

Form 1 - Vendor's statement

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

Contents

Preliminary

Part A - Parties and land

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

Part C - Statement with respect to required particulars

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



Schedule

Preliminary

To the purchaser:

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

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

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

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

Instructions to the vendor for completing this statement:

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

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

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

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

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

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

Part A - Parties and land

1

Purchaser:

Address:

Street 1

Street 2

Suburb

State

Postcode

2

Purchaser's registered agent:

Address:

Street 1

Street 2

Suburb

State

Postcode

3

Vendor:

FRIEDA MARY REINBOTH

Address:

Street 1UNIT 3 1 CARSTEN COURT

Street 2

SuburbTERINGIE

StateSA

Postcode50720

4

Vendor's registered agent:

Ouwens Casserly Real Estate Pty Ltd t/as Ouwens Casserly Real Estate

Address:

Street 1210 GREENHILL ROAD

Street 2

SuburbEASTWOOD

StateSA

Postcode5063

5

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

6

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

UNIT 3 STRATA PLAN 12093 IN THE AREA NAMED TERINGIE HUNDRED OF ADELAIDE

Street 1UNIT 3 1 CARSTEN COURT

Street 2

SuburbTERINGIE

StateSA

Postcode5072

being the *whole / ~~portion~~ of the land comprised in Certificate of Title
VOLUME 5096 FOLIO 376

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

To the purchaser:

Right to cool-off (section 5)

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

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

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

2 - Time for service

The cooling-off notice must be served -

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

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

3 - Form of cooling-off notice

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

4 - Methods of service

The cooling-off notice must be -

- (a) given to the vendor personally; or
- (b) posted by registered post to the vendor at the following address:

UNIT 3 1 CARSTEN COURT TERINGIE SA 5072

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

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

FAX: N/A E: 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~~ / an address nominated by the agent to you for the purpose of service of the notice).

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

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

5 - Effect of service

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

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

Proceeding with the purchase

If you wish to proceed with the purchase -

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

Part C - Statement with respect to required particulars

(section 7(1))

To the purchaser:

*I/We, FRIEDA MARY REINBOTH

of UNIT 3 1 CARSTEN COURT TERINGIE SA 5072

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

Date: 17-10-2025

Signed:

DocuSigned by:
F Reinboth
27A47808BB5D489...

Date:

Signed:

Date:

Signed:

Date:

Signed:

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

(section 9)

To the purchaser:

I, MICHELLE HYDE - CONVEYANCING SOLUTIONS SA

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

Exceptions: NIL

Date: 17-10-2025

Signed:

Signed by:
Michelle Hyde
E13748531DEC4F9...

*Vendor's / Purchaser's agent

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

Schedule - Division 1

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

Note -

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

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

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

Table of particulars

Column 1	Column 2	Column 3
[If an item is applicable, ensure that the box for the item is ticked and complete the item.] [If an item is not applicable, ensure that the box for the item is empty or else strike out the item or write "NOT APPLICABLE" or "N/A" in column 1. Alternatively, the item and any inapplicable heading may be omitted, <u>but not</u> 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 <u>all</u> 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 <i>[Note - Do not omit this item. This item and its heading must be included in the statement even if not applicable.]</i>	Is this item applicable?☒ Will this be discharged or satisfied prior to or at settlement? YES Are there attachments? YES If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars): CT VOLUME 5096 FOLIO 376 Number of mortgage (if registered): 14496285 Name of mortgagee: WESTPAC BANKING CORPORATION (ACN: 007 457 141)
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1.2 Easement

(whether over the land or annexed to the land)

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

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

Is this item applicable?

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

Are there attachments?

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

PROPERTY INTEREST REPORT - PAGE 12
CT VOLUME VOLUME 5096 FOLIO 376

Description of land subject to easement:

PORTION OF THE LAND IN CT VOLUME 5096 FOLIO 376

Nature of easement:

ELECTRICITY INFRASTRUCTURE / BUILDING RESTRICTIONS AND
STATUTORY EASEMENTS MAY APPLY

Are you aware of any encroachment on the easement?

NO

If YES, give details:

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

If YES, give details:

1.3 Restrictive covenant

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

Is this item applicable?

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

Are there attachments?

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

Nature of restrictive covenant:

Name of person in whose favour restrictive covenant operates:

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

If NO, give details:

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



NO

YES



NO

YES

~~Is this item applicable?~~

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

Are there attachments?

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

Name of parties:

A graph showing a downward-sloping line on a coordinate plane. The line starts at a point on the y-axis and extends downwards to the right. The axes are labeled with 'x' and 'y'.

Period of lease, agreement for lease etc:

From to

Amount of rent or licence fee:

\$ per (period)

Is the lease, agreement for lease etc in writing?

--

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

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

--

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

5. Development Act 1993 (repealed)

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

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

Is this item applicable?

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

Are there attachments?

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

Condition(s) of authorisation:

6. Repealed Act conditions

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

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

Is this item applicable?

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

Are there attachments?

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

ADELAIDE HILLS COUNCIL SEARCH

Nature of condition(s):

REFER ATTACHED ADELAIDE HILLS COUNCIL SEARCH

☒

NO

YES

7. Emergency Services Funding Act 1998

7.1 section 16 - Notice to pay levy

Is this item applicable?

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

Are there attachments?

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

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

Date of notice:

14.10.2025

Amount of levy payable:

\$117.40 (PAID IN FULL)

☒

YES

YES

18. Landscape South Australia Act 2019

18.1 section 72 - Notice to pay levy in respect of costs of regional landscape board

Is this item applicable?

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

Are there attachments?

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

ADELAIDE HILLS COUNCIL SEARCH

Date of notice:

29.07.2025

Amount of levy payable:

\$48.93

☒

YES

YES

18.2 section 78 - Notice to pay levy in respect of right to take water or taking of water

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~Date of notice:~~

~~Amount of levy payable:~~

☐

18.3 section 99 - Notice to prepare an action plan for compliance with general statutory duty

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~Date of notice:~~

~~Name of authority or person that issued notice:~~

~~Requirements of notice (as specified therein):~~

☐

18.4 section 107 - Notice to rectify effects of unauthorised activity

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~Date of notice:~~

~~Name of relevant authority that issued notice:~~

~~Requirements of notice (as specified therein):~~

☐

18.5 section 108 - Notice to maintain watercourse or lake in good condition

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~Date of notice:~~

~~Name of relevant authority that issued notice:~~

~~Requirements of notice (as specified therein):~~

☐

18.6 section 109 - Notice restricting the taking of water or directing action in relation to the taking of water

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~Date of notice:~~

~~Water resource to which notice applies:~~

~~Requirements of notice (as specified therein):~~

☐

18.7 section 111 - Notice to remove or modify a dam, embankment, wall or other obstruction or object

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~Date of notice:~~

~~Requirements of notice (as specified therein):~~

☐

☐

☐

18.8 section 112 - Permit (or condition of a permit) that remains in force

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~Date of permit:~~

~~Name of relevant authority that granted permit:~~

~~Condition(s) of permit:~~

☐

☐

☐

18.9 section 120 - Notice to take remedial or other action in relation to a well

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~Date of notice:~~

~~Location of well:~~

~~Requirements of notice (as specified therein):~~

☐

☐

☐

18.10 section 135 - Water resource works approval

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~Details of site where works are authorised:~~

18.11 section 142 - Site use approval

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~Details of location where water use is allowed:~~

18.12 section 166 - Forest water licence

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~Details of location of forest to which licence relates:~~

18.13 section 191 - Notice of instruction as to keeping or management of animal or plant

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~Date of notice:~~

~~Name of authorised officer who issued notice:~~

~~Requirements of notice (as specified therein):~~

18.14 section 193 - Notice to comply with action order for the destruction or control of animals or plants

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~Date of notice:~~

~~Name of authorised officer who issued notice:~~

~~Requirements of notice (as specified therein):~~

☐

18.15 section 194 - Notice to pay costs of destruction or control of animals or plants on road reserve

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~Date of notice:~~

~~Name of authority that issued notice:~~

~~Amount payable (as specified in notice):~~

☐

18.16 section 196 - Notice requiring control or quarantine of animal or plant

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~Date of notice:~~

~~Requirements of notice (as specified therein):~~

☐

18.17 section 207 - Protection order to secure compliance with specified provisions of the Act

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~Date of order:~~

~~Name of authority or person who issued order:~~

~~Requirements of order (as specified therein):~~

☐

18.18 section 209 - Reparation order requiring specified action or payment to make good damage resulting from contravention of the Act

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~Date of order:~~

~~Name of authority or person who issued order:~~

~~Requirements of order (as specified therein):~~

☐

18.19 section 211 - Reparation authorisation authorising specified action to make good damage resulting from contravention of the Act

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~Date of authorisation:~~

~~Name of relevant authority that issued authorisation:~~

~~Person authorised to take action:~~

~~Requirements of authorisation (as specified therein):~~

☐

18.20 section 215 - Orders made by
ERD Court

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~Date of order:~~

~~Names of parties:~~

~~Requirements of order:~~

18.21 section 219 - Management
agreements

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~Date of agreement:~~

~~Names of parties:~~

~~Requirements of Agreement:~~

18.22 section 235 - Additional orders
on conviction

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~Date of conviction:~~

~~Name of court by which conviction is recorded:~~

~~Requirements of additional order(s):~~

29. Planning, Development and Infrastructure Act 2016

29.1	Part 5 - Planning and Design Code <i>[Note - Do not omit this item. The item and its heading must be included in the attachment even if not applicable.]</i>	Is this item applicable? Will this be discharged or satisfied prior to or at settlement? Are there attachments? If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars): ADELAIDE HILLS COUNCIL SEARCH PLANS DATA EXTRACT FOR SECTION 7 SEARCH PURPOSES - PG 8 PROPERTY INTEREST REPORT Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code): CT VOLUME 5096 FOLIO 376 ZONES: SUBURBAN NEIGHBOURHOOD (SN) SUBZONES: NO ZONING OVERLAYS: REFER TO COUNCIL SEARCH PLAN SA DATA EXTRACT FOR SECTION 7 SEARCH PURPOSES	☒ NO YES
		Is there a State heritage place on the land or is the land situated in a State heritage area? Is the land designated as a local heritage place? 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? 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? Note - For further information about the Planning and Design Code visit https://code.plan.sa.gov.au.	NO NO NO YES

29.2

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

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

Is this item applicable?

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

Are there attachments?

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

☒

☐ NO

☐ YES

ADELAIDE HILLS COUNCIL SEARCH
PLANSA DATA EXTRACT FOR SECTION 7 SEARCH

Date of authorisation:

REFER ATTACHED ADELAIDE HILLS COUNCIL SEARCH
PLANSA DATA EXTRACT

Name of relevant authority that granted authorisation:

ADELAIDE HILLS COUNCIL

Condition(s) of authorisation:

REFER ATTACHED ADELAIDE HILLS COUNCIL SEARCH
PLANSA DATA EXTRACT

29.3

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

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

☐

☐

☐

Date of notice:

Name of person giving notice of proposed work:

Building work proposed (as stated in the notice):

Other building work as required pursuant to the Act:

29.4 section 140 - Notice requesting access

~~Is this item applicable?~~

☐

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

☐

~~Are there attachments?~~

☐

~~If YES, identify the attachment(s)~~

~~(and, if applicable, the part(s) containing the particulars):~~

Date of notice:

Name of person requesting access:

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

Activity of work to be carried out:

29.5 section 141 - Order to remove or perform work

~~Is this item applicable?~~

☐

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

☐

~~Are there attachments?~~

☐

~~If YES, identify the attachment(s)~~

~~(and, if applicable, the part(s) containing the particulars):~~

Date of order:

Terms of order:

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

Amount payable (if any):

29.6 section 142 - Notice to complete development

~~Is this item applicable?~~

☐

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

~~Are there attachments?~~

~~If YES, identify the attachment(s)~~

~~(and, if applicable, the part(s) containing the particulars):~~

~~Date of notice:~~

~~Requirements of notice:~~

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

~~Amount payable (if any):~~

29.7 section 155 - Emergency order

~~Is this item applicable?~~

☐

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

~~Are there attachments?~~

~~If YES, identify the attachment(s)~~

~~(and, if applicable, the part(s) containing the particulars):~~

~~Date of order:~~

~~Name of authorised officer who made order:~~

~~Name of authority that appointed the authorised officer:~~

~~Nature of order:~~

~~Amount payable (if any):~~

29.8 section 157 - Fire safety notice

~~Is this item applicable?~~

☐

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

~~Are there attachments?~~

~~If YES, identify the attachment(s)~~

~~(and, if applicable, the part(s) containing the particulars):~~

Date of notice:

Name of authority giving notice:

Requirements of notice:

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

Amount payable (if any):

29.9 section 192 or 193 - Land management agreement

~~Is this item applicable?~~

☐

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

~~Are there attachments?~~

~~If YES, identify the attachment(s)~~

~~(and, if applicable, the part(s) containing the particulars):~~

Date of agreement:

Names of parties:

Terms of agreement:

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

~~Is this item applicable?~~

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

~~Are there attachments?~~

~~If YES, identify the attachment(s)~~

~~(and, if applicable, the part(s) containing the particulars):~~

Date requirement given:

Name of body giving requirement:

Nature of requirement:

Contribution payable (if any):

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

~~Is this item applicable?~~

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

~~Are there attachments?~~

~~If YES, identify the attachment(s)~~

~~(and, if applicable, the part(s) containing the particulars):~~

Date of agreement:

Names of parties:

Terms of agreement:

Contribution payable (if any):

29.12 Part 16 Division 1 - Proceedings

~~Is this item applicable?~~

☐

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

~~Are there attachments?~~

~~If YES, identify the attachment(s)~~

~~(and, if applicable, the part(s) containing the particulars):~~

~~Date of commencement of proceedings:~~

~~Date of determination or order (if any):~~

~~Terms of determination or order (if any):~~

29.13 section 213 - Enforcement notice

~~Is this item applicable?~~

☐

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

~~Are there attachments?~~

~~If YES, identify the attachment(s)~~

~~(and, if applicable, the part(s) containing the particulars):~~

~~Date notice given:~~

~~Name of designated authority giving notice:~~

~~Nature of directions contained in notice:~~

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

~~Amount payable (if any):~~

29.14

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

Is this item applicable?

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

Are there attachments?

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

Date order made:

Name of court that made order:

Action number:

Names of parties:

Terms of order:

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

Particulars relating to a strata unit

1 Name of strata corporation: STRATA CORPORATION 12093 INC.

Address of strata corporation: CARSTEN COURT TERINGIE SA 5072

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 ATTACHED BESTSTRATA SEARCH RESPONSE

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

REFER ATTACHED BESTSTRATA SEARCH RESPONSE

(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 ATTACHED BESTSTRATA SEARCH RESPONSE

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

1680/10000

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

4 Documents supplied by the strata corporation that are enclosed:

(a) a copy of the minutes of the general meetings of the strata corporation and management committee
*for the 2 years preceding this statement / since the deposit of the strata plan;
(*Strike out or omit whichever is the greater period)

YES

(b) a copy of the statement of accounts of the strata corporation last prepared;

YES

(c) a copy of current policies of insurance taken out by the strata corporation.

NO

[For each document indicate (YES or NO) whether or not the document has been supplied by the strata corporation by the date of this statement.]

- 5 If "not known" has been specified for any particulars in 3 or a document referred to in 4 has not been supplied, set out the date of the application made to the strata corporation and give details of any other steps taken to obtain the particulars or documents concerned:

REFER ATTACHED BESTSTRATA SEARCH FOR A COPY OF INSURANCE CERTIFICATE OF CURRENCY.
TO OBTAIN A COPY OF INSURANCE POLICY PLEASE CONTACT BESTSTRATA DIRECT.

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

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



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

Name: BESTSTRATA

Address: UNIT 2, 188 FULLARTON 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 and any documents in its possession relating to the design and construction of the buildings or improvements on the site or relating to the strata scheme.
- 2 Copies of the articles of the strata corporation may also be obtained from the Lands Titles Registration Office.
- 3 All owners of a strata unit are bound by the articles of the strata corporation. The articles regulate the rights and liabilities of owners of units in relation to their units and the common property and matters of common concern.
- 4 For a brief description of some of the matters that need to be considered before purchasing a strata unit, see Division 3 of this Schedule.

Schedule-Division 3-Community lots and strata units



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

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

Governance

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

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

Use of your property

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

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

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

Are you buying a debt?

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

Expenses

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

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

Guarantee

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

Contracts

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

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

Buying off the plan

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

Mixed use developments—voting rights

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

Further information

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

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

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

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

You can also seek advice from a legal practitioner.

ANNEXURES

~~* There are no documents annexed hereto~~

* The following documents are annexed hereto -

CT VOLUME 5096 FOLIO 376
ADELAIDE PLAINS COUNCIL SEARCH
PLAN SA DATA EXTRACT FOR SECTION 7 SEARCH PURPOSES
PROPERTY INTEREST REPORT
CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE
CERTIFICATE OF LAND TAX PAYABLE
CERTIFICATE OF WATER AND SEWER CHARGES & ENCUMBRANCE INFORMATION
BESTSTRATA SEARCH RESPONSE
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 _____ 20____

Signed:

Date:

Signed:

Date:

Signed:

Date:

Signed:

Date:

(*Strike out whichever is not applicable)

Form R3

Buyers information notice

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

Land and Business (Sale and Conveyancing) Regulations 2025 regulation 16

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

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

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

Safety

- Is there **asbestos** in any of the buildings or elsewhere on the property 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 Consumer and Business Advice section on the following website: www.cbs.sa.gov.au

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

REAL PROPERTY ACT, 1886



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



Certificate of Title - Volume 5096 Folio 376

Parent Title(s) CT 4308/643
Creating Dealing(s) SA 7373530
Title Issued 10/11/1992 **Edition** 11 **Edition Issued** 07/04/2025

Estate Type

FEE SIMPLE (UNIT)

Registered Proprietor

FRIEDA MARY REINBOTH
OF UNIT 3 1 CARSTEN COURT TERINGIE SA 5072

Description of Land

UNIT 3 STRATA PLAN 12093
IN THE AREA NAMED TERINGIE
HUNDRED OF ADELAIDE

Easements

NIL

Schedule of Dealings

Dealing Number	Description
14496285	MORTGAGE TO WESTPAC BANKING CORPORATION (ACN: 007 457 141)

Notations

Dealings Affecting Title NIL

Priority Notices NIL

Notations on Plan

Lodgement Date	Dealing Number	Description	Status
13/02/2023	13975430	APPLICATION TO AMEND ARTICLES	FILED

Registrar-General's Notes NIL

Administrative Interests NIL

Property Interest Report

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

Title Reference	CT 5096/376	Reference No. 2719867
Registered Proprietors	F M*REINBOTH	Prepared 13/10/2025 12:29
Address of Property	Unit 3, 1 CARSTEN COURT, TERINGIE, SA 5072	
Local Govt. Authority	ADELAIDE HILLS COUNCIL	
Local Govt. Address	PO BOX 44 WOODSIDE SA 5244	

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 1967</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
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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
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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
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18. *Landscape South Australia Act 2019*

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

Act

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

19. *Land Tax Act 1936*

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

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

20. *Local Government Act 1934 (repealed)*

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

21. *Local Government Act 1999*

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

22. *Local Nuisance and Litter Control Act 2016*

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

23. *Metropolitan Adelaide Road Widening Plan Act 1972*

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

24. *Mining Act 1971*

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

24.9	Proclamation with respect to a private mine	Mineral Tenements in the Department of Energy and Mining has no record of any proclamation affecting this title
25. <i>Native Vegetation Act 1991</i>		
25.1	Part 4 Division 1 - Heritage agreement	DEW Native Vegetation has no record of any agreement affecting this title also Refer to the Certificate of Title
25.2	section 25C - Conditions of approval regarding achievement of environmental benefit by accredited third party provider	DEW Native Vegetation has no record of any agreement affecting this title also Refer to the Certificate of Title
25.3	section 25D - Management agreement	DEW Native Vegetation has no record of any agreement affecting this title also Refer to the Certificate of Title
25.4	Part 5 Division 1 - Refusal to grant consent, or condition of a consent, to clear native vegetation	DEW Native Vegetation has no record of any refusal or condition affecting this title
26. <i>Natural Resources Management Act 2004 (repealed)</i>		
26.1	section 97 - Notice to pay levy in respect of costs of regional NRM board	The regional landscape board has no record of any notice affecting this title
26.2	section 123 - Notice to prepare an action plan for compliance with general statutory duty	The regional landscape board has no record of any notice affecting this title
26.3	section 134 - Notice to remove or modify a dam, embankment, wall or other obstruction or object	The regional landscape board has no record of any notice affecting this title
26.4	section 135 - Condition (that remains in force) of a permit	The regional landscape board has no record of any notice affecting this title
26.5	section 181 - Notice of instruction as to keeping or management of animal or plant	The regional landscape board has no record of any notice affecting this title
26.6	section 183 - Notice to prepare an action plan for the destruction or control of animals or plants	The regional landscape board has no record of any notice affecting this title
26.7	section 185 - Notice to pay costs of destruction or control of animals or plants on road reserve	The regional landscape board has no record of any notice affecting this title
26.8	section 187 - Notice requiring control or quarantine of animal or plant	The regional landscape board has no record of any notice affecting this title
26.9	section 193 - Protection order to secure compliance with specified provisions of the Act	The regional landscape board has no record of any order affecting this title
26.10	section 195 - Reparation order requiring specified action or payment to make good damage resulting from contravention of the Act	The regional landscape board has no record of any order affecting this title
26.11	section 197 - Reparation authorisation authorising specified action to make good damage resulting from contravention of the Act	The regional landscape board has no record of any authorisation affecting this title
27. <i>Outback Communities (Administration and Management) Act 2009</i>		
27.1	section 21 - Notice of levy or contribution payable	Outback Communities Authority has no record affecting this title

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

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

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

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

has no record of any order or notice affecting this title

also

Contact the Local Government Authority for other details that might apply

29.8 section 157 - Fire safety notice

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

also

Contact the Local Government Authority for other details that might apply

29.9 section 192 or 193 - Land management agreement

Refer to the Certificate of Title

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

29.12 Part 16 Division 1 - Proceedings

Contact the Local Government Authority for details relevant to this item

also

Contact the vendor for other details that might apply

29.13 section 213 - Enforcement notice

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

also

Contact the Local Government Authority for other details that might apply

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

Contact the Local Government Authority for details relevant to this item

also

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

30. *Plant Health Act 2009*

30.1 section 8 or 9 - Notice or order concerning pests

Plant Health in PIRSA has no record of any notice or order affecting this title

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

31.1 Part 3 - Notice

Public Health in DHW has no record of any notice or direction affecting this title

also

Contact the Local Government Authority for other details that might apply

31.2 *Public and Environmental Health (Waste Control) Regulations 2010 (or 1995)* (revoked) Part 2 - Condition (that continues to apply) of an approval

Public Health in DHW has no record of any condition affecting this title

also

Contact the Local Government Authority for other details that might apply

31.3 *Public and Environmental Health (Waste Control) Regulations 2010* (revoked) regulation 19 - Maintenance order (that has not been complied with)

Public Health in DHW has no record of any order affecting this title

also

Contact the Local Government Authority for other details that might apply

32. *South Australian Public Health Act 2011*

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

also

Contact the Local Government Authority for other details that might apply |
| 32.3 | <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. *Upper South East Dryland Salinity and Flood Management Act 2002 (expired)*

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

34. *Water Industry Act 2012*

- | | | |
|------|---|--|
| 34.1 | Notice or order under the Act requiring payment of charges or other amounts or making other requirement | An SA Water Certificate will be forwarded.
If you do not receive the certificate please contact the SA Water Customer Contact Centre on 1300 650 950

also

The Office of the Technical Regulator in DEM has no record of any notice or order affecting this title

also

Lightsview Re-Water Supply Co Pty Ltd has no record of any notice or order affecting this title.

also

Robusto Investments Pty. Ltd. trading as Compass Springs has no current record of any notice or order affecting this title.

also

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

35. *Water Resources Act 1997 (repealed)*

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

36. *Other charges*

- | | | |
|------|--|--|
| 36.1 | Charge of any kind affecting the land (not included in another item) | Refer to the Certificate of Title

also

Contact the vendor for these details

also

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

Other Particulars

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

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

Additional Information

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

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

Notices

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

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

Building restrictions

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

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

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

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

Statutory easements

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

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

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

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

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

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

Land Tax Act 1936 and Regulations thereunder

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

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

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

Information should be obtained from:

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

Landscape South Australia 2019

Water Resources Management - Taking of underground water

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

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

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

Certificate of Title

Title Reference CT 5096/376
Status CURRENT
Easement NO
Owner Number 06260196
Address for Notices UNIT 3, 1 CARSTEN CT TERINGIE, SA 5072
Area NOT AVAILABLE

Estate Type

Fee Simple (Unit)

Registered Proprietor

FRIEDA MARY REINBOTH
OF UNIT 3 1 CARSTEN COURT TERINGIE SA 5072

Description of Land

UNIT 3 STRATA PLAN 12093
IN THE AREA NAMED TERINGIE
HUNDRED OF ADELAIDE

Last Sale Details

Dealing Reference TRANSFER (T) 13638314
Dealing Date 20/10/2021
Sale Price \$505,000
Sale Type FULL VALUE / CONSIDERATION AND WHOLE OF LAND

Constraints

Encumbrances

Dealing Type	Dealing Number	Beneficiary
MORTGAGE (CHANGE OF PROPRIETOR NAME)	14496285	WESTPAC BANKING CORPORATION (ACN: 007 457 141)

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
0309614043	CURRENT	Unit 3, 1 CARSTEN COURT, TERINGIE, SA 5072

Notations

Dealings Affecting Title

NIL

Notations on Plan

Lodgement Date	Dealing Number	Descriptions	Status
13/02/2023 14:54	13975430	APPLICATION TO AMEND ARTICLES	FILED

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number	0309614043
Type	Site & Capital Value
Date of Valuation	01/01/2025
Status	CURRENT
Operative From	01/07/1993
Property Location	Unit 3, 1 CARSTEN COURT, TERINGIE, SA 5072
Local Government	ADELAIDE HILLS
Owner Names	FRIEDA MARY REINBOTH
Owner Number	06260196
Address for Notices	UNIT 3, 1 CARSTEN CT TERINGIE, SA 5072
Zone / Subzone	SN - Suburban Neighbourhood
Water Available	Yes
Sewer Available	Yes
Land Use	1310 - Ground Floor Home Unit Only
Description	4H/UNITCP
Local Government Description	Residential

Parcels

Plan/Parcel	Title Reference(s)
S12093 UNIT 3	CT 5096/376

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$192,000	\$500,000			

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Previous	\$175,000	\$465,000			

Building Details

Valuation Number	0309614043
Building Style	Federation
Year Built	1992
Building Condition	Very Good
Wall Construction	Brick
Roof Construction	Galvanised Iron
Equivalent Main Area	102 sqm
Number of Main Rooms	4

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

Certificate of Title

Title Reference: CT 5096/376

Status: CURRENT

Parent Title(s): CT 4308/643

Dealing(s) Creating Title: SA 7373530

Title Issued: 10/11/1992

Edition: 11

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
02/04/2025	07/04/2025	14496285	MORTGAGE (CHANGE OF PROPRIETOR NAME)	REGISTERED	WESTPAC BANKING CORPORATION (ACN: 007 457 141), New Proprietor Name: FRIEDA MARY REINBOTH
20/10/2021	25/10/2021	13638314	TRANSFER	REGISTERED	FRIEDA REINBOTH
20/10/2021	25/10/2021	13638313	DISCHARGE OF MORTGAGE	REGISTERED	11691063
16/12/2011	10/01/2012	11691063	MORTGAGE	REGISTERED	WESTPAC BANKING CORPORATION
16/12/2011	10/01/2012	11691062	TRANSFER	REGISTERED	DAVID SIEDLACZEK, GERHARD JOSEF SIEDLACZEK
16/12/2011	10/01/2012	11691061	WITHDRAWAL/ SATISFACTION OF WARRANT	REGISTERED	11157314
16/12/2011	10/01/2012	11691060	WITHDRAWAL/ SATISFACTION OF WARRANT	REGISTERED	11579464
16/12/2011	10/01/2012	11691059	DISCHARGE OF MORTGAGE	REGISTERED	10750962
12/05/2011	13/05/2011	11579464	WARRANT OF SALE	REGISTERED	HAYLEY NICHOLE SCHROEDER
17/04/2009	22/04/2009	11157314	WARRANT OF SALE	REGISTERED	HALEY NICHOLE SCHROEDER
16/07/2007	07/08/2007	10750962	MORTGAGE	REGISTERED	COMMONWEALTH BANK OF AUSTRALIA
16/07/2007	07/08/2007	10750961	DISCHARGE OF MORTGAGE	REGISTERED	9031915
22/01/2001	08/02/2001	9031915	MORTGAGE	REGISTERED	ST.GEORGE BANK LTD. (ACN: 055 513 070)

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
22/01/2001	08/02/2001	9031914	TRANSFER	REGISTERED	DONATO VENDITTO
22/01/2001	08/02/2001	9031913	DISCHARGE OF MORTGAGE	REGISTERED	8790969
25/11/1999	30/11/1999	8790969	MORTGAGE	REGISTERED	COMMONWEALTH BANK OF AUSTRALIA
01/05/1998	13/05/1998	8483113	TRANSFER	REGISTERED	NATHAN JAMES THOMAS O'DONNELL
01/05/1998	13/05/1998	8483112	DISCHARGE OF MORTGAGE	REGISTERED	8027165
01/05/1998	13/05/1998	8483111	DISCHARGE OF MORTGAGE	REGISTERED	8027164
23/11/1995	29/11/1995	8027165	MORTGAGE	REGISTERED	MARIE PILAR LUCIA-ROBSON
23/11/1995	29/11/1995	8027164	MORTGAGE	REGISTERED	NATIONAL AUSTRALIA BANK LTD.
23/11/1995	29/11/1995	8027163	TRANSFER	REGISTERED	DAVID PATRICK ROBSON
14/10/1994	03/02/1995	7808941	TRANSFER	REGISTERED	MARIE PILAR MEDINA
30/11/1992	06/01/1993	7410846	TRANSFER	REGISTERED	EMILLO JESUS MEDINA, MARIE PILAR MEDINA
30/11/1992	06/01/1993	7410845	ORDER OF COURT (DISCHARGING)	REGISTERED	7391351
30/11/1992	06/01/1993	7410844	WITHDRAWAL OF CAVEAT	REGISTERED	7278097
30/11/1992	06/01/1993	7410843	DISCHARGE OF MORTGAGE	REGISTERED	7223085
27/10/1992	18/11/1992	7391351	LIEN	REGISTERED	CRESTWOOD HOMES PTY. LTD.
10/04/1992	15/04/1992	7278097	CAVEAT	REGISTERED	
20/12/1991	29/01/1992	7223085	MORTGAGE	REGISTERED	

Certificate of Title

Title Reference: CT 5096/376
Status: CURRENT
Edition: 11

Dealings

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

Priority Notices

NIL

Notations on Plan

Lodgement Date	Completion Date	Dealing Number	Description	Status	Plan
13/02/2023	09/03/2023	13975430	APPLICATION TO AMEND ARTICLES	FILED	S12093

Registrar-General's Notes

No Registrar-General's Notes exist for this title

To **Conveyancing Solutions SA Pty Ltd**
Office 3,
19-21 Metro Parade
Mawson Lakes SA 5095

Certificate No: 30527
Certificate Date: 14/10/2025

LOCAL GOVERNMENT INQUIRY

(Certificate of Liabilities pursuant to Section 187(1) of the Local Government Act 1999)

Land:

Assessment No:	552
Valuer-General's No:	0309614043
Owner/s:	F M Reinboth
Property Details:	3/1 Carsten Court Teringie 5072
Legal Description:	Lot 3 Sec: P849 SP:12093 CT:5096/376

Rates and other monies due as known by Adelaide Hills Council as at 14/10/2025

Due Dates for Payment:	1st Qtr due	01/09/2025	2nd Qtr due	01/12/2025
	3rd Qtr due	01/03/2026	4th Qtr due	01/06/2026

Arrears/Credits as at 01/07/2025	\$0.00
Rates for the 2025/2026 rating year (Declared 1/07/2025)	\$1,932.43
Rates - Residential	\$1,003.50
Fixed Charge	\$880.00
State Govt. Hills & Fleurieu Landscape Levy	\$48.93
Rates Postponed (arrears and current)	\$0.00
Postponed Interest	\$0.00
PLUS Other property Related Debts	
PLUS Fines and/or Interest to date	\$0.00
PLUS other adjustments, including Legal Fees	\$0.00
LESS Rebate (if applicable)	\$0.00
LESS Payments/Rounding	-\$483.43
TOTAL OWING AS AT 14/10/2025	\$1,449.00

Fines on Rates: Council Rates are deemed to be overdue if not paid by 01/09/25 and a 2% fine will be added to this outstanding balance. Interest at the prescribed percentage rate of 8.5% p.a. will be added to the total amount in arrears (including amount of any unpaid fine) on the 12th of each month following until the total balance owing is paid.

Fines on Payments by Instalments: Where rates are paid quarterly the total rate is divided by four which is then required to be paid on the due dates set for September, December, March and June. If the quarterly payments are not received by the due date, a 2% fine will be added to that amount with interest at the prescribed percentage rate 8.5% p.a. added on the 12th of each month following, until the total amount overdue is paid.

The charges as shown are valid for the date of the certificate.

If settlement occurs within three months from the date of this certificate, you may check the above details quoting the assessment number. If this information falls outside of the above time frame, a new Section 187 certificate is required.

Any verbal information provided by Council for the above is not deemed a certificate for the purposes of a Section 187 of the Local Government Act 1999.



Biller Code: 45369

BPay Reference Number 5520

Certified - Adelaide Hills Council

Date - 14-October-2025



**63 Mount Barker Road
Stirling SA 5152**

**Telephone (08) 8408 0400
Email: mail@ahc.sa.gov.au**

**To: Conveyancing Solutions SA Pty Ltd
Office 3,
19-21 Metro Parade
Mawson Lakes SA 5095**

**Certificate No: 23360
Certificate Date: 14/10/2025**

REQUEST FOR INFORMATION

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

Land:

Assessment No:	552
Valuer-General's No:	0309614043
Owner/s:	F M Reinboth
Property Details:	3/1 Carsten Court Teringie 5072
Legal Description:	Lot 3 Sec: P849 SP:12093 CT:5096/376

PRESCRIBED INFORMATION***Important Information to Note*****General Advice**

The Section 7 of the Land and Business (Sales & Conveyancing) Act 1994 provides information relating to a property as prescribed by legislation. Included in the search by Council is the zoning of the land and where applicable, the more recent development consents for the property.

Intended purchasers of land are requested to refer to the relevant provisions of the Planning and Design Code and contact the Development Services team on 08 8408 0558 before doing anything on the said property, if they are proposing to, for example, construct a new dwelling, undertake alterations or additions to a dwelling, construct a tennis court or swimming pool, build retaining walls, undertake boundary realignments or land divisions.

The Planning and Design Code (the document that guides development within the Council) can be viewed online at <https://code.plan.sa.gov.au>. Information sheets relating to development applications and various land uses are also available from the Department of Planning, Transport & Infrastructure or from Council's web site at www.ahc.sa.gov.au.

Development in the Mt Lofty Ranges has more development controls and restrictions compared to other areas of the State primarily due to:

- bushfire protection
- watershed protection
- retention of native vegetation

This advice is provided for your information to promote a better understanding of the requirements for development and other obligations in the Adelaide Hills Council area.

Developments prior to 1998

Council records for developments prior to 1998 may be incomplete due to differing standards of recordkeeping applied in the various Hills Councils prior to amalgamation and formation of the Adelaide Hills Council in 1998.

Building Indemnity Insurance

This is insurance taken out by a building work contractor when performing domestic building work costing \$12,000 or more that requires Council approval. This insurance protects the current building owner and future owner if:

- work has not been completed or faulty work has not been rectified; and
- the builder dies, disappears or is declared bankrupt.

Claims can usually be made up to five years from the date the building work was completed.

Source:

<https://www.cbs.sa.gov.au/campaigns/repairs-and-rebuilding-after-bushfire-or-other-catastrophic-event>

Further information can be found from the housing, property and land section of the State Government website directory www.sa.gov.au or from the Office of Consumer and Business Affairs website www.ocba.sa.gov.au.

