting as greater detail and procedure for the installation is required.

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To resolve that; Corporation 3611 by Special Resolution in retrospect, approve all owners to enclose their porches. Adhering to the design and colour scheme of the Corporation.

Motion Carried

To resolve that; Corporation 3611 by Unanimous Resolution approve the owner of Unit six, Housing SA Sales and Acquisition exclusive use of Common Property to install a small shed, so the tenant of Unit six can store his ride on disability scooter. This will keep the scooter out of the weather and secure. The exclusive use will be for the life of the current tenancy.

Motion Denied

This motion was denied as Housing SA requires more detail from the tenant regarding the small shed. It was agreed that when the detail had been received, then an Extraordinary General Meeting would be convened to vote on the Unanimous Resolution.

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.

ADOPTION OF POLICIES

c. Affirmation of previous policies;

Motion tabled;

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

Motion Carried

Proposed Maintenance Policy

Motion tabled;

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

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

Motion Carried

2020 Annual General Meeting

APPROVALS FOR PRESCRIBED WORKS

Single Roof Car Port

Motion tabled; It was resolved by special resolution that Corporation 3611 INC construct a single rooved carport spanning car lots 1, 2, 3, 4, 6, 8 and 10 comprising only 4 vertical poles at the corners of each lot and one continuous roof.

Votes for; 1 Votes against; 1 Abstained; 1 **Motion Denied**

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The Owner of Unit 9 advised that there is not enough information at the time of the meeting for them to be able to agree with the motion.

ADOPTION OF POLICIES
Affirmation of previous policies;

Motion tabled;

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

Motion Carried

2021 Annual General Meeting
No new items.

2022 Annual General Meeting

APPROVALS FOR PRESCRIBED WORKS
Nil requested

ADOPTION OF POLICIES

Review of Previous Policies;

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

2024 Annual General Meeting

8. Approval Requests for Prescribed Works

8.1. Roof Replacement

It was resolved that by Special Resolution Strata Corporation 3611 proceed with replacement of the existing tiled roof to a Colorbond roof for the whole corporation.

Votes for: 7 Votes against; 1 Abstained; 0 Motion CARRIED.

9. Approvals and Policies

9.1. Review of Previous Policies

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

2025 Annual General Meeting

8. Approvals & Policies

8.1 Review of Previous Policies

The meeting reviewed previously adopted policies of the Corporation for 'Disbursement Directions', 'Community Directory', 'Contact Details', 'Financial Charges', 'Levy Arrears', 'Notices to Owners', and 'Maintenance Policy'.
No changes were requested.

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9.1. Solar Panel Installation by Owners

Resolved that Strata Corporation 3611 adopt the following policy for solar installation by owners:
Solar installation by owners

1. Owners may, at their own expense, have solar panels installed taking up no greater than 50% of the roof area above their own unit, to be metered individually to their unit. This 50% rule is in keeping with the rights of the owner of the alternate unit who shares the roof area to also install solar panels either at the same time or at a future date.

2. The solar panels may be connected for the sole use of the individual property.

3. Such a solar installation must be carried out by appropriately licensed and insured Electrical professionals.

4. The owner who installs solar panels will be responsible for any damage caused to the roofing structure or common property by the solar panel installation. Penetrations must be waterproof.

5. The owner who installs solar panels will be responsible for their maintenance, upkeep, and eventual removal or replacement if required at their end-of-life.

6. The owner who installs solar panels will be responsible for their removal and reinstallation costs if their temporary removal is required, in order to carry out maintenance and/or replacement works to the common property.

7. The owner who installs solar panels will be responsible for ensuring that any install complies with any local, state or federal regulations with regards to solar panels and associated electrical systems.

The motion was carried subject to the following further conditions:

1. Subject to agreement by the 2nd unit owner who shares the same roof.
2. Subject to a plan of the proposed solar panel installation being submitted to the management committee via the body corporate manager for review, prior to proceeding.
3. Subject to final approval of the solar installation at the discretion of the management committee, however approval will not be unreasonably withheld.

Votes for: 4 Votes against; 2 Abstained; 1 Motion CARRIED.

2026 Annual General Meeting

Approvals & Policies

Review of Previous Policies
The meeting re-affirmed previously adopted policies of the Corporation including 'Disbursement Directions', 'Community Directory', 'Contact Details', 'Financial Charges', 'Levy Arrears', 'Notices to Owners', and the 'Maintenance Policy'.

Disbursement Directions (Correspondence To Owners)
The Corporation resolved that Owners wherever possible and practical are to elect to have their correspondence and notices delivered by email. Election is required to be in writing to the Manager/Secretary. Owners were advised that they are responsible for notification to the Body Corporate Manager of any changes to their contact details including their preferred email address, as failure to notify may result in overdue levies and initiate the arrears process.

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

Failure To Notify Change Of Contact Details
It was resolved to authorise the Body Corporate Manager to conduct a search for owners who have failed to notify the Corporation of their change of contact details. It was further resolved that any cost incurred by the Corporation including but not limited to Management Agreement charges are to be recovered from the relevant owner(s).

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

Levy Arrears
Following an overview of the procedures followed to collect overdue levies it was resolved that the following policies and procedures be adopted:
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
Any cost incurred by the Corporation including but not limited to Management Agreement charges are to be recovered from the relevant Unit/Lot owner.
3. Any arrears exceeding 75 days
The Body Corporate Manager will contact the Presiding Officer, or another Office Bearer, and confirm directions regarding further action for debt recovery, including legal action.
4. Debt Collection
That the Body Corporate Manager is authorised to proceed on behalf of the Corporation with any necessary action, subject to item 3, including legal action, to recover all outstanding monies.
5. Costs
All related costs associated with the recovery of any outstanding monies will be recovered from the relevant Unit/Lot owner as a debt against the Unit/Lot.

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

Maintenance Policy
The Corporation adopt the following maintenance procedures to assist in expediting repairs;
1. The Corporation authorise general repairs to proceed where costs are less than $600 or; repairs are of an emergency and/or essential nature, and for an Office Bearer to be informed of any required actions.
2. Unless alternate instructions are resolved at a general meeting of the Corporation;
- The Corporation's preference is for 2 quotes for general repairs of $600.00 to $2,000.00, noting Office Bearers are authorised to engage a contractor when the first quote is presented.
- The Corporation's preference is for 3 quotes for any general repairs exceeding $2,000.00

3. All quotes are to be made available to Office Bearers at the earliest opportunity for a decision, and where a General Meeting has approved for maintenance works to proceed;
- The Manager is authorised to select the most suitable quote & arrange repairs, should instructions have not been received from an Office Bearer within a determined period of the General Meeting, or 30 days of quotes presented.

