

# Form 1—Vendor's statement

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

## Contents

### Preliminary

Part A—Parties and land

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

Part C—Statement with respect to required particulars

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

Schedule

## Preliminary

### To the purchaser:

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

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

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

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

### Instructions to the vendor for completing this statement:

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

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

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

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

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

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

## Part A—Parties and land

- 1 Purchaser:  
Address:
- 2 Purchaser's registered agent: **NOT APPLICABLE**  
Address:
- 3 Vendor: **PATRICIA JANE PILGRIM**  
Address: **UNIT 4, 2 GODFREY TERRACE LEABROOK SA 5068**
- 4 Vendor's registered agent: **Ouwens Casserly Real Estate Pty. Ltd.**  
Address: **210 Greenhill Road Eastwood SA 5063**
- 5 Date of contract (if made before this statement is served):        /        /2025
- 6 Description of the land: **UNIT 4, 2 GODFREY TERRACE LEABROOK SA 5068 BEING THE WHOLE OF THE LAND COMPRISED IN CERTIFICATE OF TITLE REGISTER BOOK VOLUME 5022 FOLIO 114 BEING UNIT 4 STRATA PLAN 4385 IN THE AREA NAMED LEABROOK HUNDRED OF ADELAIDE**

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

To the purchaser:

### Right to cool-off (section 5)

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

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

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

#### 2—Time for service

The cooling-off notice must be served—

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

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

### 3—Form of cooling-off notice

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

### 4—Methods of service

The cooling-off notice must be—

- (a) given to the vendor personally; or
- (b) posted by registered post to the vendor at the following address:  
**UNIT 4, 2 GODFREY TERRACE LEABROOK SA 5068**  
 (being the vendor's last known address); or
- (c) transmitted by fax or email to the following fax number or email address:  
**EMAIL: [AMITYD@OCRE.COM.AU](mailto:AMITYD@OCRE.COM.AU)**  
 (being a number or address provided to you by the vendor for the purpose of service of the notice); or
- (d) left for the vendor's agent (with a person apparently responsible to the agent) at, or posted by registered post to the agent at, the following address:  
**210 GREENHILL ROAD EASTWOOD SA 5063**  
 (being the agent's address for service under the *Land Agents Act 1994*)

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

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

### 5—Effect of service

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

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

### Proceeding with the purchase

If you wish to proceed with the purchase—

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

**Part C—Statement with respect to required particulars**

(section 7(1))

To the purchaser:

I, **PATRICIA JANE PILGRIM**

of **UNIT 4, 2 GODFREY TERRACE LEABROOK SA 5068** being the vendor 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:

09 / 11 / 2025



Signed: .....

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

(section 9)

To the purchaser:

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

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

Exceptions: **NIL**

Date: 5/11/2025



Signed: .....

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

**Schedule—Division 1—Particulars of mortgages, charges and prescribed encumbrances affecting the land**

(section 7(1)(b))

**Note—**

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

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

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

Table of particulars

Column 1

Column 2

Column  
3

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

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

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

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

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

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

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

**1. General**

<p><b>1.1</b> Mortgage of land</p>	<p><b><i>Is this item applicable?</i></b></p> <p><b><i>Will this be discharged or satisfied prior to or at settlement?</i></b></p> <p><b><i>Are there attachments?</i></b> CERTIFICATE OF TITLE</p> <p>Number of mortgage (if registered): <b>13180476</b></p> <p>Name of mortgagee: <b>COMMONWEALTH BANK OF AUSTRALIA</b></p>	<p><b>YES</b></p> <p><b>YES</b></p> <p><b>YES</b></p>
<p><b>1.2</b> Easement (whether over the land or annexed to the land)</p> <p><b>Note—</b></p> <p>"Easement" includes rights of way and party wall rights</p> <p><b>*REFER PROPERTY INTEREST REPORT: NOTATION IN RESPECT OF STATUTORY EASEMENTS – THIS NOTICE DOES NOT NECESSARILY IMPLY THAT ANY STATUTORY OR OTHER EASEMENT EXISTS</b></p>	<p><b><i>Is this item applicable?</i></b></p> <p><b><i>Will this be discharged or satisfied prior to or at settlement?</i></b></p> <p><b><i>Are there attachments?</i></b> PROPERTY INTEREST REPORT - STATUTORY EASEMENTS</p> <p>Description of land subject to easement: <b>PORTION OF THE LAND IN THE SAID CERTIFICATE OF TITLE</b></p> <p>Nature of easement: <b>STATUTORY EASEMENT</b></p> <p>Are you aware of any encroachment on the easement? <b>NO</b></p> <p>If YES, give details:</p> <p>If there is an encroachment, has approval for the encroachment been given? <b>N/A</b></p> <p>If YES, give details:</p>	<p><b>YES*</b></p> <p><b>NO</b></p> <p><b>YES</b></p>

<p>1.3 Restrictive covenant</p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i> STRATA ARTICLES</p> <p>Nature of restrictive covenant: REFER STRATA ARTICLES</p> <p>Name of person in whose favour restrictive covenant operates: STRATA CORPORATION NO. 4385 INC.</p> <p>Does the restrictive covenant affect the whole of the land being acquired? YES</p> <p>If NO, give details:</p> <p>Does the restrictive covenant affect land other than that being acquired? YES</p>	<p>YES</p> <p>NO</p> <p>YES</p>
<p>1.4 Lease, agreement for lease, tenancy agreement or licence</p> <p>(The information does not include information about any sublease or subtenancy. That information may be sought by the purchaser from the lessee or tenant or sublessee or subtenant.) <b>NOT APPLICABLE</b></p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p>Names of parties:</p> <p>Period of lease, agreement for lease etc:</p> <p>Amount of rent or licence fee:</p> <p>Is the lease, agreement for lease etc in writing?</p> <p>If the lease or licence was granted under an Act relating to the disposal of Crown lands, specify—</p> <p>(a) the Act under which the lease or licence was granted:</p> <p>(b) the outstanding amounts due (including any interest or penalty):</p>	
<p><b>5. Development Act 1993</b></p>		
<p>5.1 section 42—Condition (that continues to apply) of a development authorisation</p> <p><b>NOT APPLICABLE</b></p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i> LOCAL GOVERNMENT (COUNCIL) SEARCH DEVELOPMENT ACT 1993 SECTION 42</p> <p>Condition(s) of authorisation:</p>	<p>YES</p>
<p><b>6. Repealed Act conditions</b></p>		
<p>6.1</p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i> LOCAL GOVERNMENT (COUNCIL) SEARCH REPEALED ACT CONDITION</p>	<p>YES</p>

<p>Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1966</i> (repealed)  <b>NOT APPLICABLE</b></p>	<p>Nature of condition(s):</p>	
<p><b>29. Planning, Development and Infrastructure Act 2016</b></p>		
<p><b>29.1</b> Part 5- Planning and Design Code</p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i> LOCAL GOVERNMENT (COUNCIL) SEARCH PART 5 – PLANNING AND DESIGN CODE AND PLANSA DATA EXTRACT FOR SECTION 7 SEARCH PURPOSES</p> <p>Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code):  <b>ZONE: SUBURBAN NEIGHBOURHOOD (SN)</b>  <b>SUBZONE: NIL</b>  <b>ZONING OVERLAYS: REFER PLANSA DATA EXTRACT SEARCH OVERLAYS</b></p> <p>Is there a State heritage place on the land or is the land situated in a State heritage area? <b>NO</b></p> <p>Is the land designated as a local heritage place? <b>NO</b></p> <p>Is there a tree or stand of trees declared in Part 10 of the Planning and Design Code to be a significant tree or trees on the land? <b>NO</b></p> <p>Is there a current amendment to the Planning and Design Code released for public consultation by a designated entity on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation: <b>YES</b></p> <p><b>Note</b> – For further information about the Planning and Design Code visit <a href="http://www.code.plan.sa.gov.au">www.code.plan.sa.gov.au</a></p>	<p><b>YES</b></p> <p><b>NO</b></p> <p><b>YES</b></p>
<p><b>29.2</b> section 127—Condition (that continues to apply) of a development authorisation  <b>NOT APPLICABLE</b></p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments:</i> LOCAL GOVERNMENT (COUNCIL) SEARCH PLANSA DATA EXTRACT ASSOCIATED DEVELOPMENT AUTHORISATION INFORMATION</p> <p>Date of authorisation:</p> <p>Name of relevant authority that granted authorisation:</p>	<p><b>YES</b></p>

Condition(s) of authorisation:

**36. Other Charges**

<b>36.1</b> Charge of any kind affecting the land (not included in another item)	<i>Is this item applicable?</i>	YES
	<i>Will this be discharged or satisfied prior to or at settlement?</i>	NO*
<b>*REFER TO ATTACHED STATEMENT PURSUANT TO STRATA TITLES ACT 1988. PURCHASER SHOULD MAKE THEIR OWN ENQUIRIES AS TO ANY AMOUNTS PAYABLE BY THE PURCHASER</b>	<i>Are there attachments?</i> STATEMENT PURSUANT TO STRATA TITLES ACT 1988 Person or body in whose favour charge exists: STRATA MANAGEMENT SA ON BEHALF OF STRATA NO. 4385 INC. Nature of charge: REFER STATEMENT PURSUANT TO STRATA TITLES ACT 1988 Amount of charge (if known): REFER STATEMENT PURSUANT TO STRATA TITLES ACT 1988	YES

**Schedule—Division 2—Other particulars**

(section 7(1)(b))

**Particulars relating to strata unit**

- 1 Name of strata corporation: **STRATA CORPORATION NO. 4385 INC.**  
Address of strata corporation: **2 GODFREY TERRACE LEABROOK SA 5068**
- 2 Application must be made in writing to the strata corporation for the particulars and documents referred to in 3 and 4. Application must also be made in writing to the strata corporation for the articles referred to in 6 unless the articles are obtained from the Lands Titles Registration Office.
- 3 Particulars supplied by the strata corporation or known to the vendor:
  - (a) particulars of contributions payable in relation to the unit (including details of arrears of contributions related to the unit): **REFER ATTACHED STATEMENT PURSUANT TO STRATA TITLES ACT 1988**
  - (b) particulars of the assets and liabilities of the strata corporation: **REFER ATTACHED STATEMENT PURSUANT TO STRATA TITLES ACT 1988**
  - (c) particulars of expenditure that the strata corporation has incurred, or has resolved to incur, and to which the unit holder of the unit must contribute, or is likely to be required to contribute: **REFER ATTACHED STATEMENT PURSUANT TO STRATA TITLES ACT 1988**
  - (d) particulars of the unit entitlement of the unit: **2,500/10,000**

*[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: **ANNUAL GENERAL MEETINGS FOR THE 2 YEARS PRECEEDING HAVE BEEN ATTACHED. THE MANAGER HAS CONFIRMED THERE ARE NO MANAGEMENT COMMITTEE MEETINGS HELD FOR THE CORPORATION WITHIN THE LAST 2 YEARS AND THEREFORE THERE ARE NONE ATTACHED**
  - (b) a copy of the statement of accounts of the strata corporation last prepared; **ATTACHED**
  - (c) a copy of current policies of insurance taken out by the strata corporation. **CERTIFICATE OF CURRENCY ATTACHED**
- 5 If "not known" has been specified for any particulars in 3 or a document referred to in 4 has not been supplied, set out the date of the application made to the strata corporation and give details of any other steps taken to obtain the particulars or documents concerned:
- 6 A copy of the articles of the strata corporation is enclosed. **YES**
- 7 The following additional particulars are known to the vendor or have been supplied by the strata corporation: **REFER ATTACHED STATEMENT PURSUANT TO STRATA TITLES ACT 1988**
- 8 Further inquiries may be made to the secretary of the strata corporation or the appointed strata manager.

Name: **STRATA MANAGEMENT SA**

Address: **225 FULLARTON ROAD EASTWOOD SA 5063**

**Note—**

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

**Schedule—Division 3—Community lots and strata units**

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

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

## Governance

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

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

## Use of your property

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

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

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

## Are you buying a debt?

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

## Expenses

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

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

## Guarantee

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

## Contracts

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

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

## Buying off the plan

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

## Mixed use developments—voting rights

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

## Further information

The Real Estate Institute of South Australia provides an information service for enquiries about real estate transactions, see [www.reisa.com.au](http://www.reisa.com.au).

A free telephone Strata and Community Advice Service is operated by the Legal Services Commission of South Australia: call 1300 366 424. Information and a booklet about strata and community titles is available from the Legal Services Commission at [www.lsc.sa.gov.au](http://www.lsc.sa.gov.au).

You can also seek advice from a legal practitioner.