Greg Georgopoulos
Chief Executive Officer

PRESCRIBED INFORMATION**Development Act 1993 (Repealed)****Section 42** - Condition (that continues to apply) of a development authorisation.**No**

If yes see attached approvals

Part 2 - Items to be Included if land affected

Development Act 1993 (repealed)

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

N/A

Date Requirement given:

Name of Body giving requirement:

Nature of Requirement:

Contribution payable (if any):

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

N/A

Date of agreement:

Name of parties:

Terms of agreement:

Contribution payable (if any):

Section 55 - Order to remove or perform work

N/A

Date of order:

Terms of order:

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

Amount payable (if any):

Section 56 - Notice to complete development

N/A

Date of notice:

Requirements of notice:

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

Amount payable (if any):

PRESCRIBED INFORMATION

Section 57 - Land management agreement

No

Date of agreement:

Name of parties:

Terms of agreement:

If Yes, copy attached
.....

Section 69 - Emergency order

N/A

Date of order:

Name of authorised officer who made order:

Nature of authority that appointed the officer:

Amount payable (if any):
.....

Section 71 - Fire safety notice

N/A

Date of notice:

Names of authority giving notice

Requirements of notice:

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

Amount payable (if any):
.....

Section 84 - Enforcement notice

N/A

Date notice given:

Name of relevant authority giving notice:

Nature of directions contained in notice:

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

Amount payable (if any):
.....

PRESCRIBED INFORMATION

Section 85(6), 85(10) or 106 - Enforcement order

N/A

Date order made:

Name of court that made order:

Action number:

Names of parties:

Terms of order:

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

Part 11 Division 2 - Proceedings

N/A

Date of commencement of proceedings:

Date of determination or order (if any):

Terms of determination or order (if any):

Refer to Supplementary Prescribed Information in Appendix 1 for *Planning Development and Infrastructure Act 2016*

Confirmed-Planning/Development Section Anneke Potter

Housing Improvement Act 1940

Section 23 - Declaration that house is undesirable or unfit for human habitation

N/A

Date of declaration:

Those particulars required to be provided by a council under Section 23:

Confirmed-Building/Development Section Anneke Potter

PRESCRIBED INFORMATION

Food Act 2001

Section 44 - Improvement Notice

N/A

Date of notice:

Name of authorised officer who served notice:

Name of authority that appointed officer:

Requirements of notice:

Section 46 - Prohibition order

N/A

Date of order:

Name of authority or person who served order:

Requirements of order:

Public and Environmental Heath Act 1987 (repealed)

Part 3 - Notice

N/A

Date of notice:

Name of council or other authority giving notice:

Requirements of notice:

Public and Environmental Heath (Waste Control) Regulations 2010 (or 1995) (revoked) Part
2 - Condition (that continues to apply) of an approval**N/A**

Date of approval:

Name of relevant authority that granted approval:

Conditions of approval:

Public and Environmental Heath (Waste Control) Regulations 2010 (revoked) regulation 19
- Maintenance order (that has not been complied with)**N/A**

Date of order:

Name of authority giving order:

Requirements of order:

Confirmed-Environmental Health Section Mignon DuRieu

PRESCRIBED INFORMATION

South Australian Public Health Act 2011

Section 92 Notice

N/A

Date of notice:

Name of Council or other relevant authority giving notice:

Requirements of notice:

South Australian Public Health (Wastewater) Regulations 2013 Part 4 - Condition (that continues to apply) of an approval

N/A

Date of approval:

Name of person or body that granted the approval:

Condition(s) of approval:

Confirmed-Health Section Mignon DuRieu

PRESCRIBED INFORMATION

Local Government Act 1934 (repealed)

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

N/A

Date of Notice, order etc:

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

Land subject thereto:

Nature of requirements contained in notice,
order etc:

Time for carrying out requirements:

Amount payable (if any):

Local Government Act 1999

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

N/A

Date of Notice, order etc:

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

Land subject thereto:

Nature of requirements contained in notice,
order etc:

Time for carrying out requirements:

Amount payable (if any):

Confirmed-General Section Mignon DuRieu

PREScribed INFORMATION

Fire and Emergency Services Act 2005

Section 105F (or section 56 or 83 (repealed) - Notice to take action to prevent outbreak or spread of fire N/A

Date of Notice:

Person or body who issued notice:

Requirements of notice (as stated therein):

Amount payable (if any):

Confirmed-Enforcement/Compliance Section Mignon DuRieu

PRESCRIBED INFORMATION**Particulars relating to Environment Protection****Further information held by Councils**

Does the Council hold details of any development relating to -

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

No

(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)

Development Consents Attached

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 of remediation of the land may be required at some future time.

It should be noted that-

(a) The approval of development by 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.

Data Extract for Section 7 search purposes

Valuation ID 0309614043

Data Extract Date: 29/07/2025

Important Information

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

Parcel ID: S12093 UN3

Certificate Title: CT5096/376

Property Address: UNIT 3 1 CARSTEN CT TERINGIE SA 5072

Zones

Suburban Neighbourhood (SN)

Subzones

No

Zoning overlays

Overlays

Airport Building Heights (Regulated) (All structures over 30 metres)

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

Affordable Housing

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

Hazards (Bushfire - Urban Interface) (Urban Interface)

The Hazards (Bushfire - Urban Interface) Overlay seeks to ensure urban neighbourhoods adjoining bushfire risk areas allow access through to bushfire risk areas, are designed to protect life and property from the threat of bushfire and facilitate evacuation to areas safe from bushfire danger.

Hazards (Flooding - Evidence Required)

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

Prescribed Wells Area

The Prescribed Wells Area Overlay seeks to ensure sustainable water use in prescribed wells areas.

Regulated and Significant Tree

The Regulated and Significant Tree Overlay seeks to mitigate the loss of regulated trees through appropriate development and redevelopment.

Stormwater Management

The Stormwater Management Overlay seeks to ensure new development incorporates water sensitive urban design techniques to capture and re-use stormwater.

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, refer note below:

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.

Application ID: 23003964

Development Description: Replacement Verandah

Site Address: UNIT 3 1 CARSTEN CT TERINGIE SA 5072

Development Authorisation: Building Consent

Date of authorisation: 15 February 2023

Name of relevant authority that granted authorisation: Jeffrey Shillabeer

Condition 1

The building work shall be completed in accordance with the endorsed documents.

Condition 2

Roof storm water from the building including any overflow from a rainwater tank must be piped to the street water table or site drainage easement in accordance with the requirements of AS/NZS3500.3 and in such a manner that none of the following conditions shall occur: a) The water enters or lies against the building; orb) The water unduly affects the stability of the building or any other building on the same site; orc) The water unduly creates any unhealthy or dangerous conditions on the site; ord) The water discharges into any drain leading to a sewerage system or to a common effluent drainage system; ore) That the water does not flow or discharge onto land of an adjoining Owner except with the prior written consent of that Owner.

Development Authorisation: Development Approval: Planning Consent and Building Consent

Date of authorisation: 21 February 2023

Name of relevant authority that granted authorisation: Adelaide Hills Council

Land Management Agreement (LMA)

No

PRESCRIBED INFORMATION

APPENDIX 1

<i>Planning, Development and Infrastructure (PDI Act) 2016</i>		
Repealed Act Conditions Conditions (that continue to apply of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), <i>The 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))	Nature of conditions:	Yes, refer attached
Part 5 – Planning and Design Code	Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code):	For zone, subzone and overlay refer Attached Section 7 Extract from Plan SA
Part 5 – Planning and Design Code	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
Part 5 – Planning and Design Code	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.	Link to Planning and Design Code: Code Amendments PlanSA
Part 5 – Planning and Design Code	Is there a State Heritage place on the land or is the land situated in a State Heritage Area?	No
Part 5 – Planning and Design Code	Is the land designated as a Local Heritage place?	No
Section 127 – Condition (that continues to apply) of a development authorisation	Date of Authorisation: Name of relevant authority that granted authorisation: Condition(s) of authorisation:	Yes, refer attache Plan SA Data Extract 23003964

PRESCRIBED INFORMATION

APPENDIX 1

Section 141 – Order to remove or perform work	Date of order: Terms of order: Building work (if any) required to be carried out: Amount payable (if any):	Nil
Section 142 – Notice to complete development	Date of notice: Requirements of notice: Building work (if any) required to be carried out: Amount payable (if any):	Nil
Section 155 – Emergency order	Date of order: Name of authorised officer who made order: Name of authority that appointed the authorised officer: Nature of order: Amount payable (if any):	Nil
Section 157 – Fire safety notice	Date of notice: Name of authority giving notice: Requirements of notice: Building work (if any) required to be carried out: Amount payable (if any):	Nil
Section 192 or 193 – Land management agreement	Date of agreement: Names of parties: Terms of agreement:	Nil
Section 198(1) – Requirement to vest land in a council or the Crown to be held as open space	Date requirement given: Name of body giving requirement: Nature of requirement: Contribution payable (if any):	Nil

PRESCRIBED INFORMATION

APPENDIX 1

Section 198(2) – Agreement to vest land in a council or the Crown to be held as open space	Date of agreement: Names of parties: Terms of agreement: Contribution payable (if any):	Nil
Part 16 Division 1 – Proceedings	Date of commencement of proceedings: Date of determination or order (if any): Terms of determination or order (if any):	Nil
Section 213 – Enforcement notice	Date notice given: Name of designated authority giving notice: Nature of directions contained in notice: Building work (if any) required to be carried out: Amount payable (if any):	Nil
Section 214(6), 214(10) or 222 – Enforcement order	Date order made: Name of court that made order: Action number: Name of parties: Terms of order: Building work (if any) required to be carried out:	Nil
<i>Development Act 1993 (repealed)</i>		
Section 57 – Land Management Agreement	Date of agreement: Names of parties: Terms of agreement:	Nil
<i>Housing Improvement Act 1940</i>		

PREScribed INFORMATION

APPENDIX 1

Part 7 (rent control for substandard houses)	Notice or Declaration: Date of Notice or Declaration: Those particulars required to be proved by the housing authority under section 60	Nil
Other Charges		
Charge of any kind affecting the land (not included in another item)	Person or body in whose favour charge exists: Nature of charge: Amount of charge (if known):	Nil

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.... (refer above note): **No**

Name(s) of person(s) insured:

1. Name of insurer:
2. Limitations on the liability of the insurer:
3. Name of builder:
4. Builder's licence number:
5. Date of issue of insurance:
6. Description of insured building work:

PRESCRIBED INFORMATION

APPENDIX 1

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? * **No**

If **YES**, give details:

Date of the exemption	
Name of builder granted the exemption	
Licence number of builder granted the exemption	
Details of building work to which the exemption applies:	
Details of conditions (if any) to which the exemption is subject	

Certified Development Section..... Date: 30/07/2025

Confirmed Accurate: Anneke Potter

PREScribed INFORMATION

<i>Local Nuisance and Litter Control Act 2016</i>		
Section 30 – Nuisance or litter abatement notice	Date of notice: Notice issued by: Nature of requirements contained in notice: Time for carrying out requirements:	N/A

Certified by Environmental Health Section: Alexis Black Date: 29/07/25

PREScribed INFORMATION

<i>Local Nuisance and Litter Control Act 2016</i>		
Section 30 – Nuisance or litter abatement notice	Date of notice: Notice issued by: Nature of requirements contained in notice: Time for carrying out requirements:	N/A

Certified by Regulatory Services Section: Mignon DuRieu Date: 29/07/25

PREScribed INFORMATION

<i>Land Acquisition Act 1969</i>		
Section 10 – Notice of intention to acquire	Date of notice: Name of Authority who served notice: Description of land intended to be acquired (as described in notice)	N/A

Certified by Civil Section.....Lisa Smith.....Date...29/7/2025
--

PREScribed INFORMATION

Land Acquisition Act 1969

Section 10 – Notice of
intention to acquire

Date of notice:

Name of Authority who served
notice:

Description of land intended to be
acquired (as described in notice)

N/A

Certified by Property Section.....Lisa Smith Date...29/7/2025

DISTRICT COUNCIL OF EAST TORRENS
1 Crescent Drive, Norton Summit, S.A. 5136

BUILDING DECISION NOTIFICATION

Development Number
030/ 1126/91
Assessment Number
0309614051

TO

MARINOST P/L
113 CARRINGTON ST
ADELAIDE 5000

Location
of
Proposed
Building work
LOT 83, CARSTEN COURT
TERINGIE 5072

Nature of
Proposed
Building work
6 UNITS

Your plans & specifications for proposed building work are hereby

☐

REFUSED

Date of Decision 05/07/91

Conditions:-

☐

APPROVED

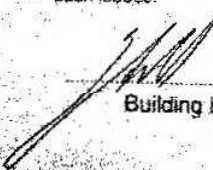
☒

APPROVED SUBJECT TO
THE FOLLOWING CONDITIONS

- (1) All inspections required by the Engineers shall be carried out.
- (2) All construction work is to comply with the requirements of Regulation 16.1a "Buildings in Bushfire Prone Areas".
- (3) 24 Hours notice of the following stages of construction is now mandatory.
 - (1) Footing excavations prior to laying of the damp proof membrane.
 - (2) Completion of steel reinforcement.
 - (3) Completion of timber framing prior to lining.
 - (4) Final inspection on completion of building.
- (4) Downpipes shall be fitted and roofwater effectively drained away from all buildings as soon as roof and gutters are fitted. Reg 44.1a

This consent is valid for twelve months from the date of approval and if the building work is not substantially commenced within that time the consent lapses.

NO PERSON SHALL OCCUPY ANY PORTION OF A BUILDING OF CLASS II TO IX UNTIL A CERTIFICATE OF CLASSIFICATION HAS BEEN ISSUED.


Building Inspector

District Clerk

Date 05/07/91

DISTRICT COUNCIL OF EAST TORRENS
1 Crescent Drive, Norton Summit, S.A. 5136

BUILDING DECISION NOTIFICATION

Development Number
030/ 0126/91
Assessment Number
0309614051

TO

✓

SPRANKLING HOMES P/L
44 GRIGGS DRIVE
ATHELSTONE 5076

L

Regulations under the Electricity Trust Act make it the responsibility of the owner or an agent of the owner to check that any new building or alterations to existing buildings do not cause that building or alterations to it to encroach upon clearances to power lines described in the Regulations. Building near overhead supply lines sometimes creates dangerous situations while underground cables are often covered in such a way that maintenance becomes impossible. Failure to observe the clearances described in the Regulations will incur a penalty and may make you liable to pay damages to ETSA.

UP 5/91 A 5 90

Location of Proposed Building work
LOT 93. CARSTEN COURT TERINGIE 5072

Nature of Proposed Building work
AMENDED PLAN (UNITS 1,2 & 3)

Your plans & specifications for proposed building work are hereby

05/07/91

Date of Decision

Conditions:—

☐

REFUSED

☐

APPROVED

☒

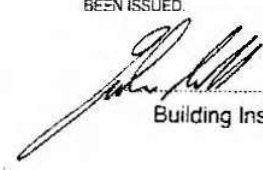
APPROVED SUBJECT TO
THE FOLLOWING CONDITIONS

- (1) An additional layer of F72 fabric to be placed top and bottom in the new concrete areas, should the holes blasted with explosives be filled with mass concrete. BCA-B1.3
- (2) Engineers report on all inspections detailed in the "Investigation of Damaged Units Report" (Ref. 90094, dated 22/1/92) shall be submitted to Council.

NOTE: The owner of the land on which building work is to be, or is being performed, must give the Building Surveyor notice before placing any concrete in the footings and floor slab as prescribed in Regulations 42 (1) (a), (b), & (c).

This consent is valid for twelve months from the date of approval and if the building work is not substantially commenced within that time the consent lapses.

NO PERSON SHALL OCCUPY ANY PORTION OF A BUILDING OF CLASS II TO IX UNTIL A CERTIFICATE OF CLASSIFICATION HAS BEEN ISSUED.


Building Inspector

District Clerk

Date 24/01/92

PLEASE READ THE INFORMATION ON THE BACK OF THIS FORM

DISTRICT COUNCIL OF EAST TORRENS
1 Crescent Drive, Norton Summit, S.A. 5136

BUILDING DECISION NOTIFICATION

Development Number	
030/	0135/91
Assessment Number	
0309614051	

TO

MARINOST P/L
113 CARRINGTON ST
ADELAIDE 5000

L

Location of Proposed Building work	LOT 83 CARSTEN COURT TERINGIE 5072
------------------------------------	---------------------------------------

Nature of Proposed Building work	RETAINING WALL
----------------------------------	----------------

Your plans & specifications for proposed building work are hereby

☐

REFUSED

Date of Decision 18/07/91

Conditions:—

☐

APPROVED

☒

APPROVED SUBJECT TO
THE FOLLOWING CONDITIONS

- (1) 24 Hours notice to be given of concrete pour so that an inspection of the reinforcement may be carried out.
- (2) All inspections required by the Engineers shall be carried out.

This consent is valid for twelve months from the date of approval and if the building work is not substantially commenced within that time the consent lapses.

NO PERSON SHALL OCCUPY ANY PORTION OF A BUILDING OF CLASS II TO IX UNTIL A CERTIFICATE OF CLASSIFICATION HAS BEEN ISSUED.

Building Inspector

District Clerk

Date 18/07/91

PLEASE READ THE INFORMATION ON THE BACK OF THIS FORM

PLANNING DECISION NOTIFICATION

South Australia Planning Act, 1982
Development Control Regulations

Regulation 41
Sixth Schedule

Development Number
030/ 72/91
Assessment Number
0309614051

TO

Marinost Pty Ltd (CC83)
113 Carrington Street
ADELAIDE S A 5000

Location of Proposed Development	Lot / No 1 Carsten Court TERINGIE S A 5072
----------------------------------	---

Nature of Proposed Development	6 Units
--------------------------------	---------

In respect of this proposed development you are informed that:

Date of Decision 16/4/91

Conditions:—

☐

CONSENT IS REFUSED

☐

CONSENT IS GRANTED

☒

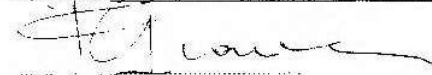
CONSENT IS GRANTED SUBJECT
TO THE FOLLOWING CONDITIONS

See attached sheet for list of Conditions
related to this application.

NOTE Council has indicated that it is prepared
to accept the area of land indicated on the
submitted plan at no cost to Council.
All costs involved in bringing about the
transfer of land is to be paid by the applicant
(area of land to be consolidated with Council
Reserve).

.....representation(s) from third parties concerning your proposal were received.

If there were third party representations, any consent or consent with conditions does not operate until the periods specified on the back of the original of this form have expired. Reasons for this decision, any conditions imposed, and the reasons for imposing those conditions, are set out above. Please also refer to the information on the back of this form about appeal rights and operation of consent.


Planning Officer

.....
District Clerk

Date 16/04/1991

List of Conditions related to Application No 030/72/91

CONDITIONS

- A. that the development be carried out in accordance with the plans lodged on 8th January, 1990 except as varied by these conditions;
- B. that the proposed driveway and car parking areas be paved prior to first occupation of the premises;
- C. that all buildings and structures hereby approved within the context of this consent shall not be occupied for any purpose, other than their mere construction, until all site work and building work (including landscaping) has been completed in accordance with this consent;
- D. that additional landscaping, including three Grevillea argyrophylla plants, and at least two other shrubs be placed adjacent the rear (south-eastern) boundary of Dwelling One, and the same for Dwelling Two;
- E. all landscaping shall be maintained in a neat and healthy state at all times;
- F. that stormwater runoff from the site and roof areas, be diverted to the watertable of an adjacent road or disposed of in a suitable manner to the reasonable satisfaction of Council; and
- G. that all site works adjacent to the boundary of any public road shall be in conformity with levels established by the Council.

REASONS FOR THIS DECISION

- 5.1 These conditions have been imposed to reasonably ensure that the development will not adversely impair the amenity of the locality, having particular regard to the Principles of Development Control applicable to such a use in such a locality.
- 5.2 The consent granted does not obviate the need to satisfy the provisions of any other relevant legislation. The proposed development involves building work, and approval pursuant to the provisions of the Building Act will be necessary. Such approval must be obtained prior to the commencement of any construction of buildings or structures or preparation of site works. The applicant is reminded that the provisions of any conditions attached to this consent, and the provisions of any other relevant legislation must be satisfied prior to any use or occupation of the land or building for the purposes approved.



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: 2719867

CONVEYANCING SOLUTIONS SA PTY LTD
OFFICE 3, 19-21 METRO PARADE
MAWSON LAKES SA 5095

DATE OF ISSUE

14/10/2025

ENQUIRIES:

Tel: (08) 8372 7534

Email: contactus@revenuesa.sa.gov.au

OWNERSHIP NUMBER

06260196

OWNERSHIP NAME

F M REINBOTH

PROPERTY DESCRIPTION

3 / 1 CARSTEN CT / TERINGIE SA 5072 / UNIT 3

ASSESSMENT NUMBER

0309614043

TITLE REF.

(A "+" indicates multiple titles)

CT 5096/376

CAPITAL VALUE

\$500,000.00

AREA / FACTOR

R4
1.000

LAND USE / FACTOR

RE
0.400

LEVY DETAILS:

FINANCIAL YEAR

2025-2026

FIXED CHARGE

+ VARIABLE CHARGE

- REMISSION

- CONCESSION

+ ARREARS / - PAYMENTS

= AMOUNT PAYABLE

\$	50.00
\$	169.20
\$	101.80
\$	0.00
\$	-117.40
\$	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

12/01/2026



Government of
South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



Emergency Services Funding Act 1998

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

OFFICIAL: Sensitive

Please Note:

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

For more information:

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

PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

 Biller Code: 456285 Ref: 7009484010	 To pay via the internet go to: www.revenuesaonline.sa.gov.au	 Send your cheque or money order, made payable to the Community Emergency Services Fund , along with this Payment Remittance Advice to: Please refer below. Revenue SA Locked Bag 555 ADELAIDE SA 5001
Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au © Registered to BPAY Pty Ltd ABN 69 079 137 518		

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



ABN 19 040 349 865
Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE

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

PIR Reference No: 2719867

DATE OF ISSUE

14/10/2025

CONVEYANCING SOLUTIONS SA PTY LTD
OFFICE 3, 19-21 METRO PARADE
MAWSON LAKES SA 5095

ENQUIRIES:

Tel: (08) 8372 7534

Email: contactus@revenuesa.sa.gov.au

OWNERSHIP NAME

F M REINBOTH

FINANCIAL YEAR

2025-2026

PROPERTY DESCRIPTION

3 / 1 CARSTEN CT / TERINGIE SA 5072 / UNIT 3

ASSESSMENT NUMBER

0309614043

TITLE REF.

(A "+" indicates multiple titles)

CT 5096/376

TAXABLE SITE VALUE

\$192,000.00

AREA

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 12/01/2026

See overleaf for further information



**Government of
South Australia**

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

OFFICIAL: Sensitive

Please Note:

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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

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

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

For more information:

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

PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

 Billers Code: 456293 Ref: 7009483921 Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au © Registered to BPAY Pty Ltd ABN 69 079 137 518	 To pay via the internet go to: www.revenuesaonline.sa.gov.au	 Send your cheque or money order, made payable to the Commissioner of State Taxation , along with this Payment Remittance Advice to: Please refer below. Revenue SA Locked Bag 555 ADELAIDE SA 5001
--	--	---

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

Account Number 03 09614 04 3	L.T.O Reference CT5096376	Date of issue 14/10/2025	Agent No. 7953	Receipt No. 2719867
--	------------------------------	-----------------------------	-------------------	------------------------

CONVEYANCING SOLUTIONS PTY LTD
OFFICE 3/20-24 METRO PARADE
MAWSON LAKES SA 5095
marinawalkley@conveyancingsolutionssa.com.au

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: F REINBOTH
Location: U3 1 CARSTEN CT TERINGIE UNIT 3
Description: 5 H/U CP **Capital Value:** \$ 500 000
Rating: Residential

Periodic charges

Raised in current years to 30/9/2025

			\$
	Arrears as at: 30/6/2025	:	0.00
Water main available:	1/7/1993	Water rates	: 82.30
Sewer main available:	1/7/1993	Sewer rates	: 94.00
		Water use	: 51.61
		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	: 227.91CR
		Balance outstanding	: 0.00

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

Next quarterly charges: Water supply: 82.30 Sewer: 94.00 Bill: 26/11/2025

This account has no meter of its own but is supplied from account no 03 09613 99 9.

The Water Use apportionment option is Uneven.

The apportionment percentage for this account is 16.80%.

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

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



**Government of
South Australia**

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

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

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

South Australian Water Corporation

Name:
F REINBOTH

Water & Sewer Account
Acct. No.: **03 09614 04 3**

Amount: _____

Address:
U3 1 CARSTEN CT TERINGIE UNIT 3

Payment Options

EFT

EFT Payment

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	0309614043



Biller code: 8888
Ref: 0309614043

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: 0309614043



**Government of
South Australia**

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

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

16 October 2025

Conveyancing Solutions SA Pty Ltd
admin@cs-sa.com.au

Dear Christina,

**Section 41 Statement, Strata Titles Act 1988
For lot 3 of Strata Corporation No. 12093 Inc.**

In response to your standard property search request, please find the following documents included:

- Section 41 Statement for 3 / 1 Carsten Court Teringie 5072
- Lot owner update form
- Tax invoice / receipt

The documents referred to in the statement are attached to the email.

Please note that Corporation levies are due quarterly, with the due dates being 1 January, 1 April, 1 July and 1 October. As at today's date the overdue amount (excluding interest) for this lot is \$0.00.

The Corporation last held a meeting (Annual General Meeting) on 14/08/2025. The next Corporation meeting (Annual General Meeting) has been planned for 13/08/2026.

When settlement is finalised, could you please advise us of the settlement date and the new lot owner's name and contact details. A lot owner update form is included with this letter.

Please contact me if you have any queries regarding this statement.

Yours sincerely,

Rosemary Rae

Rosemary Rae
Body Corporate Manager
info@beststrata.com.au

STATEMENT PURSUANT TO SECTION 41 STRATA TITLES ACT 1988

Date of Statement: 16 October 2025

Requested By:

Name: Conveyancing Solutions SA Pty Ltd
Attention: Christina Huang
Email: admin@cs-sa.com.au

PART 1 PROPERTY IDENTIFICATION

1.1 Unit /lot in respect of which the Statement is issued:

Lot: 3
Unit: 3
Lot address: 3 / 1 Carsten Court Teringie 5072
Owner Name: Frieda Reinboth
Lot entitlement: 1680
Levy entitlement: 1
Levy entitlement fraction: 0.1666667014

1.2 Being a unit/lot of the following Corporation:

Corporation: Strata Corporation No. 12093 Inc.
Corporation address: 1 Carsten Court, Teringie SA 5072
Total no of units: 6
Total lot entitlement: 10000
Total levy entitlement: 6
Current Levy Year: 01/10/2025 to 30/09/2026
Water payment method: Owners Pay Individually
Relevant Legislation: Strata Titles Act 1988

PART 2 FINANCIAL

2.1 Levies last determined by the Corporation

Determined Date	Due Date	Description	Admin Levy	Sinking Levy
14/08/2025	01/07/2026	Quarterly Admin/Sinking Levy 01/07/2026 - 30/09/2026	\$2,640.00	\$960.00
14/08/2025	01/04/2026	Quarterly Admin/Sinking Levy 01/04/2026 - 30/06/2026	\$2,640.00	\$960.00
14/08/2025	01/01/2026	Quarterly Admin/Sinking Levy 01/01/2026 - 31/03/2026	\$2,640.00	\$960.00
14/08/2025	01/10/2025	Quarterly Admin/Sinking Levy 01/10/2025 - 31/12/2025	\$2,640.00	\$960.00

*These levy amounts are for the Corporation, not the individual lot.

2.2 Levy position for the lot

Overdue amount as at 16 October 2025 (excluding interest): **\$0.00**

Open Levies

Due Date	Description	Admin Levy	Sinking Levy	Total Debt	Paid	*Interest Accrued	Interest Paid	Balance
01/07/2026	Quarterly Admin/Sinking Levy 01/07/2026 - 30/09/2026	\$440.00	\$160.00	\$600.00	\$0.00	\$0.00	\$0.00	\$600.00
01/04/2026	Quarterly Admin/Sinking Levy 01/04/2026 - 30/06/2026	\$440.00	\$160.00	\$600.00	\$0.00	\$0.00	\$0.00	\$600.00
01/01/2026	Quarterly Admin/Sinking Levy 01/01/2026 - 31/03/2026	\$440.00	\$160.00	\$600.00	\$0.00	\$0.00	\$0.00	\$600.00

*Interest is accrued daily on overdue levies at the rate of 10% per annum.

Closed Levies

(if included in levy year)

Due Date	Description	Admin Levy	Sinking Levy	Total Debt	Paid	Interest Accrued	Interest Paid	Balance
01/10/2025	Quarterly Admin/Sinking Levy 01/10/2025 - 31/12/2025	\$440.00	\$160.00	\$600.00	\$600.00	\$0.00	\$0.00	\$0.00

2.3 Assets and Liabilities of the Corporation

As at 16 October 2025

Bank Balance – Admin	\$6,893.47
Bank Balance – Sinking	\$4,192.55
Bank Balance – Unallocated	\$0.00
Total Bank Balance*	\$11,086.02

Creditors – Accounts Payable	\$0.00
Creditors – Held	\$0.00

Debtors – Overdue Levies	\$768.30
--------------------------	----------

*funds held in Best Strata Clients Trust Account at National Australia Bank

2.4 Particulars of any Expenditure

Please refer to the minutes of meeting for details of expenditure incurred by the Corporation.

Please refer to the minutes of meeting for details of expenditure resolved to be incurred to which the unit/lot holder must, or is likely to be required to, contribute.

PART 3 INSURANCE

3.1 Insurance Policies

The Corporation's current policy details are as follows;

Broker:	Surewise Insurance Brokers
Insurer:	Flex
Policy Number:	TBA
Renewal Date:	31/08/2026
Policy Type:	Strata
Excess Basic:	\$1,000.00
Excess Other:	Fidelity Guarantee: \$500

Other excesses payable are shown in the Policy Wording.

Policy Notes:

Current Sums Insured

Building / Common Property:	\$2,688,000.00
Lost Rent / Temp Accommodation:	\$403,200.00
Common Contents:	\$26,880.00
Legal Liability:	\$30,000,000.00
Fidelity Guarantee:	\$100,000.00
Voluntary Workers:	\$200,000.00
Machinery Breakdown:	\$0.00
Office Bearers:	\$250,000.00
Catastrophe:	\$806,400.00
Floating Floors:	Included
Flood:	Included

Please refer to the insurance policy invoice for further information.

PART 4 CORPORATION MEETINGS

4.1 Upcoming Meetings

The following meetings have been planned or tentatively scheduled.

Meeting Date	Meeting Type	Meeting No
13/08/2026	Annual General Meeting	Meet-008981

4.2 Past Meetings

The following meetings have occurred in the last 2 years;

Meeting Date	Meeting Type	Meeting No
14/08/2025	Annual General Meeting	Meet-008173
15/08/2024	Annual General Meeting	Meet-007176
17/08/2023	Annual General Meeting	Meet-006505
25/01/2023	Extraordinary General Meeting	Meet-006708

Refer meeting documents for further information.

PART 5 DOCUMENTS SUPPLIED

5.1 List of Supplied Documents

Category	Description	Date	File Name
Reference	Plan		P12093.pdf
Reference	Articles/Bylaws		B12093.pdf
Reference	Resolutions		R12093.pdf
Meeting	Financials - AGM	14/08/2025	F008173.pdf
Meeting	Budget - AGM	14/08/2025	Y008173.pdf
Meeting	Minutes - AGM	14/08/2025	M008173.pdf
Meeting	Financials - AGM	15/08/2024	F007176.pdf
Meeting	Budget - AGM	15/08/2024	Y007176.pdf
Meeting	Minutes - AGM	15/08/2024	M007176.pdf
Meeting	Budget - AGM	17/08/2023	Y006505.pdf
Meeting	Financials - AGM	17/08/2023	F006505.pdf
Meeting	Minutes - AGM	17/08/2023	M006505.pdf
Meeting	Minutes - EGM	25/01/2023	M006708.pdf
Insurance	Current Policy	31/08/2025	Policy-002948.pdf

PART 6 DOCUMENT INSPECTION

The Corporation's records are available for inspection at Best Strata Office, Unit 2 188 Fullarton Road, Dulwich SA 5065. Please phone 08 8431 2287 to make an appointment for a working day between 10.00am and 4.00pm.

This Statement was prepared by Best Strata on behalf of Strata Corporation No. 12093 Inc. by

Rosemary Rae

Body Corporate Manager

rosemary.rae@beststrata.com.au

BEST STRATA - UNIT OWNER UPDATE FORM

Please complete and return when settlement is finalized. Any outstanding accounts must be finalized at settlement. Please return form to info@beststrata.com.au

Property

Corporation	Strata Corporation No. 12093 Inc.
Lot	3
Unit	3
Lot Address	3 / 1 Carsten Court Teringie 5072
Previous Owner	Frieda Reinboth

Settlement Date

--

New Owner

Name(s)

--

Address

--

Email

--

Phone -home / work

--

Phone -mobile

--

Agent (if applicable)

Name

--

Address

--

Email

--

Phone

--

Levy invoices to

Owner / Agent

Tenant (if applicable)

Name

--

Email

--

Phone

--

Conveyancer for Vendor

--

Conveyancer for Purchaser

--

Thank you for your assistance in keeping our records up-to-date.

www.beststrata.com.au

Tax Invoice / Receipt

Conveyancing Solutions SA Pty Ltd
admin@cs-sa.com.au

Search-001222

Description	Amount
Standard property search for Lot 3 of Strata Corporation No. 12093 Inc. located at 3 / 1 Carsten Court Teringie 5072	\$105.60
Surcharge	\$0.00
Total Cost	\$105.60
Paid	\$105.60
Balance	\$0.00
Date Paid:	15/10/2025
Payment method:	Transfer
Receipt No:	001222

BEST STRATA

FINANCIAL STATEMENT FOR STRATA CORPORATION NO. 12093 INC.

ADDRESS : 1 CARSTEN COURT TERINGIE 5072

ACN :

ABN : 51 997 213 837

BETWEEN 01 July 2022 AND 30 June 2023

PAGE 1

PRINTED 04/07/2023

INCOME & EXPENDITURE STATEMENT

	ADMIN	SINKING	TOTAL
INCOME			
ADMINISTRATION			
CREDIT CARD SURCHARGE	6.09		
ADMINISTRATION TOTAL	6.09		
INTEREST			
INTEREST RECEIVED	111.81		
INTEREST TOTAL	111.81		
LEVIES			
ADMIN FUND LEVY	7,827.05		
HOLD FUNDS	76.30		
SINKING FUND LEVY		2,503.30	
LEVIES TOTAL	7,903.35	2,503.30	
REPAIRS & MAINTENANCE			
GUTTER AND STORMWATER MAINTENANCE	-110.00		
REPAIRS & MAINTENANCE TOTAL	-110.00		
TRANSFER			
TRANSFER SINKING TO ADMIN	2,000.00		
TRANSFER TOTAL	2,000.00		
TOTAL INCOME	9,911.25	2,503.30	12,414.55
OUTGOINGS			
ADMINISTRATION			
AUDIT	110.00		
BANK CHARGES	69.70		
DISBURSEMENTS AND OVERHEADS	214.80		
LEGAL FEES	1,070.00		
MEETING FEES	264.00		
MANAGEMENT FEES	1,165.14		
ADMINISTRATION TOTAL	2,893.64		
INSURANCE			
INSURANCE PREMIUM	3,326.90		
INSURANCE TOTAL	3,326.90		
REPAIRS & MAINTENANCE			
BUILDING MAINTENANCE		7,998.38	
GUTTER AND STORMWATER MAINTENANCE	1,364.00		
PAINTING WORKS		1,975.60	
REPAIRS & MAINTENANCE TOTAL	1,364.00	9,973.98	
SERVICES			
GROUNDS MAINTENANCE	1,404.00		
LTO DOCUMENTS	11.70		
CONTRACTOR COMPLIANCE CHECKING	66.00		
SERVICES TOTAL	1,481.70		
TAX			
INCOME TAX RETURN PREPARATION	132.00		
TAX TOTAL	132.00		
TRANSFER			
TRANSFER SINKING TO ADMIN		2,000.00	
TRANSFER TOTAL		2,000.00	

BEST STRATA

FINANCIAL STATEMENT FOR STRATA CORPORATION NO. 12093 INC.

