

Form 1 - Vendor's statement

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

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Preliminary

To the purchaser:

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

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

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

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

Instructions to the vendor for completing this statement:

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

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

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

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

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

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

Part A - Parties and land

1 Purchaser:

[Empty text box for Purchaser name]

Address:

[Empty text box for Purchaser address]

2 ~~Purchaser's registered agent:~~

~~[Empty text box for Purchaser's registered agent name]~~

~~Address:~~

~~[Empty text box for Purchaser's registered agent address]~~

3 Vendor:

Brone Niedzwiecki

Address:

Unit 22, 2 Harrison Avenue Modbury SA 5092

4 Vendor's registered agent:

Dove Real Estate Pty Ltd T/A Lands Real Estate

Address:

Suite 5, 128 Bridge Road, Pooraka SA 5095

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

[Empty text box for Date of contract]

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

Certificate of Title Register Book Volume 5004 Folio 118

Unit 22 in Strata Plan 10088 being the whole of the land, known as Unit 22, 2 Harrison Avenue Modbury SA 5092

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

To the purchaser:

Right to cool-off (section 5)

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

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

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

2 - Time for service

The cooling-off notice must be served -

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

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

3 - Form of cooling-off notice

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

4 - Methods of service

The cooling-off notice must be -

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

Unit 22, 2 Harrison Avenue Modbury SA 5092

 (being the vendor's last known address); or
- (c) transmitted by fax or email to the following fax number or email address:

Email: mark@landsrealestate.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:

5, 128 Bridge Road, Pooraka SA 5095

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

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

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

5 - Effect of service

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

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

Proceeding with the purchase

If you wish to proceed with the purchase -

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

Part C - Statement with respect to required particulars

(section 7(1))

To the purchaser:

*I/We,

of

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

Date:

Signed:

Date:

Signed:

Date:

Signed:

Date:

Signed:

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

(section 9)



To the purchaser:

I,

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

Exceptions:

Date:

Signed:

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

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

Schedule - Division 1 - Particulars of mortgages charges and prescribed encumbrances affecting the land

(section 7(1)(b))

Note -

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

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

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

Table of particulars

Column 1

Column 2

Column 3

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

[If an item is not applicable, ensure that the box for the item is empty or else strike out the item or write "NOT APPLICABLE" or "N/A" in column 1.

Alternatively, the item and any inapplicable heading may be omitted, but not in the case of-

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

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

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

(d) the heading "29. Planning, Development and Infrastructure Act 2016" and items 29.1 and 29.2, which must be retained as part of this statement whether applicable or not.]

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

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

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

1. General

1.1 Mortgage of land

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

Is this item applicable?

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

Are there attachments?

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

[Empty box for attachment identification]

Number of mortgage (if registered):

[Empty box for number of mortgage]

Name of mortgagee:

[Large empty box for mortgagee name]

[Three empty boxes for checkboxes]

1.2 Easement

(whether over the land or annexed to the land)

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

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

Is this item applicable?

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

Are there attachments?

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

Property Interest Report Page 13 of 14

Description of land subject to easement:

The whole of the land in Certificate of Title Volume 5004 Folio 118

Nature of easement:

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

Are you aware of any encroachment on the easement?

NO

If YES, give details:

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

If YES, give details:

NO
YES

1.3 Restrictive covenant

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

Is this item applicable?

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

Are there attachments?

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

Nature of restrictive covenant:

Name of person in whose favour restrictive covenant operates:

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

If NO, give details:

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

1.4 Lease, agreement for lease, tenancy agreement or licence

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

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

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~[Empty box for attachments]~~

~~Name of parties:~~

~~[Large empty box for name of parties]~~

~~Period of lease, agreement for lease etc:~~

~~From [] to []~~

~~Amount of rent or licence fee:~~

~~\$ [] per [] (period)~~

~~Is the lease, agreement for lease etc in writing?~~

~~[]~~

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

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

~~[Empty box for Act]~~

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

~~[Empty box for amounts due]~~

[]
[]
[]

5. Development Act 1993 (repealed)

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

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

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~[Empty box for attachment details]~~

~~Condition(s) of authorisation:~~

~~[Large empty box for conditions of authorisation]~~

6. Repealed Act conditions

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

Is this item applicable?

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

Are there attachments?

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

City of Tea Tree Gully Council Search Pages 12-13 and Pages 21-26 of 26

Nature of condition(s):

29/03/1989 - Provisional Development Plan APPROVAL 1989/9301 Verandah at Unit 13 & 17/02/1989 - Provisional Development Plan APPROVAL 1988/8964 Strata Title - 22 Residential Units & 21/06/1988 - Provisional Development Plan APPROVAL 1988/8059 Removal of Existing Trees & 20/11/1987 - Provisional Development Plan APPROVAL 1987/7232 22 Double Storey Home Units & 24/08/1987 - Provisional Development Plan APPROVAL 1987/6920 land Division at 2-6 Harrison Ave & Part of 26-32 Crozier Ave Modbury & 28/03/1989 - Provisional Building Rules APPROVAL 1989/40175 Verandah & 26/04/1988 - Provisional Building Rules APPROVAL 1987/34312 15 Home Units & 26/04/1988 - Provisional Building Rules APPROVAL 1988/36906 Home Units

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

NO

YES

7. Emergency Services Funding Act 1998

7.1 section 16 - Notice to pay levy

~~*Is this item applicable?*~~

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

~~*Are there attachments?*~~

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

Date of notice:

Amount of levy payable:

29. Planning, Development and Infrastructure Act 2016

29.1 Part 5 - Planning and Design Code

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

Is this item applicable?

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

 NO

Are there attachments?

 YES

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

City of Tea Tree Gully Council Search Pages 3-4 and Page 13 and Council Search Plan SA Section 7 Response Pages 9-10 and Pages 19-20 of 26 & Property Interest Report Page 8 of 14

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

Certificate Title: CT5004/118
 Property Address: UNIT 22 2 HARRISON AV MODBURYSA 5092
 Zone: UAC Urban Activity Centre
 Subzone: No
 Zoning Overlays:
 Affordable Housing

Building Near Airfields

Hazards (Flooding - Evidence Required)

Noise and Air Emissions

Prescribed Wells Area

Regulated and Significant Tree

Traffic Generating Development

Certificate Title: CT5004/119
 Property Address: 2 HARRISON AV MODBURYSA 5092
 Subzone: No
 Zoning Overlays:
 Affordable Housing

Building Near Airfields

Hazards (Flooding)

Hazards (Flooding - Evidence Required)

Noise and Air Emissions

Prescribed Wells Area

Regulated and Significant Tree

Traffic Generating Development

Water Resources

Refer to attached City of Tea Tree Gully Council Search for further information and details pertaining to zoning overlays.

Is there a State heritage place on the land or is the land situated in a State heritage area?

 NO

Is the land designated as a local heritage place?

 NO

Is there a tree or stand of trees declared in Part 10 of the Planning and Design Code to be a significant tree or trees on the land?

 UNKNOWN

Is there a current amendment to the Planning and Design Code released for public consultation by a designated entity on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?

 NO

Note - For further information about the Planning and Design Code visit www.code.plan.sa.gov.au.

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

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

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~Date of authorisation:~~

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

~~Condition(s) of authorisation:~~

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

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~Date of notice:~~

~~Name of person giving notice of proposed work:~~

~~Building work proposed (as stated in the notice):~~

~~Other building work as required pursuant to the Act:~~

29.4 section 140 - Notice requesting access

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~Date of notice:~~

~~Name of person requesting access:~~

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

~~Activity of work to be carried out:~~

29.5 section 141 - Order to remove or perform work

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~Date of order:~~

~~Terms of order:~~

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

~~Amount payable (if any):~~

29.6 section 142 - Notice to complete development

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~Date of notice:~~

~~Requirements of notice:~~

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

~~Amount payable (if any):~~

29.7 section 155 - Emergency order

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~Date of order:~~

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

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

~~Nature of order:~~

~~Amount payable (if any):~~

29.8 section 157 - Fire safety notice

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~_____~~

~~Date of notice:~~

~~_____~~

~~Name of authority giving notice:~~

~~_____~~

~~Requirements of notice:~~

~~_____~~

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

~~_____~~

~~Amount payable (if any):~~

~~_____~~

29.9 section 192 or 193 - Land management agreement

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~_____~~

~~Date of agreement:~~

~~_____~~

~~Names of parties:~~

~~_____~~

~~Terms of agreement:~~

~~_____~~

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

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~Date requirement given:~~

~~Name of body giving requirement:~~

~~Nature of requirement:~~

~~Contribution payable (if any):~~

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

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~Date of agreement:~~

~~Names of parties:~~

~~Terms of agreement:~~

~~Contribution payable (if any):~~

29.12 Part 16 Division 1 - Proceedings

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~_____~~

~~Date of commencement of proceedings:~~

~~_____~~

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

~~_____~~

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

~~_____~~

29.13 section 213 - Enforcement notice

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~_____~~

~~Date notice given:~~

~~_____~~

~~Name of designated authority giving notice:~~

~~_____~~

~~Nature of directions contained in notice:~~

~~_____~~

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

~~_____~~

~~Amount payable (if any):~~

~~_____~~

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

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~Date order made:~~

~~Name of court that made order:~~

~~Action number:~~

~~Names of parties:~~

~~Terms of order:~~

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

**Particulars relating to a strata unit**

1 Name of strata corporation:
 Address of strata corporation:

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):

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

(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:

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

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

4 Documents supplied by the strata corporation that are enclosed:

(a) a copy of the minutes of the general meetings of the strata corporation and management committee
 *for the 2 years preceding this statement / ~~since the deposit of the strata plan;~~

(*Strike out or omit whichever is the greater period)

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

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

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

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

Not Applicable

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

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



Refer to the particulars supplied by the Strata Corporation (statement pursuant to Section 41) and enclosures attached

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

Name: Best Strata Pty Ltd

Address: Unit 2, 188 Fullarton Road Dulwich SA 5063

Note-

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

Schedule-Division 3-Community lots and strata units



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

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

Governance

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

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

Use of your property

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

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

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

Are you buying a debt?

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

Expenses

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

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

Guarantee

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

Contracts

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

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

Buying off the plan

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

Mixed use developments—voting rights

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

Further information

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

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

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

You can also seek advice from a legal practitioner.

ANNEXURES

~~There are no documents annexed hereto~~ / The following documents are annexed hereto -

Form R3 – Buyers Information Notice
Copy of certificate(s) of title to the land

- Council Search
- Property Interest Report
- Emergency Services Levy Certificate
- Land Tax Certificate
- SA Water Certificate
- Strata Search
- Strata Plan
- Plan SA Frequently Asked Questions Local Design Review Code Amendment

(*Strike out whichever is not applicable)

ACKNOWLEDGEMENT OF RECEIPT OF FORM 1 – VENDOR'S STATEMENT

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

*I / We the abovenamed Purchaser(s), hereby acknowledge having received this day the Form 1 with the annexures as set out above.

Dated this Day of 20

Signed: _____

Purchaser(s)

Form R3

Buyers information notice

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

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

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

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

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

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

Safety

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

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

Value

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

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

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

REAL PROPERTY ACT, 1886



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



Certificate of Title - Volume 5004 Folio 118

Parent Title(s) CT 4333/213
Creating Dealing(s) CONVERTED TITLE
Title Issued 16/11/1990 Edition 6 Edition Issued 28/05/2002

Estate Type

FEE SIMPLE (UNIT)

Registered Proprietor

BRONE NIEDZWIECKI
OF UNIT 22 2 HARRISON AVENUE MODBURY SA 5092

Description of Land

UNIT 22 STRATA PLAN 10088
IN THE AREA NAMED MODBURY
HUNDRED OF YATALA

Easements

NIL

Schedule of Dealings

NIL

Notations

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



CITY OF
TEA TREE GULLY
Naturally Better

Certificate No: 80285
Receipt No: 302595

Date: 24/11/2021
Application No: 77489

PO Box 571

571 Montague Road

Modbury SA 5092

Tel (08) 8397 7444

Fax (08) 8397 7400

TTY (08) 8397 7340

www.teatreegully.sa.gov.au

Email: searches@ctfg.sa.gov.au

Key Conveyancing Services
PO Box 1425
GOLDEN GROVE VILLAGE SA 5125

CERTIFICATE

Section 187 (1) of the Local Government Act

Assessment No: 609671
Valuer General No: 2810741950
Property Description: LOT: 200 ALP: SEC: 838 SP: 10088 CT: 5004/118
Property Address: 22/2 Harrison Avenue MODBURY 5092
Owner: Mrs B Niedzwiecki

Residential Land Use 2021		\$1,245.00
Regional Landscape Levy 2021		\$25.56
Overdue/Arrears		\$0.00
Interest/Rounding		\$0.00
Legal Costs		-\$0.01
Less Rebate		\$0.00
Less Payments Received		-\$319.55
General Debtors		
Total Amount Due	6th December 2021	\$951.00

Please Note:
Further fines & interest may be applied to overdue accounts.

NOTE: Verbal updates will be available for 3 months on current year's rates from the date of issue of this certificate

Charges may be pending for the removal of flammable undergrowth or other flammable or combustible materials or substances under the Fire and Emergency Services Act 2005. The charges that apply will be those that are incurred by the Council.

I certify in terms of Section 187(1) of the Local Government Act the following rates and charges are outstanding as at the date of this certificate:

Delegated Officer:



We accept settlement payment of council rates
BPAY Biller Code: 787911 / Reference # 609671

Account balance and payment available online: Go to www.teatreegully.sa.gov.au/Payments

*** The fee for certificates of liabilities under Section 187 (3) (e) of the Local Government Act 1999 has been increased. The new fee is \$36.50 as of 1 July 2021*

LOCAL GOVERNMENT INQUIRY CERTIFICATE

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



CITY OF
TEA TREE GULLY
Naturally Better

Date of Issue: 24 November 2021
 Certificate Number 80285
 Receipt Number 302595
 Assessment Number 609671

PO Box 571
 571 Montague Road
 Modbury SA 5092
 Tel (08) 8397 7444
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 TTY (08) 8397 7340
 www.teatreegully.sa.gov.au

Key Conveyancing Services
 PO Box 1425
 GOLDEN GROVE VILLAGE SA 5125

Email: searches@cttg.sa.gov.au

Valuer General No: 2810741950
 Property Description: LOT: 200 ALP: SEC: 838 SP: 10088 CT: 5004/118
 Property Address: 22/2 Harrison Avenue MODBURY 5092
 Owner: Mrs B Niedzwiecki

Provision of Prescribed Information

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

The information herein is provided pursuant to Council's Obligations under Section 12 of the Land and Business (Sales and Conveyancing) Act 1994.

Development Section

Prescribed Encumbrance	Particulars Required
Part 1 – Items that must be included in statement	
Development Act 1993	
<p>Part 3 – Development Plan</p> <p>Title or other brief description of zone or policy area in which the land is situated (as shown in the Development Plan):</p>	<p>Zoning N/A</p> <p>Policy N/A</p> <p>Precinct N/A</p>

LOCAL GOVERNMENT INQUIRY CERTIFICATE

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

Is the land designated situated in a designated State Heritage Area?	Nil
Is the land designated as a place of Local Heritage Value?	Nil
Is there a current Development Plan Amendment released for public consultation by a Council on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	N/A
Is there a current Development Plan Amendment released for public consultation by the Minister on which consultation has ended but whose proposed amendment has not yet come into operation?	N/A
Section 42 – Condition (that continues to apply) of a development authorisation)	Nil
<p>Repealed Act Conditions</p> <p><i>Disclaimer: The nature of the City of Tea Tree Gully records are such that it cannot provide details of conditions (that continue to apply) of provisional building rules consent (or its equivalent) granted under the following repealed Acts.</i></p>	
Condition (that continues to apply) of an approval or authorisation granted under any of the following Acts: Building Act 1971 City of Adelaide Development Control Act 1976 Planning and Development Act 1976 Planning Act 1982	Nil
<p>Planning, Development and Infrastructure Act 2016</p>	
<p>Part 5 – Planning and Design Code</p> <p>Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code)</p>	<p><u>Zone</u> Refer PlanSA Extract</p> <p><u>Subzone</u> Refer PlanSA Extract</p> <p><u>Overlays</u> Refer PlanSA Extract</p>

LOCAL GOVERNMENT INQUIRY CERTIFICATE

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

Is the land situated in a designated State Heritage place?	Refer PlanSA Extract
Is the land designated as a place of local heritage value?	Refer PlanSA Extract
Is there a tree declared to be a significant tree or a stand of trees declared to be significant trees on the land?	Unknown
Is there a current amendment to the Planning and Design Code 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?	Refer to the Property Interest Report
Part 2 – Items to be included if land affected	
Development Act 1993	
Section 50(1) – Requirement to vest land in a council or the Crown to be held as open space	N/A
Section 50(2) – Agreement to vest land in a council or the Crown to be held as open space	N/A
Section 55 – Order to remove or perform work	Nil
Section 56 – Notice to complete development	Nil
Section 57 – Land Management Agreement	See Title for Details
Section 69 – Emergency Order	Nil
Section 71 – Fire Safety Notice	Nil
Section 84 – Enforcement Notice	Nil
Section 85(6), 85(10) or 106 – Enforcement Order	Nil

LOCAL GOVERNMENT INQUIRY CERTIFICATE

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

Part 11 Division 2 – Proceedings	Nil
Planning, Development and Infrastructure Act 2016	
Section 141 – Order to remove or perform work	NIL
Section 142 – Notice to complete development	NIL
Section 155 – Emergency order	NIL
Section 157 – Fire safety notice	NIL
Section 192 or 193 – Land Management Agreement	Refer PlanSA Extract
Section 198(1) – Requirement to vest land in a council or the Crown to be held as open space	NIL
Section 198(2) – Agreement to vest land in a council or the Crown to be held as open space	NIL
Part 16 Division 1 – Proceedings	NIL
Section 213 – Enforcement notice	NIL
Section 214(6), 214(10) or 2222 – Enforcement Order	NIL
Housing Improvement Act 1940	
Section 23 – declaration that house is undesirable or unfit for human habitation	Nil
Fire and Emergency Services Act 2005	

LOCAL GOVERNMENT INQUIRY CERTIFICATE

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

Section 105f - Notice of action required concerning flammable materials on land / Notice of action required to protect against outbreak or spread of fire	Nil
Food Act 2001	
Section 44 – Improvement Notice	Nil
Section 46 – Prohibition Order	Nil
Local Government Act 1934	
Notice, order, declaration, charge, claim or demand given or made under the Act	Nil
Local Government Act 1999	
Notice, order, declaration, charge, claim or demand given or made under the Act	Nil
<p>Public & Environmental Health Act 1987 (Repealed)</p> <p><i>Disclaimer: The wastewater from the septic tank must be disposed of in accordance with all relevant Standards & Codes. The nature of the City of Tea Tree Gully records are such that it cannot provide details of conditions (that continue to apply) under the above repealed Act.</i></p>	
South Australian Public Health Act 2011	
Notice, order, declaration, charge, claim or demand given or made under the Act	Nil
<p>Additional Information (City of Tea Tree Gully)</p> <p><i>Note: The following is provided for additional information purposes only and is not provided pursuant to the Land and Business (Sale and Conveyancing) Act 1994 or Regulations 2010</i></p>	

LOCAL GOVERNMENT INQUIRY CERTIFICATE

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

Miscellaneous	Nil
Easements	Nil
Septic	Nil
CWMS	No

Particulars relating to Environment Protection

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

- (a) Commercial or industrial activity at the land; or
- (b) A change in the use of the land or part of the land (within the meaning of the *Development Act 1993* or the *Planning, Development and Infrastructure Act 2016*)

YES

/

NO

All development approvals on Council records relating to this subject are listed under the heading "Development Act 1993 or the Planning, Development and Infrastructure Act 2016".

LOCAL GOVERNMENT INQUIRY CERTIFICATE

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

Note – Building Indemnity Insurance is not required for:

- a) Domestic building work for which approval under the Planning, Development and Infrastructure Act 2016, the Development Act 1993 or the repealed Building Act 1971 is or was not required;
- b) minor domestic building work (see section 3 of the Building Work Contractors Act 1995);
- c) Domestic building work commenced before 1 May 1987; or
- d) Building work in respect of which an exemption from the application of Division 3 of Part 5 of the Building Work Contractors Act 1995 applies under the Building Work Contractors Regulations 1996; or
- e) Building work in respect of which an exemption from the application of Division 3 of Part 5 of the Building Work Contractors Act 1995 has been granted under section 45 of that Act.

BUILDING INDEMNITY INSURANCE AS ATTACHED OR AS PROVIDED ON PLANS/EXTRACT

YES / NO

*Please note Council may not hold a copy of Building Indemnity Insurance if the Application has been undertaken by a Private Certifier.

Disclaimer

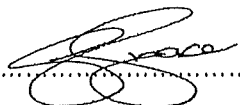
The nature of the City of Tea Tree Gully's records is such that it may not be able to provide details of Building Indemnity Insurance.

The City of Tea Tree Gully endeavours to ensure that the information provided by this search request is current and accurate, however cannot guarantee the accuracy, currency or completeness of the information contained within.

All information provided by this search is for information purposes only and no reliance should be placed on this information for any possible legal purpose or any circumstance where loss or damage could arise as a result of reliance on this information.

The City of Tea Tree Gully does not accept any responsibility or liability should you rely upon the information provided by this property search to your detriment, except as provided by statute. The information herein is provided pursuant to the Council's obligations under Section 7 of the Land Business (Sales and Conveyancing) Act, 1994. The information provided should not be taken as a representation as to whether or not any other charges or encumbrances affect the subject land.

It should be noted that the approval of development by a Council does not necessarily mean that the development has taken place. The Council will not necessarily be able to provide a complete history of all such development that has taken place at the land.

Authorised Officer.....

Date.....24/11/2021.....



Data Extract for Section 7 search purposes

Valuation ID 2810741950

Parcel ID: S10088 U22

Certificate Title: CT5004/118

Property Address: UNIT 22 2 HARRISON AV MODBURY SA 5092

Zones

UAC Urban Activity Centre

Subzones

No

Zoning overlays

Overlays

Affordable Housing

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

Building Near Airfields

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

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.

Noise and Air Emissions

The Noise and Air Emissions Overlay seeks to protect new noise and air quality sensitive development from adverse impacts of noise and air emissions.

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.

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.

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 to be a significant tree or trees in the Planning and Design Code

Unknown

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 Building Indemnity Insurance

No

Associated DA Conditions

No

Associated DA Info

No

GIS Dataset

LMAS

No

LOCAL GOVERNMENT INQUIRY CERTIFICATE

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



CITY OF
TEA TREE GULLY
Naturally Better

Date of Issue: 24 November 2021
 Certificate Number 80284
 Receipt Number 302595
 Assessment Number 607737

PO Box 571
 571 Montague Road
 Modbury SA 5092
 Tel (08) 8397 7444
 Fax (08) 8397 7400
 TTY (08) 8397 7340
 www.teatreegully.sa.gov.au

Key Conveyancing Services
 PO Box 1425
 GOLDEN GROVE VILLAGE SA 5125

Email: searches@ctfg.sa.gov.au

Valuer General No: 2810740093
 Property Description: LOT: CP SEC: 838 SP: 10088 CT: 5004/119
 Property Address: 2/6 Harrison Avenue MODBURY 5092
 Owner: Strata Plan No 10088 Incorp

Provision of Prescribed Information

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

The information herein is provided pursuant to Council's Obligations under Section 12 of the Land and Business (Sales and Conveyancing) Act 1994.

Development Section

Prescribed Encumbrance	Particulars Required
Part 1 – Items that must be included in statement	
Development Act 1993	
Part 3 – Development Plan Title or other brief description of zone or policy area in which the land is situated (as shown in the Development Plan):	Zoning N/A Policy N/A Precinct N/A

LOCAL GOVERNMENT INQUIRY CERTIFICATE

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

Is the land designated situated in a designated State Heritage Area?	Nil
Is the land designated as a place of Local Heritage Value?	Nil
Is there a current Development Plan Amendment released for public consultation by a Council on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	N/A
Is there a current Development Plan Amendment released for public consultation by the Minister on which consultation has ended but whose proposed amendment has not yet come into operation?	N/A
Section 42 – Condition (that continues to apply) of a development authorisation)	Nil
<p>Repealed Act Conditions</p> <p><i>Disclaimer: The nature of the City of Tea Tree Gully records are such that it cannot provide details of conditions (that continue to apply) of provisional building rules consent (or its equivalent) granted under the following repealed Acts.</i></p>	
<p>Condition (that continues to apply) of an approval or authorisation granted under any of the following Acts:</p> <p>Building Act 1971 City of Adelaide Development Control Act 1976 Planning and Development Act 1976 Planning Act 1982</p>	<p>29/03/1989 - Provisional Development Plan APPROVAL 1989/9301 Verandah at Unit 13 17/02/1989 - Provisional Development Plan APPROVAL 1988/8964 Strata Title - 22 Residential Units 21/06/1988 - Provisional Development Plan APPROVAL 1988/8059 Removal of Existing Trees 20/11/1987 - Provisional Development Plan APPROVAL 1987/7232 22 Double Storey Home Units 24/08/1987 - Provisional Development Plan APPROVAL 1987/6920 land Division at 2-6 Harrison Ave & Part of 26-32 Crozier Ave Modbury</p>

LOCAL GOVERNMENT INQUIRY CERTIFICATE

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

	<p>28/03/1989 - Provisional Building Rules APPROVAL 1989/40175 Verandah</p> <p>26/04/1988 - Provisional Building Rules APPROVAL 1987/34312 15 Home Units</p> <p>26/04/1988 - Provisional Building Rules APPROVAL 1988/36906 Home Units</p>
Planning, Development and Infrastructure Act 2016	
<p>Part 5 – Planning and Design Code</p> <p>Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code)</p>	<p><u>Zone</u> Refer PlanSA Extract</p> <p><u>Subzone</u> Refer PlanSA Extract</p> <p><u>Overlays</u> Refer PlanSA Extract</p>
Is the land situated in a designated State Heritage place?	Refer PlanSA Extract
Is the land designated as a place of local heritage value?	Refer PlanSA Extract
Is there a tree declared to be a significant tree or a stand of trees declared to be significant trees on the land?	Unknown
Is there a current amendment to the Planning and Design Code 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?	Refer to the Property Interest Report
Part 2 – Items to be included if land affected	
Development Act 1993	
Section 50(1) – Requirement to vest land in a council or the Crown to be held as open space	N/A

LOCAL GOVERNMENT INQUIRY CERTIFICATE

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

Section 50(2) – Agreement to vest land in a council or the Crown to be held as open space	N/A
Section 55 – Order to remove or perform work	Nil
Section 56 – Notice to complete development	Nil
Section 57 – Land Management Agreement	See Title for Details
Section 69 – Emergency Order	Nil
Section 71 – Fire Safety Notice	Nil
Section 84 – Enforcement Notice	Nil
Section 85(6), 85(10) or 106 – Enforcement Order	Nil
Part 11 Division 2 – Proceedings	Nil
Planning, Development and Infrastructure Act 2016	
Section 141 – Order to remove or perform work	NIL
Section 142 – Notice to complete development	NIL
Section 155 – Emergency order	NIL
Section 157 – Fire safety notice	NIL
Section 192 or 193 – Land Management Agreement	Refer PlanSA Extract
Section 198(1) – Requirement to vest land in a council or the Crown to be held as open space	NIL

LOCAL GOVERNMENT INQUIRY CERTIFICATE

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

Section 198(2) – Agreement to vest land in a council or the Crown to be held as open space	NIL
Part 16 Division 1 – Proceedings	NIL
Section 213 – Enforcement notice	NIL
Section 214(6), 214(10) or 2222 – Enforcement Order	NIL
Housing Improvement Act 1940	
Section 23 – declaration that house is undesirable or unfit for human habitation	Nil
Fire and Emergency Services Act 2005	
Section 105f - Notice of action required concerning flammable materials on land / Notice of action required to protect against outbreak or spread of fire	Nil
Food Act 2001	
Section 44 – Improvement Notice	Nil
Section 46 – Prohibition Order	Nil
Local Government Act 1934	
Notice, order, declaration, charge, claim or demand given or made under the Act	Nil
Local Government Act 1999	

LOCAL GOVERNMENT INQUIRY CERTIFICATE

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

Notice, order, declaration, charge, claim or demand given or made under the Act	Nil
<p>Public & Environmental Health Act 1987 (Repealed)</p> <p><i>Disclaimer: The wastewater from the septic tank must be disposed of in accordance with all relevant Standards & Codes. The nature of the City of Tea Tree Gully records are such that it cannot provide details of conditions (that continue to apply) under the above repealed Act.</i></p>	
<p>South Australian Public Health Act 2011</p>	
Notice, order, declaration, charge, claim or demand given or made under the Act	Nil
<p>Additional Information (City of Tea Tree Gully)</p> <p><i>Note: The following is provided for additional information purposes only and is not provided pursuant to the Land and Business (Sale and Conveyancing) Act 1994 or Regulations 2010</i></p>	
Miscellaneous	Nil
Easements	EASEMENT FOR DRAINAGE PURPOSES EASEMENTS SA WATER EASEMENTS CITY OF TEA TREE GULLY
Septic	Nil
CWMS	No

LOCAL GOVERNMENT INQUIRY CERTIFICATE

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

Particulars relating to Environment Protection

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

- (a) Commercial or industrial activity at the land; or
- (b) A change in the use of the land or part of the land (within the meaning of the *Development Act 1993* or the *Planning, Development and Infrastructure Act 2016*)

YES

/

NO

All development approvals on Council records relating to this subject are listed under the heading "Development Act 1993 or the Planning, Development and Infrastructure Act 2016".

LOCAL GOVERNMENT INQUIRY CERTIFICATE

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

Note – Building Indemnity Insurance is not required for:

- a) Domestic building work for which approval under the Planning, Development and Infrastructure Act 2016, the Development Act 1993 or the repealed Building Act 1971 is or was not required;
- b) minor domestic building work (see section 3 of the Building Work Contractors Act 1995);
- c) Domestic building work commenced before 1 May 1987; or
- d) Building work in respect of which an exemption from the application of Division 3 of Part 5 of the Building Work Contractors Act 1995 applies under the Building Work Contractors Regulations 1996; or
- e) Building work in respect of which an exemption from the application of Division 3 of Part 5 of the Building Work Contractors Act 1995 has been granted under section 45 of that Act.

