

Form 1—Vendor's statement

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

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Preliminary

To the purchaser:

The purpose of a statement under section 7 of the *Land and Business (Sale and Conveyancing) Act 1994* is to put you on notice of certain particulars concerning the land to be acquired.

If you intend to carry out building work on the land, change the use of the land or divide the land, you should make further inquiries to determine whether this will be permitted. For example, building work may not be permitted on land not connected to a sewerage system or common drainage scheme if the land is near a watercourse, dam, bore or the River Murray and Lakes.

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

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

Instructions to the vendor for completing this statement:

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

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

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

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

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

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

Part A—Parties and land

- 1 Purchaser:
Address:
- 2 Purchaser's registered agent: **NOT APPLICABLE**
Address:
- 3 Vendor: **MILI RUPARELIA AND SNEHASHISH RAMESH RUPARELIA**
Address: **UNIT 5, 59 BRIDGE STREET KENSINGTON SA 5068**
- 4 Vendor's registered agent: **Ouwens Casserly Real Estate Pty. Ltd.**
Address: **210 Greenhill Road Eastwood SA 5063**
- 5 Date of contract (if made before this statement is served): / /20
- 6 Description of the land: **UNIT 2, 8 CLAPTON ROAD MARRYATVILLE SA 5068 BEING THE WHOLE OF THE LAND COMPRISED IN CERTIFICATE OF TITLE REGISTER BOOK VOLUME 5038 FOLIO 705 BEING UNIT 2 STRATA PLAN 2438 IN THE AREA NAMED MARRYATVILLE HUNDRED OF ADELAIDE**

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

To the purchaser:

Right to cool-off (section 5)

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

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

- (a) you purchased by auction; or
- (b) you purchased on the same day as you, or some person on your behalf, bid at the auction of the land; or
- (c) you have, before signing the contract, received independent advice from a legal practitioner and the legal practitioner has signed a certificate in the prescribed form as to the giving of that advice; or
- (d) you are a body corporate and the land is not residential land; or
- (e) the contract is made by the exercise of an option to purchase not less than 5 clear business days after the grant of the option and not less than 2 clear business days after service of this form; or
- (f) the sale is by tender and the contract is made not less than 5 clear business days after the day fixed for the closing of tenders and not less than 2 clear business days after service of this form; or
- (g) the contract also provides for the sale of a business that is not a small business.

2—Time for service

The cooling-off notice must be served—

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

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

3—Form of cooling-off notice

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

4—Methods of service

The cooling-off notice must be—

- (a) given to the vendor personally; or
- (b) posted by registered post to the vendor at the following address:
UNIT 5, 59 BRIDGE STREET KENSINGTON SA 5068
 (being the vendor's last known address); or
- (c) transmitted by fax or email to the following fax number or email address:
EMAIL: GEORGIEB@OCRE.COM.AU MARKB@OCRE.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:
210 GREENHILL ROAD EASTWOOD SA 5063
 (being the agent's address for service under the *Land Agents Act 1994*)

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;
- (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;
- (c) you are entitled to retain the solicitor or registered conveyancer of your choice.

Part C—Statement with respect to required particulars

(section 7(1))

To the purchaser:

We, MILI RUPARELIA AND SNEHASHISH RAMESH RUPARELIA,
of UNIT 5, 59 BRIDGE STREET KENSINGTON SA 5068 the vendors 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: 17 / 01 / 2025 17 / 01 / 2025

Mili Ruparelia

Snehashish Ramesh Ruparelia

Signed:

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

(section 9)

To the purchaser:

I, MELANIE SUSAN WOMERSLEY of 147 FROME STREET ADELAIDE SA 5000

certify that 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: 17/1/25



Signed:

Person authorised to act on behalf of Vendor's agent (pursuant to the agent's written
authority)

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 one 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	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i> CERTIFICATE OF TITLE</p> <p>Number of mortgage (if registered): 14018794</p> <p>Name of mortgagee: WESTPAC BANKING CORPORATION</p>	<p>YES</p> <p>YES</p> <p>YES</p>
1.2	<p>Easement (whether over the land or annexed to the land)</p> <p>Note—</p> <p>"Easement" includes rights of way and party wall rights</p> <p>*REFER PROPERTY INTEREST REPORT: NOTATION IN RESPECT OF STATUTORY EASEMENTS – THIS NOTICE DOES NOT NECESSARILY IMPLY THAT ANY STATUTORY OR OTHER EASEMENT EXISTS</p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i> REFER PROPERTY INTEREST REPORT – STATUTORY EASEMENTS</p> <p>Description of land subject to easement: PORTION OF THE LAND IN THE SAID CERTIFICATE OF TITLE</p> <p>Nature of easement: STATUTORY EASEMENTS</p> <p>Are you aware of any encroachment on the easement? NO</p> <p>If YES, give details:</p> <p>If there is an encroachment, has approval for the encroachment been given? N/A</p> <p>If YES, give details:</p>	<p>YES*</p> <p>NO</p> <p>YES</p>

<p>1.3 Restrictive covenant</p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i> STRATA ARTICLES</p> <p>Nature of restrictive covenant: REFER STRATA ARTICLES</p> <p>Name of person in whose favour restrictive covenant operates: STRATA CORPORATION NO. 2438 INC.</p> <p>Does the restrictive covenant affect the whole of the land being acquired? YES</p> <p>If NO, give details:</p> <p>Does the restrictive covenant affect land other than that being acquired? YES</p>	<p>YES</p> <p>NO</p> <p>YES</p>
<p>1.4 Lease, agreement for lease, tenancy agreement or licence</p> <p>(The information does not include information about any sublease or subtenancy. That information may be sought by the purchaser from the lessee or tenant or sublessee or subtenant.) NOT APPLICABLE</p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p>Names of parties:</p> <p>Period of lease, agreement for lease etc:</p> <p>Amount of rent or licence fee:</p> <p>Is the lease, agreement for lease etc in writing?</p> <p>If the lease or licence was granted under an Act relating to the disposal of Crown lands, specify—</p> <p>(a) the Act under which the lease or licence was granted:</p> <p>(b) the outstanding amounts due (including any interest or penalty):</p>	
<p>5. Development Act 1993 (repealed)</p>		
<p>5.1 section 42—Condition (that continues to apply) of a development authorisation</p> <p>NOT APPLICABLE</p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i> LOCAL GOVERNMENT (COUNCIL) SEARCH SECTION 42</p> <p>Condition(s) of authorisation:</p>	<p>YES</p>
<p>6. Repealed Act conditions</p>		
<p>6.1 Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1966</i> (repealed)</p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i> LOCAL GOVERNMENT (COUNCIL) SEARCH REPEALED ACT CONDITIONS AND AUTHORISATIONS</p> <p>Nature of condition(s): REFER LOCAL GOVERNMENT (COUNCIL) SEARCH REPEALED ACT CONDITIONS AND AUTHORISATIONS</p>	<p>YES</p> <p>NO</p> <p>YES</p>

29. Planning, Development and Infrastructure Act 2016			
29.1 Part 5- Planning and Design Code	<i>Is this item applicable?</i>		YES
	<i>Will this be discharged or satisfied prior to or at settlement?</i>		NO
	<i>Are there attachments?</i> LOCAL GOVERNMENT (COUNCIL) SEARCH PART 5 – PLANNING AND DESIGN CODE AND PLANSA DATA EXTRACT FOR SECTION 7 SEARCH PURPOSES		YES
	Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code): ZONE: ESTABLISHED NEIGHBOURHOOD (EN) SUBZONE: NIL ZONING OVERLAYS: REFER PLANSA DATA EXTRACT ZONING OVERLAYS		
	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? UNKNOWN		
	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 visit www.code.plan.sa.gov.au .		
29.2 section 127—Condition (that continues to apply) of a development authorisation NOT APPLICABLE	<i>Is this item applicable?</i>		
	<i>Will this be discharged or satisfied prior to or at settlement?</i>		
	<i>Are there attachments:</i> LOCAL GOVERNMENT (COUNCIL) SEARCH PLANSA DATA EXTRACT ASSOCIATED DEVELOPMENT AUTHORISATION INFORMATION		YES
	Date of authorisation:		
	Name of relevant authority that granted authorisation:		
	Condition(s) of authorisation:		
36. Other Charges			
36.1 Charge of any kind affecting the land (not included in another item)	<i>Is this item applicable?</i>		YES
	<i>Will this be discharged or satisfied prior to or at settlement?</i>		NO*
	<i>Are there attachments?</i> STATEMENT PURSUANT TO STRATA TITLES ACT 1988		YES

***REFER TO ATTACHED STATEMENT AND PARTICULARS SUPPLIED PURSUANT TO STRATA TITLES ACT 1988. PURCHASER SHOULD MAKE THEIR OWN ENQUIRIES AS TO ANY AMOUNTS PAYABLE BY THE PURCHASER**

Person or body in whose favour charge exists: **ADCORP PROPERTY MANAGEMENT PTY. LTD. ON BEHALF OF STRATA CORPORATION NO. 2438 INC.**

Nature of charge: **REFER STATEMENT PURSUANT TO STRATA TITLES ACT 1988**

Amount of charge (if known): **REFER STATEMENT PURSUANT TO STRATA TITLES ACT 1988**

**Schedule—Division 2—Other particulars
 (section 7(1)(b))**

Particulars relating to strata unit

- 1 Name of strata corporation: **STRATA CORPORATION NO. 2438 INC.**
 Address of strata corporation: **8 CLAPTON ROAD MARRYATVILLE SA 5068**
- 2 Application must be made in writing to the strata corporation for the particulars and documents referred to in 3 and 4. Application must also be made in writing to the strata corporation for the articles referred to in 6 unless the articles are obtained from the Lands Titles Registration Office.
- 3 Particulars supplied by the strata corporation or known to the vendor:
 - (a) particulars of contributions payable in relation to the unit (including details of arrears of contributions related to the unit): **REFER STATEMENT PURSUANT TO STRATA TITLES ACT 1988**
 - (b) particulars of the assets and liabilities of the strata corporation: **REFER STATEMENT PURSUANT TO STRATA TITLES ACT 1988**
 - (c) particulars of expenditure that the strata corporation has incurred, or has resolved to incur, and to which the unit holder of the unit must contribute, or is likely to be required to contribute: **REFER STATEMENT PURSUANT TO STRATA TITLES ACT 1988**
 - (d) particulars of the unit entitlement of the unit: **1/8**

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

- 4 Documents supplied by the strata corporation that are enclosed:
 - (a) a copy of the minutes of the general meetings of the strata corporation and management committee for the 2 years preceding this statement: **THE ANNUAL GENERAL MEETINGS FOR THE LAST TWO YEARS HAVE BEEN ATTACHED. THE MANAGER HAS CONFIRMED THERE ARE NO MANAGEMENT COMMITTEE MEETINGS HELD FOR THE CORPORATION.**
 - (b) a copy of the statement of accounts of the strata corporation last prepared; **ATTACHED**
 - (c) a copy of current policies of insurance taken out by the strata corporation. **CERTIFICATE OF CURRENCY ATTACHED**

- 5 If "not known" has been specified for any particulars in 3 or a document referred to in 4 has not been supplied, set out the date of the application made to the strata corporation and give details of any other steps taken to obtain the particulars or documents concerned:
- 6 A copy of the articles of the strata corporation is enclosed. **YES**
- 7 The following additional particulars are known to the vendor or have been supplied by the strata corporation: **REFER STATEMENT PURSUANT TO STRATA TITLES ACT 1988**
- 8 Further inquiries may be made to the secretary of the strata corporation or the appointed strata manager.

Name: **ADCORP PROPERTY MANAGEMENT PTY. LTD.**

Address: **231 GREENHILL ROAD DULWICH SA 5065**

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, the duplicate certificate of title for the common property and any documents in its possession relating to the design and construction of the buildings or improvements on the site or relating to the strata scheme.
- 2 Copies of the articles of the strata corporation may also be obtained from the Lands Titles Registration Office.
- 3 All owners of a strata unit are bound by the articles of the strata corporation. The articles regulate the rights and liabilities of owners of units in relation to their units and the common property and matters of common concern.
- 4 For a brief description of some of the matters that need to be considered before purchasing a strata unit, see Division 3 of this Schedule.

Schedule—Division 3—Community lots and strata units

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

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

Governance

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

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

Use of your property

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

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

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

Are you buying a debt?

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

Expenses

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

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

Guarantee

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

Contracts

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

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

Buying off the plan

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

Mixed use developments—voting rights

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

Further information

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

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 at www.lsc.sa.gov.au.

You can also seek advice from a legal practitioner.

Annexures

The following documents are annexed hereto -

Property Interest Report

Copy of certificate(s) of title to the land

Local Government (Council) Search

SP 2438

Statement pursuant to Strata Titles Act 1988

SA Water, Emergency Service Levy and Land Tax Searches

Form R3 – Buyers Information Notice

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 _____ 2025

Signed: _____

Purchaser(s)

Property Interest Report

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

Title Reference	CT 5038/705	Reference No. 2635192
Registered Proprietors	M & S R*RUPARELIA	Prepared 19/12/2024 18:09
Address of Property	Unit 2, 8 CLAPTON ROAD, MARRYATVILLE, SA 5068	
Local Govt. Authority	NORWOOD PAYNEHAM & ST PETERS	
Local Govt. Address		

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

Table of Particulars

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

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

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

1. General

- | | | |
|-----|--|--|
| 1.1 | Mortgage of land

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

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

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

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

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

also

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

2. Aboriginal Heritage Act 1988

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

an area surrounding a site

- 2.3 Part 3 Division 6 - Aboriginal heritage agreement

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

also

Refer to the Certificate of Title

3. ***Burial and Cremation Act 2013***

- 3.1 section 8 - Human remains interred on land

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

also

contact the vendor for these details

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

- 4.1 section 5 - Notice requiring payment

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

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

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

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

- 5.4 section 55 - Order to remove or perform work

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

also

Contact the Local Government Authority for other details that might apply

- 5.5 section 56 - Notice to complete development

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

also

Contact the Local Government Authority for other details that might apply

- 5.6 section 57 - Land management agreement

Refer to the Certificate of Title

- 5.7 section 60 - Notice of intention by building owner

Contact the vendor for these details

- 5.8 section 69 - Emergency order

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

also

Contact the Local Government Authority for other details that might apply

- 5.9 section 71 - Fire safety notice

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

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

also

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

also

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

also

Contact the vendor for these details |

6. Repealed Act conditions

- | | | |
|-----|--|---|
| 6.1 | Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act, 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1966</i> (repealed)

<i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i> | State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title

also

Contact the Local Government Authority for other details that might apply |
|-----|--|---|

7. Emergency Services Funding Act 1998

- | | | |
|-----|---------------------------------|---|
| 7.1 | section 16 - Notice to pay levy | An Emergency Services Levy Certificate will be forwarded. If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750.

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

8. Environment Protection Act 1993

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

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

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

17. *Land Acquisition Act 1969*

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

18. *Landscape South Australia Act 2019*

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

Act

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

19. Land Tax Act 1936

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

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

20. Local Government Act 1934 (repealed)

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

21. Local Government Act 1999

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

22. Local Nuisance and Litter Control Act 2016

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

23. Metropolitan Adelaide Road Widening Plan Act 1972

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

24. Mining Act 1971

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

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

25. *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

Code Amendment

Ancillary Accommodation and Student Accommodation Definitions Review Code Amendment - The Chief Executive of the Department for Trade and Investment has initiated the Ancillary Accommodation and Student Accommodation Definitions Review Code Amendment to review the definitions for 'ancillary accommodation' and 'student accommodation'. For more information and to view the DPA online, visit the amendment webpage on the SA Planning Portal https://plan.sa.gov.au/have_your_say/general_consultations or phone PlanSA on 1800752664.

Code Amendment

Inter-War Housing Heritage - The City of Norwood Payneham & St Peters is proposing to introduce heritage protection for some buildings constructed in the Inter-war era. Specifically, the Code Amendment proposes to include 20 dwellings as Local Heritage Places and apply the Historic Area Overlay in part of Heathpool where there is a cohesive historic character due to the presence of significant original Inter-war dwellings. For more information and to view the DPA online, visit the amendment webpage on the SA Planning Portal: https://plan.sa.gov.au/have_your_say/general_consultations for further information or phone PlanSA 1800 752 664.

Code Amendment

Accommodation Diversity - The State Planning Commission is proposing refinements to policy to provide more flexibility in housing design to encourage housing choices to meet the needs of South Australians. For more information and to view the DPA online, visit the amendment webpage on the SA Planning Portal: https://plan.sa.gov.au/have_your_say/general_consultations or phone PlanSA on 1800 752 664.

Code Amendment

Assessment Improvements - proposes a series of technical amendments to the Code informed through the experience of planning practitioners and other users to improve assessment outcomes. The Code Amendment forms part of the Government of South Australia's response to the Planning System Implementation Review; it will implement some of the recommendations of the Expert Panel that were supported by the Government. For more information and to view the DPA online, visit the amendment webpage on the SA Planning Portal:

- 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. <i>Plant Health Act 2009</i>		
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. <i>Public and Environmental Health Act 1987 (repealed)</i>		
31.1	Part 3 - Notice	Public Health in DHW has no record of any notice or direction affecting this title also Contact the Local Government Authority for other details that might apply
31.2	<i>Public and Environmental Health (Waste Control) Regulations 2010 (or 1995)</i> (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	<i>Public and Environmental Health (Waste Control) Regulations 2010</i> (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. <i>South Australian Public Health Act 2011</i>		
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	<i>South Australian Public Health (Wastewater) Regulations 2013</i> 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. <i>Upper South East Dryland Salinity and Flood Management Act 2002 (expired)</i>		
33.1	section 23 - Notice of contribution payable	DEW has no record of any notice affecting this title
34. <i>Water Industry Act 2012</i>		
34.1	Notice or order under the Act requiring payment of charges or other amounts or making other requirement	An SA Water Certificate will be forwarded. If you do not receive the certificate please contact the SA Water Customer Contact Centre on 1300 650 950 also The Office of the Technical Regulator in DEM has no record of any notice or order affecting this title also Lightsview Re-Water Supply Co Pty Ltd has no record of any notice or order affecting this title. also Robusto Investments Pty. Ltd. trading as Compass Springs has no current record of any notice or order affecting this title.

also

Alano Utilities Pty. Ltd. has no record of any notice or order affecting this title.

35. *Water Resources Act 1997 (repealed)*

35.1 section 18 - Condition (that remains in force) of a permit

DEW has no record of any condition affecting this title

35.2 section 125 (or a corresponding previous enactment) - Notice to pay levy

DEW has no record of any notice affecting this title

36. Other charges

36.1 Charge of any kind affecting the land (not included in another item)

Refer to the Certificate of Title

also

Contact the vendor for these details

also

Contact the Local Government Authority for other details that might apply

Other Particulars

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

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

Additional Information

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

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

Notices

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

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

Building restrictions

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

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

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

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

Statutory easements

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

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

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

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

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

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

Land Tax Act 1936 and Regulations thereunder

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

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

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

Information should be obtained from:

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

Landscape South Australia 2019

Water Resources Management - Taking of underground water

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

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

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

Certificate of Title

Title Reference: CT 5038/705
Status: CURRENT
Edition: 8

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

REAL PROPERTY ACT, 1886



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



Certificate of Title - Volume 5038 Folio 705

Parent Title(s) CT 4059/345
Creating Dealing(s) CONVERTED TITLE
Title Issued 15/08/1991 Edition 8 Edition Issued 27/04/2023

Estate Type

FEE SIMPLE (UNIT)

Registered Proprietor

MILI RUPARELIA
SNEHASHISH RAMESH RUPARELIA
OF UNIT 2 8 CLAPTON ROAD MARRYATVILLE SA 5068
AS JOINT TENANTS

Description of Land

UNIT 2 STRATA PLAN 2438
IN THE AREA NAMED MARRYATVILLE
HUNDRED OF ADELAIDE

Easements

NIL

Schedule of Dealings

Dealing Number	Description
14018794	MORTGAGE TO WESTPAC BANKING CORPORATION (ACN: 007 457 141)

Notations

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

Certificate of Title

Title Reference CT 5038/705
Status CURRENT
Easement NO
Owner Number 19162173
Address for Notices UNIT 2, 8 CLAPTON RD MARRYATVILLE, SA 5068
Area NOT AVAILABLE

Estate Type

Fee Simple (Unit)

Registered Proprietor

MILI RUPARELIA
SNEHASHISH RAMESH RUPARELIA
OF UNIT 2 8 CLAPTON ROAD MARRYATVILLE SA 5068
AS JOINT TENANTS

Description of Land

UNIT 2 STRATA PLAN 2438
IN THE AREA NAMED MARRYATVILLE
HUNDRED OF ADELAIDE

Last Sale Details

Dealing Reference TRANSFER (T) 13717741
Dealing Date 04/02/2022
Sale Price \$0
Sale Type NO MONETARY CONSIDERATION

Constraints

Encumbrances

Dealing Type	Dealing Number	Beneficiary
MORTGAGE	14018794	WESTPAC BANKING CORPORATION (ACN: 007 457 141)

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
1505048100	CURRENT	Unit 2, 8 CLAPTON ROAD, MARRYATVILLE, SA 5068

Notations

Dealings Affecting Title

NIL

Notations on Plan

NIL

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number	1505048100
Type	Site & Capital Value
Date of Valuation	01/01/2024
Status	CURRENT
Operative From	01/07/1976
Property Location	Unit 2, 8 CLAPTON ROAD, MARRYATVILLE, SA 5068
Local Government	NORWOOD PAYNEHAM & ST PETERS
Owner Names	SNEHASHISH RAMESH RUPARELIA MILI RUPARELIA
Owner Number	19162173
Address for Notices	UNIT 2, 8 CLAPTON RD MARRYATVILLE, SA 5068
Zone / Subzone	EN - Established Neighbourhood
Water Available	Yes
Sewer Available	Yes
Land Use	1310 - Ground Floor Home Unit Only
Description	4H/UNIT CP
Local Government Description	Residential

Parcels

Plan/Parcel	Title Reference(s)
S2438 UNIT 2	CT 5038/705

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$285,000	\$455,000			

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Previous	\$285,000	\$445,000			