**Annexures**

The following documents are annexed hereto -

Property Interest Report

Copy of certificate(s) of title to the land

Local Government (Council) Search

SP 4385

Statement pursuant to Strata Titles Act 1988

SA Water, Emergency Service Levy and Land Tax Searches

Form R3 – Buyers Information Notice

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**Acknowledgement of Receipt**

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

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 2025

Signed: \_\_\_\_\_

\_\_\_\_\_  
Purchaser(s)

# Property Interest Report

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

Title Reference	CT 5022/114	Reference No. 2726539
Registered Proprietors	P J*PILGRIM	Prepared 03/11/2025 11:05
Address of Property	Unit 4, 2 GODFREY TERRACE, LEABROOK, SA 5068	
Local Govt. Authority	CITY OF BURNSIDE	
Local Govt. Address	PO BOX 9 GLENSIDE SA 5065	

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](http://www.cbs.sa.gov.au)

<u>Prescribed encumbrance</u>	<u>Particulars</u> (Particulars in bold indicates further information will be provided)
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### 1. General

- |     |  |  |
|-----|--|--|
| 1.1 | Mortgage of land<br><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<br>(whether over the land or annexed to the land)<br><br>Note--"Easement" includes rights of way and party wall rights<br><br><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<br><br><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<br>(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.)<br><br><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<br><br>also<br><br>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<br><br>also<br><br>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<br><br>also<br><br>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<br><br>also<br><br>Contact the vendor for these details   |

## 6. Repealed Act conditions

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

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

## 7. Emergency Services Funding Act 1998

- |     |                                 |   |
|-----|---------------------------------|---|
| 7.1 | section 16 - Notice to pay levy | <b>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.</b><br><br><b>Clients who have misplaced or not received their certificates and are RevenueSA Online users should log into RevenueSA Online and reprint their certificates <a href="http://www.revenuesaonline.sa.gov.au">www.revenuesaonline.sa.gov.au</a></b> |
|-----|---------------------------------|---|

## 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
<b>9. <i>Fences Act 1975</i></b>		
9.1	section 5 - Notice of intention to perform fencing work	Contact the vendor for these details
<b>10. <i>Fire and Emergency Services Act 2005</i></b>		
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
<b>11. <i>Food Act 2001</i></b>		
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
<b>12. <i>Ground Water (Qualco-Sunlands) Control Act 2000</i></b>		
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
<b>13. <i>Heritage Places Act 1993</i></b>		
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
<b>14. <i>Highways Act 1926</i></b>		
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
<b>15. <i>Housing Improvement Act 1940 (repealed)</i></b>		
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
<b>16. <i>Housing Improvement Act 2016</i></b>		

- |      |  |  |
|------|--|--|
| 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<br>also<br>Contact the Local Government Authority for other details that might apply |
|------|---|---|

**18. *Landscape South Australia Act 2019***

- |       |   |   |
|-------|---|---|
| 18.1  | section 72 - Notice to pay levy in respect of costs of regional landscape board                             | The regional landscape board has no record of any notice affecting this title   |
| 18.2  | section 78 - Notice to pay levy in respect of right to take water or taking of water                        | DEW has no record of any notice affecting this title  |
| 18.3  | section 99 - Notice to prepare an action plan for compliance with general statutory duty                    | The regional landscape board has no record of any notice affecting this title   |
| 18.4  | section 107 - Notice to rectify effects of unauthorised activity  | The regional landscape board has no record of any notice affecting this title<br>also<br>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<br>also<br>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 | <b>A Land Tax Certificate will be forwarded.</b><br><b>If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750.</b><br><br><b>Clients who have misplaced or not received their certificates and are RevenueSA Online users should log into RevenueSA Online and reprint their certificates</b><br><b><a href="http://www.revenuesaonline.sa.gov.au">www.revenuesaonline.sa.gov.au</a></b> |
|------|---|---|

## 20. **Local Government Act 1934 (repealed)**

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

## 21. **Local Government Act 1999**

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

## 22. **Local Nuisance and Litter Control Act 2016**

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

## 23. **Metropolitan Adelaide Road Widening Plan Act 1972**

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

## 24. **Mining Act 1971**

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

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

## 25. *Native Vegetation Act 1991*

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

has no record of any order or notice affecting this title

also

Contact the Local Government Authority for other details that might apply

29.8 section 157 - Fire safety notice

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

also

Contact the Local Government Authority for other details that might apply

29.9 section 192 or 193 - Land management agreement

Refer to the Certificate of Title

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

29.12 Part 16 Division 1 - Proceedings

Contact the Local Government Authority for details relevant to this item

also

Contact the vendor for other details that might apply

29.13 section 213 - Enforcement notice

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

also

Contact the Local Government Authority for other details that might apply

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

Contact the Local Government Authority for details relevant to this item

also

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

### 30. *Plant Health Act 2009*

30.1 section 8 or 9 - Notice or order concerning pests

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

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

31.1 Part 3 - Notice

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

### 32. *South Australian Public Health Act 2011*

- 32.1 section 66 - Direction or requirement to avert spread of disease Public Health in DHW has no record of any direction or requirement affecting this title
- 32.2 section 92 - Notice Public Health in DHW has no record of any notice affecting this title  
also  
Contact the Local Government Authority for other details that might apply
- 32.3 *South Australian Public Health (Wastewater) Regulations 2013* Part 4 - Condition (that continues to apply) of an approval Public Health in DHW has no record of any condition affecting this title  
also  
Contact the Local Government Authority for other details that might apply

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

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

### 34. *Water Industry Act 2012*

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

### 35. *Water Resources Act 1997 (repealed)*

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

### 36. **Other charges**

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

## Other Particulars

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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<br>also<br>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<br>also<br>EPA (SA) has no record of any particulars relating to items 3, 4 or 5 affecting this title<br>also<br>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

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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

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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](mailto:DEWwaterlicensing@sa.gov.au).

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## Certificate of Title

**Title Reference:** CT 5022/114  
**Status:** CURRENT  
**Edition:** 3

## Dealings

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

## Priority Notices

NIL

## Registrar-General's Notes

No Registrar-General's Notes exist for this title

REAL PROPERTY ACT, 1886



South Australia

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



## Certificate of Title - Volume 5022 Folio 114

**Parent Title(s)** CT 4161/356  
**Creating Dealing(s)** CONVERTED TITLE  
**Title Issued** 09/05/1991      **Edition** 3      **Edition Issued** 11/10/2019

### Estate Type

FEE SIMPLE (UNIT)

### Registered Proprietor

PATRICIA JANE PILGRIM  
OF UNIT 6 6 SIXTH AVENUE SANDGATE QLD 4017

### Description of Land

UNIT 4 STRATA PLAN 4385  
IN THE AREA NAMED LEABROOK  
HUNDRED OF ADELAIDE

### Easements

NIL

### Schedule of Dealings

Dealing Number	Description
13180476	MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA (ACN: 123 123 124)

### Notations

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

## Certificate of Title

**Title Reference** CT 5022/114  
**Status** CURRENT  
**Easement** NO  
**Owner Number** 18215202  
**Address for Notices** UNIT 6, 6 SIXTH AV SANDGATE, QLD 4017  
**Area** NOT AVAILABLE

## Estate Type

Fee Simple (Unit)

## Registered Proprietor

PATRICIA JANE PILGRIM  
OF UNIT 6 6 SIXTH AVENUE SANDGATE QLD 4017

## Description of Land

UNIT 4 STRATA PLAN 4385  
IN THE AREA NAMED LEABROOK  
HUNDRED OF ADELAIDE

## Last Sale Details

**Dealing Reference** TRANSFER (T) 13180475  
**Dealing Date** 26/09/2019  
**Sale Price** \$390,500  
**Sale Type** FULL VALUE / CONSIDERATION AND WHOLE OF LAND

## Constraints

### Encumbrances

Dealing Type	Dealing Number	Beneficiary
MORTGAGE	13180476	COMMONWEALTH BANK OF AUSTRALIA (ACN: 123 123 124)

### Stoppers

NIL

## Valuation Numbers

Valuation Number	Status	Property Location Address
1847624008	CURRENT	Unit 4, 2 GODFREY TERRACE, LEABROOK, SA 5068

## Notations

### Dealings Affecting Title

NIL

### Notations on Plan

NIL

### Registrar-General's Notes

NIL

### Administrative Interests

NIL

## Valuation Record

<b>Valuation Number</b>	1847624008
<b>Type</b>	Site & Capital Value
<b>Date of Valuation</b>	01/01/2025
<b>Status</b>	CURRENT
<b>Operative From</b>	01/07/1966
<b>Property Location</b>	Unit 4, 2 GODFREY TERRACE, LEABROOK, SA 5068
<b>Local Government</b>	BURNSIDE
<b>Owner Names</b>	PATRICIA JANE PILGRIM
<b>Owner Number</b>	18215202
<b>Address for Notices</b>	UNIT 6, 6 SIXTH AV SANDGATE, QLD 4017
<b>Zone / Subzone</b>	SN - Suburban Neighbourhood
<b>Water Available</b>	Yes
<b>Sewer Available</b>	Yes
<b>Land Use</b>	1320 - Ground Floor Home Unit In A Multi-Storey Block
<b>Description</b>	4H/U CP
<b>Local Government Description</b>	Residential

## Parcels

Plan/Parcel	Title Reference(s)
S4385 UNIT 4	CT 5022/114

## Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$360,000	\$500,000			
Previous	\$325,000	\$475,000			

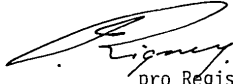
## Building Details

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<b>Valuation Number</b>	1847624008
<b>Building Style</b>	Conventional
<b>Year Built</b>	1962
<b>Building Condition</b>	Basic
<b>Wall Construction</b>	Brick
<b>Roof Construction</b>	Tiled (Terra Cotta or Cement)
<b>Equivalent Main Area</b>	92 sqm
<b>Number of Main Rooms</b>	4

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

STRATA PLAN NUMBER  
**SP 4385**

ACCEPTED FOR DEPOSIT  
  
 pro Registrar-General  
 24/ 6 /19 80

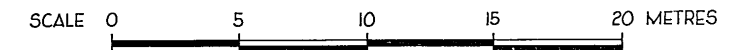
Reference Map No.  
 COUNCIL  
 CITY OF BURNSIDE

THIS IS SHEET 1 OF 3 SHEETS

Amendment to Unit 3, Common Property, Schedule of unit entitlement and addition of substitute sheet vide AP 74863+2  
 pro RB 2016-00

SITE PLAN

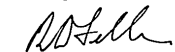
HUNDRED OF ADELAIDE  
 PT. SEC 299  
 PT. LOTS 116 & 117 OF D.P. 5400  
 IN THE AREA NAMED  
**LEABROOK**

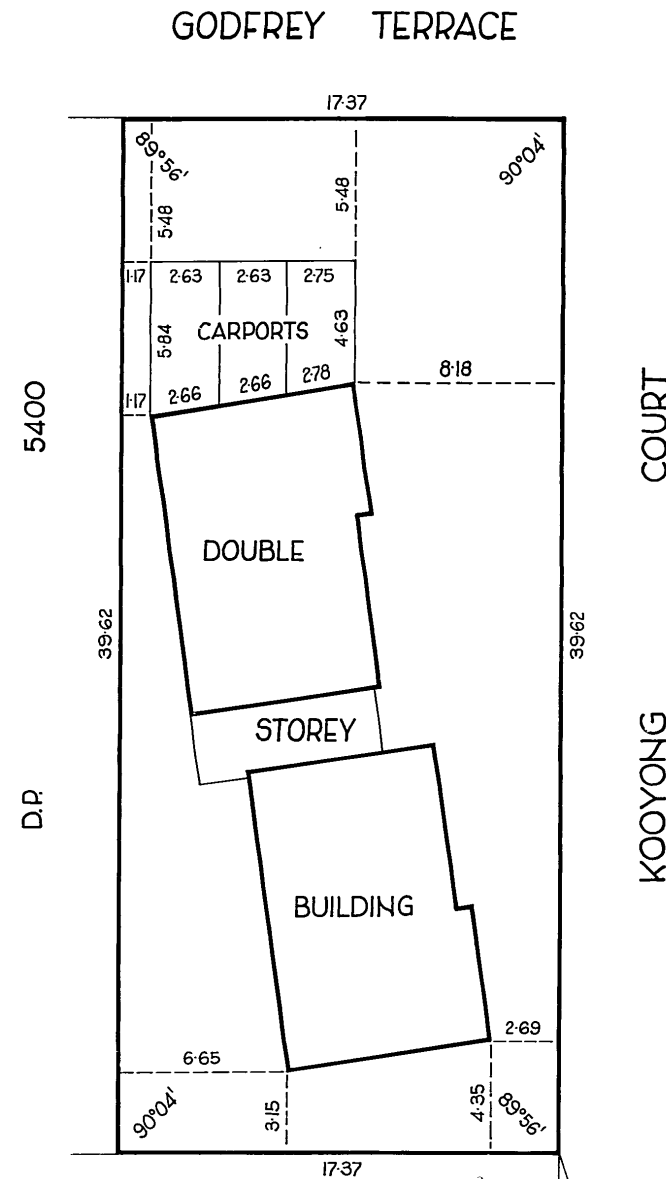


688 m<sup>2</sup>  
 C.T. VOL. 3060 FOL. 131.