BUILDING INDEMNITY INSURANCE AS ATTACHED OR AS PROVIDED ON PLANS EXTRACT

YES NO

*Please note Council may not hold a copy of Building Indemnity Insurance if the Application has been undertaken by a Private Certifier.

Disclaimer

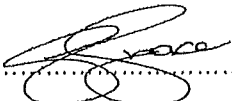
The nature of the City of Tea Tree Gully's records is such that it may not be able to provide details of Building Indemnity Insurance.

The City of Tea Tree Gully endeavours to ensure that the information provided by this search request is current and accurate, however cannot guarantee the accuracy, currency or completeness of the information contained within.

All information provided by this search is for information purposes only and no reliance should be placed on this information for any possible legal purpose or any circumstance where loss or damage could arise as a result of reliance on this information.

The City of Tea Tree Gully does not accept any responsibility or liability should you rely upon the information provided by this property search to your detriment, except as provided by statute. The information herein is provided pursuant to the Council's obligations under Section 7 of the Land Business (Sales and Conveyancing) Act, 1994. The information provided should not be taken as a representation as to whether or not any other charges or encumbrances affect the subject land.

It should be noted that the approval of development by a Council does not necessarily mean that the development has taken place. The Council will not necessarily be able to provide a complete history of all such development that has taken place at the land.

Authorised Officer.....

Date.....24/11/2021.....



Data Extract for Section 7 search purposes

Valuation ID 2810740093

Parcel ID: S10088 UCP

Certificate Title: CT5004/119

Property Address: 2 HARRISON AV MODBURY SA 5092

Zones

UAC Urban Activity Centre

Subzones

No

Zoning overlays

Overlays

Affordable Housing

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

Building Near Airfields

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

Hazards (Flooding)

The Hazards (Flooding) Overlay seeks to minimise flood hazard risk to people, property, infrastructure and the environment.

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.

Noise and Air Emissions

The Noise and Air Emissions Overlay seeks to protect new noise and air quality sensitive development from adverse impacts of noise and air emissions.

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.

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.

Water Resources

The Water Resources Overlay seeks to protect the quality of surface waters in South Australia.

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 to be a significant tree or trees in the Planning and Design Code

Unknown

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 Building Indemnity Insurance

No

Associated DA Conditions

No

Associated DA Info

No

GIS Dataset

LMAS

No

PLANNING DECISION NOTIFICATION

South Australia Planning Act Development Control Regulations, 1982
Regulation 41
SIXTH Schedule

For Development Application Dated
Which was Registered On

-
14/3/89

Development No. 070/9301/89

To: Mr Arnfield
C/- Masterbuilt Home Improvements
22 Screen Drive
SALISBURY SOUTH 5109

Location of Proposed Development: Lot 200, Unit 13/2-6 Harrison Avenue, Modbury

Nature of Proposed Development: Erecting a Verandah

From: City of Tea Tree Gully

In respect of this proposed development you are informed that CONSENT IS GRANTED
SUBJECT TO (2) CONDITION(S).

As there were no third party representations the consent is operative from the date of this form. Reasons for this decision, any conditions imposed, and the reasons for imposing those conditions, are set out below. Please also refer to the notice attached to this form about appeal rights and operation of consent.

Conditions

- (1) That the development be undertaken in accordance with the plans and information detailed in Application No. 070/9301/89 except where varied by any conditions herein listed which must be fully complied with to the satisfaction of the Council (regardless of any change of occupier or owner of the premises).
- (2) That the verandah be finished in a colour to match the gutters and eaves of the existing dwelling, and the colourbonding or paintwork be maintained in good condition at all times.

The decision was made by Council on the basis that, with the imposition of conditions, the proposal complies with the provisions of the Development Plan.

Date of Decision: 27-3-89

[Signature]
.....
Senior Planning Officer

Date of this Notice: 29/3/89
PLEASE READ THE NOTICE ATTACHED TO THIS FORM.
IW:00547x *[initials]*

THIS IS SHEET 2 OF 7 SHEETS	
DEPOSITED	/ / 19
MAP REFERENCE	6628-32-m
COUNCIL	CITY OF TEA TREE GULLY
SCALE	METRES
0 1 2 3 4 5 6 7	

ANNOTATIONS

FOR DISPOSITION OF EASEMENTS VIDE SHEETS 1 and 3

I.F.W. DENOTES INNER FACE OF WALL

O.F.W. DENOTES OUTER FACE OF WALL

OUTER WALLS ARE GENERALLY 0.24 METRES THICK

ASSES No.	60773
APP. No.	708964
DATE	17/2/87
CARD No.	2/7

FILMED

STRATA TITLES ACT, 1988
Certificate of Approval

APPROVED in accordance with section 14 of the Strata Titles Act, 1988
Council consent to the easements) was granted (Section 2 (b)(2)-(6))

The address(es) of the building(s) situated on the site above is/are as follows:
The building(s) approved created on 15.2.87

J. Dillon
Deputy Planning Officer

17/2/87
Date

* Delete where applicable

JOHN G. DILLON

PLANNING DECISION NOTIFICATION

South Australia Planning Act Development Control Regulations, 1982

Regulation 41
Birth Schedule

For Development Application Dated 3/6/88 Development No. 070/8059/88
Registered On 3/6/88

To: Homestead Constructions Pty. Ltd.,
928 North West Road,
MODBURY. 5092

Location of Proposed Development Lot 200, H.N. 2-6 Harrison Avenue, Modbury

Nature of Proposed Development Amending previous application 070/7232/87 for 22 double storey home units to allow for removal of trees

From: City of Tea Tree Gully

In respect of this proposed development you are informed that CONSENT IS GRANTED
SUBJECT TO (2) CONDITION(S).

As there were no third party representations the consent is operative from the date of this form. Reasons for this decision, any conditions imposed, and the reasons for imposing those conditions, are set out below. Please also refer to the notice attached to this form about appeal rights and operation of consent.

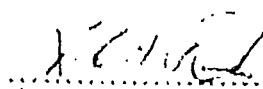
Conditions

- (1) That the proposed Eucalyptus Citreodora, between unit 16 & 17 be replaced by the species Hymenopocum Flavum.
- (2) That the following species shall not be planted within 4 metres of a building or a sewer drain -

Callistemon - "Gawler Hybrid"
Melaleuca Neophylla
Pittosporum Crassifolium
Metrosidilus tomentosa (Variegata)

Note: The plans and conditions in Planning Consent No. 070/8059/88 must be fully complied with unless they are varied or superseded by the plans and conditions which comprise this consent.

The decision was made by Council on the basis that, with the imposition of conditions, the proposal complies with the provisions of the Development Plan.


City Manager

Date: 27/6/88
PLEASE READ THE NOTICE ATTACHED TO THIS FORM.
SH:Rae(J845t)

an area surrounding a site

- 2.3 Part 3 Division 6 - Aboriginal heritage agreement
Aboriginal Heritage Branch in Aboriginal Affairs and Reconciliation Division in DPC 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 Attorney-General's Department 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 Attorney-General's Department 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 Attorney-General's Department 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 Attorney-General's Department 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 Attorney-General's Department 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 Attorney-General's Department 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 Attorney-General's Department has no record of any notice affecting this title

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

6. Repealed Act conditions

- 6.1 Condition (that continues to apply) of an approval or authorisation granted under the *Building Act 1971* (repealed), the *City of Adelaide Development Control Act, 1976* (repealed), the *Planning Act 1982* (repealed) or the *Planning and Development Act 1966* (repealed)
State Planning Commission in the Attorney-General's Department has no record of any conditions that continue to apply, affecting this title
also
Contact the Local Government Authority for other details that might apply
- [Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*

7. Emergency Services Funding Act 1998

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

8. Environment Protection Act 1993

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

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

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

17. Land Acquisition Act 1969

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

18. Landscape South Australia Act 2019

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

Act

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

19. **Land Tax Act 1936**

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

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

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

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

21. **Local Government Act 1999**

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

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

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

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

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

24. **Mining Act 1971**

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

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

25. *Native Vegetation Act 1991*

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- 29.1 Part 5 - Planning and Design Code
[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]
- Contact the Local Government Authority for the title or other brief description of the zone or subzone in which the land is situated.
- also
- Heritage Branch in DEW has no record of a State Heritage Area created prior to 15 January 1994 under the former South Australian Heritage Act 1978 affecting this title
- also
- For details of this item, including State Heritage Areas which have been authorised or put under interim effect since 15 January 1994, contact the Local Government Authority
- also
- Contact the Local Government Authority for other details that might apply to a place of local heritage value
- also
- For details of declared significant trees affecting this title, contact the Local Government Authority

also

Code Amendments on Consultation

Local Design Review Code Amendment – proposed amendment to enable operation of the Local Design Review Scheme to support high quality design for the benefit of their communities. For further information please refer to the PlanSA portal: <https://plan.sa.gov.au/have_your_say/general_consultations> or contact the Office for Design and Architecture SA on (08) 8402 1884.

Following the repeal of the Development Act 1993 and its replacement with the Planning, Development and Infrastructure Act 2016 on 19 March 2021, all new Development Applications will now be assessed against the Planning and Design Code (The Code).

The Code is the cornerstone of South Australia's new planning system, and is the single source of planning policy for assessing development applications across the State. The purpose of this is to make the planning process quicker, simpler and more equitable than ever before, affording South Australians greater access to planning information that is consistent and clear. This in turn will help the community to navigate the planning system when building a house, developing a business, or progressing large commercial developments.
The Code has now replaced all South Australian Development Plans.

Further information on the Code is available on the PlanSA Portal.
<https://code.plan.sa.gov.au>

Or call 1800 752 664 (Option 1)

- 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 Attorney-General's Department 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 Attorney-General's Department 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 Attorney-General's Department 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 Attorney-General's Department 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 Attorney-General's Department 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 Attorney-General's Department 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 Attorney-General's Department 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 Attorney-General's Department 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 Attorney-General's Department has no record of any conditions that continue to apply, affecting this title

30. *Plant Health Act 2009*

- 30.1 section 8 or 9 - Notice or order concerning pests
Plant Health in PIRSA has no record of any notice or order affecting this title

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

- 31.1 Part 3 - Notice
Public Health in DHW has no record of any notice or direction affecting this title
- also
Contact the Local Government Authority for other details that might apply

31.2	<i>Public and Environmental Health (Waste Control) Regulations 2010 (or 1995)</i> (revoked) Part 2 - Condition (that continues to apply) of an approval	Public Health in DHW has no record of any condition affecting this title also Contact the Local Government Authority for other details that might apply
31.3	<i>Public and Environmental Health (Waste Control) Regulations 2010</i> (revoked) regulation 19 - Maintenance order (that has not been complied with)	Public Health in DHW has no record of any order affecting this title also Contact the Local Government Authority for other details that might apply
32. South Australian Public Health Act 2011		
32.1	section 66 - Direction or requirement to avert spread of disease	Public Health in DHW has no record of any direction or requirement affecting this title
32.2	section 92 - Notice	Public Health in DHW has no record of any notice affecting this title also Contact the Local Government Authority for other details that might apply
32.3	<i>South Australian Public Health (Wastewater) Regulations 2013</i> Part 4 - Condition (that continues to apply) of an approval	Public Health in DHW has no record of any condition affecting this title also Contact the Local Government Authority for other details that might apply
33. Upper South East Dryland Salinity and Flood Management Act 2002 (expired)		
33.1	section 23 - Notice of contribution payable	DEW has no record of any notice affecting this title
34. Water Industry Act 2012		
34.1	Notice or order under the Act requiring payment of charges or other amounts or making other requirement	An SA Water Certificate will be forwarded. If you do not receive the certificate please contact the SA Water Customer Contact Centre on 1300 650 950 also The Office of the Technical Regulator in DEM has no record of any notice or order affecting this title also Lightsview Re-Water Supply Co Pty Ltd has no record of any notice or order affecting this title. also Robusto Investments Pty. Ltd. trading as Compass Springs has no current record of any notice or order affecting this title. also Alano Utilities Pty. Ltd. has no record of any notice or order affecting this title.
35. Water Resources Act 1997 (repealed)		
35.1	section 18 - Condition (that remains in force) of a permit	DEW has no record of any condition affecting this title
35.2	section 125 (or a corresponding previous enactment) - Notice to pay levy	DEW has no record of any notice affecting this title
36. Other charges		
36.1	Charge of any kind affecting the land (not included in another item)	Refer to the Certificate of Title also Contact the vendor for these details

also

Contact the Local Government Authority for other details that might apply

Other Particulars

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

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

Additional Information

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

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

Notices

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

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

Building restrictions

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

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

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

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

Statutory easements

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

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

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

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

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

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

Land Tax Act 1936 and Regulations thereunder

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

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

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

Information should be obtained from:

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

Landscape South Australia 2019

Water Resources Management - Taking of underground water

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

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

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

Certificate of Title

Title Reference: CT 5004/118
Status: CURRENT
Edition: 6

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

Certificate of Title

Title Reference	CT 5004/118
Status	CURRENT
Easement	NO
Owner Number	12605816
Address for Notices	22/2-6 HARRISON AVE MODBURY 5092
Area	NOT AVAILABLE

Estate Type

Fee Simple (Unit)

Registered Proprietor

BRONE NIEDZWIECKI
OF UNIT 22 2 HARRISON AVENUE MODBURY SA 5092

Description of Land

UNIT 22 STRATA PLAN 10088
IN THE AREA NAMED MODBURY
HUNDRED OF YATALA

Last Sale Details

Dealing Reference	TRANSFER (T) 9342298
Dealing Date	22/05/2002
Sale Price	\$130,000
Sale Type	TRANSFER FOR FULL MONETARY CONSIDERATION

Constraints

Encumbrances

NIL

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
2810741950	CURRENT	Unit 22, 2 HARRISON AVENUE, MODBURY, SA 5092

Notations

Dealings Affecting Title

NIL

Notations on Plan

NIL

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number	2810741950
Type	Site & Capital Value
Date of Valuation	01/01/2021
Status	CURRENT
Operative From	01/07/1989
Property Location	Unit 22, 2 HARRISON AVENUE, MODBURY, SA 5092
Local Government	TEA TREE GULLY
Owner Names	BRONE NIEDZWIECKI
Owner Number	12605816
Address for Notices	22/2-6 HARRISON AVE MODBURY 5092
Zone / Subzone	UAC - Urban Activity Centre\
Water Available	Yes
Sewer Available	Yes
Land Use	1330 - Townhouse - Defined As Home Unit With Both Ground And First Floor Areas
Description	4HUNIT CP
Local Government Description	Residential

Parcels

Plan/Parcel	Title Reference(s)
S10088 UNIT 22	CT 5004/118

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$131,000	\$270,000			
Previous	\$134,000	\$270,000			

Building Details

Valuation Number	2810741950
Building Style	Conventional

Year Built	1989
Building Condition	Very Good
Wall Construction	Brick
Roof Construction	Tiled (Terra Cotta or Cement)
Equivalent Main Area	97 sqm
Number of Main Rooms	4

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



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: 2310067

KEY CONVEYANCING SERVICES
PO BOX 1425
GOLDEN GROVE SA 5125

DATE OF ISSUE

24/11/2021

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

OWNERSHIP NUMBER	OWNERSHIP NAME			
12605816	B NIEDZWIECKI			
PROPERTY DESCRIPTION				
22 / 2 HARRISON AVE / MODBURY SA 5092 / UNIT 22				
ASSESSMENT NUMBER	TITLE REF. <small>(A "+" indicates multiple titles)</small>	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR
2810741950	CT 5004/118	\$270,000.00	R4 1.000	RE 0.400
LEVY DETAILS:				
	FIXED CHARGE	\$	50.00	
	+ VARIABLE CHARGE	\$	144.50	
FINANCIAL YEAR	- REMISSION	\$	116.90	
2021-2022	- CONCESSION	\$	46.00	
	+ ARREARS / - PAYMENTS	\$	-31.60	
	= AMOUNT PAYABLE	\$	0.00	

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

EXPIRY DATE 22/02/2022



Government of South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



Emergency Services Funding Act 1998

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

Please Note:

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

For more information:

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

PAYMENT OF THIS CERTIFICATE CAN ONLY BE MADE

Online at:

OR

By Post to:

www.revenuesaonline.sa.gov.au

RevenueSA
Locked Bag 555
ADELAIDE SA 5001



ABN 19 040 349 886
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: 2310067

KEY CONVEYANCING SERVICES
PO BOX 1425
GOLDEN GROVE SA 5125

DATE OF ISSUE
24/11/2021

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

OWNERSHIP NAME		FINANCIAL YEAR	
B NIEDZWIECKI		2021-2022	
PROPERTY DESCRIPTION			
22 / 2 HARRISON AVE / MODBURY SA 5092 / UNIT 22			
ASSESSMENT NUMBER	TITLE REF. <small>(A "+" indicates multiple titles)</small>	TAXABLE SITE VALUE	AREA
2810741950	CT 5004/118	\$131,000.00	0.0000 HA
DETAILS OF THE LAND TAX PAYABLE FOR THE ABOVE PARCEL OF LAND:			
CURRENT TAX	\$ 0.00	SINGLE HOLDING	\$ 0.00
- DEDUCTIONS	\$ 0.00		
+ ARREARS	\$ 0.00		
- PAYMENTS	\$ 0.00		
= AMOUNT PAYABLE	\$ 0.00		

Please Note:

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

ON OR BEFORE 22/02/2022

See overleaf for further information



Government of South Australia

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

Please Note:

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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

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

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

For more information:

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

PAYMENT OF THIS CERTIFICATE CAN ONLY BE MADE

Online at:

OR

By Post to:

www.revenuesaonline.sa.gov.au

RevenueSA
Locked Bag 555
ADELAIDE SA 5001

Account Number 28 10741 95 0	L.T.O Reference CT5004118	Date of Issue 24/11/2021	Agent No. 7986	Receipt No. 2310067
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KEY CONVEYANCING SERVICES
 PO BOX 1425
 GOLDEN GROVE VILLAGE SA 5125
 admin@keyconveyancing.com.au

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: MS N NIEDZWIECKI
Location: U22 2 HARRISON AVE MODBURY UNIT 22
Description: 4HUNIT CP **Capital Value:** \$ 270 000
Rating: Residential

Periodic charges

Raised in current years to 31/12/2021

		Arrears as at: 30/6/2021	:	\$ 0.61CR
Water main available:	1/7/1989	Water rates	:	137.20
Sewer main available:	1/7/1989	Sewer rates	:	147.00
		Water use	:	131.95
		SA Govt concession	:	160.22CR
		Recycled Water Use	:	0.00
		Service Rent	:	0.00
		Recycled Service Rent	:	0.00
		Other charges	:	0.00
		Goods and Services Tax	:	0.00
		Amount paid	:	255.32CR
		Balance outstanding	:	0.00

Degree of concession: 100.00% Date granted: 11/11/2002

Recovery action taken: FULLY PAID

Next quarterly charges: Water supply: 68.60 Sewer: 73.50 Bill: 5/1/2022

This account has no meter of its own but is supplied from account no 28 10740 09 3.

The Water Use apportionment option is Even.

The apportionment percentage for this account is 4.54%.

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:
MS N NIEDZWIECKI

Water & Sewer Account
Acct. No.: 28 10741 95 0

Amount: _____

Address:
U22 2 HARRISON AVE MODBURY UNIT
22

Payment Options

EFT

EFT Payment

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	2810741950



Bill code: 8888
Ref: 2810741950

Telephone and Internet Banking — BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More information at bpay.com.au



Paying online

Pay online at www.sawater.com.au/paynow for a range of options. Have your account number and credit card details to hand.



Paying by phone

Call 1300 650 870 and pay by phone using your Visa/Mastercard 24/7.
SA Water account number: 2810741950



South Australia

Strata Titles Act 1988

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.

FINANCIAL STATEMENT FOR STRATA CORPORATION NO. 10088 INC.

ADDRESS : 2 HARRISON AVENUE MODBURY 5092

ACN : ABN : 14 752 030 424

BETWEEN 01 July 2020 AND 30 June 2021

INCOME & EXPENDITURE STATEMENT

	ADMIN	SINKING	TOTAL
INCOME			
ADMINISTRATION			
CREDIT CARD SURCHARGE	18.00		
ADMINISTRATION TOTAL	18.00		
INTEREST			
INTEREST RECEIVED	635.98		
INTEREST TOTAL	635.98		
LEVIES			
ADMIN FUND LEVY	21,347.00		
HOLD FUNDS	-53.90		
SINKING FUND LEVY		10,956.90	
LEVIES TOTAL	21,293.10	10,956.90	
TOTAL INCOME	21,947.08	10,956.90	32,903.98
OUTGOINGS			
ADMINISTRATION			
BANK CHARGES	116.79		
MEETING FEES	308.00		
MANAGEMENT FEES	4,212.04		
VENUE HIRE	50.00		
ADMINISTRATION TOTAL	4,686.83		
INSURANCE			
INSURANCE PREMIUM	6,050.90		
INSURANCE VALUATION	660.00		
INSURANCE TOTAL	6,710.90		
REPAIRS & MAINTENANCE			
BUILDING MAINTENANCE	359.22	15,220.87	
FIRE EQUIP MAINTENANCE	38.50		
GENERAL REPAIRS/MAINTENANCE	209.26		
GUTTER AND STORMWATER MAINTENANCE	3,036.00	31,238.00	
PLUMBING MAINTENANCE	15,177.95		
REPAIRS & MAINTENANCE TOTAL	18,820.93	46,458.87	
SERVICES			
GROUNDS MAINTENANCE	3,672.50		
SERVICES TOTAL	3,672.50		
TAX			
INCOME TAX RETURN PREPARATION	132.00		
INCOME TAX PAYMENT / REFUND	380.33		
TAX TOTAL	512.33		
UTILITIES			
ELECTRICITY CHARGES	383.60		
UTILITIES TOTAL	383.60		
TOTAL OUTGOINGS	34,787.09	46,458.87	81,245.96

FINANCIAL STATEMENT FOR STRATA CORPORATION NO. 10088 INC.

ADDRESS : 2 HARRISON AVENUE MODBURY 5092

ACN :

ABN : 14 752 030 424

PAGE 2

PRINTED 02/08/2021

SUMMARY

OPENING BALANCE	25,320.29	72,356.03	97,676.32
TOTAL INCOME	21,947.08	10,956.90	32,903.98
TOTAL EXPENSE	34,787.09	46,458.87	81,245.96
CLOSING BALANCE	12,480.28	36,854.06	49,334.34
NET SURPLUS	-12,840.01	-35,501.97	-48,341.98

FINANCIAL STATEMENT FOR STRATA CORPORATION NO. 10088 INC.

ADDRESS : 2 HARRISON AVENUE MODBURY 5092

ACN : ABN : 14 752 030 424

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PRINTED 02/08/2021

BALANCE SHEET AS AT 30 June 2021

ASSETS

CASH AT BANK

[\$12,480.28/ \$36,854.06]

49,334.34

TOTAL CASH AT BANK

49,334.34

TOTAL ASSETS

49,334.34

LIABILITIES

LEVIES PAID IN ADVANCE

LOT NO.	OWNER	AMOUNT
001	MS C MADDALOZZO	268.90
002	MR I & MRS L PIATANESI	400.00
003	DR G & MRS M CARETTI	400.00
004	DR G & MRS M CARETTI	400.00
005	MR A MOUTAKIS	400.00
014	MR T CHIN	400.00
016	MR G & MS J LAWRY	400.00
018	MR J & MRS D SKELDING	400.00
019	MR D & MRS C POLAND	400.00
020	DR G & MRS M CARETTI	400.00
021	MS K HARDING	400.00
022	MRS B NIEDZWIECKI	400.00

TOTAL LEVIES PAID IN ADVANCE

4,668.90

UNPAID BILLS

CREDITOR	AMOUNT
SILVER FOX GROUP	181.50
SIMPLY THE BEST GARDENING SERVICE	260.00
BEST STRATA	4.83
BEST STRATA	371.17
BEST STRATA	9.44
SIMPLY THE BEST GARDENING SERVICE	390.00
AGL SOUTH AUSTRALIA PTY LTD	91.61
MS K HARDING	243.00

TOTAL UNPAID BILLS

1,551.55

TOTAL LIABILITIES

6,220.45

NET CASH POSITION

43,113.89

STRATA CODE : 10088
 LOT NO. :
 ACCOUNT CODE :
 DATE FROM : 01/07/2020
 DATE TO : 30/06/2021

ACCOUNT LEDGER
 DEBIT STRATA
 GROUP CODE :
 ACCOUNT CODE :
 DATE FROM : 01/07/2020
 DATE TO : 30/06/2021

Ref. No.	Date	Strata Code	Payer/Payee	Cheque/Receipt	Debit \$	Credit \$
GROUP CODE : ADMIN ADMINISTRATION						
ACCOUNT CODE : BANK BANK CHARGES						
09916	08/07/2020	10088	BEST STRATA	C	2102	3.93
CREDIT CARD MERCHANT FEES FROM 01/05/2020 TO 30/06/2020						
10059	08/07/2020	10088	BEST STRATA	C	2102	10.13
BANK FEES CHARGED TO THE GROUP RECOVERED FOR THE PERIOD 01/06/2020 TO 30/06/2020						
13174	06/08/2020	10088	BEST STRATA	C	2117	11.79
BANK FEES CHARGED TO THE GROUP RECOVERED FOR THE PERIOD 01/07/2020 TO 31/07/2020						
17159	04/09/2020	10088	BEST STRATA	C	2129	3.25
BANK FEES CHARGED TO THE GROUP RECOVERED FOR THE PERIOD 01/08/2020 TO 31/08/2020						
26936	07/10/2020	10088	BEST STRATA	C	2141	13.46
BANK FEES CHARGED TO THE GROUP RECOVERED FOR THE PERIOD 01/09/2020 TO 30/09/2020						
32182	10/11/2020	10088	BEST STRATA	C	2156	13.06
BANK FEES CHARGED TO THE GROUP RECOVERED FOR THE PERIOD 01/10/2020 TO 31/10/2020						
36000	05/12/2020	10088	BEST STRATA	C	2169	2.26
BANK FEES CHARGED TO THE GROUP RECOVERED FOR THE PERIOD 01/11/2020 TO 30/11/2020						
44796	13/01/2021	10088	BEST STRATA	C	2182	13.00
BANK FEES CHARGED TO THE GROUP RECOVERED FOR THE PERIOD 01/12/2020 TO 31/12/2020						
49798	08/02/2021	10088	BEST STRATA	C	2190	5.13
CREDIT CARD MERCHANT FEES FROM 01/01/2021 TO 29/01/2021						
49886	06/02/2021	10088	BEST STRATA	C	2190	11.17
BANK FEES CHARGED TO THE GROUP RECOVERED FOR THE PERIOD 01/01/2021 TO 31/01/2021						
53776	08/03/2021	10088	BEST STRATA	C	2202	1.74
BANK FEES CHARGED TO THE GROUP RECOVERED FOR THE PERIOD 01/02/2021 TO 29/02/2021						
61447	02/04/2021	10088	BEST STRATA	C	2212	4.79
CREDIT CARD MERCHANT FEES FROM 27/02/2021 TO 01/04/2021						
61514	02/04/2021	10088	BEST STRATA	C	2212	8.47
BANK FEES CHARGED TO THE GROUP RECOVERED FOR THE PERIOD 01/03/2021 TO 31/03/2021						
65358	03/05/2021	10088	BEST STRATA	C	2221	12.24
BANK FEES CHARGED TO THE GROUP RECOVERED FOR THE PERIOD 01/04/2021 TO 30/04/2021						
69326	02/06/2021	10088	BEST STRATA	C	2234	2.37
BANK FEES CHARGED TO THE GROUP RECOVERED FOR THE PERIOD 01/05/2021 TO 31/05/2021						
ACCOUNT TOTAL					116.79	0.00
ACCOUNT CODE : MEET MEETING FEES						
35999	05/12/2020	10088	BEST STRATA	C	2169	154.00
MEETING FEE FOR AGM N HELD ON 29/10/2020 PAID						
61764	02/04/2021	10088	BEST STRATA	C	2212	154.00
MEETING FEE FOR COM N HELD ON 29/02/2021						
ACCOUNT TOTAL					308.00	0.00