Building Details

Valuation Number	1505048100
Building Style	Conventional
Year Built	1975
Building Condition	Good
Wall Construction	Brick
Roof Construction	Tiled (Terra Cotta or Cement)
Equivalent Main Area	86 sqm
Number of Main Rooms	4

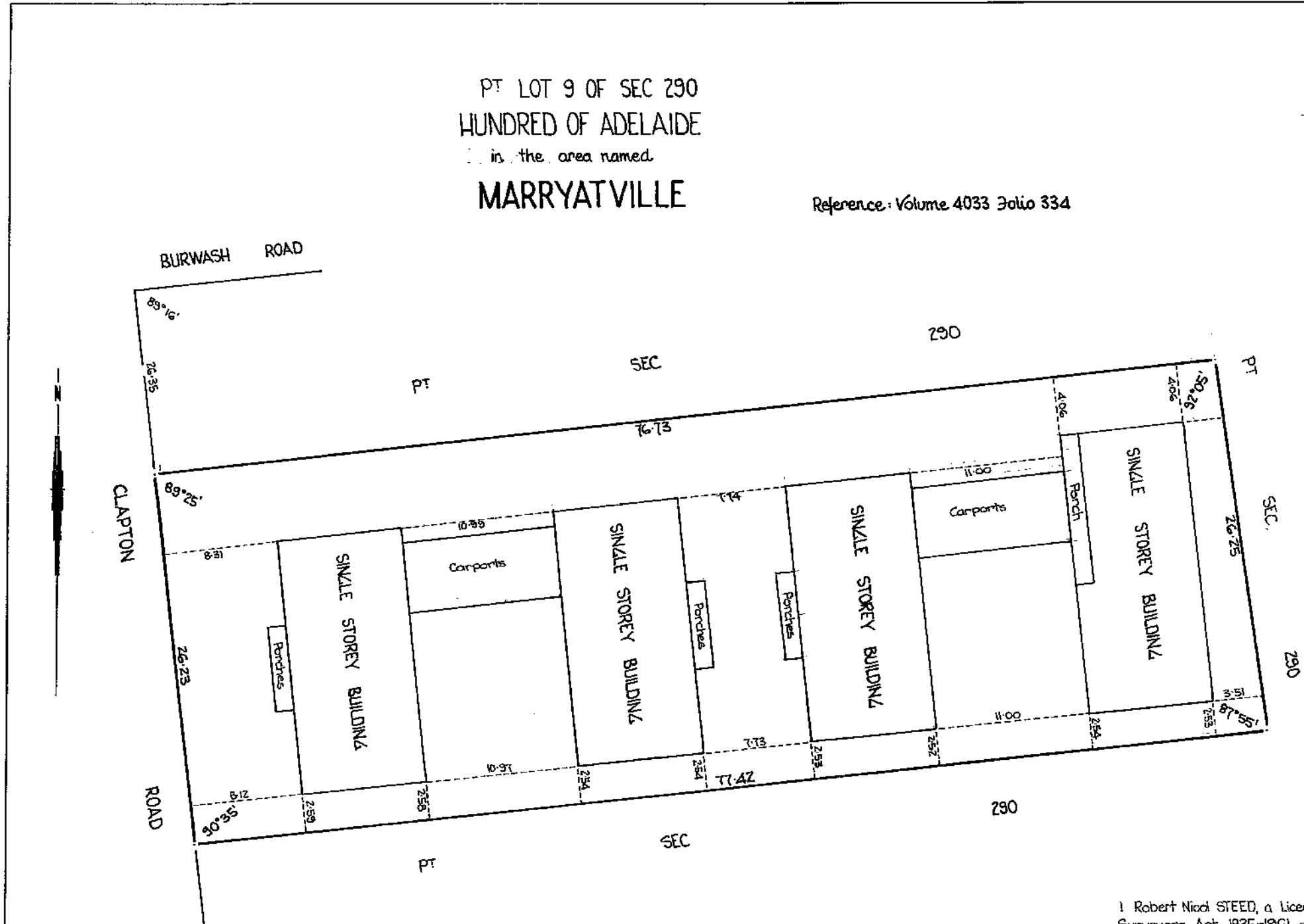
Note – this information is not guaranteed by the Government of South Australia

STRATA PLAN 2438 SHEET 1 OF 3 SHEETS

ACCEPTED AND DEPOSITED
R. Steed
CHIEF DRAFTING OFFICER
19/12/1976

PT LOT 9 OF SEC 290
HUNDRED OF ADELAIDE
in the area named
MARRYATVILLE

Reference: Volume 4033 Folio 334



SITE PLAN

Scale 1:250



R.N. STEED & ASSOCIATES
Licensed & Engineering Surveyors
164 Angas St Adelaide 5000
Telephone 223 1798

Ref 2226/3/12/75.

I Robert Nicol STEED, a Licensed Surveyor, within the meaning of the Surveyors Act, 1935-1961, do hereby certify:

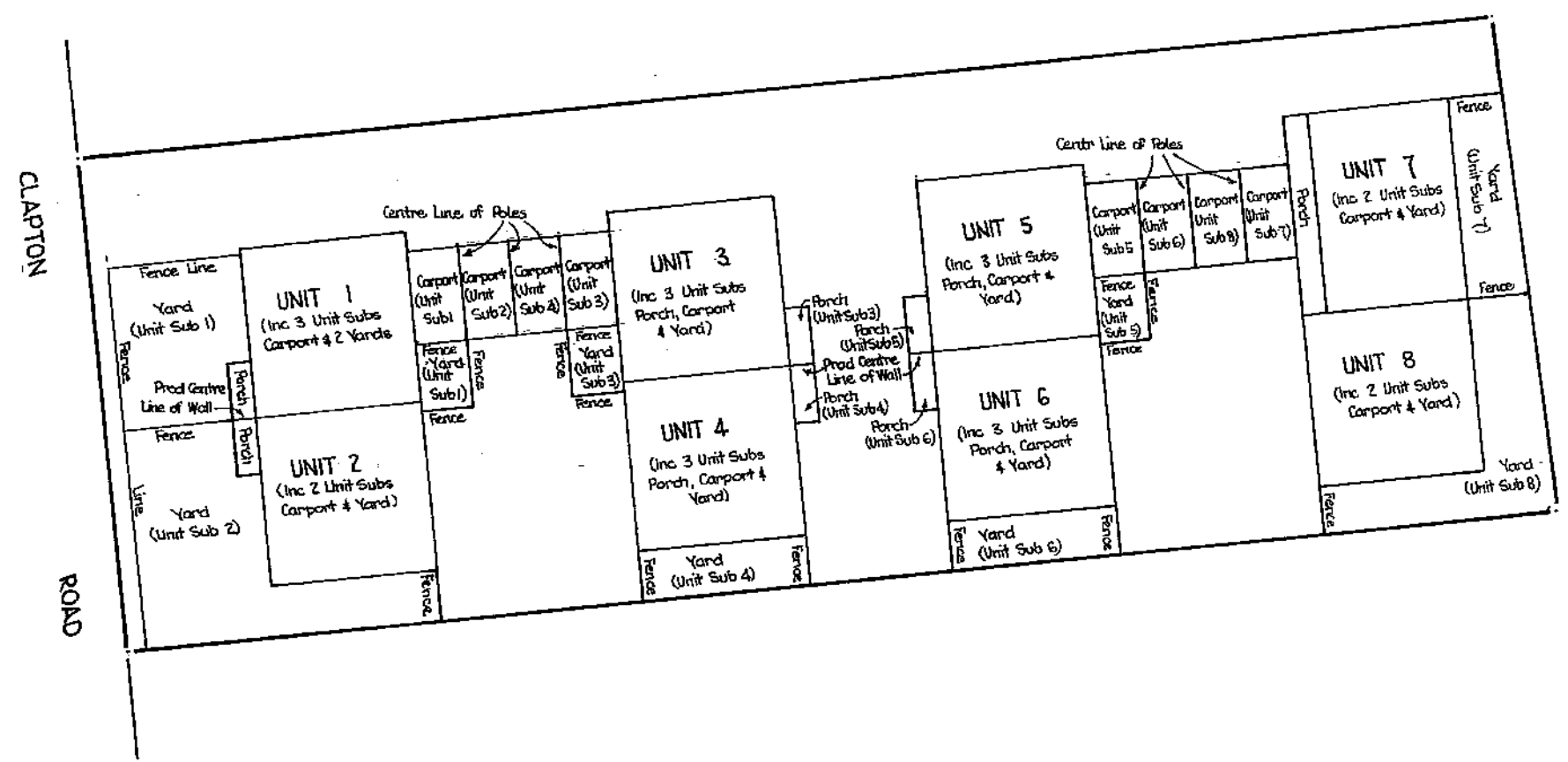
- that all the units and unit subsidiaries and all buildings and other structures depicted hereon are wholly comprised within the boundaries of the parcel delineated on this strata plan,
- that this strata plan represents an accurate delineation of the units and unit subsidiaries (if any) as constructed or laid out on the parcel,
- that this strata plan complies with the requirements of regulation 19 of the real property act (strata titles) regulations, 1969.

Dated this 4th day of December 1976

R. Steed
Licensed Surveyor.

STRATA PLAN
2438
 SHEET 2 OF 3 SHEETS

ACCEPTED AND DEFINED
D. Hansen
 CHIEF DRAFTING OFFICER
 Pro Registration No. 9121/1976



FLOOR PLAN

Scale 1:250



R.N. STEED & ASSOCIATES
 Licensed & Engineering Surveyors
 164 Angas St Adelaide 5000
 Telephone 223 1799

Ref 2226/3/12/75

SCHEDULE OF UNIT ENTITLEMENT

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

STRATA PLAN NUMBER

SP 2438

Authenticated vide
Application No. 3847029
and Accepted for Deposit



CHIEF DRAFTING OFFICER
pro Registrar-General
9 / 2 / 1976

THIS IS SHEET **3** OF **3** SHEETS

CERTIFICATE OF RATES AND CHARGES

Issued under Section 187 of the Local Government Act 1999



City of
Norwood
Payneham
& St Peters

To: Form One on Frome
Level 1, 147 Frome Street
ADELAIDE SA 5000

Date: 06/01/2025

Particulars of the Property:	
Assessment No	15438
Owner's Name	Mr S R Ruparelia & Mrs M Ruparelia
Valuation No	1505048100
Property Address	2/8 Clapton Road MARRYATVILLE 5068
Property Description	SP 2438, Adelaide CT 5038/705

175 The Parade
Norwood SA 5067

PO Box 204
Kent Town SA 5071

Telephone
8366 4555

Email
townhall@npsp.sa.gov.au

Website
www.npsp.sa.gov.au

Particulars of Rates and Charges in the 2024-2025 Financial Year:	
Balance b/forward 2023-2024	\$321.30
2024-2025 Rates + Landscape Levy	\$1,310.09
Plus Legal Fees	\$0.00
Plus Fines & Interest	\$1.55
Less Concession/Rebate	\$0.00
Less Payments	-\$978.94
Plus Property Related Debts	
Balance Now Due and Payable	\$654.00
Settlement via BPay	Bill Code: 3251 Reference: 0154381
2024-2025 Rates including Landscape Levy	\$1,310.09
2024-2025 Capital Value	\$455,000



100% Australian Made
Recycled Paper

Please Note the 3rd Quarter of Rates is due by 7 March 2025

Notes for your information:

- The next date for Fines and Interest to be calculated is 10 January 2025.
- If Balance Due above is Nil, the rates have been paid to 30 June 2025.
- Upon settlement of the property, the total balance to 30 June 2025 is required to be paid to the Council. Action to recover unpaid rates will be taken against the owner of the property at the time of declaration of rates.
- A fine of 2% will be imposed on any current Rate not paid by the due date and interest at the prescribed rate will be added each month on unpaid arrears.
- This certificate relates only to the abovementioned assessment. If other assessments are included at the same address (eg: tenancies/shops) additional certificates will only be issued upon payment of additional fees.

Mario Barone
CHIEF EXECUTIVE OFFICER

Community
Well-being is...
Social Equity
Cultural Vitality
Economic Prosperity
Environmental
Sustainability



City of
Norwood
Payneham
& St Peters

City of Norwood Payneham & St Peters

Head Office: 175 The Parade, Norwood
Mailing Address: PO Box 204, KENT TOWN SA 5071

Telephone (08) 8366 4555

Property Information and Particulars in response to an enquiry pursuant to Section 7 of the Land & Business (Sale & Conveyancing Act 1994)

To: Form One on Frome
Level 1, 147 Frome Street
ADELAIDE SA 5000

Certificate Date: 06/01/2025
Certificate No: 26092

Details of Property Referred To:

Rates Assessment Number : 15438 1
Valuer General Number : 1505048100
Owner Details : Mr S R Ruparelia & Mrs M Ruparelia
Property Address : 2/8 Clapton Road MARRYATVILLE 5068
Property Description : SP 2438, Adelaide CT 5038/705
Hundred : Adelaide
Ward : Kensington Ward - Ward 6

Prescribed Encumbrances for 2/8 Clapton Road MARRYATVILLE 5068

Column 1 Prescribed encumbrance	Column 2 Other particulars required
Development Act 1993 (repealed)	
section 42—Condition (that continues to apply) of a development authorisation	Date of authorisation: N/A Name of relevant authority that granted authorisation: Condition(s) of authorisation:
Repealed Act conditions	
Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1966</i> (repealed)	See attached Decision Notification Form CU117

Column 1 Prescribed encumbrance	Column 2 Other particulars required
Planning, Development and Infrastructure Act 2016	
Part 5 – Planning and Design Code	<p>Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code):</p> <p>(Refer to PlanSA Section 7 extract report)</p> <p>Is there a State heritage place on the land or is the land situated in a State heritage area? NO</p> <p>Is the land designated as a local heritage place? NO</p> <p>Is there a tree or stand of trees declared in Part 10 of the Planning and Design Code to be a significant tree or trees on the land? NO</p> <p>Is there a current amendment to the Planning and Design Code released for public consultation by a designated entity on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?</p> <p>YES</p> <p>For information on any proposed Code Amendments which may interest you, please refer to the PlanSA Website:</p> <p>https://plan.sa.gov.au/have_your_say/code-amendments</p>
Section 127 - Condition (that continues to apply) of a development authorisation	(Refer to PlanSA Section 7 extract report)
Development Act 1993 (repealed)	
section 50(1)—Requirement to vest land in a council or the Crown to be held as open space	NO
section 50(2)—Agreement to vest land in a council or the Crown to be held as open space	NO
section 55—Order to remove or perform work	NO
section 56—Notice to complete development	NO
section 57—Land management agreement	NO
section 69—Emergency order	NO

Column 1 Prescribed encumbrance	Column 2 Other particulars required
section 71—Fire safety notice	NO
section 84—Enforcement notice	NO
section 85(6), 85(10) or 106— Enforcement order	NO
Part 11 Division 2—Proceedings	NO
<i>Fire and Emergency Services Act 2005</i>	
section 105F (or section 56 or 83 (repealed))—Notice to take action to prevent outbreak or spread of fire	NO
<i>Food Act 2001</i>	
section 44—Improvement notice	NO
section 46—Prohibition order	NO
<i>Housing Improvement Act 1940 (repealed)</i>	
section 23—declaration that house is undesirable or unfit for human habitation	NO
Part 7 (rent control for substandard houses) – Notice or declaration	N/A
<i>Land Acquisition Act 1969</i>	
Section 10 – Notice of intention to acquire	NO
<i>Local Government Act 1934 (repealed)</i>	
Notice, order, declaration, charge, claim or demand given or made under the Act	NO
<i>Local Government Act 1999</i>	
Notice, order, declaration, charge, claim or demand given or made under the Act	NO

Column 1 Prescribed encumbrance	Column 2 Other particulars required
Local Nuisance and Litter Control Act 2016	
Section 30 – Nuisance or litter abatement notice	N/A
Planning, Development and Infrastructure Act 2016	
section 141 – Order to remove or perform work	NO
section 142 – Notice to complete development	NO
section 155 – Emergency order	NO
section 157 – Fire safety notice	NO
Section 192 or 193 – Land management agreement	(Refer to PlanSA Section 7 extract report)
section 198(1) – Requirement to vest land in a council or the Crown to be held as open space	NO
section 198(2) – Agreement to vest land in a council or the Crown to be held as open space	NO
Part 16 Division 1 – Proceedings	NO
section 213 – Enforcement notice	NO
section 214(6), 214(10) or 222- Enforcement order	Date order made: N/A Name of court that made order: Action number: Name of parties: Terms of order: Building work (if any) required to be carried out:
Public and Environmental Health Act 1987 (repealed)	
Part 3—Notice	NO
Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) (revoked) Part 2—Condition (that continues to apply) of an approval	NO

Column 1 Prescribed encumbrance	Column 2 Other particulars required
Public and Environmental Health (Waste Control) Regulations 2010 (revoked) regulation 19—Maintenance order (that has not been complied with)	NO
South Australian Public Health Act 2011	
Section 92-Notice	NO
South Australian Public Health (Wastewater) Regulations 2013 Part 4-Condition (that continues to apply) of an approval	NO
Other charges	
Charge of any kind affecting the land (not included in another item)	Person or body in whose favour charge exists: N/A Nature of charge: Amount of charge (if known):

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....**NO** (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?

N/A

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:
.....
.....

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*?

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.

This statement is made the **7 January 2025**

MARIO BARONE
CHIEF EXECUTIVE OFFICER

Data Extract for Section 7 search purposes

Valuation ID 1505048100

Data Extract Date: 07/01/2025

Parcel ID: S2438 UN2

Certificate Title: CT5038/705

Property Address: UNIT 2 8 CLAPTON RD MARRYATVILLE SA 5068

Zones

Established Neighbourhood (EN)

Subzones

No

Zoning overlays

Overlays

Airport Building Heights (Regulated) (All structures over 45 metres)

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

Character Area (NPSPC3)

The Character Area Overlay aims to reinforce valued streetscape characteristics through contextually responsive development, design and adaptive reuse that responds to the attributes expressed in the Character Area Statement.

Hazards (Flooding - General)

The Hazards (Flooding - General) Overlay seeks to minimise impacts of general 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.

Traffic Generating Development

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

Urban Tree Canopy

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

Is the land situated in a State Heritage Place/Area

No

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

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

Is the land designated as a Local Heritage Place

No

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

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

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

No

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

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

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

Associated Development Authorisation Information

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

No

Land Management Agreement (LMA)

No

F I F T H S C H E D U L E

CW117

PLANNING AND DEVELOPMENT ACT, 1966-1971.

South Australia

METROPOLITAN DEVELOPMENT PLAN CORPORATION OF THE CITY OF

KENSINGTON AND NORWOOD

PLANNING REGULATIONS - ZONING

INSTRUMENT OF CONSENT
(Pursuant to Regulation 37)

To the Applicant by application dated 10th April, 1974

Consent to) proposed use of land
Refusal of) ~~XXXXXX~~

Owner's Name Michele & Karen Faraonio
(Full Name)

Address 28 Hallett Road, Wattle Park

Your application for use of land at

~~8 Clapton Road, Merryatville being Volume 784 Folio 70~~

for the purpose of ~~erecting 8 home units of single and two storey~~
construction.

in accordance with application dated 10th April, 1974

is hereby (granted consent
~~(refused consent)~~

subject to the following conditions:

see attached list

This consent is valid for a period of _____ only.
(which period shall not be less than twelve (12) months). If development
is not substantially completed within this period a fresh consent must be
obtained before commencing or continuing the use of the land.

A right of appeal to the Planning Appeal Board is available in respect
of refusal of consent or of the granting of consent subject to conditions.
For the procedure, in respect of such an appeal, see Sections 26, 27 & 27A
of the Act and the Planning Appeal Board Regulations.

Signed R. J. Simpson
Deputy Town Clerk.

00117

- (1) that the drive-way and areas beneath the car-ports be sealed with concrete and/or bitument and graded in such a manner so as to efficiently drain to Clapton Road and not into adjoining properties;
- (2) that the areas depicted on the plan as open car park be constructed of grasscrete or similar;
- (3) that all services (BTSA, FMG) servicing the site be placed underground;
- (4) that all areas not built upon or paved be planted with lawn;
- (5) that minimum of 60 trees and/or shrubs be established on the allotment;
- (6) that all trees and/or shrubs be of an evergreen type and reach maturity within 5 years of establishment;
- (7) that all fences be constructed of such materials so as to blend with landscaped areas and/or buildings;
- (8) that the materials used for the enclosure of the garbage collection area near Clapton Road, be such so as to blend with the landscaped areas and/or buildings;
- (9) that all letter boxes be constructed of such materials so as to blend with the landscaped areas and/or buildings; and
- (10) that the site be maintained to the satisfaction of the Council.

Account Number 15 05048 10 0	L.T.O Reference CT5038705	Date of issue 20/12/2024	Agent No. 7627	Receipt No. 2635192
---------------------------------	------------------------------	-----------------------------	-------------------	------------------------

FORM 1 ON FROME
LEVEL 1 147 FROME ST
ADELAIDE SA 5000
info@form1onfrome.com.au

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: M & S R RUPARELIA
Location: U2 8 CLAPTON RD MARRYATVILLE UNIT 2
Description: 4H/UNIT CP Capital Value: \$ 455 000
Rating: Residential

Periodic charges

Raised in current years to 31/12/2024

			\$
	Arrears as at: 30/6/2024	:	0.00
Water main available: 1/7/1976	Water rates	:	157.20
Sewer main available: 1/7/1976	Sewer rates	:	173.90
	Water use	:	0.00
	SA Govt concession	:	0.00
	Recycled Water Use	:	0.00
	Service Rent	:	0.00
	Recycled Service Rent	:	0.00
	Other charges	:	0.00
	Goods and Services Tax	:	0.00
	Amount paid	:	331.10CR
	Balance outstanding	:	0.00

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

Next quarterly charges: Water supply: 78.60 Sewer: 86.95 Bill: 1/1/2025

This account has no meter of its own but is supplied from account no 15 05048 04 7.

The Water Use apportionment option is Nil.