1. RAYMOND LESLIE FELLER a Licensed Surveyor within the meaning of the Surveyors Act, 1975, do hereby certify:
1. that all the units and unit subsidiaries and all buildings and other structures depicted hereon are wholly comprised within the boundaries of the parcel delineated on this strata plan;
2. that this strata plan represents an accurate delineation of the units and unit subsidiaries as constructed or laid out on the parcel;
3. that this strata plan complies with the requirements of regulation 19 of the Real Property Act (Strata Titles) Regulations, 1969.

Dated this 26TH day of FEBRUARY, 1980.

 Licensed Surveyor



ALL OFFSETS ARE AT 90° TO THE BOUNDARY UNLESS SPECIFIED.

**RAYMOND L. FELLER**  
 LICENSED SURVEYOR & PLANNING CONSULTANT  
 6 LEADER COURT, FLAGSTAFF HILL, S.A. 5159.  
 TELEPHONE 270 2014

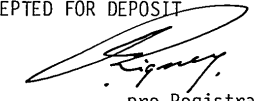
S.P. 4537  
 D.P. 5400

MICROFILMED  
**24-5-93**

STRATA PLAN NUMBER

**SP 4385**

ACCEPTED FOR DEPOSIT



pro Registrar-General  
24/6/1980

Reference Map No.

COUNCIL

CITY OF BURNSIDE

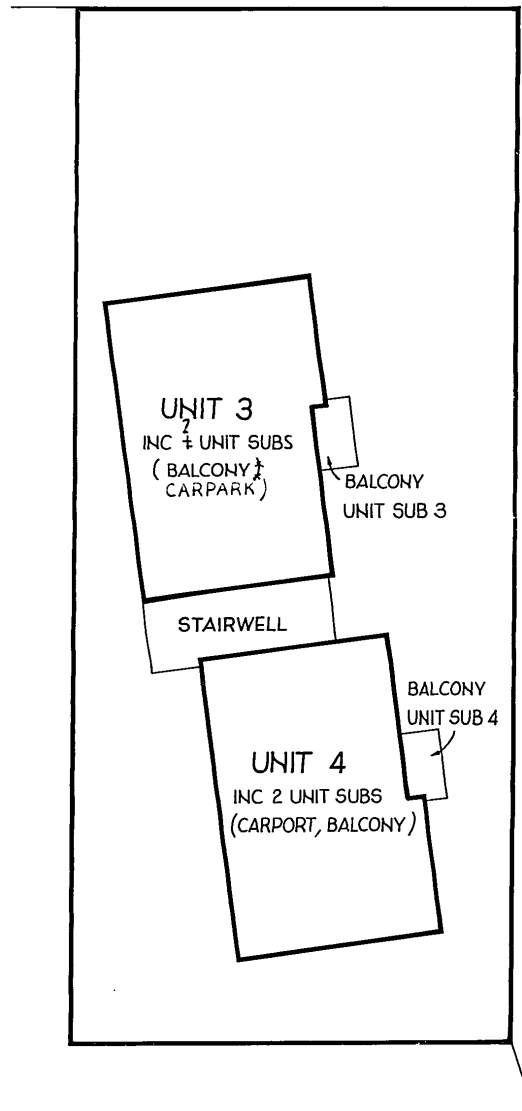
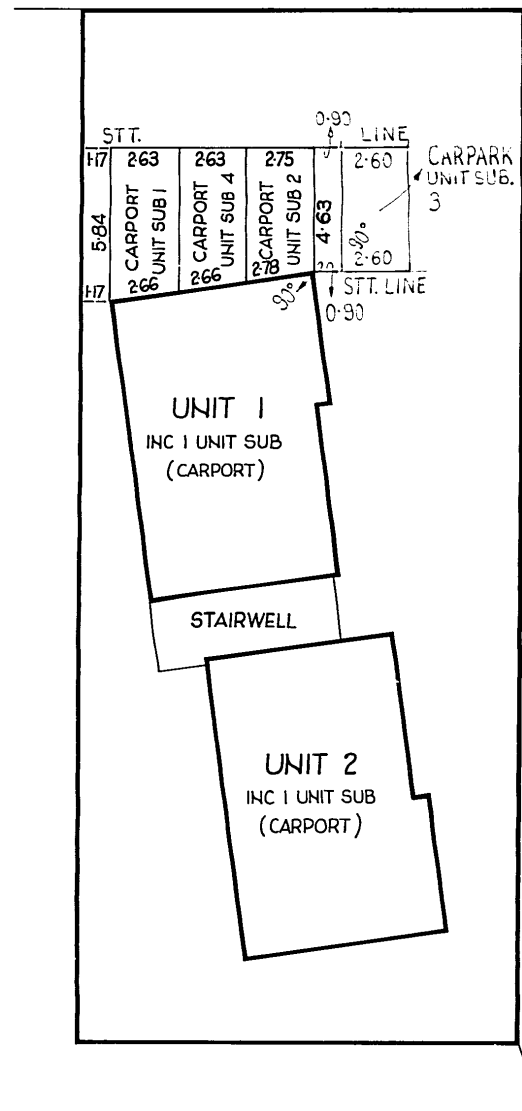
THIS IS SHEET 2 OF 3 SHEETS

GROUND FLOOR

FIRST FLOOR

GODFREY TERRACE

GODFREY TERRACE



COURT

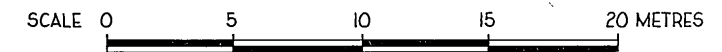
KOORYONG

COURT

KOORYONG

N

FLOOR PLAN



1. THE BOUNDARY OF A UNIT SUBSIDIARY WHERE IT ABUTS A UNIT, IS A LINE PARALLEL TO AND 0.02 METRES DISTANT FROM THE OUTER SURFACE OF THE WALL OF THE UNIT.
2. THE UPPER BOUNDARY OF A UNIT SUBSIDIARY SHOWN AS BALCONY, IS A LINE 0.15 METRES BELOW THE LEVEL OF THE EXISTING EAVES OF THAT PARTICULAR UNIT SUBSIDIARY.
3. THE UPPER BOUNDARY OF A UNIT SUBSIDIARY SHOWN AS CARPORT IS LIMITED TO THE HEIGHT OF THE LEVEL OF THE CARPORT ROOF.

RAYMOND L. FELLER

LICENSED SURVEYOR & PLANNING CONSULTANT

6 LEADER COURT, FLAGSTAFF HILL, S.A. 5159.

TELEPHONE 270 2014

LTO 13

MICROFILMED

24-5-93

Application No. 4565251 Amended Vide AP. No. 7486942  <b>SUBSTITUTE SHEET</b>	STRATA PLAN NUMBER <b>SP 4385</b>
	DEPOSITED 12/05/1993 <i>[Signature]</i> PRO REGISTRAR-GENERAL
	THIS IS SHEET 3 OF 3 SHEETS

**SCHEDULE OF UNIT ENTITLEMENTS**

UNIT NO.	UNIT ENTITLEMENT	UNIT NO.	UNIT ENTITLEMENT	UNIT NO.	UNIT ENTITLEMENT
1	2500				
2	2575				
3	2425				
4	2500				
				AGGREGATE	
				ROAD OR RESERVE ALLOTMENTS	
AGGREGATE	10000	AGGREGATE			

**MICROFILMED**  
**24-5-93**

**LOCAL GOVERNMENT SEARCH**

**Cert1576\25**

03/11/2025

Form 1 On Frome  
Level 1 - 147 Frome Street  
ADELAIDE SA 5000

Billing number: 583337 Valuer General No: 1847624008  
Owner: Patricia J Pilgrim  
Property Address: 4/2 Godfrey Terrace LEABROOK SA 5068  
Legal Description: UNIT 4 Sec 299 SP 4385 Vol 5022 Fol 114

**Pursuant to Section 187 of the Local Government Act 1999 (as amended), I certify that the following amounts are due and payable and are a charge against the above property:**

Rates and Arrears - prior 30/06/2025	0.00
Legal Fees	0.00
Rates for current financial year	1,157.95
Fines and interest for current financial year (2% fine for each late instalment, and .75% interest rate per month on all other outstanding amounts). Fines and interest are incurred on day 10 of each month	5.75
Less Rate Capping Rebate	0.00
Less amount paid for current financial year	(1,163.70)
Balance of rates and other monies due and payable	\$0.00

**ON BEHALF OF THE CITY OF BURNSIDE**

### Street Numbering

Please note Council's official street number for this property is **4/2 Godfrey Terrace LEABROOK SA 5068.\***

### Regulated and Significant Trees

Your attention is drawn to the requirement to obtain Development Approval before undertaking a Tree-damaging activity to a Regulated or Significant tree as defined by the Development Act 1993. Council has established the Regulated and Significant Tree Assistance Scheme which provides partial reimbursement of funds to approved works undertaken to maintain and provide for the ongoing health of Regulated and Significant Trees. Conditions apply. For more information please contact City Development and Safety on 8366 4244.

### Waste Collection Service

On the 10 December 2012 the City of Burnside moved to a new 3 Bin and Food Waste Recycling system.

Each rateable property is eligible to receive a standard set of 3 bins: general waste (140L red lid), recycling (240L yellow lid) and organics (240L green lid), as well as a food waste kitchen basket and a new Waste Education Brochure and Calendar. Bins are also available in 140L and 360L (recycle) and 140L (green organics). For further information on the new system and all fees and charges, please refer to Council's web site.

All bins will be supplied by Council and remain the property of Council.

Additional bins for recycling and organic waste may be acquired through a lease agreement with Council. A pro rata charge for the collection of additional recycling and organic bins applies.

Refer to the Kerbside Waste Management Policy for further details.

### Payment of Rates at Settlement

It is encouraged that payment of the full year's rates is made when a property is sold.

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

If you have any queries regarding this, please do not hesitate to contact the Rates Department on 8366 4200.

### To pay these rates via PEXA

Bpay Biller Code: 8722

Reference Number: 583337

**Land and Business (Sale and Conveyancing) Act**  
**Property Interest Report**

<b>Request No.:</b>	Cert1576\25	<b>Date of Issue:</b>	04/11/2025
<b>Applicant:</b>	Form 1 On Frome Level 1 - 147 Frome Street ADELAIDE SA 5000	<b>CT No.:</b>	UNIT 4 Sec 299 SP 4385 Vol 5022 Fol 114
<b>Property:</b>	4/2 Godfrey Terrace LEABROOK SA 5068		

Pursuant to the provisions of the regulations under the Land and Business (Sale and Conveyancing) Act, 1994, Council hereby provides particulars and documentary material in response to your enquiry.

PRESCRIBED ENCUMBRANCES AND PARTICULARS REQUIRED	
<b>Part 3 – Development Plan, Development Act 1993</b>	
• Title or other brief description of zone or policy area in which the land is situated (per the Development Plan):	N/A
• Is the land situated in a designated state heritage area?	N/A
• Is the land designated as a place of local heritage value?	N/A
• Is there a Development Plan Amendment released for public consultation by the Council on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	No
• If Yes, state the name of the Council:	N/A
• Is there a Development Plan Amendment released for public consultation by the Minister on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	No
<b>Section 42</b> – condition (that continues to apply) of a development authorisation (refer attached for details if applicable):	No
<b>Part 5 - PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016</b>	
• Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code)	Z5707 (SN) Suburban Neighborhood  Refer to PlanSA Section 7 Report for further information.
• Is the land situated in a designated state heritage area?	No
• Is the land designated as a place of local heritage value?	Refer to PlanSA Section 7 Report for further information.
• Is there a tree declared to be a significant tree or a stand of trees declared to be significant on the land?	Refer to PlanSA Section 7 Report for further information.
• Is there a Planning and Design Code amendment released for public consultation by the State Planning Commission on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	Yes

<b>REPEALED ACT CONDITIONS</b>	
Condition (that continues to apply) of an approval or authorisation granted under the following Acts (refer attached for details if applicable): <ul style="list-style-type: none"> <li>o Building Act 1971</li> <li>o City of Adelaide Development Control Act 1976</li> <li>o Planning and Development Act 1966</li> <li>o Planning Act 1982</li> </ul>	No
<b>DEVELOPMENT ACT 1993</b>	
Section 50(1) – requirement to vest land in a Council or the Crown to be held as open space	No
Section 50(2) – agreement to vest land in a Council or the Crown to be held as open space	No
Section 55 – order to remove work or perform work	No
Section 56 – notice to complete development	No
Section 57 – land management agreement	No
Section 48 or 58 – for the destruction or control of animal or plants	No
Section 69 – emergency order	No
Section 71 – fire safety notice	No
Section 84 – enforcement notice	No
Section 85(6), 85(10) or 106 – enforcement order	No
Part 11 Division 11 – proceedings	No
<b>FIRE AND EMERGENCY SERVICES ACT 2005</b>	
Section 105F – fire prevention or notice to prevent fires on private land	No
<b>HEALTH – FOOD ACT 2001</b>	
Section 44 – improvement notice	No
Section 46 – prohibition order	No
<b>LOCAL NUISANCE AND LITTER CONTROL ACT 2016</b>	
Section 30 – Nuisance or Litter abatement notice	No
<b>SOUTH AUSTRALIAN PUBLIC HEALTH ACT 2011</b>	
Section 92 Notice	No
<b>LAND ACQUISITION ACT 1969</b>	
Section 10 – Notices of intention to acquire	No
<b>HOUSING IMPROVEMENT ACT 1940</b>	
Section 23 – declaration that house is undesirable or unfit for human habitation	No
<b>LOCAL GOVERNMENT ACT 1934</b>	
Notice, order, declaration, charge, claim or demand given/made under the Act	No
<b>LOCAL GOVERNMENT ACT 1999</b>	
Notice, order, declaration, charge, claim or demand given/made under the Act	No
<b>PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016</b>	
Section 141 – order to remove work or perform work	No
Section 142 – notice to complete development	No
Section 155 – emergency order	No
Section 157 – fire safety notice	No
Section 198(1) – requirement to vest land in a Council or the Crown to be held as open space	No
Section 198(2) – agreement to vest land in a Council or the Crown to be held as open space	No
Part 16 Division 1 – proceedings	No
Section 213, 214(6), 214(10), 222 – enforcement notice	No

**PUBLIC AND ENVIRONMENTAL HEALTH ACT 1987**

Notice or declaration of insanitary conditions

No

**BUILDING INDEMNITY INSURANCE****Approval No.****Insurer****Policy Issued****Contract Date****Builder**

Nil

**ENVIRONMENT PROTECTION**

- Does the council hold details of any development approvals relating to  
(a) commercial or industrial activity at the land; or  
(b) change in the use of the land or part of the land (per the Development Act 1993)?