STRATA CODE : 10088
 LOT NO. :
 ACCOUNT CODE :
 DATE FROM : 01/07/2020
 DATE TO : 30/06/2021

ACCOUNT LEDGER
 DEBIT STRATA
 GROUP CODE :
 ACCOUNT CODE :
 DATE FROM : 01/07/2020
 DATE TO : 30/06/2021

Ref. No.	Date	Strata Code	Payer/Payee	Cheque/Receipt	Debit \$	Credit \$
GROUP CODE : ADMIN ADMINISTRATION						
ACCOUNT CODE : MFEF MANAGEMENT FEES						
453775	08/03/2021	10088	BEST STRATA	C	2202	371.17
MANAGEMENT FEE FROM 01/03/2021 TO 31/03/2021 PAID						
461811	02/04/2021	10088	BEST STRATA	C	2212	371.17
MANAGEMENT FEE FROM 01/04/2021 TO 30/04/2021						
465957	03/05/2021	10088	BEST STRATA	C	2221	371.17
MANAGEMENT FEE FROM 01/05/2021 TO 31/05/2021 PAID						
469525	02/06/2021	10088	BEST STRATA	C	2234	371.17
MANAGEMENT FEE FROM 01/06/2021 TO 30/06/2021 PAID						
ACCOUNT TOTAL					4,212.04	0.00
ACCOUNT CODE : SURC CREDIT CARD SURCHARGE						
447434	28/01/2021	10088	MS S P APANDEA	R	106814	0.00
CREDIT CARD SURCHARGE						
458713	01/04/2021	10088	MRI I & MRS L PIATANESI	R	109114	0.00
CREDIT CARD SURCHARGE						
474962	23/06/2021	10088	MRI I & MRS L PIATANESI	R	112716	0.00
CREDIT CARD SURCHARGE						
ACCOUNT TOTAL					0.00	18.00
ACCOUNT CODE : VENU VENUE HIRE						
426667	07/10/2020	10088	ST LUKES ANGLICAN CHURCH MODRU	C	2140	50.00
Venue hire for AGM 29/10/2020						
ACCOUNT TOTAL					50.00	0.00
GROUP CODE : INSP INSURANCE						
ACCOUNT CODE : INSP INSURANCE PREMIUM						
431319	04/11/2020	10088	NEWMARKET GRANDWEST PTY LTD	C	2154	6,050.90
Insurance renewal (SCI) 15/10/2020 - 15/10/2021						
ACCOUNT TOTAL					6,050.90	0.00
ACCOUNT CODE : INSV INSURANCE VALUATION						
437153	09/12/2020	10088	BODY CORPORATE INSURANCE VALUA	C	2171	680.00
Insurance valuation 1/12/2020						
ACCOUNT TOTAL					680.00	0.00
GROUP CODE : INT INTEREST						
ACCOUNT CODE : INTR INTEREST RECEIVED						
408630	08/07/2020	10088	BEST STRATA	R	98185	112.58
INTEREST FOR THE PERIOD 01/06/2020 TO 30/06/2020						
412523	06/08/2020	10088	BEST STRATA	R	98991	113.24
INTEREST FOR THE PERIOD 01/07/2020 TO 31/07/2020						
416496	04/09/2020	10088	BEST STRATA	R	99430	93.26
INTEREST FOR THE PERIOD 01/08/2020 TO 31/08/2020						
426269	07/10/2020	10088	BEST STRATA	R	102294	66.04
INTEREST FOR THE PERIOD 01/09/2020 TO 30/09/2020						
431536	09/11/2020	10088	BEST STRATA	R	103055	57.15
INTEREST FOR THE PERIOD 01/10/2020 TO 31/10/2020						
435338	05/12/2020	10088	BEST STRATA	R	109571	38.47
INTEREST FOR THE PERIOD 01/11/2020 TO 30/11/2020						
445927	13/01/2021	10088	BEST STRATA	R	106406	38.62
INTEREST FOR THE PERIOD 01/12/2020 TO 31/12/2020						
448409	06/02/2021	10088	BEST STRATA	R	107027	33.49
INTEREST FOR THE PERIOD 01/01/2021 TO 31/01/2021						
453131	08/03/2021	10088	BEST STRATA	R	107579	18.61
INTEREST FOR THE PERIOD 01/02/2021 TO 29/02/2021						
460068	02/04/2021	10088	BEST STRATA	R	105742	22.74
INTEREST FOR THE PERIOD 01/03/2021 TO 31/03/2021						
ACCOUNT TOTAL					680.00	0.00

Version 01/26/24
Date Printed 02/06/2021
STRATA CODE : 10088
LOT NO. :
GROUP CODE :
ACCOUNT CODE :
DATE FROM : 01/07/2020
DATE TO : 30/06/2021

Version 01/26/24
Date Printed 02/06/2021
STRATA CODE : 10088
LOT NO. :
GROUP CODE :
ACCOUNT CODE :
DATE FROM : 01/07/2020
DATE TO : 30/06/2021

Ref. No.	Date	Strata Code	Payer/Payee	Cheque/Receipt	Debit \$	Credit \$
GROUP CODE : INT INTEREST						
ACCOUNT CODE : INTR INTEREST RECEIVED						
66414	03/05/2021	10088	BEST STRATA		R 110962	0.00
	INTEREST FOR THE PERIOD 01/04/2021 TO 30/04/2021					
68850	02/06/2021	10088	BEST STRATA		R 114434	0.00
	INTEREST FOR THE PERIOD 01/05/2021 TO 31/05/2021					
					ACCOUNT TOTAL	635.96

Ref. No.	Date	Strata Code	Payer/Payee	Cheque/Receipt	Debit \$	Credit \$
GROUP CODE : LEVIES LEVIES						
ACCOUNT CODE : ADMIN ADMIN FUND LEVY						
424780	01/10/2020	10088	DR G & MRS M CARETTI		R 101546	0.00
	ADMIN FUND LEVY FROM 01/10/2020 TO 31/12/2020					
424782	01/10/2020	10088	DR G & MRS M CARETTI		R 101547	0.00
	ADMIN FUND LEVY FROM 01/10/2020 TO 31/12/2020					
424784	01/10/2020	10088	DR G & MRS M CARETTI		R 101548	0.00
	ADMIN FUND LEVY FROM 01/10/2020 TO 31/12/2020					
425007	02/10/2020	10088	MS K BAYNES		R 101632	0.00
	ADMIN FUND LEVY FROM 01/10/2020 TO 31/12/2020					
425256	02/10/2020	10088	MR D & MRS C POLAND		R 101753	0.00
	ADMIN FUND LEVY FROM 01/10/2020 TO 31/12/2020					
425274	02/10/2020	10088	MS C JOVANOVIC		R 101764	0.00
	ADMIN FUND LEVY FROM 01/10/2020 TO 31/12/2020					
425320	02/10/2020	10088	MR J CASPERSON		R 101788	0.00
	ADMIN FUND LEVY FROM 01/10/2020 TO 31/12/2020					
425431	02/10/2020	10088	Y TJUNNO		R 101848	0.00
	ADMIN FUND LEVY FROM 01/10/2020 TO 31/12/2020					
425687	06/10/2020	10088	MS A CARETTI		R 101971	0.00
	ADMIN FUND LEVY FROM 01/10/2020 TO 31/12/2020					
426101	07/10/2020	10088	MS D CARETTI		R 102156	0.00
	ADMIN FUND LEVY FROM 01/10/2020 TO 31/12/2020					
428171	08/10/2020	10088	MS S PAP-ANDREA		R 102281	0.00
	ADMIN FUND LEVY FROM 01/10/2020 TO 31/12/2020					
437596	12/12/2020	10088	MS C MADDALOZZO		R 99551	0.00
	ADMIN FUND LEVY FROM 01/12/2020 TO 31/12/2020					
437598	12/12/2020	10088	MS C MADDALOZZO		R 102049	0.00
	ADMIN FUND LEVY FROM 01/12/2020 TO 31/12/2020					
437600	12/12/2020	10088	MS C MADDALOZZO		R 102468	0.00
	ADMIN FUND LEVY FROM 01/12/2020 TO 31/12/2020					
437602	12/12/2020	10088	MS C MADDALOZZO		R 102832	0.00
	ADMIN FUND LEVY FROM 01/12/2020 TO 31/12/2020					
437604	12/12/2020	10088	MS C MADDALOZZO		R 103040	0.00
	ADMIN FUND LEVY FROM 01/12/2020 TO 31/12/2020					
437606	12/12/2020	10088	MS C MADDALOZZO		R 103412	0.00
	ADMIN FUND LEVY FROM 01/12/2020 TO 31/12/2020					
437608	12/12/2020	10088	MS C MADDALOZZO		R 103594	0.00
	ADMIN FUND LEVY FROM 01/12/2020 TO 31/12/2020					
438378	14/12/2020	10088	MS M CARFOIANO		R 103861	0.00
	ADMIN FUND LEVY FROM 01/12/2020 TO 31/12/2020					
438825	15/12/2020	10088	MR G & MS J LAWRY		R 103859	0.00
	ADMIN FUND LEVY FROM 01/12/2020 TO 31/12/2020					
439380	16/12/2020	10088	MS K HARDING		R 104061	0.00
	ADMIN FUND LEVY FROM 01/12/2020 TO 31/12/2020					
439586	17/12/2020	10088	MR S & MRS R DUINN		R 104180	0.00
	ADMIN FUND LEVY FROM 01/12/2020 TO 31/12/2020					
439635	17/12/2020	10088	H/MANAGE PROPERTY INVESTMENTS		R 104187	0.00
	ADMIN FUND LEVY FROM 01/12/2020 TO 31/12/2020					
439917	18/12/2020	10088	MR I & MRS L PLATANESI		R 104292	0.00
	ADMIN FUND LEVY FROM 01/12/2020 TO 31/12/2020					
440020	21/12/2020	10088	TURNER REAL ESTATE		R 104332	0.00
	ADMIN FUND LEVY FROM 01/12/2020 TO 31/12/2020					
442388	05/01/2021	10088	MS D CARETTI		R 105417	0.00
	ADMIN FUND LEVY FROM 01/01/2021 TO 31/03/2021					
442389	05/01/2021	10088	MS A CARETTI		R 105419	0.00
	ADMIN FUND LEVY FROM 01/01/2021 TO 31/03/2021					
442470	05/01/2021	10088	MR D & MRS C POLAND		R 105454	0.00
	ADMIN FUND LEVY FROM 01/01/2021 TO 31/03/2021					
442690	05/01/2021	10088	MS K BAYNES		R 105561	0.00
	ADMIN FUND LEVY FROM 01/01/2021 TO 31/03/2021					

Ref. No.	Date	Strata Code	Payer/Payee	Cheque/Receipt	Debit \$	Credit \$
GROUP CODE : LEVIES LEVIES						
ACCOUNT CODE : ADMIN ADMIN FUND LEVY						
06470	01/07/2020	10088	MS D CARETTI		R 97227	0.00
	ADMIN FUND LEVY FROM 01/07/2020 TO 30/09/2020					
07224	02/07/2020	10088	MS K BAYNES		R 97596	0.00
	ADMIN FUND LEVY FROM 01/07/2020 TO 30/09/2020					
07235	02/07/2020	10088	MR G & MS J LAWRY		R 97603	0.00
	ADMIN FUND LEVY FROM 01/07/2020 TO 30/09/2020					
07307	02/07/2020	10088	MR J CASPERSON		R 97638	0.00
	ADMIN FUND LEVY FROM 01/07/2020 TO 30/09/2020					
07436	02/07/2020	10088	MS C JOVANOVIC		R 97701	0.00
	ADMIN FUND LEVY FROM 01/07/2020 TO 30/09/2020					
07584	02/07/2020	10088	Y TJUNNO		R 97773	0.00
	ADMIN FUND LEVY FROM 01/07/2020 TO 30/09/2020					
07885	03/07/2020	10088	MS A CARETTI		R 97891	0.00
	ADMIN FUND LEVY FROM 01/07/2020 TO 30/09/2020					
08192	06/07/2020	10088	MR T CHIN		R 98014	0.00
	ADMIN FUND LEVY FROM 01/07/2020 TO 30/09/2020					
08307	07/07/2020	10088	MS G KOGLER		R 98070	0.00
	ADMIN FUND LEVY FROM 01/07/2020 TO 30/09/2020					
10707	13/07/2020	10088	MR D & MRS C POLAND		R 98330	0.00
	ADMIN FUND LEVY FROM 01/07/2020 TO 30/09/2020					
18773	11/09/2020	10088	MS C MADDALOZZO		R 95494	0.00
	ADMIN FUND LEVY FROM 01/10/2020 TO 31/12/2020					
18775	11/09/2020	10088	MS C MADDALOZZO		R 96264	0.00
	ADMIN FUND LEVY FROM 01/10/2020 TO 31/12/2020					
18777	11/09/2020	10088	MS C MADDALOZZO		R 98044	0.00
	ADMIN FUND LEVY FROM 01/10/2020 TO 31/12/2020					
18779	11/09/2020	10088	MS C MADDALOZZO		R 98599	0.00
	ADMIN FUND LEVY FROM 01/10/2020 TO 31/12/2020					
18781	11/09/2020	10088	MS C MADDALOZZO		R 98852	0.00
	ADMIN FUND LEVY FROM 01/10/2020 TO 31/12/2020					
18783	11/09/2020	10088	MS C MADDALOZZO		R 99052	0.00
	ADMIN FUND LEVY FROM 01/10/2020 TO 31/12/2020					
19828	14/09/2020	10088	MR S & MRS R DUINN		R 99526	0.00
	ADMIN FUND LEVY FROM 01/10/2020 TO 31/12/2020					
20428	15/09/2020	10088	MS K HARDING		R 99874	0.00
	ADMIN FUND LEVY FROM 01/10/2020 TO 31/12/2020					
21223	17/09/2020	10088	TURNER REAL ESTATE		R 99972	0.00
	ADMIN FUND LEVY FROM 01/10/2020 TO 31/12/2020					
21302	17/09/2020	10088	MR G & MS J LAWRY		R 100013	0.00
	ADMIN FUND LEVY FROM 01/10/2020 TO 31/12/2020					
21836	21/09/2020	10088	MR I & MRS L PLATANESI		R 100213	0.00
	ADMIN FUND LEVY FROM 01/10/2020 TO 31/12/2020					
21910	22/09/2020	10088	MS G KOGLER		R 100251	0.00
	ADMIN FUND LEVY FROM 01/10/2020 TO 31/12/2020					
23334	29/09/2020	10088	MR T CHIN		R 100853	0.00
	ADMIN FUND LEVY FROM 01/10/2020 TO 31/12/2020					
23414	29/09/2020	10088	H/MANAGE PROPERTY INVESTMENTS		R 100894	0.00
	ADMIN FUND LEVY FROM 01/10/2020 TO 31/12/2020					
23595	29/09/2020	10088	MRS B NIEDZWIECKI		R 100979	0.00
	ADMIN FUND LEVY FROM 01/10/2020 TO 31/12/2020					

Ref. No.	Date	Strata Code	Payer/Payee	Cheque/Receipt	Debit \$	Credit \$
GROUP CODE : LEVIES LEVIES						
ACCOUNT CODE : ADMIN ADMIN FUND LEVY						
424780	01/10/2020	10088	DR G & MRS M CARETTI		R 101546	0.00
	ADMIN FUND LEVY FROM 01/10/2020 TO 31/12/2020					
424782	01/10/2020	10088	DR G & MRS M CARETTI		R 101547	0.00
	ADMIN FUND LEVY FROM 01/10/2020 TO 31/12/2020					
424784	01/10/2020	10088	DR G & MRS M CARETTI		R 101548	0.00
	ADMIN FUND LEVY FROM 01/10/2020 TO 31/12/2020					
425007	02/10/2020	10088	MS K BAYNES		R 101632	0.00
	ADMIN FUND LEVY FROM 01/10/2020 TO 31/12/2020					
425256	02/10/2020	10088	MR D & MRS C POLAND		R 101753	0.00
	ADMIN FUND LEVY FROM 01/10/2020 TO 31/12/2020					
425274	02/10/2020	10088	MS C JOVANOVIC		R 101764	0.00
	ADMIN FUND LEVY FROM 01/10/2020 TO 31/12/2020					
425320	02/10/2020	10088	MR J CASPERSON		R 101788	0.00
	ADMIN FUND LEVY FROM 01/10/2020 TO 31/12/2020					
425431	02/10/2020	10088	Y TJUNNO		R 101848	0.00
	ADMIN FUND LEVY FROM 01/10/2020 TO 31/12/2020					
425687	06/10/2020	10088	MS A CARETTI		R 101971	0.00
	ADMIN FUND LEVY FROM 01/10/2020 TO 31/12/2020					
426101	07/10/2020	10088	MS D CARETTI		R 102156	0.00
	ADMIN FUND LEVY FROM 01/10/2020 TO 31/12/2020					
428171	08/10/2020	10088	MS S PAP-ANDREA		R 102281	0.00
	ADMIN FUND LEVY FROM 01/10/2020 TO 31/12/2020					
437596	12/12/2020	10088	MS C MADDALOZZO		R 99551	0.00
	ADMIN FUND LEVY FROM 01/12/2020 TO 31/12/2020					
437598	12/12/2020	10088	MS C MADDALOZZO		R 102049	0.00
	ADMIN FUND LEVY FROM 01/12/2020 TO 31/12/2020					
437600	12/12/2020	10088	MS C MADDALOZZO		R 102468	0.00
	ADMIN FUND LEVY FROM 01/12/2020 TO 31/12/2020					
437602	12/12/2020	10088	MS C MADDALOZZO		R 102832	0.00
	ADMIN FUND LEVY FROM 01/12/2020 TO 31/12/2020					
437604	12/12/2020	10088	MS C MADDALOZZO		R 103040	0.00
	ADMIN FUND LEVY FROM 01/12/2020 TO 31/12/2020					
437606	12/12/2020	10088	MS C MADDALOZZO		R 103412	0.00
	ADMIN FUND LEVY FROM 01/12/2020 TO 31/12/2020					
437608	12/12/2020	10088	MS C MADDALOZZO		R 103594	0.00
	ADMIN FUND LEVY FROM 01/12/2020 TO 31/12/2020					
438378	14/12/2020	10088	MS M CARFOIANO		R 103861	0.00
	ADMIN FUND LEVY FROM 01/12/2020 TO 31/12/2020					
438825	15/12/2020	10088	MR G & MS J LAWRY		R 103859	0.00
	ADMIN FUND LEVY FROM 01/12/2020 TO 31/12/2020					
439380	16/12/2020	10088	MS K HARDING		R 104061	0.00
	ADMIN FUND LEVY FROM 01/12/2020 TO 31/12/2020					
439586	17/12/2020	10088	MR S & MRS R DUINN		R 104180	0.00
	ADMIN FUND LEVY FROM 01/12/2020 TO 31/12/2020					
439635	17/12/2020	10088	H/MANAGE PROPERTY INVESTMENTS		R 104187	0.00
	ADMIN FUND LEVY FROM 01/12/2020 TO 31/12/2020					
439917	18/12/2020	10088	MR I & MRS L PLATANESI		R 104292	0.00
	ADMIN FUND LEVY FROM 01/12/2020 TO 31/12/2020					
440020	21/12/2020	10088	TURNER REAL ESTATE		R 104332	

DESI SIRAJA
ACCOUNT LEDGER
STRATA CODE : 10088
LOT NO. :
GROUP CODE :
ACCOUNT CODE :
DATE FROM : 01/07/2020
DATE TO : 30/06/2021

Ref. No.	Date	Strata Code	Payer/Payee	Cheque/Receipt	Debit \$	Credit \$
GROUP CODE : LEVIES LEVIES						
ACCOUNT CODE : ADMIN ADMIN FUND LEVY						
42766	05/01/2021	10088	MR J CASPERSON	R	105597	262.00
			ADMIN FUND LEVY FROM 01/04/2021 TO 31/03/2021			
42842	05/01/2021	10088	MS C JOVANOVIC	R	105637	262.00
			ADMIN FUND LEVY FROM 01/04/2021 TO 31/03/2021			
42971	05/01/2021	10088	MR T CHIN	R	105703	262.00
			ADMIN FUND LEVY FROM 01/04/2021 TO 31/03/2021			
43535	05/01/2021	10088	MRS B NIEDZWIECKI	R	105991	262.00
			ADMIN FUND LEVY FROM 01/04/2021 TO 31/03/2021			
43650	05/01/2021	10088	Y TUNNO	R	106050	262.00
			ADMIN FUND LEVY FROM 01/04/2021 TO 31/03/2021			
44067	07/01/2021	10088	MS G KOGLER	R	106241	262.00
			ADMIN FUND LEVY FROM 01/04/2021 TO 31/03/2021			
46390	18/01/2021	10088	DR G & MRS M CARETTI	R	106439	262.00
			ADMIN FUND LEVY FROM 01/04/2021 TO 31/03/2021			
46382	18/01/2021	10088	DR G & MRS M CARETTI	R	106440	262.00
			ADMIN FUND LEVY FROM 01/04/2021 TO 31/03/2021			
46384	18/01/2021	10088	DR G & MRS M CARETTI	R	106441	262.00
			ADMIN FUND LEVY FROM 01/04/2021 TO 31/03/2021			
47432	28/01/2021	10088	MS S PAPANDEA	R	106814	262.00
			ADMIN FUND LEVY FROM 01/04/2021 TO 31/03/2021			
48003	01/02/2021	10088	MS M CAROFANO	R	106947	262.00
			ADMIN FUND LEVY FROM 01/04/2021 TO 31/03/2021			
52907	07/03/2021	10088	MS C MADDALOZZO	R	106992	28.90
			AMT. PAID IN ADVANCE ADJUSTED AGAINST ADMIN FUND LEVY FROM 01/04/2021 TO 30/06/2021			
52909	07/03/2021	10088	MS C MADDALOZZO	R	106961	50.00
			AMT. PAID IN ADVANCE ADJUSTED AGAINST ADMIN FUND LEVY FROM 01/04/2021 TO 30/06/2021			
52511	07/03/2021	10088	MS C MADDALOZZO	R	106904	50.00
			AMT. PAID IN ADVANCE ADJUSTED AGAINST ADMIN FUND LEVY FROM 01/04/2021 TO 30/06/2021			
52513	07/03/2021	10088	MS C MADDALOZZO	R	107324	50.00
			AMT. PAID IN ADVANCE ADJUSTED AGAINST ADMIN FUND LEVY FROM 01/04/2021 TO 30/06/2021			
52515	07/03/2021	10088	MS C MADDALOZZO	R	107542	50.00
			AMT. PAID IN ADVANCE ADJUSTED AGAINST ADMIN FUND LEVY FROM 01/04/2021 TO 30/06/2021			
55249	10/03/2021	10088	TURNER REAL ESTATE	R	107739	262.00
			ADMIN FUND LEVY FROM 01/04/2021 TO 30/06/2021			
55591	11/03/2021	10088	MR S & MRS R DUNN	R	107898	262.00
			ADMIN FUND LEVY FROM 01/04/2021 TO 30/06/2021			
55646	11/03/2021	10088	MS K HARDING	R	107925	262.00
			ADMIN FUND LEVY FROM 01/04/2021 TO 30/06/2021			
56276	16/03/2021	10088	MANAGE PROPERTY INVESTMENTS	R	108163	262.00
			ADMIN FUND LEVY FROM 01/04/2021 TO 30/06/2021			
56489	16/03/2021	10088	MS C MADDALOZZO	R	108293	33.10
			ADMIN FUND LEVY FROM 01/04/2021 TO 30/06/2021			
56603	16/03/2021	10088	MR G & MS J LAWRY	R	108271	262.00
			ADMIN FUND LEVY FROM 01/04/2021 TO 30/06/2021			
58187	26/03/2021	10088	MS S PAPANDEA	R	108855	262.00
			ADMIN FUND LEVY FROM 01/04/2021 TO 30/06/2021			
58285	26/03/2021	10088	MRS B NIEDZWIECKI	R	108903	262.00
			ADMIN FUND LEVY FROM 01/04/2021 TO 30/06/2021			
58687	01/04/2021	10088	MS A CARETTI	R	109103	262.00
			ADMIN FUND LEVY FROM 01/04/2021 TO 30/06/2021			
58711	01/04/2021	10088	MR I & MRS L PIATANESI	R	109114	262.00
			ADMIN FUND LEVY FROM 01/04/2021 TO 30/06/2021			
62030	06/04/2021	10088	MS K BAYNES	R	109846	262.00
			ADMIN FUND LEVY FROM 01/04/2021 TO 30/06/2021			
62203	06/04/2021	10088	MR J CASPERSON	R	109934	262.00
			ADMIN FUND LEVY FROM 01/04/2021 TO 30/06/2021			
62259	06/04/2021	10088	MR D & MRS C POLAND	R	109966	262.00
			ADMIN FUND LEVY FROM 01/04/2021 TO 30/06/2021			

DESI SIRAJA
ACCOUNT LEDGER
STRATA CODE : 10088
LOT NO. :
GROUP CODE :
ACCOUNT CODE :
DATE FROM : 01/07/2020
DATE TO : 30/06/2021

Ref. No.	Date	Strata Code	Payer/Payee	Cheque/Receipt	Debit \$	Credit \$
GROUP CODE : LEVIES LEVIES						
ACCOUNT CODE : ADMIN ADMIN FUND LEVY						
462261	06/04/2021	10088	MS C JOVANOVIC	R	109967	262.00
			ADMIN FUND LEVY FROM 01/04/2021 TO 30/06/2021			
462430	06/04/2021	10088	Y TUNNO	R	110045	262.00
			ADMIN FUND LEVY FROM 01/04/2021 TO 30/06/2021			
462527	06/04/2021	10088	DR G & MRS M CARETTI	R	110086	262.00
			ADMIN FUND LEVY FROM 01/04/2021 TO 30/06/2021			
462529	06/04/2021	10088	DR G & MRS M CARETTI	R	110087	262.00
			ADMIN FUND LEVY FROM 01/04/2021 TO 30/06/2021			
462531	06/04/2021	10088	DR G & MRS M CARETTI	R	110088	262.00
			ADMIN FUND LEVY FROM 01/04/2021 TO 30/06/2021			
462786	07/04/2021	10088	MS D CARETTI	R	110200	262.00
			ADMIN FUND LEVY FROM 01/04/2021 TO 30/06/2021			
462802	07/04/2021	10088	MS G KOGLER	R	110209	262.00
			ADMIN FUND LEVY FROM 01/04/2021 TO 30/06/2021			
462975	07/04/2021	10088	MS M CAROFANO	R	110300	262.00
			ADMIN FUND LEVY FROM 01/04/2021 TO 30/06/2021			
466621	04/05/2021	10088	MR T CHIN	R	110967	262.00
			ADMIN FUND LEVY FROM 01/04/2021 TO 30/06/2021			
470870	04/06/2021	10088	MS C MADDALOZZO	R	110957	28.90
			AMT. PAID IN ADVANCE ADJUSTED AGAINST ADMIN FUND LEVY FROM 01/07/2021 TO 30/09/2021			
470872	04/06/2021	10088	MS C MADDALOZZO	R	111060	50.00
			AMT. PAID IN ADVANCE ADJUSTED AGAINST ADMIN FUND LEVY FROM 01/07/2021 TO 30/09/2021			
470874	04/06/2021	10088	MS C MADDALOZZO	R	111313	50.00
			AMT. PAID IN ADVANCE ADJUSTED AGAINST ADMIN FUND LEVY FROM 01/07/2021 TO 30/09/2021			
470876	04/06/2021	10088	MR D & MRS C POLAND	R	110317	262.00
			AMT. PAID IN ADVANCE ADJUSTED AGAINST ADMIN FUND LEVY FROM 01/07/2021 TO 30/09/2021			
471703	08/06/2021	10088	TURNER REAL ESTATE	R	111505	262.00
			ADMIN FUND LEVY FROM 01/07/2021 TO 30/09/2021			
472057	08/06/2021	10088	MS C MADDALOZZO	R	111667	40.00
			ADMIN FUND LEVY FROM 01/07/2021 TO 30/09/2021			
472140	08/06/2021	10088	MS C MADDALOZZO	R	111711	50.00
			ADMIN FUND LEVY FROM 01/07/2021 TO 30/09/2021			
472845	15/06/2021	10088	MR G & MS J LAWRY	R	111981	262.00
			ADMIN FUND LEVY FROM 01/07/2021 TO 30/09/2021			
473272	16/06/2021	10088	MANAGE PROPERTY INVESTMENTS	R	112198	262.00
			ADMIN FUND LEVY FROM 01/07/2021 TO 30/09/2021			
474427	21/06/2021	10088	MS C MADDALOZZO	R	112513	43.10
			ADMIN FUND LEVY FROM 01/07/2021 TO 30/09/2021			
474960	23/06/2021	10088	MR I & MRS L PIATANESI	R	112716	262.00
			ADMIN FUND LEVY FROM 01/07/2021 TO 30/09/2021			
475032	23/06/2021	10088	MR T CHIN	R	112752	262.00
			ADMIN FUND LEVY FROM 01/07/2021 TO 30/09/2021			
475460	25/06/2021	10088	MS K HARDING	R	112910	262.00
			ADMIN FUND LEVY FROM 01/07/2021 TO 30/09/2021			
475814	29/06/2021	10088	DR G & MRS M CARETTI	R	113023	262.00
			ADMIN FUND LEVY FROM 01/07/2021 TO 30/09/2021			
475816	29/06/2021	10088	DR G & MRS M CARETTI	R	113024	262.00
			ADMIN FUND LEVY FROM 01/07/2021 TO 30/09/2021			
475818	29/06/2021	10088	DR G & MRS M CARETTI	R	113025	262.00
			ADMIN FUND LEVY FROM 01/07/2021 TO 30/09/2021			
476692	30/06/2021	10088	MRS B NIEDZWIECKI	R	113446	262.00
			ADMIN FUND LEVY FROM 01/07/2021 TO 30/09/2021			
ACCOUNT TOTAL						21,347.00

ACCOUNT CODE : HOLD HOLD FUNDS
408244 06/07/2020 10088 MS C MADDALOZZO R 98044 0.00 45.00
AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT
411590 21/07/2020 10088 MS C MADDALOZZO R 98599 0.00 45.00
AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT

ACCOUNT LEDGER

STRATA CODE : 10088
LOT NO. :

GROUP CODE :
ACCOUNT CODE :

DATE FROM : 01/07/2020
DATE TO : 30/06/2021

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

GROUP CODE : LEVIES HOLD FUNDS

Ref. No.	Date	Strata Code	Payer/Payee	Cheque/Receipt	Debit \$	Credit \$
-12987	04/08/2020	10088	MS C MADDALOZZO	R 98852	0.00	45.00
*			AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT			
-14948	17/08/2020	10088	MS C MADDALOZZO	R 99092	0.00	45.00
*			AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT			
-16144	31/08/2020	10088	MS C MADDALOZZO	R 99537	0.00	45.00
*			AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT			
-18774	11/09/2020	10088	MS C MADDALOZZO	R 95494	0.00	-8.90
*			AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT			
-18776	11/09/2020	10088	MS C MADDALOZZO	R 96264	0.00	-45.00
*			AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT			
-18778	11/09/2020	10088	MS C MADDALOZZO	R 98044	0.00	-45.00
*			AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT			
-18780	11/09/2020	10088	MS C MADDALOZZO	R 98589	0.00	-45.00
*			AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT			
-18782	11/09/2020	10088	MS C MADDALOZZO	R 98852	0.00	-45.00
*			AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT			
-18785	11/09/2020	10088	MS C MADDALOZZO	R 99092	0.00	-45.00
*			AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT			
-18787	11/09/2020	10088	MS C MADDALOZZO	R 99337	0.00	-45.00
*			AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT			
-19888	14/09/2020	10088	MS C MADDALOZZO	R 99551	0.00	8.90
*			AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT			
-25839	06/10/2020	10088	MS C MADDALOZZO	R 102049	0.00	30.00
*			AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT			
-28800	12/10/2020	10088	MS C MADDALOZZO	R 102468	0.00	45.00
*			AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT			
-29836	27/10/2020	10088	MS C MADDALOZZO	R 102832	0.00	45.00
*			AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT			
-31509	09/11/2020	10088	MS C MADDALOZZO	R 103040	0.00	50.00
*			AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT			
-34513	23/11/2020	10088	MS C MADDALOZZO	R 103412	0.00	50.00
*			AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT			
-37032	07/12/2020	10088	MS C MADDALOZZO	R 103894	0.00	50.00
*			AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT			
-37597	12/12/2020	10088	MS C MADDALOZZO	R 99551	0.00	-8.90
*			AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT			
-37599	12/12/2020	10088	MS C MADDALOZZO	R 102049	0.00	-30.00
*			AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT			
-37601	12/12/2020	10088	MS C MADDALOZZO	R 102468	0.00	-45.00
*			AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT			
-37603	12/12/2020	10088	MS C MADDALOZZO	R 102832	0.00	-45.00
*			AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT			
-37605	12/12/2020	10088	MS C MADDALOZZO	R 103040	0.00	-50.00
*			AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT			
-37607	12/12/2020	10088	MS C MADDALOZZO	R 103412	0.00	-50.00
*			AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT			
-37610	12/12/2020	10088	MS C MADDALOZZO	R 103894	0.00	-50.00
*			AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT			
-43735	05/01/2021	10088	MS C MADDALOZZO	R 106032	0.00	28.90
*			AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT			
-46842	19/01/2021	10088	MS C MADDALOZZO	R 106661	0.00	50.00
*			AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT			
-47911	01/02/2021	10088	MS C MADDALOZZO	R 106904	0.00	50.00
*			AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT			
-51091	15/02/2021	10088	MS C MADDALOZZO	R 107324	0.00	50.00
*			AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT			
-52081	02/03/2021	10088	MS C MADDALOZZO	R 107542	0.00	50.00
*			AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT			