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

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

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

South Australian Water Corporation

Name: M & S R RUPARELIA Water & Sewer Account Acct. No.: 15 05048 10 0 Amount: _____

Address:
U2 8 CLAPTON RD MARRYATVILLE UNIT
2

Payment Options

EFT

EFT Payment

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	1505048100



Bill code: 8888
Ref: 1505048100

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: 1505048100



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: 2635192

FORM 1 ON FROME
L1/147 FROME ST
ADELAIDE SA 5000

DATE OF ISSUE

20/12/2024

ENQUIRIES:
Tel: (08) 8226 3750
Email: revsaesl@sa.gov.au

OWNERSHIP NUMBER	OWNERSHIP NAME			
19162173	M & S R RUPARELIA			
PROPERTY DESCRIPTION				
2 / 8 CLAPTON RD / MARRYATVILLE SA 5068 / UNIT 2				
ASSESSMENT NUMBER	TITLE REF. <small>(A "+" indicates multiple titles)</small>	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR
1505048100	CT 5038/705	\$455,000.00	R4 1.000	RE 0.400
LEVY DETAILS:				
	FIXED CHARGE	\$	50.00	
	+ VARIABLE CHARGE	\$	171.40	
FINANCIAL YEAR	- REMISSION	\$	105.55	
2024-2025	- CONCESSION	\$	0.00	
	+ ARREARS / - PAYMENTS	\$	-115.85	
	= AMOUNT PAYABLE	\$	0.00	

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

EXPIRY DATE 20/03/2025



Government of South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



Emergency Services Funding Act 1998

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

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: revsupport@sa.gov.au
Phone: (08) 8226 3750

PAYMENT OF THIS CERTIFICATE CAN ONLY BE MADE

Online at:

OR

By Post to:

www.revenuesaonline.sa.gov.au

RevenueSA
Locked Bag 555
ADELAIDE SA 5001



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: 2635192

FORM 1 ON FROME
L1/147 FROME ST
ADELAIDE SA 5000

DATE OF ISSUE

20/12/2024

ENQUIRIES:
Tel: (08) 8226 3750
Email: landtax@sa.gov.au

OWNERSHIP NAME M & S R RUPARELIA		FINANCIAL YEAR 2024-2025	
PROPERTY DESCRIPTION 2 / 8 CLAPTON RD / MARRYATVILLE SA 5068 / UNIT 2			
ASSESSMENT NUMBER	TITLE REF. <small>(A "+" indicates multiple titles)</small>	TAXABLE SITE VALUE	AREA
1505048100	CT 5038/705	\$285,000.00	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 20/03/2025



Government of South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



RevenueSA

DEPARTMENT OF TREASURY AND FINANCE

Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

Please Note:

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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

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

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

For more information:

Visit: www.revenuesa.sa.gov.au
Email: revsupport@sa.gov.au
Phone: (08) 8226 3750

PAYMENT OF THIS CERTIFICATE CAN ONLY BE MADE

Online at:

OR

By Post to:

www.revenuesaonline.sa.gov.au

RevenueSA
Locked Bag 555
ADELAIDE SA 5001

STATEMENT PURSUANT TO SECTION 41 OF THE *STRATA TITLES ACT 1988*

Date of Statement: **14 January 2025**

OWNED BY Snehashish Ramesh Ruparelia & Mili Ruparelia

Unit in respect of which the Statement is issued: Unit 2 in Strata Plan 2438 at 8 Clapton Road, Marryatville SA 5068

Person requesting certificate:

Name: Form One On Frome

Address: Level 1, 147 Frome Street, Adelaide SA 5000

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

Unit Entitlement: 1

Total Unit Entitlement: 8

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

Adcorp Property Group commenced management on 14/12/2024.
The date of the next Annual General Meeting has not yet been set.
Once the Annual General Meeting date has been set and this meeting has been held, the levies for the coming year will be determined. At this time, we can provide the relevant minutes and owner ledger.

Amount owing	\$0.00
Interest due on unpaid levies	\$0.00
Amount in credit for prepaid levies	\$0.00

**NB: Interest Accrues at 15% per annum
Water charges to be paid by Corporation/Owner**

2. Sinking fund – contributions payable by regular periodic instalments or lump sum (section 76(1) of the Act)

Amount owing	\$0.00
Interest due on unpaid levies	\$0.00
Amount in credit for prepaid levies	\$0.00

NB: Please ensure you contact Adcorp for an update of outstanding levies prior to settlement.

3. Special contributions

None

4. Particulars of Assets and Liabilities of the Corporation

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

5. Particulars of any Expenditure

(a) Incurred by the Corporation

REFER MINUTES OF MEETINGS ATTACHED for 2023 & 2024

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

REFER MINUTES OF MEETINGS ATTACHED for 2023 & 2024

6. Insurance policies

Particulars of all insurance policies taken out by the Strata Corporation.

Policy No. POL11026419 Strata Community Insurance Pty Ltd

Type: Residential Strata Insurance Broker: Honan Insurance Group

Premium: \$7,501.35 Paid on: 03/12/2024 Policy start date: 01/01/2025 Next due: 01/01/2026

Cover	Sum insured	Excess
Building	\$2,840,000	\$500.00
Public Liability	\$30,000,000	\$500.00
Voluntary Workers	Included	\$500.00
Fidelity Guarantee	\$100,000	\$500.00
Office Bearers Liability	\$500,000	\$500.00
Flood Cover	Included	\$500.00

Additional excess information:

SECTION 1 - \$2,500 Burst Pipes and/or Resultant Water Damage from Burst Pipe, Overflow or Rainwater

SECTION 9 - \$1,000 Legal Defence Expenses and 10% Contribution

7. Documents Supplied

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

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

NOTE: Please refer to the Corporation's Resolutions & Disclaimer

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

This Statement was prepared on behalf of Strata Corporation 2438 Inc by



.....
Stacey Summerton - Strata Manager
Adcorp Property Group
231 Greenhill Road
Dulwich SA 5065



Adcorp Property Group Pty Ltd

ABN: 35 099 140 505

231 Greenhill Road

DULWICH SA 5065

p: 08 8361 3333

e: strata.accounts@adcorpgroup.com.au

Owner Ledger

Start Date: 01/01/2023

End Date: 31/01/2027

Owners: One only

Strata Corporation 2438 Inc.

8 Clapton Road, MARRYATVILLE SA 5068

Lot 2	Unit 2	Snehashish Ramesh & Mili Ruparelia	UE / AE: 1.00 / 8.00
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Current position: Unallocated prepayments \$0.00

Levy arrears & owner invoices due \$0.00

Interest on levy arrears \$0.00



CERTIFICATE OF CURRENCY

THE INSURED

POLICY NUMBER	POL11026419
PDS AND POLICY WORDING	Residential Strata Product Disclosure Statement and Policy Wording SCI034-Policy-RS-PPW-02/2021 Supplementary Product Disclosure Statement SCIA-036_SPDS_RSC-10/2021
THE INSURED SITUATION	Strata Corporation No. 2438 8 Clapton Road, Marryatville, SA, 5068
PERIOD OF INSURANCE	Commencement Date: 4:00pm on 01/01/2025 Expiry Date: 4:00pm on 01/01/2026
INTERMEDIARY ADDRESS	Honan Insurance Group Pty Ltd GPO Box 4747, Melbourne, VIC, 3001
DATE OF ISSUE	02/12/2024

POLICY LIMITS / SUMS INSURED

SECTION 1	PART A	1. Building	\$2,840,000
		Common Area Contents	\$28,400
		2. Terrorism Cover under Section 1 Part A2	Applies
	PART B	Loss of Rent/Temporary Accommodation	\$426,000
	OPTIONAL COVERS	1. Flood	Included
		2. Floating Floors	Included
SECTION 2	Liability		\$30,000,000
SECTION 3	Voluntary Workers		Included
SECTION 5	Fidelity Guarantee		\$100,000
SECTION 6	Office Bearers' Liability		\$500,000
SECTION 7	Machinery Breakdown		Not Included
SECTION 8	Catastrophe		\$852,000
SECTION 9	PART A	Government Audit Costs – Professional Fees	\$25,000
	PART B	Appeal Expenses	\$100,000
	PART C	Legal Defence Expenses	\$50,000
SECTION 10	Lot Owners' Fixtures and Improvements		\$300,000
SECTION 11	Loss of Lot Market Value		Not Included

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

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



Balance Sheet

As at 14/01/2025

Adcorp Property Group Pty Ltd

ABN: 35 099 140 505

231 Greenhill Road

DULWICH SA 5065

p: 08 8361 3333

e: strata.accounts@adcorpgroup.com.au

Strata Corporation 2438 Inc.

8 Clapton Road, MARRYATVILLE SA 5068

	Current period
Owners' funds	
Administrative Fund	
Operating Surplus/Deficit--Admin	(8,023.50)
Owners Equity--Admin	8,125.27
	<u>101.77</u>
Sinking Fund	
Operating Surplus/Deficit--Sinking	77.00
Owners Equity--Sinking	8,528.38
	<u>8,605.38</u>
Net owners' funds	<u><u>\$8,707.15</u></u>
Represented by:	
Assets	
Administrative Fund	
Cash at Bank--Admin	101.77
	<u>101.77</u>
Sinking Fund	
Cash at Bank--Sinking	8,605.37
Receivable--Levies--Sinking	0.01
	<u>8,605.38</u>
Unallocated Money	
Cash at Bank--Unallocated	800.00
	<u>800.00</u>
<i>Total assets</i>	<u><u>9,507.15</u></u>
Less liabilities	
Administrative Fund	
	<u>0.00</u>
Sinking Fund	
	<u>0.00</u>
Unallocated Money	
Prepaid Levies--Unallocated	800.00
	<u>800.00</u>
<i>Total liabilities</i>	<u><u>800.00</u></u>
Net assets	<u><u>\$8,707.15</u></u>

* As the previous financial year has not been finalised, the current financial year reporting will not be accurate.

Minutes of the Annual General Meeting

Corporation *STRATA CORPORATION 2438 INC.*
Address *8 CLAPTON ROAD MARRYATVILLE*
Meeting Date **20th of November, 2024 commencing at 5:00 PM**
Location **647 Portrush Road Glen Osmond, South Australia 5064**

Present in Person

Unit: 1 Mr Glen Eduard Kocher
Unit: 2 Snehashish Ramesh Ruparelia, Mili Ruparelia
Unit: 3 Mr & Mrs Lancelot & Daphne Lines
Unit: 4 Angela Lee Littleford, David Wayne Littleford
Unit: 5 Marija Rose Novosel
Unit: 7 Grace Melba Henderson

Apologies

Unit: 8 Mr Martin Robert Wiesner

Present by Proxy

NIL

In attendance

Indeewara Fernando representing Strata Data
Derek Henderson representing Unit: 7 Grace Melba Henderson

Quorum

The Body Corporate Manager declared that a quorum was in attendance and the meeting opened at 5.08 pm.

Chairperson

It was resolved "that Indeewara Fernando of Strata Data assist the Presiding Officer by chairing the meeting". *Carried Unanimously*

Confirmation of Minutes

It was resolved "that the minutes of the previous General Meeting(s), held on 22/11/2023 (AGM) and 22/04/2024 (EGM) be accepted as a true and correct record of that meeting." *Carried Unanimously*"

Financial Report

It was resolved "that the statement of income and expenditure for the period Monday 16 October 2023 to Tuesday 15 October 2024 was reviewed, received and accepted as an accurate record of the corporation's current financial standing." *Carried Unanimously*

Public Officer

What are the responsibilities of the public officer? A public officer is the Company's representative to the Australian Tax Office and is responsible for the Company's obligations under the Income Tax Assessment Act 1936. They must be able to establish their identity and be available when contacted by the ATO regarding the company's tax obligations.

Members present discussed that they have resolved to terminate the services of Strata Data due to following reasons:

- Owners are frustrated and unsatisfied with the Gutter and timber replacement works done by Maintenance Matters. Further owners were not satisfied with Strata Data's intervention as a company to achieve the desired outcome for the owners with related to agreed scope of works.
- Frequent change of managers during past few years which impacted continuity. Owners have observed that previous managers still work with Strata Data even through a new manager is assigned for the corporation.

Members present agreed to appoint Unit: 4 David Wayne Littleford as the public officer of the corporation until a new Manager is appointed.

The Body Corporate Manager suggested the members present that the meeting can be closed after discussing insurance since Strata Data is not re-appointed and therefore unable to action items on the agenda such as issuing work orders, levies etc. However, members present discussed and agreed to review all agenda items and minute them.

Review of Sums Insured

General Advice Warning

Terandi Pty Ltd (ABN 20 080 960 112) acts as an Authorised Representative (AR Number: 1285659) of Honan Insurance Group (ABN 67 005 372 396, AFSL 246749). Any financial product advice that we give to you (including about a particular insurance policy) is factual and/or general advice only. This document does not take into account your objectives, needs or financial situation. You should consider whether our advice is appropriate for you and review any relevant PDS and policy wordings, Honan Important Notices and Terandi Pty Ltd's Financial Services Guide before you make any decision about an insurance product.

For a copy of the FSG, policy wordings and Honan important notices you can refer to our website: <https://www.stratadata.com.au/insurance/product-disclosure-statements/>

Strata Data cannot provide advice as to the appropriate level of building insurance. It is suggested that the Corporation arrange for an insurance valuation of the common buildings and areas to avoid a claim not being fully met due to the building being underinsured. Owners must notify Strata Data immediately of any possible claims that may be made against the policy.

The Body Corporate declined to have an insurance valuation and resolved to maintain the current level of insurance cover as detailed below.

It was resolved "that the sums insured be:

Building Insurance	\$2,840,000.00
Common Area Contents Insurance	1% of the building sum insured
Public Liability Insurance	\$30,000,000.00
Office Bearers Liability	\$500,000.00
Catastrophe Insurance	30% of the building sum insured
Fidelity Guarantee	\$100,000.00
Machinery Breakdown	Not Selected
Excess	Excess Water/Pipe Claims \$2500, Legal Defence \$1000, All Other Claims \$500
Renewal Date for these sums is	01/01/2025

Last Valuation Date 30/11/2023

Last Valuation Sum \$2,840,000.00

Excess may be subject to change at next renewal.

Flood Cover

The policy currently includes flood cover.

Strata Data was advised that the insurance policy at renewal would be organised by the owners themselves or by the new Manager.

Contents and Landlords Insurance

The corporation's insurance policy does not cover an owner's contents (such as carpets, curtains and light fittings) or legal liability within their unit. Owners must take out their own insurance to cover these risks.

If you are in a Strata or Community Strata property and require a contents or landlord insurance policy you can obtain a quote or take cover with CHU by visiting our website <https://www.stratadata.com.au/insurance/> or call the Strata Data insurance team on (08) 8372 2777 for guidance.

Use of Contractors

The Body Corporate has complete choice over which contractors they engage to perform maintenance to the common property. The options that the Body Corporate have include:

Preferred Contractors

A Preferred Contractor is a contractor that has been proven to carry up to date & relevant insurance policies, business registration & licensing and their track record of work with Strata Data has shown that they operate at a high level of quality and competence.

Non-Preferred Contractors (Approved)

A Non-Preferred (Approved) contractor is one that has passed the vetting process relating to Licencing, Insurance and up to date business registrations. Whilst these contractors may carry the correct credentials that legally allow them to conduct business, their quality of work is unknown to Strata Data.

Non Approved Contractors

A Non Approved Contractor is one that is unable to provide appropriate licences and/or insurances. Should the Body Corporate choose to engage these contractors there are many risks involved. Strata Data does not become involved in any aspect of dealing with these contractors, however, upon written instruction from an Office Bearer, Strata Data will make payment of an invoice.

Maintenance Requirements

Scheduled Cleaning of Gutters and Down Pipes

Strata Data tabled 2 quotations for gutter and downpipe cleaning.

- Ken Hall quotation dated 25/07/2024 for \$1,659.99
- Total Top To Bottom Property Maintenance quotation dated 05/09/2024 for \$544.50

Members present advised that this would be organised by the owners themselves or by the new Manager.

Grounds Maintenance – Review of Current Schedule

The members present agreed to continue to contract Green Grass Care to attend to grounds maintenance on a monthly basis.

Stormwater Preventative Maintenance (Hydrojet Clean)

The members present advised that this service is not required at this time.

Sewer Preventative Maintenance (Hydrojet Clean)

The members present advised that this service is not required at this time.

White Ant Inspection

The Body Corporate Manager informed the members present that no records of previous inspections have been found. The members present advised that this service is not required at this time.

Unit 5 – Fence Extension

Strata Data tabled 3 quotations.

- Concept Fencing quotation dated 27/08/2024 for \$1,215.00
- Ken Hall quotation dated 12/07/2024 for \$1,795.20
- Select Services SA quotation for \$650.00

Members present discussed the matter and requested additional details. It was agreed that this would be further discussed by the owners themselves.

Other Relevant Business

Sinking Fund Analysis Review

The members present reviewed the Sinking Fund Analysis report prepared by Independent Inspections in line with legislation and it was noted the sinking fund balance and plan of works was not aligned with the report.

Maintenance Condition and Safety Report

The Body Corporate has a duty of care to ensure that the Common Property is free from hazards. The Strata Titles Act places an obligation upon the Body Corporate to maintain the Common Property, in doing so many hazards can be identified and reduced. Strata Data recommends that the Body Corporate obtain a Maintenance Condition and Safety Report to assist in identifying all areas requiring repair and maintenance, as well as any areas that may pose a risk to any person's health and safety.

It was resolved "that completion of a Maintenance Condition and Safety Report is not required at this time." *Carried Unanimously*

Strata Data aims to have maintenance works completed quickly and within reasonable costs. When owners/agents send maintenance requests to Strata Data, we ask that wherever possible photos, location, and a description of the works be provided. This is to ensure that when an appropriate contractor is sent to site works can be completed quickly, resulting in lower costs to the Corporation.

Insurance Excess

It was resolved "That the cost of the insurance excess be borne by the Unit from which the claim originated. That where a claim has originated from Common Property, the Body Corporate be responsible for the cost of the excess. That where a claim against a unit owner's alteration and/or addition is made, the responsibility of the insurance excess relating to that claim be borne by that unit owner." *Carried Unanimously*

Approvals, Alterations & Additions

Strata Data advised that should an owner at any time other than an Annual General Meeting choose to apply to the corporation for an approval of any kind which is for the exclusive benefit of that owner the prescribed meeting fee will apply and shall be charged to that owner.

Level of Maintenance Fund Contributions

- a) Administration Fund – Recurrent Expenditure

Strata Data advised that owners must make provision for day-to-day, re-current expenses through an Administration Fund and presented an estimate of budget requirements for the coming year.

- b) Sinking Fund – Non-Recurrent Expenditure

The Body Corporate Manager tabled a budget with a total annual contribution of \$28,000.00. Members present advised that this would be discussed by the owners themselves or with the new Manager.

Election of Officers

It was resolved "that Unit: 3 Mrs Daphne Lines be appointed to the positions of Presiding Officer, Secretary and Treasurer for the forthcoming year. That the Presiding Officer be delegated authority to make decisions (that require ordinary resolutions only) on behalf of the Corporation, and be the main contact point between Strata Data and the corporation. That a Committee comprising of the Office Bearers is appointed." *Carried Unanimously*

Appointment of Body Corporate Manager

It was resolved "that Adcorp Group be appointed as body corporate manager." *Carried Unanimously*

Next Annual General Meeting

Members present advised that this would be discussed by the owners themselves or with the new Manager.

Closure

There being no further business, owners and visitors were thanked for their attendance and the meeting closed at 6.09 pm.



STRATA DATA PORTAL | ACCESS YOUR INFORMATION 24/7

For access to your Corporations information 24/7 visit the Client Portal where you can:

- Download meeting minutes;
- Access financial statements and live account balances;
- Update your contact details;
- View insurance information, both past and present;
- And much more....

How can I access the Portal?

- If you have already registered for portal access, please visit portal.stratadata.com.au.
- If you have not received an invite, please email portal@stratadata.com.au to request an invitation.



Summary Financial Statement

Version: 03.10.01

Date Printed 23/10/2024

STRATA CORPORATION 2438 INC.