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ANNEXURE E

ARTICLES OF THE STRATA CORPORATION

Docusign Envelope ID: B7BF71A2-9B1C-8D25-826B-5111C55422E8

Schedule 3—Articles of strata corporation

1 (1) A unit holder must—

(a) maintain the unit in good repair;

(b) carry out any work ordered by a council or other public authority in respect of the unit.

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

2 A person bound by these articles—

(a) must not obstruct the lawful use of the common property by any person; and

(b) must not use the common property in a manner that unreasonably interferes with the use and enjoyment of the common property by the other members of the strata community, their customers, clients or visitors; and

(c) must not make, or allow his or her customers, clients or visitors to make, undue noise in or about any unit or the common property; and

(d) must not interfere, or allow his or her customers, clients or visitors to interfere, with others in the enjoyment of their rights in relation to units or common property.

3 A person bound by these articles must not use the unit, or permit the unit to be used, for any unlawful purpose.

4 Subject to the *Strata Titles Act 1988*, a person bound by these articles must not, without the strata corporation's consent, keep any animal in, or in the vicinity of, a unit.

5 A person bound by these articles—

(a) must not park a motor vehicle in a parking space allocated for others or on a part of the common property on which parking is not authorised by the strata corporation; and

(b) must take reasonable steps to ensure that his or her customers, clients or visitors do not park in parking spaces allocated for others or on parts of the common property on which parking is not authorised by the strata corporation.

6 A person bound by these articles must not, without the consent of the strata corporation—

(a) damage or interfere with any lawn, garden, tree, shrub, plant or flower on the common property; or

(b) use any portion of the common property for his or her own purposes as a garden.

7 A person bound by these articles must not—

(a) bring objects or materials onto the site of a kind that are likely to cause justified offence to the other members of the strata community; or

(b) allow refuse to accumulate so as to cause justified offence to others.

8 A person bound by these articles must not, without the consent of the strata corporation, display any sign, advertisement, placard, banner or any other conspicuous material of a similar nature—

(a) on part of his or her unit so as to be visible from outside the building; or

(b) on any part of the common property.

9 The occupier of a unit may, without the consent of the strata corporation, paint, cover or in any other way decorate the inside of any building forming part of the unit and may, provided that unreasonable damage is not caused to any common property, fix locks, catches, screens, hooks and other similar items to that building.

10 The occupier of a unit used for residential purposes must not, without the consent of the strata corporation, use or store on the unit or on the common property any explosive or other dangerous substance.

11 A person bound by these articles—

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(a) must maintain within the unit, or on a part of the common property set apart for the purpose by the strata corporation, a receptacle for garbage adequately covered; and

(b) must comply with all council by-laws relating to the disposal of garbage.

12 A unit holder must immediately notify the strata corporation of—

(a) any change in the ownership of the unit, or any change in the address of an owner;

(b) any change in the occupancy of the unit.

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ANNEXURE F

T 166650

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No. 166,650 Rd. Trans. Transp. Dep.

MEMORANDUM OF TRANSFER,

Carmel Drafting

of Right of Roads

Situated in Adelaide

William Dean and George Alexander Farr Vendors

William Selby Douglas and Samuel Davenport Purchaser.

Particulars entered in the Register Book, Vol. CCLXXVI Folio, 138, the 3rd day of Feb 1883 at 2 P.M.

A Rotheringham

Dep Registrar-General.

REGISTRAR GENERAL

To be included with transfer from G.A. Farr and W.S. Douglas Farr

Certificate of Registrar-General, Justice of the Peace, &c., taking declaration of attesting witness.

Appeared before me at Adelaide the 29th day of September one thousand eight hundred and eighty 3 Robert Lewis of Adelaide Law Clerk a person known to me and of good repute, attesting witness to this instrument, and acknowledged his signature to the same; and did further declare that William Dean one of the parties executing the same, was personally known to him the said Robert Lewis and that the signature of the said instrument is in the handwriting of the said William Dean

(Signed) Thos Pope Not Pub

Certificate of Registrar-General, Justice of the Peace, &c., before whom instrument may have been executed by the parties thereto.

Appeared before me at Adelaide the 29th day of September one thousand eight hundred and eighty three George Alexander Farr of Adelaide Solicitor the part executing the within instrument, and did freely and voluntarily sign the same.

(Signed) Thos Pope Not Pub

[Form 50.]

Correct for purpose of Registration.

W & J. Pope

Tob

Docusign Envelope ID: B7BF71A2-9B1C-8D25-826B-5111C55422E8

I.P. and grant (A)
do hereby transfer to the said William Selby Douglas and Samuel Davenport a right of Road over the said Roads and Streets particularly shewn and set forth in the said Deposited Plan
I.P. ~~all~~ (A) ~~estate and interest in the said~~ (A)

I.P. of land above described (A)

In witness whereof we have hereto subscribed our names this twenty ninth day of September one thousand eight hundred and eighty three

Signed by the said William Dean in the presence of
Robt. Lewis
Clerk to Wm. Pope
Solr Adelaide

Signed on the day above named by the said
George Alexander Farr
in the presence of
Wm. Pope
Solr Adelaide

Wm. Dean
George A. Farr

Docusign Envelope ID: B7BF71A2-9B1C-8D25-826B-5111C55422E8

(D) South Australia.

MEMORANDUM OF TRANSFER.