ADDRESS : 1 CARSTEN COURT TERINGIE 5072

ACN : ABN : 51 997 213 837

BETWEEN 01 July 2022 AND 30 June 2023

PAGE 2

PRINTED 04/07/2023

INCOME & EXPENDITURE STATEMENT

	ADMIN	SINKING	TOTAL
OUTGOINGS			
UTILITIES			
ELECTRICITY CHARGES	425.47		
UTILITIES TOTAL	425.47		
TOTAL OUTGOINGS	9,623.71	11,973.98	21,597.69

SUMMARY

OPENING BALANCE	1,899.72	13,380.42	15,280.14
TOTAL INCOME	9,911.25	2,503.30	12,414.55
TOTAL EXPENSE	9,623.71	11,973.98	21,597.69
CLOSING BALANCE	2,187.26	3,909.74	6,097.00
NET SURPLUS	287.54	-9,470.68	-9,183.14

BEST STRATA

FINANCIAL STATEMENT FOR STRATA CORPORATION NO. 12093 INC.

ADDRESS : 1 CARSTEN COURT TERINGIE 5072

ACN :

ABN : 51 997 213 837

PAGE 3

PRINTED 04/07/2023

BALANCE SHEET AS AT 30 June 2023

ASSETS

CASH AT BANK

[\$2,187.26/ \$3,909.74]

6,097.00

TOTAL CASH AT BANK

6,097.00

TOTAL ASSETS

6,097.00

LIABILITIES

LEVIES PAID IN ADVANCE

LOT NO.	OWNER	AMOUNT
001	MR G VAGHMARE	406.25
002	MR D & MRS T LLOYD	406.25
003	MS F REINBOTH	406.25
004	MR D PERRY	406.25
006	MR T NICHOLS & MS A BOUGHTON	406.25
TOTAL LEVIES PAID IN ADVANCE		2,031.25

FUNDS HELD IN CREDIT

LOT NO.	OWNER	AMOUNT
003	MS F REINBOTH	406.25
006	MR T NICHOLS & MS A BOUGHTON	191.70
TOTAL FUNDS HELD IN CREDIT		597.95

TOTAL LIABILITIES

2,629.20

NET CASH POSITION

3,467.80

STRATA CODE : 12093

GROUP CODE :
ACCOUNT CODE :

DATE FROM : 01/07/2022
DATE TO : 30/06/2023

Ref. No.	Date	Strata Code	Payer/Payee	Cheque/Receipt	Debit \$	Credit \$
Detail						

GROUP CODE : ADMIN ADMINISTRATION

ACCOUNT CODE : AUD AUDIT

572037	22/10/2022	12093	BEST STRATA	C	2416	110.00	0.00
AUDIT FOR THE PERIOD ENDING 30 JUNE 2022							

ACCOUNT TOTAL	110.00	0.00
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ACCOUNT CODE : BANK BANK CHARGES

550141	04/07/2022	12093	BEST STRATA	C	2374	7.83	0.00
BANK FEES CHARGED TO THE GROUP RECOVERED FOR THE PERIOD 01/06/2022 TO 30/06/2022							
554911	03/08/2022	12093	BEST STRATA	C	2386	4.52	0.00
BANK FEES CHARGED TO THE GROUP RECOVERED FOR THE PERIOD 01/07/2022 TO 31/07/2022							
559319	06/09/2022	12093	BEST STRATA	C	2397	2.34	0.00
BANK FEES CHARGED TO THE GROUP RECOVERED FOR THE PERIOD 01/08/2022 TO 31/08/2022							
569998	11/10/2022	12093	BEST STRATA	C	2411	9.77	0.00
BANK FEES CHARGED TO THE GROUP RECOVERED FOR THE PERIOD 01/09/2022 TO 30/09/2022							
573854	03/11/2022	12093	BEST STRATA	C	2420	3.52	0.00
BANK FEES CHARGED TO THE GROUP RECOVERED FOR THE PERIOD 01/10/2022 TO 31/10/2022							
576394	08/12/2022	12093	BEST STRATA	C	2434	3.37	0.00
BANK FEES CHARGED TO THE GROUP RECOVERED FOR THE PERIOD 01/11/2022 TO 30/11/2022							
586672	03/01/2023	12093	BEST STRATA	C	2440	5.38	0.00
CREDIT CARD MERCHANT FEES FROM 01/12/2022 TO 30/12/2022							
586757	03/01/2023	12093	BEST STRATA	C	2440	10.78	0.00
BANK FEES CHARGED TO THE GROUP RECOVERED FOR THE PERIOD 01/12/2022 TO 31/12/2022							
591700	04/02/2023	12093	BEST STRATA	C	2449	6.21	0.00
BANK FEES CHARGED TO THE GROUP RECOVERED FOR THE PERIOD 01/01/2023 TO 31/01/2023							
596559	04/03/2023	12093	BEST STRATA	C	2459	1.07	0.00
BANK FEES CHARGED TO THE GROUP RECOVERED FOR THE PERIOD 01/02/2023 TO 28/02/2023							
605191	05/04/2023	12093	BEST STRATA	C	2471	11.49	0.00
BANK FEES CHARGED TO THE GROUP RECOVERED FOR THE PERIOD 01/03/2023 TO 31/03/2023							
609354	01/05/2023	12093	BEST STRATA	C	2481	2.21	0.00
BANK FEES CHARGED TO THE GROUP RECOVERED FOR THE PERIOD 01/04/2023 TO 30/04/2023							
613663	01/06/2023	12093	BEST STRATA	C	2494	1.21	0.00
BANK FEES CHARGED TO THE GROUP RECOVERED FOR THE PERIOD 01/05/2023 TO 31/05/2023							
ACCOUNT TOTAL					69.70	0.00	

ACCOUNT CODE : DISB DISBURSEMENTS AND OVERHEADS

550140	04/07/2022	12093	BEST STRATA	C	2374	17.40	0.00
POSTAGE FROM 01/07/2022 TO 31/07/2022 PAID							
554910	03/08/2022	12093	BEST STRATA	C	2386	17.40	0.00
POSTAGE FROM 01/08/2022 TO 31/08/2022 PAID							
559318	06/09/2022	12093	BEST STRATA	C	2397	18.00	0.00
POSTAGE FROM 01/09/2022 TO 30/09/2022 PAID							
569996	11/10/2022	12093	BEST STRATA	C	2411	18.00	0.00
POSTAGE FROM 01/10/2022 TO 31/10/2022 PAID							
573853	03/11/2022	12093	BEST STRATA	C	2420	18.00	0.00
POSTAGE FROM 01/11/2022 TO 30/11/2022 PAID							
576393	08/12/2022	12093	BEST STRATA	C	2434	18.00	0.00
POSTAGE FROM 01/12/2022 TO 31/12/2022 PAID							
586794	03/01/2023	12093	BEST STRATA	C	2440	18.00	0.00
POSTAGE FROM 01/01/2023 TO 31/01/2023							
591698	04/02/2023	12093	BEST STRATA	C	2449	18.00	0.00
POSTAGE FROM 01/02/2023 TO 28/02/2023 PAID							
596558	04/03/2023	12093	BEST STRATA	C	2459	18.00	0.00
POSTAGE FROM 01/03/2023 TO 31/03/2023 PAID							
605190	05/04/2023	12093	BEST STRATA	C	2471	18.00	0.00
POSTAGE FROM 01/04/2023 TO 30/04/2023 PAID							
609353	01/05/2023	12093	BEST STRATA	C	2481	18.00	0.00
POSTAGE FROM 01/05/2023 TO 31/05/2023 PAID							
613662	01/06/2023	12093	BEST STRATA	C	2494	18.00	0.00
POSTAGE FROM 01/06/2023 TO 30/06/2023 PAID							

* denotes that the transaction is negated

STRATA CODE : 12093

GROUP CODE :
ACCOUNT CODE :

DATE FROM : 01/07/2022
DATE TO : 30/06/2023

Ref. No.	Date	Strata Code	Payer/Payee	Cheque/Receipt	Debit \$	Credit \$
Detail						

ACCOUNT CODE : LFEE LEGAL FEES

593010	09/02/2023	12093	ADCOOKS CONVEYANCING	C	2451	1,070.00	0.00
Amendment of articles 9/12/22							

ACCOUNT TOTAL	1,070.00	0.00
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ACCOUNT CODE : MEET MEETING FEES

569997	11/10/2022	12093	BEST STRATA	C	2411	154.00	0.00
MEETING FEE FOR AGM N HELD ON 01/09/2022 PAID							
591699	04/02/2023	12093	BEST STRATA	C	2449	110.00	0.00
MEETING FEE FOR EGM HELD ON 25/01/2023 PAID							

ACCOUNT TOTAL	264.00	0.00
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ACCOUNT CODE : MFEE MANAGEMENT FEES

550139	04/07/2022	12093	BEST STRATA	C	2374	94.67	0.00
MANAGEMENT FEE FROM 01/07/2022 TO 31/07/2022 PAID							
554909	03/08/2022	12093	BEST STRATA	C	2386	94.67	0.00
MANAGEMENT FEE FROM 01/08/2022 TO 31/08/2022 PAID							
559317	06/09/2022	12093	BEST STRATA	C	2397	97.58	0.00
MANAGEMENT FEE FROM 01/09/2022 TO 30/09/2022 PAID							
569995	11/10/2022	12093	BEST STRATA	C	2411	97.58	0.00
MANAGEMENT FEE FROM 01/10/2022 TO 31/10/2022 PAID							
573852	03/11/2022	12093	BEST STRATA	C	2420	97.58	0.00
MANAGEMENT FEE FROM 01/11/2022 TO 30/11/2022 PAID							
578392	08/12/2022	12093	BEST STRATA	C	2434	97.58	0.00
MANAGEMENT FEE FROM 01/12/2022 TO 31/12/2022 PAID							
586886	03/01/2023	12093	BEST STRATA	C	2440	97.58	0.00
MANAGEMENT FEE FROM 01/01/2023 TO 31/01/2023							
591697	04/02/2023	12093	BEST STRATA	C	2449	97.58	0.00
MANAGEMENT FEE FROM 01/02/2023 TO 28/02/2023 PAID							
596557	04/03/2023	12093	BEST STRATA	C	2459	97.58	0.00
MANAGEMENT FEE FROM 01/03/2023 TO 31/03/2023 PAID							
605189	05/04/2023	12093	BEST STRATA	C	2471	97.58	0.00
MANAGEMENT FEE FROM 01/04/2023 TO 30/04/2023 PAID							
609352	01/05/2023	12093	BEST STRATA	C	2481	97.58	0.00
MANAGEMENT FEE FROM 01/05/2023 TO 31/05/2023 PAID							
613661	01/06/2023	12093	BEST STRATA	C	2494	97.58	0.00
MANAGEMENT FEE FROM 01/06/2023 TO 30/06/2023 PAID							
ACCOUNT TOTAL					1,165.14	0.00	

ACCOUNT CODE : SURC CREDIT CARD SURCHARGE

582638	20/12/2022	12093	MIR D PERRY	R	136991	0.00	6.09
CREDIT CARD SURCHARGE							

ACCOUNT TOTAL	0.00	6.09
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GROUP CODE : INS INSURANCE

ACCOUNT CODE : INSP INSURANCE PREMIUM

562947	15/09/2022	12093	NEWMARKET GRANDWEST PTY LTD	C	2402	3,326.90	0.00
Insurance renewal (SCU) 31/08/2022 to 31/08/2023							

ACCOUNT TOTAL	3,326.90	0.00
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GROUP CODE : INT INTEREST

ACCOUNT CODE : INTR INTEREST RECEIVED

549392	04/07/2022	12093	BEST STRATA	R	130153	0.00	6.31
INTEREST FOR THE PERIOD 01/06/2022 TO 30/06/2022							
554068	03/08/2022	12093	BEST STRATA	R	131066	0.00	7.21
INTEREST FOR THE PERIOD 01/07/2022 TO 31/07/2022							

* denotes that the transaction is negated

STRATA CODE : 12093
LOT NO. :

ACCOUNT CODE :
ACCOUNT CODE :

DATE FROM : 01/07/2022
DATE TO : 30/06/2023

Ref. No.	Date	Strata Code	Payer/Payee	Cheque/Receipt	Debit \$	Credit \$
Detail						
GROUP CODE : INT INTEREST						
ACCOUNT CODE : INTR INTEREST RECEIVED						
556384	05/09/2022	12093	BEST STRATA	R 131735	0.00	10.29
INTEREST FOR THE PERIOD 01/08/2022 TO 31/08/2022						
569221	11/10/2022	12093	BEST STRATA	R 134987	0.00	9.17
INTEREST FOR THE PERIOD 01/09/2022 TO 30/09/2022						
577424	07/12/2022	12093	BEST STRATA	R 136026	0.00	7.77
INTEREST FOR THE PERIOD 01/10/2022 TO 30/11/2022						
585114	03/01/2023	12093	BEST STRATA	R 138106	0.00	8.30
INTEREST FOR THE PERIOD 01/12/2022 TO 31/12/2022						
590928	04/02/2023	12093	BEST STRATA	R 139657	0.00	9.79
INTEREST FOR THE PERIOD 01/01/2023 TO 31/01/2023						
595700	04/03/2023	12093	BEST STRATA	R 140158	0.00	9.82
INTEREST FOR THE PERIOD 01/02/2023 TO 28/02/2023						
604471	05/04/2023	12093	BEST STRATA	R 143084	0.00	9.76
INTEREST FOR THE PERIOD 01/03/2023 TO 31/03/2023						
608572	01/05/2023	12093	BEST STRATA	R 143774	0.00	15.32
INTEREST FOR THE PERIOD 01/04/2023 TO 30/04/2023						
612778	01/06/2023	12093	BEST STRATA	R 144321	0.00	18.07
INTEREST FOR THE PERIOD 01/05/2023 TO 31/05/2023						
ACCOUNT TOTAL					0.00	111.81

GROUP CODE : LEVIES LEVIES

ACCOUNT CODE : ADMI ADMIN FUND LEVY						
549160	04/07/2022	12093	MR G VAGHMARE	R 130055	0.00	391.65
ADMIN FUND LEVY FROM 01/07/2022 TO 30/09/2022						
551915	07/07/2022	12093	MS J MEHAFFEY	R 130474	0.00	391.65
ADMIN FUND LEVY FROM 01/07/2022 TO 30/09/2022						
560834	08/09/2022	12093	MS F REINBOTH	R 119858	0.00	306.25
AMT. PAID IN ADVANCE ADJUSTED AGAINST ADMIN FUND LEVY FROM 01/10/2022 TO 31/11/2022						
560886	08/09/2022	12093	MR T NICHOLS & MS A BOUGHTON	R 130456	0.00	31.70
AMT. PAID IN ADVANCE ADJUSTED AGAINST ADMIN FUND LEVY FROM 01/10/2022 TO 31/11/2022						
560900	08/09/2022	12093	MR T NICHOLS & MS A BOUGHTON	R 130665	0.00	35.00
AMT. PAID IN ADVANCE ADJUSTED AGAINST ADMIN FUND LEVY FROM 01/10/2022 TO 31/11/2022						
560902	08/09/2022	12093	MR T NICHOLS & MS A BOUGHTON	R 130825	0.00	35.00
AMT. PAID IN ADVANCE ADJUSTED AGAINST ADMIN FUND LEVY FROM 01/10/2022 TO 31/11/2022						
560904	08/09/2022	12093	MR T NICHOLS & MS A BOUGHTON	R 130932	0.00	35.00
AMT. PAID IN ADVANCE ADJUSTED AGAINST ADMIN FUND LEVY FROM 01/10/2022 TO 31/11/2022						
560906	08/09/2022	12093	MR T NICHOLS & MS A BOUGHTON	R 131034	0.00	35.00
AMT. PAID IN ADVANCE ADJUSTED AGAINST ADMIN FUND LEVY FROM 01/10/2022 TO 31/11/2022						
560908	08/09/2022	12093	MR T NICHOLS & MS A BOUGHTON	R 131289	0.00	35.00
AMT. PAID IN ADVANCE ADJUSTED AGAINST ADMIN FUND LEVY FROM 01/10/2022 TO 31/11/2022						
560910	08/09/2022	12093	MR T NICHOLS & MS A BOUGHTON	R 131388	0.00	35.00
AMT. PAID IN ADVANCE ADJUSTED AGAINST ADMIN FUND LEVY FROM 01/10/2022 TO 31/11/2022						
560912	08/09/2022	12093	MR T NICHOLS & MS A BOUGHTON	R 131492	0.00	35.00
AMT. PAID IN ADVANCE ADJUSTED AGAINST ADMIN FUND LEVY FROM 01/10/2022 TO 31/11/2022						
560914	08/09/2022	12093	MR T NICHOLS & MS A BOUGHTON	R 131593	0.00	29.55
AMT. PAID IN ADVANCE ADJUSTED AGAINST ADMIN FUND LEVY FROM 01/10/2022 TO 31/11/2022						
562740	15/09/2022	12093	MR D PERRY	R 132228	0.00	206.25
ADMIN FUND LEVY FROM 01/10/2022 TO 31/11/2022						
564369	23/09/2022	12093	MR D & MRS T LLOYD	R 132912	0.00	306.25
ADMIN FUND LEVY FROM 01/10/2022 TO 31/11/2022						
564619	26/09/2022	12093	MR G VAGHMARE	R 133021	0.00	306.25
ADMIN FUND LEVY FROM 01/10/2022 TO 31/11/2022						
565436	28/09/2022	12093	MR D PERRY	R 133358	0.00	100.00
ADMIN FUND LEVY FROM 01/10/2022 TO 31/11/2022						
568156	05/10/2022	12093	MS J MEHAFFEY	R 134647	0.00	306.25
ADMIN FUND LEVY FROM 01/10/2022 TO 31/11/2022						
568432	06/10/2022	12093	MS J MEHAFFEY	R 134647	0.00	-306.25
ADMIN FUND LEVY FROM 01/10/2022 TO 31/11/2022						

* denotes that the transaction is negated

STRATA CODE : 12093
LOT NO. :

ACCOUNT CODE :
ACCOUNT CODE :

DATE FROM : 01/07/2022
DATE TO : 30/06/2023

Ref. No.	Date	Strata Code	Payer/Payee	Cheque/Receipt	Debit \$	Credit \$
Detail						
GROUP CODE : LEVIES LEVIES						
ACCOUNT CODE : ADMI ADMIN FUND LEVY						
568544	07/10/2022	12093	MS J MEHAFFEY	R 134814	0.00	306.25
ADMIN FUND LEVY FROM 01/10/2022 TO 31/11/2022						
579768	08/12/2022	12093	MS F REINBOTH	R 119858	0.00	225.40
AMT. PAID IN ADVANCE ADJUSTED AGAINST ADMIN FUND LEVY FROM 01/01/2023 TO 31/03/2023						
579770	08/12/2022	12093	MR T NICHOLS & MS A BOUGHTON	R 132742	0.00	10.45
AMT. PAID IN ADVANCE ADJUSTED AGAINST ADMIN FUND LEVY FROM 01/01/2023 TO 31/03/2023						
579772	08/12/2022	12093	MR T NICHOLS & MS A BOUGHTON	R 133326	0.00	35.00
AMT. PAID IN ADVANCE ADJUSTED AGAINST ADMIN FUND LEVY FROM 01/01/2023 TO 31/03/2023						
579774	08/12/2022	12093	MR T NICHOLS & MS A BOUGHTON	R 134493	0.00	35.00
AMT. PAID IN ADVANCE ADJUSTED AGAINST ADMIN FUND LEVY FROM 01/01/2023 TO 31/03/2023						
579776	08/12/2022	12093	MR T NICHOLS & MS A BOUGHTON	R 134990	0.00	35.00
AMT. PAID IN ADVANCE ADJUSTED AGAINST ADMIN FUND LEVY FROM 01/01/2023 TO 31/03/2023						
579778	08/12/2022	12093	MR T NICHOLS & MS A BOUGHTON	R 135147	0.00	35.00
AMT. PAID IN ADVANCE ADJUSTED AGAINST ADMIN FUND LEVY FROM 01/01/2023 TO 31/03/2023						
579780	08/12/2022	12093	MR T NICHOLS & MS A BOUGHTON	R 135305	0.00	35.00
AMT. PAID IN ADVANCE ADJUSTED AGAINST ADMIN FUND LEVY FROM 01/01/2023 TO 31/03/2023						
579782	08/12/2022	12093	MR T NICHOLS & MS A BOUGHTON	R 135392	0.00	35.00
AMT. PAID IN ADVANCE ADJUSTED AGAINST ADMIN FUND LEVY FROM 01/01/2023 TO 31/03/2023						
579784	08/12/2022	12093	MR T NICHOLS & MS A BOUGHTON	R 135476	0.00	35.00
AMT. PAID IN ADVANCE ADJUSTED AGAINST ADMIN FUND LEVY FROM 01/01/2023 TO 31/03/2023						
579786	08/12/2022	12093	MR T NICHOLS & MS A BOUGHTON	R 135765	0.00	35.00
AMT. PAID IN ADVANCE ADJUSTED AGAINST ADMIN FUND LEVY FROM 01/01/2023 TO 31/03/2023						
579788	08/12/2022	12093	MR T NICHOLS & MS A BOUGHTON	R 135837	0.00	15.80
AMT. PAID IN ADVANCE ADJUSTED AGAINST ADMIN FUND LEVY FROM 01/01/2023 TO 31/03/2023						
582601	20/12/2022	12093	MR D & MRS T LLOYD	R 136974	0.00	306.25
ADMIN FUND LEVY FROM 01/01/2023 TO 31/03/2023						
582636	20/12/2022	12093	MR D PERRY	R 136991	0.00	306.25
ADMIN FUND LEVY FROM 01/01/2023 TO 31/03/2023						
587617	05/01/2023	12093	MR G VAGHMARE	R 136448	0.00	306.25
ADMIN FUND LEVY FROM 01/01/2023 TO 31/03/2023						
588383	05/01/2023	12093	MS J MEHAFFEY	R 138822	0.00	306.25
ADMIN FUND LEVY FROM 01/01/2023 TO 31/03/2023						
589155	11/01/2023	12093	MS F REINBOTH	R 139130	0.00	80.85
ADMIN FUND LEVY FROM 01/01/2023 TO 31/03/2023						
595046	04/03/2023	12093	MR T NICHOLS & MS A BOUGHTON	R 136448	0.00	24.20
AMT. PAID IN ADVANCE ADJUSTED AGAINST ADMIN FUND LEVY FROM 01/04/2023 TO 30/06/2023						
595048	04/03/2023	12093	MR T NICHOLS & MS A BOUGHTON	R 137062	0.00	35.00
AMT. PAID IN ADVANCE ADJUSTED AGAINST ADMIN FUND LEVY FROM 01/04/2023 TO 30/06/2023						
595050	04/03/2023	12093	MR T NICHOLS & MS A BOUGHTON	R 138135	0.00	35.00
AMT. PAID IN ADVANCE ADJUSTED AGAINST ADMIN FUND LEVY FROM 01/04/2023 TO 30/06/2023						
595052	04/03/2023	12093	MR T NICHOLS & MS A BOUGHTON	R 138759	0.00	35.00
AMT. PAID IN ADVANCE ADJUSTED AGAINST ADMIN FUND LEVY FROM 01/04/2023 TO 30/06/2023						
595054	04/03/2023	12093	MR T NICHOLS & MS A BOUGHTON	R 139106	0.00	35.00
AMT. PAID IN ADVANCE ADJUSTED AGAINST ADMIN FUND LEVY FROM 01/04/2023 TO 30/06/2023						
595056	04/03/2023	12093	MR T NICHOLS & MS A BOUGHTON	R 139333	0.00	35.00
AMT. PAID IN ADVANCE ADJUSTED AGAINST ADMIN FUND LEVY FROM 01/04/2023 TO 30/06/2023						
595058	04/03/2023	12093	MR T NICHOLS & MS A BOUGHTON	R 139463	0.00	35.00
AMT. PAID IN ADVANCE ADJUSTED AGAINST ADMIN FUND LEVY FROM 01/04/2023 TO 30/06/2023						
595060	04/03/2023	12093	MR T NICHOLS & MS A BOUGHTON	R 139563	0.00	35.00
AMT. PAID IN ADVANCE ADJUSTED AGAINST ADMIN FUND LEVY FROM 01/04/2023 TO 30/06/2023						
595062	04/03/2023	12093	MR T NICHOLS & MS A BOUGHTON	R 139692	0.00	35.00
AMT. PAID IN ADVANCE ADJUSTED AGAINST ADMIN FUND LEVY FROM 01/04/2023 TO 30/06/2023						
595064	04/03/2023	12093	MR T NICHOLS & MS A BOUGHTON	R 139739	0.00	2.05
AMT. PAID IN ADVANCE ADJUSTED AGAINST ADMIN FUND LEVY FROM 01/04/2023 TO 30/06/2023						
598387	08/03/2023	12093	MS F REINBOTH	R 140525	0.00	306.25
ADMIN FUND LEVY FROM 01/04/2023 TO 30/06/2023						
600430	21/03/2023	12093	MR D PERRY	R 141347	0.00	306.25
ADMIN FUND LEVY FROM 01/04/2023 TO 30/06/2023						

* denotes that the transaction is negated

STRATA CODE : 12093		GROUP CODE :		DATE FROM : 01/07/2022		
LOT NO. :		ACCOUNT CODE :		DATE TO : 30/06/2023		
Ref. No.	Date	Strata Code	Payer/Payee	Cheque/Receipt	Debit \$	Credit \$
Detail						

GROUP CODE : LEVIES LEVIES

ACCOUNT CODE : ADMI ADMIN FUND LEVY

600644	22/03/2023	12093	MR D & MRS T LLOYD	R	141453	0.00	306.25
ADMIN FUND LEVY FROM 01/04/2023 TO 30/06/2023							
601029	24/03/2023	12093	MR G VAGHMARE	R	141590	0.00	306.25
ADMIN FUND LEVY FROM 01/04/2023 TO 30/06/2023							
606564	05/04/2023	12093	MS J MEHAFFEY	R	143159	0.00	306.25
ADMIN FUND LEVY FROM 01/04/2023 TO 30/06/2023							
615169	01/06/2023	12093	MS F REINBOTH	R	140525	0.00	306.25
AMT. PAID IN ADVANCE ADJUSTED AGAINST ADMIN FUND LEVY FROM 01/07/2023 TO 30/09/2023							
615173	01/06/2023	12093	MR D PERRY	R	145674	0.00	100.00
AMT. PAID IN ADVANCE ADJUSTED AGAINST ADMIN FUND LEVY FROM 01/07/2023 TO 30/09/2023							
615175	01/06/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	140088	0.00	2.95
AMT. PAID IN ADVANCE ADJUSTED AGAINST ADMIN FUND LEVY FROM 01/07/2023 TO 30/09/2023							
615177	01/06/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	140419	0.00	35.00
AMT. PAID IN ADVANCE ADJUSTED AGAINST ADMIN FUND LEVY FROM 01/07/2023 TO 30/09/2023							
615179	01/06/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	140849	0.00	35.00
AMT. PAID IN ADVANCE ADJUSTED AGAINST ADMIN FUND LEVY FROM 01/07/2023 TO 30/09/2023							
615181	01/06/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	141404	0.00	35.00
AMT. PAID IN ADVANCE ADJUSTED AGAINST ADMIN FUND LEVY FROM 01/07/2023 TO 30/09/2023							
615183	01/06/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	141901	0.00	35.00
AMT. PAID IN ADVANCE ADJUSTED AGAINST ADMIN FUND LEVY FROM 01/07/2023 TO 30/09/2023							
615185	01/06/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	143006	0.00	35.00
AMT. PAID IN ADVANCE ADJUSTED AGAINST ADMIN FUND LEVY FROM 01/07/2023 TO 30/09/2023							
615187	01/06/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	143412	0.00	35.00
AMT. PAID IN ADVANCE ADJUSTED AGAINST ADMIN FUND LEVY FROM 01/07/2023 TO 30/09/2023							
615189	01/06/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	143570	0.00	35.00
AMT. PAID IN ADVANCE ADJUSTED AGAINST ADMIN FUND LEVY FROM 01/07/2023 TO 30/09/2023							
615191	01/06/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	143668	0.00	35.00
AMT. PAID IN ADVANCE ADJUSTED AGAINST ADMIN FUND LEVY FROM 01/07/2023 TO 30/09/2023							
615193	01/06/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	143795	0.00	23.30
AMT. PAID IN ADVANCE ADJUSTED AGAINST ADMIN FUND LEVY FROM 01/07/2023 TO 30/09/2023							
616376	06/06/2023	12093	MR D PERRY	R	144587	0.00	206.25
ADMIN FUND LEVY FROM 01/07/2023 TO 30/09/2023							
618860	19/06/2023	12093	MR D & MRS T LLOYD	R	145358	0.00	306.25
ADMIN FUND LEVY FROM 01/07/2023 TO 30/09/2023							
620820	28/06/2023	12093	MR G VAGHMARE	R	146160	0.00	306.25
ADMIN FUND LEVY FROM 01/07/2023 TO 30/09/2023							
ACCOUNT TOTAL						0.00	7,827.05

ACCOUNT CODE : HOLD HOLD FUNDS

551873	07/07/2022	12093	MR T NICHOLS & MS A BOUGHTON	R	130456	0.00	31.70
AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT							
552474	12/07/2022	12093	MR T NICHOLS & MS A BOUGHTON	R	130665	0.00	35.00
AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT							
553116	19/07/2022	12093	MR T NICHOLS & MS A BOUGHTON	R	130825	0.00	35.00
AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT							
553483	26/07/2022	12093	MR T NICHOLS & MS A BOUGHTON	R	130982	0.00	35.00
AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT							
553894	02/08/2022	12093	MR T NICHOLS & MS A BOUGHTON	R	131034	0.00	35.00
AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT							
556721	09/08/2022	12093	MR T NICHOLS & MS A BOUGHTON	R	131289	0.00	35.00
AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT							
557067	16/08/2022	12093	MR T NICHOLS & MS A BOUGHTON	R	131388	0.00	35.00
AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT							
557460	23/08/2022	12093	MR T NICHOLS & MS A BOUGHTON	R	131492	0.00	35.00
AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT							
557859	30/08/2022	12093	MR T NICHOLS & MS A BOUGHTON	R	131593	0.00	35.00
AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT							
558799	06/09/2022	12093	MR T NICHOLS & MS A BOUGHTON	R	131748	0.00	35.00
AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT							

* denotes that the transaction is negated

STRATA CODE : 12093		GROUP CODE :		DATE FROM : 01/07/2022		
LOT NO. :		ACCOUNT CODE :		DATE TO : 30/06/2023		
Ref. No.	Date	Strata Code	Payer/Payee	Cheque/Receipt	Debit \$	Credit \$
Detail						

GROUP CODE : LEVIES LEVIES

ACCOUNT CODE : HOLD HOLD FUNDS

560886	08/09/2022	12093	MS F REINBOTH	R	119858	0.00	-521.65
BAL.OF AMOUNT HELD IN CREDIT FOR THE UNIT AFTER ADJUSTING AGAINST LEVIES							
560887	08/09/2022	12093	MS F REINBOTH	R	119858	0.00	115.40
BAL.OF AMOUNT HELD IN CREDIT FOR THE UNIT AFTER ADJUSTING AGAINST LEVIES							
560889	08/09/2022	12093	MR T NICHOLS & MS A BOUGHTON	R	130456	0.00	-31.70
AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT							
560901	08/09/2022	12093	MR T NICHOLS & MS A BOUGHTON	R	130665	0.00	-35.00
AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT							
560903	08/09/2022	12093	MR T NICHOLS & MS A BOUGHTON	R	130825	0.00	-35.00
AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT							
560905	08/09/2022	12093	MR T NICHOLS & MS A BOUGHTON	R	130982	0.00	-35.00
AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT							
560907	08/09/2022	12093	MR T NICHOLS & MS A BOUGHTON	R	131034	0.00	-35.00
AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT							
560909	08/09/2022	12093	MR T NICHOLS & MS A BOUGHTON	R	131289	0.00	-35.00
AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT							
560911	08/09/2022	12093	MR T NICHOLS & MS A BOUGHTON	R	131388	0.00	-35.00
AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT							
560913	08/09/2022	12093	MR T NICHOLS & MS A BOUGHTON	R	131492	0.00	-35.00
AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT							
560916	08/09/2022	12093	MR T NICHOLS & MS A BOUGHTON	R	131593	0.00	-35.00
AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT							
560918	08/09/2022	12093	MR T NICHOLS & MS A BOUGHTON	R	131748	0.00	-35.00
AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT							
563920	20/09/2022	12093	MR T NICHOLS & MS A BOUGHTON	R	132742	0.00	10.45
AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT							
565324	27/09/2022	12093	MR T NICHOLS & MS A BOUGHTON	R	133326	0.00	35.00
AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT							
567806	04/10/2022	12093	MR T NICHOLS & MS A BOUGHTON	R	134488	0.00	35.00
AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT							
569046	11/10/2022	12093	MR T NICHOLS & MS A BOUGHTON	R	134980	0.00	35.00
AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT							
571556	18/10/2022	12093	MR T NICHOLS & MS A BOUGHTON	R	135147	0.00	35.00
AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT							
572909	27/10/2022	12093	MR T NICHOLS & MS A BOUGHTON	R	135905	0.00	35.00
AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT							
573221	01/11/2022	12093	MR T NICHOLS & MS A BOUGHTON	R	135982	0.00	35.00
AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT							
575007	08/11/2022	12093	MR T NICHOLS & MS A BOUGHTON	R	135476	0.00	35.00
AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT							
576270	17/11/2022	12093	MR T NICHOLS & MS A BOUGHTON	R	135765	0.00	35.00
AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT							
576476	22/11/2022	12093	MR T NICHOLS & MS A BOUGHTON	R	135887	0.00	35.00
AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT							
576791	29/11/2022	12093	MR T NICHOLS & MS A BOUGHTON	R	135927	0.00	35.00
AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT							
577192	06/12/2022	12093	MR T NICHOLS & MS A BOUGHTON	R	136015	0.00	35.00
AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT							
579769	08/12/2022	12093	MS F REINBOTH	R	119858	0.00	-115.40
BAL.OF AMOUNT HELD IN CREDIT FOR THE UNIT AFTER ADJUSTING AGAINST LEVIES							
579771	08/12/2022	12093	MR T NICHOLS & MS A BOUGHTON	R	132742	0.00	-10.45
AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT							
579773	08/12/2022	12093	MR T NICHOLS & MS A BOUGHTON	R	133326	0.00	-35.00
AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT							
579775	08/12/2022	12093	MR T NICHOLS & MS A BOUGHTON	R	134488	0.00	-35.00
AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT							
579777	08/12/2022	12093	MR T NICHOLS & MS A BOUGHTON	R	134980	0.00	-35.00
AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT							

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STRATA CODE : 12093		GROUP CODE :		DATE FROM : 01/07/2022		
LOT NO. :		ACCOUNT CODE :		DATE TO : 30/06/2023		
Ref. No.	Date	Strata Code	Payer/Payee	Cheque/Receipt	Debit \$	Credit \$
Detail						

GROUP CODE : LEVIES LEVIES

ACCOUNT CODE : : HOLD HOLD FUNDS						
579779	08/12/2022	12093	MR T NICHOLS & MS A BOUGHTON	R	135147	0.00
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					-35.00
579781	08/12/2022	12093	MR T NICHOLS & MS A BOUGHTON	R	136305	0.00
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					-35.00
579783	08/12/2022	12093	MR T NICHOLS & MS A BOUGHTON	R	135392	0.00
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					-35.00
579785	08/12/2022	12093	MR T NICHOLS & MS A BOUGHTON	R	135476	0.00
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					-35.00
579787	08/12/2022	12093	MR T NICHOLS & MS A BOUGHTON	R	135765	0.00
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					-35.00
579790	08/12/2022	12093	MR T NICHOLS & MS A BOUGHTON	R	136837	0.00
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					-35.00
579792	08/12/2022	12093	MR T NICHOLS & MS A BOUGHTON	R	135927	0.00
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					-35.00
579794	08/12/2022	12093	MR T NICHOLS & MS A BOUGHTON	R	136015	0.00
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					-35.00
581292	13/12/2022	12093	MR T NICHOLS & MS A BOUGHTON	R	136448	0.00
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					24.20
582787	20/12/2022	12093	MR T NICHOLS & MS A BOUGHTON	R	137062	0.00
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					35.00
586968	03/01/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	138135	0.00
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					35.00
588261	05/01/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	138759	0.00
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					35.00
589048	10/01/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	139106	0.00
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					35.00
589717	17/01/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	139333	0.00
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					35.00
590200	24/01/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	139463	0.00
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					35.00
590516	31/01/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	139563	0.00
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					35.00
592799	07/02/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	139692	0.00
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					35.00
593068	14/02/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	139739	0.00
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					35.00
593806	22/02/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	139939	0.00
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					35.00
594245	28/02/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	140088	0.00
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					35.00
595047	04/03/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	136448	0.00
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					-24.20
595049	04/03/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	137062	0.00
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					-35.00
595051	04/03/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	138135	0.00
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					-35.00
595053	04/03/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	138759	0.00
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					-35.00
595055	04/03/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	139106	0.00
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					-35.00
595057	04/03/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	139333	0.00
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					-35.00
595059	04/03/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	139463	0.00
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					-35.00
595061	04/03/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	139563	0.00
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					-35.00
595063	04/03/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	139692	0.00
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					-35.00