Address: 8 CLAPTON ROAD MARRYATVILLE, South Australia 5068

ABN: 40884467738

Page 1

STRATA DATA

INCOME & EXPENDITURE STATEMENT BETWEEN 16/10/2023 AND 15/10/2024

			ADMIN	SINKING	TOTAL
INCOME					
Admin Fund Levy			\$22,078.29	-	\$22,078.29
2/11/2023	LOT2438U8	Admin Fund Levy 1/10/23 - 31/12/23	\$578.13	-	\$578.13
10/11/2023	LOT2438U7	Admin Fund Levy 1/10/23 - 31/12/23	\$578.13	-	\$578.13
10/12/2023	LOT2438U3	Admin Fund Levy 1/1/24 - 31/3/24	\$500.00	-	\$500.00
10/12/2023	LOT2438U3	Admin Fund Levy 1/1/24 - 31/3/24	\$178.13	-	\$178.13
19/12/2023	LOT2438U5	Admin Fund Levy 1/10/23 - 31/12/23	\$578.13	-	\$578.13
27/12/2023	LOT2438U6	Admin Fund Levy 1/1/24 - 31/3/24	\$678.13	-	\$678.13
3/01/2024	LOT2438U1	Admin Fund Levy 1/1/24 - 31/3/24	\$678.13	-	\$678.13
4/01/2024	LOT2438U2	Admin Fund Levy 1/1/24 - 31/3/24	\$678.13	-	\$678.13
10/01/2024	LOT2438U4	Admin Fund Levy 1/1/24 - 31/3/24	\$678.13	-	\$678.13
18/01/2024	LOT2438U8	Admin Fund Levy 1/1/24 - 31/3/24	\$678.12	-	\$678.12
19/01/2024	LOT2438U7	Admin Fund Levy 1/1/24 - 31/3/24	\$678.13	-	\$678.13
22/01/2024	LOT2438U5	Admin Fund Levy 1/1/24 - 31/3/24	\$678.13	-	\$678.13
5/03/2024	LOT2438U3	Admin Fund Levy 1/4/24 - 30/6/24	\$228.12	-	\$228.12
5/03/2024	LOT2438U3	Admin Fund Levy 1/4/24 - 30/6/24	\$450.01	-	\$450.01
19/03/2024	LOT2438U6	Admin Fund Levy 1/4/24 - 30/6/24	\$678.13	-	\$678.13
28/03/2024	LOT2438U5	Admin Fund Levy 1/4/24 - 30/6/24	\$678.13	-	\$678.13
3/04/2024	LOT2438U4	Admin Fund Levy 1/4/24 - 30/6/24	\$678.13	-	\$678.13
5/04/2024	LOT2438U1	Admin Fund Levy 1/4/24 - 30/6/24	\$678.13	-	\$678.13
15/04/2024	LOT2438U8	Admin Fund Levy 1/1/24 - 31/3/24	\$0.01	-	\$0.01
15/04/2024	LOT2438U8	Admin Fund Levy 1/4/24 - 30/6/24	\$678.13	-	\$678.13
17/04/2024	LOT2438U7	Admin Fund Levy 1/4/24 - 30/6/24	\$678.13	-	\$678.13
26/04/2024	LOT2438U2	Admin Fund Levy 1/4/24 - 30/6/24	\$678.13	-	\$678.13
1/06/2024	LOT2438U3	Admin Fund Levy 1/7/24 - 30/9/24	\$128.12	-	\$128.12
1/06/2024	LOT2438U3	Admin Fund Levy 1/7/24 - 30/9/24	\$550.01	-	\$550.01
25/06/2024	LOT2438U1	Admin Fund Levy 1/7/24 - 30/9/24	\$678.13	-	\$678.13
1/07/2024	LOT2438U5	Admin Fund Levy 1/7/24 - 30/9/24	\$678.13	-	\$678.13
2/07/2024	LOT2438U4	Admin Fund Levy 1/7/24 - 30/9/24	\$678.13	-	\$678.13
3/07/2024	LOT2438U6	Admin Fund Levy 1/7/24 - 30/9/24	\$678.13	-	\$678.13
12/07/2024	LOT2438U2	Admin Fund Levy 1/7/24 - 30/9/24	\$678.13	-	\$678.13
22/07/2024	LOT2438U7	Admin Fund Levy 1/7/24 - 30/9/24	\$678.13	-	\$678.13
30/07/2024	LOT2438U8	Admin Fund Levy 1/7/24 - 30/9/24	\$678.13	-	\$678.13
31/08/2024	LOT2438U3		\$300.00	-	\$300.00
31/08/2024	LOT2438U3		\$378.13	-	\$378.13
10/09/2024	LOT2438U6	Admin Fund Levy 1/10/24 - 31/12/24	\$678.13	-	\$678.13
2/10/2024	LOT2438U4	Admin Fund Levy 1/10/24 - 31/12/24	\$678.13	-	\$678.13
2/10/2024	LOT2438U5	Admin Fund Levy 1/10/24 - 31/12/24	\$678.13	-	\$678.13
3/10/2024	LOT2438U2	Admin Fund Levy 1/10/24 - 31/12/24	\$678.13	-	\$678.13
4/10/2024	LOT2438U1	Admin Fund Levy 1/10/24 - 31/12/24	\$678.13	-	\$678.13
Interest on Overdue Levies			\$7.39	-	\$7.39
10/11/2023	LOT2438U7	Interest Charge	\$7.39	-	\$7.39
Interest Received			\$872.03	-	\$872.03
13/11/2023	Interest Received	Interest from 15/08/2023 - 13/11/2023	\$114.54	-	\$114.54



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27/12/2023	Interest Received	Interest from 26/09/2023 - 26/12/2023	\$92.92	-	\$92.92
12/02/2024	Interest Received	Interest from 14/11/2023 - 12/02/2024	\$134.55	-	\$134.55
26/03/2024	Interest Received	Interest from 27/12/2023 - 26/03/2024	\$113.15	-	\$113.15
13/05/2024	Interest Received	Interest from 13/02/2024 - 13/05/2024	\$155.91	-	\$155.91
24/06/2024	Interest Received	Interest from 27/03/2024 - 24/06/2024	\$110.12	-	\$110.12
12/08/2024	Interest Received	Interest from 14/05/2024 - 12/08/2024	\$94.61	-	\$94.61
23/09/2024	Interest Received	Interest from 25/06/2024 - 23/09/2024	\$56.23	-	\$56.23
Sinking Fund Levy			-	\$5,672.04	\$5,672.04
2/11/2023	LOT2438U8	Sinking Fund Levy 1/10/23 - 31/12/23	\$171.88		\$171.88
10/11/2023	LOT2438U7	Sinking Fund Levy 1/10/23 - 31/12/23	\$171.88		\$171.88
10/12/2023	LOT2438U3	Sinking Fund Levy 1/1/24 - 31/3/24	\$171.88		\$171.88
19/12/2023	LOT2438U5	Sinking Fund Levy 1/10/23 - 31/12/23	\$171.88		\$171.88
27/12/2023	LOT2438U6	Sinking Fund Levy 1/1/24 - 31/3/24	\$171.88		\$171.88
3/01/2024	LOT2438U1	Sinking Fund Levy 1/1/24 - 31/3/24	\$171.88		\$171.88
4/01/2024	LOT2438U2	Sinking Fund Levy 1/1/24 - 31/3/24	\$171.88		\$171.88
10/01/2024	LOT2438U4	Sinking Fund Levy 1/1/24 - 31/3/24	\$171.88		\$171.88
18/01/2024	LOT2438U8	Sinking Fund Levy 1/1/24 - 31/3/24	\$171.88		\$171.88
19/01/2024	LOT2438U7	Sinking Fund Levy 1/1/24 - 31/3/24	\$171.88		\$171.88
22/01/2024	LOT2438U5	Sinking Fund Levy 1/1/24 - 31/3/24	\$171.88		\$171.88
5/03/2024	LOT2438U3	Sinking Fund Levy 1/4/24 - 30/6/24	\$171.88		\$171.88
19/03/2024	LOT2438U6	Sinking Fund Levy 1/4/24 - 30/6/24	\$171.88		\$171.88
28/03/2024	LOT2438U5	Sinking Fund Levy 1/4/24 - 30/6/24	\$171.88		\$171.88
3/04/2024	LOT2438U4	Sinking Fund Levy 1/4/24 - 30/6/24	\$171.88		\$171.88
5/04/2024	LOT2438U1	Sinking Fund Levy 1/4/24 - 30/6/24	\$171.88		\$171.88
15/04/2024	LOT2438U8	Sinking Fund Levy 1/4/24 - 30/6/24	\$171.88		\$171.88
17/04/2024	LOT2438U7	Sinking Fund Levy 1/4/24 - 30/6/24	\$171.88		\$171.88
26/04/2024	LOT2438U2	Sinking Fund Levy 1/4/24 - 30/6/24	\$171.88		\$171.88
1/06/2024	LOT2438U3	Sinking Fund Levy 1/7/24 - 30/9/24	\$171.88		\$171.88
25/06/2024	LOT2438U1	Sinking Fund Levy 1/7/24 - 30/9/24	\$171.88		\$171.88
1/07/2024	LOT2438U5	Sinking Fund Levy 1/7/24 - 30/9/24	\$171.88		\$171.88
2/07/2024	LOT2438U4	Sinking Fund Levy 1/7/24 - 30/9/24	\$171.88		\$171.88
3/07/2024	LOT2438U6	Sinking Fund Levy 1/7/24 - 30/9/24	\$171.88		\$171.88
12/07/2024	LOT2438U2	Sinking Fund Levy 1/7/24 - 30/9/24	\$171.88		\$171.88
22/07/2024	LOT2438U7	Sinking Fund Levy 1/7/24 - 30/9/24	\$171.88		\$171.88
30/07/2024	LOT2438U8	Sinking Fund Levy 1/7/24 - 30/9/24	\$171.88		\$171.88
31/08/2024	LOT2438U3		\$121.87		\$121.87
31/08/2024	LOT2438U3		\$50.01		\$50.01
10/09/2024	LOT2438U6	Sinking Fund Levy 1/10/24 - 31/12/24	\$171.88		\$171.88
2/10/2024	LOT2438U4	Sinking Fund Levy 1/10/24 - 31/12/24	\$171.88		\$171.88
2/10/2024	LOT2438U5	Sinking Fund Levy 1/10/24 - 31/12/24	\$171.88		\$171.88
3/10/2024	LOT2438U2	Sinking Fund Levy 1/10/24 - 31/12/24	\$171.88		\$171.88
4/10/2024	LOT2438U1	Sinking Fund Levy 1/10/24 - 31/12/24	\$171.88		\$171.88
Special Levy (Admin Fund)			\$4,000.00	-	\$4,000.00
1/05/2024	LOT2438U3	Immediate Contribution as per EGM 22 April 2024	\$400.00	-	\$400.00
1/05/2024	LOT2438U3	Immediate Contribution as per EGM 22 April 2024	\$100.00	-	\$100.00
14/05/2024	LOT2438U6	Immediate Contribution as per EGM 22 April 2024	\$500.00	-	\$500.00
27/05/2024	LOT2438U1	Immediate Contribution as per EGM 22 April 2024	\$500.00	-	\$500.00
3/06/2024	LOT2438U4	Immediate Contribution as per EGM 22 April 2024	\$500.00	-	\$500.00



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4/06/2024	LOT2438U2	Immediate Contribution as per EGM 22 April 2024	\$500.00	-	\$500.00
13/06/2024	LOT2438U5	Immediate Contribution as per EGM 22 April 2024	\$500.00	-	\$500.00
18/06/2024	LOT2438U8	Immediate Contribution as per EGM 22 April 2024	\$500.00	-	\$500.00
22/07/2024	LOT2438U7	Immediate Contribution as per EGM 22 April 2024	\$500.00	-	\$500.00
Special Levy (Sinking Fund)			-	\$6,000.00	\$6,000.00
10/11/2023	LOT2438U7	Special Levy Maintenance Projects	\$1,000.00		\$1,000.00
4/12/2023	LOT2438U2	Special Levy Maintenance Projects	\$1,000.00		\$1,000.00
12/12/2023	LOT2438U1	Special Levy Maintenance Projects	\$1,000.00		\$1,000.00
19/12/2023	LOT2438U5	Special Levy Maintenance Projects	\$1,000.00		\$1,000.00
2/01/2024	LOT2438U8	Special Levy Maintenance Projects	\$1,000.00		\$1,000.00
10/01/2024	LOT2438U4	Special Levy Maintenance Projects	\$1,000.00		\$1,000.00
TOTAL INCOME			\$26,957.71	\$11,672.04	\$38,629.75

OUTGOINGS

Body Corporate Management			\$3,498.54	-	\$3,498.54
2/11/2023	Strata Data	Management Fees from 1/11/2023 to 30/11/2023	\$277.75	-	\$277.75
5/12/2023	Strata Data	Management Fees Adj. from 16/10/2023 to 31/12/2023	\$310.79	-	\$310.79
23/01/2024	Strata Data	Management Fees from 1/01/2024 to 31/01/2024	\$291.00	-	\$291.00
1/02/2024	Strata Data	Management Fees from 1/02/2024 to 29/02/2024	\$291.00	-	\$291.00
5/03/2024	Strata Data	Management Fees from 1/03/2024 to 31/03/2024	\$291.00	-	\$291.00
4/04/2024	Strata Data	Management Fees from 1/04/2024 to 30/04/2024	\$291.00	-	\$291.00
6/05/2024	Strata Data	Management Fees from 1/05/2024 to 31/05/2024	\$291.00	-	\$291.00
4/06/2024	Strata Data	Management Fees from 1/06/2024 to 30/06/2024	\$291.00	-	\$291.00
2/07/2024	Strata Data	Management Fees from 1/07/2024 to 31/07/2024	\$291.00	-	\$291.00
1/08/2024	Strata Data	Management Fees from 1/08/2024 to 31/08/2024	\$291.00	-	\$291.00
3/09/2024	Strata Data	Management Fees from 1/09/2024 to 30/09/2024	\$291.00	-	\$291.00
1/10/2024	Strata Data	Management Fees from 1/10/2024 to 31/10/2024	\$291.00	-	\$291.00
Disbursements			\$582.84	-	\$582.84
2/11/2023	Strata Data	Disbursements from 1/11/2023 to 30/11/2023	\$44.40	-	\$44.40
5/12/2023	Strata Data	Disbursements Adj. from 16/10/2023 to 31/12/2023	\$54.44	-	\$54.44
23/01/2024	Strata Data	Disbursements from 1/01/2024 to 31/01/2024	\$48.40	-	\$48.40
1/02/2024	Strata Data	Disbursements from 1/02/2024 to 29/02/2024	\$48.40	-	\$48.40
5/03/2024	Strata Data	Disbursements from 1/03/2024 to 31/03/2024	\$48.40	-	\$48.40
4/04/2024	Strata Data	Disbursements from 1/04/2024 to 30/04/2024	\$48.40	-	\$48.40
6/05/2024	Strata Data	Disbursements from 1/05/2024 to 31/05/2024	\$48.40	-	\$48.40
4/06/2024	Strata Data	Disbursements from 1/06/2024 to 30/06/2024	\$48.40	-	\$48.40



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2/07/2024	Strata Data	Disbursements from 1/07/2024 to 31/07/2024	\$48.40	-	\$48.40
1/08/2024	Strata Data	Disbursements from 1/08/2024 to 31/08/2024	\$48.40	-	\$48.40
3/09/2024	Strata Data	Disbursements from 1/09/2024 to 30/09/2024	\$48.40	-	\$48.40
1/10/2024	Strata Data	Disbursements from 1/10/2024 to 31/10/2024	\$48.40	-	\$48.40
Grounds Maintenance			\$1,604.00	-	\$1,604.00
17/10/2023	Complete Garden Solutions	All lawns cut/edge, blow vac, rake up leaves, pois	\$330.00	-	\$330.00
2/11/2023	Complete Garden Solutions	Lawns cut/edge, rake up leaves/sticks, poison weed	\$187.00	-	\$187.00
14/11/2023	Complete Garden Solutions	Lawns cut/edge, blow vac, rake up leaves, poison w	\$187.00	-	\$187.00
28/11/2023	Complete Garden Solutions	Lawns cut/edge, rake up leaves, poison weeds, blow	\$407.00	-	\$407.00
17/09/2024	Green Grass Care	7.9.24 - Service Fee Lawn Mowing	\$273.00	-	\$273.00
15/10/2024	Green Grass Care	Lawn Mowing 4/10/24	\$220.00	-	\$220.00
Gutter Cleaning			\$1,988.58	-	\$1,988.58
14/11/2023	Complete Garden Solutions	All gutters cleaned & flushed downpipes 1/11/23	\$825.00	-	\$825.00
23/01/2024	Maintenance Matters	Proceed- Ground Maintenance	\$133.76	-	\$133.76
1/02/2024	Maintenance Matters	Proceed- Ground Maintenance	\$133.76	-	\$133.76
15/02/2024	Maintenance Matters	Proceed- Ground Maintenance	\$133.76	-	\$133.76
5/03/2024	Maintenance Matters	19.02.24 - Grounds Maintenance	\$133.76	-	\$133.76
12/03/2024	Maintenance Matters	Proceed- Ground Maintenance	\$133.76	-	\$133.76
28/03/2024	Maintenance Matters	Proceed- Ground Maintenance	\$133.76	-	\$133.76
18/04/2024	Maintenance Matters	Proceed- Ground Maintenance	\$133.76	-	\$133.76
30/04/2024	Maintenance Matters	Proceed- Ground Maintenance	\$227.26	-	\$227.26
Gutter Repairs & Maintenance			-	\$24,907.50	\$24,907.50
4/06/2024	Maintenance Matters	Proceed- Gutter & Timber Replacement		\$22,416.75	\$22,416.75
5/09/2024	Maintenance Matters	Proceed- Gutter & Timber Replacement		\$2,490.75	\$2,490.75
Insurance Premium			\$7,504.70	-	\$7,504.70
23/01/2024	Honan Insurance Brokers	Insurance Premium - 01/01/2024 to 01/07/2024	\$3,264.13	-	\$3,264.13
23/01/2024	Honan Insurance Brokers	Insurance Premium Stamp Duty	\$325.77	-	\$325.77
9/07/2024	Honan Insurance Brokers	Insurance Premium - 01/07/2024 to 01/01/2025	\$3,541.02	-	\$3,541.02
9/07/2024	Honan Insurance Brokers	Insurance Premium Stamp Duty	\$373.78	-	\$373.78
Insurance Valuation			\$330.00	-	\$330.00
14/12/2023	Body Corporate Insurance Valuations	Insurance Val 2023- Marryatville SA 5068	\$330.00	-	\$330.00
Letterbox Repairs & Maintenance			\$650.10	-	\$650.10
7/11/2023	Project Products	Proceed- Supply Mailbox's	\$650.10	-	\$650.10
Meeting Fees			\$270.00	-	\$270.00
30/11/2023	Strata Data	AGM Meeting: Weeknights 4:01pm-6pm	\$270.00	-	\$270.00



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Meter Readings & Invoicing			\$527.00	-	\$527.00
7/11/2023	Strata Water Solutions - ANNUAL MANAGEMENT FEES	Read private meter(s) Quarterly and Manage SAWater	\$527.00	-	\$527.00
Plumbing Repairs & Maintenance			\$600.00	-	\$600.00
24/06/2024	Snehashish Ramesh Ruparelia	Reimbursement for Plumb-All invoice for clearing d	\$300.00	-	\$300.00
28/06/2024	Plumb-All	Drain blocked by tree roots. Cleared out blocked d	\$300.00	-	\$300.00
Public Officer			\$130.00	-	\$130.00
18/07/2024	Strata Data	Public Officer Fee 2024/25	\$130.00	-	\$130.00
Roof Repairs & Maintenance			\$3,256.91	-	\$3,256.91
23/01/2024	Maintenance Matters	Unit 02 - Roof leak	\$345.58	-	\$345.58
6/06/2024	Maintenance Matters	Proceed- Replace damage section of roof sarking to	\$2,224.93	-	\$2,224.93
28/06/2024	Ken Hall Plumbers	Quote Roof Repairs & Resultant Damage-U5	\$99.00	-	\$99.00
2/07/2024	Ken Hall Plumbers	Quote Roof Repairs & Resultant Damage-U5	\$99.00	-	\$99.00
30/09/2024	Ken Hall Plumbers	12.07.24 - TSK0001 Skirting Replacement	\$488.40	-	\$488.40
Water Charges			\$280.52	-	\$280.52
24/10/2023	Strata Water Solutions - WATER CHARGES	Water Rates 14/06/2023-12/09/2023	\$43.95	-	\$43.95
23/01/2024	Strata Water Solutions - WATER CHARGES	Water Rates 12/09/2023-14/12/2023	\$62.69	-	\$62.69
16/04/2024	Strata Water Solutions - WATER CHARGES	Water Charges 14/12/23-22/03/24	\$135.32	-	\$135.32
18/07/2024	Strata Water Solutions - WATER CHARGES	Water Rates 22/03/2024 - 12/06/2024	\$38.56	-	\$38.56
WHS Compliance			\$129.00	-	\$129.00
14/12/2023	Strata Data	Trades Monitor Fee 2023	\$129.00	-	\$129.00

TOTAL OUTGOINGS			\$21,352.19	\$24,907.50	\$46,259.69
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SUMMARY

OPENING BALANCE AS AT 16/10/2023	\$3,197.88	\$21,447.06	\$24,644.94
TOTAL INCOME	\$26,957.71	\$11,672.04	\$38,629.75
TOTAL OUTGOINGS	\$21,352.19	\$24,907.50	\$46,259.69
CLOSING BALANCE AS AT 15/10/2024	\$8,803.40	\$8,211.60	\$17,015.00
NET SURPLUS	\$5,605.52	(\$13,235.46)	(\$7,629.94)



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STATEMENT OF POSITION AS AT 15/10/2024

ASSETS

CASH AT BANK

Fund	Amount
Admin	\$8,803.40
Sinking	\$8,211.60
Funds Held in Credit	\$800.00
TOTAL CASH AT BANK	\$17,815.00

LEVIES IN ARREARS

Lot No.	Owner	Amount
7	Grace Melba Henderson	\$850.01
8	MR M R WIESNER	\$850.01
TOTAL LEVIES IN ARREARS		\$1,700.02

TOTAL ASSETS

\$19,515.02

LIABILITIES

LEVIES PAID IN ADVANCE

Lot No.	Owner	Amount
TOTAL LEVIES PAID IN ADVANCE		\$0.00

FUNDS HELD IN CREDIT

Lot No.	Owner	Amount
3	MR L G & MRS D LINES	\$800.00
TOTAL FUNDS HELD IN CREDIT		\$800.00

UNPAID BILLS

Creditor	Amount
Strata Water Solutions - WATER CHARGES	\$11.01
TOTAL UNPAID BILLS	\$11.01

TOTAL LIABILITIES

\$811.01

NET CASH POSITION

\$18,704.01

Minutes of the Extraordinary General Meeting

Corporation *STRATA CORPORATION 2438 INC.*
Address *8 CLAPTON ROAD, MARRYATVILLE*
Meeting Date **22nd of April, 2024 commencing at 9:30 AM**
Location **3/8 CLAPTON ROAD MARRYATVILLE, South Australia 5068**

Present in Person

Unit: 1 Mr Glen Eduard Kocher
Unit: 3 Mr & Mrs Lancelot & Daphne Lines
Unit: 4 Angela Lee Littleford, David Wayne Littleford
Unit: 8 Mr Martin Robert Wiesner

Apologies

NIL

Present by Proxy

Unit: 5 Marija Rose Novosel by Proxy to Unit: 3 Mr & Mrs Lancelot & Daphne Lines
Unit: 6 Bernard John Essex Evans, Jie Chen by Proxy to Unit: 3 Mr & Mrs Lancelot & Daphne Lines
Unit: 7 Grace Melba Henderson by Proxy to Derek Henderson

In attendance

Indeewara Fernando representing Strata Data
Derek Henderson representing Unit: 7

Quorum

The Body Corporate Manager declared that a quorum was in attendance and the meeting opened at 9.30 am.