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

GROUP CODE : LEVIES HOLD FUNDS

Ref. No.	Date	Strata Code	Payer/Payee	Cheque/Receipt	Debit \$	Credit \$
452508	07/03/2021	10088	MS C MADDALOZZO	R 106032	0.00	-28.90
*			AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT			
452510	07/03/2021	10088	MS C MADDALOZZO	R 106661	0.00	-50.00
*			AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT			
452512	07/03/2021	10088	MS C MADDALOZZO	R 106904	0.00	-50.00
*			AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT			
452514	07/03/2021	10088	MS C MADDALOZZO	R 107324	0.00	-50.00
*			AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT			
452516	07/03/2021	10088	MS C MADDALOZZO	R 107542	0.00	-50.00
*			AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT			
463032	07/04/2021	10088	MR D & MRS C POLAND	R 110317	0.00	400.00
*			AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT			
464767	27/04/2021	10088	MS C MADDALOZZO	R 110857	0.00	28.90
*			AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT			
467224	11/05/2021	10088	MS C MADDALOZZO	R 111060	0.00	50.00
*			AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT			
468306	24/05/2021	10088	MS C MADDALOZZO	R 111313	0.00	50.00
*			AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT			
470871	04/06/2021	10088	MS C MADDALOZZO	R 110857	0.00	-28.90
*			AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT			
470873	04/06/2021	10088	MS C MADDALOZZO	R 111060	0.00	-50.00
*			AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT			
470875	04/06/2021	10088	MS C MADDALOZZO	R 111313	0.00	-50.00
*			AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT			
470878	04/06/2021	10088	MR D & MRS C POLAND	R 110317	0.00	-400.00
*			AMOUNT RECEIVED IN ADVANCE HELD IN CREDIT			

ACCOUNT TOTAL 0.00 -53.90

GROUP CODE : SINK SINKING FUND LEVY

Ref. No.	Date	Strata Code	Payer/Payee	Cheque/Receipt	Debit \$	Credit \$
406471	01/07/2020	10088	MS D CARETTI	R 97227	0.00	105.00
*			SINKING FUND LEVY FROM 01/07/2020 TO 30/06/2020			
407225	02/07/2020	10088	MS K BAYNES	R 97598	0.00	105.00
*			SINKING FUND LEVY FROM 01/07/2020 TO 30/06/2020			
407236	02/07/2020	10088	MR G & MS J LAWRY	R 97603	0.00	105.00
*			SINKING FUND LEVY FROM 01/07/2020 TO 30/06/2020			
407308	02/07/2020	10088	MR J CASPERSON	R 97638	0.00	105.00
*			SINKING FUND LEVY FROM 01/07/2020 TO 30/06/2020			
407457	02/07/2020	10088	MS C JOVANOVIC	R 97701	0.00	105.00
*			SINKING FUND LEVY FROM 01/07/2020 TO 30/06/2020			
407585	02/07/2020	10088	Y TUNNO	R 97773	0.00	105.00
*			SINKING FUND LEVY FROM 01/07/2020 TO 30/06/2020			
407886	03/07/2020	10088	MS A CARETTI	R 97891	0.00	105.00
*			SINKING FUND LEVY FROM 01/07/2020 TO 30/06/2020			
408193	06/07/2020	10088	MR T SHIN	R 98014	0.00	105.00
*			SINKING FUND LEVY FROM 01/07/2020 TO 30/06/2020			
408308	07/07/2020	10088	MS G KOGLER	R 98070	0.00	105.00
*			SINKING FUND LEVY FROM 01/07/2020 TO 30/06/2020			
410708	13/07/2020	10088	MR D & MRS C POLAND	R 98330	0.00	105.00
*			SINKING FUND LEVY FROM 01/07/2020 TO 30/06/2020			
418794	11/09/2020	10088	MS C MADDALOZZO	R 99092	0.00	23.90
*			AMT. PAID IN ADVANCE ADJUSTED AGAINST SINKING FUND LEVY FROM 01/10/2020 TO 31/12/2020			
418796	11/09/2020	10088	MS C MADDALOZZO	R 99337	0.00	45.00
*			AMT. PAID IN ADVANCE ADJUSTED AGAINST SINKING FUND LEVY FROM 01/10/2020 TO 31/12/2020			
419829	14/09/2020	10088	MR S & MRS R DUINN	R 99526	0.00	105.00
*			SINKING FUND LEVY FROM 01/10/2020 TO 31/12/2020			
419987	14/09/2020	10088	MS C MADDALOZZO	R 99551	0.00	36.10
*			SINKING FUND LEVY FROM 01/10/2020 TO 31/12/2020			
420429	15/09/2020	10088	MS K HARDING	R 99674	0.00	105.00
*			SINKING FUND LEVY FROM 01/10/2020 TO 31/12/2020			

ACCOUNT LEDGER
 STRATA CODE : 10088
 GROUP CODE :
 ACCOUNT CODE :
 DATE FROM : 01/07/2020
 DATE TO : 30/06/2021

Ref. No.	Date	Strata Code	Payer/Payee	Cheque/Receipt	Debit \$	Credit \$
GROUP CODE : LEVIES LEVIES						
ACCOUNT CODE : SINK SINKING FUND LEVY						
21224	17/09/2020	10088	TURNER REAL ESTATE	R	99972	0.00
21303	17/09/2020	10088	MR G & MS J LAWRY	R	100013	0.00
21837	21/09/2020	10088	MR I & MRS L PLATANESI	R	100213	0.00
21911	22/09/2020	10088	MS G KOGLER	R	100251	0.00
23335	29/09/2020	10088	MR T CHIN	R	100853	0.00
23415	29/09/2020	10088	HMANAGE PROPERTY INVESTMENTS	R	100894	0.00
23596	29/09/2020	10088	MRS B NIEDZWIECKI	R	100979	0.00
24781	01/10/2020	10088	DR G & MRS M CARETTI	R	101546	0.00
24783	01/10/2020	10088	DR G & MRS M CARETTI	R	101547	0.00
24785	01/10/2020	10088	DR G & MRS M CARETTI	R	101548	0.00
25008	02/10/2020	10088	MS K BAYNES	R	101632	0.00
25257	02/10/2020	10088	MR D & MRS C POLAND	R	101753	0.00
25275	02/10/2020	10088	MS C JOVANOVIC	R	101754	0.00
25321	02/10/2020	10088	MR J CASPERSON	R	101788	0.00
25432	02/10/2020	10088	Y TUNNO	R	101848	0.00
25688	06/10/2020	10088	MS A CARETTI	R	101971	0.00
26102	07/10/2020	10088	MS D CARETTI	R	102156	0.00
28172	09/10/2020	10088	MS S PAPANDEA	R	102281	0.00
37509	12/12/2020	10088	MS C MADDALOZZO	R	103594	0.00
38379	14/12/2020	10088	MS M CAROFANO	R	103661	0.00
38826	15/12/2020	10088	MR G & MS J LAWRY	R	103859	0.00
38879	15/12/2020	10088	MS C MADDALOZZO	R	103883	0.00
39381	16/12/2020	10088	MS K HARDING	R	104051	0.00
39587	17/12/2020	10088	MR S & MRS R DUINN	R	104150	0.00
39636	17/12/2020	10088	HMANAGE PROPERTY INVESTMENTS	R	104157	0.00
39918	18/12/2020	10088	MR I & MRS L PLATANESI	R	104292	0.00
40021	21/12/2020	10088	TURNER REAL ESTATE	R	104332	0.00
40090	21/12/2020	10088	MS C MADDALOZZO	R	104370	0.00
42389	05/01/2021	10088	MS D CARETTI	R	105417	0.00

ACCOUNT LEDGER
 STRATA CODE : 10088
 GROUP CODE :
 ACCOUNT CODE :
 DATE FROM : 01/07/2020
 DATE TO : 30/06/2021

Ref. No.	Date	Strata Code	Payer/Payee	Cheque/Receipt	Debit \$	Credit \$
GROUP CODE : LEVIES LEVIES						
ACCOUNT CODE : SINK SINKING FUND LEVY						
44294	05/01/2021	10088	MS A CARETTI	R	105419	0.00
442471	05/01/2021	10088	MR D & MRS C POLAND	R	105454	0.00
442691	05/01/2021	10088	MS K BAYNES	R	105561	0.00
442767	05/01/2021	10088	MR J CASPERSON	R	105597	0.00
442843	05/01/2021	10088	MS C JOVANOVIC	R	105637	0.00
442972	05/01/2021	10088	MR T CHIN	R	105703	0.00
443536	05/01/2021	10088	MRS B NIEDZWIECKI	R	105991	0.00
443651	05/01/2021	10088	Y TUNNO	R	106050	0.00
443734	05/01/2021	10088	MS C MADDALOZZO	R	106092	0.00
444068	07/01/2021	10088	MS G KOGLER	R	106241	0.00
446381	18/01/2021	10088	DR G & MRS M CARETTI	R	106439	0.00
446383	18/01/2021	10088	DR G & MRS M CARETTI	R	106440	0.00
446385	18/01/2021	10088	DR G & MRS M CARETTI	R	106441	0.00
447433	28/01/2021	10088	MS S PAPANDEA	R	106814	0.00
448004	01/02/2021	10088	MS M CAROFANO	R	106947	0.00
452250	10/03/2021	10088	TURNER REAL ESTATE	R	107739	0.00
455592	11/03/2021	10088	MR S & MRS R DUINN	R	107898	0.00
455647	11/03/2021	10088	MS K HARDING	R	107925	0.00
456277	16/03/2021	10088	HMANAGE PROPERTY INVESTMENTS	R	108163	0.00
456490	16/03/2021	10088	MS C MADDALOZZO	R	108283	0.00
456504	16/03/2021	10088	MR G & MS J LAWRY	R	108271	0.00
458188	26/03/2021	10088	MS S PAPANDEA	R	108855	0.00
458286	26/03/2021	10088	MRS B NIEDZWIECKI	R	108903	0.00
458627	29/03/2021	10088	MS C MADDALOZZO	R	109019	0.00
458688	01/04/2021	10088	MS A CARETTI	R	109103	0.00
458712	01/04/2021	10088	MR I & MRS L PLATANESI	R	109114	0.00
462031	06/04/2021	10088	MS K BAYNES	R	109846	0.00
462204	06/04/2021	10088	MR J CASPERSON	R	109934	0.00
462260	06/04/2021	10088	MR D & MRS C POLAND	R	109986	0.00

Version 01:76:74
Date Printed 02/09/2021
STRATA CODE : 10088
LOT NO. :

GROUP CODE :
ACCOUNT CODE :

DATE FROM : 01/07/2020
DATE TO : 30/06/2021

Ref. No.	Date	Strata Code	Payer/Payee	Cheque/Receipt	Debit \$	Credit \$
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GROUP CODE : LEVIES LEVIES

62262	06/04/2021	10088	MS C JOVANOVIC	R	103967	0.00
62431	06/04/2021	10088	Y TJUNNO	R	110045	0.00
62528	06/04/2021	10088	DR G & MRS M CARETTI	R	110086	0.00
62530	06/04/2021	10088	DR G & MRS M CARETTI	R	110087	0.00
62532	06/04/2021	10088	DR G & MRS M CARETTI	R	110088	0.00
62787	07/04/2021	10088	MS D CARETTI	R	110200	0.00
62903	07/04/2021	10088	MS G KOGLER	R	110209	0.00
62976	07/04/2021	10088	MS M CAROFANO	R	110300	0.00
63595	12/04/2021	10088	MS C MADDALCZZO	R	110508	0.00
64766	27/04/2021	10088	MS C MADDALCZZO	R	110857	0.00
66822	04/05/2021	10088	MR T CHIN	R	110967	0.00
70877	04/06/2021	10088	MR D & MRS C POLAND	R	110317	0.00
71704	08/06/2021	10088	TJUNNER REAL ESTATE	R	114505	0.00
72846	15/06/2021	10088	MR G & MS J LAWRY	R	111981	0.00
73273	16/06/2021	10088	HMANAGE PROPERTY INVESTMENTS	R	112198	0.00
74428	21/06/2021	10088	MS C MADDALCZZO	R	112513	0.00
74961	29/06/2021	10088	MR I & MRS L PIATANESI	R	112716	0.00
75033	23/06/2021	10088	MR T CHIN	R	112752	0.00
75461	25/06/2021	10088	MS K HARDING	R	112910	0.00
75815	29/06/2021	10088	DR G & MRS M CARETTI	R	113023	0.00
75817	29/06/2021	10088	DR G & MRS M CARETTI	R	113024	0.00
75819	29/06/2021	10088	DR G & MRS M CARETTI	R	113025	0.00
76693	30/06/2021	10088	MRS B NIEDZMIECKI	R	113446	0.00
ACCOUNT TOTAL						10,966.90

GROUP CODE : R&M REPAIRS & MAINTENANCE

12167	30/07/2020	10088	MR T HARDING	C	2112	118.80
12175	30/07/2020	10088	MR T HARDING	C	2112	240.42
14502	11/08/2020	10088	OLDFIELDS SCAFFOLDING	C	2119	1,903.00
21459	17/09/2020	10088	OLDFIELDS SCAFFOLDING	C	2134	869.00
ACCOUNT TOTAL						0.00

Version 01:76:74
Date Printed 02/09/2021
STRATA CODE : 10088
LOT NO. :

GROUP CODE :
ACCOUNT CODE :

DATE FROM : 01/07/2020
DATE TO : 30/06/2021

Ref. No.	Date	Strata Code	Payer/Payee	Cheque/Receipt	Debit \$	Credit \$
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GROUP CODE : R&M REPAIRS & MAINTENANCE

421464	17/09/2020	10088	OLDFIELDS SCAFFOLDING	C	2134	2,479.72
421465	17/09/2020	10088	OLDFIELDS SCAFFOLDING	C	2134	2,479.72
421466	17/09/2020	10088	OLDFIELDS SCAFFOLDING	C	2134	2,590.28
426263	07/10/2020	10088	OLDFIELDS SCAFFOLDING	C	36614	-1,903.00
426264	07/10/2020	10088	OLDFIELDS SCAFFOLDING	C	36615	1,903.00
429348	20/10/2020	10088	OLDFIELDS SCAFFOLDING	C	2147	2,379.15
429349	20/10/2020	10088	OLDFIELDS SCAFFOLDING	C	2147	2,530.00
ACCOUNT TOTAL						15,560.09

GROUP CODE : FIRE FIRE EQUIP MAINTENANCE

447539	26/01/2021	10088	SILVER FOX GROUP	C	2186	38.50
ACCOUNT TOTAL						38.50

GROUP CODE : GEN GENERAL REPAIRS/MAINTENANCE

414451	11/08/2020	10088	MR T HARDING	C	2119	209.26
ACCOUNT TOTAL						209.26

GROUP CODE : GUT GUTTER AND STORMWATER MAINTENANCE

412072	26/07/2020	10088	TONY MCLEOD ROOFING	C	2110	14,003.00
415645	20/08/2020	10088	TONY MCLEOD ROOFING	C	2122	4,345.00
416300	01/09/2020	10088	TONY MCLEOD ROOFING	C	2126	979.00
416303	01/09/2020	10088	TONY MCLEOD ROOFING	C	2126	4,345.00
421462	17/09/2020	10088	TONY MCLEOD ROOFING	C	2134	2,167.00
421468	17/09/2020	10088	TONY MCLEOD ROOFING	C	2134	5,399.00
422567	24/09/2020	10088	TONY MCLEOD ROOFING	C	2137	220.00
426259	07/10/2020	10088	TONY MCLEOD ROOFING	C	36610	-2,167.00
426260	07/10/2020	10088	TONY MCLEOD ROOFING	C	36611	2,167.00
426261	07/10/2020	10088	TONY MCLEOD ROOFING	C	36612	-4,345.00
426262	07/10/2020	10088	TONY MCLEOD ROOFING	C	36613	4,345.00
426265	07/10/2020	10088	TONY MCLEOD ROOFING	C	36616	-14,003.00
426266	07/10/2020	10088	TONY MCLEOD ROOFING	C	36617	14,003.00
434343	18/11/2020	10088	GUTTERSWEEP AUSTRALIA	C	2150	880.00
464464	28/04/2021	10088	GUTTERSWEEP AUSTRALIA	C	2219	1,996.00
ACCOUNT TOTAL						34,274.00

Ref No.	Date	Strata Code	Payer/Payee	Cheque/Receipt	Debit \$	Credit \$
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GROUP CODE : R&M REPAIRS & MAINTENANCE

ACCOUNT CODE	DESCRIPTION	C	DEBIT	CREDIT
12434	04/08/2020 10088 SCOTT WHITEHEAD PLUMBING	C	2114	594.00
18434	10/09/2020 10088 DMB PLUMBING SOLUTIONS	C	2132	330.00
18435	10/09/2020 10088 DMB PLUMBING SOLUTIONS	C	2132	350.00
22576	24/09/2020 10088 TRENCHLESS PIPELAYING CONTRACT	C	2137	418.00
22592	24/09/2020 10088 DMB PLUMBING SOLUTIONS	C	2137	2,024.00
26721	07/10/2020 10088 MR T HARDING	C	2140	2,320.24
39040	15/12/2020 10088 PROSPEC PLUMBING & GAS	C	2174	7,975.00
68476	25/05/2021 10088 DMB PLUMBING SOLUTIONS	C	2231	1,166.71
			ACCOUNT TOTAL	15,177.95

GROUP CODE : GROU GROUNDS MAINTENANCE

ACCOUNT CODE	DESCRIPTION	C	DEBIT	CREDIT
08461	07/07/2020 10088 SIMPLY THE BEST GARDENING SERV	C	2101	276.25
11744	23/07/2020 10088 SIMPLY THE BEST GARDENING SERV	C	2109	325.00
15859	25/08/2020 10088 SIMPLY THE BEST GARDENING SERV	C	2123	178.75
29937	20/10/2020 10088 SIMPLY THE BEST GARDENING SERV	C	2147	341.25
30982	29/10/2020 10088 SIMPLY THE BEST GARDENING SERV	C	2152	390.00
34656	24/11/2020 10088 SIMPLY THE BEST GARDENING SERV	C	2163	260.00
38998	15/12/2020 10088 SIMPLY THE BEST GARDENING SERV	C	2174	260.00
47506	28/01/2021 10088 SIMPLY THE BEST GARDENING SERV	C	2186	227.50
51886	26/02/2021 10088 SIMPLY THE BEST GARDENING SERV	C	2197	292.50
60019	01/04/2021 10088 SIMPLY THE BEST GARDENING SERV	C	2211	227.50
64847	28/04/2021 10088 SIMPLY THE BEST GARDENING SERV	C	2219	308.75
68454	25/05/2021 10088 SIMPLY THE BEST GARDENING SERV	C	2231	260.00
70936	03/06/2021 10088 SIMPLY THE BEST GARDENING SERV	C	2235	325.00
			ACCOUNT TOTAL	3,672.50

GROUP CODE : TAX TAX

ACCOUNT CODE	DESCRIPTION	C	DEBIT	CREDIT
30719	29/10/2020 10088 BEST STRATA	C	2151	132.00
			ACCOUNT TOTAL	132.00

ACCOUNT CODE	DESCRIPTION	C	DEBIT	CREDIT
30198	29/10/2020 10088 DEPUTY COMMISSIONER OF TAXATIO	C	81372	390.33
			ACCOUNT TOTAL	390.33

Ref No.	Date	Strata Code	Payer/Payee	Cheque/Receipt	Debit \$	Credit \$
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GROUP CODE : UTIL UTILITIES

ACCOUNT CODE	DESCRIPTION	C	DEBIT	CREDIT
411397	17/07/2020 10088 AGL SOUTH AUSTRALIA PTY LTD	C	81252	103.73
429689	23/10/2020 10088 AGL SOUTH AUSTRALIA PTY LTD	C	81357	98.70
447899	28/01/2021 10088 AGL SOUTH AUSTRALIA PTY LTD	C	81444	92.40
464581	21/04/2021 10088 AGL SOUTH AUSTRALIA PTY LTD	C	81534	98.77
			ACCOUNT TOTAL	393.60

**RESIDENT
HOUSE
RULES**

**2 Harrison Avenue
MODBURY SA 5092**

SC 10088 INC

30 November, 2010

Residents Rules; Strata Corporation 10088
2 Harrison Avenue, Modbury SA 5092

INTRODUCTION

Welcome to 2 Harrison Avenue, Modbury. The following rules will assist you in understanding that living in a strata community is different from living in an independent home.

The Management Committee encourages you to take pride in the appearance of this unique complex. This document has been prepared to summarise for you, a tenant or an owner, the house rules involved with living at this property. Please refer to the Corporation's Policies and Approvals document for more detailed information on any of the below.

Under the Strata Titles Act 1988, we are all bound by certain regulations (see Schedule 3; attached). The Corporation comprises 22 units. The unit owners have elected a Management Committee who, as volunteers, work on matters concerning repairs and maintenance, plans for the future and on establishing a community spirit within the complex. We employ Body Corporate Managers who deal with all inquiries and applications to the corporation. Please direct any alteration and/or application queries to them in the first instance. Their contact details are below.

This Residents Rules has been put together for the use of owners and residents. Our aim is to upgrade and maintain the complex to increase its value and to encourage a sense of pride in our surroundings.

Due to the close proximity of each other, living in a unit requires a greater tolerance and consideration for others compared to living in a separate house. Please make every effort to consider your fellow residents in all the things you do. The following rules are guidelines to all residents to establish acceptable behaviour and use of common property. Your co-operation with these rules will be greatly appreciated by all members of the Harrison Avenue community.

ANIMALS / PETS - Application to Management Committee:

The corporation delegates authority to the Management Committee to approve any written applications outlining type, age, sex and breed via the Strata Manager for animals between General Meetings. The request for approval will need to be accompanied by written proof that the owner/agent (with delegated authority on behalf of the owner) consents to animals being kept on the property. Without that approval, the application will be dismissed. Should subsequent Management Approval be given, it will relate to that particular pet for the term of its natural life, and lapse with the passing of that pet or the vacating of the unit by the pet's owner. The Management Committee retain the right to revoke approval should the pet become a nuisance.

COMMON PROPERTY IMPROVEMENTS

All owners and residents are reminded that permission is required from the Corporation at a duly convened meeting prior to any installations or improvements to the common property. This includes but is not limited to; general gardening, landscaping and tree/shrub planting.

All requested works must first be presented to the Management Committee for consideration and approval, subject to Corporation requirements.

GENERAL MAINTENANCE

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

Residents Rules; Strata Corporation 10088
2 Harrison Avenue, Modbury SA 5092

GARBAGE

1. Garbage must be stored in an appropriate container
2. Garbage bins must be stored within the rear yard subsidiary of the relevant unit.
3. Garbage bins must not be put out for collection earlier than 5.00pm on the day prior to collection. Garbage bins should be retrieved as soon as possible after collection
4. Any garbage spills must be cleaned up immediately.
5. Any costs relating to the need for size reduction and disposal of larger items shall be recovered from the unit owner from whose unit the item originated.

NOISE

Unit Occupiers must not make, or allow his or her visitors to make, undue noise in or about any unit or the common property. Noise is to be kept to a minimum. Undue noise is defined as being any sound (music, radio, loud voices etc.,) that can be heard from outside the unit. Undue noise will not be tolerated.

OIL STAINS

Unit owners are responsible for ensuring that vehicles parked at their units do not soil the common property with oil or other contaminants. Any oil or other contaminants dropped must be cleaned up immediately.

PARKING

Visitor Parking spaces are not allocated to unit holders and are for maximum 48 hours continuous parking of registered roadworthy vehicles only. Moving a vehicle around or alternating two vehicles in visitor spaces is prohibited regardless of the 48-hour limit.

SMOKE ALARMS

All dwellings should have been fitted with a hard wired smoke alarm. It is the owners responsibility to ensure that any smoke alarms are maintained and in good working order.

ENQUIRIES

All enquiries should be directed to:

"Best Strata"
Unit 2, 188 Fullarton Road
DULWICH SA 5065

Phone: 8431 2287
Fax: 8311 5225
Email: contact@beststrata.com.au

SCHEDULE 3

These house rules should be read in conjunction with the Corporations Approvals and Policies document, along with Schedule 3 of the Strata Titles Act 1988. (attached)

Residents Rules; Strata Corporation 10088
2 Harrison Avenue, Modbury SA 5092

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.

SUREWISE

INSURANCE | INTEGRITY | INNOVATION

Newmarket Grandwest Pty Ltd
ACN 072 168 588
ABN: 42 072 168 588
AFS Licence No 296193

Level 1, 50 Hindmarsh Sq
ADELAIDE SA 5000

Tel: 08 8413 6300
Fax: 08 8211 9838

You are reminded that the policy mentioned below falls due for renewal on 15/10/2021. To ensure continuity of cover, please forward your remittance by the renewal date.

Page 1 of 5

BEST STRATA
UNIT 2, 188 FULLARTON ROAD
DULWICH SA 5065

Invoice Date: 16/09/2021

Invoice No: S02042

Our Reference: STR10088

Should you have any queries in relation to this account, please contact your Account Manager
STRATABEST

Class of Policy: STRATA PLAN INSURANCE
Insurer: Allianz Australia Insurance Limited
GPO BOX 9870, ADELAIDE SA 5001
ABN: 15 000 122 850
The Insured: STRATA CORPORATION NO 10088 INC

RENEWAL
Policy No: SRSC19005081
Period of Cover:
From **15/10/2021**
to **15/10/2022** at 4:00 pm

Details: See attached schedule for a description of the risk(s) insured

2 HARRISON AVENUE, MODBURY 5092

Your Premium:

Premium	UW Levy	Fire Levy	GST	Stamp Duty	Admin Fee	Broker Fee
\$5,022.11	\$120.00	\$0.00	\$521.73	\$607.66	\$0.00	\$75.00

TOTAL \$6,346.50

(A processing fee applies for Credit Card payments)



Please turn over for further payment methods and instructions



Bill Code: 20362
Ref: 40442681911089183



Pay by credit card (Visa, Mastercard, Amex or Diners) at www.deft.com.au or Call 1300 78 11 45. A surcharge may apply.
DEFT Reference Number: 40442681911089183



Acct Name: NEWMARKET GRANDWEST PTY LTD
BSB: 185300 Account: 303813703
Lodgement Reference: 8191108918
Please note: Lodgement Reference is required.



*498 404426 81911089183

+404426

81911089183<



For payments by cheque see reverse.

Newmarket Grandwest Pty Ltd T/As SUREWISE

Our Reference: STR10088

Invoice No: S02042

Due Date: 15/10/2021

Premium	\$5,022.11
U'writer Levy	\$120.00
Fire Levy	\$0.00
GST	\$521.73
Stamp Duty	\$607.66
Broker Fee	\$75.00
Admin Fee	\$0.00

AMOUNT DUE \$6,346.50

000634650<3+

YOUR DUTY OF DISCLOSURE

Before you enter into a Contract of general insurance with an Insurer, you have a duty under the Insurance Contracts Act 1984 to disclose to the Insurer every matter that you know, or could reasonably expect to know, is relevant to the Insurer's decision whether to accept the risk of Insurance and if so, on what terms. For Eligible Contracts (Eligible Contracts involve individuals purchasing insurance for motor vehicles with carrying capacity under 2 tonne, motorcycle, home building and contents, residential strata, travel, personal accident and sickness and consumer credit) the above duty applies to questions asked of you by the underwriter. In answering any such questions you must tell them anything that you know and that a reasonable person in the circumstances would include. You have the same duty to disclose those matters to the Insurer before you renew, extend, vary or reinstate a Contract of general insurance.

Your duty however does not require disclosure of matter.

- that diminishes the risk to be undertaken by the Insurer
- that is common knowledge
- that your Insurer knows or, in the ordinary course of business, ought to know as to which the compliance with your duty is waived by the Insurer.

NON-DISCLOSURE

If you fail to comply with your duty of disclosure, the Insurer may be entitled to reduce the liability under the Contract in respect of a claim or may cancel the Contract.

If your non-disclosure is fraudulent, the Insurer may also have the option of avoiding the Contract from its beginning.

CANCELLATION OF A POLICY

In the event of cancellation of a Policy prior to expiry, Insurers can make refund based on monthly/quarterly apportionments and there may also be a minimum charge. If you do not proceed with the insurance, or cancel mid-term, we retain the right to collect our fees and commission in full. You may also be obliged to pay wholesale broker fees.



DEFT is a service of Macquarie Bank



BPAY



Card

Contact your participating financial institution to make payment directly from your cheque or savings account.