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STRATA CODE : 12093		GROUP CODE :		DATE FROM : 01/07/2022		
LOT NO. :		ACCOUNT CODE :		DATE TO : 30/06/2023		
Ref. No.	Date	Strata Code	Payer/Payee	Cheque/Receipt	Debit \$	Credit \$
Detail						

GROUP CODE : LEVIES LEVIES

ACCOUNT CODE : : HOLD HOLD FUNDS						
595066	04/03/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	139739	0.00
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					-35.00
595068	04/03/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	139939	0.00
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					-35.00
595070	04/03/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	140088	0.00
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					-35.00
595071	04/03/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	140088	0.00
*	BAL OF AMOUNT HELD IN CREDIT FOR THE UNIT AFTER ADJUSTING AGAINST LEVIES					2.95
595092	07/03/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	140419	0.00
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					35.00
598389	08/03/2023	12093	MS F REINBOTH	R	140525	0.00
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					812.50
599212	14/03/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	140849	0.00
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					35.00
600545	21/03/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	141404	0.00
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					35.00
601701	28/03/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	141901	0.00
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					35.00
604150	04/04/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	143006	0.00
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					35.00
607173	12/04/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	143412	0.00
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					35.00
607769	18/04/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	143570	0.00
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					35.00
608181	26/04/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	143688	0.00
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					35.00
608191	26/04/2023	12093	MR D PERRY	R	143674	0.00
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					100.00
610431	02/05/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	143736	0.00
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					35.00
610814	09/05/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	143887	0.00
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					35.00
611751	16/05/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	144094	0.00
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					35.00
612219	23/05/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	144206	0.00
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					35.00
612499	30/05/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	144277	0.00
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					35.00
615171	01/06/2023	12093	MS F REINBOTH	R	140525	0.00
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					-812.50
615172	01/06/2023	12093	MS F REINBOTH	R	140525	0.00
*	BAL OF AMOUNT HELD IN CREDIT FOR THE UNIT AFTER ADJUSTING AGAINST LEVIES					406.25
615174	01/06/2023	12093	MR D PERRY	R	143674	0.00
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					-100.00
615176	01/06/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	140088	0.00
*	BAL OF AMOUNT HELD IN CREDIT FOR THE UNIT AFTER ADJUSTING AGAINST LEVIES					-2.95
615178	01/06/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	140419	0.00
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					-35.00
615180	01/06/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	140849	0.00
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					-35.00
615182	01/06/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	141404	0.00
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					-35.00
615184	01/06/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	141901	0.00
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					-35.00
615186	01/06/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	143006	0.00
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					-35.00
615188	01/06/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	143412	0.00
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					-35.00

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Ref. No.	Date	Strata Code	Payer/Payee	Cheque/Receipt	Debit \$	Credit \$
Detail						
STRATA CODE : 12093			GROUP CODE :	DATE FROM : 01/07/2022		
LOT NO. :			ACCOUNT CODE :	DATE TO : 30/06/2023		

GROUP CODE : LEVIES LEVIES						
ACCOUNT CODE : : HOLD HOLD FUNDS						
615190	01/06/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	143570	0.00
AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					-35.00	
615192	01/06/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	143688	0.00
AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					-35.00	
615195	01/06/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	143795	0.00
AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					-35.00	
615197	01/06/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	143887	0.00
AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					-35.00	
615199	01/06/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	144094	0.00
AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					-35.00	
615201	01/06/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	144206	0.00
AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					-35.00	
615202	01/06/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	144206	0.00
BAL OF AMOUNT HELD IN CREDIT FOR THE UNIT AFTER ADJUSTING AGAINST LEVIES					16.70	
616500	06/06/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	144650	0.00
AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					35.00	
618084	14/06/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	145026	0.00
AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					35.00	
619272	20/06/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	145538	0.00
AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					35.00	
620604	27/06/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	146079	0.00
AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					35.00	
ACCOUNT TOTAL						76.30

ACCOUNT CODE : SINK SINKING FUND LEVY						
549161	04/07/2022	12093	MR G VAGHMARE	R	130055	0.00
SINKING FUND LEVY FROM 01/07/2022 TO 30/09/2022					100.00	
551872	07/07/2022	12093	MR T NICHOLS & MS A BOUGHTON	R	130456	0.00
SINKING FUND LEVY FROM 01/07/2022 TO 30/09/2022					3.30	
551916	07/07/2022	12093	MS J MEHAFFEY	R	130474	0.00
SINKING FUND LEVY FROM 01/07/2022 TO 30/09/2022					100.00	
550895	08/09/2022	12093	MS F REINBOTH	R	119858	0.00
AMT. PAID IN ADVANCE ADJUSTED AGAINST SINKING FUND LEVY FROM 01/10/2022 TO 31/12/2022					100.00	
556915	08/09/2022	12093	MR T NICHOLS & MS A BOUGHTON	R	131593	0.00
AMT. PAID IN ADVANCE ADJUSTED AGAINST SINKING FUND LEVY FROM 01/10/2022 TO 31/12/2022					5.45	
556917	08/09/2022	12093	MR T NICHOLS & MS A BOUGHTON	R	131748	0.00
AMT. PAID IN ADVANCE ADJUSTED AGAINST SINKING FUND LEVY FROM 01/10/2022 TO 31/12/2022					35.00	
551977	13/09/2022	12093	MR T NICHOLS & MS A BOUGHTON	R	131907	0.00
SINKING FUND LEVY FROM 01/10/2022 TO 31/12/2022					35.00	
556319	20/09/2022	12093	MR T NICHOLS & MS A BOUGHTON	R	132742	0.00
SINKING FUND LEVY FROM 01/10/2022 TO 31/12/2022					24.55	
554370	23/09/2022	12093	MR D & MRS T LLOYD	R	132912	0.00
SINKING FUND LEVY FROM 01/10/2022 TO 31/12/2022					100.00	
554620	26/09/2022	12093	MR G VAGHMARE	R	133021	0.00
SINKING FUND LEVY FROM 01/10/2022 TO 31/12/2022					100.00	
555437	28/09/2022	12093	MR D PERRY	R	133358	0.00
SINKING FUND LEVY FROM 01/10/2022 TO 31/12/2022					100.00	
558157	05/10/2022	12093	MS J MEHAFFEY	R	134647	0.00
SINKING FUND LEVY FROM 01/10/2022 TO 31/12/2022					100.00	
558433	06/10/2022	12093	MS J MEHAFFEY	R	134647	0.00
SINKING FUND LEVY FROM 01/10/2022 TO 31/12/2022					-100.00	
558545	07/10/2022	12093	MS J MEHAFFEY	R	134814	0.00
SINKING FUND LEVY FROM 01/10/2022 TO 31/12/2022					100.00	
579789	08/12/2022	12093	MR T NICHOLS & MS A BOUGHTON	R	135837	0.00
AMT. PAID IN ADVANCE ADJUSTED AGAINST SINKING FUND LEVY FROM 01/01/2023 TO 31/03/2023					19.20	
579791	08/12/2022	12093	MR T NICHOLS & MS A BOUGHTON	R	135927	0.00
AMT. PAID IN ADVANCE ADJUSTED AGAINST SINKING FUND LEVY FROM 01/01/2023 TO 31/03/2023					35.00	
579793	08/12/2022	12093	MR T NICHOLS & MS A BOUGHTON	R	136015	0.00
AMT. PAID IN ADVANCE ADJUSTED AGAINST SINKING FUND LEVY FROM 01/01/2023 TO 31/03/2023					35.00	

* denotes that the transaction is negated

Ref. No.	Date	Strata Code	Payer/Payee	Cheque/Receipt	Debit \$	Credit \$
Detail						
STRATA CODE : 12093			GROUP CODE :	DATE FROM : 01/07/2022		
LOT NO. :			ACCOUNT CODE :	DATE TO : 30/06/2023		

GROUP CODE : LEVIES LEVIES						
ACCOUNT CODE : : SINK SINKING FUND LEVY						
581291	13/12/2022	12093	MR T NICHOLS & MS A BOUGHTON	R	136448	0.00
SINKING FUND LEVY FROM 01/01/2023 TO 31/03/2023					10.80	
582602	20/12/2022	12093	MR D & MRS T LLOYD	R	136974	0.00
SINKING FUND LEVY FROM 01/01/2023 TO 31/03/2023					100.00	
582637	20/12/2022	12093	MR D PERRY	R	136991	0.00
SINKING FUND LEVY FROM 01/01/2023 TO 31/03/2023					100.00	
587618	05/01/2023	12093	MR G VAGHMARE	R	138448	0.00
SINKING FUND LEVY FROM 01/01/2023 TO 31/03/2023					100.00	
588384	05/01/2023	12093	MS J MEHAFFEY	R	138822	0.00
SINKING FUND LEVY FROM 01/01/2023 TO 31/03/2023					100.00	
589156	11/01/2023	12093	MS F REINBOTH	R	139130	0.00
SINKING FUND LEVY FROM 01/01/2023 TO 31/03/2023					100.00	
595065	04/03/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	139739	0.00
AMT. PAID IN ADVANCE ADJUSTED AGAINST SINKING FUND LEVY FROM 01/04/2023 TO 30/06/2023					32.95	
595067	04/03/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	139939	0.00
AMT. PAID IN ADVANCE ADJUSTED AGAINST SINKING FUND LEVY FROM 01/04/2023 TO 30/06/2023					35.00	
595069	04/03/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	140088	0.00
AMT. PAID IN ADVANCE ADJUSTED AGAINST SINKING FUND LEVY FROM 01/04/2023 TO 30/06/2023					32.05	
598388	08/03/2023	12093	MS F REINBOTH	R	140525	0.00
SINKING FUND LEVY FROM 01/04/2023 TO 30/06/2023					100.00	
600431	21/03/2023	12093	MR D PERRY	R	141347	0.00
SINKING FUND LEVY FROM 01/04/2023 TO 30/06/2023					100.00	
600645	22/03/2023	12093	MR D & MRS T LLOYD	R	141453	0.00
SINKING FUND LEVY FROM 01/04/2023 TO 30/06/2023					100.00	
601030	24/03/2023	12093	MR G VAGHMARE	R	141590	0.00
SINKING FUND LEVY FROM 01/04/2023 TO 30/06/2023					100.00	
606565	05/04/2023	12093	MS J MEHAFFEY	R	143159	0.00
SINKING FUND LEVY FROM 01/04/2023 TO 30/06/2023					100.00	
615170	01/06/2023	12093	MS F REINBOTH	R	140525	0.00
AMT. PAID IN ADVANCE ADJUSTED AGAINST SINKING FUND LEVY FROM 01/07/2023 TO 30/09/2023					100.00	
615194	01/06/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	143795	0.00
AMT. PAID IN ADVANCE ADJUSTED AGAINST SINKING FUND LEVY FROM 01/07/2023 TO 30/09/2023					11.70	
615196	01/06/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	143887	0.00
AMT. PAID IN ADVANCE ADJUSTED AGAINST SINKING FUND LEVY FROM 01/07/2023 TO 30/09/2023					35.00	
615198	01/06/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	144094	0.00
AMT. PAID IN ADVANCE ADJUSTED AGAINST SINKING FUND LEVY FROM 01/07/2023 TO 30/09/2023					35.00	
615200	01/06/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	144206	0.00
AMT. PAID IN ADVANCE ADJUSTED AGAINST SINKING FUND LEVY FROM 01/07/2023 TO 30/09/2023					18.30	
616377	06/06/2023	12093	MR D PERRY	R	144587	0.00
SINKING FUND LEVY FROM 01/07/2023 TO 30/09/2023					100.00	
618861	19/06/2023	12093	MR D & MRS T LLOYD	R	145358	0.00
SINKING FUND LEVY FROM 01/07/2023 TO 30/09/2023					100.00	
620821	28/06/2023	12093	MR G VAGHMARE	R	146160	0.00
SINKING FUND LEVY FROM 01/07/2023 TO 30/09/2023					100.00	
ACCOUNT TOTAL						2,503.30

GROUP CODE : R&M REPAIRS & MAINTENANCE						
ACCOUNT CODE : BLDG BUILDING MAINTENANCE						
576570	22/11/2022	12093	RESPONSE CARPENTRY CONSTRUCTIO	C	2426	0.00
Woodrot repairs to Units 1-6 8/11/22					7,998.38	
ACCOUNT TOTAL						0.00

ACCOUNT CODE : GUTT GUTTER AND STORMWATER MAINTENANCE						
579767	08/12/2022	12093	MS F REINBOTH	R	119858	0.00
AMT. PAID IN ADVANCE ADJUSTED AGAINST REMBURSEMENT FOR GUTTER CLEANING AS PER AGM 2022					-110.00	
581386	13/12/2022	12093	GUTTERSWEEP AUSTRALIA	C	2435	0.00
Gutter cleaning 30/11/22					616.00	

* denotes that the transaction is negated

STRATA CODE : 12093

GROUP CODE : ACCOUNT CODE : DATE FROM : 01/07/2022
DATE TO : 30/06/2023

Ref. No.	Date	Strata Code	Payer/Payee	Cheque/Receipt	Debit \$	Credit \$
Detail						

GROUP CODE : R&M REPAIRS & MAINTENANCE

ACCOUNT CODE : GUTT GUTTER AND STORMWATER MAINTENANCE

610497	02/05/2023	12093	GUTTERSWEEP AUSTRALIA	C	2482	748.00	0.00
Gutter cleaning Units 1,2,4,5 and 6 only 21/4/23							

ACCOUNT TOTAL	1,364.00	-110.00
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ACCOUNT CODE : PAINT PAINTING WORKS

576564	22/11/2022	12093	RESPONSE CARPENTRY CONSTRUCTO	C	2426	1,975.60	0.00
Paint new timber installations 8/11/22							

ACCOUNT TOTAL	1,975.60	0.00
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GROUP CODE : SERV SERVICES

ACCOUNT CODE : GROU GROUNDS MAINTENANCE

562444	13/09/2022	12093	ACTIVE GROUNDS AND GARDENS	C	2400	275.00	0.00
Grounds and garden maintenance 6/9/22							
577873	08/12/2022	12093	ACTIVE GROUNDS AND GARDENS	C	2433	275.00	0.00
Lawn mowing and garden maintenance 6/12/22							
599851	16/03/2023	12093	ACTIVE GROUNDS AND GARDENS	C	2464	275.00	0.00
Lawn mowing and gardening 6/3/23							
617313	08/06/2023	12093	ACTIVE GROUNDS AND GARDENS	C	2498	275.00	0.00
Grounds maintenance 6/6/23							
619626	21/06/2023	12093	ODD JOB PROPERTY MAINTENANCE	C	2502	304.00	0.00
Remove existing letterbox numbers and replace 15/6/23							

ACCOUNT TOTAL	1,404.00	0.00
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ACCOUNT CODE : LTO LTO DOCUMENTS

599808	16/03/2023	12093	LAND SERVICES GROUP	C	2464	11.70	0.00
Purchase of amended articles 14/3/23							

ACCOUNT TOTAL	11.70	0.00
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ACCOUNT CODE : OHS CONTRACTOR COMPLIANCE CHECKING

617003	07/06/2023	12093	BEST STRATA	C	2497	66.00	0.00
ARM Contractor Compliance Recovery 2023							

ACCOUNT TOTAL	66.00	0.00
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GROUP CODE : TAX TAX

ACCOUNT CODE : ITRP INCOME TAX RETURN PREPARATION

572620	24/10/2022	12093	BEST STRATA	C	2416	132.00	0.00
Income Tax Return Preparation and Lodgement FYE 30 June 2022							

ACCOUNT TOTAL	132.00	0.00
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GROUP CODE : TRF TRANSFER

ACCOUNT CODE : TFSF TRANSFER SINKING TO ADMIN

562886	15/09/2022	12093	TRF	C	0	2,000.00	0.00
562887	15/09/2022	12093	TRF	R	0	0.00	2,000.00

ACCOUNT TOTAL	2,000.00	2,000.00
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GROUP CODE : UTIL UTILITIES

ACCOUNT CODE : POWER ELECTRICITY CHARGES

563426	16/09/2022	12093	ORIGIN ENERGY ELECTRICITY LTD	C	81986	115.31	0.00
Electricity Usage 31/05/2022 to 06/09/2022							
580476	09/12/2022	12093	ORIGIN ENERGY ELECTRICITY LTD	C	82067	97.58	0.00
Electricity Usage 07/09/2022 to 30/11/2022							
600082	17/03/2023	12093	ORIGIN ENERGY ELECTRICITY LTD	C	82140	103.97	0.00
Electricity Usage 01/12/2022 to 02/03/2023							

* denotes that the transaction is negated

STRATA CODE : 12093

GROUP CODE : ACCOUNT CODE : DATE FROM : 01/07/2022
DATE TO : 30/06/2023

Ref. No.	Date	Strata Code	Payer/Payee	Cheque/Receipt	Debit \$	Credit \$
Detail						

GROUP CODE : UTIL UTILITIES

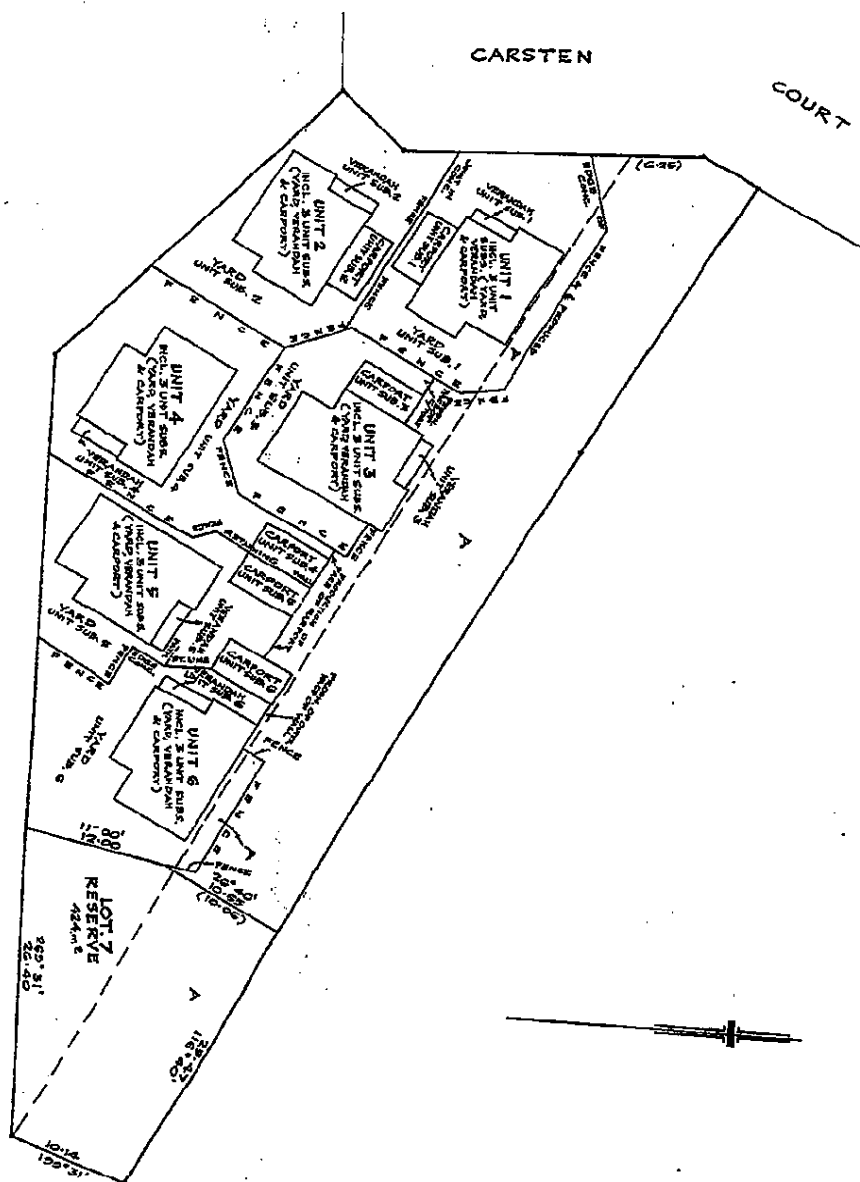
ACCOUNT CODE : POWER ELECTRICITY CHARGES

619011	19/06/2023	12093	ORIGIN ENERGY ELECTRICITY LTD	C	82219	108.61	0.00
Electricity Usage 03/09/2023 to 04/06/2023							

ACCOUNT TOTAL	425.47	0.00
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* denotes that the transaction is negated

GROUND FLOOR PLAN



**MICROFILMED
5-11-92**

[illegible]

103

LANDS TITLES REGISTRATION OFFICE
SOUTH AUSTRALIA

FORM APPROVED BY THE REGISTRAR-GENERAL

Orig. **AA 13975430**



14:54 13-Feb-2023
1 of 1

PRIORITY NOTICE ID	
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STAMP DUTY DOCUMENT ID	
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SERIES NO	PREFIX
B2	

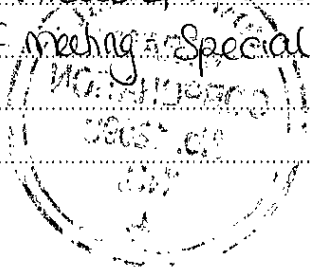
AGENT CODE

LODGED BY: Adcocks Conveyancing ACSM

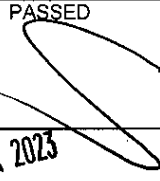
CORRECTION TO: Adcocks Conveyancing ACSM

SUPPORTING DOCUMENTATION LODGED WITH INSTRUMENT
(COPIES ONLY)

1. Original Articles of Assoc
2. Amended Articles of Assoc
3. Minutes of meeting Special Resolution
- 4.
- 5.



Sandy

CORRECTION 2/3	PASSED 
REGISTERED <i>Beggs Loe</i> 9 MAR 2023 REGISTRAR-GENERAL	

PRO



TYPE OF DOCUMENT.....AMENDMENT TO THE ARTICLES OF ASSOCIATION

PRIVACY COLLECTION STATEMENT: The information in this form is collected under statutory authority and is used for maintaining publicly searchable registers and indexes. It may also be used for authorised purposes in accordance with Government legislation and policy requirements.

Certificate Relating to the Amendment of the Articles of a Strata Corporation

Strata Corporation No 12093 Incorporated

I, Dorothy Jane Mehaffey of Unit 5, 1 Carsten Street Tealing SA 5072

being the Presiding Officer of Strata Corporation No 12093 Incorporated, certify that the attached resolution is a true and correct

copy of a Special Resolution amending the Articles of the Corporation passed at a duly convened meeting of the Corporation on

the 25th day of January 2023.

Dated this 6th day of February 2023

Note: This certificate must be accompanied by any new articles or variation to existing articles passed by the Corporation pursuant to the the Special Resolution.

Signed on behalf of Strata Corporation No 12093 Incorporated


Presiding Officer / Secretary

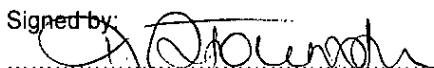
Dorothy Jane Mehaffey
Full Name of Presiding Officer / Secretary



DATED 6th February 2023

CERTIFICATION *Delete the inapplicable

- * The Certifier has taken reasonable steps to verify the identity of the applicant or his/her or its administrator or attorney.
- * The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
- * The Certifier has retained the evidence to support this Registry Instrument or Document.
- * The Certifier has taken reasonable steps to ensure that the Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Signed by: 

Name of Certifier: Kathy Stolinski C.P.C
Capacity of Certifier: Registered Conveyancer
for: Adcocks Conveyancing (Ref: KS 10462)
on behalf of the applicant

Minutes of Extraordinary General Meeting

**Strata Corporation No. 12093 Inc.
1 Carsten Court Teringie SA 5072**

Held at Online or by Phone (GoToMeeting)

On

Wednesday 25 January 2023 at 10:00am

WELCOME

Meeting opened at 10:00am. All those in attendance were welcomed to the meeting.

With the approval of the Corporation, Rosemary Rae of Best Strata assisted the Presiding Officer in the conduct of the meeting and recording the minutes. A quorum was declared with 4 of the 6 unit holders in attendance in person or by proxy.

ATTENDANCE LIST

Present by Proxy

Mr G Vaghmare	Lot 001 Proxy to Best Strata
Ms F Reinboth	Lot 003 Proxy to Best Strata
Mr D Perry	Lot 004 Proxy to Best Strata
Ms J Mehaffey	Lot 005 Proxy to Best Strata

In Attendance

Rosemary Rae representing Best Strata.

DISCLOSURE OF PECUNIARY INTEREST

The Manager advised that it is an offence to not disclose any direct or indirect pecuniary interest in a matter relating to the Corporation. Under the Strata Titles Act 1988 (s27D [1]), a delegate of a Strata Corporation who has a direct or indirect pecuniary interest in a matter in relation to which he or she proposes to perform delegated functions or powers must disclose the nature of the interest, in writing, to the Corporation before performing the functions or powers.

Special Resolution to Amend the Articles of the Corporation

A Special Resolution is being sought to amend the Articles of the Corporation as follows:

1 (1) A unit holder must—

- (a) at all times maintain the unit in a state of good repair, including any external structures located within the unit and all Unit Subsidiaries as defined on the Strata Plan;
- (b) carry out such maintenance and repair at the cost in all things of the unit holder;
- (c) carry out, at the cost in all things of the unit holder, any work ordered by a council or other public authority in respect of the unit; and
- (d) carry out, at the cost in all things of the unit holder, any work required by the Strata Corporation in respect of the unit.

And

(13) A unit holder must at all times keep the painted parts of the external facades of a unit, including walls, doors, eaves, gutters and facias, and any other external structure that forms part of a unit clean and must repaint all and any such parts when required for the benefit of all unit holders.

The votes were taken and the following was noted:

Lot 1 – In Favour

Lot 3 – In Favour

Lot 4 – In Favour
Lot 5 – In Favour

In view of the above it was noted that the Special Resolution was obtained and the amendment to the Articles for the Corporation will proceed.

It was noted that Owners had agreed to use the services of Adcocks Conveyancing to lodge the amended Articles in the Lands Titles Office. The Presiding Officer will sign all necessary documents for the lodgement to take place.

NEXT ANNUAL GENERAL MEETING

The tentative date for the next Annual General Meeting is Thursday 17 August 2023 at 4:00pm at Online or by Phone (GoToMeeting).

CLOSURE

Owners were thanked for their attendance.
The meeting was closed at 10:25am.

This is a true copy of the minutes of the special Resolution dated 25th January 2023.

Signed: 
Presiding Officer/Secretary - Dorothy Jane McHaffey

Strata Titles Act 1988

~~Schedule 3~~—Articles of strata corporation

- 1 (1) A unit holder must—
 - (a) at all times maintain the unit in a state of good repair, including any external structures located within the unit and all Unit Subsidiaries as defined on the Strata Plan;
 - (b) carry out such maintenance and repair at the cost in all things of the unit holder;
 - (c) carry out, at the cost in all things of the unit holder, any work ordered by a council or other public authority in respect of the unit; and
 - (d) carry out, at the cost in all things of the unit holder, any work required by the Strata Corporation in respect of the unit.
- (2) The occupier of a unit must keep it in a clean and tidy condition.
- 2 A person bound by these articles—
 - (a) must not obstruct the lawful use of the common property by any person; and
 - (b) must not use the common property in a manner that unreasonably interferes with the use and enjoyment of the common property by the other members of the strata community, their customers, clients or visitors; and
 - (c) must not make, or allow his or her customers, clients or visitors to make, undue noise in or about any unit or the common property; and
 - (d) must not interfere, or allow his or her customers, clients or visitors to interfere, with others in the enjoyment of their rights in relation to units or common property.
- 3 A person bound by these articles must not use the unit, or permit the unit to be used, for any unlawful purpose.
- 4 Subject to the *Strata Titles Act 1988*, a person bound by these articles must not, without the strata corporation's consent, keep any animal in, or in the vicinity of, a unit.
- 5 A person bound by these articles—
 - (a) must not park a motor vehicle in a parking space allocated for others or on a part of the common property on which parking is not authorised by the strata corporation; and
 - (b) must take reasonable steps to ensure that his or her customers, clients or visitors do not park in parking spaces allocated for others or on parts of the common property on which parking is not authorised by the strata corporation.
- 6 A person bound by these articles must not, without the consent of the strata corporation—
 - (a) damage or interfere with any lawn, garden, tree, shrub, plant or flower on the common property; or
 - (b) use any portion of the common property for his or her own purposes as a garden.

- 7 A person bound by these articles must not—
- (a) bring objects or materials onto the site of a kind that are likely to cause justified offence to the other members of the strata community; or
 - (b) allow refuse to accumulate so as to cause justified offence to others.
- 8 A person bound by these articles must not, without the consent of the strata corporation, display any sign, advertisement, placard, banner or any other conspicuous material of a similar nature—
- (a) on part of his or her unit so as to be visible from outside the building; or
 - (b) on any part of the common property.
- 9 The occupier of a unit may, without the consent of the strata corporation, paint, cover or in any other way decorate the inside of any building forming part of the unit and may, provided that unreasonable damage is not caused to any common property, fix locks, catches, screens, hooks and other similar items to that building.
- 10 The occupier of a unit used for residential purposes must not, without the consent of the strata corporation, use or store on the unit or on the common property any explosive or other dangerous substance.
- 11 A person bound by these articles—
- (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.
- 13 A unit holder must at all times keep the painted parts of the external facades of a unit, including walls, doors, eaves, gutters and facias, and any other external structure that forms part of a unit clean and must repaint all and any such parts when required for the benefit of all unit holders.

**THIS IS A TRUE COPY OF THE ARTICLES AMENDED IN ACCORDANCE WITH
SPECIAL RESOLUTION OF CORPORATION DATED 25th January 2023**

.....
PRESIDING OFFICER/SECRETARY
Dorothy Jane McHaffey

Minutes of Extraordinary General Meeting

**Strata Corporation No. 12093 Inc.
1 Carsten Court Teringie SA 5072**

Held at Online or by Phone (GoToMeeting)

On

Wednesday 25 January 2023 at 10:00am

WELCOME

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With the approval of the Corporation, Rosemary Rae of Best Strata assisted the Presiding Officer in the conduct of the meeting and recording the minutes. A quorum was declared with 4 of the 6 unit holders in attendance in person or by proxy.

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Ms F Reinboth	Lot 003 Proxy to Best Strata
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 - (c) carry out, at the cost in all things of the unit holder, any work ordered by a council or other public authority in respect of the unit; and
 - (d) carry out, at the cost in all things of the unit holder, any work required by the Strata Corporation in respect of the unit.

And

- (13) A unit holder must at all times keep the painted parts of the external facades of a unit, including walls, doors, eaves, gutters and facias, and any other external structure that forms part of a unit clean and must repaint all and any such parts when required for the benefit of all unit holders.

The votes were taken and the following was noted:

Lot 1 – In Favour

Lot 3 – In Favour

Lot 4 – In Favour
Lot 5 – In Favour

In view of the above it was noted that the Special Resolution was obtained and the amendment to the Articles for the Corporation will proceed.

It was noted that Owners had agreed to use the services of Adcocks Conveyancing to lodge the amended Articles in the Lands Titles Office. The Presiding Officer will sign all necessary documents for the lodgement to take place.

NEXT ANNUAL GENERAL MEETING

The tentative date for the next Annual General Meeting is Thursday 17 August 2023 at 4:00pm at Online or by Phone (GoToMeeting).

CLOSURE

Owners were thanked for their attendance.
The meeting was closed at 10:25am.

Minutes of Annual General Meeting

Strata Corporation No. 12093 Inc. 1 Carsten Court Teringie SA 5072

Held at Online or by Phone (GoToMeeting)

On

Thursday 17 August 2023 at 4:00pm

WELCOME

Meeting opened at 4:00pm. All those in attendance were welcomed to the meeting.

The Presiding Officer, Ms J Mehaffey, presided over the meeting. With the approval of the Corporation, Rosemary Rae of Best Strata assisted the Presiding Officer in the conduct of the meeting and recording the minutes.

A quorum was declared with 5 of the 6 unit holders in attendance in person or by proxy.

ATTENDANCE LIST

Present in Person

Mr G Vaghmare	Lot 001
Mrs T Lloyd	Lot 002
Ms F Reinboth	Lot 003
Mr D Perry	Lot 004
Ms J Mehaffey	Lot 005

In Attendance

Rosemary Rae representing Best Strata.

DISCLOSURE OF PECUNIARY INTEREST

The Manager advised that it is an offence to not disclose any direct or indirect pecuniary interest in a matter relating to the Corporation. Under the Strata Titles Act 1988 (s27D [1]), a delegate of a Strata Corporation who has a direct or indirect pecuniary interest in a matter in relation to which he or she proposes to perform delegated functions or powers must disclose the nature of the interest, in writing, to the Corporation before performing the functions or powers.

PREVIOUS MINUTES

It was resolved that the minutes of the Annual General Meeting held on 1 September 2022 be accepted as an accurate record of that meeting. All agreed.

It was resolved that the minutes of the Extraordinary General Meeting held on 25 January 2023 be accepted as an accurate record of that meeting. All agreed.

FINANCIAL STATEMENT

The Owners of Unit 3 queried the cost of \$304 for letterbox numbers to be replaced by Odd Jobs. It was noted that the work had been undertaken but she was concerned that this cost was too high for the work undertaken. It was noted that the quotation had been approved by the Presiding Officer and some Owners felt that this was a reasonable cost.

It was noted that for the gutter cleaning a special levy had not been raised to cover this with funds being utilized from the existing funds. In view of this it was proposed that the Owner of Unit 3 will be reimbursed for the two gutter cleans undertaken in November 2022 and April 2023. This will be credited to the Owner of Unit 3's levy account.

It was noted that the reimbursement for November is \$123.20 and April \$149.60.

Thereafter it was resolved that the financial statement for the period 1 July 2022 to 30 June 2023 be accepted as an accurate record of the Corporation's current financial position. All agreed.

ELECTION OF OFFICE BEARERS

It was noted that the Owners of Units 3 & 5 offered to take on these roles and after a vote it was noted that the majority of Owners voted in favour that the following appointments be made for the coming year;

Presiding Officer:	Ms J Mehaffey	
Secretary:	Ms J Mehaffey	
Treasurer:	Ms J Mehaffey	Carried

APPOINTMENT OF MANAGER

The Owner of Unit 3 suggested that alternative quotations are obtained from other Management companies or that Owners consider self management. The Owner of Unit 3 offered to take on the management of the Corporation.

After discussion a vote was taken and it was noted that Units 1, 2, 4 & 5 voted in favour of retaining the management of Best Strata and Unit 3 was in favour of investigating alternative options.

In view of the majority vote obtained it was resolved that Best Strata be appointed to assist in the management of the Corporation for the following year. The following fees apply;

Management Fee	\$ 1,265	per annum
Meeting Fee	\$ 132	meeting within business hours
Overheads	\$ 3.30	per unit per month
Audit Fee	\$ 140	per annum
Tax Return Preparation	\$ 165	per return
Bank Fees	At cost	

Carried.

It was resolved that the Presiding Officer be authorised to examine the management agreement and to sign the agreement on behalf of the Corporation. All agreed.

ARM Contractor Compliance

ARM Contractor Compliance is a third party company engaged by Best Strata. The company ensures that any contractor that is sent to the property to carry out any works is properly licensed, insured and holds a valid ABN. The charge is minimal, being approximately \$11.00 per unit per year. This service is optional, however if the Corporation wishes to opt out of this service, Best Strata will only send quote requests and work orders to a small group of contractors. If the Corporation wishes to use contractors outside of this group, they will need to issue any work orders and quote requests themselves.