No

No

**Notes****Swimming Pools (if applicable)**

*On or before any settlement takes place with respect to any transfer of title to the land, the vendor is required to install, replace or upgrade any prescribed designated swimming pool safety features that are required in relation to any swimming pool (including any spa pool) that is located on the land. After settlement, the purchaser (new owner) will then be required to ensure that those safety features have been so installed, replaced or upgraded as necessary on the land (and if they have not been installed, replaced or upgraded, the new owner will be required to install, replace or upgrade those designated safety features in accordance with the relevant prescribed requirements) and thereafter the new owner must ensure that those designated safety features are maintained in accordance with the relevant prescribed requirements.*

**APPROVAL NOTICES WITHOUT ON-GOING CONDITIONS**

No

*EU*

Authorised Officer

City of Burnside

**Note:**

- The information provided is as required by the Land and Business (Sale and Conveyancing) Act 1994. The information should not be taken as a representation as to whether or not any other charges or encumbrances affect the subject land.
- The Property Interest Report discloses prescribed information that Council has a statutory obligation to disclose.
- Refer to attached Decision Notification Forms for details of development authorisation(s) granted.

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## Data Extract for Section 7 search purposes

Valuation ID 1847624008

**Data Extract Date:** 04/11/2025

### 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:** S4385 UN4

**Certificate Title:** CT5022/114

**Property Address:** UNIT 4 2 GODFREY TCE LEABROOK SA 5068

### Zones

Suburban Neighbourhood (SN)

### Subzones

No

### Zoning overlays

#### Overlays

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

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

#### **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.

## OFFICIAL

### Traffic Generating Development

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

### Urban Tree Canopy

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

### Is the land situated in a State Heritage Place/Area

No

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

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

### Is the land designated as a Local Heritage Place

No

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

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

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

No

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

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

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

### Associated Development Authorisation Information

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

No

### Land Management Agreement (LMA)

No



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

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

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

## South Australian Water Corporation

Name: P J PILGRIM      Water & Sewer Account      Acct. No.: 18 47624 00 8      Amount: \_\_\_\_\_

Address:  
U4 2 GODFREY TCE LEABROOK UNIT 4

---

### Payment Options

**EFT**

EFT Payment

Bank account name: SA Water Collection Account  
BSB number: 065000  
Bank account number: 10622859  
Payment reference: 1847624008



Bill code: 8888  
Ref: 1847624008

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](http://bpay.com.au)



Paying online

Pay online at [www.sawater.com.au/paynow](http://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: 1847624008



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: 2726539

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

**DATE OF ISSUE**  
03/11/2025

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

OWNERSHIP NUMBER	OWNERSHIP NAME			
18215202	P J PILGRIM			
PROPERTY DESCRIPTION				
4 / 2 GODFREY TCE / LEABROOK SA 5068 / UNIT 4				
ASSESSMENT NUMBER	TITLE REF.	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR
	(A "+" indicates multiple titles)			
1847624008	CT 5022/114	\$500,000.00	R4 1.000	RE 0.400
LEVY DETAILS:		FIXED CHARGE	\$	50.00
		+ VARIABLE CHARGE	\$	169.20
FINANCIAL YEAR		- REMISSION	\$	101.80
2025-2026		- CONCESSION	\$	0.00
		+ ARREARS / - PAYMENTS	\$	-117.40
		= <u>AMOUNT PAYABLE</u>	\$	0.00

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

**EXPIRY DATE** 01/02/2026



**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](http://www.revenuesa.sa.gov.au)  
Email: [contactus@revenuesa.sa.gov.au](mailto:contactus@revenuesa.sa.gov.au)  
Phone: (08) 8372 7534

**PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW**

 <p><b>Billers Code: 456285</b> <b>Ref: 7010604317</b></p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: <a href="http://www.bpay.com.au">www.bpay.com.au</a> © Registered to BPAY Pty Ltd ABN 69 079 137 518</p>	 <p><b>To pay via the internet go to:</b> <a href="http://www.revenuesaonline.sa.gov.au">www.revenuesaonline.sa.gov.au</a></p>	 <p>Send your cheque or money order, made payable to the <b>Community Emergency Services Fund</b>, along with this <b>Payment Remittance Advice</b> to: <b>Please refer below.</b> <b>Revenue SA</b> <b>Locked Bag 555</b> <b>ADELAIDE SA 5001</b></p>
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**ACTION REQUIRED: In line with the Commonwealth Government's cheque phase-out, RevenueSA will stop accepting cheque payments after 30 June 2027. To ensure a smooth transition, we encourage you to switch to one of the other payment options listed above.**



RevenueSA

DEPARTMENT OF TREASURY AND FINANCE

ABN 19 040 349 865  
Land Tax Act 1936

# CERTIFICATE OF LAND TAX PAYABLE

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

PIR Reference No: 2726539

DATE OF ISSUE

03/11/2025

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

**ENQUIRIES:**

Tel: (08) 8372 7534

Email: [contactus@revenuesa.sa.gov.au](mailto:contactus@revenuesa.sa.gov.au)

**OWNERSHIP NAME**

P J PILGRIM

**FINANCIAL YEAR**

2025-2026

**PROPERTY DESCRIPTION**

4 / 2 GODFREY TCE / LEABROOK SA 5068 / UNIT 4

**ASSESSMENT NUMBER**

1847624008

**TITLE REF.**

(A "+" indicates multiple titles)

CT 5022/114

**TAXABLE SITE VALUE**

\$360,000.00

**AREA**

0.0000 HA

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

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

**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**

**01/02/2026**



**Government of  
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



RevenueSA

DEPARTMENT OF TREASURY AND FINANCE

Land Tax Act 1936

# CERTIFICATE OF LAND TAX PAYABLE

PAYMENT REMITTANCE ADVICE

**No payment is required on this Certificate**

**Please Note:**

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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




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

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

For more information:

Visit: [www.revenuesa.sa.gov.au](http://www.revenuesa.sa.gov.au)  
Email: [contactus@revenuesa.sa.gov.au](mailto:contactus@revenuesa.sa.gov.au)  
Phone: (08) 8372 7534

**PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW**

 <p><b>Billers Code: 456293</b> <b>Ref: 7010604226</b></p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: <a href="http://www.bpay.com.au">www.bpay.com.au</a> © Registered to BPAY Pty Ltd ABN 69 079 137 518</p>	 <p><b>To pay via the internet go to:</b> <a href="http://www.revenuesaonline.sa.gov.au">www.revenuesaonline.sa.gov.au</a></p>	 <p>Send your cheque or money order, made payable to the <b>Commissioner of State Taxation</b>, along with this <b>Payment Remittance Advice</b> to: <b>Please refer below.</b> <b>Revenue SA</b> <b>Locked Bag 555</b> <b>ADELAIDE SA 5001</b></p>
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**ACTION REQUIRED: In line with the Commonwealth Government's cheque phase-out, RevenueSA will stop accepting cheque payments after 30 June 2027. To ensure a smooth transition, we encourage you to switch to one of the other payment options listed above.**

STATEMENT PURSUANT TO SECTION 41 OF THE STRATA TITLES ACT 1988

This statement is issued on: **5 November 2025** for the following:

**Strata Corporation No. 4385 Inc.**  
**Unit 4, 2 Godfrey Terrace, Leabrook SA 5068**

This statement has been issued for:

**Name:** Form 1 on Frome  
**at Address:** info@form1onfrome.com.au

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

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

Total amount last determined with respect to the lot

Amount	Period
\$2,875.00	01 Jan 2026 to 01 Dec 2026

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

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

Amount	Period	Date due
\$718.75	01 Jan 2026 to 31 Mar 2026	01 Jan 2026
\$718.75	01 Apr 2026 to 30 Jun 2026	01 Apr 2026
\$718.75	01 Jul 2026 to 30 Sep 2026	01 Jul 2026
\$718.75	01 Oct 2026 to 31 Dec 2026	01 Oct 2026

Amount owing **\$0.00**

Interest due on unpaid levies \$0.00

Amount in credit for prepaid levies \$0.00

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

Total amount last determined with respect to the lot

Amount	Period
\$250.00	01 Jan 2026 to 01 Dec 2026

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

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

Amount	Period	Date due
\$62.50	01 Jan 2026 to 31 Mar 2026	01 Jan 2026
\$62.50	01 Apr 2026 to 30 Jun 2026	01 Apr 2026
\$62.50	01 Jul 2026 to 30 Sep 2026	01 Jul 2026
\$62.50	01 Oct 2026 to 31 Dec 2026	01 Oct 2026

Amount owing **\$0.00**

Interest due on unpaid levies \$0.00

Amount in credit for prepaid levies \$0.00

**3. Special contributions**

None

#### 4. Particulars of Assets and Liabilities of the Corporation

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

#### 5. Particulars of any Expenditure

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

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

#### 6. Insurance policies

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

Policy No. SRSC21005416 Strata Community Insurance

Type: Strata Broker: Coverforce  
International Towers Sydney, Level 26 Tower One,  
Barangaroo NSW 2000

Premium: \$3,132.23 Paid on: 14/08/2024 Policy start date: 15/09/2025 Next due: 15/09/2026

Cover	Sum insured	Excess
Building	\$1,230,000.00	\$1,000.00
Public Liability	\$30,000,000.00	\$0.00
Office Bearers Liability	\$250,000.00	\$0.00
Loss of Rent/Temp Accom	\$184,500.00	\$0.00
Fidelity Guarantee	\$100,000.00	\$0.00
Lot Owners' Fixtures & Improvements	\$300,000.00	\$0.00
Legal Defence	\$50,000.00	\$0.00

#### 7. Documents Supplied

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

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

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

This Statement was prepared on behalf of Strata Corporation No. 4385 Inc. by

signed   
Kishore Dhanasakaran  
Strata Management SA

225 Fullarton Road  
Eastwood SA 5063

Conveyancers – please note that water usage invoices on this property are paid for by owners direct to SA Water.  
Please also advise of changes in ownership immediately upon settlement to Strata Management SA at [contact@stratamanagementsa.com.au](mailto:contact@stratamanagementsa.com.au).



Strata Management SA  
 ABN 49 628 350 629  
 221 Faulkner Road  
 Northmead, NSW 2151  
 (02) 7081 0378

# Notice of Levies Due in January 2026

Issued 05/11/2025 on behalf of:

Strata Corporation No. 4385 Inc.  
 ABN 38492930734  
 2 Godfrey Terrace  
 Leabrook SA 5068

P Pilgrim  
 PO Box 296  
 Sandgate QLD 4017

for Lot 4 Unit 4  
 Patricia Pilgrim

Due date	Details	Amounts due (\$)		Total
		Admin Fund	Sinking Fund	
01/01/2026	Quarterly Admin/Sinking Levy 01/01/2026 - 31/03/2026	718.75	62.50	781.25
	Total levies due in month	718.75	62.50	781.25

Total of this levy notice	781.25
Levies in arrears	0.00
Interest on levies in arrears	0.00
Outstanding owner invoices	0.00
Subtotal of amount due	781.25
Prepaid	0.00
<b>Total amount due</b>	<b>\$781.25</b>

Late Payment: If payment is not made by the due date, interest may be charged at an annual rate of 10%.  
 Cheques should be made payable to 'Strata Corporation No. 4385 Inc.'