We William Dean of Adelaide in the Province of South Australia Cattle Salesman and George Alexander Hart of the same place Solicitor being registered as the proprietors of an estate in fee simple subject, however, to such encumbrances, liens, and interests, as are notified by memorandum underwritten or endorsed hereon in That piece of land situated in the City of Adelaide being portions of the Town Acre No 800 and bounded as appears in the Plan in the margin of Certificate of Title entered in Register Book Vol CCLXXVI folio 138 and in the Plan deposited in the Lands Titles Registration office No 663 being the Roads ~~and~~ Streets particularly shewn in the said Deposited Plan No 663

In consideration of the sum of Ten shillings

paid to us by William Selby Douglas of Adelaide Esquire and Samuel Davenport of Beaumont Esquire

the receipt of which sum we hereby acknowledge,

Docusign Envelope ID: B7BF71A2-9B1C-8D25-826B-5111C55422E8

ANNEXURE G

PROPERTY INTEREST REPORT, ESL, LAND TAX & SA WATER CERTIFICATES

Docusign Envelope ID: B7BF71A2-9B1C-8D25-826B-5111C55422E8

Property Interest Report

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

Title Reference	CT 5032/864	**Reference No.** 2804553
Registered Proprietors	D L*JOHNS	**Prepared** 28/07/2026 07:27
Address of Property	Unit 1 G, 16 STEUART PLACE, NORTH ADELAIDE, SA 5006	
Local Govt. Authority	THE CORPORATION OF THE CITY OF ADELAIDE	
Local Govt. Address	GPO BOX 2252 ADELAIDE SA 5001	

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 *[**Note** - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	Refer to the Certificate of Title
1.2	Easement (whether over the land or annexed to the land) Note--"Easement" includes rights of way and party wall rights *[**Note** - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	Refer to the Certificate of Title
1.3	Restrictive covenant *[**Note** - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	Refer to the Certificate of Title for details of any restrictive covenants as an encumbrance
1.4	Lease, agreement for lease, tenancy agreement or licence (The information does not include information about any sublease or subtenancy. That information may be sought by the purchaser from the lessee or tenant or sublessee or subtenant.) *[**Note** - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	Refer to the Certificate of Title also Contact the vendor for these details
1.5	Caveat	Refer to the Certificate of Title
1.6	Lien or notice of a lien	Refer to the Certificate of Title
2.	***Aboriginal Heritage Act 1988***	
2.1	section 9 - Registration in central archives of an Aboriginal site or object	Aboriginal Affairs and Reconciliation in AGD has no registered entries for Aboriginal sites or objects affecting this title
2.2	section 24 - Directions prohibiting or restricting access to, or activities on, a site or	Aboriginal Affairs and Reconciliation in AGD has no record of any direction affecting this title

	an area surrounding a site	
2.3	Part 3 Division 6 - Aboriginal heritage agreement	Aboriginal Affairs and Reconciliation in AGD has no record of any agreement affecting this title also Refer to the Certificate of Title

3. *Burial and Cremation Act 2013*

3.1	section 8 - Human remains interred on land	Births, Deaths and Marriages in AGD has no record of any gravesites relating to this title also contact the vendor for these details

4. *Crown Rates and Taxes Recovery Act 1945*

4.1	section 5 - Notice requiring payment	Crown Lands Program in DEW has no record of any notice affecting this title

5. *Development Act 1993* (repealed)

5.1	section 42 - Condition (that continues to apply) of a development authorisation *[**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
5.2	section 50(1) - Requirement to vest land in a council or the Crown to be held as open space	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
5.3	section 50(2) - Agreement to vest land in a council or the Crown to be held as open space	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
5.4	section 55 - Order to remove or perform work	State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
5.5	section 56 - Notice to complete development	State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
5.6	section 57 - Land management agreement	Refer to the Certificate of Title
5.7	section 60 - Notice of intention by building owner	Contact the vendor for these details
5.8	section 69 - Emergency order	State Planning Commission in the Department for Housing and Urban Development has no record of any order affecting this title also Contact the Local Government Authority for other details that might apply
5.9	section 71 - Fire safety notice	Building Fire Safety Committee in the Department for Housing and Urban Development has no record of any notice affecting this title

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

6. Repealed Act conditions

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

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
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
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 Act	The regional landscape board has no record of any notice affecting this title
18.18	section 209 - Reparation order requiring specified action or payment to make good damage resulting from contravention of the Act	The regional landscape board has no record of any notice affecting this title

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

19. *Land Tax Act 1936*

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

20. *Local Government Act 1934* (repealed)

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

21. *Local Government Act 1999*

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

22. *Local Nuisance and Litter Control Act 2016*

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

23. *Metropolitan Adelaide Road Widening Plan Act 1972*

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

24. *Mining Act 1971*

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

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

32. *South Australian Public Health Act 2011*

32.1	section 66 - Direction or requirement to avert spread of disease	Public Health in DHW has no record of any direction or requirement affecting this title
32.2	section 92 - Notice	Public Health in DHW has no record of any notice affecting this title

		also Contact the Local Government Authority for other details that might apply
32.3	*South Australian Public Health (Wastewater) Regulations 2013* Part 4 - Condition (that continues to apply) of an approval	Public Health in DHW has no record of any condition affecting this title also Contact the Local Government Authority for other details that might apply

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

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

34. *Water Industry Act 2012*

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

35. *Water Resources Act 1997* (repealed)

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

36. Other charges

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

Other Particulars

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

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

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- 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.

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LAND SERVICES SA

Product	Check Search
Date/Time	28/07/2026 07:27AM
Customer Reference	OR-1EK5HYXXVGKZ5S
Order ID	20260728000110

Certificate of Title

Title Reference: CT 5032/864

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

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Docusign Envelope ID: B7BF71A2-9B1C-8D25-826B-5111C55422E8

LAND SERVICES SA

Product	Title and Valuation Package
Date/Time	28/07/2026 07:27AM
Customer Reference	OR-1EK5HYXXVGKZ5S
Order ID	20260728000110

Certificate of Title

Title Reference	CT 5032/864
Status	CURRENT
Easement	YES
Owner Number	07990633
Address for Notices	PO BOX 2521 KENT TOWN DC 5071
Area	NOT AVAILABLE

Estate Type

Fee Simple (Unit)

Registered Proprietor

DEREK LESLIE JOHNS
OF 86 STANLEY STREET NEDLANDS WA 6009

Description of Land

UNIT 1 STRATA PLAN 3611
IN THE AREA NAMED NORTH ADELAIDE
HUNDRED OF YATALA

Last Sale Details

There are no sales details recorded for this property

Constraints

Encumbrances

NIL

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
022033802*	CURRENT	Unit 1 G, 16 STEUART PLACE, NORTH ADELAIDE, SA 5006