It was resolved that the Corporation employs the service of ARM Contractor Compliance to check the credentials of any contractors engaged by the Corporation at the property.

INSURANCE

Section 30 of the Strata Titles Act 1988 requires the Strata Corporation to keep all buildings and building improvements on the site insured to their full replacement value.

Section 31 of the Strata Titles Act 1988 requires the Strata Corporation to keep itself insured against liability in tort to a minimum of \$10 Million (Public Liability), hold Fidelity Guarantee Insurance to a minimum of \$50,000, and any other liability as determined by a special resolution of the Corporation.

The Corporation's current policy details are as follows;

Insurer:	Strata Community Insurance
Policy Number:	SRSC17003882
Renewal Date:	31/08/2023

Current Sums Insured are;

Building	\$ 1,850,000.00
Lost Rent / Temp Accommodation	\$ 277,500.00

Catastrophe	\$ 555,000.00
Public Liability	\$ 30,000,000.00
Fidelity Guarantee	\$ 100,000.00
Voluntary Workers Personal Acc	\$ 200,000.00
Office Bearers Liability	\$ 250,000.00
Excess on claims: \$500	
Flood included	

It was noted that the most recent valuation was carried out in August 2023 and gave a replacement sum of \$2,560,000. The Corporation was previously insured for \$1,850,000. It was noted that the difference is \$710,000.

Insurance Valuation / Review Sums Insured

It was noted that the Corporation has just received an insurance valuation and the renewal is based on the value given.

Renewal / Placement

It was noted that the renewal had been received today and sent to Owners; therefore some Owners had not yet seen this. It was noted that the current Insurers were the most competitive with an annual premium of \$4,803.60 for the sum insured to be increased in accordance with the valuation.

It was noted that if Owners have any queries they can contact the Insurance Broker directly with these.

After discussion it was agreed that as the renewal is due on the 31st August 2023 they will notify the Manager of their decision.

Product Disclosure Statement and Financial Services Guide

The Product Disclosure Statement and the Financial Services Guide are available to members of the Corporation by request to the Manager.

Contents Insurance

The Manager informed owners that the Strata Corporation's insurance policy does not cover owners' or tenants' contents including items such as carpets, curtains and light fittings. It also does not cover owners' legal liability in their unit subsidiary. It is the responsibility of each unit holder to arrange contents insurance for their unit.

MAINTENANCE

Grounds Maintenance

It was noted that Active Grounds and Gardens attended the property every 3 months. They charged \$275 per visit. After a brief discussion it was agreed that Best Strata will obtain 3 quotations for grounds maintenance and these will be sent to the Owners for a decision. The Owner of Lot 4 requested that the Contractors ensure that their quote includes the clearing of the grass on the other side of the eastern and northern fence behind Unit 6 as this could be a fire concern during the fire season.

In view of the above the Contractors will also be requested to quote on the required work as per last year's Annual General Meeting to mulch the side garden area in a natural colour mulch. These will be sent to the Owners with the above quotations for a decision.

Gutter Cleaning

After brief discussion it was agreed that the Owners will undertake the cleaning of the gutters on an individual basis.

Pest Inspection

It was noted that damage caused by termites was not an insured event in terms of the building insurance policy. It was noted that the last pest inspection was carried out by ARL Environmental Pest Prevention Services in November 2021 excluding unit 6.

It was resolved that the Manager arrange for a termite inspection to be carried out at the property in November 2023. The estimated cost is \$99 per unit. All agreed.

Sign

The Presiding Officer noted that the old wooden sign was rotting and she queried with Owners if they would like to consider quotations for a new sign or a refurbished one. The Owners agreed that three quotations should be obtained for a new sign on the brick section of the letterbox with the sign to read:

1 Carsten Court
Units 1 – 6

These quotations will be sent to the Owners for a decision.

BUDGET

Contributions

The Manager presented a budget estimate for the coming year and recommended that the administration levy increase to \$8,400 per annum (from \$7,350) and the sinking fund levy decrease to \$1,200 per annum (from \$2,400). However the Manager highlighted that the budget had been prepared prior to obtaining Insurance renewals which had come in \$1,000 higher due to the sum insured being increased.

After discussion it was resolved that annual contributions be as follows;

Administration Fund Contribution	\$ 9,360.00
Sinking Fund Contribution	\$ 1,200.00
Total Contribution	\$10,560.00

The contribution is payable quarterly, divided equally and will commence on 1 October 2023. All agreed.

The Manager advised that if Corporation funds are insufficient to cover Corporation outgoings throughout the year a special levy will be raised.

POLICIES & APPROVALS

The Manager advised that if an owner wishes to apply to the Strata Corporation at any time other than the Annual General Meeting for an approval of any kind, for which a meeting is to be arranged, that owner, and not the Strata Corporation, would be responsible for paying the meeting fee.

Roof Colour

It was noted that the roof colour is Colorbond Shale Grey in gloss finish. This becomes a matt finish after exposure to the weather.

OTHER BUSINESS

Vote of Thanks

The Owner of Unit 4 gave a vote of thanks to the Owner of Unit 3 for raising Insurance queries recently and to Rosemary Rae for providing the contact details of the Insurance Broker to all Owners to enable them to contact her directly. The Owner of Unit 1 gave a vote of thanks to the Owner of Unit 3.

NEXT ANNUAL GENERAL MEETING

The tentative date for the next Annual General Meeting is Thursday 15 August 2024 at 4:00pm at Online or by Phone (GoToMeeting).

CLOSURE

Owners were thanked for their attendance and the meeting was closed at 5.15pm.

Minutes of Annual General Meeting

**Strata Corporation No. 12093 Inc.
1 Carsten Court, Teringie SA 5072**

Held Online or by Phone (GoToMeeting)

On

Thursday 15 August 2024 at 4:00pm

WELCOME

Meeting opened at 4:00pm. All those in attendance were welcomed to the meeting.

The Presiding Officer, Jane Mehaffey, presided over the meeting. With the approval of the Corporation, Rosemary Rae of Best Strata assisted the Presiding Officer in the conduct of the meeting and recording the minutes.

A quorum was declared with 5 of the 6 unit holders in attendance in person or by proxy.

ATTENDANCE LIST

Present in Person

Gaurav Vaghmare	Lot 1
Tricia Lloyd	Lot 2
Frieda Reinboth	Lot 3
Donald Perry	Lot 4
Jane Mehaffey	Lot 5

In Attendance

Rosemary Rae representing Best Strata.

DISCLOSURE OF PECUNIARY INTEREST

The Manager advised that it is an offence to not disclose any direct or indirect pecuniary interest in a matter relating to the Corporation. Under the Strata Titles Act 1988 (s27D [1]), a delegate of a Strata Corporation who has a direct or indirect pecuniary interest in a matter in relation to which he or she proposes to perform delegated functions or powers must disclose the nature of the interest, in writing, to the Corporation before performing the functions or powers.

PREVIOUS MINUTES

It was resolved that the minutes of the Annual General Meeting held on 17/08/2023 be accepted as an accurate record of that meeting. All agreed.

FINANCIAL STATEMENT

It was resolved that the financial statement for the period 1/07/2023 to 30/06/2024 be accepted as an accurate record of the Corporation's current financial position. All agreed.

ELECTION OF OFFICE BEARERS

It was resolved that the following appointments be made for the coming year;

Presiding Officer: Jane Mehaffey

Secretary: Jane Mehaffey

Treasurer: Jane Mehaffey

All agreed with a vote of thanks.

APPOINTMENT OF MANAGER

It was resolved that Best Strata be appointed to assist in the management of the Corporation for the following year.

The following fees apply;

Service Type: Regular

Management fee:	\$1,340.94 per annum
Overheads:	\$3.50 per unit per month
Meeting fee:	\$132.00 online business hours meeting
Audit fee:	\$140.00 per corporation
Tax Return:	\$165.00 per return
Bank fees:	At cost

It was resolved that the Presiding Officer be authorised to examine the management agreement and to sign the agreement on behalf of the Corporation. All agreed.

ARM Contractor Compliance

ARM Contractor Compliance is a third party company engaged by Best Strata. The company ensures that any contractor that is sent to the property to carry out any works is properly licensed, insured and holds a valid ABN. The charge is minimal, being approximately \$11.00 per unit per year. This service is optional, however if the Corporation wishes to opt out of this service, Best Strata will only send quote requests and work orders to a small group of contractors. If the Corporation wishes to use contractors outside of this group, they will need to issue any work orders and quote requests themselves.

It was resolved that the Corporation does not employ the services of ARM Contractor Compliance to check the credentials of any contractors engaged by the Corporation at the property. It was agreed that the Presiding Officer will sight the insurance of the Grounds Contractor.

INSURANCE

Section 30 of the Strata Titles Act 1988 requires the Strata Corporation to keep all buildings and building improvements on the site insured to their full replacement value.

Section 31 of the Strata Titles Act 1988 requires the Strata Corporation to keep itself insured against liability in tort to a minimum of \$10 Million (Public Liability), hold Fidelity Guarantee Insurance to a minimum of \$50,000, and any other liability as determined by a special resolution of the Corporation.

The Corporation's current policy details are as follows;

Insurer:	Strata Community Insurance
Policy Number:	SRSC17003882
Renewal Date:	31/08/2024
Policy Type:	Strata
Renewal / Endorsement:	Renewal
Premium:	\$4,803.60
Excess Basic:	\$500.00
Excess Other:	Other excesses payable are shown in the Policy Wording.
Policy Notes:	

Current Sums Insured

Building:	\$2,560,000.00
Lost Rent / Temp Accommodation:	\$384,000.00
Common Contents:	\$5,000.00
Legal Liability:	\$30,000,000.00
Fidelity Guarantee:	\$100,000.00
Voluntary Workers:	\$200,000.00
Office Bearers:	\$250,000.00
Catastrophe:	\$768,000.00
Flood:	Included

Last Valuation

Valuation Report Date:	7/09/2023
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Valuation Amount: \$2,560,000.00

Insurance Valuation / Review Sums Insured

The Manager informed the Corporation that it could obtain an insurance valuation to determine replacement value. The estimated cost for this valuation is \$330

It was resolved that Best Strata will obtain a quotation from the Insurers to increase the sum insured by 5% from \$2,560,000.00 to \$2,688,00.

This will be sent to all Owners together with the required once off special levy for the Insurance to be paid for a decision. All agreed.

Renewal / Placement

The Manager presented insurance quotes sourced by Surewise Insurance Brokers from Strata Unit Underwriting Agency, and it was resolved that the Manager arrange for the above quotation for a decision by all Owners. All agreed.

MAINTENANCE

Grounds Maintenance

It was noted that Active Grounds and Gardens attended the property every 3 months to mow and edge the common property lawns. They charged \$275 per visit. Owners were happy to continue with the service.

It was noted that Active Grounds and Gardens gave a verbal quote to mulch the side garden area in a natural colour mulch for \$300 plus GST.

It was agreed that the Owner of Unit 2 will obtain a quotation from her Gardener to attend to this. This will be sent to all Owners for a decision.

Gutter Cleaning

It was noted that the Owners will undertake the cleaning of the gutters on an individual basis.

Pest Inspection

It was noted that damage caused by termites was not an insured event in terms of the building insurance policy. It was noted that the last pest inspection was carried out by ARL in December 2023.

No evidence of Termites was found. The full report was circulated to Owners by email on 18 December 2023. The Manager recommended that all Owners review the report relating to their Unit and investigate any reported high moisture readings which may indicate faults with internal plumbing or waterproofing within their unit. Any remediation works required should be undertaken by the individual Owner. A copy of the report can be obtained by contacting the Manager.

The Corporation declined to have the units inspected for termite activity this year with consideration being given to having this undertaken on a two-yearly basis.

Sign

It was noted that this was attended to by Signarama Norwood at a cost of \$1,853.50.

BUDGET

Contributions

The Manager presented a budget estimate for the coming year and recommended that the administration levy remain at \$9,360 per annum and the sinking fund levy remain at \$1,200 per annum.

After discussion it was resolved that annual contributions be as follows;

Administration Fund Contribution	\$10,560.00
Sinking Fund Contribution	\$ 1,200.00
Total Contribution	\$11,760.00

The contribution is payable quarterly, divided by levy entitlement and will commence on 01/10/2024. All agreed.

It was resolved that a one-off special levy be raised to assist with the Insurance Premium, this will be divided by levy entitlement and due 31/08/2024. Owners will be advised of the amount of the Special Levy once the Insurance quotation is received. All agreed.

The Manager advised that if Corporation funds are insufficient to cover Corporation outgoings throughout the year a special levy will be raised.

POLICIES & APPROVALS

The Manager advised that if an owner wishes to apply to the Corporation at any time other than the Annual General Meeting for an approval of any kind, for which a meeting is to be arranged, that owner, and not the Corporation, would be responsible for paying the meeting fee.

OTHER BUSINESS

Extension of Lot 1

The owner of lot 1 queried the process to extend a unit or to build a cabin in the yard subsidiary and asked the owner of lot 3 if strata plans were amended at the time when garden sheds were approved to be placed in the corporation. The owner of lot 3 advised that they were not.

The manager advised the owners that this requirement does not apply to a garden shed.

The owner of lot 1, then queried the difference between the process where erection of pergolas, which have been approved retrospectively, did not require an amendment of the strata plans, whereas a cabin does.

The manager clarified that the point of difference between the garden shed/pergola vs. A cabin is that in terms of the strata titles act 1988 all buildings must be outlined on the strata plan.

The owner of lot 1 queried what is the difference between a shed/pergola and a cabin and the manager advised that it is her understanding that a shed or pergola is not a liveable space.

In view of the above the manager noted that in accordance with the strata titles act 1988 for a unit to be extended, a unanimous resolution, the amendment of the strata titles plan together with the entitlements of each unit and the title deed of each unit owner is required.

NEXT ANNUAL GENERAL MEETING

The tentative date for the next Annual General Meeting is Thursday 14 August 2025 at 4:00pm at Online or by Phone (GoToMeeting).

CLOSURE

Owners were thanked for their attendance.

The meeting was closed at 4:55 pm.

Minutes of Annual General Meeting

**Strata Corporation No. 12093 Inc.
1 Carsten Court, Teringie SA 5072**

Held Online or By Phone (GoTo Meeting)

On

Thursday 14 August 2025 at 4:00 pm

WELCOME

Meeting opened at 4:00pm. All those in attendance were welcomed to the meeting. The Presiding Officer, Jane Mehaffey, presided over the meeting. With the approval of the Corporation, Rosemary Rae of Best Strata assisted the Presiding Officer in the conduct of the meeting and recording the minutes.

A quorum was declared with 4 of the 6 unit holders in attendance in person or by proxy.

ATTENDANCE LIST

Present in Person

<u>Name</u>	<u>Lot</u>
Gaurav Rajeev Vaghmare	1
Tricia Anne Lloyd	2
Donald John Perry	4
Jane Dorothy Mehaffey	5

In Attendance

Rosemary Rae representing Best Strata.

DISCLOSURE OF PECUNIARY INTEREST

The Manager advised that it is an offence not to disclose any direct or indirect pecuniary interest in a matter relating to the Corporation. Under the Strata Titles Act 1988 (s27D [1]), a delegate of a Strata Corporation who has a direct or indirect pecuniary interest in a matter in relation to which he or she proposes to perform delegated functions or powers must disclose the nature of the interest, in writing, to the Corporation before performing the functions or powers.

PREVIOUS MINUTES

It was resolved that the minutes of the Annual General Meeting held on 15/08/2024 be accepted as an accurate record of that meeting. All agreed.

FINANCIAL STATEMENT

It was resolved that the financial statement for the period 1/07/2024 to 30/06/2025 be accepted as an accurate record of the Corporation's current financial position.

It was noted that the regular maintenance invoices should be sent to the Presiding Officer for her approval prior to payment. All agreed.

ELECTION OF OFFICE BEARERS

It was resolved that the following appointments be made for the coming year;

Presiding Officer:	Jane Dorothy Mehaffey	Unit 5
Secretary:	Jane Dorothy Mehaffey	Unit 5
Treasurer:	Jane Dorothy Mehaffey	Unit 5

All agreed.

APPOINTMENT OF MANAGER

It was resolved that Best Strata be appointed to assist in the management of the Corporation for the following year. The following fees apply;

Service Type:	Regular
Management fee:	\$1,421 per annum
Overheads:	\$3.70 per unit per month
Meeting fee:	\$132 online business hours meeting
Audit fee:	\$140 per annum
Tax Return:	\$165.00 per return
Bank fees:	At cost
All agreed.	

It was resolved that the Presiding Officer be authorised to examine the management agreement and to sign the agreement on behalf of the Corporation. All agreed.

ARM Contractor Compliance

ARM Contractor Compliance is a third party company engaged by Best Strata. The company ensures that any contractor that is sent to the property to carry out any work is properly licensed, insured and holds a valid ABN. The charge is minimal, being approximately \$11.00 per unit per year. This service is optional, however if the Corporation wishes to opt out of this service, Best Strata will only send quote requests and work orders to a small group of contractors. If the Corporation wishes to use contractors outside of this group, they will need to issue any work orders and quote requests themselves.

It was resolved that the Corporation does not employ the service of ARM Contractor Compliance to check the credentials of any contractors engaged by the Corporation at the property.

INSURANCE

Section 30 of the Strata Titles Act 1988 requires the Strata Corporation to keep all buildings and building improvements on the site insured to their full replacement value.

Section 31 of the Strata Titles Act 1988 requires the Strata Corporation to keep itself insured against liability in tort to a minimum of \$10 Million (Public Liability), hold Fidelity Guarantee Insurance to a minimum of \$50,000, and any other liability as determined by a special resolution of the Corporation.

The Corporation's current policy details are as follows;

Insurer:	SCI
Policy Number:	SRSC17003882
Renewal Date:	31/08/2025
Policy Type:	Strata
Renewal / Endorsement:	Renewal
Premium:	\$5,038.90
Excess Basic:	\$1,000.00
Excess Other:	SECTION 9: \$1,000 Legal Defence Expenses and 10% Contribution

Current Sums Insured

Building:	\$2,688,000
Lost Rent / Temp Accommodation:	\$403,200
Common Contents:	\$5,000
Legal Liability:	\$30,000,000
Fidelity Guarantee:	\$100,000

Voluntary Workers:	\$200,000
Machinery Breakdown:	\$0
Office Bearers:	\$250,000
Catastrophe:	\$806,400
Floating Floors:	Included
Flood:	Included

Last Valuation

Valuation Report Date:	7/09/2023
Valuation Amount:	\$2,560,000.00

Insurance Valuation / Review Sums Insured

The Manager informed the Corporation that it could obtain an insurance valuation to determine replacement value. The estimated cost for this valuation is \$330.

It was resolved that the Corporation retain the sum insured for the coming year being 2025/2026.

Thereafter it was agreed that the Corporation will have an insurance valuation prior to the next renewal date in 2026 and obtain renewal quotations based on the greater of the valued amount or the existing building sum insured amount. All agreed.

Renewal / Placement

The Manager presented insurance quotes sourced by Surewise Insurance Brokers from CHU Underwriting Agencies Pty Ltd, Strata Community Insurance Agency and Flex Insurance.

The Owners noted that the renewal had only been sent to them this morning and therefore they had not had a chance to look at it carefully to be able to make an informed decision now. It was therefore agreed that the Owners present will send an email to the Manager by the 18th August with their decision on how the Corporation should proceed. All agreed.

Product Disclosure Statement and Financial Services Guide

The Product Disclosure Statement and the Financial Services Guide are available to members of the Corporation by request to the Manager.

Contents Insurance

The Manager informed owners that the Corporation's insurance policy does not cover owners' or tenants' contents including items such as carpets, curtains and light fittings. It also does not cover owners' legal liability in their unit subsidiary. It is the responsibility of each unit holder to arrange contents insurance for their unit.

MAINTENANCE

Grounds Maintenance

It was noted that Active Grounds and Gardens attended the property every 3 months to mow and edge the common property lawns. They charged \$275 per visit. Owners were happy to continue with the service.

Gutter Cleaning

It was noted that that the Owners undertake the cleaning of the gutters on an individual basis.

Pest Inspection

It was noted that damage caused by termites was not an insured event in terms of the building insurance policy. It was noted that the last pest inspection was carried out by ARL in December 2023.

No evidence of Termites was found. The full report was circulated to Owners by email on 18 December 2023. The Manager recommended that all Owners review the report relating to their Unit and investigate any reported high moisture readings which may indicate faults with internal plumbing or waterproofing within their unit. Any remediation works required should be undertaken by the individual Owner. A copy of the report can be obtained by contacting the Manager.

It was resolved that the Manager arrange for a termite inspection to be carried out at the property in December 2025 by ARL. The estimated cost is \$99 per unit. All agreed.

Drain Covers closer to the top of the common driveway

It was noted that there are broken sewer inspection point drain covers which are broken, and Moniz Services has been on site to quote for these. It was agreed that the Presiding Officer may make a decision on this quotation.

Concrete Driveway

The Owner of Unit 1 noted that there are some cracks in the concrete pathway around units as well as in the driveway. He suggested that it may be prudent for Owners to obtain an estimate for these repairs/replacement prior to the next Annual General Meeting so that this matter can be discussed and a decision made on an estimate on when to proceed with the works and to put in place how to raise the special levies required to fund this project. The Owner of Unit 1 offered to obtain this quotation for the Corporation. All agreed.

BUDGET

Contributions

The Manager presented a budget estimate for the coming year and recommended that the administration levy remain at \$10,560 per annum and the sinking fund levy remain at \$1,200 per annum.

Discussion took place about the driveway works discussed under maintenance and it was agreed to increase the sinking fund levy to \$160 per unit per quarter.

After discussion it was resolved that annual contributions be as follows;

Administration Fund Contribution	\$10,560.00
Sinking Fund Contribution	\$ 3,840.00
Total Contribution	\$14,400.00

The contribution is payable quarterly, divided by levy entitlement and will commence on 01/10/2025. All agreed.

The Manager advised that if Corporation funds are insufficient to cover Corporation outgoings throughout the year a special levy will be raised.

POLICIES & APPROVALS

The Manager advised that if an owner wishes to apply to the Corporation at any time other than the Annual General Meeting for an approval of any kind, for which a meeting is to be arranged, that owner, and not the Corporation, would be responsible for paying the meeting fee.

Gates

It was noted that individual Owners had paid for repairs to their side gates and it was agreed that all hinges, locks, repairs and replacement of the side gates of each unit are the responsibility of the individual Owner.

OTHER BUSINESS

There was no other business to discuss.

NEXT ANNUAL GENERAL MEETING

The tentative date for the next Annual General Meeting is Thursday 13 August 2026 at 4:00pm at Online or By Phone (GoTo Meeting).

CLOSURE

Owners were thanked for their attendance.

The meeting was closed at 4:50 pm.

ANNUAL REPORTS

for the financial year to 30/06/2024

Strata 12093

1 Carsten Court, Teringie SA 5072

Manager: Best Strata

	Page
Statement of Financial Position	1
Statement of Financial Performance	2
Detailed Revenue	4
Detailed Expenses	6

Statement of Financial Position

As at 30/06/2024

Strata Corporation No. 12093 Inc.

1 Carsten Court, Teringie SA 5072

	Current period
Owners' funds	
Administrative Fund	
Operating Surplus/Deficit--Admin	(1,560.78)
Owners Equity--Admin	2,187.26
	<u>626.48</u>
Capital Works Fund	
Operating Surplus/Deficit--Capital Works	(2,000.00)
Owners Equity--Capital Works	3,909.74
	<u>1,909.74</u>
Net owners' funds	<u><u>\$2,536.22</u></u>
Represented by:	
Assets	
Administrative Fund	
Cash at Bank--Admin	2,966.48
	<u>2,966.48</u>
Capital Works Fund	
Cash at Bank--Capital Works	2,209.74
	<u>2,209.74</u>
Unallocated Money	
Cash at Bank--Unallocated	251.70
	<u>251.70</u>
<i>Total assets</i>	<u>5,427.92</u>
Less liabilities	
Administrative Fund	
Prepaid Levies--Admin	2,340.00
	<u>2,340.00</u>
Capital Works Fund	
Prepaid Levies--Capital Works	300.00
	<u>300.00</u>
Unallocated Money	
Prepaid Levies--Unallocated	251.70
	<u>251.70</u>
<i>Total liabilities</i>	<u>2,891.70</u>
Net assets	<u><u>\$2,536.22</u></u>

Statement of Financial Performance for the financial year to 30/06/2024

Strata Corporation No. 12093 Inc.

1 Carsten Court, Teringie SA 5072

Administrative Fund

Current period

01/07/2023-30/06/2024

Revenue

Interest--Bank	139.45
Levies Due--Admin	6,728.30
Recovery--Credit Card Surcharge	6.09
Transfer from Capital Works Fund	3,000.00

<i>Total revenue</i>	<u>9,873.84</u>
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Less expenses

Admin--Agent Disbursements	234.00
Admin--Auditors--Audit Services	140.00
Admin--Auditors--Taxation Services	165.00
Admin--Bank Charges	82.24
Admin--Management Fees--Standard	1,249.27
Admin--Meeting Expenses	132.00
Admin--Registration/License/Permit Fees	66.00
Insurance--Premiums	4,803.60
Insurance--Valuation	330.00
Maint Bldg--Gutters & Downpipes	272.80
Maint Bldg--Pest/Vermin Control	594.00
Maint Bldg--Signs & Notice Boards	1,853.50
Maint Grounds--Lawns & Gardening	1,100.00
Utility--Electricity	412.21

<i>Total expenses</i>	<u>11,434.62</u>
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Surplus/Deficit

	<u>(1,560.78)</u>
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Opening balance	<u>2,187.26</u>
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Closing balance

	<u><u>\$626.48</u></u>
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Capital Works Fund**Current period**

01/07/2023-30/06/2024

Revenue

Levies Due--Capital Works 1,000.00

Total revenue 1,000.00**Less expenses**

Admin--Transfer to Admin Fund 3,000.00

Total expenses 3,000.00**Surplus/Deficit**

(2,000.00)

Opening balance 3,909.74

Closing balance**\$1,909.74**

Detailed Revenue for the financial year from 01/07/2023 to 30/06/2024

Strata Corporation No. 12093 Inc.

1 Carsten Court, Teringie SA 5072

Date	Details	Group	Amount	Type	Ref.No.
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Administrative Fund

Interest--Bank 142300

01/06/2024	YTD Revenue		124.91	Jnl	1585
30/06/2024	Bank Interest May 2024		14.54	Jnl	874
			\$139.45		

Levies Due--Admin 143000

01/06/2024	YTD Revenue		7,280.00	Jnl	1587
01/06/2024	Opening Prepaid Adjustment		(551.70)	Jnl	3349
			\$6,728.30		

Recovery--Credit Card Surcharge 145001

01/06/2024	YTD Revenue		6.09	Jnl	1593
			\$6.09		

Transfer from Capital Works Fund 149000

01/06/2024	YTD Revenue		3,000.00	Jnl	1591
			\$3,000.00		

	Total revenue	\$9,873.84		
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Capital Works Fund

Levies Due--Capital Works	243000				
01/06/2024	YTD Revenue		1,000.00	Jnl	1589
			<u>\$1,000.00</u>		
		Total revenue	<u>\$1,000.00</u>		

Detailed Expenses for the financial year from 01/07/2023 to 30/06/2024

Strata Corporation No. 12093 Inc.
1 Carsten Court, Teringie SA 5072

Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
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Administrative Fund

Admin--Agent Disbursements 153800

01/06/2024	YTD Expense		214.20		Jnl	1599	
13/06/2024	Overheads and Disbursements June 2024	Best Strata Pty Ltd	19.80	Paid	DE		000108
			\$234.00				

Admin--Auditors--Audit Services 150800

01/06/2024	YTD Expense		140.00		Jnl	1619	
			\$140.00				

Admin--Auditors--Taxation Services 150900

01/06/2024	YTD Expense		165.00		Jnl	1621	
			\$165.00				

Admin--Bank Charges 151400

01/06/2024	YTD Expense		80.24		Jnl	1601	
29/06/2024	Bank Fees May 2024	Best Strata Pty Ltd	2.00	Paid	DE	Bank Fee	000401
			\$82.24				

Admin--Management Fees--Standard 154000

01/06/2024	YTD Expense		1,143.85		Jnl	1597	
13/06/2024	Standard Management Fee June 2024	Best Strata Pty Ltd	105.42	Paid	DE		000108
			\$1,249.27				

Admin--Meeting Expenses 154200

01/06/2024	YTD Expense		132.00		Jnl	1603	
			\$132.00				

Admin--Registration/License/Permit Fees 155400

29/06/2024	ARM Contractor Compliance 2024	Best Strata Pty Ltd	66.00	Paid	DE	ARM Recovery	000401
			\$66.00				

Insurance--Premiums 159100

01/06/2024	YTD Expense		4,803.60		Jnl	1607	
			\$4,803.60				

Insurance--Valuation 159200

01/06/2024	YTD Expense		330.00		Jnl	1611	
			\$330.00				

Maint Bldg--Gutters & Downpipes 167800

01/06/2024	YTD Expense		272.80		Jnl	1605	
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Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
			\$272.80				
	Maint Bldg--Pest/Vermin Control	172000					
01/06/2024	YTD Expense		594.00		Jnl	1615	
			\$594.00				
	Maint Bldg--Signs & Notice Boards	173800					
01/06/2024	YTD Expense		1,853.50		Jnl	1617	
			\$1,853.50				
	Maint Grounds--Lawns & Gardening	178400					
01/06/2024	YTD Expense		825.00		Jnl	1609	
11/06/2024	Gardening 06/06/24	Active Grounds And Gardens	275.00	Paid	DE	INV-6769	000008
			\$1,100.00				
	Utility--Electricity	190200					
01/06/2024	YTD Expense		311.54		Jnl	1613	
24/06/2024	Electricity Usage 29/02/2024 to 28/05/2024	Origin Energy Electricity Ltd	100.67	Paid	BPAY	50000528124	1020
			\$412.21				
Total expenses			\$11,434.62				

Where an invoice status is Paid and no payment number is displayed the payment has been made outside of the reporting period.

Capital Works Fund

Admin--Transfer to Admin Fund		257400					
01/06/2024	YTD Expense		3,000.00		Jnl	1595	
			\$3,000.00				
Total expenses			\$3,000.00				

Where an invoice status is Paid and no payment number is displayed the payment has been made outside of the reporting period.

BEST STRATA

ACCOUNT LEDGER

STRATA CODE : 12093

GROUP CODE : ACCOUNT CODE : DATE FROM : 01/07/2023
DATE TO : 31/05/2024

Ref. No.	Date	Strata Code	Payer/Payee	Cheque/Receipt	Debit \$	Credit \$
Detail						

GROUP CODE : ADMIN ADMINISTRATION

ACCOUNT CODE : AUD AUDIT

644873	07/10/2023	12093	BEST STRATA	C	2543	140.00	0.00
AUDIT FOR THE PERIOD ENDING 30 JUNE 2023							

ACCOUNT TOTAL	140.00	0.00
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ACCOUNT CODE : BANK BANK CHARGES

624171	04/07/2023	12093	BEST STRATA	C	2508	14.15	0.00
BANK FEES CHARGED TO THE GROUP RECOVERED FOR THE PERIOD 01/06/2023 TO 30/06/2023							
629322	02/08/2023	12093	BEST STRATA	C	2519	3.53	0.00
BANK FEES CHARGED TO THE GROUP RECOVERED FOR THE PERIOD 01/07/2023 TO 31/07/2023							
629346	02/08/2023	12093	BEST STRATA	C	2519	4.94	0.00
CREDIT CARD MERCHANT FEES FROM 01/07/2023 TO 31/07/2023							
623811	04/09/2023	12093	BEST STRATA	C	2330	3.09	0.00
BANK FEES CHARGED TO THE GROUP RECOVERED FOR THE PERIOD 01/08/2023 TO 31/08/2023							
642753	03/10/2023	12093	BEST STRATA	C	2541	15.90	0.00
BANK FEES CHARGED TO THE GROUP RECOVERED FOR THE PERIOD 01/09/2023 TO 30/09/2023							
648916	04/11/2023	12093	BEST STRATA	C	2555	3.35	0.00
BANK FEES CHARGED TO THE GROUP RECOVERED FOR THE PERIOD 01/10/2023 TO 31/10/2023							
654998	07/11/2023	12093	BEST STRATA	C	2565	1.76	0.00
BANK FEES CHARGED TO THE GROUP RECOVERED FOR THE PERIOD 01/11/2023 TO 30/11/2023							
663967	08/01/2024	12093	BEST STRATA	C	2571	14.58	0.00
BANK FEES CHARGED TO THE GROUP RECOVERED FOR THE PERIOD 01/12/2023 TO 31/12/2023							
668119	05/02/2024	12093	BEST STRATA	C	2581	3.25	0.00
BANK FEES CHARGED TO THE GROUP RECOVERED FOR THE PERIOD 01/01/2024 TO 31/01/2024							
673459	04/03/2024	12093	BEST STRATA	C	2590	4.85	0.00
BANK FEES CHARGED TO THE GROUP RECOVERED FOR THE PERIOD 01/02/2024 TO 28/02/2024							
683234	08/04/2024	12093	BEST STRATA	C	2602	7.89	0.00
BANK FEES CHARGED TO THE GROUP RECOVERED FOR THE PERIOD 01/03/2024 TO 31/03/2024							
687346	04/05/2024	12093	BEST STRATA	C	2610	2.95	0.00
BANK FEES CHARGED TO THE GROUP RECOVERED FOR THE PERIOD 01/04/2024 TO 30/04/2024							

ACCOUNT TOTAL	80.24	0.00
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ACCOUNT CODE : DISB DISBURSEMENTS AND OVERHEADS

624170	04/07/2023	12093	BEST STRATA	C	2508	18.00	0.00
POSTAGE FROM 01/07/2023 TO 31/07/2023 PAID							
629435	02/08/2023	12093	BEST STRATA	C	2519	18.00	0.00
POSTAGE FROM 01/08/2023 TO 31/08/2023							
632809	04/09/2023	12093	BEST STRATA	C	2330	19.80	0.00
POSTAGE FROM 01/09/2023 TO 30/09/2023 PAID							
642752	03/10/2023	12093	BEST STRATA	C	2541	19.80	0.00
POSTAGE FROM 01/10/2023 TO 31/10/2023 PAID							
648915	04/11/2023	12093	BEST STRATA	C	2555	19.80	0.00
POSTAGE FROM 01/11/2023 TO 30/11/2023 PAID							
654997	07/12/2023	12093	BEST STRATA	C	2365	19.80	0.00
POSTAGE FROM 01/12/2023 TO 31/12/2023 PAID							
663966	08/01/2024	12093	BEST STRATA	C	2571	19.80	0.00
POSTAGE FROM 01/01/2024 TO 31/01/2024 PAID							
668118	05/02/2024	12093	BEST STRATA	C	2581	19.80	0.00
POSTAGE FROM 01/02/2024 TO 29/02/2024 PAID							
673458	04/03/2024	12093	BEST STRATA	C	2590	19.80	0.00
POSTAGE FROM 01/03/2024 TO 31/03/2024 PAID							
683233	08/04/2024	12093	BEST STRATA	C	2602	19.80	0.00
POSTAGE FROM 01/04/2024 TO 30/04/2024 PAID							
687345	04/05/2024	12093	BEST STRATA	C	2610	19.80	0.00
POSTAGE FROM 01/05/2024 TO 31/05/2024 PAID							