## Levy Payment due 01/01/2026



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

P Pilgrim  
 Strata Corporation 4385  
 Lot 4 Unit 4



Billers code 96503



Pay over the Internet from your Bank account. Register at [www.deft.com.au](http://www.deft.com.au)



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



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

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

Strata Management SA

DEFT Reference Number

25374957668924

Amount Due

\$781.25

Due Date

01/01/2026

Amount Paid

\$



\*496 253749576 68924

## MINUTES of EXTRAORDINARY GENERAL MEETING

2 Godfrey Terrace Leabrook 5068  
Strata Corporation 4385 Inc

### Meeting details:

Date: Wednesday, 8 May 2024 at 11.00am

Location: 4/2 Godfrey Terrace Leabrook 5068

Units represented:	1	Frances Scobie	Voting paper received
	2	Leah Hill	Voting paper received
	3	Stuart Pope	Voting paper received
	4	Patricia Pilgrim	Voting paper received

### Motion 1. Minutes (Ordinary Resolution)

Resolved that the minutes of the last Annual General Meeting held on Wednesday, 27 September 2023 be confirmed as a true and correct of the proceedings of that meeting.

**Motion:** Carried

**Votes:** Yes: 4 No: 0 Abstain: 0

---

### Motion 2. Body Corporate Manager Termination (Ordinary Resolution)

Resolved that the members of the Corporation approve the termination of the Body Corporate Management Agreement between Strata Corporation 4385 Inc ABN 34892930734 "the Corporation" and UnitCare Services ABN 19348723256 "the Manager", signed 29 September 2023 by Alison Wells on behalf of the Manager, with one months' written notice.

**Motion:** Carried

**Votes:** Yes: 4 No: 0 Abstain: 0

---

**Motion 3. Body Corporate Manager Appointment (Ordinary Resolution)**

Resolved that the members of the Corporation approve the appointment of Strata Management SA PTY LTD ABN 49600360629 as the new Body Corporate Manager and for Strata Management SA to take responsibility for the transfer of the trust account, all records, keys and any other relevant property of the Corporation in the possession of UnitCare Services.

**Motion:** Carried

**Votes:** Yes: 4 No: 0 Abstain: 0

---

Secretary: **Patricia Pilgrim**  
Strata Corporation 4385 Inc  
2 Godfrey Tce  
Leabrook SA 5068

# MINUTES OF THE ANNUAL GENERAL MEETING

STRATA CORPORATION NO. 4385 INC.  
2 Godfrey Terrace, Leabrook SA 5068

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

DATE: 9/10/2025  
TIME: 05:30 PM  
LOCATION: Strata Management SA, 225 Fullarton Road, Eastwood

## PRESENT:

Lot #	Unit #	Attendance	Owner Name / Representative
1	1	Yes	I & F Scobie
2	2	Yes	L Hill
3	3	Yes	S J Pope
4	4	Apology	P Pilgrim R Padmanabhan from Strata Management SA K Dhanasekaran from Strata Management SA

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

Minutes of the meeting:

### 1 QUORUM

The body corporate manager advised that a quorum was present and the meeting commenced at 5.34 pm.

### 2 MINUTES

Resolved that the minutes of the last general meeting of the corporation held on 03/10/2024 be confirmed as a true record of the proceedings of that meeting.

### 3 FINANCIAL STATEMENTS

Resolved that the statement of income and expenditure for the period ended 30/06/2025 be accepted as a true and accurate statement of the Corporation's financial position.

### 4 INSURANCE

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

It was noted that the current insurances held by the body corporate are:

Policy No.SRSC21005416 / Strata Community Insurance / Type : Strata / Broker : Coverforce / Next due : 15/09/2026

Cover	Sum Insured	Excess
Building	\$1,230,000.00	\$1,000.00
Public Liability	\$30,000,000.00	
Office Bearers Liability	\$250,000.00	
Loss of Rent/Temp Accom	\$184,500.00	
Fidelity Guarantee	\$100,000.00	
Lot Owners' Fixtures & Improvements	\$300,000.00	
Legal Defence	\$50,000.00	

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

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

### 5 MAINTENANCE

#### Lawn Maintenance

The corporation confirmed the existing arrangements with JP Cleaning Services for Lawn Mowing.

#### Landscaping Maintenance

The corporation confirmed the arrangements where Unit 4 is reimbursed for materials purchased for landscaping and gardening purpose.

### **Common Area Cleaning**

The corporation confirmed the existing arrangements with JP Cleaning Services for the monthly stairwell vacuuming, mopping, cleaning of the windowsills, clear bin area and carport of leaves and other debris.

### **Gutter Maintenance**

The corporation confirmed the cleaning of the gutters and downpipes on each unit and carports by JD Gutters Clean and Solar Clean in March and September.

### **Window Cleaning**

The corporation confirmed the cleaning of the exterior windows and internal common area windows by SA Window Cleaning in November each year.

### **Termite Inspection**

The corporation confirmed the annual termite inspection by ARL Termite Inspection Services in November 2025.

### **Current Maintenance**

#### Side Fence

The meeting discussed the fence, near washing line, that is leaning and may need replacing. The meeting agreed to continue to monitoring the fence at present and discuss again next year.

#### Gutters and Downpipes

All owners to continue monitoring the gutters and downpipes on the western side.

#### Garden Shed

All owners to continue monitoring the garden shed condition due to movement in the bricks and roof rusting and review again in the next AGM.

### **Projected Maintenance**

#### External Painting

To be undertaken in 4-5 years.

#### Removal of external Awnings

#### Replacement of Electrical Switchboards

#### Asbestos Register

## **6 GENERAL BUSINESS**

### Unit 2 Gas Invoices

Unit 2 advised of high gas bills which have been reported to AGL and Australian GasNetworks and waiting for resolution, which may take several months.

### **OVERDUE LEVY POLICY**

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

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

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

## **7 BUDGET**

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

## **8 CONTRIBUTIONS**

It was resolved

(a) That contributions to the administrative fund are estimated in accordance with Section 27 (1) of the Strata Titles Act 1988 and determined in accordance with Section 27 (3) of the Strata Titles Act 1988 at \$11,500.00; and

(b) That contributions to the sinking fund are estimated in accordance with Section 27 (1) of the Strata Titles Act 1988 and determined in accordance with Section 27 (3) of the Strata Titles Act 1988 at \$1,000.00; and

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

**9 OFFICE BEARERS**

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

Presiding Officer	Patricia Pilgrim
Secretary	Patricia Pilgrim
Treasurer	Leah Hill

**10 APPOINTMENT OF BODY CORPORATE MANAGER**

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

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

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

**11 NEXT MEETING**

The next Annual General Meeting is to be tentatively scheduled for October 2026 both in office and zoom

**CLOSURE:** There being no further business, the chairperson declared the meeting closed at 5.59 pm



## Approved Budget to apply from 01/07/2025

Strata Corporation No. 4385 Inc.

2 Godfrey Terrace, Leabrook SA 5068

### Administrative Fund

Approved  
budget

#### Revenue

Levies Due--Admin	11,500.00
<i>Total revenue</i>	<u>11,500.00</u>

#### Less expenses

Admin--Agent Disbursements	184.80
Admin--Auditors--Audit Services	165.00
Admin--Auditors--Taxation Services	165.00
Admin--Bank Charges--Bpay	30.00
Admin--Management Fees--Standard	1,020.00
Admin--Meeting Fees	220.00
Admin--Storage & Archive Fees	66.00
Admin--Trade Compliance Checking	66.00
Insurance--Premiums	3,750.00
Insurance--Valuation	305.00
Maint Bldg--Cleaning	1,450.00
Maint Bldg--Cleaning--Windows/Glass	640.00
Maint Bldg--General Repairs	150.00
Maint Bldg--Gutters & Downpipes	600.00
Maint Bldg--Pest/Vermin Control	400.00
Maint Bldg--Plumbing	500.00
Maint Grounds--Landscaping	500.00
Maint Grounds--Lawns & Gardening	400.00
Utility--Electricity	100.00
<i>Total expenses</i>	<u>10,711.80</u>

#### Surplus/Deficit

788.20

Opening balance

(600.24)

#### Closing balance

\$187.96

Total units of entitlement	4
Levy contribution per unit entitlement	\$2,875.00

**Sinking Fund**

	<b>Approved budget</b>
<b>Revenue</b>	
Levies Due--Sinking	1,000.00
<i>Total revenue</i>	<u>1,000.00</u>
<b>Surplus/Deficit</b>	<u>1,000.00</u>
Opening balance	2,566.95
<b>Closing balance</b>	<u><u>\$3,566.95</u></u>
Total units of entitlement	4
Levy contribution per unit entitlement	\$250.00



## Approved Levy Schedule to apply from 01/07/2025

Strata Corporation No. 4385 Inc.

2 Godfrey Terrace, Leabrook SA 5068

Quarterly levy instalments that apply to each lot from budgets accepted by the general meeting:

Lot	Unit	Unit Entitlement	Admin Fund	Sinking Fund	Quarterly Total	Annual Total
1	1	1.00	718.75	62.50	781.25	3,125.00
2	2	1.00	718.75	62.50	781.25	3,125.00
3	3	1.00	718.75	62.50	781.25	3,125.00
4	4	1.00	718.75	62.50	781.25	3,125.00
		<b>4.00</b>	<b>\$2,875.00</b>	<b>\$250.00</b>	<b>\$3,125.00</b>	<b>\$12,500.00</b>

**MINUTES OF THE EXTRAORDINARY GENERAL MEETING  
STRATA CORPORATION NO. 4385 INC.  
2 Godfrey Terrace, Leabrook SA 5068**

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

**DATE:** 05/11/2024  
**TIME:** 03:00 PM  
**LOCATION:** Postal Ballot, Strata Management SA, 225 Fullarton Road, Eastwood SA 5063

**PRESENT:**

<u>Lot #</u>	<u>Unit #</u>	<u>Attendance</u>	<u>Owner Name/Representative</u>
1	1	Yes	F Scobie
2	2	Yes	L Hill
3	3	Yes	S Pope
4	4	Yes	P Pilgrim
			R Padmanabhan, Body Corporate Manager with Strata Management Sa

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

Minutes of the meeting:

- 1 QUORUM**  
The body corporate manager advised that a quorum was present and the meeting commenced at 3.01 pm.
- 2 MINUTES**  
Resolved that the minutes of the last general meeting of the owners corporation held on 03/10/2024 be confirmed as a true record of the proceedings of that meeting.
- 3 GENERAL BUSINESS**  
Unit Entitlement (Unanimous Resolution)  
It was resolved by unanimous "Yes" vote to change the Entitlement of the Corporation from Unit Entitlement, as per the document from the Lands Titles Office, to Equal Entitlement where each owner pays 1/4 of the total levies each year.
- 4 NEXT MEETING**  
That the date for the next meeting be tentatively scheduled for October 2025.

**CLOSURE:** There being no further business, the chairperson declared the meeting closed at 3.20pm.

**Resolutions of Strata Corporation No. 4385 Inc.**

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

***Disclaimer:** Strata Management SA has compiled this list from pertinent resolutions passed by the body corporate but accepts no responsibility for any missing, incomplete or incorrect information provided prior to the commencement of our management on 1/10/2022*

**Date                      Resolution**

**03.10.2024      Overdue Levies Policies**

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

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

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

**05.11.2024      Equal Unit Entitlement**

It was resolved by unanimous "Yes" vote to change the Entitlement of the Corporation from Unit Entitlement, as per the document from the Lands Titles Office to Equal Entitlement where each owner pays 1/4 of the total levies each year.



# ANNUAL REPORTS

for the financial year to 30/06/2025

Strata Corporation 4385

2 Godfrey Terrace, Leabrook SA 5068

Manager: Rosemary Padmanabhan

	<b>Page</b>
Balance Sheet	1
Statement of Financial Performance	2
Budget commencing 01/07/2025	4
Levy Schedule commencing 01/07/2025 General	6



## Balance Sheet As at 30/06/2025

Strata Corporation No. 4385 Inc.

2 Godfrey Terrace, Leabrook SA 5068

### Current period

#### Owners' funds

##### Administrative Fund

Operating Surplus/Deficit--Admin	(1,697.06)
Owners Equity--Admin	1,096.82
	<u>(600.24)</u>

##### Sinking Fund

Operating Surplus/Deficit--Sinking	(456.12)
Owners Equity--Sinking	3,023.07
	<u>2,566.95</u>

#### Net owners' funds

\$1,966.71

#### Represented by:

##### Assets

##### Administrative Fund

Cash at Bank--Admin	1,274.76
	<u>1,274.76</u>

##### Sinking Fund

Cash at Bank--Sinking	3,804.45
	<u>3,804.45</u>

#### Total assets

5,079.21

##### Less liabilities

##### Administrative Fund

Prepaid Levies--Admin	1,875.00
	<u>1,875.00</u>

##### Sinking Fund

Prepaid Levies--Sinking	187.50
Prepaid Levies (Special)--Sinking	1,050.00
	<u>1,237.50</u>

#### Total liabilities

3,112.50

#### Net assets

\$1,966.71



## Statement of Financial Performance for the financial year to 30/06/2025

Strata Corporation No. 4385 Inc.