Notations

Dealings Affecting Title

NIL

Notations on Plan

NIL

Registrar-General's Notes

NIL

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LAND SERVICES SA

Product	Title and Valuation Package
Date/Time	28/07/2026 07:27AM
Customer Reference	OR-1EK5HYXXVGKZ5S
Order ID	20260728000110

Administrative Interests

NIL

Valuation Record

Valuation Number	022033802*
Type	Site & Capital Value
Date of Valuation	01/01/2026
Status	CURRENT
Operative From	01/07/1978
Property Location	Unit 1 G, 16 STEUART PLACE, NORTH ADELAIDE, SA 5006
Local Government	ADELAIDE
Owner Names	DEREK LESLIE JOHNS
Owner Number	07990633
Address for Notices	PO BOX 2521 KENT TOWN DC 5071
Zone / Subzone	CL - City Living \ NALI - North Adelaide Low Intensity
Water Available	Yes
Sewer Available	Yes
Land Use	1320 - Ground Floor Home Unit In A Multi-Storey Block
Description	H/UNIT CPK
Local Government Description	Residential

Parcels

Plan/Parcel	Title Reference(s)
S3611 UNIT 1	CT 5032/864

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	$280,000	$490,000			
Previous	$265,000	$425,000			

Building Details

Valuation Number	022033802*
Building Style	Contemporary
Year Built	1978
Building Condition	Good
Wall Construction	Brick

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LAND SERVICES SA

Product	Title and Valuation Package
Date/Time	28/07/2026 07:27AM
Customer Reference	OR-1EK5HYXXVGKZ5S
Order ID	20260728000110

Roof Construction	Tiled (Terra Cotta or Cement)
Equivalent Main Area	62 sqm
Number of Main Rooms	4

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

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LAND SERVICES SA

Product	Historical Search
Date/Time	28/07/2026 07:25AM
Customer Reference	
Order ID	20260728000104

Certificate of Title

Title Reference: CT 5032/864

Status: CURRENT

Parent Title(s): CT 4338/842

Dealing(s) Creating Title: CONVERTED TITLE

Title Issued: 16/07/1991

Edition: 3

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
19/04/2018	23/04/2018	12909902	DISCHARGE OF MORTGAGE	REGISTERED	8464956
30/03/1998	06/04/1998	8464956	MORTGAGE	REGISTERED	COMMONWEALTH BANK OF AUSTRALIA
30/03/1998	06/04/1998	8464955	DISCHARGE OF MORTGAGE	REGISTERED	6709644
30/03/1989	27/06/1989	6709644	MORTGAGE	REGISTERED	

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RevenueSA
DEPARTMENT OF TREASURY AND FINANCE
ABN 19 040 349 865
Emergency Services Funding Act 1998

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

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

PIR Reference No: 2804553

SNT CONVEYANCING PTY LTD
LEVEL 1
18 GREENHILL ROAD
WAYVILLE SA 5034

DATE OF ISSUE
28/07/2026

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

OWNERSHIP NUMBER	OWNERSHIP NAME
07990633	D L JOHNS

PROPERTY DESCRIPTION

1 / 16 STEUART PL / NORTH ADELAIDE SA 5006

ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR
			R4	RE
022033802*	CT 5032/864	$490,000.00	1.000	0.400

LEVY DETAILS:

FINANCIAL YEAR
2026-2027

FIXED CHARGE	$	50.00
+ VARIABLE CHARGE	$	155.20
- REMISSION	$	91.70
- CONCESSION	$	0.00
+ ARREARS / - PAYMENTS	$	0.00
= AMOUNT PAYABLE	$	113.50

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 Certficate will be issued free of charge. **It is not the due date for payment.**

EXPIRY DATE 26/10/2026

Government of South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT

RevenueSA

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

PAYMENT REMITTANCE ADVICE

OWNERSHIP NUMBER
07990633

OWNERSHIP NAME
D L JOHNS

ASSESSMENT NUMBER
022033802*

AMOUNT PAYABLE
$113.50

AGENT NUMBER
100040328

AGENT NAME
SNT CONVEYANCING PTY LTD

EXPIRY DATE
26/10/2026

+70215849120022> +001571+ <0550151432> <0000011350> +444+

Docusign Envelope ID: B7BF71A2-9B1C-8D25-826B-5111C55422E8

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

Biller Code: 456285 **Ref: 7021584912** 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	**To pay via the internet go to:** www.revenuesaonline.sa.gov.au	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**

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.

Docusign Envelope ID: B7BF71A2-9B1C-8D25-826B-5111C55422E8

RevenueSA
DEPARTMENT OF TREASURY AND FINANCE
ABN 19 040 349 865
Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE

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

PIR Reference No: 2804553

DATE OF ISSUE
28/07/2026

SNT CONVEYANCING PTY LTD
LEVEL 1
18 GREENHILL ROAD
WAYVILLE SA 5034

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

OWNERSHIP NAME
D L JOHNS

FINANCIAL YEAR
2026-2027

PROPERTY DESCRIPTION
1 / 16 STEUART PL / NORTH ADELAIDE SA 5006

ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	TAXABLE SITE VALUE	AREA
022033802*	CT 5032/864	$280,000.00	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 **26/10/2026**

Government of South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT

RevenueSA
Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

Docusign Envelope ID: B7BF71A2-9B1C-8D25-826B-5111C55422E8

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

Biller Code: 456293 **Ref: 7021584821** 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	**To pay via the internet go to:** www.revenuesaonline.sa.gov.au	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**

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.

Docusign Envelope ID: B7BF71A2-9B1C-8D25-826B-5111C55422E8

SA Water

Account Number	L.T.O Reference	Date of issue	Agent No.	Receipt No.
022033802*	CT5032864	28/7/2026	7191	2804553

1836 CONVEYANCING
LEVEL 1, 18 GREENHILL ROAD
WAYVILLE SA 5034
reception@1836conveyancing.com.au

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: DL & S JOHNS
Location: U1 16 STEUART PL NORTH ADELAIDE UNIT1 S3611
Description: H/UNIT CPK **Capital Value:** $ 490 000
Rating: Residential

Periodic charges

Raised in current years to 30/9/2026

				$
		Arrears as at: 30/6/2026	:	0.00
Water main available:	1/7/1978	Water rates	:	88.00
Sewer main available:	1/7/1978	Sewer rates	:	103.85
		Water use	:	38.89
		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	:	230.74CR
		Balance outstanding	:	0.00

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

Next quarterly charges: Water supply: 88.00 Sewer: 103.85 Bill: 7/10/2026

This account has no meter of its own but is supplied from account no 02 20338 01 1.