Pay by credit or debit card at www.deft.com.au or by phone on 1300 78 11 45.

Newmarket Grandwest Pty Ltd T/As SUREWISE accepts Mastercard, Visa, American Express & Diners Club Cards.

The phone payment line is a 24-hour service. Calls are charged at the cost of a local call (mobile extra).

You will be required to enter the Biller Code and BPAY reference number as detailed on the front of your invoice.



EFT

Pay by Direct Bank Deposit by accessing the internet banking site of your financial institution.

It is important that the Lodgement Reference number provided is used in the lodgement reference field of your electronic file or funds transfer system so that your payment can be identified.



In Person

Please present page intact at any Australia Post Office.

Payments may be made by cash, cheque or EFTPOS.

Please make any cheques payable to 'DEFT Payment Systems for Newmarket Grandwest Pty Ltd T/As SUREWISE'.



Mail

Detach payment slip and mail with payment to:

SUREWISE
Level 1, 50 Hindmarsh Square
Adelaide SA 5000

Please make cheques payable to 'DEFT Payment Systems for Newmarket Grandwest Pty Ltd T/As SUREWISE'.

Please note that receipts will not be issued for mailed payments.

Schedule of Insurance

Class of Policy: STRATA PLAN INSURANCE
The Insured: STRATA CORPORATION NO 10088 INC

Policy No: SRSC19005081
Invoice No: S02042
Our Ref: STR10088

POLICY RENEWAL:

As you are aware, the above insurance falls due for renewal on 15/10/2021 and we have pleasure in providing our renewal invoice for the ensuing year.

We have received renewal terms from your current Insurer, SCI, whose premiums have increased over the last year (\$6,346.50 from \$6,050.90). As a result, we have sought alternative quotations from the market.

***Please note the basic excess has increased to \$500 from \$300.**

Please note we have based these quotations on the current building sum insured. We recommend the corporation have regular building valuations to ensure the sums insured on the policy comply with the replacement value. Should you wish to amend the sum insured please do not hesitate to contact me.

Please find below alternative quotations obtained from other Insurers in the market:-

Insurer	Annual Premium	Excess	Flood	Floating Floors
CHU Underwriting Agency (CHU)	\$7,700.55	\$500	Yes	Yes
Strata Unit Underwriting (SUU)	\$11,263.71	\$1,000	No	Yes
Strata Community Insurance (SCI)	\$6,346.50	\$500	Yes	Yes

* Please note SCI quote includes increased Liability limit of \$30,000,000, previously this was \$20,000,000.

We recommend the corporation place the renewal with SCI based on most competitive premium terms. Please contact our office prior to the due date should you wish to make any amendments or have any further queries. We will regard payment of this invoice as an acceptance of the terms provided.

**** It is important to note that we have assumed that there are no known Hazards or Building Defects. Please advise immediately should this assumption not be correct. ****

Schedule now reads as per follows:

Insured: STRATA CORPORATION NO 10088 INC

Situation: 2 HARRISON AVENUE, MODBURY SA 5092

Policy Limits/Sums Insured

SECTION 1	PART A	1. Building	\$	5,270,000
		Common Area Contents	\$	52,700
		2. Terrorism Cover under Section 1 Part A2		Applies
	PART B	Loss of Rent/Temporary Accommodation	\$	790,500
	OPTIONAL COVERS	1. Flood		Included
		2. Floating Floors		Included
SECTION 2	Liability		\$	30,000,000
SECTION 3	Voluntary Workers		\$	200,000/\$2,000
SECTION 4	Workers Compensation (NSW, ACT, TAS & WA Only)			Not Applicable
SECTION 5	Fidelity Guarantee		\$	100,000
SECTION 6	Office Bearers' Liability		\$	1,000,000
SECTION 7	Machinery Breakdown			Not Selected
SECTION 8	Catastrophe		\$	1,581,000
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 Market Value			Not Selected

Excess:

Schedule of Insurance

Class of Policy: STRATA PLAN INSURANCE
The Insured: STRATA CORPORATION NO 10088 INC

Policy No: SRSC19005081
Invoice No: S02042
Our Ref: STR10088

You must pay or contribute the amount of any Excess and/or Contribution as specified below or in accordance with the relevant Section of the Policy wording for each claim. Should more than one Excess be payable for any claim arising from the one Event, such excesses will not be aggregated and the highest single level of Excess only will apply.

SECTION 1	\$500	Insured Property
SECTION 9	\$1,000	Legal Defence Expenses and 10% Contribution

UNDERWRITING INFORMATION DECLARED BY INSURED:

Building: External walls: Brick
Floors: Concrete
Roof: Tile

Year Built: 1990
No. Units: 22
No. Storeys: 1-3
Heritage Listed: No
Fully Occupied: Yes - Residential Only

Are there any:
Playgrounds - no
Water Features - no
Jetties/Wharfs - no
Gymnasiums - no
Lifts - no
Pools - no

Cover: As per Strata Community Insurance Agencies Pty Ltd "*Residential Strata PDS & Policy Wording*" (SCI034-Policy-RS-PPW-02/2021)" subject to policy conditions and exclusions.
Underwritten by Allianz Insurance (Australia) Limited.

REMUNERATION ADVICE

For providing you with service, we receive remuneration, being commission, paid by the insurer of \$1,104.86 (including GST). We will receive ongoing commission of 20.00% of the policy's premium from the Insurer for as long as the policy remains in force.

Commission is a payment made to us by the Insurer and is not an additional payment required from you over and above the premium listed on your tax invoice.

We will also charge you a broker fee of \$82.50 (including GST) and administration fee of \$0.00 (including GST) to compensate us for the costs of researching, selecting and arranging the appropriate insurance cover for you.

We will pay a portion of our commission, being \$552.43 (including GST) and broker fee of \$0.00 (including GST) to Best Strata who referred your business to us.

Please refer to our Financial Services Guide for further details about the financial services offered by SUREWISE.

Schedule of Insurance

Class of Policy: STRATA PLAN INSURANCE	Policy No: SRSC19005081
The Insured: STRATA CORPORATION NO 10088 INC	Invoice No: S02042
	Our Ref: STR10088

IMPORTANT INFORMATION FOR CLIENT

RETAIL CLIENTS

Under the Corporations Act 2001 and associated Regulations Retail Clients are provided with additional levels of protection from other insurance purchasers. The Act defines Retail Clients as:

Individuals or a small manufacturing business employing less than 100 people or any other business employing less than 20 people.

And that are being provided a financial service or product that relates to the following insurance covers:

Motor Vehicle (under 2 tonne), Home building, contents, personal and domestic, Sickness and Accident or Travel, Consumer Credit and other classes as prescribed by regulations.

WHAT ADVICE IS BEING PROVIDED (RETAIL CLIENTS ONLY)

If you are a RETAIL CLIENT (refer above) and a Statement of Advice has not been provided to you with this invoice then the advice that we are giving you related to this transaction is General Advice.

General Advice is advice that has been prepared without considering your current objective's, financial situation or needs. Therefore, before acting on this advice, you should consider the appropriateness of the advice having regard to your current objective's, financial situation or needs.

If the advice provided relates to the acquisition or possible acquisition of a new insurance policy and the insurer has prepared a Product Disclosure Statement (PDS) we will have attached the PDS for your review. You should consider the PDS prior to making the decision to purchase this product. Further information regarding the income we have been paid by the insurer for this transaction is available upon request.

DISPUTES

Clients not satisfied with our services should contact our Complaints Officer. We are members of the Australian Financial Complaints Authority (AFCA) Further information is available from our office, or contact AFCA directly on 1800 931 678 or visit www.afca.org.au. We also follow the Insurance Brokers Code of Practice.

CONTRACTUAL LIABILITY

Many commercial or business contracts contain clauses dealing with your liability (including indemnities or hold harmless clauses). Such clauses may entitle your insurers to reduce cover, or in some cases, refuse to indemnify you at all. You should seek legal advice before signing and accepting contracts. You should inform us of any clauses of this nature before you enter into them

AVERAGE / CO-INSURANCE

It is most important that the Sum Insured you select is adequate to represent the value of the insured property and is calculated in accordance with the cover being arranged. Otherwise, you will be under-insured and in terms of the Average / Co-insurance provisions of your policy, you may be responsible for paying part of the loss you actually suffer.

INTERESTS OF OTHER PARTIES

Many policies exclude cover for an interest in the insured property held by someone other than the named insured, unless that interest is specifically noted on the policy. For example, if property is jointly owned, or subject to finance, the interest of the joint owner or financier may be excluded, if it is not specifically noted on the policy.

CANCELLATION

If you cancel this insurance prior to the expiry date, we will be entitled to retain such proportion of any broker's fee and/or commission that relate to the unexpired period of insurance.

PRIVACY ACT

The Privacy Act 1988 requires us to inform you on how we collect, use and disclose your personal information. A copy of our Privacy Policy Statement is available on request from our office or from our Website.

COOLING OFF

All Retail Products are subject to a 14-day "cooling off period". This means that if you are not happy with a Retail Product, you have 14 days to withdraw from the new contract at no cost to you other than our broker's fee, which is not refundable.

SUBROGATION

You are warned that should you become a party to any agreement that has the effect of excluding or limiting your insurer's ability to recover from a third party, your insurers may have the right to refuse to indemnify you for such loss where it is shown that your insurer's rights of recovery have been prejudiced by your action.

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DISCLOSURE OF IMPORTANT INFORMATION

You have an ongoing obligation to inform the Insurer of all details that may affect their decision to provide cover for you. If there have been any **changes/alterations/conditions**, please advise by email or call us to discuss matters.

Change of Business Operations:.....
Sale of Assets:.....
Change of Locations:.....
Convictions:.....
Criminal Charges:.....
Driving Infringements, ie: Speeding, DUI:.....
Loss of Drivers Licence:.....
Has an Insurer refused, cancelled or imposed conditions:.....
Other Information:.....

Minutes of Annual General Meeting

**Strata Corporation No. 10088 Inc.
2 Harrison Avenue Modbury 5092**

**Held at St Lukes Church, Modbury
On
Thursday 29 October 2020 at 6:00pm**

WELCOME

Meeting opened at 6:08pm. All those in attendance were welcomed to the meeting. With the approval of the Corporation, Patrick Small of Best Strata assisted the Presiding Officer in their early absence by conducting meeting and recording the minutes. A quorum was declared with 14 of the 22 unit holders in attendance in person or by proxy.

ATTENDANCE LIST

Present in Person

Ms C Maddalozzo	Lot 001
Mr A Moutakis	Lot 005
Ms C Jovanovic	Lot 006
Ms D Caretti	Lot 008
Ms K Baynes	Lot 011
Mr J Casperson	Lot 013 arrived 6.56pm
Ms K Harding	Lot 021

Present by Proxy

Dr G & Mrs M Caretti	Lot 003 by Proxy to Ms D Caretti
Dr G & Mrs M Caretti	Lot 004 by Proxy to Ms D Caretti
Ms Y Tunno	Lot 009 by Proxy to Mr G Duryea
Ms M Carafano	Lot 010 by Proxy to Ms K Harding
Ms S Papandrea	Lot 015 by Proxy to Chris Lewan
Ms G Kogler	Lot 017 by proxy to Mr R Kogler
Dr G & Mrs M Caretti	Lot 020 by Proxy to Ms D Caretti

Guests

Mr S Bussenschutt
Mr T Harding
Mr C Cirocco

Apologies

Mr I & Mrs L Piatanesi Lot 002

In Attendance

Patrick Small representing Best Strata.

DISCLOSURE OF PECUNIARY INTEREST

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

PREVIOUS MINUTES

It was resolved that the minutes of the Annual General Meeting held on 9 September 2019 be accepted as an accurate record of that meeting. All agreed.

FINANCIAL STATEMENT

It was resolved that the financial statement for the period 1 July 2019 to 30 June 2020 be accepted as an accurate record of the Corporation's current financial position. All agreed.

ELECTION OF OFFICE BEARERS

It was noted that the corporation gave significant thanks and appreciation to Mr and Ms Harding for their hard work over the past year. It was noted that Mr T Harding and Ms K Harding had been attending the site regularly to project manage relevant works as well as creating documentation and reports to assist the groups function. A gift was given to Mr T Harding and Ms K Harding from the Corporation to demonstrate the groups appreciation.

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

Presiding Officer: Mr J Casperson

Secretary: Ms K Harding

Treasurer: Ms K Harding

All agreed.

MANAGEMENT COMMITTEE

It was resolved that the management committee shall consist of;

Ms D Caretti	Lot 008
Ms K Baynes	Lot 011
Mr J Casperson	Lot 013
Ms G Kogler	Lot 017
Ms K Harding	Lot 021

Please Note: The management committee does not have the power to do anything for which a special or unanimous resolution of the Strata Corporation is required (section 35(3) of the Strata Titles Act 1988).

APPOINTMENT OF MANAGER

It was resolved that Best Strata be appointed to assist in the management of the Corporation for the following year. It was noted that management fee has not increased from last year due to dissatisfaction from the management committee with the previous Strata Manager. The following fees apply;

Management Fee	\$ 4454	per annum
Meeting Fee	\$ 110	for business hours meetings, \$154 for afterhours meetings
Audit Fee	\$ 0	included in Management Fee
Tax Return Preparation	\$ 132	per return
Bank Fees	At cost	

All agreed.

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

The Manager was also requested to update the management agreement with the latest audit report if received.

ARM Contractor Compliance

ARM Contractor Compliance is a third party company engaged by Best Strata. The company ensures that any contractor that is sent to the property to carry out any works is properly licensed, insured and holds a valid ABN. The charge is minimal, being approximately \$9.00 per unit per year. This service is optional, however if the Corporation wishes to opt out of this service, Best Strata will only send quote requests and work orders to a small group of contractors. If the Corporation wishes to use contractors outside of this group, they will need to issue any work orders and quote requests themselves.

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

INSURANCE

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

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

The Corporation's current policy details are as follows;

Insurer:	Strata Community Insurance
Policy Number:	SRSC19005081
Renewal Date:	15/10/2021

Current Sums Insured are;

Building	\$ 5,270,000.00
Lost Rent / Temp Accommodation	\$ 790,500.00
Common Contents	\$ 52,700.00
Building Catastrophe	\$ 1,581,000.00
Public Liability	\$ 20,000,000.00
Fidelity Guarantee	\$ 100,000.00
Voluntary Workers Personal Acc	\$ 200,000.00
Office Bearers Liability	\$ 1,000,000.00
Excess on claims: \$300	
Flood included	
Floating Floors included	

It was noted that the most recent valuation was carried out on 5 September 2016 and the replacement value was assessed to be \$5,270,000 plus \$675,000 for loss of rent and temporary accommodation.

Insurance Valuation / Review Sums Insured

The Manager informed the Corporation that it could obtain an insurance valuation to determine replacement value.

It was resolved that the Corporation have an insurance valuation with immediate effect and endorse the insurance policy to the greater of the valued amount or the existing building sum insured amount. The manager was requested to email all owners the quote for an increased sum insured value from the insurer for a decision. A timeframe will be given in the email for owners to reply within. All agreed.

Renewal / Placement

The Manager advised that it was still too far away from the insurance policy renewal date to obtain quotes for the 2021 renewal. It was agreed that the Manager arrange quotes through Surewise Insurance Brokers closer to the renewal date and forward the quotes to the Presiding Officer (cc owners with email) for a decision within an allocated timeframe. All agreed.

Product Disclosure Statement and Financial Services Guide

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

Contents Insurance

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

MAINTENANCE

Grounds Maintenance

It was noted that Simply the Best Gardening Services attended the property every 3-4 weeks to mow and edge the common property lawns. He charged between \$195-\$360 per visit (\$60 per hour). Owners were happy to continue with the service.

Gutter Cleaning

It was noted that the gutters and downpipes were last cleaned in January 2020 by Guttersweep at a cost of \$1,936. It was agreed that the next clean would be units 1-10 in September/October 2020 (due to units 11-14's recent gutter replacements) and then all 22 units April/May 2021.

Pest Inspection

It was noted that damage caused by termites was not an insured event in terms of the building insurance policy. It was noted that the last pest inspection was carried out by ARL Environmental Pest Prevention Services in October 2019. Active termites were found in the back yards of Unit 17 and Unit 18. Unit 10 also noted termites in a porch post and Mr T Harding noted that he had attended to the post.

It was noted that all owners are reminded to monitor and inspect their units properly for any signs of termites and/or moisture. It was further noted that this may be particularly important to pass onto property managers who conduct routine inspections.

The Strata Corporation declined to have the units inspected for termite activity this year.

Significant Tree Responsibility

The validity of the resolution passed on 10/09/2018 titled 'Damage from Trees' was brought into question.

*The resolution is pasted below for reference:

Damage from Trees

It was moved by Special Resolution "That any unit owner shall be totally liable for any damage sustained to the common property of the Corporation, or a unit from trees located in an owner's property, regardless if the repair of the common property or unit is normally the responsibility of the Corporation or if the tree was planted before this resolution came into effect. Specific liability of owners for the damage to common property (such as fences, units or any other structure or driveway) by trees on their unit subsidiary will remain, unless this resolution is specifically rescinded by the Corporation". All agreed.

It was raised by Ms D Caretti that due to the inability to remove either 'regulated' or 'significant' trees which did not fulfil the stipulated criteria as governed by the Tea Tree Gully's Council Development Plan consolidated on 27 December 2018, that a compromise should be considered between the owner and the Corporation to share the associated costs.

Mr R Kolger had stated that there was significant notice to owners granted prior to the resolution passing. Mr R Kolger also stated that when an owner purchases a property, they assume responsibility of trees present at the time of purchase.

Mrs K Harding questioned the wording of the resolution stating that the regulated/ significant trees were never planted and had always existed which therefore excluded their associated costs from this resolution. Ms Caretti agreed with Mrs K Harding and asserted that the Corporation should be 100% liable for costs associated with regulated / significant trees that could not be removed.

After a lengthy discussion a vote was taken for those present to indicate if they were open to amending the resolution at a future meeting. 9 were in favour. The Manager agreed to re-write the resolution in consultation with the management committee which would then be proposed at an EGM for a formal vote at a later date.

Unit 8 Storm Water Drain

It was noted that there is an ongoing issue with the storm water drain at unit 8 regarding damage caused by the significant tree. The damage hasn't been rectified due to the discussion around responsibility to repair as per the resolution passed 10/09/2018 (Damage from Trees). It was noted that a new resolution may affect the responsibility of strata to repair. The state of the drain however, has been identified as a safety hazard and the delay in agreeing to a new resolution may leave this hazard unresolved. The Manager therefore has been requested to arrange two quotes to repair the drain for the corporation to consider.

Unit 9 Fence

It was noted that the dividing fence between units 8 and 9 has been damaged, presumably from tree roots. It was further noted that the fence has broken rails and has moved to now sit at an angle, creating a gap. It was again noted that responsibility of repair may be affected by the pending resolution changes for tree damage. There was a discussion that there has been ongoing fence issues and that more units may also require fence repairs. Mr T and Mrs K Harding volunteered to e-mail a status report of fences in need of repair to the Manager. The Manager was requested to arrange two quotes, one from Wayne Zilm, for the repair of the fences once the report had been received.

Removal/ Planting of Trees

Mrs K Harding discussed a proposal for the removal and planting of specified trees/ plants on the property. After a discussion it was agreed to proceed with the following:

Removal of:

1. The 3 large eucalypts growing directly behind the back fences of units 4 and 5. Please note that all 3 of these trees have a circumference of **under 2 metres** and so are **NOT** classed as "Regulated" or "Significant" trees and so can be removed without council approval.
2. The large pine tree next to the "store/workman's shed" directly above the stormwater pipes of unit 10
3. The pine tree directly in front of the porch of unit 8 which is overhanging the front porch gutter

Planting of:

1. Smaller natives to replace the 3 removed eucalypts, but that they be planted further back from the rear fences and closer to the creek bed, thus helping to aid in prevention of erosion of the creek edge. They would also ensure that there is green vegetation visible in the future behind units 4 and 5, and some shade but without the risk to the properties from large overhanging branches or intrusive roots.
2. A native shrub to replace the pine tree next to the "store/workman's shed"
3. A small native shade tree and shrub in the common garden area between units 16 and 17
4. A replacement Manchurian Pear tree to replace the dead small tree next to the driveway of unit 18
5. Native shrubs and ground covers in the common garden area between units 2 and 3.

Unit 6 Tree Removal

The owner of unit 6, Ms C Jovanovic, requested that the manager include the removal of the tree in her unit in the quote request for the other common trees mentioned above. The manager will ask the contractor to quote this separately for MS C Jovanovic to consider.

Porch Posts

It was noted that porch post painting works are still ongoing. It was further noted that Mr T Harding had completed majority of the posts with only units 11-13 outstanding.

BUDGET

Reccomendations

The Manager presented a budget estimate for the coming year and recommended that the administration levy increase to \$23,056 per annum (from \$18,480) and the sinking fund levy remain at \$9,240 per annum. The increase was recommended due to a shortfall of funds to cover expected costs. The recommended increase to the admin fund equates to \$52 per quarter per unit.

Forward Budget

Mr T Harding presented a forward budget and Sinking Fund Analysis to the Corporation pursuant to Section 33A of the Strata Titles Act 1988, which requires the Strata Corporation to present a statement of proposed non-recurrent expenditure at each Annual General Meeting. . The plan forecast future non recurrent expenditure and showed that if the current level of contributions to the sinking fund was maintained then there would be insufficient funds to cover the foreseeable expenditure and that it may be necessary to raise a levy to cover the shortfall. The majority opinion was that it would be preferred to raise the Sinking Fund contribution in order to try to avoid raising a levy.

Contributions

After considering the forward budget presented by Mr T Harding, It was agreed that the levies should increase but there was a discussion as to whether the combined increase would be \$85 per quarter per unit or \$100 per quarter per unit.

After that discussion it was resolved by a majority of 9 in favour that annual contributions be as follows;

Administration Fund Contribution	\$23,056.00
Sinking Fund Contribution	\$12,144.00
Total Contribution	\$35,200.00

The contribution is payable quarterly, divided equally and will commence on 1 January 2021. The fees will be \$400 per quarter per unit owner. All agreed.

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

POLICIES & APPROVALS

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

OTHER BUSINESS

Parking

The Manager was requested to send a reminder/ overview of the Corporations parking policy to all owners.

Lighting

Mr S Bussenschutt discussed the need for more common security lighting noting safety concerns. It was agreed that this matter be deferred to the management committee for further discussion due to time constraints from the venue.

NEXT ANNUAL GENERAL MEETING

The tentative date for the next Annual General Meeting is Monday 6 September 2021 at 6:00pm.

CLOSURE

Owners were thanked for their attendance.

The meeting was closed at 8pm.

Amended Minutes of Annual General Meeting

Strata Corporation No. 10088 Inc. 2 Harrison Avenue Modbury 5092

Held at St Lukes Church, 25 Smart Road, Modbury

On

Monday 06 September 2021 at 6:00pm

WELCOME

Meeting opened at 6:01pm. All those in attendance were welcomed to the meeting. The Presiding Officer, Mr J Casperson, presided over the meeting. With the approval of the Corporation, Rob van den Bos of Best Strata assisted the Presiding Officer in the conduct of the meeting and recording the minutes.

A quorum was declared with 13 of the 22 unit holders in attendance in person or by proxy.

ATTENDANCE LIST

Present in Person

Ms C Maddalozzo	Lot 001
Dr G Caretti	Lot 003, Lot 004, Lot 020
Ms D Caretti	Lot 008
Ms M Carofano	Lot 010
Ms K Baynes	Lot 011
Mr J Casperson	Lot 013
Ms K Harding	Lot 021

Present by Proxy

Y Tunno	Lot 009 by proxy to Mr G Duryea
Ms A Caretti	Lot 012 by proxy to Ms D Caretti
Mr G & Ms J Lawry	Lot 016 by proxy to Mrs K Harding
Ms G Kogler	Lot 017 by proxy to Mr R Kogler

Guests

Mr T Harding, guest of Mrs K Harding

Apologies

Mr A Moutakis	Lot 005
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In Attendance

Rob van den Bos representing Best Strata.

DISCLOSURE OF PECUNIARY INTEREST

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

PREVIOUS MINUTES

It was resolved that the minutes of the Annual General Meeting held on 29 October 2020 be accepted as an accurate record of that meeting. All agreed.

FINANCIAL STATEMENT

It was resolved that the financial statement for the period 1 July 2020 to 30 June 2021 be accepted as an accurate record of the Corporation's current financial position. All agreed.

ELECTION OF OFFICE BEARERS

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

Presiding Officer: Mr J Casperson

Secretary: Ms K Harding

Treasurer: Ms K Harding

All agreed.

MANAGEMENT COMMITTEE

It was resolved that the management committee shall consist of;

Ms D Caretti Lot 008

Ms K Baynes Lot 011

Mr J Casperson Lot 013

Ms G Kogler Lot 017

Ms K Harding Lot 021

All agreed.

Please Note: The management committee does not have the power to do anything for which a special or unanimous resolution of the Strata Corporation is required (section 35(3) of the Strata Titles Act 1988).

APPOINTMENT OF MANAGER

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

Management Fee	\$ 4,588	per annum
Meeting Fee	\$ 110	for business hours meetings, \$154 for afterhours meetings
Tax Return Preparation	\$ 132	per return
Bank Fees		At cost

All agreed.

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

ARM Contractor Compliance

ARM Contractor Compliance is a third party company engaged by Best Strata. The company ensures that any contractor that is sent to the property to carry out any works is properly licensed, insured and holds a valid ABN. The charge is minimal, being approximately \$9.00 per unit per year. This service is optional, however if the Corporation wishes to opt out of this service, Best Strata will only send quote requests and work orders to a small group of contractors. If the Corporation wishes to use contractors outside of this group, they will need to issue any work orders and quote requests themselves.

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

INSURANCE

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

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

The Corporation's current policy details are as follows;

Insurer: Strata Community Insurance
Policy Number: SRSC19005081
Renewal Date: 15/10/2021

Current Sums Insured are;

Building	\$ 5,270,000.00
Lost Rent / Temp Accommodation	\$ 790,500.00
Common Contents	\$ 52,700.00
Building Catastrophe	\$ 1,581,000.00
Public Liability	\$ 20,000,000.00
Fidelity Guarantee	\$ 100,000.00
Voluntary Workers Personal Acc	\$ 200,000.00
Office Bearers Liability	\$ 1,000,000.00

Excess on claims: \$300
Flood included

It was noted that the most recent valuation was carried out on 1 December 2020 and the replacement value was assessed to be \$5,105,000.

Insurance Valuation / Review Sums Insured

The Manager informed the Corporation that it could obtain an insurance valuation to determine replacement value.

The Strata Corporation declined to have an insurance valuation, and agreed to keep the building sum insured amount at the existing amount at the next renewal date. All agreed.

Renewal / Placement

The Manager advised that it was still too far away from the insurance policy renewal date to obtain quotes. It was agreed that the Manager arrange quotes through Surewise Insurance Brokers closer to the renewal date and forward the quotes to the Presiding Officer (cc management committee) for a decision. All agreed.

Product Disclosure Statement and Financial Services Guide

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

Contents Insurance

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

MAINTENANCE

Grounds Maintenance

It was noted that Simply the Best Gardening Service attended the property every 4 weeks to mow and edge the common property lawns. He charged \$65 per hour for his services. Owners were happy to continue with the service.

Gutter Cleaning

It was noted that the gutters and downpipes were last cleaned in April 2021 by Guttersweep at a cost of \$1,936. It was agreed to proceed with a further clean of gutters and downpipes for Units 1 to 14 in September 2021 and a further clean of gutters and downpipes for all Units in April 2022. The Manager was requested to contract Guttersweep to conduct the cleans.

Pest Inspection

It was noted that damage caused by termites was not an insured event in terms of the building insurance policy. It was noted that the last pest inspection was carried out by ARL Environmental Pest Prevention Services in October 2019. Active termites were found in the back yards of Unit 17 and Unit 18. Mrs K Harding also noted termites in a porch post which have been attended to.

The Strata Corporation declined to have the units inspected for termite activity this year.

Stormwater Drains

The owner of unit 10 noted that there was significant water pooling in the area to the rear of her unit whenever there were heavy rains. Mrs Harding explained that this was due to a stormwater pipe blockage which was an outstanding issue that the management committee was aware of and were in the process of dealing with. Investigation and camera footage showed root ingress in a section of the stormwater pipe [150mm] running along the rear of units 3 to 10 near where the new stormwater pit had been installed. Following discussion it was agreed that Mr T Harding would engage Tiger Vac to conduct a hydro jet to attempt to clear the remaining roots from the pipe, with the understanding that in the event that this did not resolve the issue, further major plumbing works may need to be undertaken. It was noted that the 150mm stormwater pipe that runs along the rear of units 3-10 had been improperly connected to the main 300mm stormwater pipe, which had enabled root intrusion at the connection [blocking both the main 300mm and 150mm pipes] and was the reason the new stormwater pit had been installed last year. The new pit [located in the visitor car park opposite unit 14] now provides an access point from which the 150mm pipe can be hydro-jetted and it is hoped the remaining blockage is a remnant of the original blockage that had previously blocked both of the pipes.

Unit 9 Fence

It was noted that the dividing fence between units 8 and 9 has been severely damaged due to the trunk of the tree at the rear of unit 8 having grown so large that it is now encroaching on the dividing fence. It was further noted that the rails were in need of replacement as part of the general rail replacement program currently under way. A quote had been provided to repair the rails in a number of sections of fencing, however the cost for the total repair of the dividing fence between Units 8 and 9 had not been itemised. As the owner of Unit 8 was responsible for the costs involved to repair the fence, due to the damage having been caused by the tree in their yard, the owner requested an itemised quote for that particular section in order to decide whether the cost from the contractor was acceptable. The Management Committee undertook to obtain the cost for this section of fence from the contractor, Zilm Fencing. It was also discussed that the fence repairs should occur AFTER the stormwater drain investigation work has been completed, just in case access to unit owners backyards is required.

Roofing

It was reported that a number of ridge caps on various buildings required re-bedding and it was noted that this was an important issue in order to prevent water ingress and subsequent damage. The Manager was requested to obtain two quotes for the re-bedding work, coordinating with Mr T Harding.