2 Godfrey Terrace, Leabrook SA 5068

### Administrative Fund

#### Current period

01/07/2024-30/06/2025

#### Revenue

Interest on Arrears--Admin	8.08
Levies Due--Admin	10,000.60
<i>Total revenue</i>	<u>10,008.68</u>

#### Less expenses

Admin--Agent Disbursements	168.00
Admin--Auditors--Audit Services	154.00
Admin--Auditors--Taxation Services	330.00
Admin--Bank Charges--Bpay	24.00
Admin--Management Fees--Standard	960.00
Admin--Meeting Fees	363.00
Admin--Storage & Archive Fees	66.00
Admin--Trade Compliance Checking	44.00
Insurance--Premiums	3,412.46
Maint Bldg--Cleaning	1,020.10
Maint Bldg--Cleaning--Windows/Glass	577.50
Maint Bldg--General Repairs	152.75
Maint Bldg--Gutters & Downpipes	560.00
Maint Bldg--Pest/Vermin Control	396.00
Maint Bldg--Plumbing	435.97
Maint Grounds--Landscaping	456.40
Maint Grounds--Lawns & Gardening	590.09
Maint Grounds--Tree Lopping/Removal	1,925.00
Utility--Electricity	70.47
<i>Total expenses</i>	<u>11,705.74</u>

#### Surplus/Deficit

	<u>(1,697.06)</u>
Opening balance	1,096.82

#### Closing balance

	<u><u>-\$600.24</u></u>
--	-------------------------

**Sinking Fund****Current period**

01/07/2024-30/06/2025

**Revenue**

Interest on Arrears--Sinking	0.81
Levies Due (Special)--Sinking	10,000.00
Levies Due--Sinking	1,000.20
<i>Total revenue</i>	<u>11,001.01</u>

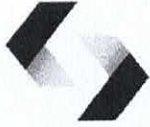
**Less expenses**

Maint Grounds--Landscaping	11,457.13
<i>Total expenses</i>	<u>11,457.13</u>

**Surplus/Deficit**(456.12)

Opening balance	3,023.07
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**Closing balance**\$2,566.95



## Proposed Budget to apply from 01/07/2025

Strata Corporation No. 4385 Inc.

2 Godfrey Terrace, Leabrook SA 5068

### Administrative Fund

Proposed  
budget

#### Revenue

Levies Due--Admin	11,500.00
<i>Total revenue</i>	<u>11,500.00</u>

#### Less expenses

Admin--Agent Disbursements	184.80
Admin--Auditors--Audit Services	165.00
Admin--Auditors--Taxation Services	165.00
Admin--Bank Charges--Bpay	30.00
Admin--Management Fees--Standard	1,020.00
Admin--Meeting Fees	220.00
Admin--Storage & Archive Fees	66.00
Admin--Trade Compliance Checking	66.00
Insurance--Premiums	3,750.00
Insurance--Valuation	305.00
Maint Bldg--Cleaning	1,450.00
Maint Bldg--Cleaning--Windows/Glass	640.00
Maint Bldg--General Repairs	150.00
Maint Bldg--Gutters & Downpipes	600.00
Maint Bldg--Pest/Vermin Control	400.00
Maint Bldg--Plumbing	500.00
Maint Grounds--Landscaping	500.00
Maint Grounds--Lawns & Gardening	400.00
Utility--Electricity	100.00
<i>Total expenses</i>	<u>10,711.80</u>

#### Surplus/Deficit

	<u>788.20</u>
Opening balance	(600.24)

#### Closing balance

	<u>\$187.96</u>
--	-----------------

Total units of entitlement	4
Levy contribution per unit entitlement	\$2,875.00

**Sinking Fund**

	<b>Proposed budget</b>
<b>Revenue</b>	
Levies Due--Sinking	1,000.00
<i>Total revenue</i>	<u>1,000.00</u>
<b>Surplus/Deficit</b>	<u>1,000.00</u>
Opening balance	2,566.95
<b>Closing balance</b>	<u><u>\$3,566.95</u></u>
Total units of entitlement	4
Levy contribution per unit entitlement	\$250.00



## Proposed Levy Schedule to apply from 01/07/2025

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Strata Corporation No. 4385 Inc.

2 Godfrey Terrace, Leabrook SA 5068

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

Lot	Unit	Unit Entitlement	Admin Fund	Sinking Fund	Quarterly Total
1	1	1.00	718.75	62.50	781.25
2	2	1.00	718.75	62.50	781.25
3	3	1.00	718.75	62.50	781.25
4	4	1.00	718.75	62.50	781.25
		<b>4.00</b>	<b>\$2,875.00</b>	<b>\$250.00</b>	<b>\$3,125.00</b>

**MINUTES OF THE ANNUAL GENERAL MEETING**  
**STRATA CORPORATION NO. 4385 INC.**  
**2 Godfrey Terrace, Leabrook SA 5068**

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

**DATE:** 03/10/2024  
**TIME:** 05:30 PM  
**LOCATION:** Offices of Strata Management SA, 225 Fullarton Road, Eastwood SA 5063

**PRESENT:**

Lot #	Unit #	Attendance	Owner Name/Representative
1	1	Yes	F Scobie
2	2	Apology	L Hill
3	3	Yes	S Pope
4	4	Yes	P Pilgrim
			R Padmanabhan, body corporate manager with Strata Management SA

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

Minutes of the meeting:

**1 QUORUM**

The body corporate manager advised that a quorum was present and the meeting commenced at 5.33 pm.

**2 MINUTES**

Resolved that the minutes of the last Extraordinary General Meeting of the Corporation held on 08/05/2024 be confirmed as a true record of the proceedings of that meeting.

Resolved that the minutes of the last Annual General Meeting of the Corporation held on 27/09/2023 be confirmed as a true record of the proceedings of that meeting.

**3 FINANCIAL STATEMENTS**

Resolved that the statement of income and expenditure for the period ended 30/06/2024 be accepted as a true and accurate statement of the Corporation's financial position.

**4 INSURANCE**

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

It was noted that the current insurances held by the body corporate are:

Policy No.SRSC21005416 | Strata Community Insurance | Type : Strata | Broker : Coverforce | Next due : 15/09/2025

Cover	Sum Insured	Excess
Building	\$1,230,000.00	\$1,000.00
Public Liability	\$30,000,000.00	
Office Bearers Liability	\$250,000.00	
Loss of Rent/Temp Accom	\$184,500.00	
Fidelity Guarantee	\$100,000.00	
Lot Owners' Fixtures & Improvements	\$300,000.00	
Legal Defence	\$50,000.00	

Strata Management SA was requested to arrange quotations for the insurance prior to renewal with the quotations to be sent to the Owners of the Corporation for a decision.

After discussion it was resolved that the building sum insured remain unchanged for this year and for this to reviewed again next year.

**5 MAINTENANCE**

**Lawn Maintenance**

The meeting confirmed the existing arrangements with JP Cleaning Services for Lawn Mowing.

**Landscape Maintenance**

The meeting confirmed that gardening services continue to be undertaken by Unit 4 with material purchased to be reimbursed by the Corporation to the value of what is in the approved budget for the year.

**Common Area Cleaning**

The meeting confirmed that the existing arrangements with JP Cleaning Services for monthly stairwell vacuuming, mopping,

clean windowsills, clear bin area and carport of leaves and other debris continue.

#### **Gutter Cleaning**

The meeting agreed that the cleaning of the gutters and downpipes on each unit by JD Gutter's Lawn Solar Clean in March 2025 and September 2025 with photographs of the gutters post clean.

#### **Window Cleaning**

The meeting agreed that the cleaning of all exterior windows and internal common area windows occur once per year in November 2024 by SA Window Cleaning.

#### **Termite Inspection**

The meeting confirmed that the termite inspection of the Corporation by ARL Termite Inspection Service occur in November 2024. The meeting requested the body corporate manager to obtain November 2023 reports and forward to owners.

#### **Current Maintenance**

##### Side Fence

The meeting discussed the fence, near washing line, that is leaning and may need replacing. The meeting agreed to continue to monitoring the fence at present and discuss again next year.

##### Stairwell Cornices

The meeting advised that the cornices had been repaired.

##### Fig tree

The meeting agreed to monitor the fig tree at present but to be conscious of the potential of the tree to begin effecting the foundations and drains of the Corporation. To be discussed again next year.

##### Review gutters/downpipes

Dayne and Stuart to review the gutters and downpipes on the western side, external to the common stair area, to consider a system where the debris is redirected out of the drain system so that this does not continually clog the drains. Dayne will also discuss concerns with JD Gutter's Lawn Solar Clean.

##### Garden Shed

The meeting agreed to continue to monitor the condition of the garden shed and discuss further at the next AGM.

##### Taps

The meeting was advised that the taps on the western side of building near Units 1 & 4 need to be repaired. Dayne is happy to undertake the repairs of the taps and advised that the water will need to be turned off at times. Invoices for any items required for the repairs to be provided to the Corporation for reimbursement to Dayne.

##### Landscaping

The Meeting agreed that mulch is to be obtained and spread. Dayne will arrange quotes for this work and once the group agree on a contractor the body corporate manager can issue a work order.

##### Clean Balconies and other painted areas

The meeting discussed the buildup of dust and grime on the balconies and other painted areas of the corporation. Dayne agreed to investigate the pressure cleaning of these areas. It was agreed that this be undertaken prior to window cleaning.

#### **Projected maintenance**

##### External Painting

The meeting agreed that external painting will need to be undertaken in 5 years or so. The plan is to build up the sinking fund so that there are funds available for this work.

6

## **GENERAL BUSINESS**

##### External Awnings

The meeting discussed the external awnings following on from the last AGM. The meeting confirmed that the lower awning has already been removed and the top awning will be removed soon.

##### Storage Space

The meeting advised that the storage space has been completed.

##### Beer Garden/BBQ Area

The meeting agreed that this may be a possibility in the future but for now this is to be removed from discussion.

##### Electrical Switchboard

Information from Unit 3 is that an electrician has advised that the electrical switchboard will needs to be replaced in the near future. Also electrical wiring may also need to be upgraded. At the present time this will be monitored and reviewed at the next AGM.

##### Asbestos Registers

During discussion it was felt that there may be asbestos in the electrical switchboard and possibly the eaves of the Corporation. The Meeting agreed to think about the need to obtain an asbestos register so that contractors and others are aware of potential risk when working upon the Corporation.

Corporation's Plans and Entitlements

There was some confusion regarding the entitlements and plans of the Corporation. Investigation to occur to make sure all of the correct information is in place and the correct plans and entitlements for each Unit are on record.

The meeting **resolved** that they will hold an extraordinary meeting to agree and confirm that the Corporation confirms that each owner pay an even split (or 1/4) of the levies each year. It was noted that this will need to be a unanimous resolution of all owners. Once passed it will be documented in the resolutions of the Corporation.

**OVERDUE LEVY POLICY**

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

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

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

**7 BUDGET**

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

The meeting agreed that, if required, the Corporation may need to raise a special levy to meet the needs of the Corporation.

**8 CONTRIBUTIONS**

It was resolved

(a) That contributions to the administrative fund are estimated in accordance with Section 27 (1) of the Strata Titles Act 1988 and determined in accordance with Section 27 (3) of the Strata Titles Act 1988 at \$10,000.00; and

(b) That contributions to the sinking fund are estimated in accordance with Section 27 (1) of the Strata Titles Act 1988 and determined in accordance with Section 27 (3) of the Strata Titles Act 1988 at \$1,000.00; and

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

**9 OFFICE BEARERS**

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

Presiding Officer / Secretary	P Pilgrm (Unit 4)
Treasurer	L Hill (Unit 2)
Committee Member	S Pope (Unit 3)
Committee Member	F Scobie (Unit 1)

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

**10 APPOINTMENT OF BODY CORPORATE MANAGER**

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

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

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

**11 NEXT MEETING**

The next Annual General Meeting is to be tentatively scheduled for October 2025.

**CLOSURE:** There being no further business, the chairperson declared the meeting closed at 6:52 PM.



## Approved Budget to apply from 01/07/2024

Strata Corporation No. 4385 Inc.

2 Godfrey Terrace, Leabrook SA 5068

### Administrative Fund

Approved  
budget

#### Revenue

Levies Due--Admin	10,000.00
<i>Total revenue</i>	<u>10,000.00</u>

#### Less expenses

Admin--Agent Disbursements	168.00
Admin--Auditors--Audit Services	154.00
Admin--Auditors--Taxation Services	165.00
Admin--Bank Charges--Bpay	24.00
Admin--Management Fees--Standard	960.00
Admin--Meeting Fees	220.00
Admin--Storage & Archive Fees	66.00
Insurance--Premiums	3,412.46
Maint Bldg--Cleaning	1,000.00
Maint Bldg--Cleaning--Windows/Glass	600.00
Maint Bldg--General Repairs	300.00
Maint Bldg--Gutters & Downpipes	500.00
Maint Bldg--Pest/Vermin Control	400.00
Maint Grounds--Landscaping	500.00
Maint Grounds--Lawns & Gardening	900.00
Utility--Electricity	440.00
<i>Total expenses</i>	<u>9,809.46</u>

#### Surplus/Deficit

190.54

Opening balance 1,096.82

#### Closing balance

\$1,287.36

Total units of entitlement 793  
Levy contribution per unit entitlement \$12.61

**Sinking Fund**

**Approved  
budget**

**Revenue**

Levies Due--Sinking	1,000.00
<i>Total revenue</i>	<u>1,000.00</u>

**Surplus/Deficit**

Opening balance	3,023.07
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**Closing balance**

<u>\$4,023.07</u>
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Total units of entitlement	793
Levy contribution per unit entitlement	\$1.26



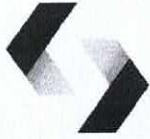
## Approved Levy Schedule to apply from 01/07/2024

Strata Corporation No. 4385 Inc.