The Water Use apportionment option is Even.

The apportionment percentage for this account is 10.00%.

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/.

Docusign Envelope ID: B7BF71A2-9B1C-8D25-826B-5111C55422E8

SA Water

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

Docusign Envelope ID: B7BF71A2-9B1C-8D25-826B-5111C55422E8

SA Water

South Australian Water Corporation

Name:
DL & S JOHNS

Water & Sewer Account
Acct. No.: **022033802***

Amount: _____

Address:
U1 16 STEUART PL NORTH ADELAIDE
UNIT1 S3611

Payment Options

EFT

EFT Payment

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	022033802*

BPAY

Biller code: 8888
Ref: 02203380210

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: 022033802*

Docusign Envelope ID: B7BF71A2-9B1C-8D25-826B-5111C55422E8

Electronic Property Information for Conveyancing

Property Details

This form is a read-only view of the current account details for the selected property.
This information may differ from what is actually printed on your Certificate.

Back

Property details as at: 29/7/2026

Account no:	022033802*
Property location:	U1 16 STEUART PL NORTH ADELAIDE UNIT1 S3611
Customer name:	DL & S JOHNS
Postal address:	19 ORMOND GR TOORAK GARDENS SA 5065
Recovery status:	FULLY PAID
Last charge raised:	$230.74 on 08/07/2026
Last payment rec'd:	$230.74 on 14/07/2026
Current balance:	$0.00

Last billed items for this property

Bill Item	Date	Reporting period	Amount
Sewer	08/07/2026	Q1/27	103.85
Water	08/07/2026	Q1/27	88.00
Water Use	08/07/2026	Q1/27 10.0% (18/02/2026 to 27/05/2026)	38.89

Call us

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For more information on the South Australian Integrated Land Information Systems (SAILIS)

SAILIS

SA Water

Government of South Australia

Docusign Envelope ID: B7BF71A2-9B1C-8D25-826B-5111C55422E8

SA Water GPO Box 1751, Adelaide SA 5001
250 Victoria Square, Adelaide SA 5000

Docusign Envelope ID: B7BF71A2-9B1C-8D25-826B-5111C55422E8

ANNEXURE H

COUNCIL SEARCH

Docusign Envelope ID: B7BF71A2-9B1C-8D25-826B-5111C55422E8

Date: 28 July 2026

Email: city@cityofadelaide.com.au

CITY OF ADELAIDE

25 Pirie Street, Adelaide
GPO Box 2252 Adelaide
South Australia 5001

T (08) 8203 7203
F (08) 8203 7575
W cityofadelaide.com.au

ABN 20 903 762 572

Dear Sir/Madam,

Land and Business (Sale and Conveyancing) Act – Section 7 enquiries.

I have received your letter requesting information on encumbrances for the property as detailed below:

Title Reference	CT-5032/864
Owner Name	Mr D L Johns
Address of Property	Ground 1/16 Steuart Place, NORTH ADELAIDE SA 5006

You are advised:

- If there are any encumbrances on this property, they are attached hereto.

In addition:

Please be advised that any rebates which apply to this property may not still be applicable with a change in ownership.

Yours faithfully,

pp
Michael Sedgman
Chief Executive Officer

Docusign Envelope ID: B7BF71A2-9B1C-8D25-826B-5111C55422E8

THE CORPORATION OF THE CITY OF ADELAIDE
LOCAL GOVERNMENT RATES SEARCH

Rates & Property Enquiries: 8203 7203

Email: city@cityofadelaide.com.au

CITY OF ADELAIDE

25 Pirie Street, Adelaide
GPO Box 2252 Adelaide
South Australia 5001

T (08) 8203 7203
F (08) 8203 7575
W cityofadelaide.com.au

ABN 20 903 762 572

SEARCHLIGHT TECHNOLOGY P/L
PO Box 232, RUNDLE MALL SA 5000

Dear Sir/Madam

Certificate in accordance with Section 187 of the Local Government Act.

I have received your request for information on the Premises below.

Date Received	28 July 2026
Receipt Number	7151236
Document Issue Date	28 July 2026
Property Address	Ground 1/16 Steuart Place, NORTH ADELAIDE SA 5006
Property Description	Unit 1 SP 3611
Property Titles	CT-5032/864
Owner of Property	Mr D L Johns

Local Government Act 1999 [Act]

Liability for rates if land is not rateable for the whole of the financial year

Section 179

(1) If land is rateable for portion, but not for the whole, of a financial year, the land will be subject to rates imposed for the financial year but there will be a proportionate reduction in the amount of rates.
(2) A council may, for the purposes of the operation of subsection (1) in respect of land that becomes rateable after the adoption of valuations by the council for the relevant year, specifically adopt a valuation of the land

Fines for Late Payment:

If an instalment is not received on, or before, the due date (2nd September; 2nd December; 3rd March; 2nd June), a fine of 2% will be applied to the instalment amount in arrears at that time. A further interest levy of 0.76% will also be added to the amount in arrears (including the amount of any previous unpaid fine but excluding interest from any previous month) outstanding at the end of each month thereafter.

Yours faithfully,

pp
Michael Sedgman
Chief Executive Officer

Docusign Envelope ID: B7BF71A2-9B1C-8D25-826B-5111C55422E8

CITY OF ADELAIDE

25 Pirie Street, Adelaide
GPO Box 2252 Adelaide
South Australia 5001

T (08) 8203 7203
F (08) 8203 7575
W cityofadelaide.com.au

ABN 20 903 762 572

Assessment No: 4758 9

Property Location	**Ground 1/16 Steuart Place, NORTH**
Rateable Valuation	$13,800
Arrears	$0.00
Arrears Legal Fees	$0.00
Gross Rates (includes Regional Landscape Levy)	**$1,672.75**
Interest, Current	$0.00
Interest, Arrears	$0.00
Rebates	$0.00
Legal Charges, Current	$0.00
Deferred Debts	$0.00
	$0.00
Paid	$-418.30
Overpayments	$0.00
Refunds	$0.00
Outstanding Balance	**$1,254.45**