Gutters and Downpipes

Mr R Kogler noted that some gutters and downpipes had not yet been repaired in accordance with a previous resolution. Mr T Harding reported that there were five buildings on the property yet to have the work completed, and this was scheduled to be completed in 2022/23.

BUDGET

It was noted that the Corporation had decided at a previous Annual General Meeting in 2010 that levies would be divided equally among owners, despite the plan showing a higher entitlement for Unit 11. Mrs K Harding raised the fact that as a unanimous resolution had never been passed by the Corporation [As is required by the Strata Titles Act] that levies be paid on any other basis other than unit entitlement, and therefore levies should be divided according to the plan.

The Manager advised that while no resolution existed on record for the current levy division, as the arrangement had been in place for a long period of time, he felt it was appropriate to conduct a formal vote to change the levy division from the current arrangement.

Contributions

The Manager presented a budget estimate for the coming year and recommended that the administration levy remain at \$23,056 per annum and the sinking fund levy remain at \$12,144 per annum.

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

Administration Fund Contribution	\$23,056.00
Sinking Fund Contribution	\$12,144.00
Total Contribution	\$35,200.00

The contribution is payable quarterly, divided equally and will commence on 1 October 2021. All agreed to the levy amounts. Ms K Harding was opposed to the division of equal division of levies.

It was noted that future projects contained in the forward budget may require an additional special levy to fully fund. It was decided not to increase levies this year, however owners should note the likelihood of a special levy within the next 12 to 18 months.

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

Forward Budget

The Manager presented a forward budget to the Corporation pursuant to Section 33A of the Strata Titles Act 1988, which requires the Strata Corporation to present a statement of proposed non-recurrent expenditure at each Annual General Meeting. For a group of more than 20 units, the statement needs to cover 5 years, and new information must be prepared every 5 years.

POLICIES & APPROVALS

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

Breaches of Articles

Community living so close to one another in a strata corporation requires ground rules (known as articles) such as interfering with the common property by planting a tree/shrub/flower, keeping animals in the property without consent, placing a sign on front or roof of unit, storing junk outside the front door or parking in a carpark not your own. These rules apply, but under a strata corporation these rules are not easily enforceable. Previously only community corporations could issue a sanction (eg an expiation notice) for breaking any of the ground rules, but with recent legislative change, this is now open to strata corporations as well. The current expiation amount, prescribed by the legislation is \$500.

The Management Committee believes that the Corporation should have a power to issue expiations to be used in the event of a person blatantly disregarding any of the rules. Whilst this is not a regular occurrence, this has happened from time to time. If the rules are not enforced for one party then this provides a disincentive to other parties to comply with the rules. Dependent on the issue at hand the rules are most likely to apply to owner occupiers and tenants. The process suggested by the Management Committee would be a three staged relational process. The person would first be notified that their actions breach the rules. Upon the second occasion, they would be officially warned and on the third occasion the Committee would consider issuing an expiation.

An extra-ordinary resolution (ie over 75%) is required to make this apply in our Corporation. It is not foreseen that this would involve any cost to the Corporation given the expertise of the Management Committee members who will be able to amend the existing rules and draft the offence and penalty provision.

**Manager's Note: The Manager informed those present that the cost of changing Articles would be approximately \$1,000 as it involved conveyancing costs as well as lodgement costs with the Lands Titles Office.*

Proposal: That the Strata Corporation agrees to amend its articles so that it can issue an expiation notice for any contravention of its articles.

Proposed Resolution:

A Unit holder or occupier of a lot is liable for any breaches of the Articles

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

For – 0 Against – 13

Motion Failed.

It should be noted that the motion failed because owners present considered the costs involved to set it up prohibitive at this point.

Following the vote there was discussion about continued stowage of items on common ground, the keeping of the bins at the front of units and the misuse of visitor car parking spaces. The Manager noted that, in the event that items remained stored on common property, the Corporation had certain powers under Section 28 of the Strata Titles Act to enter the property and arrange for their removal. The Manager noted that this course of action should only be considered by the Corporation in the event that all other avenues of remediation had been exhausted.

Tree Responsibility

At the AGM meeting held on 29th October 2020, the owner of unit 8, Mrs D Caretti challenged the validity of the resolution passed at the 2018 AGM [10 Sep 2018] regarding liability for damage caused by trees within an owners unit entitlement. There was considerable discussion about the ownership and liabilities of trees and who should pay for the damage caused by protected and significant trees and the manager "agreed to re-write the resolution in consultation with the management committee which would then be proposed at an EGM for a formal vote at a later date".

**The resolution is listed below for reference:*

Damage from Trees

It was moved by Special Resolution "That any unit owner shall be totally liable for any damage sustained to the common property of the Corporation, or a unit from trees located in an owner's property, regardless if the repair of the common property or unit is normally the responsibility of the Corporation or if the tree was planted before this resolution came into effect. Specific liability of owners for the damage to common property (such as fences, units or any other structure or driveway) by trees on their unit subsidiary will remain, unless this resolution is specifically rescinded by the Corporation".

All agreed.

After some research it was discovered that the law in South Australia is already quite clear in regards to the ownership and liabilities of trees and is well documented in a booklet published by the Legal Services Commission of South Australia. The manager advised the management committee that there was no need to revoke or reword the resolution because it reinforces the existing state laws. Consequently, the resolution was not re-worded for presentation to the AGM. Mrs D Caretti advised that she would not be pursuing the matter further and would be paying for the damages caused (to the fence and stormwater pipe) by the tree located in her units rear yard.

OTHER BUSINESS

Spare Roof Tiles

Mrs K Harding advised that owners should be aware that there are some spare roof tiles in the workman's shed.

Rear Yard Drains

Mrs K Harding reminded owners that they should maintain the drains in their yard to ensure they flow freely and any debris should be removed. It was also noted that using concrete to fix drains in place was not a good practice as it made the drain covers difficult to remove.

NEXT ANNUAL GENERAL MEETING

The tentative date for the next Annual General Meeting is Monday 5 September 2022 at 6:00pm at St Lukes Church, 25 Smart Road, Modbury.

CLOSURE

Owners were thanked for their attendance.

The meeting was closed at 7:53pm.

Minutes of Management Committee Meeting

**Strata Corporation No. 10088 Inc.
2 Harrison Avenue Modbury 5092**

Remote Attendance (GoToMeeting)

On

Tuesday 23 February 2021 at 6:30PM

WELCOME

Meeting opened at 6:30pm. All those in attendance were welcomed to the meeting.

The Presiding Officer, Mr J Casperson, presided over the meeting. With the approval of the Corporation, Frances Jones of Best Strata assisted the Presiding Officer in the conduct of the meeting and recording the minutes.

A quorum was declared with 5 of the 5 committee members in attendance in person or by proxy.

ATTENDANCE LIST

Present in Person

Ms D Caretti Lot 008
Ms K Baynes Lot 011
Mr J Casperson Lot 013
Ms G Kogler Lot 017
Ms K Harding Lot 021

In Attendance

Frances Jones representing Best Strata.

DISCLOSURE OF PECUNIARY INTEREST

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

DAMAGE CAUSED BY TREES

The committee discussed at length the resolution wording for the trees. It was unanimously agreed that the first paragraph wording, remain as is. The last line of paragraph '1) part ii' will have two choices presented to all owners as 50% of the costs or 100% of the costs. The committee unanimously agreed that the Manager is to present the two options to all owners for their preferred wording.

A unit owner shall be totally liable for any damage sustained to any unit or common property (fences, driveways or any other structure) of the Corporation from trees located in an owner's property. The resolution stands regardless of if a) the repair to common property or units is normally the responsibility of the Corporation or b) the tree was planted before this resolution came into effect. The only caveat to this resolution is outlined below.

1) It is a significant or regulated tree, as defined by the Tea Tree Gully Council Development plan. There are 3 of these trees that have been identified, one each in the yards of Units 3, 7 & 8.

i) If the damage caused by these trees is covered by the Strata insurance, then the owner pays the EXCESS

ii) If the damage caused by these trees is not covered by Strata insurance, then the owner pays for 50% of the costs.

OR

ii) If the damage caused by these trees is not covered by Strata insurance, then the owner pays for 100% of the costs.

CAR PARKING ISSUES

The committee discussed the car parking issues and unanimously agreed that Mr J Casperson is to formulate the wording for a special resolution. The committee would like the Manager to arrange an Extraordinary General Meeting for the discussion of the resolution.

PLUMBING QUOTE

The committee discussed the plumbing quote from Ken Hall for \$759.55. All agreed not to have the works done at this time.

CLOSURE

Owners were thanked for their attendance.

The meeting was closed at 8.20pm.

BUDGET
STRATA CORPORATION NO. 10088 INC.
2 HARRISON AVENUE, MODBURY
 Year Ending 30 Jun 2022

	Administration Fund					Sinking Fund					TOTAL	
	Year 1					Year 2						
	Q1 Jul-Sep	Q2 Oct-Dec	Q3 Jan-Mar	Q4 Apr-Jun	Total	Q1 Jul-Sep	Q2 Oct-Dec	Q3 Jan-Mar	Q4 Apr-Jun	Total		
RECEIPTS & PAYMENTS												
RECEIPTS												
Admin Or Sinking Fund Levy	5,764	5,764	5,764	5,764	23,056							
Special Levy					0							
Levy Arrears					0							
Levy Advances	(3,151)				(3,151)							
Interest Received					0							
Total Receipts	2,613	5,764	5,764	5,764	19,905	1,518	3,036	3,036	3,036	10,626	30,531	
PAYMENTS												
Administration												
Audit		0										
Bank Charges	55	55	55	55	220							220
Disbursements and Overheads												
Meeting Fees	154				154							154
Management Fees	1,147	1,147	1,147	1,147	4,588							4,588
Insurance												
Insurance Premium		6,353			6,353							6,353
Insurance Valuation												
Services												
Grounds Maintenance	1,000	1,000	1,000	1,000	4,000							4,000
Gutter Cleaning				1,936	1,936							1,936
Pest Control												
Trades Monitor Compliance												
Tax												
Income Tax Return Preparation	132				132							132
Income Tax Payment / Refund												
Utilities												
Electricity Charges	100	100	100	100	400							400
Water Charges												
Repairs And Maintenance												
Building Maintenance (prov)	250	250	250	250	1,000							1,000
Plumbing Maintenance (prov)	250	250	250	250	1,000							1,000
Future Works												
Fencing						5,000						5,000
Stormwater Plumbing						4,000						4,000
Tree Removal and Planting												
Total Payments	3,088	9,155	2,802	4,738	19,783	9,000	3,000	3,036	3,036	12,000	27,783	0
Surplus (Deficit)	(475)	(3,391)	2,962	1,026	122	(7,482)	36	3,036	3,036	(1,374)	2,748	0
CASH FLOW SUMMARY												
Opening Balance	12,480	12,005	8,614	11,576	12,480							
Receipts	2,613	5,764	5,764	5,764	19,905							
Payments	3,088	9,155	2,802	4,738	19,783							
Transfer between funds					0							
Closing Balance	12,005	8,614	11,576	12,602	12,602	29,372	29,408	32,444	35,480	35,480	48,082	0

Note: Special Levy will need to be raised if any major maintenance works are agreed on.

BUDGET

STRATA CORPORATION NO. 10088 INC.
 2 HARRISON AVENUE, MODBURY
 Year Ending 30 Jun 2022

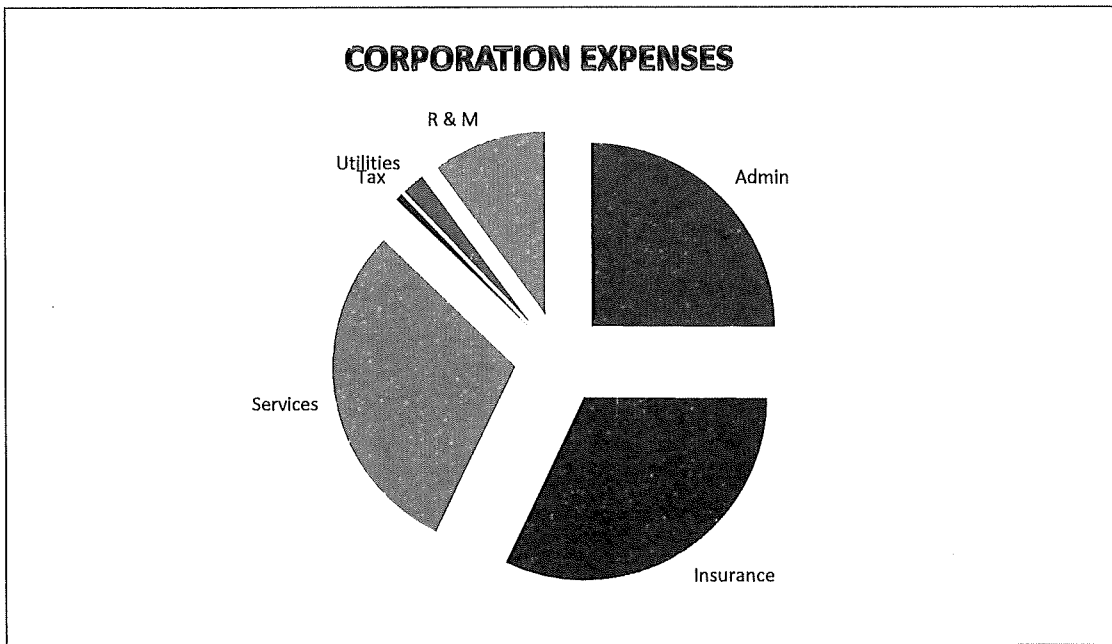
LEVY CALCULATION

Total Unit Entitlement 10,000
 Mode of Division EQUAL
 Number of Units 22

	Current		Proposed		One-off Special
	Admin	Sinking	Admin	Sinking	
Annual Levy	23,056	12,144	23,056	12,144	

Quarterly Levy By Lot

Lot	Unit	Entitlement	Current		Proposed		One-off Special
			Admin	Sinking	Admin	Sinking	
001	1	454	262.00	138.00	262.00	138.00	-
002	2	454	262.00	138.00	262.00	138.00	-
003	3	454	262.00	138.00	262.00	138.00	-
004	4	454	262.00	138.00	262.00	138.00	-
005	5	454	262.00	138.00	262.00	138.00	-
006	6	454	262.00	138.00	262.00	138.00	-
007	7	454	262.00	138.00	262.00	138.00	-
008	8	454	262.00	138.00	262.00	138.00	-
009	9	454	262.00	138.00	262.00	138.00	-
010	10	454	262.00	138.00	262.00	138.00	-
011	11	466	262.00	138.00	262.00	138.00	-
012	12	454	262.00	138.00	262.00	138.00	-
013	13	454	262.00	138.00	262.00	138.00	-
014	14	454	262.00	138.00	262.00	138.00	-
015	15	454	262.00	138.00	262.00	138.00	-
016	16	454	262.00	138.00	262.00	138.00	-
017	17	454	262.00	138.00	262.00	138.00	-
018	18	454	262.00	138.00	262.00	138.00	-
019	19	454	262.00	138.00	262.00	138.00	-
020	20	454	262.00	138.00	262.00	138.00	-
021	21	454	262.00	138.00	262.00	138.00	-
022	22	454	262.00	138.00	262.00	138.00	-
		10000	5,764.00	3,036.00	5,764.00	3,036.00	-



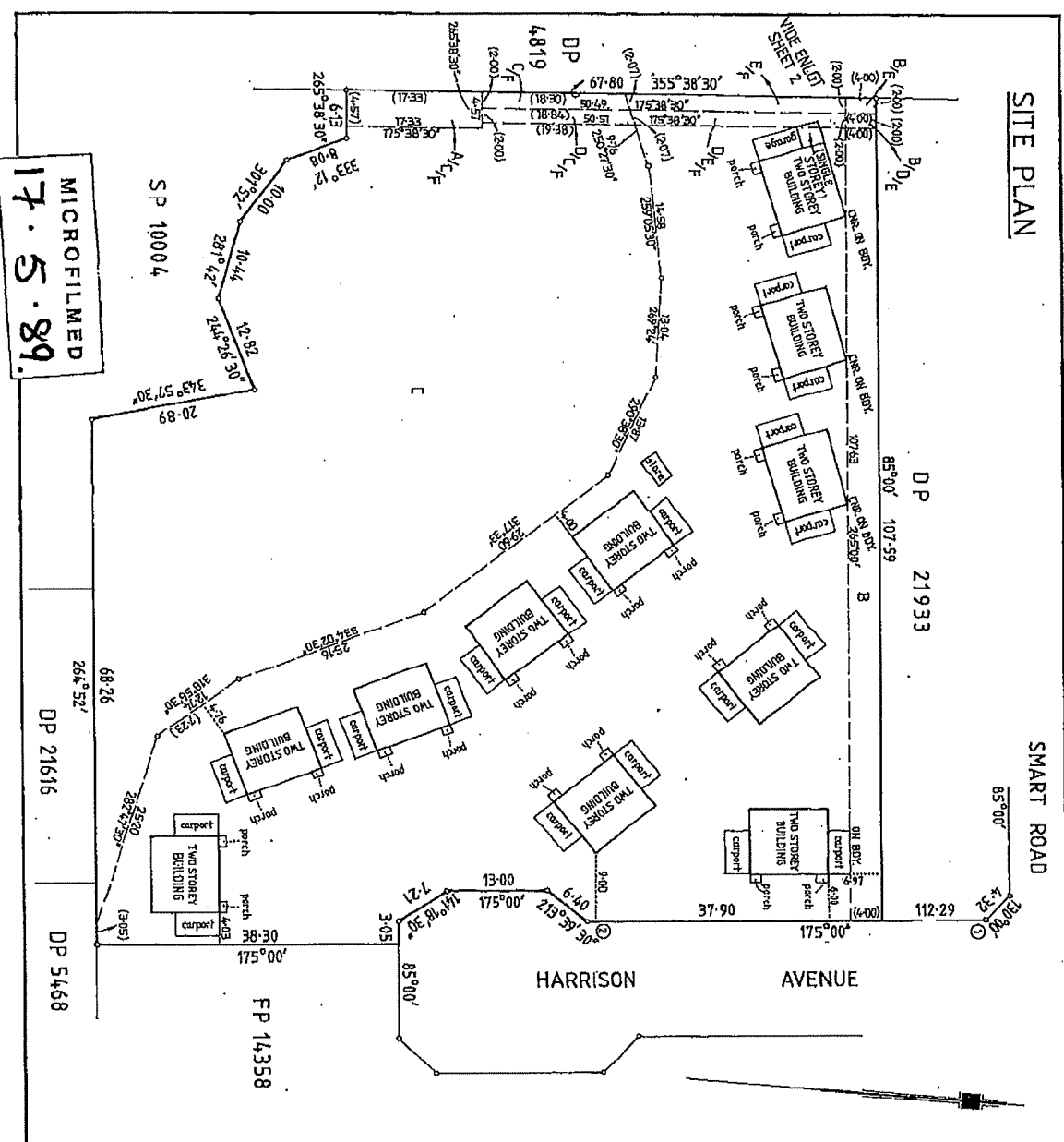
STRATA 10088

2 Harrison Avenue, Modbury

Sinking Fund Plan

Developed September 2021

Expenditure Item	Year 1 2021-22	Year 2 2022-23	Year 3 2023-24	Year 4 2024-25	Year 5 2025-26	Comments
External Timber Maintenance		\$ 3,000.00				Major work performed 2011-12. Budget for repair work 2022-2023. In 2011/12 we spent about \$16,000 on timber and gutter repairs
Barge Replacement						
Facia Replacement						
Porch Post Replacement			\$ 1,400.00			
Painting (Gutters/Eaves/Facias)			\$ 18,000.00			Last painted April 2012. Budget for repaint 2020-22. Lower level only
Repaint Garage Doors						
Gutter Replacement/Repairs		\$ 40,000.00				Includes painting fascias and eaves
Fence Rail Replacement	\$ 5,000.00			\$ 5,000.00		Ongoing work will be required for a couple of years.
Landscaping	\$ 2,714.00					Tree removal and planting
Window/Awning Replacements						
Re-point Ridge Caps	\$ 5,000.00					Address the critical areas.
Repair Driveway [Asphalt]					\$ 15,000.00	Asphalt costs in 2019 were \$30 per square meter. Allow for 500 sq m.
Doors/Roller Doors						
Gates						
Plumbing	\$ 10,000.00					Address blocked main pipe rear unit 9 and 10
Stormwater						
TOTAL	\$ 22,714.00	\$ 43,000.00	\$ 19,400.00	\$ 5,000.00	\$ 15,000.00	
Sinking Fund Opening Balance	\$ 36,854.00	\$ 26,284.00	\$ -4,572.00	\$ -11,828.00	\$ -4,684.00	
Sinking Fund Income	12144	12144	12144	12144	12144	12144 From levies
Sinking Fund Available	\$ 48,998.00	\$ 38,428.00	\$ 7,572.00	\$ 316.00	\$ 7,460.00	
Sinking Fund Closing Balance	\$ 26,284.00	\$ -4,572.00	\$ -11,828.00	\$ -4,684.00	\$ -7,540.00	



SITE PLAN

SMART ROAD

HARRISON AVENUE

MICROFILMED
17.5.89.

SP 10088

SUBMITTAL PLAN NUMBER

1 of 1 SHEETS

DEPOSITED 16/3/1989

MAP REFERENCE 6528-32-m

TITLE REFERENCE CT 4316-788

DEVELOPER PLAN REF: DP 21933

TOTAL AREA 9988m²

HONORABLE YATALA MOBBURY

TRINIDAD AND TOBAGO

COUNCIL CITY OF TEA TREE GULLY

LOT 200 IN DP 21933
OF PART SECTION 838

SCALE 1:1000

ANNOTATIONS

PORTIONS OF THE COMMON PROPERTY MARKED B & E HERSON ARE SUBJECT TO EASEMENTS TO THE MINISTER OF WATER RESOURCES VIDE SDO 12221 B & SDO 10783 F RESPECTIVELY

PORTIONS OF THE COMMON PROPERTY MARKED C & E HERSON ARE SUBJECT TO EASEMENTS TO THE CORPORATION OF THE CITY OF TEA TREE GULLY VIDE SDO 12221 E & SDO 10783 E RESPECTIVELY

PORTIONS OF THE COMMON PROPERTY MARKED D HERSON ARE SUBJECT TO AN EXISTING EASEMENT VIDE CT 4277-860

PORTION OF THE COMMON PROPERTY MARKED A HERSON IS SUBJECT TO AN EXISTING EASEMENT VIDE CT VOL. 4295 FOLS. 940 TO 940 INCLUSIVE

NOTE FOR ADDITIONAL DISPOSITION OF EASEMENTS VIDE SHEET 3

DATE BEARING LINE 175°00' SCALED FROM MAP 6528-32-m

I, JOHN BRANAN DILLON, a Licensed Surveyor

under the Surveyors Act, 1974, certify:

(a) that this plan correctly indicates the boundaries of the land comprised in the plan and all other matters which are necessary for the proper understanding of the plan

(b) that this plan is correct for the purposes of the Subordinate Titles Act, 1988, and regulations thereunder.

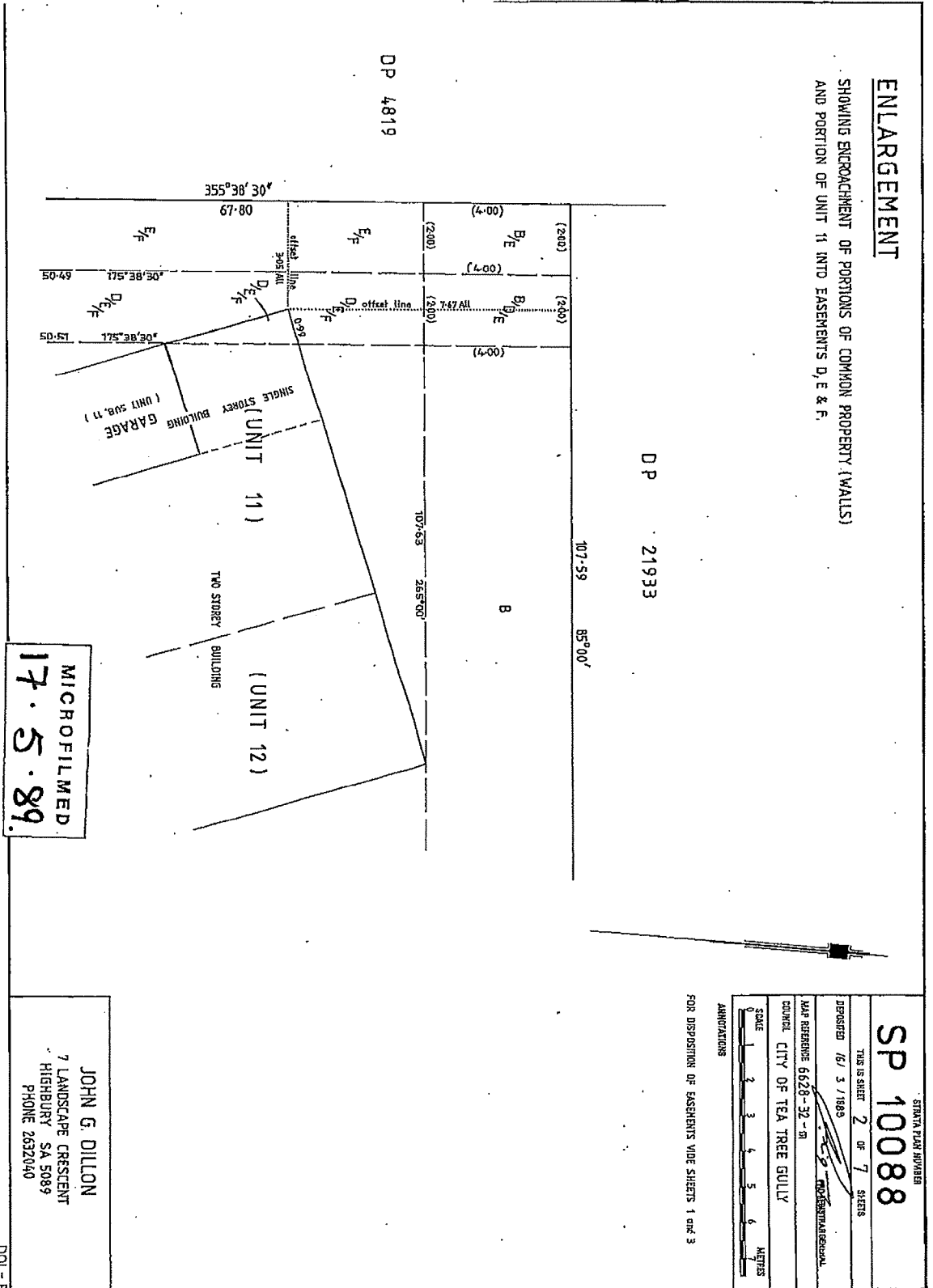
Dated this 15th day of DECEMBER, 1988

John Branana Dillon
Licensed Surveyor

JOHN G. DILLON
7 LANDSCAPE CRESCENT
HIGHBURY SA 5089
PHONE 2632040

ENLARGEMENT

SHOWING ENCROACHMENT OF PORTIONS OF COMMON PROPERTY (WALLS)
AND PORTION OF UNIT 11 INTO EASEMENTS D, E & F.



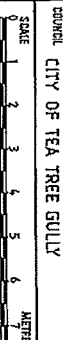
STRATA PLAN NUMBER
SP 10088

THIS IS SHEET **2** OF **7** SHEETS

DEPOSITED **16/ 3 / 1989**

MAP REFERENCE **6528-32 - M**

COUNCIL **CITY OF TEA TREE GULLY**



ABBREVIATIONS

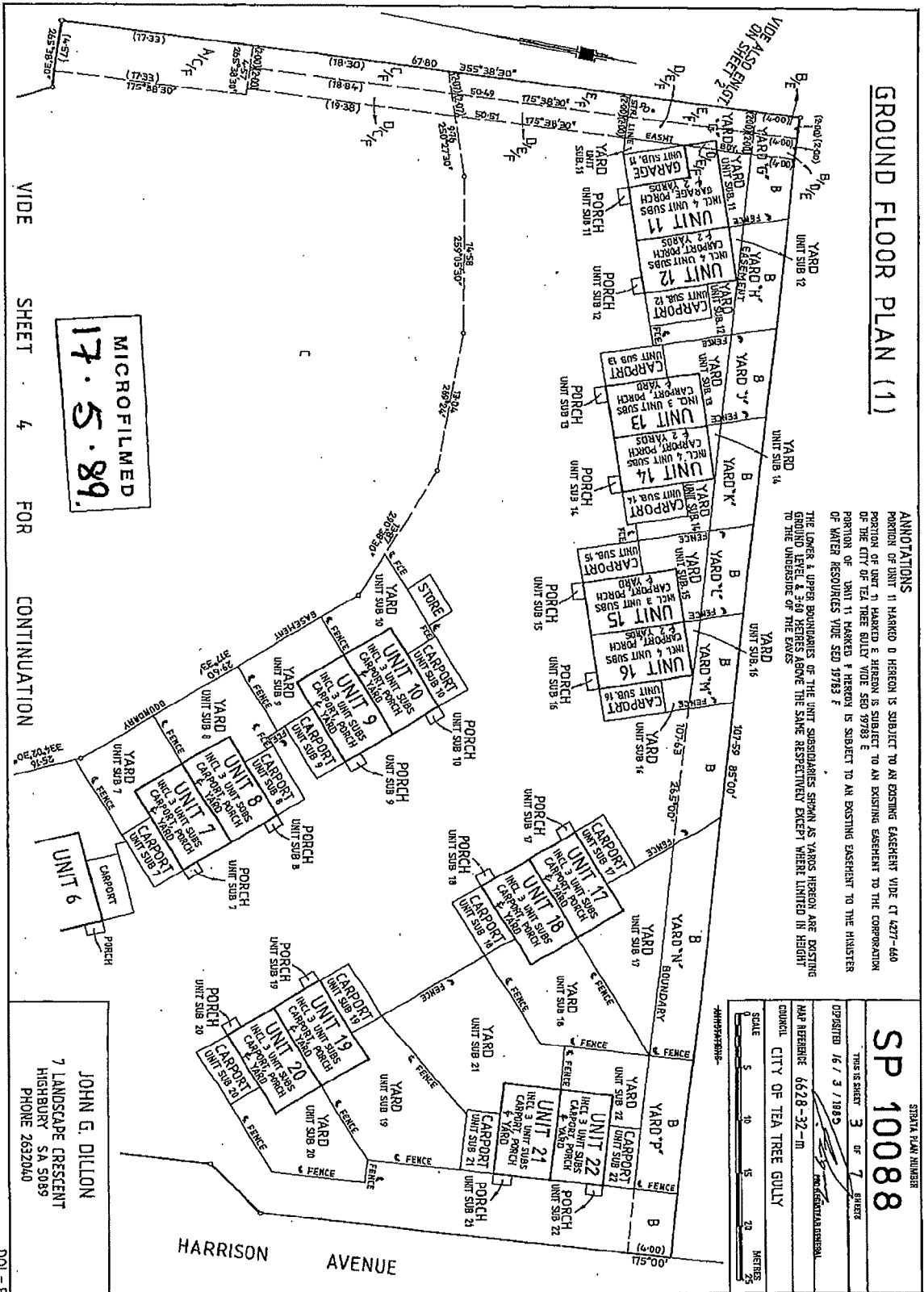
FOR DISPOSITION OF EASEMENTS VIDE SHEETS 1 and 3

MICROFILMED
17.5.89.