ACCOUNT TOTAL	214.20	0.00
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ACCOUNT CODE : MEET MEETING FEES

* denotes that the transaction is negated

BEST STRATA

ACCOUNT LEDGER

STRATA CODE : 12093

GROUP CODE : ACCOUNT CODE : DATE FROM : 01/07/2023
DATE TO : 31/05/2024

Ref. No.	Date	Strata Code	Payer/Payee	Cheque/Receipt	Debit \$	Credit \$
Detail						

GROUP CODE : ADMIN ADMINISTRATION

ACCOUNT CODE : MEET MEETING FEES

632810	04/09/2023	12093	BEST STRATA	C	2530	132.00	0.00
MEETING FEE FOR AGM HELD ON 17/08/2023 PAID							

ACCOUNT TOTAL	132.00	0.00
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ACCOUNT CODE : MFEF MANAGEMENT FEES

624169	04/07/2023	12093	BEST STRATA	C	2508	97.58	0.00
MANAGEMENT FEE FROM 01/07/2023 TO 31/07/2023 PAID							
629517	02/08/2023	12093	BEST STRATA	C	2519	97.58	0.00
MANAGEMENT FEE FROM 01/08/2023 TO 31/08/2023							
632808	04/09/2023	12093	BEST STRATA	C	2530	105.41	0.00
MANAGEMENT FEE FROM 01/09/2023 TO 30/09/2023 PAID							
642751	03/10/2023	12093	BEST STRATA	C	2541	105.41	0.00
MANAGEMENT FEE FROM 01/10/2023 TO 31/10/2023 PAID							
648914	04/11/2023	12093	BEST STRATA	C	2555	105.41	0.00
MANAGEMENT FEE FROM 01/11/2023 TO 30/11/2023 PAID							
654996	07/12/2023	12093	BEST STRATA	C	2565	105.41	0.00
MANAGEMENT FEE FROM 01/12/2023 TO 31/12/2023 PAID							
663965	08/01/2024	12093	BEST STRATA	C	2571	105.41	0.00
MANAGEMENT FEE FROM 01/01/2024 TO 31/01/2024 PAID							
668117	05/02/2024	12093	BEST STRATA	C	2581	105.41	0.00
MANAGEMENT FEE FROM 01/02/2024 TO 29/02/2024 PAID							
675162	06/03/2024	12093	BEST STRATA	C	2591	105.41	0.00
MANAGEMENT FEE FROM 01/03/2024 TO 31/03/2024							
683232	08/04/2024	12093	BEST STRATA	C	2602	105.41	0.00
MANAGEMENT FEE FROM 01/04/2024 TO 30/04/2024 PAID							
687344	04/05/2024	12093	BEST STRATA	C	2610	105.41	0.00
MANAGEMENT FEE FROM 01/05/2024 TO 31/05/2024 PAID							

ACCOUNT TOTAL	1,143.85	0.00
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ACCOUNT CODE : SURC CREDIT CARD SURCHARGE

629558	06/07/2023	12093	MS J MEHAFFEY	R	147492	0.00	6.09
CREDIT CARD SURCHARGE							

ACCOUNT TOTAL	0.00	6.09
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GROUP CODE : INS INSURANCE

ACCOUNT CODE : INSP INSURANCE PREMIUM

641953	03/10/2023	12093	SUREWISE INSURANCE BROKERS	C	2540	4,803.60	0.00
Insurance renewal (SC) 31/08/2023 - 31/08/2024							

ACCOUNT TOTAL	4,803.60	0.00
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ACCOUNT CODE : INSV INSURANCE VALUATION

630178	10/08/2023	12093	BODY CORPORATE INSURANCE VALUA	C	2523	330.00	0.00
Insurance valuation 8/8/23							

ACCOUNT TOTAL	330.00	0.00
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GROUP CODE : INT INTEREST

ACCOUNT CODE : INTR INTEREST RECEIVED

623280	04/07/2023	12093	BEST STRATA	R	147304	0.00	17.01
INTEREST FOR THE PERIOD 01/06/2023 TO 30/06/2023							
627698	02/08/2023	12093	BEST STRATA	R	148090	0.00	19.09
INTEREST FOR THE PERIOD 01/07/2023 TO 31/07/2023							
631934	04/09/2023	12093	BEST STRATA	R	148689	0.00	20.86
INTEREST FOR THE PERIOD 01/08/2023 TO 31/08/2023							
642004	03/10/2023	12093	BEST STRATA	R	151671	0.00	19.40
INTEREST FOR THE PERIOD 01/09/2023 TO 30/09/2023							
648179	04/11/2023	12093	BEST STRATA	R	152688	0.00	6.61
INTEREST FOR THE PERIOD 01/10/2023 TO 31/10/2023							

* denotes that the transaction is negated

STRATA CODE : 12093
LOT NO. :

GROUP CODE :
ACCOUNT CODE :

DATE FROM : 01/07/2023
DATE TO : 31/05/2024

Ref. No.	Date	Strata Code	Payer/Payee	Cheque/Receipt	Debit \$	Credit \$
Detail						
GROUP CODE : INT INTEREST						
ACCOUNT CODE : INTR INTEREST RECEIVED						
654102	07/12/2023	12093	BEST STRATA	R	153341	0.00
INTEREST FOR THE PERIOD 01/11/2023 TO 30/11/2023						
663189	08/01/2024	12093	BEST STRATA	R	156485	0.00
INTEREST FOR THE PERIOD 01/12/2023 TO 31/12/2023						
667318	05/02/2024	12093	BEST STRATA	R	157097	0.00
INTEREST FOR THE PERIOD 01/01/2024 TO 31/01/2024						
672563	04/03/2024	12093	BEST STRATA	R	157656	0.00
INTEREST FOR THE PERIOD 01/02/2024 TO 29/02/2024						
682456	08/04/2024	12093	BEST STRATA	R	161026	0.00
INTEREST FOR THE PERIOD 01/03/2024 TO 31/03/2024						
686563	04/05/2024	12093	BEST STRATA	R	161712	0.00
INTEREST FOR THE PERIOD 01/04/2024 TO 30/04/2024						
ACCOUNT TOTAL					0.00	124.91

GROUP CODE : LEVIES LEVIES

ACCOUNT CODE : ADMI ADMIN FUND LEVY						
625494	05/07/2023	12093	MS J MEHAFFEY	R	147419	0.00
ADMIN FUND LEVY FROM 01/07/2023 TO 30/09/2023						
625750	06/07/2023	12093	MS J MEHAFFEY	R	147419	0.00
ADMIN FUND LEVY FROM 01/07/2023 TO 30/09/2023						
625752	06/07/2023	12093	MS J MEHAFFEY	R	147492	0.00
AMT. HELD IN CREDIT ADJUSTED AGAINST ADMIN FUND LEVY FROM 01/07/2023 TO 30/09/2023						
634377	05/09/2023	12093	MS F REINBOTH	R	140525	0.00
AMT. PAID IN ADVANCE ADJUSTED AGAINST ADMIN FUND LEVY FROM 01/10/2023 TO 31/11/2023						
634380	05/09/2023	12093	MR D PERRY	R	148058	0.00
AMT. PAID IN ADVANCE ADJUSTED AGAINST ADMIN FUND LEVY FROM 01/10/2023 TO 31/11/2023						
634382	05/09/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	144277	0.00
AMT. PAID IN ADVANCE ADJUSTED AGAINST ADMIN FUND LEVY FROM 01/10/2023 TO 31/11/2023						
634384	05/09/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	144206	0.00
AMT. PAID IN ADVANCE ADJUSTED AGAINST ADMIN FUND LEVY FROM 01/10/2023 TO 31/11/2023						
634386	05/09/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	144650	0.00
AMT. PAID IN ADVANCE ADJUSTED AGAINST ADMIN FUND LEVY FROM 01/10/2023 TO 31/11/2023						
634388	05/09/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	145026	0.00
AMT. PAID IN ADVANCE ADJUSTED AGAINST ADMIN FUND LEVY FROM 01/10/2023 TO 31/11/2023						
634390	05/09/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	145538	0.00
AMT. PAID IN ADVANCE ADJUSTED AGAINST ADMIN FUND LEVY FROM 01/10/2023 TO 31/11/2023						
634392	05/09/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	146079	0.00
AMT. PAID IN ADVANCE ADJUSTED AGAINST ADMIN FUND LEVY FROM 01/10/2023 TO 31/11/2023						
634394	05/09/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	147255	0.00
AMT. PAID IN ADVANCE ADJUSTED AGAINST ADMIN FUND LEVY FROM 01/10/2023 TO 31/11/2023						
634396	05/09/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	147663	0.00
AMT. PAID IN ADVANCE ADJUSTED AGAINST ADMIN FUND LEVY FROM 01/10/2023 TO 31/11/2023						
634398	05/09/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	147809	0.00
AMT. PAID IN ADVANCE ADJUSTED AGAINST ADMIN FUND LEVY FROM 01/10/2023 TO 31/11/2023						
634400	05/09/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	147950	0.00
AMT. PAID IN ADVANCE ADJUSTED AGAINST ADMIN FUND LEVY FROM 01/10/2023 TO 31/11/2023						
634402	05/09/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	148055	0.00
AMT. PAID IN ADVANCE ADJUSTED AGAINST ADMIN FUND LEVY FROM 01/10/2023 TO 31/11/2023						
634404	05/09/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	148169	0.00
AMT. PAID IN ADVANCE ADJUSTED AGAINST ADMIN FUND LEVY FROM 01/10/2023 TO 31/11/2023						
635422	11/09/2023	12093	MR D PERRY	R	148812	0.00
ADMIN FUND LEVY FROM 01/10/2023 TO 31/11/2023						
637264	18/09/2023	12093	MR D & MRS T LLOYD	R	149621	0.00
ADMIN FUND LEVY FROM 01/10/2023 TO 31/11/2023						
637747	25/09/2023	12093	MR G VAGHMARE	R	149827	0.00
ADMIN FUND LEVY FROM 01/10/2023 TO 31/11/2023						
644239	04/10/2023	12093	MS J MEHAFFEY	R	151794	0.00
ADMIN FUND LEVY FROM 01/10/2023 TO 31/11/2023						
ACCOUNT TOTAL					0.00	390.00

* denotes that the transaction is negated

STRATA CODE : 12093
LOT NO. :

GROUP CODE :
ACCOUNT CODE :

DATE FROM : 01/07/2023
DATE TO : 31/05/2024

Ref. No.	Date	Strata Code	Payer/Payee	Cheque/Receipt	Debit \$	Credit \$
Detail						
GROUP CODE : LEVIES LEVIES						
ACCOUNT CODE : ADMI ADMIN FUND LEVY						
644487	05/10/2023	12093	MS J MEHAFFEY	R	151794	0.00
ADMIN FUND LEVY FROM 01/10/2023 TO 31/11/2023						
645388	10/10/2023	12093	MS J MEHAFFEY	R	152093	0.00
ADMIN FUND LEVY FROM 01/10/2023 TO 31/11/2023						
653045	06/12/2023	12093	MR D PERRY	R	152294	0.00
AMT. PAID IN ADVANCE ADJUSTED AGAINST ADMIN FUND LEVY FROM 01/01/2024 TO 31/03/2024						
653047	06/12/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	148599	0.00
AMT. PAID IN ADVANCE ADJUSTED AGAINST ADMIN FUND LEVY FROM 01/01/2024 TO 31/03/2024						
653049	06/12/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	148708	0.00
AMT. PAID IN ADVANCE ADJUSTED AGAINST ADMIN FUND LEVY FROM 01/01/2024 TO 31/03/2024						
653051	06/12/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	148486	0.00
AMT. PAID IN ADVANCE ADJUSTED AGAINST ADMIN FUND LEVY FROM 01/01/2024 TO 31/03/2024						
653053	06/12/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	149174	0.00
AMT. PAID IN ADVANCE ADJUSTED AGAINST ADMIN FUND LEVY FROM 01/01/2024 TO 31/03/2024						
653055	06/12/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	150180	0.00
AMT. PAID IN ADVANCE ADJUSTED AGAINST ADMIN FUND LEVY FROM 01/01/2024 TO 31/03/2024						
653057	06/12/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	150438	0.00
AMT. PAID IN ADVANCE ADJUSTED AGAINST ADMIN FUND LEVY FROM 01/01/2024 TO 31/03/2024						
653059	06/12/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	151537	0.00
AMT. PAID IN ADVANCE ADJUSTED AGAINST ADMIN FUND LEVY FROM 01/01/2024 TO 31/03/2024						
653061	06/12/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	152061	0.00
AMT. PAID IN ADVANCE ADJUSTED AGAINST ADMIN FUND LEVY FROM 01/01/2024 TO 31/03/2024						
653063	06/12/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	152277	0.00
AMT. PAID IN ADVANCE ADJUSTED AGAINST ADMIN FUND LEVY FROM 01/01/2024 TO 31/03/2024						
653065	06/12/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	152434	0.00
AMT. PAID IN ADVANCE ADJUSTED AGAINST ADMIN FUND LEVY FROM 01/01/2024 TO 31/03/2024						
653067	06/12/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	152578	0.00
AMT. PAID IN ADVANCE ADJUSTED AGAINST ADMIN FUND LEVY FROM 01/01/2024 TO 31/03/2024						
653069	06/12/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	152754	0.00
AMT. PAID IN ADVANCE ADJUSTED AGAINST ADMIN FUND LEVY FROM 01/01/2024 TO 31/03/2024						
656279	13/12/2023	12093	MS F REINBOTH	R	153436	0.00
ADMIN FUND LEVY FROM 01/01/2024 TO 31/03/2024						
656328	13/12/2023	12093	MR D PERRY	R	153459	0.00
ADMIN FUND LEVY FROM 01/01/2024 TO 31/03/2024						
657863	18/12/2023	12093	MR D & MRS T LLOYD	R	154190	0.00
ADMIN FUND LEVY FROM 01/01/2024 TO 31/03/2024						
661813	03/01/2024	12093	MR G VAGHMARE	R	155925	0.00
ADMIN FUND LEVY FROM 01/01/2024 TO 31/03/2024						
662505	04/01/2024	12093	MS J MEHAFFEY	R	156262	0.00
ADMIN FUND LEVY FROM 01/01/2024 TO 31/03/2024						
662747	05/01/2024	12093	MS J MEHAFFEY	R	156262	0.00
ADMIN FUND LEVY FROM 01/01/2024 TO 31/03/2024						
662749	05/01/2024	12093	MS J MEHAFFEY	R	156371	0.00
AMT. HELD IN CREDIT ADJUSTED AGAINST ADMIN FUND LEVY FROM 01/01/2024 TO 31/03/2024						
669701	13/02/2024	12093	MS F REINBOTH	R	157203	0.00
ADMIN FUND LEVY FROM 01/01/2024 TO 31/03/2024						
671660	29/02/2024	12093	MR T NICHOLS & MS A BOUGHTON	R	153103	0.00
AMT. PAID IN ADVANCE ADJUSTED AGAINST ADMIN FUND LEVY FROM 01/04/2024 TO 30/06/2024						
671662	29/02/2024	12093	MR T NICHOLS & MS A BOUGHTON	R	153183	0.00
AMT. PAID IN ADVANCE ADJUSTED AGAINST ADMIN FUND LEVY FROM 01/04/2024 TO 30/06/2024						
671664	29/02/2024	12093	MR T NICHOLS & MS A BOUGHTON	R	153303	0.00
AMT. PAID IN ADVANCE ADJUSTED AGAINST ADMIN FUND LEVY FROM 01/04/2024 TO 30/06/2024						
671666	29/02/2024	12093	MR T NICHOLS & MS A BOUGHTON	R	152936	0.00
AMT. PAID IN ADVANCE ADJUSTED AGAINST ADMIN FUND LEVY FROM 01/04/2024 TO 30/06/2024						
671668	29/02/2024	12093	MR T NICHOLS & MS A BOUGHTON	R	153771	0.00
AMT. PAID IN ADVANCE ADJUSTED AGAINST ADMIN FUND LEVY FROM 01/04/2024 TO 30/06/2024						
671670	29/02/2024	12093	MR T NICHOLS & MS A BOUGHTON	R	154354	0.00
AMT. PAID IN ADVANCE ADJUSTED AGAINST ADMIN FUND LEVY FROM 01/04/2024 TO 30/06/2024						
ACCOUNT TOTAL					0.00	35.00

* denotes that the transaction is negated

STRATA CODE : 12093
LOT NO. :

ACCOUNT CODE :
ACCOUNT CODE :

DATE FROM : 01/07/2023
DATE TO : 31/05/2024

Ref. No.	Date	Strata Code	Payer/Payee	Cheque/Receipt	Debit \$	Credit \$
Detail						

GROUP CODE : LEVIES LEVIES

ACCOUNT CODE : ADMI ADMIN FUND LEVY

671672	29/02/2024	12093	MR T NICHOLS & MS A BOUGHTON	R	155441	0.00	35.00
*	AMT. PAID IN ADVANCE	ADJUSTED AGAINST ADMIN FUND LEVY FROM 01/04/2024 TO 30/06/2024					
671674	29/02/2024	12093	MR T NICHOLS & MS A BOUGHTON	R	156071	0.00	35.00
*	AMT. PAID IN ADVANCE	ADJUSTED AGAINST ADMIN FUND LEVY FROM 01/04/2024 TO 30/06/2024					
671676	29/02/2024	12093	MR T NICHOLS & MS A BOUGHTON	R	156548	0.00	35.00
*	AMT. PAID IN ADVANCE	ADJUSTED AGAINST ADMIN FUND LEVY FROM 01/04/2024 TO 30/06/2024					
671678	29/02/2024	12093	MR T NICHOLS & MS A BOUGHTON	R	156730	0.00	35.00
*	AMT. PAID IN ADVANCE	ADJUSTED AGAINST ADMIN FUND LEVY FROM 01/04/2024 TO 30/06/2024					
671680	29/02/2024	12093	MR T NICHOLS & MS A BOUGHTON	R	156895	0.00	35.00
*	AMT. PAID IN ADVANCE	ADJUSTED AGAINST ADMIN FUND LEVY FROM 01/04/2024 TO 30/06/2024					
671682	29/02/2024	12093	MR T NICHOLS & MS A BOUGHTON	R	156953	0.00	28.30
*	AMT. PAID IN ADVANCE	ADJUSTED AGAINST ADMIN FUND LEVY FROM 01/04/2024 TO 30/06/2024					
674584	05/03/2024	12093	MR D PERRY	R	157678	0.00	390.00
*	ADMIN FUND LEVY FROM 01/04/2024 TO 30/06/2024						
676025	12/03/2024	12093	MS F REINBOTH	R	158275	0.00	390.00
*	ADMIN FUND LEVY FROM 01/04/2024 TO 30/06/2024						
677429	19/03/2024	12093	MR D & MRS T LLOYD	R	158877	0.00	390.00
*	ADMIN FUND LEVY FROM 01/04/2024 TO 30/06/2024						
678057	22/03/2024	12093	MR G VAGHMAIRE	R	159123	0.00	390.00
*	ADMIN FUND LEVY FROM 01/04/2024 TO 30/06/2024						
681881	04/04/2024	12093	MS J MEHAFFEY	R	160807	0.00	390.00
*	ADMIN FUND LEVY FROM 01/04/2024 TO 30/06/2024						

ACCOUNT TOTAL

0.00 7,326.25

ACCOUNT CODE : HOLD HOLD FUNDS

623148	04/07/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	147255	0.00	35.00
*	AMOUNT RECEIVED IN ADVANCE	HELD IN CREDIT					
625659	06/07/2023	12093	MS J MEHAFFEY	R	147492	0.00	406.25
*	AMOUNT RECEIVED IN ADVANCE	HELD IN CREDIT					
625754	06/07/2023	12093	MS J MEHAFFEY	R	147492	0.00	-406.25
*	AMOUNT RECEIVED IN ADVANCE	HELD IN CREDIT					
626202	11/07/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	147663	0.00	35.00
*	AMOUNT RECEIVED IN ADVANCE	HELD IN CREDIT					
626711	18/07/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	147809	0.00	35.00
*	AMOUNT RECEIVED IN ADVANCE	HELD IN CREDIT					
627178	25/07/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	147950	0.00	35.00
*	AMOUNT RECEIVED IN ADVANCE	HELD IN CREDIT					
627505	01/08/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	148055	0.00	35.00
*	AMOUNT RECEIVED IN ADVANCE	HELD IN CREDIT					
627508	01/08/2023	12093	MR D PERRY	R	148058	0.00	200.00
*	AMOUNT RECEIVED IN ADVANCE	HELD IN CREDIT					
629930	08/08/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	148169	0.00	35.00
*	AMOUNT RECEIVED IN ADVANCE	HELD IN CREDIT					
630601	15/08/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	148361	0.00	35.00
*	AMOUNT RECEIVED IN ADVANCE	HELD IN CREDIT					
631192	22/08/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	148496	0.00	35.00
*	AMOUNT RECEIVED IN ADVANCE	HELD IN CREDIT					
631539	29/08/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	148599	0.00	35.00
*	AMOUNT RECEIVED IN ADVANCE	HELD IN CREDIT					
633921	05/09/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	148708	0.00	35.00
*	AMOUNT RECEIVED IN ADVANCE	HELD IN CREDIT					
634379	05/09/2023	12093	MS F REINBOTH	R	140525	0.00	-406.25
*	BAL. OF AMOUNT HELD IN CREDIT FOR THE UNIT AFTER ADJUSTING AGAINST LEVIES						
634381	05/09/2023	12093	MR D PERRY	R	148058	0.00	-200.00
*	AMOUNT RECEIVED IN ADVANCE	HELD IN CREDIT					
634383	05/09/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	144277	0.00	-35.00
*	AMOUNT RECEIVED IN ADVANCE	HELD IN CREDIT					
634385	05/09/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	144206	0.00	-16.70
*	BAL. OF AMOUNT HELD IN CREDIT FOR THE UNIT AFTER ADJUSTING AGAINST LEVIES						

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STRATA CODE : 12093
LOT NO. :

ACCOUNT CODE :
ACCOUNT CODE :

DATE FROM : 01/07/2023
DATE TO : 31/05/2024

Ref. No.	Date	Strata Code	Payer/Payee	Cheque/Receipt	Debit \$	Credit \$
Detail						

GROUP CODE : LEVIES LEVIES

ACCOUNT CODE : HOLD HOLD FUNDS

634387	05/09/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	144650	0.00	-35.00
*	AMOUNT RECEIVED IN ADVANCE	HELD IN CREDIT					
634389	05/09/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	145026	0.00	-35.00
*	AMOUNT RECEIVED IN ADVANCE	HELD IN CREDIT					
634391	05/09/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	145538	0.00	-35.00
*	AMOUNT RECEIVED IN ADVANCE	HELD IN CREDIT					
634393	05/09/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	146079	0.00	-35.00
*	AMOUNT RECEIVED IN ADVANCE	HELD IN CREDIT					
634395	05/09/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	147255	0.00	-35.00
*	AMOUNT RECEIVED IN ADVANCE	HELD IN CREDIT					
634397	05/09/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	147663	0.00	-35.00
*	AMOUNT RECEIVED IN ADVANCE	HELD IN CREDIT					
634399	05/09/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	147809	0.00	-35.00
*	AMOUNT RECEIVED IN ADVANCE	HELD IN CREDIT					
634401	05/09/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	147950	0.00	-35.00
*	AMOUNT RECEIVED IN ADVANCE	HELD IN CREDIT					
634403	05/09/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	148055	0.00	-35.00
*	AMOUNT RECEIVED IN ADVANCE	HELD IN CREDIT					
634406	05/09/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	148169	0.00	-35.00
*	AMOUNT RECEIVED IN ADVANCE	HELD IN CREDIT					
634408	05/09/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	148361	0.00	-35.00
*	AMOUNT RECEIVED IN ADVANCE	HELD IN CREDIT					
634410	05/09/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	148496	0.00	-35.00
*	AMOUNT RECEIVED IN ADVANCE	HELD IN CREDIT					
634411	05/09/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	148496	0.00	31.70
*	BAL. OF AMOUNT HELD IN CREDIT FOR THE UNIT AFTER ADJUSTING AGAINST LEVIES						
636223	12/09/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	149174	0.00	35.00
*	AMOUNT RECEIVED IN ADVANCE	HELD IN CREDIT					
638480	25/09/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	150180	0.00	35.00
*	AMOUNT RECEIVED IN ADVANCE	HELD IN CREDIT					
639040	26/09/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	150438	0.00	35.00
*	AMOUNT RECEIVED IN ADVANCE	HELD IN CREDIT					
641578	03/10/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	151537	0.00	35.00
*	AMOUNT RECEIVED IN ADVANCE	HELD IN CREDIT					
645367	10/10/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	152081	0.00	35.00
*	AMOUNT RECEIVED IN ADVANCE	HELD IN CREDIT					
646208	17/10/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	152277	0.00	35.00
*	AMOUNT RECEIVED IN ADVANCE	HELD IN CREDIT					
646215	17/10/2023	12093	MR D PERRY	R	152284	0.00	200.00
*	AMOUNT RECEIVED IN ADVANCE	HELD IN CREDIT					
646606	24/10/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	152434	0.00	35.00
*	AMOUNT RECEIVED IN ADVANCE	HELD IN CREDIT					
647749	31/10/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	152578	0.00	35.00
*	AMOUNT RECEIVED IN ADVANCE	HELD IN CREDIT					
650344	07/11/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	152754	0.00	35.00
*	AMOUNT RECEIVED IN ADVANCE	HELD IN CREDIT					
651003	14/11/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	152936	0.00	35.00
*	AMOUNT RECEIVED IN ADVANCE	HELD IN CREDIT					
651724	22/11/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	153103	0.00	35.00
*	AMOUNT RECEIVED IN ADVANCE	HELD IN CREDIT					
651990	28/11/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	153183	0.00	35.00
*	AMOUNT RECEIVED IN ADVANCE	HELD IN CREDIT					
652417	05/12/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	153303	0.00	35.00
*	AMOUNT RECEIVED IN ADVANCE	HELD IN CREDIT					
653046	06/12/2023	12093	MR D PERRY	R	152284	0.00	-200.00
*	AMOUNT RECEIVED IN ADVANCE	HELD IN CREDIT					
653048	06/12/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	148599	0.00	-35.00
*	AMOUNT RECEIVED IN ADVANCE	HELD IN CREDIT					

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ACCOUNT CODE :
ACCOUNT CODE :

DATE FROM : 01/07/2023
DATE TO : 31/05/2024

Ref. No.	Date	Strata Code	Payer/Payee	Cheque/Receipt	Debit \$	Credit \$
Detail						

GROUP CODE : LEVIES LEVIES

ACCOUNT CODE : HOLD HOLD FUNDS

653050	06/12/2023	12093	MR T NICHOLS & MS A BOUGHTON	R 148708	0.00	-35.00
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					
653062	06/12/2023	12093	MR T NICHOLS & MS A BOUGHTON	R 148496	0.00	-31.70
*	BAL.OF AMOUNT HELD IN CREDIT FOR THE UNIT AFTER ADJUSTING AGAINST LEVIES					
653064	06/12/2023	12093	MR T NICHOLS & MS A BOUGHTON	R 149174	0.00	-35.00
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					
653056	06/12/2023	12093	MR T NICHOLS & MS A BOUGHTON	R 150180	0.00	-35.00
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					
653058	06/12/2023	12093	MR T NICHOLS & MS A BOUGHTON	R 150438	0.00	-35.00
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					
653060	06/12/2023	12093	MR T NICHOLS & MS A BOUGHTON	R 151537	0.00	-35.00
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					
653062	06/12/2023	12093	MR T NICHOLS & MS A BOUGHTON	R 152081	0.00	-35.00
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					
653064	06/12/2023	12093	MR T NICHOLS & MS A BOUGHTON	R 152277	0.00	-35.00
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					
653066	06/12/2023	12093	MR T NICHOLS & MS A BOUGHTON	R 152434	0.00	-35.00
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					
653068	06/12/2023	12093	MR T NICHOLS & MS A BOUGHTON	R 152578	0.00	-35.00
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					
653071	06/12/2023	12093	MR T NICHOLS & MS A BOUGHTON	R 152754	0.00	-35.00
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					
653073	06/12/2023	12093	MR T NICHOLS & MS A BOUGHTON	R 152936	0.00	-35.00
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					
653074	06/12/2023	12093	MR T NICHOLS & MS A BOUGHTON	R 152936	0.00	11.70
*	BAL.OF AMOUNT HELD IN CREDIT FOR THE UNIT AFTER ADJUSTING AGAINST LEVIES					
655964	13/12/2023	12093	MR T NICHOLS & MS A BOUGHTON	R 153771	0.00	35.00
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					
656328	19/12/2023	12093	MR T NICHOLS & MS A BOUGHTON	R 154354	0.00	35.00
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					
660800	02/01/2024	12093	MR T NICHOLS & MS A BOUGHTON	R 155441	0.00	35.00
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					
662111	03/01/2024	12093	MR T NICHOLS & MS A BOUGHTON	R 156071	0.00	35.00
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					
662740	05/01/2024	12093	MS J MEHAFFEY	R 156371	0.00	440.00
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					
662751	05/01/2024	12093	MS J MEHAFFEY	R 156371	0.00	-440.00
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					
665244	09/01/2024	12093	MR T NICHOLS & MS A BOUGHTON	R 156548	0.00	35.00
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					
665868	16/01/2024	12093	MR T NICHOLS & MS A BOUGHTON	R 156730	0.00	35.00
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					
666660	24/01/2024	12093	MR T NICHOLS & MS A BOUGHTON	R 156895	0.00	35.00
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					
666802	30/01/2024	12093	MR T NICHOLS & MS A BOUGHTON	R 156953	0.00	35.00
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					
669251	06/02/2024	12093	MR T NICHOLS & MS A BOUGHTON	R 157110	0.00	35.00
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					
669661	13/02/2024	12093	MR T NICHOLS & MS A BOUGHTON	R 157192	0.00	35.00
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					
670653	20/02/2024	12093	MR T NICHOLS & MS A BOUGHTON	R 157438	0.00	35.00
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					
670999	27/02/2024	12093	MR T NICHOLS & MS A BOUGHTON	R 157545	0.00	35.00
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					
671661	29/02/2024	12093	MR T NICHOLS & MS A BOUGHTON	R 153103	0.00	-35.00
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					
671663	29/02/2024	12093	MR T NICHOLS & MS A BOUGHTON	R 153183	0.00	-35.00
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					

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STRATA CODE : 12093
LOT NO. :

ACCOUNT CODE :
ACCOUNT CODE :

DATE FROM : 01/07/2023
DATE TO : 31/05/2024

Ref. No.	Date	Strata Code	Payer/Payee	Cheque/Receipt	Debit \$	Credit \$
Detail						

GROUP CODE : LEVIES LEVIES

ACCOUNT CODE : HOLD HOLD FUNDS

671665	29/02/2024	12093	MR T NICHOLS & MS A BOUGHTON	R 153303	0.00	-35.00
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					
671667	29/02/2024	12093	MR T NICHOLS & MS A BOUGHTON	R 152936	0.00	-11.70
*	BAL.OF AMOUNT HELD IN CREDIT FOR THE UNIT AFTER ADJUSTING AGAINST LEVIES					
671669	29/02/2024	12093	MR T NICHOLS & MS A BOUGHTON	R 153771	0.00	-35.00
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					
671671	29/02/2024	12093	MR T NICHOLS & MS A BOUGHTON	R 154354	0.00	-35.00
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					
671673	29/02/2024	12093	MR T NICHOLS & MS A BOUGHTON	R 155441	0.00	-35.00
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					
671675	29/02/2024	12093	MR T NICHOLS & MS A BOUGHTON	R 156071	0.00	-35.00
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					
671677	29/02/2024	12093	MR T NICHOLS & MS A BOUGHTON	R 156548	0.00	-35.00
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					
671679	29/02/2024	12093	MR T NICHOLS & MS A BOUGHTON	R 156730	0.00	-35.00
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					
671681	29/02/2024	12093	MR T NICHOLS & MS A BOUGHTON	R 156895	0.00	-35.00
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					
671684	29/02/2024	12093	MR T NICHOLS & MS A BOUGHTON	R 156953	0.00	-35.00
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					
671686	29/02/2024	12093	MR T NICHOLS & MS A BOUGHTON	R 157110	0.00	-35.00
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					
671688	29/02/2024	12093	MR T NICHOLS & MS A BOUGHTON	R 157192	0.00	-35.00
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					
671689	29/02/2024	12093	MR T NICHOLS & MS A BOUGHTON	R 157192	0.00	26.70
*	BAL.OF AMOUNT HELD IN CREDIT FOR THE UNIT AFTER ADJUSTING AGAINST LEVIES					
675121	05/03/2024	12093	MR T NICHOLS & MS A BOUGHTON	R 157938	0.00	35.00
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					
676184	12/03/2024	12093	MR T NICHOLS & MS A BOUGHTON	R 158356	0.00	35.00
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					
677433	19/03/2024	12093	MR T NICHOLS & MS A BOUGHTON	R 158880	0.00	35.00
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					
678665	26/03/2024	12093	MR T NICHOLS & MS A BOUGHTON	R 159449	0.00	35.00
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					
681443	03/04/2024	12093	MR T NICHOLS & MS A BOUGHTON	R 160610	0.00	35.00
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					
684593	09/04/2024	12093	MR T NICHOLS & MS A BOUGHTON	R 161091	0.00	35.00
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					
685287	16/04/2024	12093	MR T NICHOLS & MS A BOUGHTON	R 161334	0.00	35.00
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					
685627	23/04/2024	12093	MR T NICHOLS & MS A BOUGHTON	R 161446	0.00	35.00
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					
686097	30/04/2024	12093	MR T NICHOLS & MS A BOUGHTON	R 161621	0.00	35.00
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					
688662	08/05/2024	12093	MR T NICHOLS & MS A BOUGHTON	R 161767	0.00	35.00
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					
688985	14/05/2024	12093	MR T NICHOLS & MS A BOUGHTON	R 161846	0.00	35.00
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					
689937	22/05/2024	12093	MR T NICHOLS & MS A BOUGHTON	R 162087	0.00	35.00
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					
690487	28/05/2024	12093	MR T NICHOLS & MS A BOUGHTON	R 162161	0.00	35.00
*	AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT					

ACCOUNT TOTAL

0.00 -46.25

ACCOUNT CODE : SINK SINKING FUND LEVY

625495	05/07/2023	12093	MS J MEHAFFEY	R 147419	0.00	100.00
*	SINKING FUND LEVY FROM 01/07/2023 TO 30/09/2023					
625751	06/07/2023	12093	MS J MEHAFFEY	R 147419	0.00	-100.00
*	SINKING FUND LEVY FROM 01/07/2023 TO 30/09/2023					

* denotes that the transaction is negated

STRATA CODE : 12093	GROUP CODE :	DATE FROM : 01/07/2023
LOT NO. :	ACCOUNT CODE :	DATE TO : 31/05/2024
Ref. No.	Date	Strata Code
Detail		
Payer/Payee		
		Cheque/Receipt
		Debit \$
		Credit \$