Docusign Envelope ID: B7BF71A2-9B1C-8D25-826B-5111C55422E8

Change of Ownership – New Owner Information

Rates & Property Enquiries: 8203 7203

Please fill in the below information or provide to the purchaser to fill in and return to r.mail@cityofadelaide.com.au or to GPO Box 2252 ADELAIDE SA 5001

CITY OF ADELAIDE

25 Pirie Street, Adelaide
GPO Box 2252 Adelaide
South Australia 5001

T (08) 8203 7203
F (08) 8203 7575
W cityofadelaide.com.au

ABN 20 903 762 572

Name: SEARCHLIGHT TECHNOLOGY P/L

Address: PO Box 232, RUNDLE MALL SA 5000

File reference:

Phone number:

Certificate of Title:	CT-5032/864
Property Description:	Unit 1 SP 3611
Property Address:	Ground 1/16 Steuart Place, NORTH ADELAIDE SA 5006
Previous Owner: **(Full names)**	Mr D L Johns
New Owner: **(Titles and full names)**	
New Owner's Postal address for future notices: **(or managing agent)**	
New Owner's Postal address for general mail: (if different to above)	
New Owner's contact phone number(s):	
New Owner's email address:	
Settlement Date:	

This information is provided to the City of Adelaide for local government related purposes and is held in accordance with our privacy policy, available at https://www.cityofadelaide.com.au

Docusign Envelope ID: B7BF71A2-9B1C-8D25-826B-5111C55422E8

PRESCRIBED INFORMATION

Address:	***Ground 1/16 Steuart Place, NORTH ADELAIDE SA 5006***	***Reference:***	**2001/05440**
Alternate:	***1/3 Steuart Place, NORTH ADELAIDE SA 5006***		
Certificate of Title:	***CT-5032/864***	***Dated:***	***28 July 2026***

Prescribed encumbrance	Other particulars required
Part 1—Items that must be included in statement	
{If an item is not applicable strike it out or write "NOT APPLICABLE" or "N/A" in column 1.}	
Development Act 1993 (repealed)	
Section 42 – Condition (that continues to apply) of a development authorisation	Date of Authorisation: Name of relevant authority that granted authorisation: Condition(s) of authorisation: ***Development Conditions – See Attachment***
Repealed Act conditions	
~~Condition (that continues to apply) of an approval or authorisation granted under the *Building Act 1971* (repealed), the *City of Adelaide Development Control Act 1976* (repealed), the *Planning Act 1982* (repealed) or the *Planning and Development Act 1966* (repealed)~~	~~Nature of Condition(s):~~

Docusign Envelope ID: B7BF71A2-9B1C-8D25-826B-5111C55422E8

PRESCRIBED INFORMATION

Planning, Development and Infrastructure Act 2016	
Part 5 – Planning and Design Code	Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code): **Refer to attached PlanSA Section 7 Report** Is there a State heritage place on the land or is the land situated in a State heritage area? *~~YES~~/NO Is the land designated as a local heritage place? *~~YES~~/NO Is there a tree or stand of trees declared in Part 10 of the Planning and Design Code to be a significant tree or trees on the land? *~~YES~~/NO Is there a current amendment to the Planning and Design Code released for public consultation by a designated entity on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation? *YES/~~NO~~
Section 127 - Condition (that continues to apply) of a development authorisation	~~Date of authorisation:~~ ~~Name of relevant authority that granted authorisation:~~ ~~Condition(s) of authorisation:~~ **Refer to attached PlanSA Section 7 Report**

Docusign Envelope ID: B7BF71A2-9B1C-8D25-826B-5111C55422E8

Part 2—Items to be included if land affected	
[If an item is not applicable, strike it out or write "NOT APPLICABLE" or "N/A" in column 1, or else omit the items and headings that are not applicable.]	
Development Act 1993	
~~section 50(1)—Requirement to vest land in a council or the Crown to be held as open space~~	~~Date requirement given:~~ ~~Name of body giving requirement:~~ ~~Nature of requirement:~~ ~~Contribution payable (if any):~~
~~section 50(2)—Agreement to vest land in a council or the Crown to be held as open space~~	~~Date of agreement:~~ ~~Names of parties:~~ ~~Terms of agreement:~~ ~~Contribution payable (if any):~~
~~section 55—Order to remove or perform work~~	~~Date of order:~~ ~~Terms of order:~~ ~~Building work (if any) required to be carried out:~~ ~~Amount payable (if any):~~
~~section 56—Notice to complete development~~	~~Date of notice:~~ ~~Requirements of notice:~~ ~~Building work (if any) required to be carried out:~~ ~~Amount payable (if any):~~
~~Section 57—Land management agreement~~	~~Date of agreement:~~ ~~Names of parties:~~ ~~Terms of agreement:~~

~~Section 69—Emergency Order~~	~~Date of order:~~ ~~Name of authorised officer who made order:~~ ~~Name of authority that appointed authorised officer:~~ ~~Nature of order:~~ ~~Amount payable (if any):~~

~~Section 71—Fire safety notice~~	~~Date of notice:~~ ~~Name of authorised officer giving notice:~~

Docusign Envelope ID: B7BF71A2-9B1C-8D25-826B-5111C55422E8

PRESCRIBED INFORMATION

	~~Requirements of notice:~~ ~~Building work (if any) required to be carried out:~~ ~~Amount payable (if any):~~
~~Section 84 – Enforcement notice~~	~~Date notice given:~~ ~~Name of relevant authority giving notice:~~ ~~Nature of directions contained in notice:~~ ~~Building work (if any) required to be carried out:~~ ~~Amount payable (if any):~~
~~section 85(6), 85(10) or 106—Enforcement order~~	~~Date order made:~~ ~~Name of court that made order:~~ ~~Action number:~~ ~~Names of parties:~~ ~~Terms of order:~~ ~~Building work (if any) required to be carried out:~~
~~Part 11 Division 2—Proceedings~~	~~Date of commencement of proceedings:~~ ~~Date of determination or order (if any):~~ ~~Terms of determination or order (if any):~~
Confirmed – Planning/Development Section	
Fire and Emergency Services Act 2005	
~~section 105F (or section 56 or 83 (repealed))—Notice of action required concerning flammable materials on land~~	~~Date of notice:~~ ~~Person or body who issued notice:~~ ~~Requirements of notice (as stated therein):~~ ~~Amount payable (if any):~~
Confirmed – Enforcement/Compliance section:	
Food Act 2001	
~~section 44—Improvement notice~~	~~Date of notice:~~ ~~Name of authorised officer who served notice:~~ ~~Name of authority that appointed officer:~~ ~~Requirements of notice:~~
~~section 46—Prohibition order~~	~~Date of order:~~