Chairperson

It was resolved "that Indeewara Fernando of Strata Data assist the Presiding Officer by chairing the meeting". *Carried Unanimously*

Gutter & Timber Replacement completed by Maintenance Matters and Quoted Variation Works

Members present raised concerns regarding the work completion of Gutter & Timber Replacement project completed by Maintenance Matters. A site inspection was carried out by the members present along with Maintenance Matters Manager, Mr. Rob Hayes. Certain concerns were clarified by Mr. Rob Hayes where following concerns shall be addressed by Maintenance Matters as part of the project.

- Approximately 31 liner meters of gutters shall be replaced wherever it was not replaced earlier.
- Unit 1 rear – replacement of gutter and scotia
- Unit 4 rear – replacement of gutter and corner lead flashing (Eastern side)
- Unit 5/6 front – replacement of gutter and scotia of the verandas (Western side)
- Unit 5/6 rear – replacement of gutter
- Unit 7 front – replacement of gutter and timber repairs

It was agreed by Maintenance Matters to complete the aforementioned works approximately within a month's time. The exact schedule shall be notified by Maintenance Matters. Strata Data was requested to inform all units regarding the work schedule once confirmed.

Mr. Rob Hayes had explained that the variation works were quoted by Maintenance Matters for \$5,682.93 due to issues identified during the execution of gutter and timber replacement project which cannot be practically identified at the initial quotation stage since certain timber were covered by the gutters or the condition is unknown until the works are carried out. Members present agreed that there is no requirement to proceed with variation timber works at this stage.

Roof Sarking Works (unit 2) – \$2,224.93

Members present queried regarding the reason for not lodging an insurance claim regarding this incident since it was associated with a water leak due to rainfall. The Body Corporate Manager informed that only resultant damages could be claimed through strata insurance and not the repairs conducted to the roof. Further it was clarified that no resultant damage has been reported by the concerned unit so far hence no claim has been lodged. Members present discussed the matter and agreed that Unit: 3 Mrs Daphne Lines shall inquire with unit 2 regarding this incident and share invoice/receipt and photos of resultant damage repairs if any with Strata Data. Further Strata Data was requested by the members present to lodge an insurance claim immediately for roof sarking works (unit 2) – \$2,224.93 and add resultant damage repair cost as well once available. The feedback from the insurer to be informed to the Presiding Officer.

Insurance renewal on 1/7/24

Members present discussed that the current cost of insurance premium is comparatively high. As such, it was agreed that the owners shall approach the market to obtain quotations. Strata Data was also requested to arrange quotations for the insurance, at renewal and seek instructions from the Presiding Officer on behalf of the corporation. Where instruction is not provided prior to expiry of the existing policy, the policy will be renewed with the current insurer.

Special Levy Estimate

The Body Corporate Manager explained regarding the breakdown of the proposed special levy in order to meet corporation's immediate financial obligations including insurance renewal. Members present agreed that Gutter & Downpipe Cleaning is not required until further instructions from the Presiding Officer due to recent gutter replacement project.

It was resolved "that a special levy totalling \$4,000.00 be raised to cover the corporation's immediate financial obligations and insurance premium at renewal. That the levy be due on 31st of May 2024 and be struck from the Administration fund." *Carried Unanimously*

Other Relevant Business**Installation of Letterboxes**

It was agreed by the members present that Derek Henderson representing Unit: 7 shall be installing the new letterboxes and sending the invoice/receipt for material cost if any to Strata Data for reimbursement from corporation's admin fund.

Ground Maintenance

Members present discussed that there are issues with irrigation, hedging and pruning and the performance of the current grounds maintenance contractor, Maintenance Matters is not satisfactory in terms of reporting issues and value for money. As such, it was agreed by the members present to terminate the services of Maintenance Matters with immediate effect. The members present shall be approaching the market to obtain quotations and source a suitable grounds maintenance contractor for the corporation.

Closure

There being no further business, owners and visitors were thanked for their attendance and the meeting closed at 11.00 am.

Minutes of the Annual General Meeting

Corporation *STRATA CORPORATION 2438 INC.*
Address *8 CLAPTON ROAD MARRYATVILLE*
Meeting Date **22nd of November, 2023 commencing at 5:00 PM**
Location **647 Portrush Road Glen Osmond, South Australia 5064**

Present in Person

Unit: 1 Mr Glen Eduard Kocher
Unit: 2 Snehashish Ramesh Ruparelia, Mili Ruparelia
Unit: 4 Angela Lee Littleford
Unit: 8 Mr Martin Robert Wiesner

Apologies

Nil

Present by Proxy

Unit: 3 Mr & Mrs Lancelot & Daphne Lines by Proxy to Strata Data

In attendance

Kane Arachchige representing Strata Data
Unit 5: Marija Rose Novosel

Quorum

The Body Corporate Manager declared that a quorum was in attendance and the meeting opened at 5.14 pm.

Chairperson

It was resolved "that Kane Arachchige of Strata Data assist the Presiding Officer by chairing the meeting". *Carried Unanimously*

Confirmation of Minutes

It was resolved "that the minutes of the previous General Meetings, held on 28th November 2022 and 31st August 2023 be accepted as a true and correct record of that meeting." *Motion Carried- 3 "FOR", 1 "ABSTINENCE"*

Financial Report

It was resolved "that the statement of income and expenditure for the period Sunday 16 October 2022 to Sunday 15 October 2023 was reviewed, received and accepted as an accurate record of the corporation's current financial standing." *Carried Unanimously*

It was further resolved that Mr Paul Smith of the Strata Data Group be empowered to act as the Public Officer as defined under the Income Tax Assessment Act 1936 on behalf of the corporation.

Review of Sums Insured

General Advice Warning

Terandi Pty Ltd (ABN 20 080 960 112) acts as an Authorised Representative (AR Number: 1285659) of Honan Insurance Group (ABN 67 005 372 396, AFSL 246749). Any financial product advice that we give to you (including about a particular insurance policy) is factual and/or general advice only. This document does not take into account your objectives, needs or financial situation. You should consider whether our advice is appropriate for you and review any relevant PDS and policy wordings, Honan Important Notices and Terandi Pty Ltd's Financial Services Guide before you make any decision about an insurance product.

For a copy of the FSG, policy wordings and Honan important notices you can refer to our website: <https://www.stratadata.com.au/insurance/product-disclosure-statements/>

Strata Data cannot provide advice as to the appropriate level of building insurance. It is suggested that the Corporation arrange for an insurance valuation of the common buildings and areas to avoid a claim not being fully met due to the building being underinsured. Owners must notify Strata Data immediately of any possible claims that may be made against the policy.

The Body Corporate resolved to have an insurance valuation and instructed Strata Data to endorse the insurance policy at the valued amount or maintain the existing level of building sum insured, whichever is greater.

It was resolved "that the sums insured be:

Building Insurance	As per Valuation
Common Area Contents Insurance	As per Valuation
Public Liability Insurance	\$20,000,000.00
Office Bearers Liability	\$500,000.00
Catastrophe Insurance	\$627,000.00
Fidelity Guarantee	\$100,000.00
Machinery Breakdown	Not Selected
Excess	Refer to current Certificate of Currency
Renewal Date for these sums is	01/01/2024
Last Valuation Date	08/10/2020
Last Valuation Sum	\$1,894,000.00

Flood Cover

The policy currently includes flood cover.

Strata Data was requested to arrange quotations for the insurance, at renewal and is appointed to place this with a company as advised by the Presiding Officer on behalf of the corporation. Where instruction is not provided prior to expiry of the existing policy, the policy will be renewed with the current insurer" *Carried Unanimously*

Post meeting note: The valuation report and the insurance quotation need to be shared with all owners for their reference. The presiding officer will provide further instructions.

Contents and Landlords Insurance

The corporation's insurance policy does not cover an owner's contents (such as carpets, curtains and light fittings) or legal liability within their unit. Owners must take out their own insurance to cover these risks.

If you are in a Strata or Community Strata property and require a contents or landlord insurance policy you can obtain a quote or take cover with CHU by visiting our website <https://www.stratadata.com.au/insurance/> or call the Strata Data insurance team on (08) 8372 2777 for guidance.

Use of Contractors

The Body Corporate has complete choice over which contractors they engage to perform maintenance to the common property. The options that the Body Corporate have include:

Preferred Contractors

A Preferred Contractor is a contractor that has been proven to carry up to date & relevant insurance policies, business registration & licensing and their track record of work with Strata Data has shown that they operate at a high level of quality and competence.

Non-Preferred Contractors (Approved)

A Non-Preferred (Approved) contractor is one that has passed the vetting process relating to Licencing, Insurance and up to date business registrations. Whilst these contractors may carry the correct credentials that legally allow them to conduct business, their quality of work is unknown to Strata Data.

Non Approved Contractors

A Non Approved Contractor is one that is unable to provide appropriate licences and/or insurances. Should the Body Corporate choose to engage these contractors there are many risks involved. Strata Data does not become involved in any aspect of dealing with these contractors, however, upon written instruction from an Office Bearer, Strata Data will make payment of an invoice.

Maintenance Requirements

Scheduled Cleaning of Gutters and Down Pipes

The members present requested Strata Data to arrange for cleaning of gutters, downpipes and stormwater drains, twice per year in May 2024 and November 2024 by Complete Garden Solutions. Also, if at any time the gutters to units 1 & 2 require extra cleaning due to the gum trees located in the front gardens of these units, the invoice for the extra gutter clean is to be levied directly to the owners. Strata Data & Derek Henderson were requested to obtain one indicative quotation each for the corporations gutter clean at the current scope of work and attendance schedule for comparison. These are to be placed on the agenda for discussion at 2024 AGM.

Note: there will be no requirement of November 2023 gutter cleaning due the new gutter replacement work.

Post Meeting Note: The contractor already attended to the November 2023 Gutter clean on 1st November as this is raised in the system in advance from the 2022 AGM.

Grounds Maintenance – Review of Current Schedule

Strata data was tabled a quotation from Maintenance Matters for two weekly grounds maintenance for \$133.76 including GST. This quotation was approved. The contractor needs to contact the Presiding Officer before starting the work and waiting for further instructions.

Post Meeting Note: There will be an extra tree pruning work in this corporation. Please obtain separate quotation for once off tree pruning work and forward to the Presiding Officer for further instructions.

Stormwater Preventative Maintenance (Hydrojet Clean)

The members present discussed the above agenda item and it was agreed that no action is required on this item at this time.

Sewer Preventative Maintenance (Hydrojet Clean)

The members present discussed the above agenda item and it was agreed that no action is required on this item at this time.

White Ant Inspection

The members present discussed the above agenda item and it was agreed that no action is required on this item at this time.

“Ironstone” Colour for Gutters and Downpipes

It was resolved “that approval be granted to change the corporation in the following colours, all gutters and downpipes of the units, Common letterbox to be painted Colourbond “IRONSTONE”, that all work be done to a professional standard, all costs associated with the upgrade and maintenance be at the cost of the corporation.” *Carried Unanimously*

Internal Fence

As per the discussion had with the previous EGM, The Unit 05 owner, Marija Rose Novosel raised a concern on moving the car port internal fence to improve the unit privacy. The members present discuss this matter in detail and agreed to obtain few quotations to check the price for internal fence move. This item will be added to the next Annual General Meeting agenda with required motions.

Post meeting note: Marija Rose Novosel agreed to obtain quotation and share with the owners. Strata data was requested share some fencing contractors contact details.

Update on Gutter replacement work

The body corporate manager explained the progress of current gutter replacement work and there will be a variation order (around \$4,000.00 – \$5,000.00) for above said work. The members present discussed this matter and agreed to continue the work. Strata data was requested to contact the Presiding Officer regarding raising a special levy if required.

Other Relevant Business

Sinking Fund Analysis

The members present reviewed the sinking fund report prepared by Independent Inspections in line with legislation and it was noted the sinking fund balance and plan of works not aligned with the report.

It was resolved “that no further action is required at this time. That the abovementioned item be placed on the agenda for the next Annual General Meeting for further discussion.” *Carried Unanimously*

Maintenance Condition and Safety Report

The Body Corporate has a duty of care to ensure that the Common Property is free from hazards. The Strata Titles Act places an obligation upon the Body Corporate to maintain the Common Property, in doing so many hazards can be identified and reduced.

Strata Data recommends that the Body Corporate obtain a Maintenance Condition and Safety Report to assist in identifying all areas requiring repair and maintenance, as well as any areas that may pose a risk to any person’s health and safety.

It was resolved “that completion of a Maintenance Condition and Safety Report is not required at this time.” *Carried Unanimously*

Strata Data aims to have maintenance works completed quickly and within reasonable costs. When owners/agents send maintenance requests to Strata Data, we ask that wherever possible photos, location, and a description of the works be provided. This is to ensure that when an appropriate contractor is sent to site works can be completed quickly, resulting in lower costs to the Corporation.

Resident Engagement

Strata Data believes that a sense of engagement amongst residents is important in building community. Therefore should you wish to organise a working bee, sausage sizzle or order pizzas etc. for a “Get to Know Your Neighbours” event, the costs can be re-imbursed by the Corporation. Simply forward to your Body Corporate Manager receipts approved by the Committee or an Office Bearer as

applicable. The cost of the event can be funded from existing funds or by adding a specific line item in the budget.

Approvals, Alterations & Additions

Strata Data advised that should an owner at any time other than an Annual General Meeting choose to apply to the corporation for an approval of any kind which is for the exclusive benefit of that owner the prescribed meeting fee will apply and shall be charged to that owner.

Level of Maintenance Fund Contributions

a) Administration Fund – Recurrent Expenditure

Strata Data advised that owners must make provision for day-to-day, re-current expenses through an Administration Fund and presented an estimate of budget requirements for the coming year.

b) Sinking Fund – Non-Recurrent Expenditure

Strata Data advised that owners must make provision for long term, non-recurrent maintenance expenditure through a sinking fund and presented an estimate of budget requirements for the coming year.

The Body Corporate Manager tabled a budget with a total annual contribution of \$31,673.00. This Budget was not approved.

After discussion it was resolved “that the Annual Contributions be as follows:

Administration Fund	\$21,700.00
Sinking Fund	\$5,500.00
Immediate Contribution (2 nd Q)	\$2,000.00
Total Contribution	\$29,200.00

This contribution is payable quarterly and divided equal on **1st of January 2024**.

Any major works unable to be paid from accumulated funds or any fund shortages are to be paid by way of a special levy.” *Carried Unanimously*

It was resolved “that an Immediate admin levy totalling \$2,000.00 be raised in the end of first quarter to cover the cash flow. That the levy would be due 21 days from the date the levy was struck.” Carried Unanimously

All owners are reminded that levies are due 1st January, 1st April, 1st July & 1st October.

Election of Officers

It was resolved “that Daphne Lines be appointed to the positions of Presiding Officer, Secretary and Treasurer for the forthcoming year. That the Presiding Officer be delegated authority to make decisions (that require ordinary resolutions only) on behalf of the Corporation, and be the main contact point between Strata Data and the corporation. That a Committee comprising of the Office Bearers is appointed.

Appointment of Body Corporate Manager

It was resolved “That Strata Data be re-appointed as body corporate manager at the fee specified in the budget. That the Presiding Officer be authorised to sign the agreement on behalf of the Body Corporate. As it is mandatory under the Act to have a signed agreement, if the agreement has not been returned to Strata Data within 14 days, that the Body Corporate Manager sign the agreement on behalf

of the Body Corporate. At the completion of the term, the appointment continues (with a 28 day notice period), unless decided otherwise at a general meeting of the Corporation." *Carried Unanimously*

The agreed management fee for the coming year is \$3,492.00 including GST.

Next Annual General Meeting

The next Annual General Meeting will be held on 20th November 2024 at 5.00 pm via teleconferencing at Strata Data, 647 Portrush Road, Glen Osmond SA 5064.

Closure

There being no further business, owners and visitors were thanked for their attendance and the meeting closed at 5.59 pm.



STRATA DATA PORTAL | ACCESS YOUR INFORMATION 24/7

For access to your Corporations information 24/7 visit the Client Portal where you can:

- Download meeting minutes;
- Access financial statements and live account balances;
- Update your contact details;
- View insurance information, both past and present;
- And much more....

How can I access the Portal?

- If you have already registered for portal access, please visit portal.stratadata.com.au.
- If you have not received an invite, please email portal@stratadata.com.au to request an invitation.



Summary Financial Statement

Version: 03.10.01

Date Printed 16/10/2023

STRATA CORPORATION2438 INC.
Address: 8 CLAPTON ROAD MARRYATVILLE, South Australia5068
ABN: 40884467738

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STRATA DATA

INCOME & EXPENDITURE STATEMENT BETWEEN 16/10/2022 AND 15/10/2023

			ADMIN	SINKING	TOTAL
INCOME					
Admin Fund Levy			\$17,343.90	-	\$17,343.90
31/10/2022	LOT2438U2	Admin Fund Levy 1/10/22 - 31/12/22	\$578.13	-	\$578.13
8/12/2022	LOT2438U3	Admin Fund Levy 1/1/23 - 31/3/23	\$120.00	-	\$120.00
21/12/2022	LOT2438U6	Admin Fund Levy 1/1/23 - 31/3/23	\$578.13	-	\$578.13
4/01/2023	LOT2438U1	Admin Fund Levy 1/1/23 - 31/3/23	\$578.13	-	\$578.13
4/01/2023	LOT2438U2	Admin Fund Levy 1/1/23 - 31/3/23	\$378.13	-	\$378.13
4/01/2023	LOT2438U4	Admin Fund Levy 1/1/23 - 31/3/23	\$578.13	-	\$578.13
4/01/2023	LOT2438U2	Admin Fund Levy 1/1/23 - 31/3/23	\$200.00	-	\$200.00
10/01/2023	LOT2438U8	Admin Fund Levy 1/1/23 - 31/3/23	\$378.13	-	\$378.13
17/01/2023	LOT2438U3	Admin Fund Levy 1/1/23 - 31/3/23	\$458.13	-	\$458.13
20/01/2023	LOT2438U5	Admin Fund Levy 1/1/23 - 31/3/23	\$578.13	-	\$578.13
23/01/2023	LOT2438U7	Admin Fund Levy 1/1/23 - 31/3/23	\$578.13	-	\$578.13
24/01/2023	LOT2438U8	Admin Fund Levy 1/1/23 - 31/3/23	\$200.00	-	\$200.00
7/03/2023	LOT2438U6	Admin Fund Levy 1/4/23 - 30/6/23	\$578.13	-	\$578.13
28/03/2023	LOT2438U8	Admin Fund Levy 1/4/23 - 30/6/23	\$578.13	-	\$578.13
3/04/2023	LOT2438U2	Admin Fund Levy 1/4/23 - 30/6/23	\$578.13	-	\$578.13
4/04/2023	LOT2438U4	Admin Fund Levy 1/4/23 - 30/6/23	\$578.13	-	\$578.13
6/04/2023	LOT2438U1	Admin Fund Levy 1/4/23 - 30/6/23	\$578.13	-	\$578.13
6/04/2023	LOT2438U5	Admin Fund Levy 1/4/23 - 30/6/23	\$578.13	-	\$578.13
24/04/2023	LOT2438U7	Admin Fund Levy 1/4/23 - 30/6/23	\$578.13	-	\$578.13
26/04/2023	LOT2438U3	Admin Fund Levy 1/4/23 - 30/6/23	\$578.13	-	\$578.13
28/05/2023	LOT2438U3	Admin Fund Levy 1/7/23 - 30/9/23	\$578.13	-	\$578.13
8/06/2023	LOT2438U6	Admin Fund Levy 1/7/23 - 30/9/23	\$578.13	-	\$578.13
15/06/2023	LOT2438U5	Admin Fund Levy 1/7/23 - 30/9/23	\$578.13	-	\$578.13
26/06/2023	LOT2438U1	Admin Fund Levy 1/7/23 - 30/9/23	\$578.13	-	\$578.13
4/07/2023	LOT2438U2	Admin Fund Levy 1/7/23 - 30/9/23	\$578.13	-	\$578.13
4/07/2023	LOT2438U4	Admin Fund Levy 1/7/23 - 30/9/23	\$578.13	-	\$578.13
5/07/2023	LOT2438U7	Admin Fund Levy 1/7/23 - 30/9/23	\$578.13	-	\$578.13
25/07/2023	LOT2438U8	Admin Fund Levy 1/7/23 - 30/9/23	\$578.13	-	\$578.13
27/08/2023	LOT2438U3	Admin Fund Levy 1/10/23 - 31/12/23	\$578.13	-	\$578.13
19/09/2023	LOT2438U6	Admin Fund Levy 1/10/23 - 31/12/23	\$578.13	-	\$578.13
3/10/2023	LOT2438U2	Admin Fund Levy 1/10/23 - 31/12/23	\$578.13	-	\$578.13
3/10/2023	LOT2438U4	Admin Fund Levy 1/10/23 - 31/12/23	\$578.13	-	\$578.13
10/10/2023	LOT2438U1	Admin Fund Levy 1/10/23 - 31/12/23	\$578.13	-	\$578.13
Interest Received			\$465.69	-	\$465.69
14/11/2022	Interest Received	Interest from 16/08/2022 - 14/11/2022	\$40.38	-	\$40.38
28/12/2022	Interest Received	Interest from 27/09/2022 - 28/12/2022	\$44.43	-	\$44.43
13/02/2023	Interest Received	Interest from 15/11/2022 - 13/02/2023	\$46.37	-	\$46.37
28/03/2023	Interest Received	Interest from 29/12/2022 - 28/03/2023	\$43.83	-	\$43.83
15/05/2023	Interest Received	Interest from 14/02/2023 - 15/05/2023	\$58.33	-	\$58.33
26/06/2023	Interest Received	Interest from 29/03/2023 - 26/06/2023	\$60.37	-	\$60.37
14/08/2023	Interest Received	Interest from 16/05/2023 - 14/08/2023	\$91.05	-	\$91.05
25/09/2023	Interest Received	Interest from 27/06/2023 - 25/09/2023	\$80.93	-	\$80.93