GROUP CODE : SINK SINKING FUND LEVY

625753	06/07/2023	12093	MS J MEHAFFEY	R	147.492	0.00	100.00
AMT. HELD IN CREDIT ADJUSTED AGAINST SINKING FUND LEVY FROM 01/07/2023 TO 30/09/2023							
634378	05/09/2023	12093	MS F REINBOTH	R	140525	0.00	16.25
AMT. PAID IN ADVANCE ADJUSTED AGAINST SINKING FUND LEVY FROM 01/10/2023 TO 31/12/2023							
634405	05/09/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	148169	0.00	11.70
AMT. PAID IN ADVANCE ADJUSTED AGAINST SINKING FUND LEVY FROM 01/10/2023 TO 31/12/2023							
634407	05/09/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	148361	0.00	35.00
AMT. PAID IN ADVANCE ADJUSTED AGAINST SINKING FUND LEVY FROM 01/10/2023 TO 31/12/2023							
634409	05/09/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	148496	0.00	3.30
AMT. PAID IN ADVANCE ADJUSTED AGAINST SINKING FUND LEVY FROM 01/10/2023 TO 31/12/2023							
635423	11/09/2023	12093	MR D PERRY	R	148812	0.00	50.00
SINKING FUND LEVY FROM 01/10/2023 TO 31/12/2023							
637285	18/09/2023	12093	MR D & MRS T LLOYD	R	149621	0.00	50.00
SINKING FUND LEVY FROM 01/10/2023 TO 31/12/2023							
637748	25/09/2023	12093	MR G VAGHMAIRE	R	149827	0.00	50.00
SINKING FUND LEVY FROM 01/10/2023 TO 31/12/2023							
644240	04/10/2023	12093	MS J MEHAFFEY	R	151794	0.00	50.00
SINKING FUND LEVY FROM 01/10/2023 TO 31/12/2023							
644488	05/10/2023	12093	MS J MEHAFFEY	R	151794	0.00	-50.00
SINKING FUND LEVY FROM 01/10/2023 TO 31/12/2023							
645389	10/10/2023	12093	MS J MEHAFFEY	R	152093	0.00	50.00
SINKING FUND LEVY FROM 01/10/2023 TO 31/12/2023							
653070	06/12/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	152754	0.00	26.70
AMT. PAID IN ADVANCE ADJUSTED AGAINST SINKING FUND LEVY FROM 01/01/2024 TO 31/03/2024							
653072	06/12/2023	12093	MR T NICHOLS & MS A BOUGHTON	R	152936	0.00	23.30
AMT. PAID IN ADVANCE ADJUSTED AGAINST SINKING FUND LEVY FROM 01/01/2024 TO 31/03/2024							
656278	13/12/2023	12093	MS F REINBOTH	R	153436	0.00	33.75
SINKING FUND LEVY FROM 01/10/2023 TO 31/12/2023							
656329	13/12/2023	12093	MR D PERRY	R	153459	0.00	50.00
SINKING FUND LEVY FROM 01/01/2024 TO 31/03/2024							
657864	18/12/2023	12093	MR D & MRS T LLOYD	R	154190	0.00	50.00
SINKING FUND LEVY FROM 01/01/2024 TO 31/03/2024							
661814	03/01/2024	12093	MR G VAGHMAIRE	R	155925	0.00	50.00
SINKING FUND LEVY FROM 01/01/2024 TO 31/03/2024							
662506	04/01/2024	12093	MS J MEHAFFEY	R	156262	0.00	50.00
SINKING FUND LEVY FROM 01/01/2024 TO 31/03/2024							
662748	05/01/2024	12093	MS J MEHAFFEY	R	156262	0.00	-50.00
SINKING FUND LEVY FROM 01/01/2024 TO 31/03/2024							
662750	05/01/2024	12093	MS J MEHAFFEY	R	156371	0.00	50.00
AMT. HELD IN CREDIT ADJUSTED AGAINST SINKING FUND LEVY FROM 01/01/2024 TO 31/03/2024							
669702	13/02/2024	12093	MS F REINBOTH	R	157203	0.00	50.00
SINKING FUND LEVY FROM 01/01/2024 TO 31/03/2024							
671683	29/02/2024	12093	MR T NICHOLS & MS A BOUGHTON	R	158953	0.00	6.70
AMT. PAID IN ADVANCE ADJUSTED AGAINST SINKING FUND LEVY FROM 01/04/2024 TO 30/06/2024							
671685	29/02/2024	12093	MR T NICHOLS & MS A BOUGHTON	R	157110	0.00	35.00
AMT. PAID IN ADVANCE ADJUSTED AGAINST SINKING FUND LEVY FROM 01/04/2024 TO 30/06/2024							
671687	29/02/2024	12093	MR T NICHOLS & MS A BOUGHTON	R	157192	0.00	8.30
AMT. PAID IN ADVANCE ADJUSTED AGAINST SINKING FUND LEVY FROM 01/04/2024 TO 30/06/2024							
674585	05/03/2024	12093	MR D PERRY	R	157678	0.00	50.00
SINKING FUND LEVY FROM 01/04/2024 TO 30/06/2024							
676026	12/03/2024	12093	MS F REINBOTH	R	158275	0.00	50.00
SINKING FUND LEVY FROM 01/04/2024 TO 30/06/2024							
677430	19/03/2024	12093	MR D & MRS T LLOYD	R	158877	0.00	50.00
SINKING FUND LEVY FROM 01/04/2024 TO 30/06/2024							
678058	22/03/2024	12093	MR G VAGHMAIRE	R	159123	0.00	50.00
SINKING FUND LEVY FROM 01/04/2024 TO 30/06/2024							
681882	04/04/2024	12093	MS J MEHAFFEY	R	160807	0.00	50.00
SINKING FUND LEVY FROM 01/04/2024 TO 30/06/2024							

* denotes that the transaction is negated

STRATA CODE : 12093	GROUP CODE :	DATE FROM : 01/07/2023
LOT NO. :	ACCOUNT CODE :	DATE TO : 31/05/2024
Ref. No.	Date	Strata Code
Detail		
Payer/Payee		
		Cheque/Receipt
		Debit \$
		Credit \$

GROUP CODE : R&M REPAIRS & MAINTENANCE

ACCOUNT CODE : GUT GUTTER AND STORMWATER MAINTENANCE

669699	13/02/2024	12093	MS F REINBOTH	R	157203	0.00	-123.20
REIMBURSEMENT FOR GUTTER CLEAN NOV 2022							
669700	13/02/2024	12093	MS F REINBOTH	R	157203	0.00	-149.60
REIMBURSEMENT FOR GUTTER CLEAN APRIL 2023							
						ACCOUNT TOTAL	0.00
							-272.80

ACCOUNT CODE : SIGN SIGNS

651620	20/11/2023	12093	SIGNARAMA NORWOOD	C	2560	926.75	0.00
50% Deposit for sign 14/11/23							
667141	02/02/2024	12093	SIGNARAMA NORWOOD	C	2579	926.75	0.00
Completion of sign installation 18/1/24							
						ACCOUNT TOTAL	1,853.50
							0.00

GROUP CODE : SERV SERVICES

ACCOUNT CODE : GROU GROUNDS MAINTENANCE

636630	15/09/2023	12093	ACTIVE GROUNDS AND GARDENS	C	2536	275.00	0.00
Gardening and grounds maintenance 6/9/23							
657972	18/12/2023	12093	ACTIVE GROUNDS AND GARDENS	C	2567	275.00	0.00
Grounds maintenance and tidy 6/12/23							
676620	14/03/2024	12093	ACTIVE GROUNDS AND GARDENS	C	2594	275.00	0.00
Grounds maintenance 6/9/24							
						ACCOUNT TOTAL	825.00
							0.00

ACCOUNT CODE : PEST PEST CONTROL

656573	20/12/2023	12093	ARL ENVIRONMENTAL PEST PREVENT	C	2568	594.00	0.00
Pest inspection 18/12/23							
						ACCOUNT TOTAL	594.00
							0.00

GROUP CODE : TAX TAX

ACCOUNT CODE : ITRP INCOME TAX RETURN PREPARATION

647297	30/10/2023	12093	BEST STRATA	C	2552	165.00	0.00
Income Tax Return Preparation and Lodgement FYE 30 June 2023							
						ACCOUNT TOTAL	165.00
							0.00

GROUP CODE : TRF TRANSFER

ACCOUNT CODE : TFSF TRANSFER SINKING TO ADMIN

641833	03/10/2023	12093		C	0	3,000.00	0.00
TRF							
641834	03/10/2023	12093		R	0	0.00	3,000.00
TRF							
						ACCOUNT TOTAL	3,000.00
							3,000.00

GROUP CODE : UTIL UTILITIES

ACCOUNT CODE : POWER ELECTRICITY CHARGES

636932	15/09/2023	12093	ORIGIN ENERGY ELECTRICITY LTD	C	82287	114.05	0.00
Electricity Usage 05/06/2023 to 31/08/2023							
658912	21/12/2023	12093	ORIGIN ENERGY ELECTRICITY LTD	C	82360	97.76	0.00
Electricity Usage 01/09/2023 to 28/11/2023							
676558	14/03/2024	12093	ORIGIN ENERGY ELECTRICITY LTD	C	82418	99.73	0.00
Electricity Usage 29/11/2023 to 28/02/2024							
						ACCOUNT TOTAL	311.54
							0.00

* denotes that the transaction is negated

ANNUAL REPORTS

for the financial year to 30/06/2025

Strata 12093

1 Carsten Court, Teringie SA 5072

Manager: Best Strata

	Page
Statement of Financial Performance	1
Statement of Financial Position	3
Detailed Revenue	4
Detailed Expenses	7

Statement of Financial Performance for the financial year to 30/06/2025

Strata Corporation No. 12093 Inc.

1 Carsten Court, Teringie SA 5072

Administrative Fund

Current period

01/07/2024-30/06/2025

Previous year

01/07/2023-30/06/2024

Revenue

Interest--Bank	335.72	139.45
Levies Due (Special)--Admin	5,040.00	0.00
Levies Due--Admin	10,260.00	6,728.30
Recovery--Credit Card Surcharge	0.00	6.09
Transfer from Capital Works Fund	0.00	3,000.00
<i>Total revenue</i>	<u>15,635.72</u>	<u>9,873.84</u>

Less expenses

Admin--Agent Disbursements	249.60	234.00
Admin--Auditors--Audit Services	140.00	140.00
Admin--Auditors--Taxation Services	165.00	165.00
Admin--Bank Charges	54.45	82.24
Admin--Management Fees--Standard	1,328.34	1,249.27
Admin--Meeting Expenses	132.00	132.00
Admin--Registration/License/Permit Fees	0.00	66.00
Insurance--Premiums	5,038.90	4,803.60
Insurance--Valuation	0.00	330.00
Maint Bldg--Gutters & Downpipes	0.00	272.80
Maint Bldg--Pest/Vermin Control	0.00	594.00
Maint Bldg--Signs & Notice Boards	0.00	1,853.50
Maint Grounds--Lawns & Gardening	1,100.00	1,100.00
Utility--Electricity	86.01	412.21
<i>Total expenses</i>	<u>8,294.30</u>	<u>11,434.62</u>

Surplus/Deficit7,341.42 (1,560.78)

Opening balance 626.48 2,187.26

Closing balance\$7,967.90 \$626.48

Capital Works Fund**Current period**

01/07/2024-30/06/2025

Previous year

01/07/2023-30/06/2024

Revenue

Levies Due--Capital Works

1,200.00

1,000.00

Total revenue

1,200.00

1,000.00

Less expenses

Admin--Transfer to Admin Fund

0.00

3,000.00

Total expenses

0.00

3,000.00

Surplus/Deficit

1,200.00

(2,000.00)

Opening balance

1,909.74

3,909.74

Closing balance**\$3,109.74****\$1,909.74**

Statement of Financial Position

As at 30/06/2025

Strata Corporation No. 12093 Inc.

1 Carsten Court, Teringie SA 5072

	Current period	Previous year
Owners' funds		
Administrative Fund		
Operating Surplus/Deficit--Admin	7,341.42	(1,560.78)
Owners Equity--Admin	626.48	2,187.26
	<u>7,967.90</u>	<u>626.48</u>
Capital Works Fund		
Operating Surplus/Deficit--Capital Works	1,200.00	(2,000.00)
Owners Equity--Capital Works	1,909.74	3,909.74
	<u>3,109.74</u>	<u>1,909.74</u>
Net owners' funds	<u>\$11,077.64</u>	<u>\$2,536.22</u>
Represented by:		
Assets		
Administrative Fund		
Cash at Bank--Admin	9,545.36	2,966.48
Receivable--Levies--Admin	182.54	0.00
	<u>9,727.90</u>	<u>2,966.48</u>
Capital Works Fund		
Cash at Bank--Capital Works	3,288.98	2,209.74
Receivable--Levies--Capital Works	20.76	0.00
	<u>3,309.74</u>	<u>2,209.74</u>
Unallocated Money		
Cash at Bank--Unallocated	0.00	251.70
	<u>0.00</u>	<u>251.70</u>
<i>Total assets</i>	<u>13,037.64</u>	<u>5,427.92</u>
Less liabilities		
Administrative Fund		
Prepaid Levies--Admin	1,760.00	2,340.00
	<u>1,760.00</u>	<u>2,340.00</u>
Capital Works Fund		
Prepaid Levies--Capital Works	200.00	300.00
	<u>200.00</u>	<u>300.00</u>
Unallocated Money		
Prepaid Levies--Unallocated	0.00	251.70
	<u>0.00</u>	<u>251.70</u>
<i>Total liabilities</i>	<u>1,960.00</u>	<u>2,891.70</u>
Net assets	<u>\$11,077.64</u>	<u>\$2,536.22</u>

Detailed Revenue for the financial year from 01/07/2024 to 30/06/2025

Strata Corporation No. 12093 Inc.

1 Carsten Court, Teringie SA 5072

Date	Details	Group	Amount	Type	Ref.No.
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Administrative Fund

Interest--Bank 142300

24/07/2024	Bank Interest June 2024		12.55	Jnl	4107
07/08/2024	Bank Interest July 2024		20.74	Jnl	8551
21/09/2024	Bank Interest August 2024		20.22	Jnl	9660
12/10/2024	Bank Interest September 2024		19.22	Jnl	11911
17/11/2024	Bank Interest October 2024		26.13	Jnl	12925
08/12/2024	Bank Interest November 2024		25.54	Jnl	13863
25/01/2025	Bank Interest December 2024		25.69	Jnl	16604
15/02/2025	Bank Interest January 2025		34.57	Jnl	19266
09/03/2025	Bank Interest February 2025		34.20	Jnl	20266
12/04/2025	Bank Interest March 2025		32.36	Jnl	23086
17/05/2025	Bank Interest April 2025		44.81	Jnl	24061
06/06/2025	Bank Interest May 2025		39.69	Jnl	25072
			\$335.72		

Levies Due (Special)--Admin 143100

26/08/2024	Lot 1: Funds Shortfall Levy for Insurance Renewal		840.00		
26/08/2024	Lot 2: Funds Shortfall Levy for Insurance Renewal		840.00		
26/08/2024	Lot 3: Funds Shortfall Levy for Insurance Renewal		840.00		
26/08/2024	Lot 4: Funds Shortfall Levy for Insurance Renewal		840.00		
26/08/2024	Lot 5: Funds Shortfall Levy for Insurance Renewal		840.00		
26/08/2024	Lot 6: Funds Shortfall Levy for Insurance Renewal		840.00		
			\$5,040.00		

Levies Due--Admin 143000

01/07/2024	Lot 6: Quarterly Admin/Capital Works Levy 01/07/20		390.00		
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Administrative Fund

01/07/2024	Lot 1: Quarterly Admin/Capital Works Levy 01/07/20		390.00
01/07/2024	Lot 2: Quarterly Admin/Capital Works Levy 01/07/20		390.00
01/07/2024	Lot 3: Quarterly Admin/Capital Works Levy 01/07/20		390.00
01/07/2024	Lot 4: Quarterly Admin/Capital Works Levy 01/07/20		390.00
01/07/2024	Lot 5: Quarterly Admin/Capital Works Levy 01/07/20		390.00
01/10/2024	Lot 6: Quarterly Admin/Capital Works Levy 01/10/20		440.00
01/10/2024	Lot 1: Quarterly Admin/Capital Works Levy 01/10/20		440.00
01/10/2024	Lot 2: Quarterly Admin/Capital Works Levy 01/10/20		440.00
01/10/2024	Lot 3: Quarterly Admin/Capital Works Levy 01/10/20		440.00
01/10/2024	Lot 4: Quarterly Admin/Capital Works Levy 01/10/20		440.00
01/10/2024	Lot 5: Quarterly Admin/Capital Works Levy 01/10/20		440.00
01/01/2025	Lot 6: Quarterly Admin/Capital Works Levy 01/01/20		440.00
01/01/2025	Lot 1: Quarterly Admin/Capital Works Levy 01/01/20		440.00
01/01/2025	Lot 2: Quarterly Admin/Capital Works Levy 01/01/20		440.00
01/01/2025	Lot 3: Quarterly Admin/Capital Works Levy 01/01/20		440.00
01/01/2025	Lot 4: Quarterly Admin/Capital Works Levy 01/01/20		440.00
01/01/2025	Lot 5: Quarterly Admin/Capital Works Levy 01/01/20		440.00
01/04/2025	Lot 1: Quarterly Admin/Capital Works Levy 01/04/20		440.00
01/04/2025	Lot 2: Quarterly Admin/Capital Works Levy 01/04/20		440.00
01/04/2025	Lot 3: Quarterly Admin/Capital Works Levy 01/04/20		440.00
01/04/2025	Lot 4: Quarterly Admin/Capital Works Levy 01/04/20		440.00
01/04/2025	Lot 5: Quarterly Admin/Capital Works Levy 01/04/20		440.00
01/04/2025	Lot 6: Quarterly Admin/Capital Works Levy 01/04/20		440.00
			\$10,260.00

Capital Works Fund**Levies Due--Capital Works 243000**

01/07/2024	Lot 6: Quarterly Admin/Capital Works Levy 01/07/20		50.00		
01/07/2024	Lot 1: Quarterly Admin/Capital Works Levy 01/07/20		50.00		
01/07/2024	Lot 2: Quarterly Admin/Capital Works Levy 01/07/20		50.00		
01/07/2024	Lot 3: Quarterly Admin/Capital Works Levy 01/07/20		50.00		
01/07/2024	Lot 4: Quarterly Admin/Capital Works Levy 01/07/20		50.00		
01/07/2024	Lot 5: Quarterly Admin/Capital Works Levy 01/07/20		50.00		
01/10/2024	Lot 6: Quarterly Admin/Capital Works Levy 01/10/20		50.00		
01/10/2024	Lot 1: Quarterly Admin/Capital Works Levy 01/10/20		50.00		
01/10/2024	Lot 2: Quarterly Admin/Capital Works Levy 01/10/20		50.00		
01/10/2024	Lot 3: Quarterly Admin/Capital Works Levy 01/10/20		50.00		
01/10/2024	Lot 4: Quarterly Admin/Capital Works Levy 01/10/20		50.00		
01/10/2024	Lot 5: Quarterly Admin/Capital Works Levy 01/10/20		50.00		
01/01/2025	Lot 6: Quarterly Admin/Capital Works Levy 01/01/20		50.00		
01/01/2025	Lot 1: Quarterly Admin/Capital Works Levy 01/01/20		50.00		
01/01/2025	Lot 2: Quarterly Admin/Capital Works Levy 01/01/20		50.00		
01/01/2025	Lot 3: Quarterly Admin/Capital Works Levy 01/01/20		50.00		
01/01/2025	Lot 4: Quarterly Admin/Capital Works Levy 01/01/20		50.00		
01/01/2025	Lot 5: Quarterly Admin/Capital Works Levy 01/01/20		50.00		
01/04/2025	Lot 1: Quarterly Admin/Capital Works Levy 01/04/20		50.00		
01/04/2025	Lot 2: Quarterly Admin/Capital Works Levy 01/04/20		50.00		
01/04/2025	Lot 3: Quarterly Admin/Capital Works Levy 01/04/20		50.00		
01/04/2025	Lot 4: Quarterly Admin/Capital Works Levy 01/04/20		50.00		
01/04/2025	Lot 5: Quarterly Admin/Capital Works Levy 01/04/20		50.00		
01/04/2025	Lot 6: Quarterly Admin/Capital Works Levy 01/04/20		50.00		
			\$1,200.00		

Total revenue	\$1,200.00
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Detailed Expenses for the financial year from 01/07/2024 to 30/06/2025

Strata Corporation No. 12093 Inc.
1 Carsten Court, Teringie SA 5072

Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
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Administrative Fund

Admin--Agent Disbursements 153800

16/07/2024	Overheads and Disbursements July 2024	Best Strata Pty Ltd	19.80	Paid	DE		000623
07/08/2024	Overheads and Disbursements August 2024	Best Strata Pty Ltd	19.80	Paid	DE		000923
21/09/2024	Overheads and Disbursements September 2024	Best Strata Pty Ltd	21.00	Paid	DE		001471
12/10/2024	Overheads and Disbursements October 2024	Best Strata Pty Ltd	21.00	Paid	DE		001737
17/11/2024	Overheads and Disbursements November 2024	Best Strata Pty Ltd	21.00	Paid	DE		002161
08/12/2024	Overheads and Disbursements December 2024	Best Strata Pty Ltd	21.00	Paid	DE		002442
25/01/2025	Overheads and Disbursements January 2025	Best Strata Pty Ltd	21.00	Paid	DE		003000
15/02/2025	Overheads and Disbursements February 2025	Best Strata Pty Ltd	21.00	Paid	DE		003261
09/03/2025	Overheads and Disbursements March 2025	Best Strata Pty Ltd	21.00	Paid	DE		003555
12/04/2025	Overheads and Disbursements April 2025	Best Strata Pty Ltd	21.00	Paid	DE		003950
17/05/2025	Overheads and Disbursements May 2025	Best Strata Pty Ltd	21.00	Paid	DE		004402
06/06/2025	Overheads and Disbursements June 2025	Best Strata Pty Ltd	21.00	Paid	DE		004692
			\$249.60				

Admin--Auditors--Audit Services 150800

26/10/2024	Audit Fee 30/06/2024	Best Strata Pty Ltd	140.00	Paid	DE	Audit Fee 2024	001895
			\$140.00				

Admin--Auditors--Taxation Services 150900

26/10/2024	Income Tax Preparation 30/06/2024	Best Strata Pty Ltd	165.00	Paid	DE	Tax Ret 2024	001895
			\$165.00				

Admin--Bank Charges 151400

24/07/2024	Bank Fees June 2024	Best Strata Pty Ltd	8.57	Paid	DE	Bank Fee	000746
07/08/2024	Bank Fees July 2024	Best Strata Pty Ltd	4.62	Paid	DE	Bank Fee	000923
21/09/2024	Bank Fees August 2024	Best Strata Pty Ltd	3.08	Paid	DE	Bank Fee	001471
12/10/2024	Bank Fees September 2024	Best Strata Pty Ltd	7.02	Paid	DE	Bank Fee	001737
17/11/2024	Bank Fees October 2024	Best Strata Pty Ltd	3.55	Paid	DE	Bank Fee	002163
08/12/2024	Bank Fees November 2024	Best Strata Pty Ltd	1.53	Paid	DE	Bank Fee	002442
25/01/2025	Bank Fees December 2024	Best Strata Pty Ltd	6.99	Paid	DE	Bank Fee	003000
15/02/2025	Bank Fees January 2025	Best Strata Pty Ltd	2.38	Paid	DE	Bank Fee	003261
09/03/2025	Bank Fees February 2025	Best Strata Pty Ltd	1.91	Paid	DE	Bank Fee	003556
12/04/2025	Bank Fees March 2025	Best Strata Pty Ltd	9.53	Paid	DE	Bank Fee	003950
17/05/2025	Bank Fees April 2025	Best Strata Pty Ltd	2.86	Paid	DE	Bank Fee	004402

Strata Corporation No. 12093 Inc.**1 Carsten Court, Teringie SA 5072**

Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
06/06/2025	Bank Fees May 2025	Best Strata Pty Ltd	2.41	Paid	DE	Bank Fee	004692
			\$54.45				
Admin--Management Fees--Standard 154000							
16/07/2024	Standard Management Fee July 2024	Best Strata Pty Ltd	105.42	Paid	DE		000623
07/08/2024	Standard Management Fee August 2024	Best Strata Pty Ltd	105.42	Paid	DE		000923
21/09/2024	Standard Management Fee September 2024	Best Strata Pty Ltd	111.75	Paid	DE		001471
12/10/2024	Standard Management Fee October 2024	Best Strata Pty Ltd	111.75	Paid	DE		001737
17/11/2024	Standard Management Fee November 2024	Best Strata Pty Ltd	111.75	Paid	DE		002161
08/12/2024	Standard Management Fee December 2024	Best Strata Pty Ltd	111.75	Paid	DE		002442
25/01/2025	Standard Management Fee January 2025	Best Strata Pty Ltd	111.75	Paid	DE		003000
15/02/2025	Standard Management Fee February 2025	Best Strata Pty Ltd	111.75	Paid	DE		003261
09/03/2025	Standard Management Fee March 2025	Best Strata Pty Ltd	111.75	Paid	DE		003555
12/04/2025	Standard Management Fee April 2025	Best Strata Pty Ltd	111.75	Paid	DE		003950
17/05/2025	Standard Management Fee May 2025	Best Strata Pty Ltd	111.75	Paid	DE		004402
06/06/2025	Standard Management Fee June 2025	Best Strata Pty Ltd	111.75	Paid	DE		004692
			\$1,328.34				
Admin--Meeting Expenses 154200							
13/10/2024	Fee for Annual General Meeting 15/08/2024	Best Strata Pty Ltd	132.00	Paid	DE	Meet-007176	001737
			\$132.00				
Insurance--Premiums 159100							
11/09/2024	Insurance SCI 31/08/2024 to 31/08/2025	Surewise Insurance Brokers	5,038.90	Paid	DE	7109335	001368
			\$5,038.90				
Maint Grounds--Lawns & Gardening 178400							
25/09/2024	Gardening 16/9/24	Active Grounds And Gardens	275.00	Paid	DE	INV-7197	001497
10/12/2024	Gardening 06/12/2024	Active Grounds And Gardens	275.00	Paid	DE	INV-7625	002448
12/03/2025	Gardening 06/03/2025	Active Grounds And Gardens	275.00	Paid	DE	INV-8128	003562
24/06/2025	Gardening 06/06/2025	Active Grounds And Gardens	275.00	Paid	DE	INV-8507	004885
			\$1,100.00				
Utility--Electricity 190200							
04/09/2024	Power usage 29/5/24-28/08/2024	Origin Energy Electricity Ltd	23.76	Paid	BPAY	50000528124 5030	
03/12/2024	Electricity Usage 29/08/2024 - 26/11/2024	Origin Energy Electricity Ltd	17.46	Paid	BPAY	50000528124 9300	
12/03/2025	Electricity Usage 27/11/2024 - 04/03/2025	Origin Energy Electricity Ltd	24.46	Paid	BPAY	50000528124 14330	
11/06/2025	Electricity Usage 05/03/2025 - 03/06/2025	Origin Energy Electricity Ltd	20.33	Paid	BPAY	50000528124 22070	
			\$86.01				
Total expenses			\$8,294.30				

Where an invoice status is Paid and no payment number is displayed the payment has been made outside of the reporting period.

RESOLUTIONS

STRATA CORPORATION NO. 12093 INC.
at 1 Carsten Court, TERINGIE SA 5072

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

Date of Meeting	Details
16.03.1993	<u>Fencing & Roller Doors</u> All roller doors on carports must be colorbond dark green. <u>Brush Fencing</u> Mr Medina (Unit 2?) agreed to cover colorbond fencing which he had erected from the carport with brush fencing. <u>Security Doors & Window Shutters</u> To be the same colour as the front and back windows i.e. cream. <u>Dog - Unit 6</u> Ratified that the owner of Unit 6 can keep her dog in her unit. <u>TV Aerials</u> Ratified that TV aerials as erected be approved. <u>Oil Spills</u> Residents must clean up oil spills and place a tray under the car to catch oil drips.
21.08.1997	<u>Front Garden Areas of Units and Common Property</u> Although the front garden beds form part of the unit subsidiaries and are normally the responsibility of the owner, as the garden beds are uniform in design the Corporation will pay the costs in replenishing the bark chips to the front garden areas of each unit and the common property. <u>Garden Shed - Unit 5</u> Each unit may install a garden shed within their unit subsidiary of approximate dimensions 7'6" x 5' x 6' height.
20.08.1998	<u>Smoke Alarm Legislation</u> Self-contained smoke alarms which comply with the Australian Standard must be in place in all residences by 1st January 2000. Any transfer of property after 1.2.98 requires the Purchaser within six months of settlement to install a hard-wired smoke detector powered through mains electricity. Penalty for non-compliance by Purchaser - \$750.00.
24.08.2000	<u>Unit 5- Air Conditioning</u> Retrospective approval was given to the owner of Unit 5 for the installation of Split System air conditioning unit. <u>Unit 6-Shed</u> Retrospective approval was given to the owner of unit 6 to install a colourbond garden shed in Caulfield Green.
23.08.2001	<u>Unit 6- Air Conditioning</u> Retrospective approval was given to the owner of Unit 6 for the installation of a ducted air conditioning unit.

	<u>Unit 2-Air Conditioning</u> Approval granted for installation of ducted air conditioning to unit 2.
16.07.2008	<u>Legal Recoveries</u> 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. <u>Legal Action for Breach of the Articles (Schedule 3) of the Strata Titles Act 1988</u> 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.
17.07.2009	<u>Hot Water Unit Installations</u> That individual unit owners may install gas or electric hot water heaters externally on the condition they don't block access around the building and install solar collectors on the roof on the condition that 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. <u>Digital Television Reception (not including Foxtel installation)</u> That individual unit owners may install external mounted digital TV antennas to receive a digital service on the condition they are not located on the front of the building.
12.07.2012	<u>Interest Applied on Overdue Levies</u> 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. <u>Solar Panels</u> All unit owners be granted approval to install solar panels on their respective unit. The solar panels must be installed in a professional manner and all costs involved including the installation, maintenance and or repairs of the solar panels are to be the responsibility of the respective unit owner. <u>Air Conditioners — Retrospective & Future Approval — non obtrusive area</u> That all unit owners be granted approval to install an air conditioner on the condition that the external condenser is placed in a non obtrusive located. The air conditioner must be installed in a professional manner and all costs involved including the installation, maintenance and or repairs of the air conditioners are to be the responsibility of the respective unit owner. <u>Chimneys For Heaters On Roof — Retrospective & Future Approval</u> That all unit owners be granted approval to install chimneys to their respective unit. The chimneys must be installed in a professional manner and all costs involved including the installation, maintenance and or repairs of the chimneys are to be the responsibility of the respective unit owner.

	<u>Current & Planned Pergola/Verandah Additions to Properties Retrospective & Future Approval</u> That all unit owners be granted approval to erect a pergola/verandah to their respective unit on the condition that they seek and receive any council approvals that may be required and the colours of the pergola/verandas match the current colour scheme of the Corporation. The pergola/verandah must be installed in a professional manner and all costs involved including the installation, maintenance and or repairs of the pergola/verandahs are to be the responsibility of the respective unit owner. <u>Carport Roller Doors — Retrospective & Future Approval</u> That the all unit owners be granted approval to enclose carports and install roller doors on the condition that the colour of the roller doors match the current colour scheme of the Corporation. The enclosure of the carports as well as the roller doors must be installed in a professional manner and all costs involved including the installation, maintenance and or repairs of the enclosed carports and roller doors are to be the responsibility of the respective unit owner. <u>Carport — Retrospective & Future Approval</u> That all unit owners be granted approval to erect a carport within their respective unit subsidiary on the condition that the colour of the carport is to match the current colour scheme of the Corporation. The carports must be installed in a professional manner and all costs involved including the installation, maintenance and or repairs of the carports are to be the responsibility of the respective unit owner. <u>Security Doors — Retrospective & Future Approval</u> That all unit owners be granted approval to install security screen doors to their respective unit on the conditional that the colour of the security screen door matches the current colour scheme of the Corporation. The security screen doors must be installed in a professional manner and all costsinvolved including the installation, maintenance and or repairs of the security screen doors are to be the responsibility of the respective unit owner. <u>Security Window Screens — Retrospective & Future Approval</u> That all unit owners be granted approval to install security window screens and or security blinds to their respective unit on the condition that the colours of which match the current colour scheme of the Corporation. The security window screens and or security blinds must be installed in a professional manner and all costs involved including the installation, maintenance and or repairs of the security window screens and or security blinds are to be the responsibility of the respective unit owner. <u>Spot Lights/Security Lights — Retrospective & Future Approval</u> That all unit owners be granted approval to install spot lights/security lights within their respective unit subsidiary. The spot lights/security lights must be installed in a professional manner and all costs involved including the installation, maintenance and or repairs of the spot lights/security lights are to be the responsibility of the respective unit owner. <u>Pet Approval</u> That all unit owners be granted approval to have one small or medium sized dog and/or one cat reside within their respective unit subsidiary.
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Best Strata commenced management 24/06/2014. Information provided on resolutions prior to our management is provided on an “as is” basis and is taken directly from the previous managers records. Best Strata provides no assurances as to the accuracy of this information.

07/08/2014	<u>Policy - Overdue Contributions Interest & Fees</u> It was resolved that if an account remains overdue for 31 days, the unit owner will be required to pay interest to the corporation at the rate of 10% per annum calculated from the due date until payment And that any expenses, costs or disbursements incurred by the strata corporation in recovering any outstanding monies including debt collection agency fees and solicitor's costs shall be recoverable from the unit owner. All agreed. The manager advised that Best Strata will charge an overdue account fee of \$11 to an owner when their account is 31 days overdue and a reminder account is sent. Best Strata will charge a debt recovery transfer fee of \$33 to an owner in the event of their account being transferred to a debt collection agency.
06/08/2015	<u>Steps Adjacent Unit 4</u> It was agreed that the owner of unit 4 could convert the 3 steps in front of the unit into a ramp. All agreed.
04/08/2016	<u>No Resolutions</u>
10/08/2017	<u>No Resolutions</u>
09/08/2018	<u>No Resolutions</u>
08/08/2019	<u>No Resolutions</u>
18/08/2020	<u>No Resolutions</u>
17/08/2021	<u>Window Roller Blinds</u> It was noted that the Owner of Unit 4 had requested that this item is placed on the agenda. It was noted that at the Annual General Meeting held in 2012 blanket approval was granted as follows: Security Window Screens — Retrospective & Future Approval That all unit owners be granted approval to install security window screens and or security blinds to their respective unit on the condition that the colours of which match the current colour scheme of the Corporation. The security window screens and or security blinds must be installed in a professional manner and all costs involved including the installation, maintenance and or repairs of the security window screens and or security blinds are to be the responsibility of the respective unit owner. It was reiterated that the installation, maintenance, repairs and replacement of these is the responsibility of the relevant Owner. <u>Unit 2 – Paving</u> The Owner of Unit 2 advised that while permission had been granted at the Annual General Meeting held in 2020, for paving to be done in the front of the unit this had not yet been undertaken. The Owner noted that this alteration would still be pursued in the future. <u>Unit 1 – Permission to install an outdoor blind on the patio and to install as mezzanine sheet within the ceiling cavity for storage.</u> The Owner of Unit 2 queried what the process would be to obtain permission for the installation of an outdoor blind on the front patio and of a mezzanine sheet within the ceiling cavity for

	storage. The Body Corporate Manager advised the meeting that an alteration to the exterior would require a Special Resolution. A Special Resolution can only be obtained at a properly convened meeting at which the required 14 days' notice has been given to all owners, and no more than 25% of the Owners vote against this proposal. The full details of the proposal would need to be given to all Owners. Further in regards to the mezzanine sheet within the ceiling cavity an Engineers report would be required to confirm that the structure can hold such an installation and the amount of items that could be stored in the ceiling cavity. It would be likely that approval for this installation would be conditional that any damage to the roof or structure, as a result of this installation, would be the responsibility of the relevant Owner and not the Corporation. The Engineer would be required to sign off on the alteration once it is completed. Approval for this would also require a Special Resolution. It was noted that the process of the Special Resolution and the meeting was a safe guard to all Owners. After discussion it was agreed that the above two resolutions would be placed on the agenda for the Annual General Meeting in 2022, however the Owner must provide the Manager with the specifications for these alterations, together with the Engineers report, at least 8 weeks prior to the Meeting. If this information is not received then these items will not be placed on the agenda for the Annual General Meeting of 2022.
01/09/2022	<u>Special Resolution - Unit 4 - Key Safe</u> A Special Resolution is being sought retrospectively to grant permission to the Owner of unit 4 to install a key safe on the front of the building next to the front door for access by emergency services if required. (Owners granted permission by email due to this being an emergency situation). All approved. <u>Special Resolution to amend by laws as per attached proposal from Owner of Unit 1</u> A Special Resolution is proposed by the Owner of Unit 1 to amend the By-Laws for the Corporation as per the detailed attachment. It was noted that the Corporation can invoke a decision for the costs to be recuperated from the relevant Owner as per Part 3, Division 2 (27)(6) which states: If the strata corporation carries out work that wholly or substantially benefits a particular unit or group of units, the corporation may, subject to any agreement to the contrary, recover the cost of that work as a debt from the unit holder or unit holders of the unit or units. A vote was taken and the resolution passed with all Owners present accepting it with the following alterations: 1) The exclusion of item 5 under common property which included the roof gutter, ceiling and posts of carports of units 4 and 5 and to make this the responsibility of the 2 relevant Owners. Reasoning being in terms of the above legislation. 2) The removal of the gutter cleaning as an item to be undertaken by the Corporation as it was noted that some of the Owners wanted to have this undertaken on their own. It was agreed that the resolution will be amended and send to all Owners for confirmation that they accept this prior to it being lodged as part of the registered by-laws. It was agreed that this would come into effect immediately with the exception of the wood rot and the painting of these areas which was outstanding from the project recently undertaken. It was noted that there may be a cost to lodge the amendment in the Deeds Office of approximately \$1,200. The Owner present agreed to accept these costs associated to have the by-laws registered in the Lands Title Office.