Docusign Envelope ID: B7BF71A2-9B1C-8D25-826B-5111C55422E8

PRESCRIBED INFORMATION

	~~Name of authority or person who served order:~~ ~~Requirements of order:~~
Confirmed – Environmental Health section:	
Housing Improvement Act 1940	
~~section 23 – declaration that house is undesirable or unfit for human habitation~~	~~Date of declaration:~~ ~~Those particulars required to be provided by a council under section 23:~~
~~Part 7 (rent control for substandard houses) – Notice or declaration~~	~~Date of notice or declaration~~ ~~Those particulars required to be provided by the housing authority under section 60:~~
Confirmed – Building/Development section:	
Land Acquisition Act 1969	
~~Section 10 – Notice of intention to acquire~~	~~Date of notice:~~ ~~Name of Authority who served notice:~~ ~~Description of land intended to be acquired (as described in the notice):~~

Docusign Envelope ID: B7BF71A2-9B1C-8D25-826B-5111C55422E8

PRESCRIBED INFORMATION

Local Government Act 1934 (repealed)	
~~Notice, order, declaration, charge, claim or demand given or made under the Act~~	~~Date of notice, order etc:~~ ~~Name of council by which, or person by whom, notice, order etc is given or made:~~ ~~Land subject thereto:~~ ~~Nature of requirements contained in notice, order etc:~~ ~~Time for carrying out requirements:~~ ~~Amount payable (if any):~~
Local Government Act 1999	
~~Notice, order, declaration, charge, claim or demand given or made under the Act~~	~~Date of notice, order etc:~~ ~~Name of council by which, or person by whom, notice, order etc is given or made:~~ ~~Land subject thereto:~~ ~~Nature of requirements contained in notice, order etc:~~ ~~Time for carrying out requirements:~~ ~~Amount payable (if any):~~
Confirmed – General section:	
Local Nuisance and Litter Control Act 2016	
~~Section 30 – Nuisance or litter abatement notice~~	~~Date of notice:~~ ~~Notice issued by:~~ ~~Nature of requirements contained in notice:~~ ~~Time for carrying out requirements:~~
Planning, Development and Infrastructure Act 2016	
~~section 141 – Order to remove or perform work~~	~~Date of order:~~ ~~Terms of order:~~ ~~Building work (if any) required to be carried out:~~ ~~Amount payable (if any):~~

Docusign Envelope ID: B7BF71A2-9B1C-8D25-826B-5111C55422E8

PRESCRIBED INFORMATION

Planning, Development and Infrastructure Act 2016	
~~section 142 – Notice to complete development~~	~~Date of notice:~~ ~~Requirements of notice:~~ ~~Building work (if any) required to be carried out:~~ ~~Amount payable (if any):~~
~~section 155 – Emergency order~~	~~Date of order:~~ ~~Name of authorised officer who made order:~~ ~~Name of authority that appointed the authorised officer:~~ ~~Nature of order:~~ ~~Amount payable (if any):~~
~~section 157 – Fire safety notice~~	~~Date of notice:~~ ~~Name of authority giving notice:~~ ~~Requirements of notice:~~ ~~Building work (if any) required to be carried out:~~ ~~Amount payable (if any):~~
~~section 192 or 193 – Land management agreement~~	~~Date of agreement:~~ ~~Names of parties:~~ ~~Terms of agreement:~~
~~section 198(1) – Requirement to vest land in a council or the Crown to be held as open space~~	~~Date requirement given:~~ ~~Name of body giving requirement:~~ ~~Nature of requirement:~~ ~~Contribution payable (if any):~~
~~section 198(2) – Agreement to vest land in a council or the Crown to be held as open space~~	~~Date of agreement:~~ ~~Names of parties:~~ ~~Terms of agreement:~~ ~~Contribution payable (if any):~~
~~Part 16~~	~~Date of commencement of proceedings:~~

Docusign Envelope ID: B7BF71A2-9B1C-8D25-826B-5111C55422E8

PRESCRIBED INFORMATION

Planning, Development and Infrastructure Act 2016	
~~Division 1 – Proceedings~~	~~Date of determination or order (if any):~~ ~~Terms of determination or order (if any):~~
~~section 213 – Enforcement notice~~	~~Date notice given:~~ ~~Name of designated authority giving notice:~~ ~~Nature of directions contained in notice:~~ ~~Building work (if any) required to be carried out:~~ ~~Amount payable (if any):~~
~~Section 214(6), 214(10) or 222 - Enforcement order~~	~~Date order made:~~ ~~Name of court that made order:~~ ~~Action number:~~ ~~Name of parties:~~ ~~Terms of order:~~ ~~Building work (if any) required to be carried out:~~
Confirmed – Building/development section:	

Docusign Envelope ID: B7BF71A2-9B1C-8D25-826B-5111C55422E8

PRESCRIBED INFORMATION

Public and Environmental Health Act 1987 (repealed)	
~~Part 3—Notice~~	~~Date of notice:~~ ~~Name of council or other authority giving notice:~~ ~~Requirements of notice:~~
~~Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) (revoked) Part 2—Condition (that continues to apply) of an approval~~	~~Date of approval:~~ ~~Name of relevant authority that granted the approval:~~ ~~Condition(s) of approval:~~
~~Public and Environmental Health (Waste Control) Regulations 2010 (revoked) regulation 19—Maintenance order (that has not been complied with)~~	~~Date of order:~~ ~~Name of authority giving order:~~ ~~Requirements of order:~~
Confirmed – Environmental Health section:	
South Australian Public Health Act 2011	
~~section 92-Notice~~	~~Date of notice:~~ ~~Name of Council or other relevant authority giving notice:~~ ~~Requirements of notice~~
~~South Australian Public Health (Wastewater) Regulations 2013 Part 4-Condition (that continues to apply) of an approval~~	~~Date of approval:~~ ~~Name of person or body that granted the approval:~~ ~~Condition (s) of approval:~~
Confirmed – Health section:	