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STRATA DATA

Sinking Fund Levy			-	\$5,156.40	\$5,156.40
31/10/2022	LOT2438U2	Sinking Fund Levy 1/10/22 - 31/12/22		\$171.88	\$171.88
21/12/2022	LOT2438U6	Sinking Fund Levy 1/1/23 - 31/3/23		\$171.88	\$171.88
4/01/2023	LOT2438U1	Sinking Fund Levy 1/1/23 - 31/3/23		\$171.88	\$171.88
4/01/2023	LOT2438U2	Sinking Fund Levy 1/1/23 - 31/3/23		\$171.88	\$171.88
4/01/2023	LOT2438U4	Sinking Fund Levy 1/1/23 - 31/3/23		\$171.88	\$171.88
10/01/2023	LOT2438U8	Sinking Fund Levy 1/1/23 - 31/3/23		\$171.88	\$171.88
17/01/2023	LOT2438U3	Sinking Fund Levy 1/1/23 - 31/3/23		\$171.88	\$171.88
20/01/2023	LOT2438U5	Sinking Fund Levy 1/1/23 - 31/3/23		\$171.88	\$171.88
23/01/2023	LOT2438U7	Sinking Fund Levy 1/1/23 - 31/3/23		\$171.88	\$171.88
26/02/2023	LOT2438U3	Sinking Fund Levy 1/4/23 - 30/6/23		\$120.00	\$120.00
7/03/2023	LOT2438U6	Sinking Fund Levy 1/4/23 - 30/6/23		\$171.88	\$171.88
28/03/2023	LOT2438U8	Sinking Fund Levy 1/4/23 - 30/6/23		\$171.88	\$171.88
3/04/2023	LOT2438U2	Sinking Fund Levy 1/4/23 - 30/6/23		\$171.88	\$171.88
4/04/2023	LOT2438U4	Sinking Fund Levy 1/4/23 - 30/6/23		\$171.88	\$171.88
6/04/2023	LOT2438U1	Sinking Fund Levy 1/4/23 - 30/6/23		\$171.88	\$171.88
6/04/2023	LOT2438U5	Sinking Fund Levy 1/4/23 - 30/6/23		\$171.88	\$171.88
24/04/2023	LOT2438U7	Sinking Fund Levy 1/4/23 - 30/6/23		\$171.88	\$171.88
26/04/2023	LOT2438U3	Sinking Fund Levy 1/4/23 - 30/6/23		\$51.88	\$51.88
28/05/2023	LOT2438U3	Sinking Fund Levy 1/7/23 - 30/9/23		\$171.88	\$171.88
8/06/2023	LOT2438U6	Sinking Fund Levy 1/7/23 - 30/9/23		\$171.88	\$171.88
15/06/2023	LOT2438U5	Sinking Fund Levy 1/7/23 - 30/9/23		\$171.88	\$171.88
26/06/2023	LOT2438U1	Sinking Fund Levy 1/7/23 - 30/9/23		\$171.88	\$171.88
4/07/2023	LOT2438U2	Sinking Fund Levy 1/7/23 - 30/9/23		\$171.88	\$171.88
4/07/2023	LOT2438U4	Sinking Fund Levy 1/7/23 - 30/9/23		\$171.88	\$171.88
5/07/2023	LOT2438U7	Sinking Fund Levy 1/7/23 - 30/9/23		\$171.88	\$171.88
25/07/2023	LOT2438U8	Sinking Fund Levy 1/7/23 - 30/9/23		\$171.88	\$171.88
27/08/2023	LOT2438U3	Sinking Fund Levy 1/10/23 - 31/12/23		\$171.86	\$171.86
27/08/2023	LOT2438U3	Sinking Fund Levy 1/10/23 - 31/12/23		\$0.02	\$0.02
19/09/2023	LOT2438U6	Sinking Fund Levy 1/10/23 - 31/12/23		\$171.88	\$171.88
3/10/2023	LOT2438U2	Sinking Fund Levy 1/10/23 - 31/12/23		\$171.88	\$171.88
3/10/2023	LOT2438U4	Sinking Fund Levy 1/10/23 - 31/12/23		\$171.88	\$171.88
10/10/2023	LOT2438U1	Sinking Fund Levy 1/10/23 - 31/12/23		\$171.88	\$171.88
Special Levy (Admin Fund)			\$1,600.00	-	\$1,600.00
16/12/2022	LOT2438U5	Shortfall - Corporations' Insurance Premium	\$200.00	-	\$200.00
21/12/2022	LOT2438U6	Shortfall - Corporations' Insurance Premium	\$200.00	-	\$200.00
22/12/2022	LOT2438U1	Shortfall - Corporations' Insurance Premium	\$200.00	-	\$200.00
23/12/2022	LOT2438U4	Shortfall - Corporations' Insurance Premium	\$200.00	-	\$200.00
4/01/2023	LOT2438U2	Shortfall - Corporations' Insurance Premium	\$200.00	-	\$200.00
10/01/2023	LOT2438U8	Shortfall - Corporations' Insurance Premium	\$200.00	-	\$200.00
17/01/2023	LOT2438U3	Shortfall - Corporations' Insurance Premium	\$200.00	-	\$200.00
23/01/2023	LOT2438U7	Shortfall - Corporations' Insurance Premium	\$200.00	-	\$200.00
Special Levy (Sinking Fund)			-	\$2,000.00	\$2,000.00
18/09/2023	LOT2438U3	Special Levy Maintenance Projects		\$1,000.00	\$1,000.00
3/10/2023	LOT2438U6	Special Levy Maintenance Projects		\$1,000.00	\$1,000.00
TOTAL INCOME			\$19,409.59	\$7,156.40	\$26,565.99



Summary Financial Statement

STRATA CORPORATION2438 INC.
Address: 8 CLAPTON ROAD MARRYATVILLE, South Australia5068
ABN: 40884467738

STRATA DATA

OUTGOINGS

Audit			\$172.00	-	\$172.00
7/09/2023	Strata Data	Audit Fee 2022/23	\$172.00	-	\$172.00
Bank Charges			\$7.76	-	\$7.76
8/11/2022	Strata Data	Bank Fees from 1/10/2022 to 31/10/2022	\$3.78	-	\$3.78
8/12/2022	Strata Data	Bank Fees from 1/11/2022 to 30/11/2022	\$1.63	-	\$1.63
12/01/2023	Strata Data	Bank Fees from 1/12/2022 to 31/12/2022	\$2.35	-	\$2.35
Body Corporate Management			\$3,334.09	-	\$3,334.09
3/11/2022	Strata Data	Management Fees from 1/11/2022 to 30/11/2022	\$262.00	-	\$262.00
1/12/2022	Strata Data	Management Fees from 1/12/2022 to 31/12/2022	\$262.00	-	\$262.00
13/12/2022	Strata Data	Management Fees Adj. from 16/10/2022 to 31/12/2022	\$32.59	-	\$32.59
12/01/2023	Strata Data	Management Fees from 1/01/2023 to 31/01/2023	\$277.75	-	\$277.75
2/02/2023	Strata Data	Management Fees from 1/02/2023 to 28/02/2023	\$277.75	-	\$277.75
9/03/2023	Strata Data	Management Fees from 1/03/2023 to 31/03/2023	\$277.75	-	\$277.75
4/04/2023	Strata Data	Management Fees from 1/04/2023 to 30/04/2023	\$277.75	-	\$277.75
2/05/2023	Strata Data	Management Fees from 1/05/2023 to 31/05/2023	\$277.75	-	\$277.75
1/06/2023	Strata Data	Management Fees from 1/06/2023 to 30/06/2023	\$277.75	-	\$277.75
4/07/2023	Strata Data	Management Fees from 1/07/2023 to 31/07/2023	\$277.75	-	\$277.75
1/08/2023	Strata Data	Management Fees from 1/08/2023 to 31/08/2023	\$277.75	-	\$277.75
5/09/2023	Strata Data	Management Fees from 1/09/2023 to 30/09/2023	\$277.75	-	\$277.75
3/10/2023	Strata Data	Management Fees from 1/10/2023 to 31/10/2023	\$277.75	-	\$277.75
Disbursements			\$533.13	-	\$533.13
3/11/2022	Strata Data	Disbursements from 1/11/2022 to 30/11/2022	\$41.60	-	\$41.60
1/12/2022	Strata Data	Disbursements from 1/12/2022 to 31/12/2022	\$41.60	-	\$41.60
13/12/2022	Strata Data	Disbursements Adj. from 16/10/2022 to 31/12/2022	\$5.93	-	\$5.93
12/01/2023	Strata Data	Disbursements from 1/01/2023 to 31/01/2023	\$44.40	-	\$44.40
2/02/2023	Strata Data	Disbursements from 1/02/2023 to 28/02/2023	\$44.40	-	\$44.40
9/03/2023	Strata Data	Disbursements from 1/03/2023 to 31/03/2023	\$44.40	-	\$44.40
4/04/2023	Strata Data	Disbursements from 1/04/2023 to 30/04/2023	\$44.40	-	\$44.40
2/05/2023	Strata Data	Disbursements from 1/05/2023 to 31/05/2023	\$44.40	-	\$44.40
1/06/2023	Strata Data	Disbursements from 1/06/2023 to 30/06/2023	\$44.40	-	\$44.40
4/07/2023	Strata Data	Disbursements from 1/07/2023 to 31/07/2023	\$44.40	-	\$44.40
1/08/2023	Strata Data	Disbursements from 1/08/2023 to 31/08/2023	\$44.40	-	\$44.40
5/09/2023	Strata Data	Disbursements from 1/09/2023 to 30/09/2023	\$44.40	-	\$44.40
3/10/2023	Strata Data	Disbursements from 1/10/2023 to 31/10/2023	\$44.40	-	\$44.40



Summary Financial Statement

Version: 03.10.01

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STRATA CORPORATION2438 INC.
Address: 8 CLAPTON ROAD MARRYATVILLE, South Australia5068
ABN: 40884467738

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STRATA DATA

Electrical Works			\$1,093.95	-	\$1,093.95
28/09/2023	Maintenance Matters	Driveway Lights - SC2438 -8 CLAPTON ROAD MARRYATVI	\$1,093.95	-	\$1,093.95
Grounds Maintenance			\$5,808.00	-	\$5,808.00
20/10/2022	Complete Garden Solutions	Lawns cut & edge, poison weeds, rake up debris, du	\$462.00	-	\$462.00
15/11/2022	Complete Garden Solutions	Lawns cut & edge, rake up leaves, poison weeds, bl	\$176.00	-	\$176.00
15/11/2022	Complete Garden Solutions	Lawns cut & edge, blow vac, rake up leaves, poison	\$187.00	-	\$187.00
29/11/2022	Complete Garden Solutions	Lawns cut & edge, rake up leaves & debris, poison	\$176.00	-	\$176.00
21/12/2022	Complete Garden Solutions	Lawns cut/edge, rake up leaves/debris, poison weed	\$594.00	-	\$594.00
12/01/2023	Complete Garden Solutions	Lawns cut & edge, rake up leaves, sticks, branches	\$176.00	-	\$176.00
19/01/2023	Complete Garden Solutions	Lawns cut & edge, rake up leaves, poison weeds, bl	\$176.00	-	\$176.00
24/01/2023	Complete Garden Solutions	Lawns cut & edge, rake up leaves, poison weeds, bl	\$407.00	-	\$407.00
14/02/2023	Complete Garden Solutions	Grounds Maintenance 31/01/23	\$176.00	-	\$176.00
28/02/2023	Complete Garden Solutions	Lawns cut & edge, rake up leaves, poison weeds, bl	\$176.00	-	\$176.00
16/03/2023	Complete Garden Solutions	Lawns cut/edge, rake up leaves, poison weeds, remo	\$308.00	-	\$308.00
4/04/2023	Complete Garden Solutions	Lawns cut/edge, rake up leaves, poison weeds, blow	\$176.00	-	\$176.00
4/04/2023	Complete Garden Solutions	Lawns cut/edge, rake up leaves, poison weeds, blow	\$176.00	-	\$176.00
18/04/2023	Complete Garden Solutions	Lawns cut/edge, rake up leaves, poison weeds, blow	\$462.00	-	\$462.00
17/05/2023	Complete Garden Solutions	Lawns cut/edge, rake up leaves, poison weeds, blow	\$165.00	-	\$165.00
26/05/2023	Complete Garden Solutions	Lawn Mowing - 23/05/23	\$165.00	-	\$165.00
20/06/2023	Complete Garden Solutions	Lawns cut/edge, rake up leaves, poison weeds, blow	\$165.00	-	\$165.00
17/07/2023	Complete Garden Solutions	Lawns cut/edge, rake up leaves, trim back bush, po	\$176.00	-	\$176.00
25/07/2023	Complete Garden Solutions	Lawn cut/edge, rake up leaves, poison weeds, blow	\$176.00	-	\$176.00
15/08/2023	Complete Garden Solutions	Lawns cut/edge, blow vac, rake up leaves, poison w	\$176.00	-	\$176.00
5/09/2023	Complete Garden Solutions	Lawns cut/edge, rake up leaves & sticks, poison we	\$341.00	-	\$341.00
19/09/2023	Complete Garden Solutions	Lawns cut/edge, rake up leaves, poison weeds, blow	\$187.00	-	\$187.00
10/10/2023	Complete Garden Solutions	Lawns cut/edge, rake up leaves, poison weeds, prun	\$429.00	-	\$429.00
Gutter Cleaning			\$1,617.00	-	\$1,617.00
15/11/2022	Complete Garden Solutions	All gutters clean & flushed 1/11/22	\$770.00	-	\$770.00
11/05/2023	Complete Garden Solutions	Clean all gutters & flush downpipes, 2x carport gu	\$847.00	-	\$847.00
Gutter Repairs & Maintenance			\$732.11	-	\$732.11
28/02/2023	Maintenance Matters	Gutter Replacement - Report	\$732.11	-	\$732.11
Insurance Premium			\$7,205.05	-	\$7,205.05
10/01/2023	Honan Insurance Brokers	Insurance Premium Stamp Duty	\$586.07	-	\$586.07
10/01/2023	Honan Insurance Brokers	Insurance Premium - 01/01/2023 to 01/01/2024	\$6,618.98	-	\$6,618.98



Summary Financial Statement

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STRATA DATA

Letterbox Repairs & Maintenance			\$650.10	-	\$650.10
28/09/2023	Project Products	Proceed- Supply Mailbox's	\$650.10	-	\$650.10
Meeting Fees			\$708.33	-	\$708.33
13/12/2022	Strata Data	Meeting Fees 28/11/2022 - Evening: Weekdays 4pm -	\$430.50	-	\$430.50
19/09/2023	Strata Data	EGM Meeting Fee	\$277.83	-	\$277.83
Meter Readings & Invoicing			\$495.00	-	\$495.00
15/11/2022	Strata Water Solutions - ANNUAL MANAGEMENT FEES	Read private meter(s) Quarterly and Manage SA Water	\$495.00	-	\$495.00
Plumbing Repairs & Maintenance			\$411.18	-	\$411.18
9/03/2023	Maintenance Matters	Leak Investigation - Unit 5	\$213.18	-	\$213.18
22/06/2023	Snehashish Ramesh Ruparelia	Reimbursement for Complete Plumbing Services Invoi	\$198.00	-	\$198.00
Public Officer			\$125.00	-	\$125.00
4/07/2023	Strata Data	Public Officer Fee 2023/24	\$125.00	-	\$125.00
Tax Return			\$206.00	-	\$206.00
26/09/2023	Strata Data	Income Tax Return Preparation 2022/23	\$206.00	-	\$206.00
Transfer Between Funds			(\$770.00)	\$770.00	-
9/01/2023	Transfer Between Funds	Tfr from Sinking-Admin for Insurance Shortfall	(\$770.00)	-	(\$770.00)
9/01/2023	Transfer Between Funds	Tfr from Sinking-Admin for Insurance Shortfall		\$770.00	\$770.00
Water Charges			\$218.52	-	\$218.52
20/10/2022	Strata Water Solutions - WATER CHARGES	Water Rates 16/06/2022-13/09/2022	\$50.75	-	\$50.75
19/01/2023	Strata Water Solutions - WATER CHARGES	Water Rates 13/09/2022-15/12/2022	\$53.38	-	\$53.38
27/04/2023	Strata Water Solutions - WATER CHARGES	Water Rates 15/12/2022-21/03/2023	\$71.22	-	\$71.22
18/07/2023	Strata Water Solutions - WATER CHARGES	Water Rates 21/03/2023-14/06/2023	\$43.17	-	\$43.17
WHS Compliance			\$118.00	-	\$118.00
15/11/2022	Strata Data	Trades Monitor Fee 2022	\$118.00	-	\$118.00
TOTAL OUTGOINGS			\$22,665.22	\$770.00	\$23,435.22

SUMMARY

OPENING BALANCE AS AT 16/10/2022	\$6,453.51	\$15,060.66	\$21,514.17
TOTAL INCOME	\$19,409.59	\$7,156.40	\$26,565.99
TOTAL OUTGOINGS	\$22,665.22	\$770.00	\$23,435.22
CLOSING BALANCE AS AT 15/10/2023	\$3,197.88	\$21,447.06	\$24,644.94
NET SURPLUS	(\$3,255.63)	\$6,386.40	\$3,130.77



STRATA DATA

Summary Financial Statement

STRATA CORPORATION2438 INC.

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Summary Financial Statement

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STRATA DATA

STATEMENT OF POSITION AS AT 15/10/2023

ASSETS

CASH AT BANK

Fund	Amount
Admin	\$3,197.88
Sinking	\$21,447.06
Funds Held in Credit	\$1,250.01
TOTAL CASH AT BANK	\$25,894.95

LEVIES IN ARREARS

Lot No.	Owner	Amount
5	Marija Rose Novosel	\$750.01
7	Grace Melba Henderson	\$750.01
8	MR M R WIESNER	\$750.01
TOTAL LEVIES IN ARREARS		\$2,250.03

TOTAL ASSETS **\$28,144.98**

LIABILITIES

LEVIES PAID IN ADVANCE

Lot No.	Owner	Amount
3	MR L G & MRS D LINES	\$1,000.00
6	Bernard John Essex Evans & Jie Chen	\$1,000.00
TOTAL LEVIES PAID IN ADVANCE		\$2,000.00

FUNDS HELD IN CREDIT

Lot No.	Owner	Amount
3	MR L G & MRS D LINES	\$1,250.01
TOTAL FUNDS HELD IN CREDIT		\$1,250.01

UNPAID BILLS

Creditor	Amount
Complete Garden Solutions	\$330.00
TOTAL UNPAID BILLS	\$330.00

TOTAL LIABILITIES **\$3,580.01**

NET CASH POSITION **\$24,564.97**

Minutes of the Extraordinary General Meeting

Corporation *STRATA CORPORATION 2438 INC.*
Address *8 CLAPTON ROAD, MARRYATVILLE*
Meeting Date **31st of August, 2023 commencing at 5:00 PM**
Location **3/8 CLAPTON ROAD MARRYATVILLE, South Australia 5068**

Present in Person

Unit: 1 Mr Glen Eduard Kocher
Unit: 3 Mr & Mrs Lancelot & Daphne Lines
Unit: 5 Marija Rose Novosel
Unit: 7 Grace Melba Henderson
Unit: 8 Mr Martin Robert Wiesner

Apologies

Unit: 4 Angela Lee Littleford, David Wayne Littleford

Present by Proxy

Nil

In attendance

Kane Arachchige representing Strata Data

Quorum

The Body Corporate Manager declared that a quorum was in attendance and the meeting opened at 5.01 pm.

Chairperson

It was resolved "that Kane Arachchige of Strata Data assist the Presiding Officer by chairing the meeting". *Carried Unanimously*

Gutter Replacement - Inspection report and Quotations

Strata Data tabled the recent gutter and timber inspection report conducted by Maintenance Matters and three quotations received from below contractors for the gutter replacement and timber repairs based on the recent gutter and timber inspection report.

Adelaide General Property Maintenance Pty Ltd with amount of \$34,980.00 + GST
Maintenance Matters with amount of \$24,907.50 (Including GST)
Total Top To Bottom Property Maintenance Pty. Ltd with amount of \$19,500.00 + GST

The members present evaluated the scope of work, and the quotation from Maintenance Matters with amount of \$24,907.50 (Including GST) was approved.

It was further resolved "that all members present agreed to change the new gutters and down pipe colour as IRONSTONE – Colourbond. This motion will be added to the next Annual General Meeting agenda." *Carried Unanimously*

Salt Damp Rectification

Strata Data tabled the quotation from Tech Dry with amount of \$22,670.00 (including GST) for the proposed salt damp rectification in all units. The members present evaluated the scope of work, and the quotation was not approved.

The members present discuss this matter in detail and agreed that hold this project until completion of roof repairs and gutter replacement work.

Supply and Install New Letter Boxes

Strata Data tabled the quotation from project products with amount of \$1300.20 (including GST) for the letter box replacement. The members present evaluated the scope of work, and the quotation was approved.

The members present discuss this matter in detail and Unit 05 owner, Marija Rose Novosel was appointed to finalise the design of the letter box match with the colour "IRONSTONE – Colourbond ". Strata Data was requested to assign a contractor to install the letter box once the design finalised.

Raise a Special Levy for Maintenance Work

The members present discuss this matter in detail and agreed to raise a special levy to conduct balance Maintenance works.

It was resolved "That A special levy totalling \$8,000.00 be raised and divided by equally to cover the cost of balance maintenance works. That the levy would be due 90 days from the date the levy was struck." *Carried Unanimously*

Internal Fence

The Unit 05 owner, Marija Rose Novosel raised a concern on moving the car port internal fence to improve the unit privacy. The members present discuss this matter in detail and agreed to add this item to the next Annual General Meeting agenda.