2 Godfrey Terrace, Leabrook SA 5068

Quarterly levy instalments that apply to each lot from budgets accepted by the general meeting:

Lot	Unit	Unit Entitlement	Admin Fund	Sinking Fund	Quarterly Total	Annual Total
1	1	1.00	625.00	62.50	687.50	2,750.00
2	2	1.00	625.00	62.50	687.50	2,750.00
3	3	1.00	625.00	62.50	687.50	2,750.00
4	4	1.00	625.00	62.50	687.50	2,750.00
		<b>4.00</b>	<b>\$2,500.00</b>	<b>\$250.00</b>	<b>\$2,750.00</b>	<b>\$11,000.00</b>



# ANNUAL REPORTS

for the financial year to 30/06/2024

Strata Corporation 4385

2 Godfrey Terrace, Leabrook SA 5068

Manager: Rosemary Padmanabhan

	<b>Page</b>
Balance Sheet	1
Statement of Financial Performance	2
Budget commencing 01/07/2024	4
Levy Schedule commencing 01/07/2024 General	6



## Balance Sheet As at 30/06/2024

Strata Corporation No. 4385 Inc.

2 Godfrey Terrace, Leabrook SA 5068

Current period

### Owners' funds

#### Administrative Fund

Operating Surplus/Deficit--Admin	(2,475.34)
Owners Equity--Admin	3,572.16
	<u>1,096.82</u>

#### Sinking Fund

Operating Surplus/Deficit--Sinking	650.00
Owners Equity--Sinking	2,373.07
	<u>3,023.07</u>

#### Net owners' funds

\$4,119.89

### Represented by:

#### Assets

##### Administrative Fund

Cash at Bank--Admin	1,096.82
	<u>1,096.82</u>

##### Sinking Fund

Cash at Bank--Sinking	3,023.07
	<u>3,023.07</u>

#### Total assets

4,119.89

#### Less liabilities

##### Administrative Fund

0.00

##### Sinking Fund

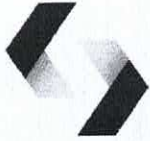
0.00

#### Total liabilities

0.00

#### Net assets

\$4,119.89



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

Strata Corporation No. 4385 Inc.

2 Godfrey Terrace, Leabrook SA 5068

### Administrative Fund

Current period

01/07/2023-30/06/2024

#### Revenue

Interest--Bank	157.45
Levies Due--Admin	7,512.00
Recovery--Legal Fees	12.00
Recovery--Other	35.00
Recovery--Owner	(651.25)
<i>Total revenue</i>	<u>7,065.20</u>

#### Less expenses

Admin--Agent Disbursements	154.87
Admin--Auditors--Audit Services	104.00
Admin--Auditors--Taxation Services	382.00
Admin--Bank Charges	60.16
Admin--Bank Charges--Bpay	2.00
Admin--Income Tax--Admin	1.35
Admin--Legal & Debt Collection Fees	12.00
Admin--Management Fees--Standard	1,896.50
Admin--Meeting Fees	135.00
Admin--Storage & Archive Fees	5.50
Insurance--Premiums	2,665.61
Maint Bldg--Cleaning	910.01
Maint Bldg--Cleaning--Windows/Glass	555.50
Maint Bldg--Gutters & Downpipes	560.00
Maint Bldg--Pest/Vermin Control	396.00
Maint Grounds--Landscaping	487.85
Maint Grounds--Lawns & Gardening	829.96
Utility--Electricity	382.23
<i>Total expenses</i>	<u>9,540.54</u>

#### Surplus/Deficit

(2,475.34)

Opening balance 3,572.16

#### Closing balance

\$1,096.82

**Sinking Fund**

**Current period**

01/07/2023-30/06/2024

**Revenue**

Levies Due--Sinking 650.00

*Total revenue* 650.00

**Less expenses**

*Total expenses* 0.00

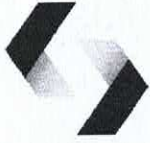
**Surplus/Deficit**

650.00

Opening balance 2,373.07

**Closing balance**

\$3,023.07



## Proposed Budget to apply from 01/07/2024

Strata Corporation No. 4385 Inc.

2 Godfrey Terrace, Leabrook SA 5068

### Administrative Fund

Proposed  
budget

#### Revenue

Levies Due--Admin	10,000.00
<i>Total revenue</i>	<u>10,000.00</u>

#### Less expenses

Admin--Agent Disbursements	168.00
Admin--Auditors--Audit Services	154.00
Admin--Auditors--Taxation Services	165.00
Admin--Bank Charges--Bpay	24.00
Admin--Management Fees--Standard	960.00
Admin--Meeting Fees	220.00
Admin--Storage & Archive Fees	66.00
Insurance--Premiums	3,412.46
Insurance--Valuation	305.00
Maint Bldg--Cleaning	1,000.00
Maint Bldg--General Repairs	500.00
Maint Bldg--Gutters & Downpipes	300.00
Maint Bldg--Pest/Vermin Control	400.00
Maint Grounds--Common Property	500.00
Maint Grounds--Lawns & Gardening	1,000.00
Utility--Electricity	440.00
<i>Total expenses</i>	<u>9,614.46</u>

#### Surplus/Deficit

	<u>385.54</u>
Opening balance	1,096.82

#### Closing balance

\$1,482.36

Total units of entitlement	793
Levy contribution per unit entitlement	\$12.61

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

Levies Due--Sinking	1,000.00
<i>Total revenue</i>	<u>1,000.00</u>

**Surplus/Deficit**

Opening balance	3,023.07
-----------------	----------

**Closing balance**\$4,023.07

Total units of entitlement	793
Levy contribution per unit entitlement	\$1.26



## Proposed Levy Schedule to apply from 01/07/2024

Strata Corporation No. 4385 Inc.

2 Godfrey Terrace, Leabrook SA 5068

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

Lot	Unit	Unit Entitlement	Admin Fund	Sinking Fund	Quarterly Total
1	1	199.00	627.40	62.75	690.15
2	2	196.00	617.95	61.80	679.75
3	3	199.00	627.40	62.75	690.15
4	4	199.00	627.40	62.75	690.15
		<b>793.00</b>	<b>\$2,500.15</b>	<b>\$250.05</b>	<b>\$2,750.20</b>

### Schedule 3—Articles of strata corporation

- 1 (1) A unit holder must—
- (a) maintain the unit in good repair;
  - (b) carry out any work ordered by a council or other public authority in respect of the unit.
- (2) The occupier of a unit must keep it in a clean and tidy condition.
- 2 A person bound by these articles—
- (a) must not obstruct the lawful use of the common property by any person; and
  - (b) must not use the common property in a manner that unreasonably interferes with the use and enjoyment of the common property by the other members of the strata community, their customers, clients or visitors; and
  - (c) must not make, or allow his or her customers, clients or visitors to make, undue noise in or about any unit or the common property; and
  - (d) must not interfere, or allow his or her customers, clients or visitors to interfere, with others in the enjoyment of their rights in relation to units or common property.
- 3 A person bound by these articles must not use the unit, or permit the unit to be used, for any unlawful purpose.
- 4 Subject to the *Strata Titles Act 1988*, a person bound by these articles must not, without the strata corporation's consent, keep any animal in, or in the vicinity of, a unit.
- 5 A person bound by these articles—
- (a) must not park a motor vehicle in a parking space allocated for others or on a part of the common property on which parking is not authorised by the strata corporation; and
  - (b) must take reasonable steps to ensure that his or her customers, clients or visitors do not park in parking spaces allocated for others or on parts of the common property on which parking is not authorised by the strata corporation.
- 6 A person bound by these articles must not, without the consent of the strata corporation—
- (a) damage or interfere with any lawn, garden, tree, shrub, plant or flower on the common property; or
  - (b) use any portion of the common property for his or her own purposes as a garden.
- 7 A person bound by these articles must not—
- (a) bring objects or materials onto the site of a kind that are likely to cause justified offence to the other members of the strata community; or
  - (b) allow refuse to accumulate so as to cause justified offence to others.
- 8 A person bound by these articles must not, without the consent of the strata corporation, display any sign, advertisement, placard, banner or any other conspicuous material of a similar nature—
- (a) on part of his or her unit so as to be visible from outside the building; or
  - (b) on any part of the common property.
- 9 The occupier of a unit may, without the consent of the strata corporation, paint, cover or in any other way decorate the inside of any building forming part of the unit and may, provided that unreasonable damage is not caused to any common property, fix locks, catches, screens, hooks and other similar items to that building.
- 10 The occupier of a unit used for residential purposes must not, without the consent of the strata corporation, use or store on the unit or on the common property any explosive or other dangerous substance.
- 11 A person bound by these articles—
- (a) must maintain within the unit, or on a part of the common property set apart for the purpose by the strata corporation, a receptacle for garbage adequately covered; and
  - (b) must comply with all council by-laws relating to the disposal of garbage.
- 12 A unit holder must immediately notify the strata corporation of—
- (a) any change in the ownership of the unit, or any change in the address of an owner;
  - (b) any change in the occupancy of the unit.

**Resolutions of Strata Corporation No. 4385 Inc.**

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

***Disclaimer:** Strata Management SA has compiled this list from pertinent resolutions passed by the body corporate but accepts no responsibility for any missing, incomplete or incorrect information provided prior to the commencement of our management on 1/10/2022*

**Date                      Resolution**

**03.10.2024      Overdue Levies Policies**

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

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

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

**05.11.2024      Equal Unit Entitlement**

It was resolved by unanimous "Yes" vote to change the Entitlement of the Corporation from Unit Entitlement, as per the document from the Lands Titles Office to Equal Entitlement where each owner pays 1/4 of the total levies each year.

**STRATA CORPORATION 4385 INC**  
**at 2 GODFREY TERRACE, LEABROOK**

The following is a summary of policy decisions, special and unanimous resolutions passed by the Corporation along with the current set of articles/by-laws

The relevant minutes should be consulted for the precise wording of the resolutions.

**POLICIES & APPROVALS**

AGM 2023

**Policy – Meeting Non-Attendance:** It was resolved that in the absence of a quorum, any unit holder not attending any AGM or EGM, in person or by proxy or who does not tender an apology shall be deemed to be "absent & silent" and shall have a non-attendance levy charged to their respective unit, due & payable with the next quarterly contribution following the meeting. The levy amount will correspond to the full cost of the required Reconvened Meeting divided equally between those deemed absent and silent.

**Policy - Insurance Excess Payments:** It was resolved that any insurance claim that is to do with the property of the owners, the owner will pay the insurance excess. Any claim related to the common property, the Corporation will pay the excess. The unit owner has a right of written appeal to the Management Committee.

AGM 2022

**OVERDUE CONTRIBUTIONS INTEREST & FEES:** All agreed that all related costs associated with the recovery of any outstanding monies will be recovered from the relevant unit owner as debt against the u

**Policy - Insurance Excess Payments:** It was resolved that any insurance claim that is to do with the property of the owners, the owner will pay the insurance excess. Any claim related to the common property, the Corporation will pay the excess.

The unit owner has a right of written appeal to the Management Committee.  
nit.

AGM 2021

Owners agreed unanimously for unit 3 occupant to continue to use the common property for parking their vehicle, as per amendment by LTO on 24/5/93.

**Overdue Contributions Interest & Fees:** That the payment of the Corporation Account Notice is the responsibility of each lot holder and accounts must be paid within twenty-eight (28) days of the due date for payment. If any account is not paid within 28 days of the due date lot owners are required to pay interest on the overdue amount at the rate of twelve (12%) per annum calculated from the due date until payment, and to pay all expenses incurred in pursuing recovery of overdue amounts including (but not limited to) legal fees, administrative costs, location and service fees and any commission payable to debt recovery consultants or solicitors. If the account is not paid by the due date a reminder notice will be sent with a late payment charge as per the contract fee.

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

AGM 2020

UnitCare Services are to transfer funds from the sinking fund, if insufficient funds in the administration fund and to return to the sinking fund when next levies are paid.

#### AGM 2019

FUNDS TRANSFER: Owners resolved that Management are to transfer funds from the sinking fund if insufficient funds are in the administration fund and then to return the funds when more levies are paid in. Furthermore, if the Fund is insufficient, then the Management Committee is authorised to raise a special levy.

#### Feb 2019

Corporation granted approval for unit 2 owner to keep a cat.