JOHN G. DILLON
7 LANDSCAPE CRESCENT
HIGHBURY SA 5089
PHONE 2632040

DOL - E

GROUND FLOOR PLAN (1)



MICROFILMED
17.5.89.

WIDE SHEET 4 FOR CONTINUATION

ANNOTATIONS
 PORTION OF UNIT 11 MARKED D HEREON IS SUBJECT TO AN EXISTING EASEMENT WIDE CT 4277-440
 PORTION OF UNIT 7 MARKED E HEREON IS SUBJECT TO AN EXISTING EASEMENT TO THE CORPORATION
 OF THE CITY OF TEA TREE BOLT WIDE SED 19783 E
 PORTION OF UNIT 11 MARKED F HEREON IS SUBJECT TO AN EXISTING EASEMENT TO THE MASTER
 OF WATER RESOURCES WIDE SED 19783 F
 THE LOWER & UPPER BOUNDARIES OF THE UNIT SUBDIVISIONS SHOWN AS YARDS HEREON ARE EXISTING
 GROUND LEVEL & 200 METRES ABOVE THE SAME RESPECTIVELY EXCEPT WHERE LIMITED IN HEIGHT
 TO THE UNDERSIDE OF THE ROOF.

SP 10088
 STRATA PLAN NUMBER

This is sheet 3 of 7 sheets

DEPOSITED 16 / 3 / 1985

MAP REFERENCE 6628-32-M

COUNCIL CITY OF TEA TREE GULLY

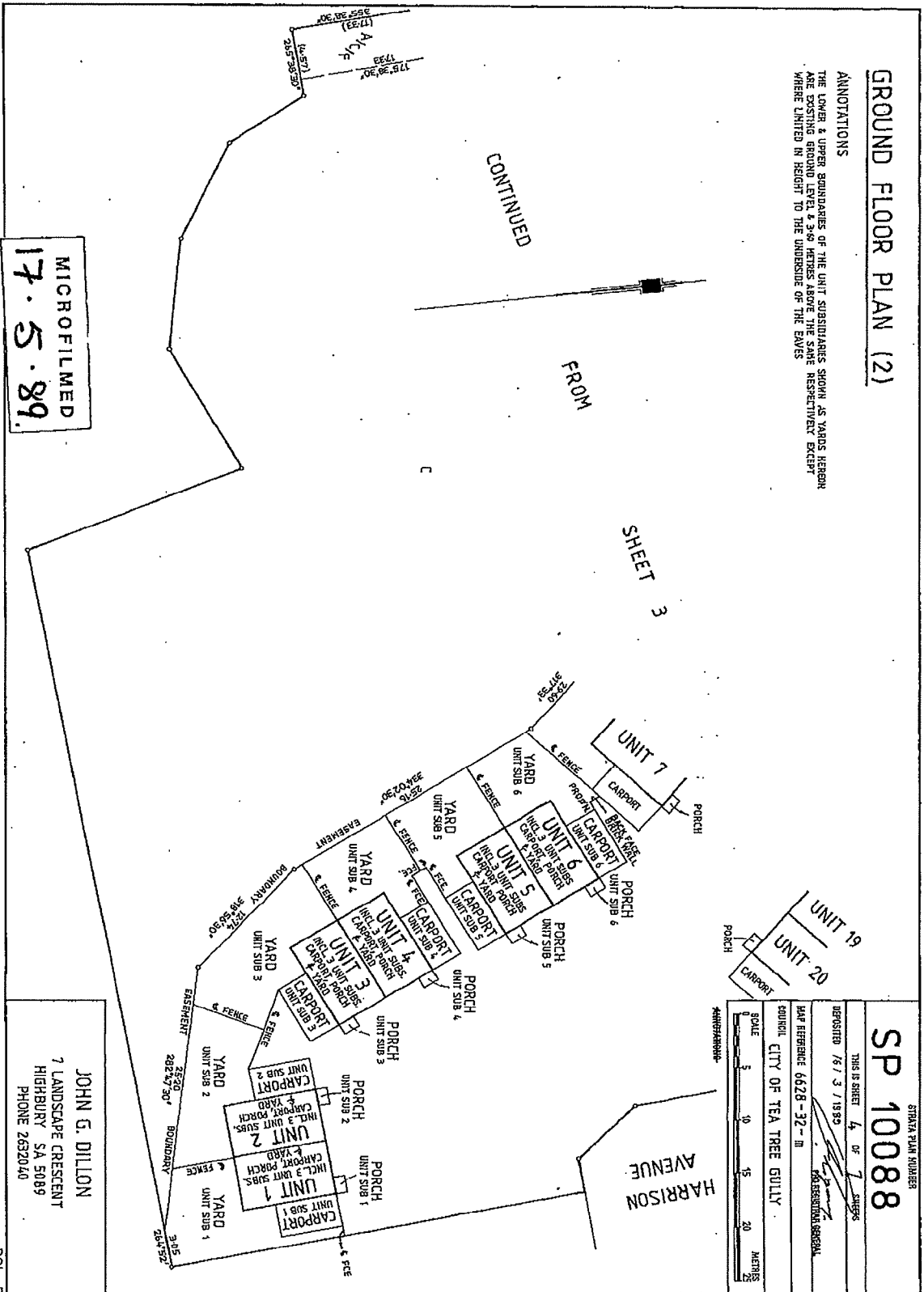
SCALE 0 5 10 15 20 METRES

JOHN G. DILLON
 7 LANDSCAPE CRESCENT
 HIGHTBURY SA 5089
 PHONE 2632040

DOL-E

GROUND FLOOR PLAN (2)

ANNOTATIONS
 THE LOWER & UPPER BOUNDARIES OF THE UNIT SUBDIVISIONS SHOWN AS YARDS HEREON
 ARE DEEMED TO BE THE BOUNDARIES OF THE UNITS RESPECTIVELY EXCEPT
 WHERE LIMITED IN HEIGHT TO THE UNDERSIDE OF THE EAVES



MICROFILMED
 17.5.89.

JOHN G. DILLON
 7 LANDSCAPE CRESCENT
 HIGHBURY SA 5089
 PHONE 2632040

STRATA PLAN NUMBER
SP 10088

THIS IS SHEET 4 OF 7 SHEETS

DEPOSITED 16 / 3 / 1989

MAP REFERENCE 6628-32 - III

COUNCIL CITY OF TEA TREE GULLY

SCALE 1 10 15 20 METRES

DATE DRAWN

FIRST FLOOR PLAN (1)

SP 10088

STRATA PLAN NUMBER

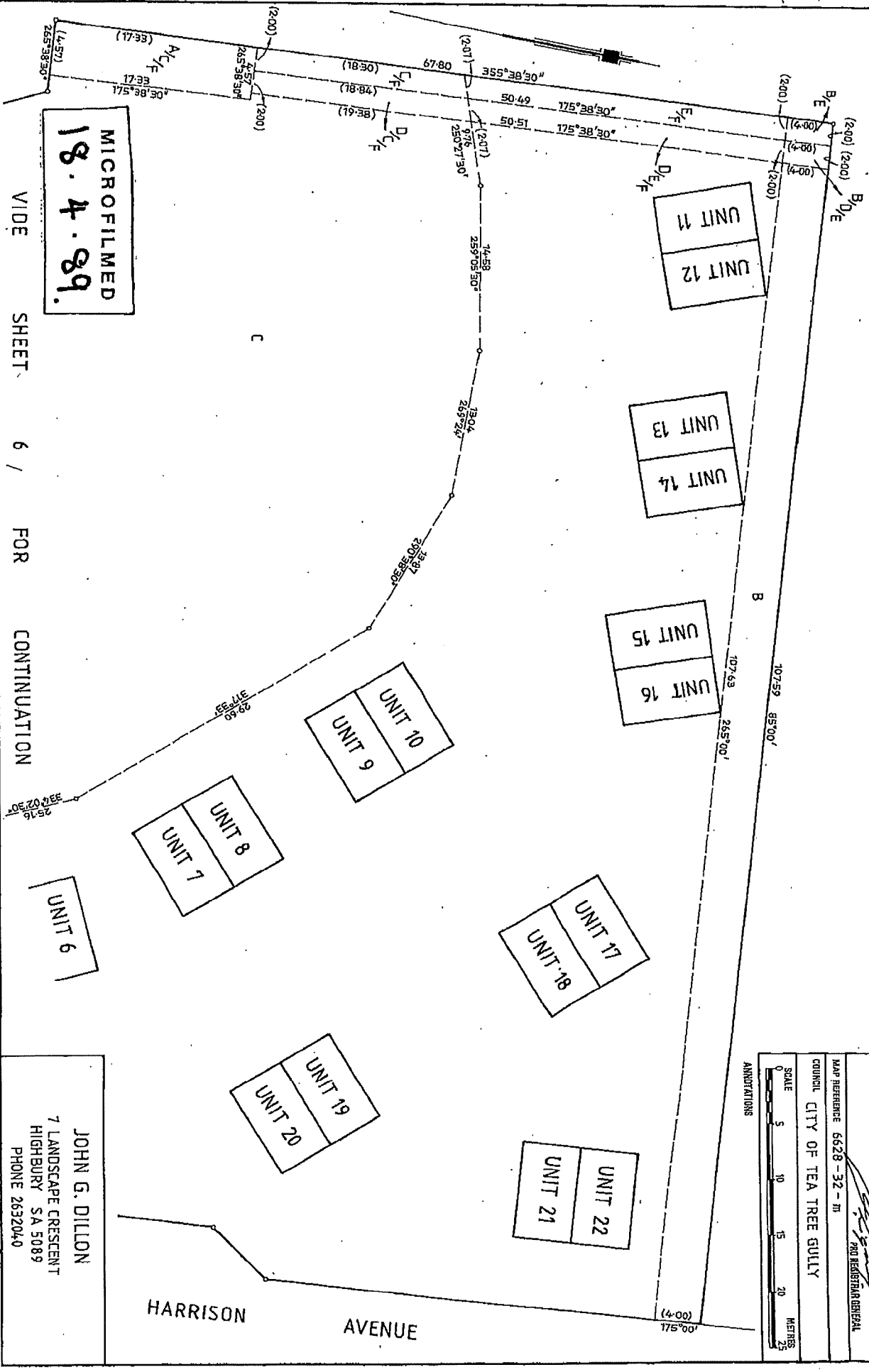
THIS IS SHEET 5 OF 7 SHEETS

DEPOSITED 16 / 3 / 1989

MAP REFERENCE 6628-32 - M

COUNCIL CITY OF TEA TREE GULLY

PRO REGISTRAR GENERAL



MICROFILMED
18.4.89.

VIDE SHEET 6 FOR CONTINUATION

JOHN G. DILLON
7 LANDSCAPE CRESCENT
HIGHBURY SA 5089
PHONE 2632040

DOL-E

26 November 2021

KEY CONVEYANCING SERVICES
PO Box 1425
GOLDEN GROVE VILLAGE SA 5125

Dear Sir / Madam,

**RE: SECTION 41 STATEMENT
STRATA CORPORATION NO. 10088 INC. - UNIT 022**

Please find attached the Section 41 statement for Unit 22, 2 Harrison Avenue Modbury and related documents.

There is currently no amount outstanding on the account. The next quarterly levy will be due for payment on 01 January 2022.

When settlement is finalised, could you please advise us of the new unit owner's details. A unit owner update form is enclosed for you to use.

Please contact me if you have any queries regarding the attached statement.

Yours sincerely,

Miranda Bauer
Body Corporate Manager
miranda.bauer@beststrata.com.au

BEST STRATA PTY LTD

UNIT 2, 188 FULLARTON ROAD
DULWICH SA 5063

Tax Invoice

A.B.N. 84 945 930 989

Invoice No.: 00001426

A.C.N.

Date: 26/11/2021

Ship Via:

Bill To:

KEY CONVEYANCING SERVICES
PO BOX 1425

GOLDEN GROVE VILLAGE SA 5125
AUSTRALIA

Ship To:

KEY CONVEYANCING SERVICES
PO BOX 1425

GOLDEN GROVE VILLAGE SA 5125
AUSTRALIA

DESCRIPTION	AMOUNT	CODE
Property Search - SC10088 Unit 022 (\$105.60 + 1.5% credit card surcharge)	\$107.18	GST

Your Order No:

Customer ABN:

Freight: \$0.00 GST

Shipping Date:

Terms: C.O.D.

GST: \$9.74

Comment:

Code	Rate	GST	Sale Amount
GST	10%	\$9.74	\$97.44

Total Inc GST: \$107.18

Amount Applied: \$107.18

Balance Due: \$0.00

RESOLUTIONS

STRATA CORPORATION NO. 10088 INC.
at 2 Harrison Avenue, MODBURY SA 5092

The following is a summary of policy decisions, special and unanimous resolutions resolved by the Strata Corporation.

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

Date of Meeting	Details
1989	<p>It was unanimously agreed that blanket approval be given for existing fixtures in unit subsidiaries and on common property as at 4/7/89. Approval for future additions must be obtained from the strata corporation.</p> <p><u>Garbage</u></p> <ul style="list-style-type: none"> • Garbage must be stored within an appropriate container, which prevents the escape of unpleasant odours. • Garbage bins must be stored within the rear yard subsidiary of the relevant Unit. i.e. • Garbage bins must not be left out on common property. • Garbage bins must not be put out for collection earlier than 5:00pm on the day prior to collection. • Garbage bins should be retrieved and stored within the rear yard subsidiary as soon as possible after collection but in any case before midnight on the day of collection. • Any garbage spills must be cleaned up immediately. <p><u>Oil Stains</u></p> <p>Unit owners are responsible for ensuring that vehicles parked at their units do not soil the common property with oil or other contaminants. Any oil and other contaminants that are dropped must be cleaned up immediately. The corporation, following reasonable notice to the Owner, will professionally clean oil and other contaminants left on the Common Property. All costs incurred by the Corporation will be recovered in full from the owner.</p>
1990	Blanket approval for security screen doors providing they are same colour and design as existing
1991	Unit 13 granted permission for an alarm bell and strobe light to the unit.
1994	<p><u>Legal Recoveries</u></p> <p>Strata Managers are authorized without need for further authority to levy costs incurred for all legal recovery costs against the unit holder in default of payment of corporation contributions and/or levies.</p> <p>It was agreed all units could install bronze coloured security doors.</p> <p>It was agreed only units 17 and 19 could retain cats and this approval would be cancelled when the occupiers leave the units.</p>
1996	<p><u>Pay TV</u></p> <p>The Presiding officer is authorized to execute on behalf of the corporation a licence for Pay TV providers to install equipment necessary for the connection to any units wishing to receive Pay TV transmission.</p>

	<p><u>Maintenance Supervisor</u> The Strata Manager advised that whittles has a building contracts division to oversee maintenance work performed by contractors who have been engaged by the corporation and who have been accepted by whittles. Specified work totalling over \$2000 will be inspected and assessed by a maintenance supervisor prior to invoice payment. All Whittles approved contractors are required to comply with the terms and conditions set down in an agreement between whittles and the contractor. The contractor, having entered into this agreement, agrees to pay to whittles a management service fee of up to 5% of the invoiced amount. Maintenance carried out by contractors who are not party to an agreement with Whittles, will not be supervised unless the Strata corporation negotiates a fee for this service with whittles.</p> <p><u>SA Water</u> The Strata Manager advised that SA water charges strata corporations for all water consumed on the property. Owners will continue to be responsible for payment of quarterly rates and it was agreed that the strata corporation will be responsible for payment of all water consumption charges which will be billed separately.</p>
1999	<p><u>Overdue Notices</u> It was agreed that the Strata Managers charge those owners with contribution arrears a "late fee" of \$10 each time it became necessary to forward a reminder notice. Furthermore, it was agreed that the Strata Managers charge those owners a fee of \$30 for placing them into legal hands where necessary.</p> <p><u>Smoke Alarms</u> The Strata Manager advised that under current Legislation all dwellings should have been fitted with a smoke alarm by 01/01/2000. The legislation requires the alarm to be hard wired or have a non-removable 10-year life lithium battery. It was noted that, if a smoke alarm or smoke alarms are not fitted in each unit, the corporation is guilty of an offence for which a maximum penalty of \$750 applies. It was agreed that, should the Corporation be fined due to an owner's failure to install a suitable smoke alarm in their unit, the Corporation will recover from that owner all costs incurred.</p> <p><u>Dog Unit 11</u> It was agreed that there was no objection to the owner of unit 11 keeping a small dog (3 year old male poodle type) in that unit, providing that it did not cause any disturbance or inconvenience to adjoining residents.</p>
2000	<p><u>Glass</u> Attention was brought to the meeting by the Strata Manager that over the past few years there have been various successful claims against landlords for injury to persons or damage to property by glass breakage in their properties. Although glass may comply with past building standards, and is legally acceptable, property owners may still be at risk where a Court feels that the status of the glass represents a risk. The need for adequate Public Liability Insurance was reinforced.</p> <p><u>Delegated Authority</u> It was agreed that the Corporation hereby delegates to: The General Manager of Whittles Strata & Community Corporation Managers or his nominee the power to execute under seal (and for that officer to countersign such seal on behalf of the Corporation), any certificate required from time to time to be given under Section 41 of the Strata Titles Act, 1988; That officer the power to jointly execute with any of the appointed officers of the corporation, such documents as are authorised to be executed under seal pursuant to a resolution of the Corporation or its Committee acting within its powers.</p>

2003	<p><u>Dog Unit 19</u> Approval obtained by way of a postal ballot for the owners of unit 19 to keep a dog in that unit until March 2003 was confirmed.</p>
2006	<p><u>Proposed Resolutions</u> Following discussion it was agreed that the following amended resolution be adopted by the corporation and entered into its records.</p> <p><u>Guttering</u> The Strata Manager is to arrange for all guttering and downpipes to be cleaned prior to winter each year and units 1-14 again in September/October each year. The contractor is to leave a card in the letterbox of all units. This standard policy is to be recorded in the list of policy decisions and special and unanimous resolutions passed by the corporation.</p>
2007	<p><u>Policy - Insurance Excess Payments:</u> It was resolved that any insurance claim that is to do with the property of the unit owner, the unit 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.</p> <p><u>Policy - Meeting Non-Attendance:</u> It was resolved (not including the 2007 AGM) "that any unit holder unable to attend 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 of \$25 charged to their respective unit, due & payable with the next quarterly contribution following the meeting."</p> <p><u>Policy - Overdue Contributions Interest & Fees:</u> 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.</p> <p><u>Visitor Parking spaces:</u> Visitor Parking spaces are not allocated to unit holders and are for a maximum 48 hours continuous parking of registered roadworthy vehicles only. Moving a vehicle around or alternating two vehicles in visitor spaces is prohibited regardless of the 48 hour limit.</p>
2009	<p>The Management Committee approves a tan Chihuahua cross dog (Mishka) and black/white mixed breed cat (Jack) to be kept at Unit 19. The approval is only for the term of each pet's natural life and will lapse upon the pet's/owner vacating the unit. The committee notes that the owner of Unit 19 fully consents to these animals and the committee retains the right to revoke approval of the pets should the pet become a nuisance.</p> <p><u>Insulation</u> Per Section 35(3) of the Strata Titles Act it was resolved that the Corporation grant consent for all owners to install insulation in the space above their unit, 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. That the installation be undertaken to a trade standard, and that no insulation be installed on or above down lights, transformers and/or any other equipment generating heat.</p>

Airconditioners: Wall Mounted & Split System:

Unit holders may install a wall mounted or split system air conditioner 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 is in accord with EPA requirements current at time of installation.

Airconditioners: Roof Mounted:

Unit holders may install a roof mounted air conditioner to the unit provided it is mounted below the ridgeline at the rear of the building and is similar in colour to the roof and is in accord with EFA requirements current at time of installation.

Agents Signs (Real Estate):

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.

Approvals: 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 following 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.

Awnings/Blinds:

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

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 unit below the ridgeline. Alternative locations to this prescribed location will need Management Committee approval prior to any installation commencing.

Tv Antenna: Roof Space:

Unit holders may install one television antenna in the Corporation's roof space above their unit and below the roof tiles.

Garbage

- Garbage must be stored within an appropriate container, which prevents the escape of unpleasant odours.
- Garbage bins must be stored within the rear yard subsidiary of the relevant Unit. i.e. Garbage bins must not be left out on common property.
- Garbage bins must not be put out for collection earlier than 5:00pm on the day prior to collection.
- Garbage bins should be retrieved and stored within the rear yard subsidiary as soon as possible after collection but in any case before midnight on the day of collection.
- Any garbage spills must be cleaned up immediately.

Oil Stains

Unit owners are responsible for ensuring that vehicles parked at their units do not soil the common property with oil or other contaminants.

Any oil and other contaminants that are dropped must be cleaned up immediately.

The corporation, following reasonable notice to the Owner, will professionally clean oil and other contaminants left on the Common Property.

All costs incurred by the Corporation will be recovered in full from the owner.

2010

Strata Directory:

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

Failure To Notify Change Of Contact Details

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

Financial Charges

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

Levy Arrears

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

Interest On Overdue Levies

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

Accounting Fees

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

Debt Collection

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

Costs

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

Heaters:

Unit holders may install a space heater in their unit with a flue that protrudes through the roof provided the flue is installed by a qualified tradesperson and complies with Australian Standards, and if possible the flue coming through the roof at the rear of the unit below the ridge line. If this flue location is not possible, details of the installation are to be submitted to the Management Committee for approval prior to any installation.

Insulation

Per Section 3-5(3) of the Strata Titles Act 1988 it was resolved that the Corporation grant consent for all owners to install insulation in the space above their unit, 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. That the installation be undertaken to a trade standard and that no insulation be installed on or above down lights, transformers and/or any other equipment generating heat.

Pay Cable Tv:

Unit holders may connect to cable TV subject to all wiring being hidden and any damage caused to common property is made good by the respective owner.

	<p><u>Pay Satellite Tv:</u> Unit holders may connect to pay TV via maximum size 65cm 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.</p> <p><u>Pay TV</u> The Presiding Officer is authorized to execute on behalf of the corporation a licence for Pay TV / providers to install equipment necessary for the connection to any units wishing to receive Pay TV transmission. (AGM 1996)</p> <p><u>Pergolas/Verandahs/Shade Sails:</u> Unit holders may erect a pergola/verandah/shade sails in their rear unit yard subsidiary subject to local Council approval where necessary, and that it be erected using first grade materials to a trade standard.</p> <p><u>Rain Water Tanks:</u> Unit holders may install a modular rainwater tank on their own rear unit yard subsidiary providing adequate measures are taken for the discharge of overflow water to the satisfaction of the Corporation.</p> <p><u>Roller Doors:</u> Unit holders may install roller doors to their carports provided the colour and design are similar to other roller doors already installed and approved by the Management Committee.</p> <p><u>Security Screens:</u> Unit holders may install security screens to the doors provided they are similar in colour and in design to those already installed, if none installed, details of color, design and location are to be approved by the Management Committee.</p> <p><u>Skylights:</u> Unit holders may install one skylight to their unit provided it is fitted by a qualified tradesperson and is installed at the rear of the unit below the ridge line. Alternative locations to this prescribed location will need Management Committee approval prior to any installation commencing.</p> <p><u>Solar Power Solar Heating:</u> Unit holders may install solar power and/or solar heating equipment to the roof of their unit provided it is fitted by a qualified tradesperson and is installed at the rear of the unit below the ridgeline of the roof out of sight from the front of the unit seeking the installation.</p>
2011	<p><u>Disbursements / Correspondance To Owners</u> After discussion, it was resolved that the Corporation wished to have as much correspondence as possible, emailed to owners to reduce disbursement costs. It was further resolved that all owners are to provide confirmation to the Body Corporate Manager (by way of email preferred) of their preferred method of receiving all meeting notices, minutes and Notices of Contributions sent by email. Owners are reminded that they are responsible for notification to the Body Corporate Manager of any changes to the preferred email address, as failure to notify may result in overdue levies and initiate the arrears process.</p> <p><u>NBN; National Broadband Network</u> It was resolved by Special Resolution that the Corporation approve a connection to the NBN being installed when available to the building for each Unit to connect to at their own expense.</p>

Strata Directory:

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

Failure To Notify Change Of Contact Details

Following an overview of the procedure It was resolved to authorise the Body Corporate Manager to conduct a search for owners who have failed to notify the Corporation of their change of contact details.

It was further resolved that in accordance with the Management agreement owners are to be charged a fee(s) as set by the Body Corporate Manager.

Financial Charges

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

Levy Arrears

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

Interest On Overdue Levies

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

Accounting Fees

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

Debt Collection

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

Costs

All related costs associated with the recovery of any outstanding monies will be the responsibility of the relevant unit owner and as such will be recovered from that unit owner. Any arrears exceeding 75 days; the Body Corporate Manager will contact the Presiding Officer or failing them another Office Bearer, and confirm further directions as per 3.)

Unit 17 Verandah Installation

It was resolved by Special Resolution that Unit 17 be approved to install a verandah to the rear yard subsidiary, as per the application tabled, subject to local Council approval where necessary, and that it be erected using first grade materials to a trade standard. All in favour; Motion carried.

Unit 13 Tv Antenna Installation

As per the Corporations Approvals & Policies; Installation of a TV Antenna to Unit 13 is approved.

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 unit below the ridgeline.

Or;

Unit holders may install one television antenna in the Corporation's roof space above their unit and below the roof tiles.

Best Strata commenced management 18th October 2012. Information provided on resolutions prior to our management is provided on an “as is” basis and is taken directly from the previous managers records. Best Strata provides no assurances as to the accuracy of this information.

06/12/2012	<p><u>Policy - Overdue Contributions Interest & Fees</u> It was resolved that if an account remains overdue for 31 days, the unit owner will be required to pay interest to the corporation at the rate of 10% per annum calculated from the due date until payment and that any expenses, costs or disbursements incurred by the strata corporation in recovering any outstanding monies including debt collection agency fees and solicitor's costs shall be recoverable from the unit owner. All agreed.</p> <p>The manager advised that Best Strata will charge an overdue account fee of \$11 to an owner when their account is 31 days overdue and a reminder account is sent. Best Strata will charge a debt recovery transfer fee of \$33 to an owner in the event of their account being transferred to a debt collection agency.</p>
09/10/2013	<p><u>Pets</u> All owners are reminded that pets are not allowed at the property without prior approval from the corporation.</p> <p><u>Fines</u> The manager advised that amendments to the Strata Titles Act were being made with effect from 28/10/2013. The new legislation enabled the corporation to fine owners who breach the corporation rules. It was agreed that the management committee be authorised to decide when an owner should be fined.</p>
11/11/2014	<p><u>No Resolutions</u></p>
22/09/2015	<p><u>No Resolutions</u></p>
20/09/2016	<p><u>Postal Correspondence</u> It was resolved that the corporation opt out of all postal correspondence.</p> <p><u>Inquorate Meetings</u> It was resolved that, in the event that a meeting is inquorate, those owners not present by person or by proxy, will share the costs incurred by the corporation for reconvening that meeting.</p>
18/09/2017	<p><u>No Resolutions</u></p>
10/09/2018	<p><u>Damage from Trees</u> It was moved by Special Resolution “That any unit owner shall be totally liable for any damage sustained to the common property of the Corporation, or a unit from trees located in an owner's property, regardless if the repair of the common property or unit is normally the responsibility of the Corporation or if the tree was planted before this resolution came into effect. Specific liability of owners for the damage to common property (such as fences, units or any other structure or driveway) by trees on their unit subsidiary will remain, unless this resolution is specifically rescinded by the Corporation”. All agreed.</p>
09/09/2019	<p><u>No Resolutions</u></p>
29/10/2020	<p><u>No Resolutions</u></p>

6/9/2021	No resolutions
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REQUESTED BY: NAME KEY CONVEYANCING SERVICES

ADDRESS PO BOX 1425 GOLDEN GROVE VILLAGE SA 5125

RE : STRATA CORPORATION NO. 10088 INC.