Closure

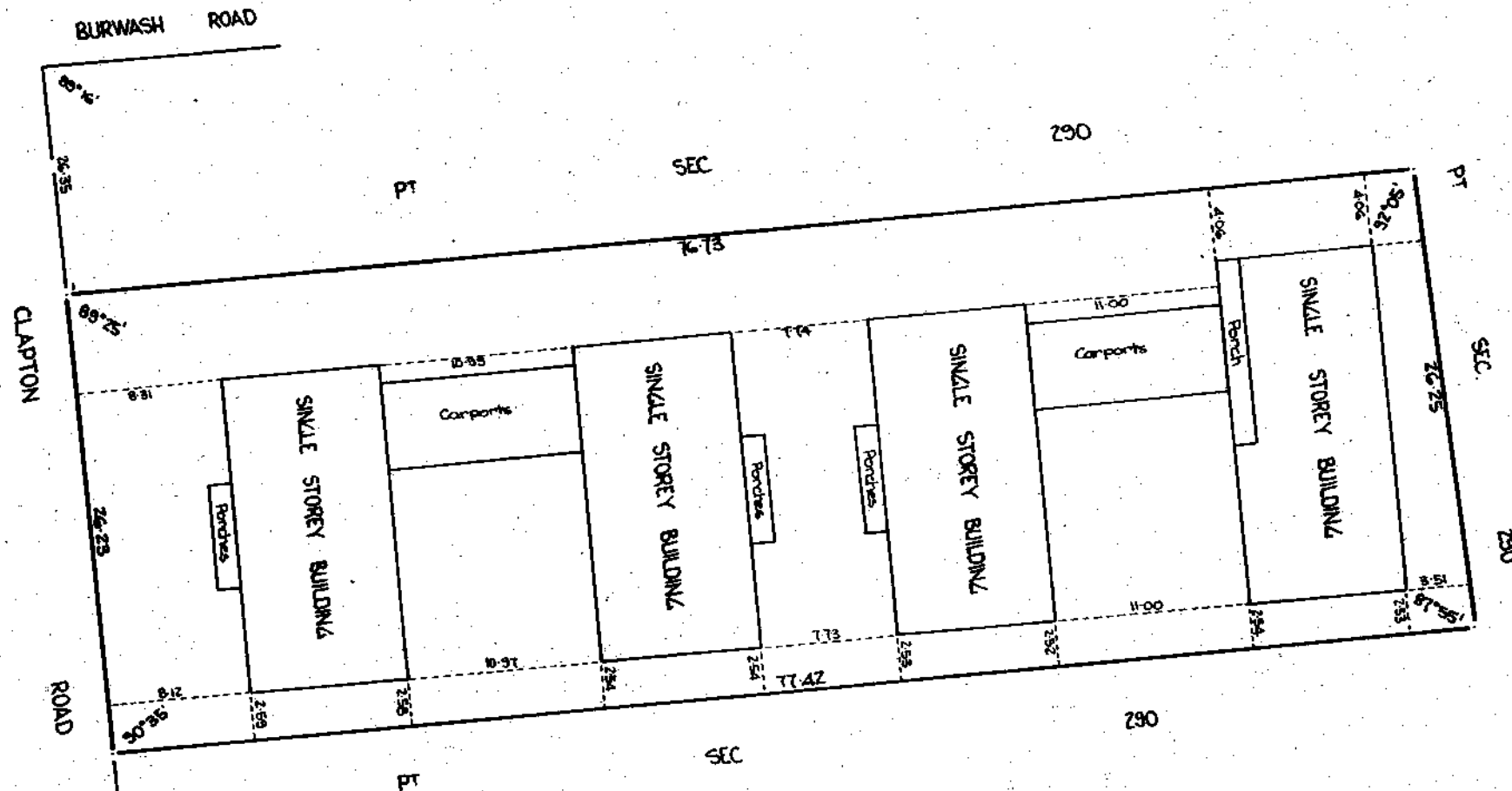
There being no further business, owners and visitors were thanked for their attendance and the meeting closed at 6.00 pm.

PT LOT 9 OF SEC 290
 HUNDRED OF ADELAIDE
 in the area named
MARRYATVILLE

Reference: Volume 4033 Folio 334

STRATA PLAN
2438
 SHEET 1 OF 3 SHEETS

ACCEPTED AND DEPOSITED
R. Steed
 SURVEYOR GENERAL OFFICE
 9/2/1976



COPY REDUCED 66% OF ORIGINAL

SITE PLAN

Scale 1:250



R.N. STEED & ASSOCIATES
 Licensed & Engineering Surveyors
 164 Angas St Adelaide 5000
 Telephone: 223 1799

Ref: 2226/3/12/75

I Robert Nicol STEED, a Licensed Surveyor, within the meaning of the Surveyors Act, 1935-1961, 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 19 of the real property act (strata titles) regulations, 1969.

Dated this 4th day of December 1976

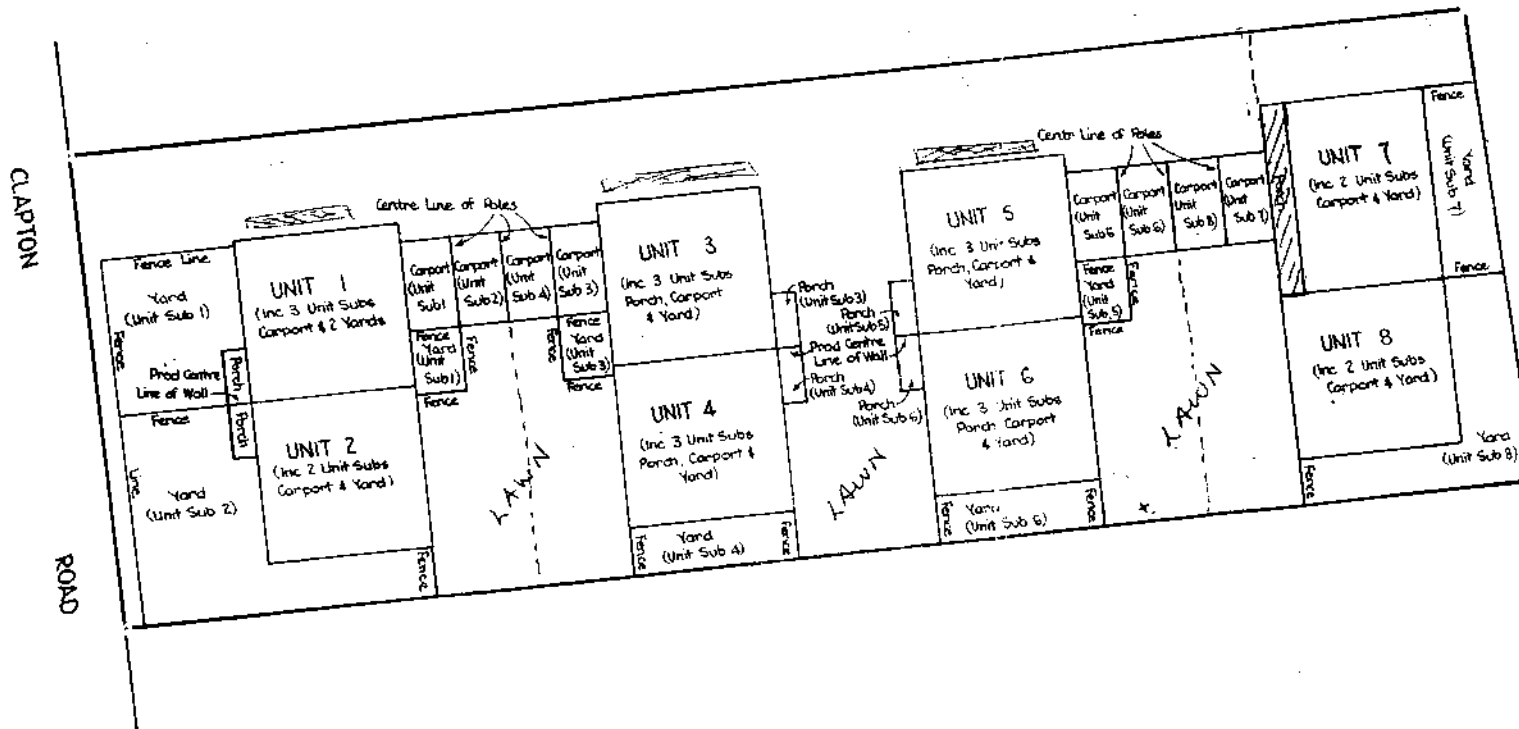
R. Steed
 Licensed Surveyor

STRATA PLAN 2438

SHEET 2 OF 3 SHEETS

W. Harris

9/21/76



FLOOR PLAN

Scale 1:250



COPY REDUCED 66% OF ORIGINAL

R.N. STEED & ASSOCIATES
Licensed & Engineering Surveyors
164 Angas St Adelaide 5000
Telephone 223 1799

Ref 2226/3/12/75

SCHEDULE OF UNIT ENTITLEMENT

UNIT N ^o	UNIT ENTITLEMENT	CURRENT C's of T.		UNIT N ^o	UNIT ENTITLEMENT	CURRENT C's of T.	
		VOLUME	FOLIO			VOLUME	FOLIO
1	1						
2	1						
3	1						
4	1						
5	1						
6	1						
7	1						
8	1						
		AGGREGATE					
		COMMON PROPERTY					
		ROAD or RESERVE ALLOTMENTS					
AGGREGATE		8					

STRATA PLAN NUMBER

SP 2438

Authenticated vide
Application No. 3847029
and Accepted for Deposit

[Signature]

CHIEF DRAFTING OFFICER
pro Registrar-General
3 / 2 / 1976

THIS IS SHEET 3 OF 3 SHEETS



Sinking Fund Forecast

SC 2438 Inc



Scheme Number: SC 2438

COMPILED BY Sydney Lue

On December 15 2015

15 Years Starting at : Oct 20 2015

Reference Number V11: 86158

Independent Inspections
ABN 91 239 548 041
T 1300 857 149
F 1300 857 150
M 0402 259 479
E admin@iigi.com.au
W www.iigi.com.au

Professional Indemnity Insurance Policy Number LPP 010907680

FORECAST REPORT CONTENTS

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INTRODUCTION

In accordance with your instructions we have carried out an inspection of the property in order to determine a Forecast to assist the managers and owners in setting the appropriate fees to cover the building maintenance costs.

LOCATION OF PROPERTY

8 Clapton Road, Marryatville, SA 5068

PROPOSED LEVIES

We have estimated that the proposed levies in this report will be adequate to meet projected costs, not Traditionally in the administration fund.

We recommend that the forecast be regularly updated to ensure that an accurate assessment of the building and facilities management and to incorporate into the forecast any major changes brought about by legislation, or pricing.

The Sinking Fund Levy per entitlement per annum already set is :	\$312.50
Number of Lot/Unit Entitlements:	8
Opening Balance	\$3,851
The Proposed Sinking Fund levy per entitlement per annum is :	\$312.50

METHODOLOGY

We have adopted a forecast period of this report for 15 Years. However, the items that have an effective life beyond the forecast period are taken into consideration in the calculation of the yearly estimated Sinking Fund Levy, as well as those items less than 15 Years. Sinking Fund Items that are identified in the report have been given a materially effective life at the time of inspection, that relates to it's current condition compared to being replaced or painted. We also suggest that the committee review the forecast on an annual basis to take into account changes to the configuration of the building as the building ages.

The levy income has been determined by forecasting the expected expenditure to maintain the building and the effective life and making an allowance for those items that do not have a set lifespan. The levy income is initially adjusted to smooth the effects of major cost fluctuations given the initial fund balance and income depending on the financial position of the building. Levy income is then generally increased at a rate of 5% per annum over the remaining years of the forecast.

Interest receivable on the Sinking Fund Account has been allowed for in the calculation of funds available at a rate of 2%. The Interest receivable amount has been determined by using a net rate of 2% on the fund balance at the end of the preceding financial year and makes an allowance for charges that may arise. Where the rate is set to 0% it is not anticipated that sufficient interest will be accrued in the forecast period.

Replacement costs have been calculated by the current cost for each item to a standard, the same or better than the original at the time of inspection. These forecast costs are increased each year at a rate of 5% per annum, this rate is reflective of building price indices which are historically higher than the general inflation rate. A contingency of 10% per annum has been applied to the forecast costs, it is applied to each item cost in the year the cost that is forecast to occur for allowance of variations from quotations obtained in advance.

The effective life for each item identified is based on its materially effective life at the time of inspection, therefore no consideration has been made for the economic life of plant, equipment, finishes or upgrades.

This report assumes that all plant and equipment will be maintained under comprehensive maintenance agreements. Expenditure incurred for maintenance agreements is taken to be covered within the Administrative Fund Budget.

GST has been incorporated to the financials

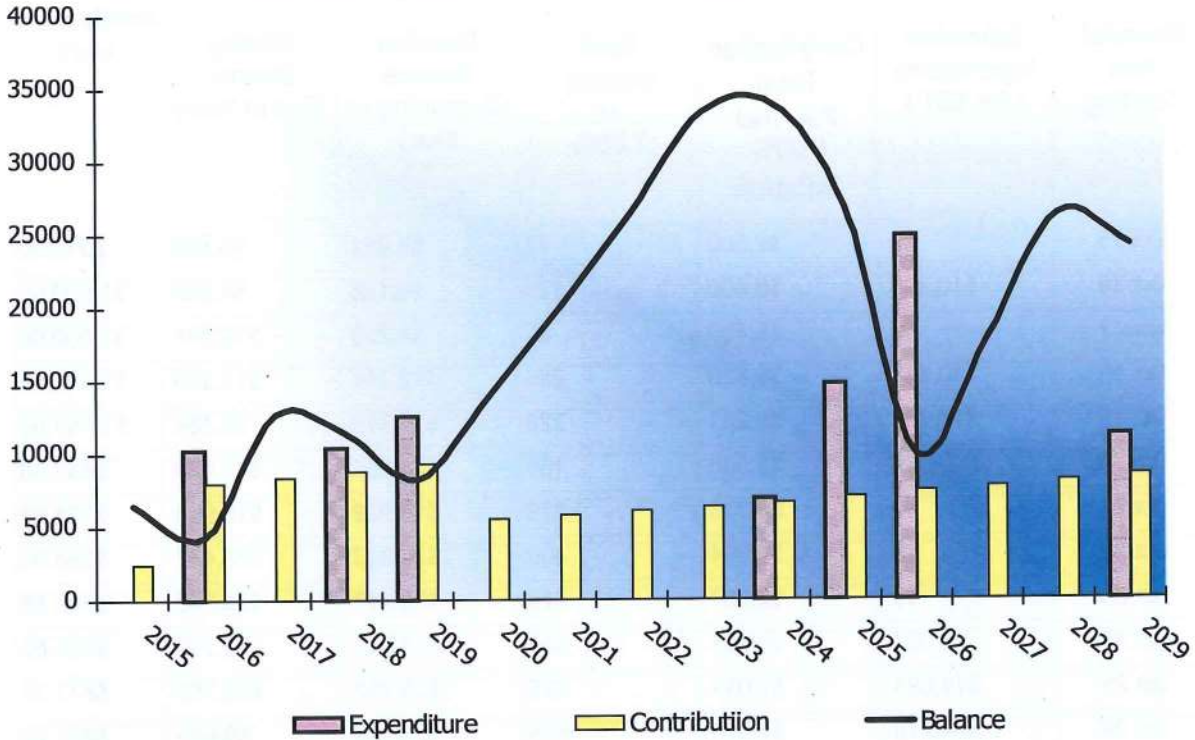
SC 2438 Inc

ANNUAL BALANCE FORECAST, EXPENDITURE AND CONTRIBUTION

Year		Costs	Income		Annual Fund Balance		Per Entitlement Levy
Life Years	Financial Year Starting	Estimated Expenditure (Inc GST)	Contribution Total P.A. incl 5.00% Inflation	Bank Interest at 2.00%	Opening Balance (Beginning of Year)	Closing Balance (End of Year)	
1	Oct 15	\$0	\$2,500	77	\$3,851	\$6,428	\$312.50
2	Oct 16	\$10,298	\$8,000	129	\$6,428	\$4,259	\$1,000.00
3	Oct 17	\$0	\$8,400	85	\$4,259	\$12,744	\$1,050.00
4	Oct 18	\$10,443	\$8,820	255	\$12,744	\$11,376	\$1,102.50
5	Oct 19	\$12,601	\$9,261	228	\$11,376	\$8,264	\$1,157.63
6	Oct 20	\$0	\$5,500	165	\$8,264	\$13,929	\$687.50
7	Oct 21	\$0	\$5,775	279	\$13,929	\$19,983	\$721.88
8	Oct 22	\$0	\$6,064	400	\$19,983	\$26,447	\$758.00
9	Oct 23	\$0	\$6,367	529	\$26,447	\$33,343	\$795.88
10	Oct 24	\$6,897	\$6,685	667	\$33,343	\$33,798	\$835.63
11	Oct 25	\$14,694	\$7,019	676	\$33,798	\$26,799	\$877.38
12	Oct 26	\$24,816	\$7,370	536	\$26,799	\$9,889	\$921.25
13	Oct 27	\$0	\$7,738	198	\$9,889	\$17,825	\$967.25
14	Oct 28	\$0	\$8,125	356	\$17,825	\$26,306	\$1,015.63
15	Oct 29	\$11,220	\$8,531	526	\$26,306	\$24,143	\$1,066.38

SC 2438 Inc

FORECAST OF COSTS, INCOME AND BANK BALANCE



The Expected Costs (Expenditure) are a summary of the Yearly Expenses expected in the Forecast Year.

The Income represents the Proposed Levies (Contributions) for Each Financial Year.
 The Closing Bank Balance is at the end of the Year, After Costs have been taken Out.

SC 2438 Inc

YEARLY PROJECTED FORECAST SUMMARY

Year Starting	October 2016	Expense
EXTERNAL FACADE		
- Repaint Soffits		\$8,004
- Repaint Door Face		\$960
- Maintain Windows/frames		\$1,334
Total Forecast Expenditure for year commencing: October 2016		\$10,298

Year Starting	October 2018	Expense
FENCING		
- Maintain Fencing		\$1,471
ROOF		
- Maintain Guttering and Downpipes		\$3,677
- Maintain Roof		\$5,295
Total Forecast Expenditure for year commencing: October 2018		\$10,443

Year Starting	October 2019	Expense
DRIVEWAY /CAR PARK & PAVING		
	- Maintain Driveway Area	\$1,544
	- Maintain Carports/Roof	\$2,625
EXTERNAL FACADE		
	- Maintain Pathways	\$772
FENCING		
	- Maintain Underground Pipework	\$3,861
FIXTURES/FITTINGS		
	- Maintain Switchboard/ Electrical	\$1,544
	- Maintain/Repair Mail Boxes	\$1,483
	- Maintain Lighting	\$772
Total Forecast Expenditure for year commencing: October 2019		\$12,601

Year Starting	October 2024	Expense
EXTERNAL FACADE		
	- Maintain Pathways	\$985
FENCING		
	- Maintain Underground Pipework	\$4,927
FIXTURES/FITTINGS		
	- Maintain Lighting	\$985
Total Forecast Expenditure for year commencing: October 2024		\$6,897

Year Starting	October 2025	Expense
FENCING		
	- Maintain Fencing	\$2,070
ROOF		
	- Maintain Guttering and Downpipes	\$5,174
	- Maintain Roof	\$7,450
Total Forecast Expenditure for year commencing: October 2025		\$14,694

Year Starting	October 2026	Expense
DRIVEWAY / CAR PARK & PAVING		
	- Maintain Driveway Area	\$2,173
	- Maintain Carports/Roof	\$3,694
EXTERNAL FACADE		
	- Repaint Soffits	\$13,038
	- Repaint Door Face	\$1,565
	- Maintain Windows/frames	\$2,173
FIXTURES/FITTINGS		
	- Maintain Switchboard/ Electrical	\$2,173
Total Forecast Expenditure for year commencing: October 2026		\$24,816

Year Starting	October 2029	Expense
EXTERNAL FACADE		
	- Maintain Pathways	\$1,258
FENCING		
	- Maintain Underground Pipework	\$6,289
FIXTURES/FITTINGS		
	- Maintain/Repair Mail Boxes	\$2,415
	- Maintain Lighting	\$1,258
Total Forecast Expenditure for year commencing: October 2029		\$11,220

SC 2438 Inc				FORECAST EXPENDITURE BY BUILDING AREAS						SUPERSTRUCTURE						Independent Inspections			
Item	Cost ** (Ex GST)	Replace In	Remain Life/Int Years	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	
EXTERNAL FACADE																			
- Repaint Soffits	\$6,000	2016	10		8004										13038				
- Maintain Pathways	\$500	2019	5					772				985						1258	
- Repaint Door Face	\$720	2016	10		960										1565				
- Maintain Windows/frames	\$1,000	2016	10		1334										2173				
ROOF																			
- Maintain Guttering and Downpipes	\$2,500	2018	7				3677							5174					
- Maintain Roof	\$3,600	2018	7				5295							7450					
DRIVEWAY /CAR PARK & PAVING																			
- Maintain Driveway Area	\$1,000	2019	7					1544							2173				
- Maintain Carports/Roof	\$1,700	2019	7					2625							3694				
FENCING																			
- Maintain Fencing	\$1,000	2018	7				1471							2070					
- Maintain Underground Pipework	\$2,500	2019	5					3861				4927						6289	
FIXTURES/FITTINGS																			
- Maintain Switchboard/ Electrical	\$1,000	2019	7					1544							2173				
- Maintain/Repair Mail Boxes	\$960	2019	10					1483										2415	
- Maintain Lighting	\$500	2019	5					772				985						1258	
	\$22,980				10298		10443	12601				6897	14694	24816				11220	

Independent Inspections
 PH: 1300 857 149 Fax:1300 857 150

REPORT NOTES -

The replacement costs included in the report are for budgeting purposes and have been obtained from a number of sources including building cost information guides, painting contractors, plant and equipment suppliers, manufactures and installers and working knowledge of each buildings configuration at the time of inspection.

Every effort has been made to accurately estimate the costs of the items identified in this report, however if there items were put to tender, it would be expected that the quotations would vary and it is recommended that quotations are sourced as in advance of any anticipated sinking fund maintenance costs as possible.

The estimated life of each item is made at the time of the site inspection and the life cycles of each of the items having regard to where the building is located, as buildings in a salt environment tend to have a lesser life cycle and a higher maintenance requirement.

This sinking fund is not a building condition survey. We recommend that a periodic survey be carried out by qualified building contractors to assess the building condition, if required. The inspection of the common property of the scheme is a visual inspection only limited to those areas of the common property that are fully accessible and visible to the inspector from floor or ground level at the time of inspection.