#### AGM 2018

OVERDUE CONTRIBUTIONS INTEREST & FEES: Policy - Overdue Contributions Interest & Fees: That the payment of the Corporation Account Notice is the responsibility of each unit holder and accounts must be paid within twenty-eight (28) days of the due date for payment. If any account is not paid within 28 days of the due date unit owners are required to pay interest on the overdue amount at the rate of twelve (12%) per annum calculated from the due date until payment, and to pay all expenses incurred in pursuing recovery of overdue amounts including (but not limited to) legal fees, administrative costs, location and service fees and any commission payable to debt recovery consultants or solicitors. If the account is not paid by the due date a reminder notice will be sent with a late payment charge of \$12 including GST.

#### July 2017

Majority of owners approved unit 1's tenant to keep an indoor cat.

#### AGM 2015

Policy – Meeting Non-Attendance: It was resolved that in the absence of a quorum, any unit holder not attending any AGM or EGM, in person or by proxy or who does not tender an apology shall be deemed to be "absent & silent" and shall have a non attendance levy charged to their respective unit, due & payable with the next quarterly contribution following the meeting. The levy amount will correspond to the full cost of the required Reconvened Meeting divided equally between those deemed absent and silent.

#### AGM 2014

OVERDUE CONTRIBUTIONS INTEREST & FEES: Policy - Overdue Contributions Interest & Fees: That the payment of the Corporation Account Notice is the responsibility of each unit holder and accounts must be paid within twenty-eight (28) days of the due date for payment. If any account is not paid within 28 days of the due date unit owners are required to pay interest on the overdue amount at the rate of twelve (12%) per annum calculated from the due date until payment, and to pay all expenses incurred in pursuing recovery of overdue amounts including (but not limited to) legal fees, administrative costs, location and service fees and any commission payable to debt recovery consultants or solicitors. If the account is not paid by the due date a reminder notice will be sent with a late payment charge of \$11 including GST.

#### AGM 2013

Animals: May Apply: It was agreed that owners may apply for approval on an individual basis in accordance with the requirements of the Article 4 of the Strata Corporation's articles (Schedule 3).

Awnings/Blinds: Unit holders may install external awnings / blinds on windows provided the colour, design and location are approved by the Management Committee.

In accordance with the provisions of the Strata Titles Act, 1988 and pursuant to the Notices of Motion included in the "Notice of Meeting", it was resolved by Special Resolution that the Corporation grant

consent for the previous standard approvals, subject to the unit holder and their successors in title agreeing without any further notice that the costs of and incidental to installation, maintenance, repairs and replacement shall be at all times at the expense of that unit holder from time to time.

#### AGM 2012

Policy - Insurance Excess Payments: It was resolved that any insurance claim that is to do with the property of the owners, the owner will pay the insurance excess. Any claim related to the common property, the Corporation will pay the excess. The unit owner has a right of written appeal to the Management Committee

#### AGM 6/2010

Land Agents Signs: Allowed: A Land Agent instructed to offer any unit "For Sale" be permitted to erect one vertical (portrait) sign only, of dimensions not greater than two (2) metre square. This sign must indicate the number of the unit and is to be installed as near as practicable to the front boundary of the premises and be removed not later than 48 hours after a contract for sale of the unit has been signed.

Air Conditioners: It was noted that all units have modern air conditioners installed. The meeting agreed that they all be approved in retrospect. Future installations will be subject to the following conditions.

Wall Mounted & Split System: Unit holders may install a wall mounted or split system airconditioner to the unit, provided it is not mounted on the frontage of the units or impedes any common walkway and is a low noise rotary compressor model and creates no more than 45db of noise and is in accord with EPA requirements current at time of installation.

Pay Satellite TV: Unit holders may connect to pay TV via satellite dish on the gutter fascia/roof above their unit subject to the dish being installed below the ridgeline at the rear of the unit and the Management Committee approving the exact location of the dish. It was noted that a dish had already been installed and was not at the rear of the group. No action will be taken.

TV Antenna: Roof Mounted: Unit holders may install one roof mounted television antenna for each unit subject to all wiring being hidden and the antenna being installed at the rear of the group.

In accordance with the provisions of the Strata Titles Act, 1988 and pursuant to the Notices of Motion included in the "Notice of Meeting", it was resolved by Special Resolution that the Corporation grant consent for the previous standard approvals, subject to the unit holder and their successors in title agreeing without any further notice that the costs of and incidental to installation, maintenance, repairs and replacement shall be at all times at the expense of that unit holder from time to time.

WATER USAGE: Policy: It was resolved that the Corporation have its quarterly water usage charge divided amongst all the unit holders equally rather than in accordance with the schedule of unit entitlement and included on every alternative SA Water account already received by unit holders.  
All agreed

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

### **ARTICLES OF STRATA CORPORATION**

1. A Unit holder must:

- (a) maintain the Unit in good repair;
- (b) carry out any work ordered by a Council or other Public Authority in respect of the Unit.

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

2. A person bound by these Articles:

(a) must not obstruct the lawful use of the Common Property by any person;

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

(c) must not make, or allow his or her customers, clients or visitors to make undue noise in or about any Unit or the Common Property

AND

(d) must not interfere, or allow his or her customers clients or visitors to interfere with others in the enjoyment 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 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 the outside of 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 cause 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:

AND

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

Application No. 4565251 Amended Vite AP. No. 74-86942	STRATA PLAN NUMBER SP 4385
<b>SUBSTITUTE SHEET</b>	DEPOSITED 12/05/1993 <i>[Signature]</i> PRO REGISTRAR-GENERAL
	THIS IS SHEET 3 OF 3 SHEETS

MICROFILMED  
 24-5-93

**SCHEDULE OF UNIT ENTITLEMENTS**

UNIT NO.	UNIT ENTITLEMENT	UNIT NO.	UNIT ENTITLEMENT	UNIT NO.	UNIT ENTITLEMENT
1	2600				
2	2575				
3	2425				
4	2500				
AGGREGATE	10000	AGGREGATE		AGGREGATE	
				AGGREGATE	
				ROAD OR RESERVE ALLOTMENTS	

STRATA PLAN NUMBER

**SP 4385**

ACCEPTED FOR IMPROVEMENT



RAYMOND L. FELLER  
247 G. ST. 180

Reference Map No.

CITY OF BURNSIDE

THIS IS SKETCH OF 3 BLOCKS

of which the first is a...  
Property of the...  
...of the...  
...of the...  
...of the...

SITE PLAN

**HUNDRED OF ADELAIDE**  
**PT. SEC 299**  
**PT. LOTS 116 & 117 OF D.P. 5400**  
IN THE AREA KNOWN AS  
**LEABROOK**



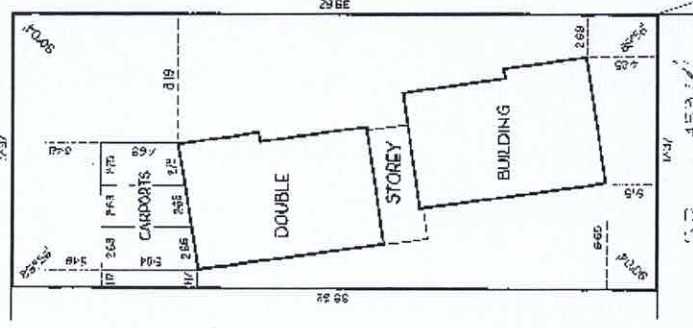
688 m<sup>2</sup>

CT VOL 3060 FOL 181

GODFREY TERRACE

COURT

KOONYONG



**RAYMOND L. FELLER**  
**LICENSED SURVEYOR & PLANNING CONSULTANT**  
6 STANLEY COURT, FLAGSTAFF HILL, S.A. 5159  
MELBORNE 270 7064

ALL OTHERS TO BE 90° TO THE BOUNDARY UNLESS SPECIFIED.

RAYMOND L. FELLER  
I, the undersigned, being a duly qualified and licensed Surveyor in the State of South Australia, do hereby certify that the above is a true and correct copy of the original plan as deposited in my office, and that the same is in accordance with the provisions of the Survey Act, 1928, and the Survey Regulations, 1928, and that the same is a true and correct copy of the original plan as deposited in my office, and that the same is in accordance with the provisions of the Survey Act, 1928, and the Survey Regulations, 1928.

RAYMOND L. FELLER  
247 G. ST. 180  
FEBRUARY, 1980

MICROFILMED  
**24-5-93**

SP 4385

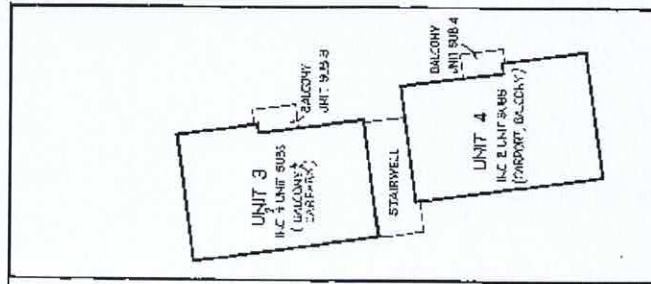
ACCEPTED FOR REGISTRATION  
 24/ 6/15 88

CITY OF BURNSIDE

THIS IS SHEET 2 OF 3 SHEETS

FIRST FLOOR

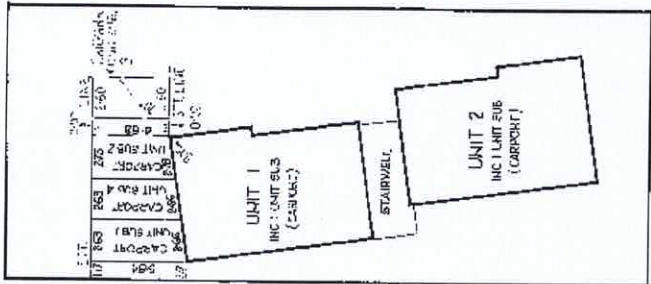
GODFREY TERRACE



KOOYONG COURT

GROUND FLOOR

GODFREY TERRACE



KOOYONG COURT

FLOOR PLAN



1. THE BOUNDARY OF A UNIT SUBSIDARY WHERE IT ABUTS A UNIT, IS A LINE PERPENDICULAR TO AND ONE METRE DISTANT FROM THE OUTER CORNER OF THE WALL OF THE UNIT.
2. THE UPPER BOUNDARY OF A UNIT SUBSIDARY (CORRIDOR AND BALCONY) IS A LINE ONE METRE BELOW THE LEVEL OF THE EXISTING FLOOR OF THAT PARTICULAR UNIT SUBSIDARY.
3. THE UPPER BOUNDARY OF A UNIT SUBSIDARY SHOWN AS CORRIDOR IS LIMITED TO THE HEIGHT OF THE LEVEL OF THE EXISTING FLOOR.

RAYMOND L. FELLER  
 LICENSED SURVEYOR & PLANNING CONSULTANT  
 6 LEADER COURT, FLAGSTAFF HILL, SA 3850  
 TELEPHONE 240 2000

MICROFILMED  
 24-5-93



## CERTIFICATE OF CURRENCY

### THE INSURED

POLICY NUMBER	SRSC21005416
PDS AND POLICY WORDING	Residential Strata Product Disclosure Statement and Policy Wording <a href="#">SCIO34-Policy-RS-PPW-02/2021</a> Supplementary Product Disclosure Statement <a href="#">SCIA-036_SPDS_RSC-10/2021</a>
THE INSURED SITUATION	Strata Corporation No. 4385 2 Godfrey Terrace, Leabrook, SA, 5068
PERIOD OF INSURANCE	Commencement Date: 4:00pm on 15/09/2025 Expiry Date: 4:00pm on 15/09/2026
INTERMEDIARY	Coverforce Insurance Broking Pty Ltd
ADDRESS	Locked Bag 5273, Sydney, NSW, 2001
DATE OF ISSUE	03/09/2025

### POLICY LIMITS / SUMS INSURED

SECTION	PART	DESCRIPTION	AMOUNT
SECTION 1	PART A	1. Building	\$1,230,000
		Common Area Contents	\$12,300
	PART B	2. Terrorism Cover under Section 1 Part A2	Applies
		Loss of Rent/Temporary Accommodation	\$184,500
		OPTIONAL COVERS	
	1. Flood	Included	
	2. Floating Floors	Included	
SECTION 2	Liability		\$30,000,000
SECTION 3	Voluntary Workers		Included
SECTION 5	Fidelity Guarantee		\$100,000
SECTION 6	Office Bearers' Liability		\$250,000
SECTION 7	Machinery Breakdown		Not Included
SECTION 8	Catastrophe		\$369,000
SECTION 9	PART A	Government Audit Costs – Professional Fees	\$25,000
	PART B	Appeal Expenses	\$100,000
	PART C	Legal Defence Expenses	\$50,000
SECTION 10	Lot Owners' Fixtures and Improvements		\$300,000
SECTION 11	Loss of Lot Market Value		Not Included

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

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

# Form R3

## Buyers information notice

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

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

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

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

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

## Value

---

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

For more information on these matters visit: [www.cbs.sa.gov.au](http://www.cbs.sa.gov.au)

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

**IMPORTANT NOTICE**  
**SMOKE ALARM LEGISLATION**

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

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

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

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

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