	<u>Special Resolution - Unit 3 Installation of 2 wide driven roof ventilators</u> A Special Resolution is being sought to grant permission to install 2 x WindMaster ventilation to match existing roof colour - "Mill", see details at CSR / Bradford web page https://www.bradfordventilation.com.au/home-ventilation/roof-space/windmaster/specifications and brochure at https://www.bradfordventilation.com.au/-/media/edmonds/files/windmaster-flyer.pdf This proposal was approved by all Owners present and therefore the required Special Resolution passed. <u>Special Resolution - Unit 3 ramp</u> A Special Resolution is being sought by the Owner of Unit 3 to convert the 3 rock steps leading to the front door of Unit 3 into a ramp. This proposal was approved by all Owners present and therefore the required Special Resolution passed. <u>Unit 3 - Garden Shed</u> The Owner of Unit 3 is installing a garden shed within unit subsidiary of approximate dimensions 7'6" x 5' x 6' height. As per resolution obtained at meeting 21 August 1997 <u>Unit 3 - Solar Power:</u> The Owner of Unit 3 will be installing solar panels on her roof as per the Resolution passed in 2012 <u>Unit 3 - Heater with Chimney</u> The Owner of Unit 3 is installing a heater with chimney as per the resolution passed in 2012. <u>Unit 3- Security Spot Lights</u> The Owner of Unit 3 is installing spot lights/security lights within her yard subsidiary as per the resolution of 2012. <u>Unit 3- Small Dog</u> The Owner of Unit 3 will be obtaining one small or medium sized dog or cat as per approval granted in 2012 <u>Unit 5 Pergola</u> It was noted that the owner of Unit 5 has erected a small pergola on the eastern side of the unit as per the resolutions taken in 2012. <u>Replace existing pergola Unit 3</u> The Owner of Unit 3 will be replacing the pergola as per the resolution of 12 July 2012 stating that all unit owners be granted approval to erect a pergola/verandah to their respective unit on the condition that they seek and receive any council approvals that may be required and the colours of the pergola/verandas match the current colour scheme of the Corporation.
25/01/2023	<u>Special Resolution to Amend the Articles of the Corporation</u> A Special Resolution is being sought to amend the Articles of the Corporation as follows: 1 (1) A unit holder must— (a) at all times maintain the unit in a state of good repair, including any external structures located within the unit and all Unit Subsidiaries as defined on the Strata Plan; (b) carry out such maintenance and repair at the cost in all things of the unit holder;

	(c) carry out, at the cost in all things of the unit holder, any work ordered by a council or other public authority in respect of the unit; and (d) carry out, at the cost in all things of the unit holder, any work required by the Strata Corporation in respect of the unit. And (13) A unit holder must at all times keep the painted parts of the external facades of a unit, including walls, doors, eaves, gutters and fascias, and any other external structure that forms part of a unit clean and must repaint all and any such parts when required for the benefit of all unit holders. The votes were taken and the following was noted: Lot 1 – In Favour Lot 3 – In Favour Lot 4 – In Favour Lot 5 – In Favour In view of the above it was noted that the Special Resolution was obtained and the amendment to the Articles for the Corporation will proceed. It was noted that Owners had agreed to use the services of Adcocks Conveyancing to lodge the amended Articles in the Lands Titles Office. The Presiding Officer will sign all necessary documents for the lodgment to take place.
17/08/2023	No Resolutions
15/08/2024	No Resolutions
14/08/2025	<u>Gates</u> It was noted that individual Owners had paid for repairs to their side gates and it was agreed that all hinges, locks, repairs and replacement of the side gates of each unit are the responsibility of the individual Owner.

RENEWAL TRANSFER TAX INVOICE

STRATA CORPORATION NO 12093 INC
C/- BEST STRATA
PO BOX 229
FULLARTON SA 5063

Date: 13/08/2025
Invoice Number: 7178486
Account Manager: StrataBest

Thank you for using our services to arrange this insurance cover. Brief details of cover arranged on your behalf are given below. You should refer to the policy documents issued by the insurer for complete policy terms and conditions.

Please read carefully the important notices attached regarding your duty of disclosure. Do not hesitate to contact us with any questions you may have.

Type of Policy	STRATA Strata Insurance	Premium	
Insured	Strata Corporation No. 12093 Inc	Base Premium	\$3,606.47
Policy Description	Strata - 1 Carsten Crt, Teringie 5072	F & E Service Levy	\$0.00
Policy Number	TBA	Stamp Duty	\$436.38
Period of Insurance	31/08/2025 to 31/08/2026	Underwriter Fee	\$150.00
Effective Date	31/08/2025	Broker Fee	\$80.00
Insurer	FLEX INSURANCE	GST	\$383.65
Invoice Total			\$4,656.50

Total Commission earned is \$721.29, shared as \$360.65 to Best Strata, \$360.64 to Surewise

Payment Options**DEFT Reference Number
407221271784860**

Pay by credit card or registered bank account at www.deft.com.au.
Payments by credit card may attract a surcharge.

**Newmarket Grandwest Pty Ltd t/as Surewise**

Name: Strata Corporation No. 12093 Inc
Client ID: 7443
Invoice No: 7178486



*498 407221 271784860



Account Name: Newmarket Grandwest IB Trust
BSB: 185300
Account Number: 305626913
Payment Reference: 7178486

Pay in-store at Australia Post by cheque or EFTPOS. Please do not post cheques to us as we cannot accept them, the only way to pay via cheque is at the Post Office.



Billers Code: 20362
Ref: 407221271784860

Balance Due: \$4,656.50

Contact your participating financial institution to make BPAY payments using the biller code and reference number as detailed above.

Notes:**Residential Strata Insurance Plan**

Policy Wording	FLEX INSURANCE RESIDENTIAL STRATA INSURANCE PLAN
Period of Insurance	31/08/2025 to 31/08/2026 at 4:00pm
The Insured	STRATA CORPORATION NO. 12096 INC.
Situation	1 CARSTEN COURT, TERINGIE SA 5072

Cover Selected**Sum Insured**

Section 1	Insured Property	
	Building	\$2,688,000
	Common Area Contents	\$26,880
	Loss of Rent & Temporary Accommodation (total payable)	\$403,200
Section 2	Liability to Others	\$30,000,000
Section 3	Voluntary Workers	
	Death	\$200,000
	Total Disablement	\$2,000 per week
Section 4	Fidelity Guarantee	\$100,000
Section 5	Office Bearers' Legal Liability	\$250,000
Section 6	Machinery Breakdown	Not Selected
Section 7	Catastrophe Insurance	
	Sum Insured	\$806,400
	Extended Cover - Loss of Rent & Temporary Accommodation	\$120,960
	Escalation in Cost of Temporary Accommodation	\$40,320
	Cost of Removal, Storage and Evacuation	\$40,320
Section 8	Government Audit Costs and Legal Expenses	
	Government Audit Costs	\$25,000
	Appeal Expenses – common property health & safety breaches	\$100,000
	Legal Defence Expenses	\$50,000
Section 9	Lot Owners' Fixtures and Improvements (per lot)	\$250,000

Flood Cover is included.**The Table of Benefits Section 3 Voluntary Workers is replaced by**

insured event	Benefit
1 Death	\$200,000
2 Total and irrecoverable loss of all sight in both eyes	\$200,000
3 Total and permanent loss of the use of both hands or of use of both feet or the use of one hand and one foot	\$200,000

Newmarket Grandwest Pty Ltd t/as Surewise

A.F.S. 296193
A.B.N. 42 072 168 588

4 Total and permanent loss of the use of one hand or of the use of one foot	\$100,000
5 Total and irrecoverable loss of all sight in one eye	\$100,000
6 a Total Disablement from engaging in or attending to usual profession, business or occupation - in respect of each week of Total Disablement:	
i a weekly benefit of or if higher	\$1,000
ii the amount of Your average weekly wage, salary or other remuneration earned from Your personal exertion - up to a maximum per week of	\$2,000
b Partial Disablement from engaging in or attending to usual profession, business or occupation - in respect of each week of Partial Disablement:	
i a weekly benefit of or if higher	\$500
ii the amount by which Your average weekly wage, salary or other remuneration earned from Your personal exertion is reduced - up to a maximum per week of	\$1,000
7 The reasonable and necessary cost of hiring or employing domestic assistance following certification by a qualified medical practitioner that a Voluntary Worker is totally disabled from performing his/her usual profession, business, occupation or usual household activities - in respect of each week of disablement a weekly benefit not exceeding	\$500
8 The reasonable cost of travel expenses necessarily incurred at the time of, or subsequent to, the sustaining of bodily injury and not otherwise recoverable from any other source – a benefit not exceeding	\$2,000

Other than as set out above, the terms, conditions, exclusions and limitations contained in Your Policy remain unaltered.

Flex+ Optional Benefits

Increased exploratory costs, replacement of defective parts	Selected
Extended Temporary Accommodation and Loss of Rent	Selected
Fusion	Selected
Floating floors	Selected
Fallen Trees	Selected
Landscaping	Selected
Fire extinguishing	Selected
Personal Property of Others	Selected
Removal, storage costs	Selected
Temporary Accommodation/Rent/contributions/storage	Selected
Emergency accommodation	Selected
Arson reward	Selected
Electricity, gas, water and similar charges - excess costs	Selected
Keys, lock replacement	Selected
Electricity, Gas, Water and Similar Charges – unauthorised use	Selected
Funeral Expenses	Selected
Modifications	Selected
Money	Selected
Mortgage Discharge	Selected
Pets, Security Dogs	Selected

Newmarket Grandwest Pty Ltd t/as SurewiseA.F.S. 296193
A.B.N. 42 072 168 588

Removal of Squatters	Selected
Court appearance	Selected

Excesses		Amount
Section 1	Insured Property	\$1,000
Section 2	Liability to Others	\$1,000
Section 4	Fidelity Guarantee	\$500
Section 5	Officer Bearers' Legal Liability	\$1,000

Other excesses payable are shown in the Policy Wording.

Excesses – explanatory notes**Earthquake Excess**

For earthquake or seismological disturbance, where loss or Damage occurs during any one period of 72 consecutive hours, the Excess is \$500, or the Excess amount shown in the Policy Schedule, whichever is greater.

Unoccupancy Excess

An Excess of \$2,500 will apply to Section 1 claims if 50% or more of the available Lots/Units are unoccupied at the time of loss.

Other Excesses

Whenever an Excess is shown in the Schedule, You have to pay or contribute the stated amount for each loss arising out of or consequent upon that Event.

For example, a different Excess may apply for a specific Event such as water damage, Flood, Storm or another type of Event.

Payment of any Excess shown in this Policy or in the Schedule for each claim made may be requested from You when the claim is lodged, or may be deducted from Our payment if Your claim is accepted.

UNDERWRITING INFORMATION DECLARED BY INSURED:

Building:	External walls:	Brick
	Floors:	Concrete
	Roof:	Colourbond

Year Built:	1992
No. Units:	6
No. Storeys:	1
Heritage Listed:	No
Fully Occupied:	Yes - Residential Only

Are there any:	Playgrounds	- no
	Water Features	- no
	Jetties/Wharfs	- no
	Gymnasiums	- no
	Lifts	- no
	Pools	- no

Binder Arrangement - The contract of insurance is arranged by CHUISAVER Underwriting Agency Pty Ltd (ABN 85 613 645 239, AFSL 491113) trading as Flex Insurance ('Flex') acting under a binding authority as agent for the Insurer – 100% Certain Underwriters at Lloyd's led by Managing Agent AXIS, Syndicate 1686, under Binder Agreement No (UMR) B123024FLE1451.

Confirmation of Cover

The cover provided by this new business quote and/or endorsement quote for this contract of insurance is not confirmed until FLEX has provided confirmation in writing and may be subject to change due to additional material information being made

Newmarket Grandwest Pty Ltd t/as Surewise

A.F.S. 296193
A.B.N. 42 072 168 588

available. From time to time, our capital provider may also impose embargoes due to climatic events which prevent FLEX from providing cover during a period of time. Cover is subject to the policy terms, conditions, limitations and exclusions. Please refer to your policy document and PDS AX 0001 0724.

IMPORTANT NOTICES & INFORMATION

We have prepared this document to assist you to understand important issues relating to your insurances. Please contact your Account Manager if you have any questions or require further advice/assistance.

ESSENTIAL READING OF POLICY WORDING

The policy wordings for your insurances are essential reading to understand what is protected by each policy. Read them carefully as soon as possible and contact us if you have any concerns about the extent of your cover.

DUTY OF DISCLOSURE

Before you enter into an insurance contract with an insurer, you have a duty under the Insurance Contracts Act 1984 to disclose information to the insurer. The Duty of Disclosure applies until the insurer agrees to insure you or renew your insurance. The Duty of Disclosure also applies before you extend, vary or reinstate your insurance.

If you are applying for or renewing insurance in relation to your motor vehicle, home building and/or contents, residential strata, travel, personal accident or sickness and/or consumer credit products, you must answer the specific questions asked by the insurer truthfully and accurately. In answering those questions, you must tell the insurer all information that's known to you and that a reasonable person would be expected to provide in answer to the questions.

At renewal, the insurer may ask you to advise any changes to something you have previously disclosed, or may give you a copy of the information you previously disclosed and ask you to advise the insurer if there has been a change. If you do not tell the insurer about a change, you will be taken to have told the insurer there is no change.

If you are applying for or renewing any other insurance, you must tell the insurer all information that is known to you that a reasonable person could be expected to know or that is relevant to the insurer's decision to insure you and on what terms. You do not need to tell the insurer anything:

- that reduces the risk it insures you for;
- is common knowledge;
- that the insurer knows or should know; or
- which the insurer waived your duty to tell it about.

NON-DISCLOSURE

If you fail to comply with your Duty of Disclosure, the insurer may cancel your contract or reduce the amount it will pay you if you make a claim, or both. If your failure to comply with the Duty of Disclosure is fraudulent, the insurer may refuse to pay a claim and treat the contract as if it never existed. If you are in doubt about whether or not a particular matter should be disclosed, please contact your broker.

PEOPLE YOU REPRESENT

You must make sure you explain the Duty of Disclosure to any person you represent when we arrange any insurance cover for you. Alternatively, you may ask any person you represent to contact us and we will explain their Duty of Disclosure to them directly.

DUTY OF GOOD FAITH

Both parties to an insurance contract, the insurer and the insured, must act towards each other with the utmost good faith. If you fail to do so, the insurer can cancel your insurance. If the insurer fails to do so, you may be able to sue the insurer.

UNDER-INSURANCE

Reviewing the sums insured and declared values in your policies on a regular basis and at each renewal will help you to ensure that you have maximum protection under your policies.

Consider whether you require cover for replacement on a 'new for old' basis and other costs such as removal of debris. The value of the property/assets insured may need to be updated if you change locations, renovate or expand your premises, or purchase new property/assets.

If you don't check these values and advise us of changes you require, you could be underinsured as the insurer may apply an Average or Co-insurance clause.

AVERAGE OR CO-INSURANCE

Some policies contain an Average or Co-insurance clause. This means that if you insure for less than the full value of the property, your claim may be reduced in proportion to the amount of the under-insurance.

Some business interruption policies contain an Average/Co-Insurance clause which has a different application. Check your policy and contact us with any questions

CONTRACTS AND LEASES YOU SIGN

If you sign a contract with an indemnity, "hold harmless" or release, it can invalidate your insurance – unless you obtain the Insurer's consent in advance.

These clauses are often found in leases and other contracts you sign from time to time relating to your business. Do not sign a contract or lease without contacting us and/or taking legal advice as to whether the contract terms will prejudice your policy.

LEASING, HIRING AND BORROWING PROPERTY

When you lease, hire or borrow property, make sure that the contract clearly identifies who is responsible for insuring the property.

Industrial Special Risks policies automatically cover property which you are responsible to insure, subject to the policy excess. Public liability insurance may assist you meet claims relating to property damage to property which you lease or hire. A sub-limit usually applies to the amount you can claim for damage to property in your care, custody or control.

ADDITIONAL INSURED AND NOTING INTERESTS

If a person is to be named on your policy or insured as a co-insured or joint insured, notify us immediately so we can request this in advance from the insurer. Your property and liability policies will not provide automatic cover for the insurable interest of other parties (e.g., mortgagees, lessors).

Check with us whether the insurer will include someone else as an insured or note their interests before you agree to this in a contract or lease. We cannot guarantee that an insurer will agree to include someone as an insured under your policy or to note their interests on your policy.

CLAIMS OCCURRING POLICIES

Most of your policies do not provide indemnity in respect of events that occurred before the insurance commenced. They cover events that occur during the policy period.

CLAIMS MADE POLICIES

Some policies (e.g. professional indemnity insurance) provide cover on a "claims made" basis. This means that claims first advised to you (or made against you) and reported to your insurer during the policy period are insured under that policy, irrespective of when the incident causing the claim occurred (unless there is a date beyond which the policy does not cover – this is called a "retroactive date"). If you become aware of circumstances which could give rise to a claim, notify the insurer during the policy period.

Report all incidents that may give rise to a claim against you to the insurers immediately after they come to your attention and before the policy expires.

INSURER SOLVENCY

We do not warrant or guarantee the current or ongoing solvency or financial viability of the insurer because we have no control over the insurer's performance and this can be affected by many complex commercial and economic factors.

UNAUTHORISED FOREIGN INSURERS

In limited cases, we may recommend that you insure with an unauthorised foreign insurer. An unauthorised foreign insurer is an insurer that is not authorised under the Insurance Act 1973 (**Act**) to conduct insurance business in Australia and is not subject to the system of financial supervision of general insurers in Australia that is monitored by the Australian Prudential Regulation Authority.

If the insurer becomes insolvent, you will not be protected by the Federal Government's Financial Claims Scheme provided under Part VC of that Act.

BUDGET											
STRATA CORPORATION NO. 12093 INC.											
1 CARSTEN COURT, TERINGIE											
Year Ending 30 Jun 2024											
RECEIPTS & PAYMENTS	Administration Fund					Sinking Fund					TOTAL
	Q1	Q2	Q3	Q4	Total	Q1	Q2	Q3	Q4	Total	Total
	Jul-Sep	Oct-Dec	Jan-Mar	Apr-Jun		Jul-Sep	Oct-Dec	Jan-Mar	Apr-Jun		
RECEIPTS											
Admin Or Sinking Fund Levy	1,838	2,100	2,100	2,100	8,138	600	300	300	300	1,500	9,638
Special Levy					0					0	0
Levy Arrears					0					0	0
Levy Advances	(2,629)				(2,629)					0	(2,629)
Interest Received					0					0	0
Total Receipts	(792)	2,100	2,100	2,100	5,509	600	300	300	300	1,500	7,009
PAYMENTS											
Administration											
Audit		140			140						140
Bank Charges	15	15	15	15	60						60
Disbursements and Overheads	59	59	59	59	238						238
Meeting Fees	165				165						165
Management Fees	316	316	316	316	1,265						1,265
Insurance											
Insurance Premium	3,826				3,826						3,826
Insurance Valuation	330				330						330
Services											
Grounds Maintenance	275	275	275	275	1,100						1,100
Gutter Cleaning											
Pest Control											
Trades Monitor Compliance		66			66						66
Tax											
Income Tax Return Preparation				165	165						165
Income Tax Payment / Refund											
Utilities											
Electricity Charges	125	125	125	125	500						500
Water Charges											
Repairs And Maintenance											
Building Maintenance (prov)	63	63	63	63	250						250
Plumbing Maintenance (prov)	75	75	75	75	300						300
Future Works											
Fencing											
Gutter Repairs/Replacement											
Bitumen/Concreting											
Painting											
Total Payments	5,249	1,134	928	1,093	8,404	0	0	0	0	0	8,404
Surplus (Deficit)	(6,041)	966	1,172	1,007	(2,896)	600	300	300	300	1,500	(1,396)
CASH FLOW SUMMARY											
Opening Balance	2,187	(3,853)	(2,887)	(1,715)	2,187	3,910	4,510	4,810	5,110	3,910	6,097
Receipts	(792)	2,100	2,100	2,100	5,509	600	300	300	300	1,500	7,009
Payments	5,249	1,134	928	1,093	8,404	0	0	0	0	0	8,404
Transfer between funds					0	0	0	0	0	0	
Closing Balance	(3,853)	(2,887)	(1,715)	(708)	(708)	4,510	4,810	5,110	5,410	5,410	4,701

Note. Special Levy will need to be raised if any major maintenance works are agreed on.

BUDGET

STRATA CORPORATION NO. 12093 INC.
1 CARSTEN COURT, TERINGIE
Year Ending 30 Jun 2024

LEVY CALCULATION

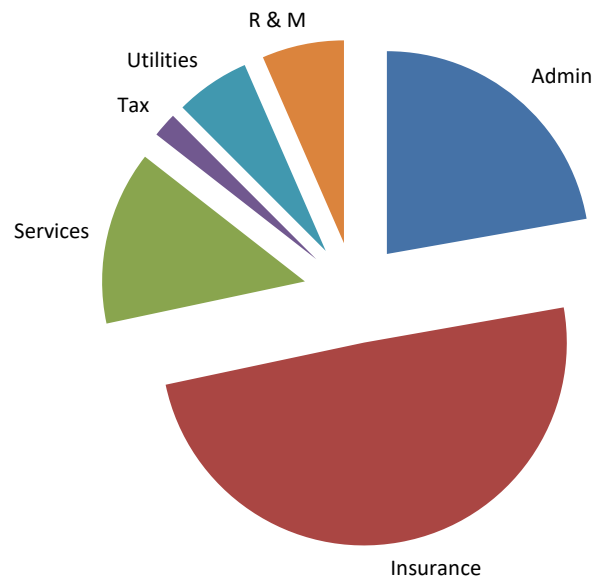
Total Unit Entitlement 10,000
Mode of Division EQUAL
Number of Units 6

	<u>Current</u>		<u>Proposed</u>		<u>One-off</u>
	Admin	Sinking	Admin	Sinking	Special
Annual Levy	7,350	2,400	8,400	1,200	20

Quarterly Levy By Lot

Lot	Unit	Entitlement	<u>Current</u>		<u>Proposed</u>		<u>One-off</u>
			Admin	Sinking	Admin	Sinking	Special
001	1	1570	306.25	100.00	350.00	50.00	-
002	2	1555	306.25	100.00	350.00	50.00	-
003	3	1680	306.25	100.00	350.00	50.00	-
004	4	1675	306.25	100.00	350.00	50.00	-
005	5	1680	306.25	100.00	350.00	50.00	-
006	6	1840	306.25	100.00	350.00	50.00	-
		10000	1,837.50	600.00	2,100.00	300.00	-

CORPORATION EXPENSES



Strata Corporation No. 12093 Inc.
6 lots located at 1 Carsten Court, Teringie SA 5072
Proposed Budget from 01/07/2024 to 30/06/2025

For consideration at the Annual General Meeting to be held 15/08/2024

Admin	Jul-Sep	Oct-Dec	Jan-Mar	Apr-Jun	Total
Opening Cash Balance	\$ 3,218				
Plus Arrears	\$ -				
Less Advances	-\$ 2,340				
Adjusted Opening Balance	\$ 878	-\$ 2,002	-\$ 732	\$ 844	\$ 878
Administration Levy	\$ 2,340	\$ 2,340	\$ 2,340	\$ 2,340	\$ 9,360
Special Administration Levy	\$ 1,200	\$ -	\$ -	\$ -	\$ 1,200
Net Expenses	\$ 6,421	\$ 1,069	\$ 764	\$ 830	\$ 9,085
Transfers between funds	\$ -	\$ -	\$ -	\$ -	\$ -
Closing Admin Balance	-\$ 2,002	-\$ 732	\$ 844	\$ 2,353	\$ 2,353

Sinking	Jul-Sep	Oct-Dec	Jan-Mar	Apr-Jun	Total
Opening Cash Balance	\$ 2,210				
Plus Arrears	\$ -				
Less Advances	-\$ 300				
Adjusted Opening Balance	\$ 1,910	\$ 2,210	\$ 2,510	\$ 2,810	\$ 1,910
Sinking Fund Levy	\$ 300	\$ 300	\$ 300	\$ 300	\$ 1,200
Special Sinking Fund Levy	\$ -	\$ -	\$ -	\$ -	\$ -
Net Expenses	\$ -	\$ -	\$ -	\$ -	\$ -
Transfers between funds	\$ -	\$ -	\$ -	\$ -	\$ -
Closing Sinking Balance	\$ 2,210	\$ 2,510	\$ 2,810	\$ 3,110	\$ 3,110

Combined Closing Balance	\$ 207	\$ 1,778	\$ 3,654	\$ 5,463	\$ 5,463
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Net Expenses	Qrt 1	Qrt 2	Qrt 3	Qrt 4	Total
Interest--Bank	-\$ 39	-\$ 39	-\$ 39	-\$ 39	-\$ 155
Admin--Auditors--Audit Services	\$ -	\$ 140	\$ -	\$ -	\$ 140
Admin--Auditors--Taxation Services	\$ -	\$ 165	\$ -	\$ -	\$ 165
Admin--Bank Charges	\$ 15	\$ 15	\$ 15	\$ 15	\$ 60
Admin--Agent Disbursements	\$ 63	\$ 63	\$ 63	\$ 63	\$ 252
Admin--Management Fees--Standard	\$ 335	\$ 335	\$ 335	\$ 335	\$ 1,341
Admin--Meeting Expenses	\$ 132	\$ -	\$ -	\$ -	\$ 132
Admin--Registration/License/Permit Fees	\$ -	\$ -	\$ -	\$ 66	\$ 66
Insurance--Premiums	\$ 5,524	\$ -	\$ -	\$ -	\$ 5,524
Insurance--Valuation	\$ -	\$ -	\$ -	\$ -	\$ -
Maint Bldg--Gutters & Downpipes	\$ -	\$ -	\$ -	\$ -	\$ -
Maint Bldg--Pest/Vermin Control	\$ -	\$ -	\$ -	\$ -	\$ -
Maint Bldg--Signs & Notice Boards	\$ -	\$ -	\$ -	\$ -	\$ -
Maint Grounds--Lawns & Gardening	\$ 275	\$ 275	\$ 275	\$ 275	\$ 1,100
Utility--Electricity	\$ 115	\$ 115	\$ 115	\$ 115	\$ 460
Admin--Transfer to Admin Fund	\$ -	\$ -	\$ -	\$ -	\$ -

Strata Corporation No. 12093 Inc.
6 lots located at 1 Carsten Court, Teringie SA 5072
Proposed Levies from 01/10/2024

For consideration at the Annual General Meeting to be held 15/08/2024

	Current		Proposed - Standard		Proposed -Special	
	Current Admin Std	Current Sinking Std	Proposed Admin Std	Proposed Sinking Std	Proposed Admin Special	Proposed Sinking Special
Annual levy amount	\$ 9,360	\$ 1,200	\$ 9,360	\$ 1,200	\$ -	\$ -
Quarterly levy amount	\$ 2,340	\$ 300	\$ 2,340	\$ 300		

Quarterly levy amount by Lot

Lot	Unit	Lot Ent.	Levy Ent.	Current Admin Std	Current Sinking Std	Proposed Admin Std	Proposed Sinking Std	Proposed Admin Special	Proposed Sinking Special
1	1	1570	1	\$ 390.00	\$ 50.00	\$ 390.00	\$ 50.00	\$ -	\$ -
2	2	1555	1	\$ 390.00	\$ 50.00	\$ 390.00	\$ 50.00	\$ -	\$ -
3	3	1680	1	\$ 390.00	\$ 50.00	\$ 390.00	\$ 50.00	\$ -	\$ -
4	4	1675	1	\$ 390.00	\$ 50.00	\$ 390.00	\$ 50.00	\$ -	\$ -
5	5	1680	1	\$ 390.00	\$ 50.00	\$ 390.00	\$ 50.00	\$ -	\$ -
6	6	1840	1	\$ 390.00	\$ 50.00	\$ 390.00	\$ 50.00	\$ -	\$ -

Strata Corporation No. 12093 Inc.
6 lots located at 1 Carsten Court, Teringie SA 5072
Proposed Budget from 01/07/2025 to 30/06/2026

For consideration at the Annual General Meeting to be held 14/08/2025

Admin	Jul-Sep	Oct-Dec	Jan-Mar	Apr-Jun	Total
Opening Cash Balance	\$ 9,545				
Plus Arrears	\$ 183				
Less Advances	-\$ 1,760				
Adjusted Opening Balance	\$ 7,968	\$ 3,832	\$ 5,317	\$ 7,108	\$ 7,968
Administration Levy	\$ 2,640	\$ 2,640	\$ 2,640	\$ 2,640	\$ 10,560
Special Administration Levy	\$ -	\$ -	\$ -	\$ -	\$ -
Net Expenses	\$ 6,776	\$ 1,154	\$ 849	\$ 849	\$ 9,630
Transfers between funds	\$ -	\$ -	\$ -	\$ -	\$ -
Closing Admin Balance	\$ 3,832	\$ 5,317	\$ 7,108	\$ 8,898	\$ 8,898

Sinking	Jul-Sep	Oct-Dec	Jan-Mar	Apr-Jun	Total
Opening Cash Balance	\$ 3,289				
Plus Arrears	\$ 21				
Less Advances	-\$ 200				
Adjusted Opening Balance	\$ 3,110	\$ 3,410	\$ 3,710	\$ 4,010	\$ 3,110
Sinking Fund Levy	\$ 300	\$ 300	\$ 300	\$ 300	\$ 1,200
Special Sinking Fund Levy	\$ -	\$ -	\$ -	\$ -	\$ -
Net Expenses	\$ -	\$ -	\$ -	\$ -	\$ -
Transfers between funds	\$ -	\$ -	\$ -	\$ -	\$ -
Closing Sinking Balance	\$ 3,410	\$ 3,710	\$ 4,010	\$ 4,310	\$ 4,310

Combined Closing Balance	\$ 7,241	\$ 9,027	\$ 11,118	\$ 13,208	\$ 13,208
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Net Expenses	Qrt 1	Qrt 2	Qrt 3	Qrt 4	Total
Interest--Bank	\$ -	\$ -	\$ -	\$ -	\$ -
Admin--Auditors--Audit Services	\$ -	\$ 140	\$ -	\$ -	\$ 140
Admin--Auditors--Taxation Services	\$ -	\$ 165	\$ -	\$ -	\$ 165
Admin--Bank Charges	\$ 15	\$ 15	\$ 15	\$ 15	\$ 60
Admin--Agent Disbursements	\$ 67	\$ 67	\$ 67	\$ 67	\$ 266
Admin--Management Fees--Standard	\$ 355	\$ 355	\$ 355	\$ 355	\$ 1,421
Admin--Meeting Expenses	\$ 132	\$ -	\$ -	\$ -	\$ 132
Admin--Registration/License/Permit Fees	\$ -	\$ -	\$ -	\$ -	\$ -
Insurance--Premiums	\$ 5,795	\$ -	\$ -	\$ -	\$ 5,795
Insurance--Valuation	\$ -	\$ -	\$ -	\$ -	\$ -
Maint Grounds--Lawns & Gardening	\$ 300	\$ 300	\$ 300	\$ 300	\$ 1,200
Utility--Electricity	\$ 113	\$ 113	\$ 113	\$ 113	\$ 450

Strata Corporation No. 12093 Inc.
6 lots located at 1 Carsten Court, Teringie SA 5072
Proposed Levies from 01/10/2025

For consideration at the Annual General Meeting to be held 14/08/2025

	Current		Proposed - Standard		Proposed -Special	
	Current Admin Std	Current Sinking Std	Proposed Admin Std	Proposed Sinking Std	Proposed Admin Special	Proposed Sinking Special
Annual levy amount	\$ 10,560	\$ 1,200	\$ 10,560	\$ 1,200	\$ -	\$ -
Quarterly levy amount	\$ 2,640	\$ 300	\$ 2,640	\$ 300		

Quarterly levy amount by Lot

Lot	Unit	Lot Ent.	Levy Ent.	Current Admin Std	Current Sinking Std	Proposed Admin Std	Proposed Sinking Std	Proposed Admin Special	Proposed Sinking Special
1	1	1570	1	\$ 440.00	\$ 50.00	\$ 440.00	\$ 50.00	\$ -	\$ -
2	2	1555	1	\$ 440.00	\$ 50.00	\$ 440.00	\$ 50.00	\$ -	\$ -
3	3	1680	1	\$ 440.00	\$ 50.00	\$ 440.00	\$ 50.00	\$ -	\$ -
4	4	1675	1	\$ 440.00	\$ 50.00	\$ 440.00	\$ 50.00	\$ -	\$ -
5	5	1680	1	\$ 440.00	\$ 50.00	\$ 440.00	\$ 50.00	\$ -	\$ -
6	6	1840	1	\$ 440.00	\$ 50.00	\$ 440.00	\$ 50.00	\$ -	\$ -

Certificate of Currency Flexible Residential Strata Plan Insurance

Policy No	HS0006153251
Policy Wording	FLEXIBLE RESIDENTIAL STRATA PLAN INSURANCE AX 0001 0724
Insurer(s)	100% CERTAIN UNDERWRITERS AT LLOYD'S LED BY MANAGING AGENT AXIS, SYNDICATE 1686, UNDER BINDER AGREEMENT NO (UMR) B123025FLE1451.
Period of Insurance	31/08/2025 to 31/08/2026 at 4:00pm
The Insured	STRATA CORPORATION NO. 12093 INC.
Situation	1 CARSTEN COURT TERINGIE SA 5072
Certificate date	29/08/2025

Cover Selected		Sum Insured
Section 1	Insured Property	
	Building	\$2,688,000
	Common Area Contents	\$26,880
	Loss of Rent & Temporary Accommodation (total payable)	\$403,200
Section 2	Liability to Others	\$30,000,000
Section 3	Voluntary Workers	
	Death	\$200,000
	Total Disablement	\$2,000 per week
Section 4	Fidelity Guarantee	\$100,000
Section 5	Office Bearers' Legal Liability	\$250,000
Section 6	Machinery Breakdown	Not Selected
Section 7	Catastrophe Insurance	
	Sum Insured	\$806,400
	Extended Cover - Loss of Rent & Temporary Accommodation	\$120,960
	Escalation in Cost of Temporary Accommodation	\$40,320
	Cost of Removal, Storage and Evacuation	\$40,320
Section 8	Government Audit Costs, Appeal Expenses and Legal Defence Expenses	
	Government Audit Costs	\$25,000
	Appeal Expenses – common property health & safety breaches	\$100,000
	Legal Defence Expenses	\$50,000
Section 9	Lot Owners' Fixtures and Improvements (per lot)	\$250,000

Flood Cover is included.

The Table of Benefits Section 3 Voluntary Workers is replaced by

insured event	Benefit
1 Death	\$200,000
2 Total and irrecoverable loss of all sight in both eyes	\$200,000
3 Total and permanent loss of the use of both hands or of use of both feet or the use of one hand and one foot	\$200,000
4 Total and permanent loss of the use of one hand or of the use of one foot	\$100,000
5 Total and irrecoverable loss of all sight in one eye	\$100,000
6 a Total Disablement from engaging in or attending to usual profession, business or occupation - in respect of each week of Total Disablement:	
i a weekly benefit of or if higher	\$1,000
ii the amount of Your average weekly wage, salary or other remuneration earned from Your personal exertion - up to a maximum per week of	\$2,000
b Partial Disablement from engaging in or attending to usual profession, business or occupation - in respect of each week of Partial Disablement:	
i a weekly benefit of or if higher	\$500
ii the amount by which Your average weekly wage, salary or other remuneration earned from Your personal exertion is reduced - up to a maximum per week of	\$1,000
7 The reasonable and necessary cost of hiring or employing domestic assistance following certification by a qualified medical practitioner that a Voluntary Worker is totally disabled from performing his/her usual profession, business, occupation or usual household activities - in respect of each week of disablement a weekly benefit not exceeding	\$500
8 The reasonable cost of travel expenses necessarily incurred at the time of, or subsequent to, the sustaining of bodily injury and not otherwise recoverable from any other source – a benefit not exceeding	\$2,000

Other than as set out above, the terms, conditions, exclusions and limitations contained in Your Policy remain unaltered.

Flex+ Optional Benefits

Increased exploratory costs, replacement of defective parts	Selected
Extended Temporary Accommodation and Loss of Rent	Selected
Fusion	Selected
Floating floors	Selected
Fallen Trees	Selected
Landscaping	Selected
Fire extinguishing	Selected
Personal Property of Others	Selected
Removal, storage costs	Selected

Temporary Accommodation/Rent/contributions/storage	Selected
Emergency accommodation	Selected
Arson reward	Selected
Electricity, gas, water and similar charges - excess costs	Selected
Keys, lock replacement	Selected
Electricity, Gas, Water and Similar Charges - unauthorised use	Selected
Funeral Expenses	Selected
Modifications	Selected
Money	Selected
Mortgage Discharge	Selected
Pets, Security Dogs	Selected
Removal of Squatters	Selected
Court appearance	Selected

Date Printed

29/08/2025

This certificate confirms this policy is in force for the Period of Insurance shown, subject to the policy terms, conditions and exclusions. It is a summary of cover only (for full details refer to the current policy wording New Flex PDS reference code for the Lloyd's product is: AX 0001 0724 and schedule). It does not alter, amend or extend the policy. This information is current only at the date of printing.