UNIT NUMBER & ADDRESS : 022/2 HARRISON AVENUE, MODBURY SA 5092

OWNER(S) BRONWYN NIEDZWIECKI

PART 1 : FINANCIAL DETAILS**1.1 LOT ENTITLEMENT**

Lot Entitlement = 454

Total of all Entitlements = 10000

1.2 MAINTENANCE CONTRIBUTIONS

Levies Payable	Amount	Paid To	Frequency
Admin. Levy	\$262.00	31/12/2021	QUARTERLY
Sinking Levy	\$138.00	31/12/2021	QUARTERLY

1.3 ARREARS

Levies	Due as at 26/11/2021	Charged but due after 26/11/2021
Admin. Levy	\$0.00	\$0.00
Sinking Levy	\$0.00	\$0.00
Other Levies	\$0.00	\$0.00
Interest **	\$0.00	\$0.00
Accounting Fee	\$0.00	\$0.00
Amount Due	\$0.00	\$0.00

** (NB: Interest accrues daily at 10 % per annum)

1.4 EXPENDITURE BY THE STRATA CORPORATION(a) Incurred by the Corporation to which the unit holder must or is likely to be required to contribute:
REFER MINUTES

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

1.5 ASSETS AND LIABILITIES OF THE CORPORATION

(a) Fund Name :BEST STRATA CLIENTS TRUST ACCOUNT

(b) Held at :NATIONAL AUSTRALIA BANK Adelaide 0

(c) Sum standing to the credit of fund : \$47,030.60

(d) Amount committed to expenses \$ _____ incurred for REFER MINUTES

(e) Amount earmarked for future expenses \$ _____ purpose REFER MINUTES

(f) Particulars of other assets. All those defined as common property upon the land :

(g) Amount held in external account \$ _____

(h) Liabilities (excluding those above as described in 1.2 herein)

Water Payment Method: Owners Pay Individually

PART 2 : INSURANCE

Insurer: STRATA COMMUNITY INSURANCE (ALLIANZ)

Type Of Cover	Sum Insured	Policy Number	Excess	Expiry Date
BUILDING	\$5,270,000.00	SRSC19005081	\$500.00	15/10/2022
LOST RENT / TEMP ACCOMMODATION	\$790,500.00	SRSC19005081	\$0.00	15/10/2022
COMMON CONTENTS	\$52,700.00	SRSC19005081	\$0.00	15/10/2022
CATASTROPHE	\$1,581,000.00	SRSC19005081	\$0.00	15/10/2022
PUBLIC LIABILITY	\$30,000,000.00	SRSC19005081	\$0.00	15/10/2022
FIDELITY GUARANTEE	\$100,000.00	SRSC19005081	\$0.00	15/10/2022
VOLUNTARY WORKERS PERSONAL ACC	\$200,000.00	SRSC19005081	\$0.00	15/10/2022
OFFICE BEARERS LIABILITY	\$1,000,000.00	SRSC19005081	\$0.00	15/10/2022

PART 3 : DOCUMENTS SUPPLIED

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

PART 4 : DOCUMENT INSPECTION

The Corporation's records are available for inspection at BEST STRATA, UNIT 2, 188 FULLARTON ROAD DULWICH SA 5065 on any working day between 10.00am and 4.00pm. Phone (08) 8431 2287 to make an appointment.

REFER MINUTES

Statement Dated 26/11/2021

Signed for and on behalf of STRATA CORPORATION NO. 10088 INC.

 MIRANDA BAUER

BODY CORPORATE MANAGER

Please Note : Conveyancer's attention is drawn to the following :

The Strata Titles Act requires that :

1.1 (schedule 3 pt 12) "A unit holder must immediately notify the Strata Corporation of :

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

(b) any change in the occupancy of the unit" (eg. Tenants)

i.e. Let us know ASAP the new owners name and address on the attached form.

1.2 (Section 27(5)) "The Corporation may recover an unpaid contribution (and any interest on any such contribution) such as debt from the unit holder of the unit in respect of which the contribution is payable(whether or not that person was the unit holder when the liability arose)" i.e. : The new owner will have to pay any outstandings if you do not adjust them at settlement.

1.3 This statement is issued on the basis that any payment by the unit holder by cheque or other instrument will be honoured at the first presentation. i.e. : if the cheque bounces, the owner's financial details in 1.2/1.3 on page 1 will be wrong

This Statement does not take into account any decisions or transactions of the Corporation at or subsequent to the issue of this statement.

BEST STRATA

ABN 84 945 930 989

UNIT 2, 188 FULLARTON ROAD
DULWICH SA 5065
Phone: (08) 8431 2287
Fax: (08) 8311 5225

PLEASE COMPLETE AND RETURN WHEN SETTLEMENT IS FINALISED
ANY OUTSTANDING ACCOUNTS MUST BE FINALISED AT SETTLEMENT

UNIT OWNER UPDATE

(to be filled in only for new owners)

STRATA CORPORATION NO. 10088 INC.
022/2 HARRISON AVENUE, MODBURY SA 5092

SETTLEMENT DATE _____ / ____ / 20____
UNIT OWNER/S NAME _____
UNIT OWNER/S ADDRESS _____
DATE & PLACE OF BIRTH _____ (COMPANY TITLES ONLY)
CONTACT DETAILS HOME _____ WORK _____
MOBILE _____ EMAIL _____

CORRESPONDENCE TO OWNER / AGENT _____ ACCOUNTS TO OWNER / AGENT _____ (please circle)

Will this unit be rented Yes / No , if Yes then please complete the details below

RENTAL MANAGER/AGENTS (if applicable) _____
ADDRESS _____
CONTACT PERSON _____
CONTACT DETAILS HOME _____ WORK _____
MOBILE _____ EMAIL _____

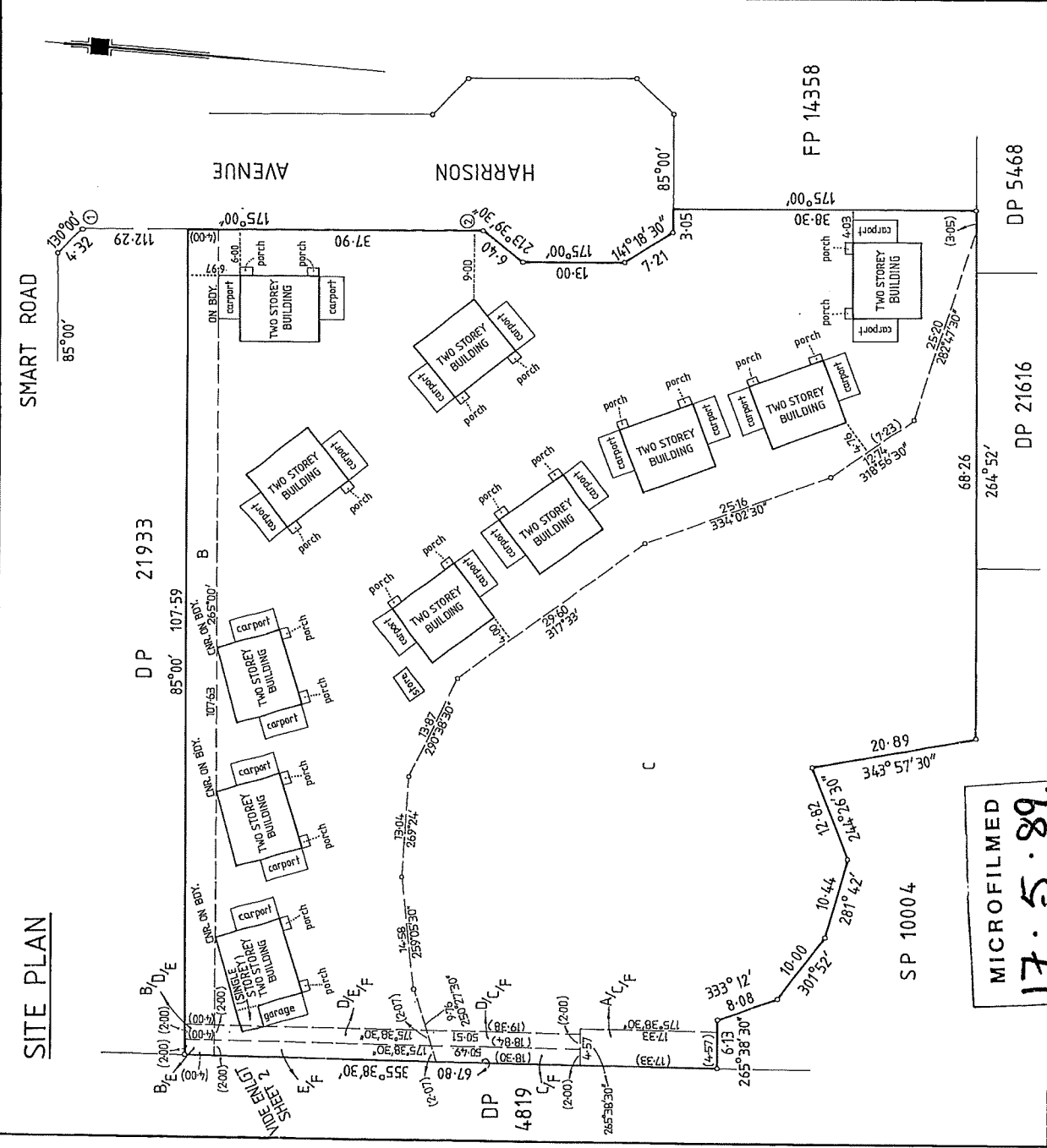
TENANT NAMES _____
CONTACT DETAILS HOME _____ WORK _____
MOBILE _____ EMAIL _____

CONVEYANCER ACTING ON BEHALF OF VENDOR _____
CONVEYANCER ACTING ON BEHALF OF PURCHASER _____

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

1608 S

STRATA PLAN NUMBER SP 10088	
THIS IS SHEET 1 OF 7 SHEETS	
DEPOSITED 16 / 3 / 1988 PRO REGISTRAR-GENERAL	
MAP REFERENCE 6628-32 - m	
TITLE REFERENCE CT 4316-788	
PREVIOUS PLAN REF. DP 21933 TOTAL AREA 9988 m²	
HUNDREDS YATALA	
TOWNSHIP/AREA MOBBURY	
COUNCIL CITY OF TEA TREE GULLY	
LOT 200 IN DP 21933	
OF PART SECTION 838	
SCALE 0 10 20 30 40 METRES	ANNOTATIONS PORTIONS OF THE COMMON PROPERTY MARKED B & F HEREOF ARE SUBJECT TO EXISTING EASEMENTS TO THE MINISTER OF WATER RESOURCES VIDE SED 1921 B & SED 19783 F RESPECTIVELY PORTIONS OF THE COMMON PROPERTY MARKED C & E HEREOF ARE SUBJECT TO EXISTING EASEMENTS TO THE CORPORATION OF THE CITY OF TEA TREE GULLY VIDE SED 1921 C & SED 19783 E RESPECTIVELY PORTIONS OF THE COMMON PROPERTY MARKED D HEREOF ARE SUBJECT TO AN EXISTING EASEMENT VIDE CT 4277-860 PORTION OF THE COMMON PROPERTY MARKED A HEREOF IS SUBJECT TO AN EXISTING EASEMENT VIDE CT VOL 4295 FOLS 910 TO 940 INCLUSIVE NOTE FOR ADDITIONAL DISPOSITION OF EASEMENTS VIDE SHEET 3
DATUM BEARING LINE ①-② 175°00' SCALED FROM MAP 6628-32 - m	
I. JOHN GRAHAM DILLON a licensed surveyor under the Surveyors Act, 1975, certifies: (a) that this plan correctly delineates the boundaries of the land comprised in the plan and all units, unit subdivisions, common property and other buildings shown on the plan; (b) that this plan is correct for the purposes of the Strata Titles Act, 1988, and regulations. Dated this 15th day of DECEMBER , 1988 <i>John Graham Dillon</i> Licensed Surveyor	
JOHN G. DILLON 7 LANDSCAPE CRESCENT HIGHBURY SA 5089 PHONE 2632040	



MICROFILMED
17.5.89.

DOL - D-1

STATA PLAN NUMBER
SP 10088

THIS IS SHEET **3** OF **7** SHEETS
 DEPOSITED **16 / 3 / 1985**
 BY **PROFESSIONAL GENERAL**

MAP REFERENCE **6628-32-11**
 COUNCIL **CITY OF TEA TREE GULLY**

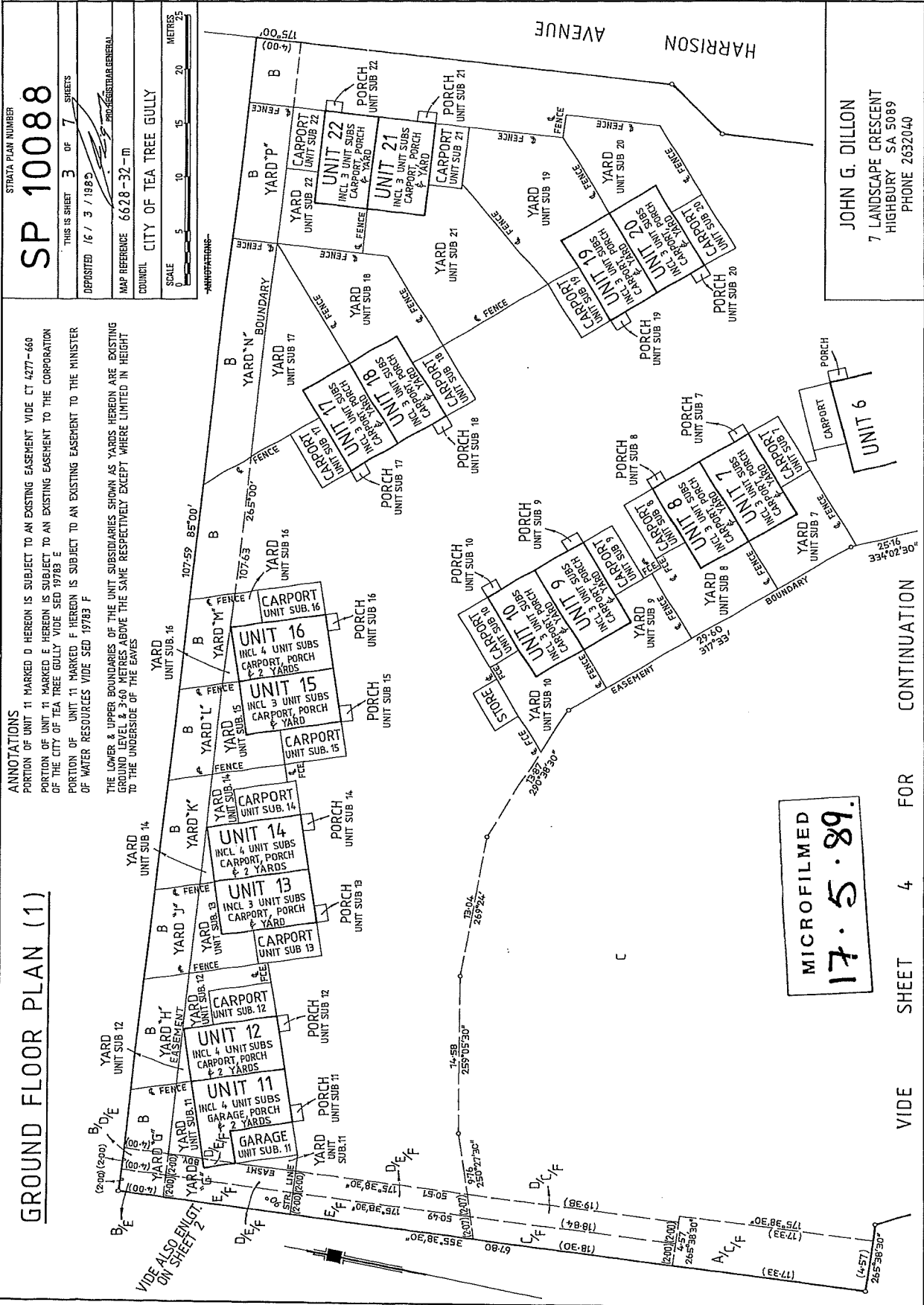
SCALE
 0 5 10 15 20 25 METRES

ANNOTATIONS

PORTION OF UNIT 11 MARKED D HERON IS SUBJECT TO AN EXISTING EASEMENT WIDE CT 4277-660
 PORTION OF UNIT 11 MARKED E HERON IS SUBJECT TO AN EXISTING EASEMENT TO THE CORPORATION
 OF THE CITY OF TEA TREE GULLY WIDE SED 19783 E
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 OF WATER RESOURCES WIDE SED 19783 F

THE LOWER & UPPER BOUNDARIES OF THE UNIT SUBSIDIARIES SHOWN AS YARDS, HERON ARE EXISTING
 GROUND LEVEL & 3-60 METRES ABOVE THE SAME RESPECTIVELY EXCEPT WHERE LIMITED IN HEIGHT
 TO THE UNDERSIDE OF THE EAVES

GROUND FLOOR PLAN (1)



MICROFILMED
17.5.89.

JOHN G. DILLON
 7 LANDSCAPE CRESCENT
 HIGHBURY SA 5089
 PHONE 2632040

VIDE SHEET 4 FOR CONTINUATION

DOL-E

STRATA PLAN NUMBER
SP 10088

THIS IS SHEET **4** OF **7** SHEETS

DEPOSITED **16/3/1983**
PRO REGISTRAR GENERAL

MAP REFERENCE **6628-32-M**

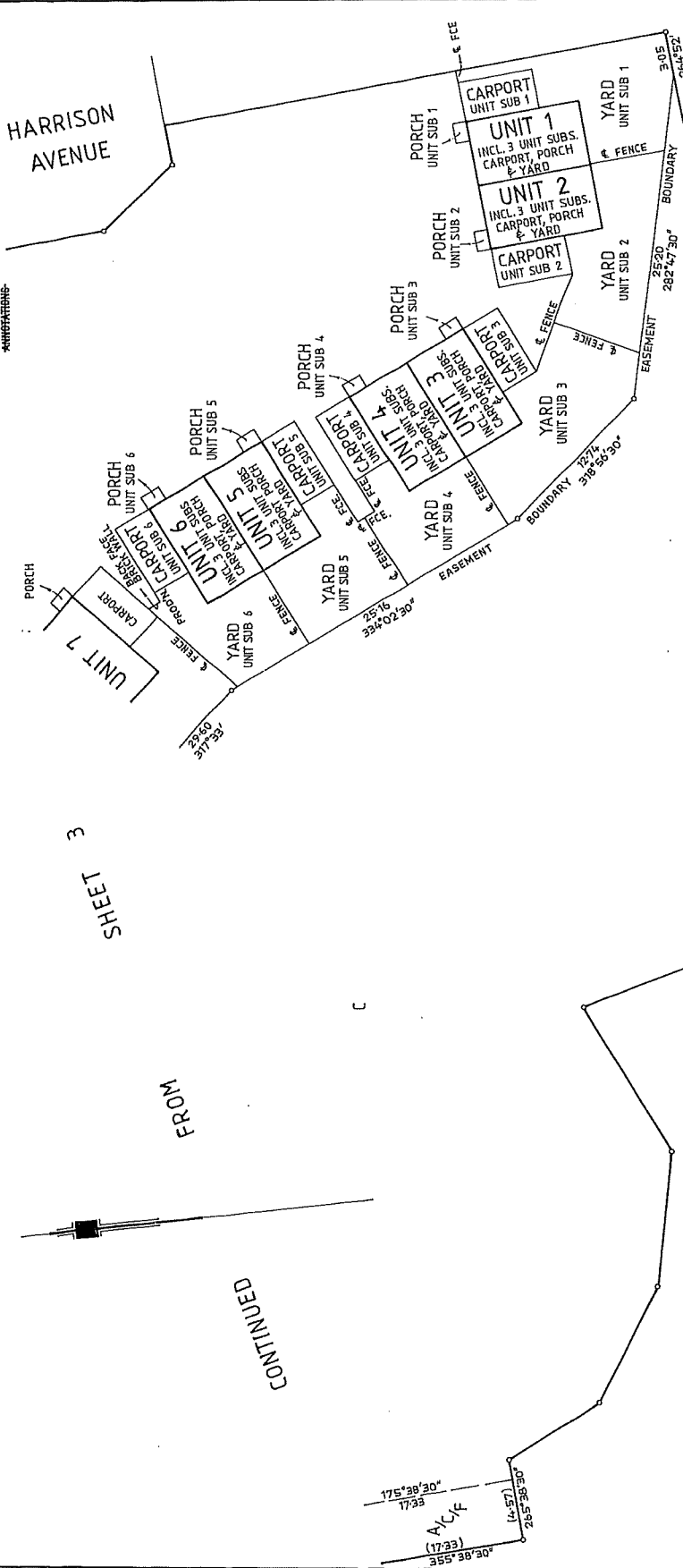
COUNCIL **CITY OF TEA TREE GULLY**



GROUND FLOOR PLAN (2)

ANNOTATIONS

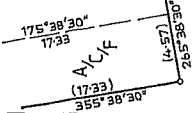
THE LOWER & UPPER BOUNDARIES OF THE UNIT SUBSIDIARIES SHOWN AS YARDS HEREON ARE EXISTING GROUND LEVEL & 3-60 METRES ABOVE THE SAME RESPECTIVELY EXCEPT WHERE LIMITED IN HEIGHT TO THE UNDERSIDE OF THE EAVES



SHEET 3

FROM

CONTINUED



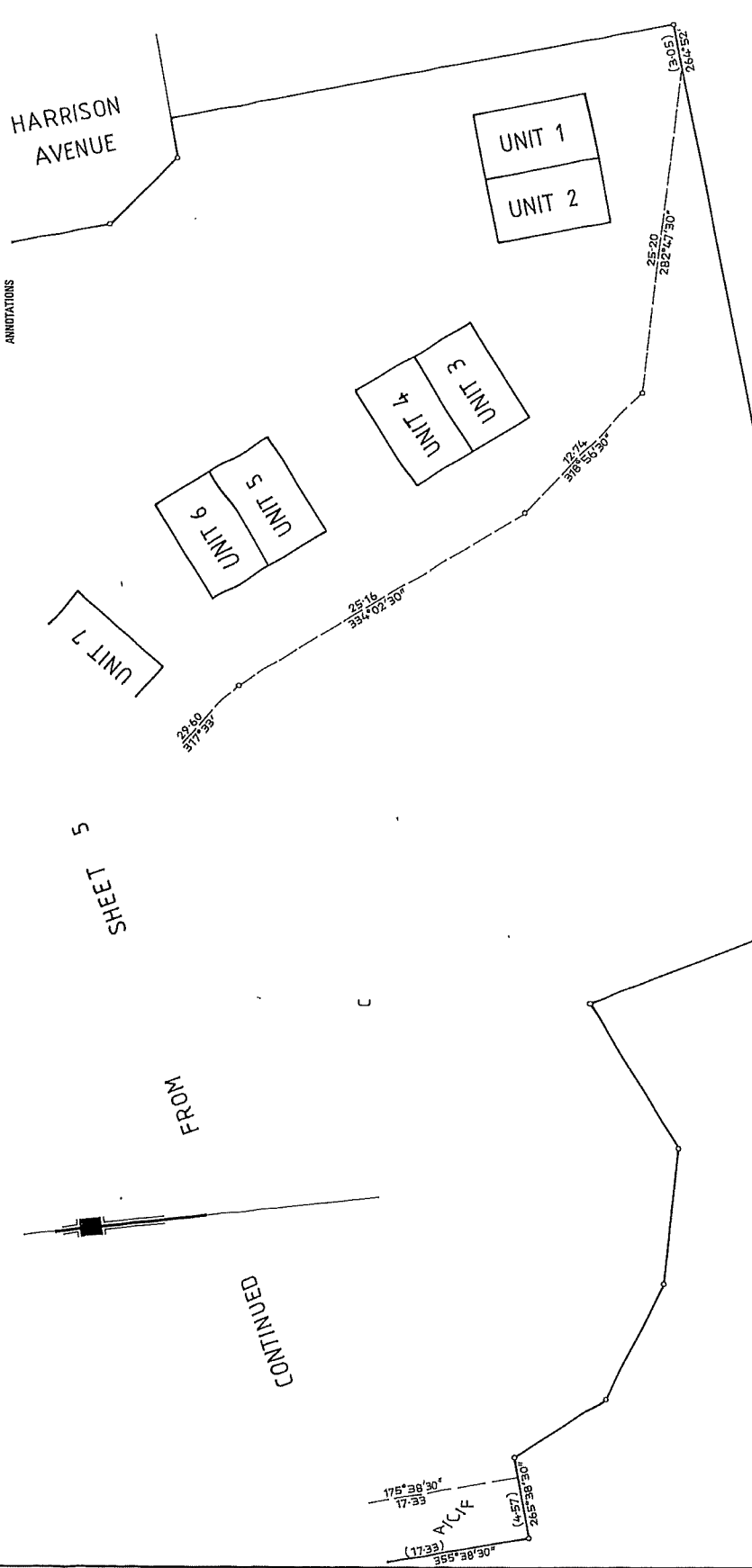
JOHN G. DILLON
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17.5.89.

FIRST FLOOR PLAN (2)

STRATA PLAN NUMBER
SP 10088

THIS IS SHEET **6** OF **7** SHEETS
DEPOSITED **16/3/1985**
PRO REGISTRAR GENERAL
MAP REFERENCE **6628-32-M**
COUNCIL **CITY OF TEA TREE GULLY**
SCALE
0 5 10 15 20 25
METRES
ANNOTATIONS

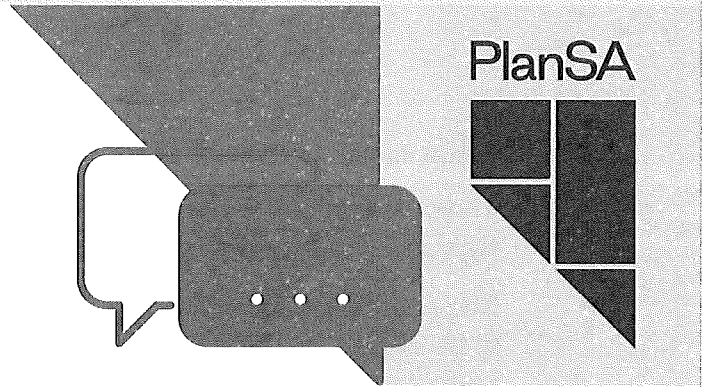


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MICROFILMED
17.5.89.

DOL-E

Frequently Asked Questions



Local Design Review Code Amendment

Q What is 'Design Review'?

A Design Review in South Australia is a pre-lodgement service that supports high-quality design outcomes, improves access to independent design expertise and assists with informed decision-making during development assessment.

During Design Review, an independent panel of built environment experts review the design quality of a development proposal before it is lodged for assessment. The role of a Design Review panel is not to redesign development proposals, but rather to identify and discuss opportunities to encourage high-quality design with the proponent.

Design Review provides proponents with the opportunity to obtain independent design advice from the panel to assist with design development. The design advice is also provided to the relevant authority for consideration during development assessment.

Q What is the purpose of the Local Design Review Scheme?

A The Local Design Review Scheme provides a consistent state-wide approach for councils to establish their own design panels and provide Design Review for locally assessed development proposals.

The Scheme aims to:

- support high-quality design
- improve access to independent and expert design advice early in the planning and design process
- support consistent and informed planning decisions
- facilitate collaboration between allied professionals
- support the planning system to meet objects and principles in the *Planning, Development and Infrastructure Act 2016*.

Q What is the purpose of the Local Design Review Code Amendment?

A The proposed Local Design Review Code Amendment seeks to amend the Planning and Design Code to give effect to the Local Design Review Scheme.

The proposed Amendment would enable a council to specify certain classes of development to be eligible for Local Design Review in their area. This process would occur when that council registers to participate in the Scheme.

Proponents of the eligible classes of development will then be able to apply to the council to participate in Local Design Review and seek design advice on their development proposal.

Q What can I influence by providing feedback on the Local Design Review Code Amendment?

Your feedback can influence the provisions that are proposed for inclusion in the Planning and Design Code.

Providing feedback on this Code Amendment will not influence:

- the Local Design Review Scheme, including any associated operational matters
 - the Principles of Good Design as they appear in the Scheme and in the State Planning Policies
 - any further amendments to the *Planning, Development and Infrastructure Act 2016*, Planning and Design Code or Scheme other than those proposed in this consultation.
-

Q Once the Code Amendment is endorsed, will the Local Design Review Scheme be mandatory?

A Local Design Review under the Scheme will be optional for councils to make available and voluntary for proponents to participate in.

This is consistent with section 121(2) of the *Planning, Development and Infrastructure Act 2016*, which states that 'a person who is considering the undertaking of development to which this section applies may apply to a design panel for advice'.

Mandatory Local Design Review is not currently being considered.

Q How much will Local Design Review cost?

A The costs associated with Local Design Review will vary between councils, independent providers and proponents.

There are two fees in relation to the Local Design Review Scheme that are set by the State Government. These are the registration fee (for councils and independent providers) and the proponent application fee, which were published in the Government Gazette on 3 June 2021 (No. 40, pp. 2051-2070).

Registration fee

Section 2.3.4(d) of the Scheme requires participating councils and independent providers to pay a fee when they register to establish a design panel and upon renewal (three-yearly).

This fee has been set as:

- \$550 for councils (including groups of two or more councils)
- \$320 for independent providers

This fee will be used by the State Government to cover the cost of training council staff and design panel members in order to undertake Local Design Review. It also covers the provision of guidance material, including forms and templates that will be maintained and updated by the Office for Design and Architecture SA.

Proponent application fee

Section 121(3)(c) of the PDI Act provides participating councils with the opportunity to charge proponents to participate in Local Design Review as a method of cost recovery.

This fee has been set as:

- \$100 plus the reasonable costs of the design panel to provide advice on the application

Criteria that may assist councils to determine the 'reasonable costs' could include:

- panel member remuneration
- the number of panel members engaged per Design Review session
- how many times the panel meet in relation to one development proposal
- the complexity of the development proposal.

Some councils may wish to consider waiving all or part of this fee in order to encourage proponent participation in Local Design Review.

Ongoing costs

Ongoing operational costs would be set and managed by each council and independent provider. This would include paying panel members for their time spent undertaking Design Review and preparing design advice.

Q Will Local Design Review apply to 'deemed to satisfy' proposals?

A No. The provisions proposed in the Local Design Review Code Amendment would limit eligibility to forms of development that are classified as 'restricted' or 'performance assessed'.

Q How do I apply to participate in the Local Design Review Scheme once the Code Amendment is endorsed?

A If you are a council or independent provider interested in providing Local Design Review, please contact the Office for Design and Architecture SA who will assist you with registration.

If you a proponent interested in applying to participate in Local Design Review, the service will need to be available in the area where you wish to undertake development. If you are not sure, you may wish to contact your local council to discuss the service and the potential for it to become available.

Please note that registering under the Scheme and applying to participate in Local Design Review will only be available once the Local Design Review Code Amendment is adopted.

Q Will guidance material be available to help me learn more?

A Yes, a comprehensive Guide and training program will be provided to staff from participating councils and design panel members. The Guide will contain helpful information and templates to ensure the Scheme is well established from the outset, able to meet demand and is delivered consistently across the state.