COMPILED BY: Peter Greenham

Peter Greenham's Qualifications include:

Associate Diploma (Laboratory Operations), Diploma (Civil Engineering), Diploma (Quality Management), Diploma (Business), Diploma (Training and Assessment), Diploma (Laboratory Technology), Lead Environmental Auditor, National Association of Testing Authorities Technical Assessor for Construction Materials. Member of the Australian Organisation for Quality.

READILY ACCESSIBLE AREA INSPECTED

The inspection covered the Readily Accessible Areas of the property including: Building Interior, Building Exterior, Roof Exterior, Driveway Areas, The grounds including, landscaping, retaining walls, fences within the property boundaries.

The inspection did not include areas which were inaccessible, not readily accessible or obstructed at the time of inspection. Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection of the property.

Other Comments

GENERAL CONDITIONS OF ENGAGEMENT**1 CONSULTANT'S RESPONSIBILITIES AND OBLIGATIONS**

1.2 Independent Inspections Pty Ltd ("Consultant") will:

- (a) perform the services ("Services") which it has agreed to perform for its client ("Client") including any variations with due care, skill and diligence;
- (b) comply with the requirements of all legislation, statutory instruments, codes and mandatory standards applicable to the performance of the Services; and
- (c) perform the Services in a timely manner or within an agreed program for the commencement and completion of the Services to the extent that it is within the Consultant's reasonable control to do so

2 PAYMENT

2.1 The Client will pay to the Consultant the agreed fee for the performance of the Services plus related disbursements. If no fee or basis for calculating the fee has been agreed, then the Consultant is entitled to be paid a reasonable fee taking into consideration the Consultant's Schedule of Hourly Rates, By Category, For Fees on a Time Basis, current at the time the Services are performed, a copy of which shall be provided by the Consultant to the Client upon request.

2.2 Tax invoices issued by the Consultant for payment for the Services performed must be paid by the Client within 14 days of receipt, unless otherwise agreed.

2.3 If the Consultant's fees exclude any goods and services tax or the like tax ("GST"), the Client shall also pay to the Consultant the GST applicable to those fees.

2.4 Late payment of fees shall constitute a default and the client shall be a default interest on overdue amounts from the date of payment at a rate of 10% of the amount due each 7 days overdue.

3 VARIATIONS/DOCUMENTS

3.1 The Consultant shall be entitled to be paid a reasonable fee or compensation (including related costs, expenses, loss or damage) for any change required or performed to the Services, unless it is due to a default of the Consultant, as well as a reasonable extension of time to complete the Services as a consequence of the change

4 CLIENT'S RESPONSIBILITIES AND OBLIGATIONS

4.1 The Client agrees prior to placing the order that they have read and agreed to the conditions of engagement and by the placement of the order by phone, fax or email is liable for charges incurred.

4.2 The Client will provide the Consultant with all relevant information and documents relating to the Client's requirements;

4.3 promptly and satisfactorily answer all reasonable enquiries and furnish information requested by the Consultant;

4.4 take all reasonable steps to avoid doing or omitting anything which may delay the Consultant in performing the Services;

4.5 bear the costs of all fees and charges in connection with the performance of the Services including those associated with complying with statutory and

regulatory requirements such as permit or approval fees; and

4.6 discharge its obligations reasonably and in good faith.

4.7 An instruction by the Client to vary anything in drawings, specifications or other documents issued previously by the Consultant and complying with this Agreement or where amendments to such documents become necessary or desirable because of circumstances beyond the reasonable control of the Consultant, such instructions or amendments shall be considered to be a change to the Services.

4.8 The Client accepts the risk of using drawings, specifications, reports or any other documents issued by the Consultant in electronic form without requesting

and checking them for accuracy against an original hard copy version.

5 DELAY AND EXTENSION OF TIME

5.1 The Consultant will be entitled to a reasonable extension of time for the performance of the Services if the Consultant is delayed in performing the Services by an act, omission or event beyond the reasonable control of the Consultant.

5.2 If the Consultant is delayed in performing the Services by the Client or its contractors or agents, the Client will pay to the Consultant such costs, expenses, loss or damage incurred by the Consultant or for which the Consultant is liable due to the delay

6 TERMINATION AND SUSPENSION OF SERVICES

6.1 Where either party commits a breach of this Agreement, the other party may give the defaulting party written notice specifying the breach and the period for its rectification, which shall not be less than 14 days from the date of service of the notice. If the defaulting party fails to rectify the breach within the period specified

in the notice, the other party may, without further notice, suspend or terminate this Agreement.

6.2 Either party may suspend or terminate this Agreement by written notice to the other party:

(a) Where a party, in the reasonable opinion of the other party suffers or may potentially suffer an adverse or potentially adverse alteration in its financial capacity to function as a solvent business or entity

(b) In the event of any occurrence or threat made by anyone in that is connected with Terrorism or War and in connection with this Agreement.

7 LIABILITY

7.1 The Consultant accepts responsibility for the performance or non-performance of the Services to the extent provided in this Agreement.

7.2 Consultant shall have no liability to the Client for or in connection with any indirect, economic, special or consequential loss or damage including without limitation; loss of actual or anticipated profit or revenue, business interruption or shutdown, loss of production, delay costs, loss of opportunity, income or rent, financing and holding costs in connection with the Services.

7.3 Notwithstanding any other provision of this Agreement,

(a) to the extent permissible by law, the Consultant will only be liable to the Client whether under contract, in tort, under statute or otherwise for any loss, damage or injury to the extent and in the proportion to which such loss, damage or injury is caused by the fault of the Consultant; and

(b) unless the Consultant's liability is limited under subclause 7.4, the Consultant's aggregate liability to the Client arising out of the performance or nonperformance of the Services, whether under the law of contract, tort (including negligence), statute or otherwise, shall be limited to the extent permissible by law to the fee payable to the Consultant under this Agreement (excluding GST and reimbursable expenses) or \$100,000, whichever is the lesser

7.4 This subclause 7.4 only applies if the law governing this Agreement is that of an Australian State or Territory and/or the Commonwealth of Australia. The liability of the Consultant for breach of any term, condition or warranty under or implied by the Trade Practices Act 1974 ("Act") shall be limited, at the option of the Consultant, and to the extent permitted by the Act, to:

(i) the supplying of the Services again; or

(ii) the payment of the cost of having the Services supplied again.

7.5 Any liability which the Consultant may have in connection with the Services, whether under the law of contract, tort (including negligence), statute or otherwise, shall be deemed to have been discharged at the expiration of 2 years from the completion of the Services and the Client is thereafter barred from commencing any action or making any claims against the Consultant in connection with the Services, unless legal proceedings are issued and the associated formal documentation served upon the Consultant within that period

8 ASBESTOS, MOULD TERRORISM

8.1 Notwithstanding anything else in this Agreement or any document or representations made by anyone and to the extent permitted by law, the Consultant shall not be liable or held responsible whether under the law of contract, tort (including negligence), statute or otherwise for any loss, damage, cost or expense of whatsoever nature (including personal injury and death) directly or indirectly caused by, resulting from, based upon, attributable to, in consequence of or in connection with asbestos or Mould or any act of Terrorism or War regardless of any other cause or event contributing concurrently or in any other sequence.

8.2 The Client releases the Consultant from all causes of action, proceedings, claims, demands, liabilities or rights which the Client has or may have had but for subclause 8.1 above and this subclause 8.2 and is barred from commencing any proceedings against the Consultant for any loss or damage caused by anything in connection with asbestos, Mould, Terrorism or War.

8.3 For the purposes of this clause:

(a) "Mould" means fungi, moulds, spores or mycotoxins of any kind;

(b) "Terrorism" means an act, including but not limited to the use of force or violence and/or the threat thereof, of any person or group of persons, whether acting alone or on behalf of or in connection with any organisation or government, committed for political, religious, ideological or similar purposes including the intention to influence any government and/or to put the public, or any section of the public in fear; and

(c) "War" means war, invasion, acts of foreign enemies, hostilities (whether war be declared or not), civil war, rebellion, revolution, insurrection, military or usurped power or confiscation or nationalisation or requisition of, or damage to, property by or under the order of any government or public local authority.

9 MISCELLANEOUS

9.1 If the Consultant began to perform the Services before this Agreement was agreed to by all the parties, the terms of this Agreement shall apply retrospectively from when the Services began to be performed.

9.2 If the whole or any part of a clause in this Agreement is unenforceable for any reason, it shall be severed from this Agreement so that the remaining part of the clause or Agreement continues to operate as if the severed part had never been included in this Agreement.

9.3 Any conditions identified as Special Conditions shall take precedence over any other clause in this Agreement.

9.4 The Agreement shall be governed and construed in accordance with the laws of the Country, State or Territory where the majority of the Services are performed.

9.5 The Consultant shall retain copyright of all the intellectual property prepared by the Consultant. The Client shall be entitled to use them or copy them only for the works and the purpose for which they were intended. The ownership of date and factual information collected by the Consultant and paid for by the client shall, after payment by the Client, lie with the Client. The Client may reproduce drawings, specifications and other documents in which the Consultant has copyright, as reasonably required in connection with the project but not otherwise. The Client shall have no right to use any of these documents where any or all of the fees and expenses payable to the Consultant have not been paid in accordance with this agreement

FORECAST EXPENDITURE BY BUILDING AREAS

Tuesday, 12 January 2016

Area	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
DRIVEWAY /CAR PARK & PAVING	0	0	0	0	4169	0	0	0	0	0	0	5867	0	0	0
EXTERNAL FACADE	0	10298	0	0	772	0	0	0	0	985	0	16776	0	0	1258
FENCING	0	0	0	1471	3861	0	0	0	0	4927	2070	0	0	0	6289
FIXTURES/FITTINGS	0	0	0	0	3799	0	0	0	0	985	0	2173	0	0	3673
ROOF	0	0	0	8972	0	0	0	0	0	0	12624	0	0	0	0
		10298		10443	12601					6897	14694	24816			11220

HOUSE RULES FOR CORPORATION 2438

1. GARBAGE

Collected early on mornings, so please ensure your rubbish is placed in bins provided on the night before you put it out. Rubbish is to be contained in sealed plastic garbage bags before being put in the bin.

Each Unit has a private courtyard (1,3,and 5) or area along side of at the rear of (2,4,6,7,and 8) where garbage bins should be kept. All other areas common ground and no bins or garbage should be left in these areas, e.g. Pathways.

2. MAIL BOXES

Although there is a No Junk Mail attached to the mail box area, it is not always observed. Please keep your box area clear, as well as the divided area around it.

3. NOISE

Keep all noise at a reasonable level. Please keep voices, stereos, and TV sets at low volume, especially at night and in the early hours of the morning. If you are entertaining on common grounds a courtesy call to neighbours is requested, with a finishing time of no later than 10.00pm. Please ensure that when you have guests they leave quietly, without disturbing other occupants.

4. LAWNS & GARDENS

Remember that these are common grounds so please treat with respect: i.e. no driving or parking on the lawn areas.

5. COMMON PROPERTY

No personal items to be left on common property (bicycles, scooters etc) as these become a safety hazards.

6. BEHAVIOUR OF CHILDREN

Please ensure that your children are kept under supervision and control when playing on common property. Remember that this property is for the benefit of all residents and the riding of bicycles, skateboards, scooters, etc is prohibited. If children are playing with balls, please ensure that they are not left on the roof as they can block drains.

7. PETS

Without specific approval from the Corporation pets are **PROHIBITED.**

RESOLUTIONS AFFECTING STRATA CORPORATION 2438 INC

DISCLAIMER - Strata Data will not be held liable for any missing, incomplete or incorrect information provided prior to the commencement of our management: 18/06/04

THE RELEVANT MINUTES should be consulted for the precise wording of resolutions.

DATE RESOLUTION

Articles and 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.

26/11/88

Air Conditioners

Unit 3 approval to install air conditioning at back private section of their unit.

06/02/92

Fences and Gates

Additions to the Common Property in the form of fences & gates presently in situ are approved for retention due to the length of time they have been in existence. However, no further additions of any form may be made without the prior approval of the owners.

02/03/94

Legal Recoveries

Strata Managers are authorised without need for further authority to levy costs incurred for all legal recovery costs against the unit holder in default of payment of Corporation contributions/levies.

19/04/95

Pets

The Corporation's policy is not to approve applications to keep an animal.

Air Conditioners

All unit holders may install an air conditioner to the unit, provided it is not mounted on the frontage of the units (except Unit 1 & 2) and does not impede any common walkway and is a low noise rotary compressor model.

TV Antennae

Unit holders may install one MDS (Pay television microwave antenna) antenna on the roof of their unit subject to the management committee approving its design, colour & placement.

10/12/02

Awnings and Blinds

A general approval be granted for unit holders to fit at the exterior of the windows to their respective units drop style awnings/blinds which are in all respects as to toning and fitment thereof identical with those awnings/blinds installed at Unit 8. Mrs M Smith to provide to the Strata Managers particulars of the code number or series identification number of those awnings/blinds fitted at Unit 8. The installation of cantilever fitment awnings/blinds is strictly prohibited.

12/11/07

Concrete Repairs

That the repairs to the concrete plinth and tiles located at the step of each unit is an individual owner responsibility.

Shed

That a small shed may be installed in rear of unit 1 & unit 2.

10/11/08

Legal Recoveries

That Strata Data is granted approval to seek legal assistance for the recovery of unpaid maintenance contributions or levies which remain unpaid after a period of six weeks from the due date, having first notified the owner of such action. All costs for the recovery to be borne by the relevant unit owner and become a debt against the unit.

Legal Action for Breach of the Articles (Schedule 3) of the Strata Titles Act 1988

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

Blind Installation

That Mrs T M Mclaughlin be approved to install canvas blinds to the western window of her unit. It was agreed that all the units affected along the driveway (units 1, 3, 5 & 7) require an awning/ blind for their western facing windows. The blinds are to be of the same type and be a neutral colour, so that they are all uniform. The owner of unit 5 is obtaining a quotation and then a postal ballot vote will be called. The associated unit holders will pay for their own awning/ blind.

12/11/09

Hot Water Unit Installations

Individual unit owners may install gas or electric hot water heaters externally on the condition they don't block access around the building and install solar collectors on the roof on the condition they are not placed on the street front elevation and a qualified person signs off on the roof structure being adequate to support the additional load. All repairs to the building and ongoing maintenance will be that individual unit owners responsibility.

Digital Television Reception

Individual unit owners may install external mounted digital TV antennas to receive a digital service on the condition they are not located on the front of the building.

Foxtel/Satellite Dishes

That foxtel dishes and satellite dishes (being the same dimensions as the foxtel dishes) be installed by owners at the rear of their units in an inconspicuous place. Satellite dishes bigger than foxtel dishes are to seek approval from the corporation.

Oversized Satellite Dish

That Unit 5 has approval to install a larger satellite dish within the guidelines set.

Pets

That no pets in the units at anytime, as per Schedule 3 and Strata Titles Act Item 4.

17/11/10

Unit Front Doors

That if the front doors of the unit need replacing then this is to be done at the owners expense and replaced with a door in line with the door of unit 5.

13/11/12

Interest Applied on Overdue Levies

That, in accordance with Section 27 (4) of the Strata Titles Act 1988 (as amended), if a levy is not paid on the date by which it becomes due and payable in accordance with a Resolution of the Corporation, the Corporation resolves to apply interest charges on those levies at a rate of 10% per annum .'

Special Resolution – Removal of Pavers at the Rear of Unit 2

That the pavers at the rear of unit 2 be removed and replaced with grass”.

Airconditioners

That the airconditioner located at Unit 7 remain in the same position with the drainage being diverted to a domestic sink at the rear of the property and the second air conditioner being removed from the window”

03/12/13

Essential Services Box

if asbestos is identified at the property, compile an asbestos management plan and onsite register to be placed near the letterboxes inside the front brick enclosure

02/12/14

Gutter Cleaning

That if at any time the gutters in Units 1 and 2 require extra cleaning due to the gum trees located in the front gardens of these Units, the invoice for the extra gutter clean is to be levied directly to the owners.

Corporation’s Right to Impose Penalties for Ongoing Breaches of the Strata Titles Act (as amended)

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

01/12/15

Maintenance of Plants along Unit 7

That the corporation has accepted that Unit 7 has planted plants in the common area and the same shall be maintained at the expense of the body corporate. However, Strata Data is requested to send a letter to the owner of Unit 7, advising that in future, any alterations/developments that are to be made to common area, require prior approval from the Body Corporate.

Approval for Unit 7 to install a gate between private rear yard & side common area

That Unit 7 be permitted to install a gate between the private rear yard of Unit 7 and the side common area. All costs relating to the installation and future maintenance of the gate shall be borne by Unit 7.

' 22/11/16

Unit 2 - Front glass replaced with opaque glass in Jan 2016 (Retrospective approval)

That approval be given to Unit 2 to replace the front glass which was cracked with an opaque glass at their own cost and future maintenance.

STRATA TITLES ACT 1988

SCHEDULE 3 - Articles of Strata Corporation

- I (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:
 - 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:
 - 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 any lawn, garden, tree, shrub, plant or flower on the common property; or
 - b. use any portion of the common property for his or her own purposes as a garden.

- 7 A person bound by these articles must not :-
 - a. bring objects or materials onto the site of a kind that are likely to cause justified offence to the other members of the strata community; or
 - b. allow refuse to accumulate so as to cause justified offence to others.

- 8 A person bound by these articles must not, without the consent of the Strata Corporation, display any sign, advertisement, placard, banner or any other conspicuous material of a similar nature:-
 - a. on part of his or her unit so as to be visible from outside the building; or
 - b. on any part of the common property.

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

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

- 11 A person bound by these articles :-
 - a. must maintain within the unit, or on a part of the common property set apart for the purpose by the Strata Corporation, a receptacle for garbage adequately covered; and
 - b. must comply with all council by-laws relating to the disposal of garbage.

- 12 A unit holder must immediately notify the Strata Corporation of
 - a. any change in the ownership of the unit, or any change in the address of an owner;
 - b. any change in the occupancy of the unit.

ANNEXURE 'A' TO SECTION S41 STATEMENTS DISCLAIMER

Adcorp Property Group advise that alterations to the unit may have been completed without the knowledge or consent of the Strata or Community Corporation or their unit holders. In Accordance with section 29 of the strata titles act, and the by-laws of the community corporation structural alterations or alterations which alter the external appearance of the corporation (front or rear) need the consent of the corporation.

Any alteration that changes the character or description needs prior consent of the body corporate. Any additional building to the units or change of use must be reflected on the strata or community plan. In other words, the strata or community plan should be amended to reflect the true description of the buildings.

Therefore, if the unit or lot being sold is not accurately reflected on the strata or community plan you are advised to make further inquiries with the vendor or their representative. We do not guarantee the accuracy of the section 41 statement or section 139 statements in this respect, and advise you to make sufficient inquiries before acting.

You are advised that the insurance cover on the complex may not be adequate and you should make further inquiries to satisfy yourself regarding this matter. Future liabilities may not necessarily be funded, as strata or community lot contributions may not cover expected or future contingent liabilities.

The articles and bylaws bind owners, including any resolutions regarding the strata or Community Corporation's policy on the keeping of animals. Anyone who wishes to keep an animal must ensure that approval has been given **PRIOR** to signing a contract as many strata and community corporations do not allow animals.

If approval has been granted for solar panels a certificate must be sent to the Body Corporate Managers certifying that the roof can sustain the solar panels. A purchaser should sight a copy to avoid potential liability.

This is the annexure marked 'A' referred to in the section 41 statement regarding:

STRATA CORPORATION: 2438

ADDRESS: 2/8 Clapton Road, Marryatville, SA 5068

DATE: January 14, 2025

CONVEYANCING NOTICE

Vendor/s Name _____

Purchaser/s name: _____

Strata Corporation / Community Corporation No _____

Unit/ Lot _____ Settlement Date _____

Property address _____

Purchaser's contact details

Address _____

_____ Postcode _____

Mobile _____ Home _____ Work _____

Email: _____

Owner Occupied / Rental Unit (Please Circle) If Rental, please complete below

Rental Manager / Agent _____

Address _____

_____ Postcode _____

Mobile _____ Office _____ Email _____

Purchaser/s Conveyancer: _____

Address _____ Postcode _____

Phone: _____ Email: _____

Vendor/s Conveyancer: _____

Address _____ Postcode _____

Phone: _____ Email: _____

ANY OUTSTANDING ACCOUNTS MUST BE FINALISED AT SETTLEMENT

Please email strata.admin@adcorpgroup.com.au to order a financial search if needed.

Please complete & return this form to Adcorp Property Group strata.admin@adcorpgroup.com.au

Form R3

Buyers information notice

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

Land and Business (Sale and Conveyancing) Regulations 2010 regulation 17

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

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

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

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

Safety

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

Enjoyment

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

Value

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

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

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

IMPORTANT NOTICE
SMOKE ALARM LEGISLATION

Legislation relating to smoke alarms came into force on the 1st day of February 1998.

- If the home you are purchasing was built on or after the 1st of January 1995, then it should already have an operational mains powered smoke alarm installed. If not, it is the responsibility of the vendor to install it prior to settlement at the vendor's cost.
- If the home was built prior to the 1st of January 1995, but purchased by the vendor on or after 1st February 1998, then it should already have either an operational mains powered smoke alarm installed, or one powered by 10 year life, non-replaceable, non-removeable permanently connected batteries. Again, it is the responsibility of the vendor to install such an alarm prior to settlement, and at the vendor's cost.
- In all other cases, the home you are buying must have at least, a battery operated smoke alarm which you are required to upgrade to mains power (or an alarm fitted with 10 year life, non-replaceable, non-removeable permanently connected batteries) within six months of the date of purchase. It is recommended that at least one smoke alarm be installed on each floor of a multi storey dwelling.

The smoke alarms must be installed by a licensed electrician and must comply with the Australian Standard. A maximum penalty of \$750.00 for a breach of the legislation applies.

Besides this penalty, there is also a risk that damage caused by fire to a dwelling, which does not have a smoke alarm installed as required under the legislation, may not be covered by insurance.