Docusign Envelope ID: B7BF71A2-9B1C-8D25-826B-5111C55422E8

PRESCRIBED INFORMATION

Other charges	
~~Charge of any kind affecting the land (not included in another item)~~	~~Person or body in whose favour charge exists:~~ ~~Nature of charge:~~ ~~Amount of charge (if known):~~

Docusign Envelope ID: B7BF71A2-9B1C-8D25-826B-5111C55422E8

PRESCRIBED INFORMATION

Particulars of Building Indemnity Insurance

Note—Building indemnity insurance is not required for—

(a) domestic building work for which approval under the *Planning, Development and Infrastructure Act 2016,* the repealed *Development Act 1993* or the repealed *Building Act 1971* is or was not required; or

(b) minor domestic building work (see section 3 of the *Building Work Contractors Act 1995*); or

(c) domestic building work commenced before 1 May 1987; or

(d) building work in respect of which an exemption from the application of Division 3 of Part 5 of the *Building Work Contractors Act 1995* applies under the *Building Work Contractors Regulations 2011*; or

(e) building work in respect of which an exemption from the application of Division 3 of Part 5 of the *Building Work Contractors Act 1995* has been granted under section 45 of that Act.

Details of building indemnity insurance still in existence for building work on the land:

Building Indemnity Insurance is required....~~**Yes / No**~~ **/ Council holds no record** (refer above note):

1 Name(s) of person(s) insured:.....

2 Name of insurer:.....

3 Limitations on the liability of the insurer:.....

4 Name of builder:.....

5 Builder's licence number:.....

6 Date of issue of insurance:.....

7 Description of insured building work:.....

.....

.....

Exemption from holding insurance:

If particulars of insurance are not given, has an exemption been granted under section 45 of the *Building Work Contractors Act 1995* from the requirement to hold an insurance policy in accordance with Division 3 of Part 5 of that Act?

*** ~~Yes / No~~ / Council holds no record**

If **YES**, give details:

(a) Date of the exemption: .....

(b) Name of builder granted the exemption: .....

(c) Licence number of builder granted the exemption: .....

(d) Details of building work to which the exemption applies:.....

.....

.....

(e) Details of conditions (if any) to which the exemption is subject:.....

.....

.....

Certified – Development Section..... Date.....

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PRESCRIBED INFORMATION

Particulars relating to Environment Protection

Further information held by councils

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

(a) commercial or industrial activity at the land; or

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

*~~YES~~/NO

Note—

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

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

It should be noted that—

(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.

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ATTACHMENTS

Attachment – Development Conditions

CITY OF ADELAIDE	**DECISION NOTIFICATION FORM**

Application Registered On: **18 June 2019**	Contact Officer: **Phil Chrysostomou 8203 7146**
Application Dated: **17 June 2019**	File Reference: **DA/428/2019**

Application:	DA/428/2019
Applicant:	Mr G B Goode
Location:	16-20 Steuart Place, NORTH ADELAIDE SA 5006
Description:	Remove a regulated tree (Willow peppermint - Agonis felxuosa)

In respect of this proposed development you are informed that:

Nature of Decision	Decision Status	Date of Decision	No. of Conditions
Development Plan Consent	Granted	29 October 2019	1
Building Rules Consent	Not Required	-	-
Development Approval	Granted	29 October 2019	1

~~Details of the building classification and the approved number of occupants under the Building Code are attached.~~

~~# representation(s) from third parties concerning your category 3 proposal were received.~~

~~If there were third party representations, any consent/approval or consent/approval with conditions does not operate until the periods specified in the Act have expired.~~

Reason for this decision, any conditions imposed, and the reasons for imposing those conditions are set out on the attached sheet.

No work can commence on this development unless a Development Approval has been obtained. If one or more consents have been granted on this Notification Form, you must not start any site works or building works or change the use of the land until you have also received notification of a Development Approval.

Date of Decision: 29 October 2019

☐ State Planning Assessment Commission or delegate

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PRESCRIBED INFORMATION

CITY OF ADELAIDE

Application:	DA/428/2019
Applicant:	Mr G B Goode
Location:	16-20 Steuart Place, NORTH ADELAIDE SA 5006
Description:	Remove a regulated tree (Willow peppermint - Agonis felxuosa)

CONDITIONS OF DEVELOPMENT PLAN CONSENT

1. **The Development shall be undertaken in accordance with the plans, drawings, specifications and other documents submitted to the Council that are relevant to the consent as listed below:**
   - **Dean Nicolle tree Report: 3 Steuart Place, North Adelaide – Arboriculture assessment of a regulated Agnosis Flexuosa (willow peppermint) tree – dated 23 May 2019**

   to the reasonable satisfaction of the Council except where varied by conditions below (if any).

   Reason: *To ensure that the Development is undertaken in accordance with the plans and details submitted.*

CONDITIONS OF BUILDING RULES CONSENT

Not Required

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PRESCRIBED INFORMATION

Data Extract for Section 7 search purposes

Valuation ID 022033802*

Data Extract Date: 28/07/2026

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: S3611 UN1

Certificate Title: CT5032/864

Property Address: UNIT 1 G 16 STEUART PL NORTH ADELAIDE SA 5006

Zones
City Living (CL)

Subzones
North Adelaide Low Intensity (NALI)

Zoning overlays

Overlays

Aircraft Noise Exposure (ANEF 25)

The Aircraft Noise Exposure Overlay seeks to ensure development sensitive to aircraft noise is designed to minimise noise intrusion and provide appropriate interior acoustic amenity.

Airport Building Heights (Regulated) (All structures over 100 metres AHD)

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.

Building Near Airfields

The Building Near Airfields Overlay seeks to ensure development does not pose a hazard to the operational and safety requirements of commercial and military airfields.

Design

The Design Overlay seeks to ensure significant development positively contributes to the liveability, durability and sustainability of the built environment through high-quality design.

Historic Area (Adel1)

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

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whole or part of a building within the Historic Areas Overlay requires a development application to be submitted for assessment and can only proceed if approved.

Heritage Adjacency

The Heritage Adjacency Overlay seeks to ensure development adjacent to State and Local Heritage Places maintains the heritage and cultural values of those places.

Hazards (Flooding - Evidence Required)

The Hazards (Flooding - Evidence Required) Overlay adopts a precautionary approach to mitigate potential impacts of potential flood risk through appropriate siting and design of 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.

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

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PRESCRIBED INFORMATION

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