



## Lot 53

Small Crescent, Smithfield Plains

 2  1  1





## Affordable housing opportunity.

Secure your home with only a \$3,000 deposit with the balance paid on completion.

Sunfields introduces seven new Community Titled homes built by Fairmont First within the established northern suburb, Smithfield Plains.

These homes are all at a fixed price, with no hidden costs or surprises, meaning that buying has never been easier.

Sunfields is a partnership between the South Australian Housing Authority and Fairmont First, and all properties will be available to those who qualify via HomeseekerSA.





# How to buy.

## Am I eligible to purchase?

To find out if you are eligible to buy a home through HomeSeeker SA and Fairmont First you need to answer 'yes' to the following statements.

- Either I am or the person I am buying the home with are/is an Australian citizen or holds permanent residency in Australia, and is 18 years or older.
- My annual household income is less than \$150,000 before tax (couple or family) OR \$115,000 before tax (single).
- My assets are valued at less than \$722,000 (couple or family) OR \$566,000 (single).
- I do not currently own any residential properties, including properties located in regional South Australia, interstate, or overseas.
- If I do currently own a residential property I have a binding contract for the sale of that property in place.
- I will live in my new home bought through HomeSeeker SA for a continuous period of no less than 6 months following property settlement.
- I have saved enough money for a deposit and upfront fees and charges to buy a home.
- I have finance pre-approval from a bank or finance institution.

## Confirming your eligibility:

To confirm your eligibility, you simply need to sign a Declaration of Eligibility (in the form of a Statutory Declaration) stating you meet the eligibility requirements.

Speak to your sales consultant today to obtain a declaration of eligibility.

Disclaimer: Please note that eligibility for HomeSeeker SA does not guarantee a person will be able to obtain a home loan or any other finance required to purchase a home. Finance and home loan approvals are determined by relevant financial institutions based on various factors that are independent of HomeSeeker SA eligibility criteria. The South Australian Government and its agencies are not liable for any financial or legal consequences that may arise from a person's inability to obtain a home loan or other finance, regardless of whether the person satisfies the HomeSeeker SA eligibility criteria. If you are considering purchasing a HomeSeeker SA property, it is recommended that you explore your financing options thoroughly and seek expert advice, such as from a lender or mortgage broker.



# Lot 53

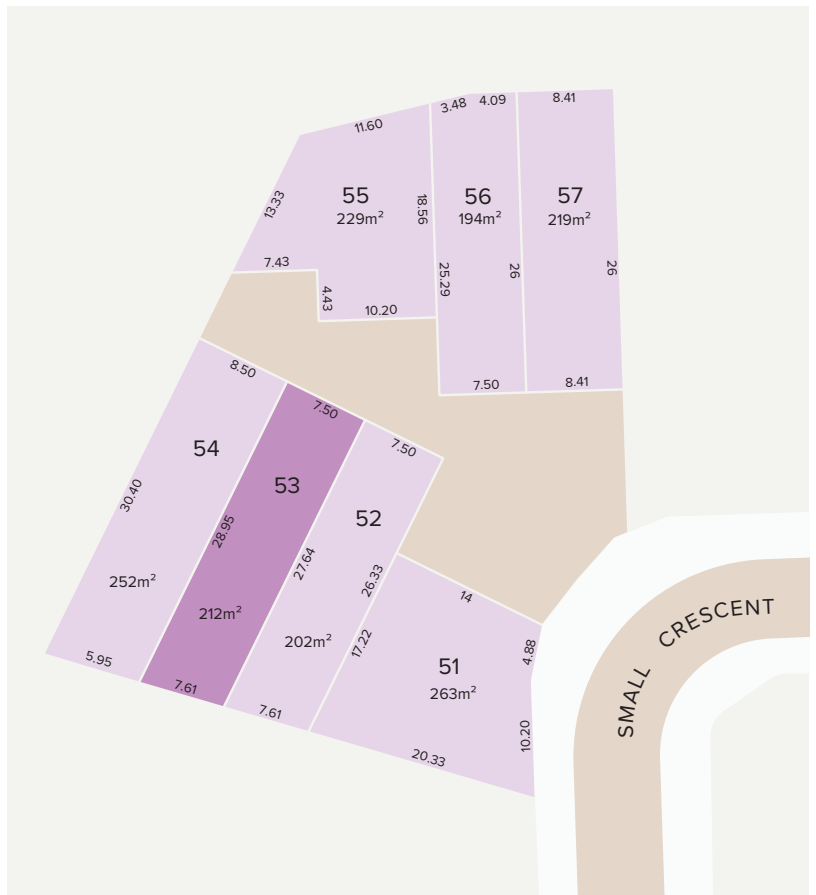
Small Crescent  
Smithfield Plains

## \$570,000\*

Fixed-price home & land package

### Inclusions

- 3.32kW solar package
- 2700mm high ceilings throughout
- Downlights throughout entry & living (battens to remainder)
- Ceiling fans to bedrooms
- Split system air conditioning
- 2 coat paint system
- Fixed siteworks & footings
- Laminate & carpet flooring
- 67mm bevel skirting/arch
- Cornice 90mm Cove
- Panelcarve Entry Door PPC104 Primed
- Tristan Lever Entrance Set Satin Chrome entry door hardware
- Internal doors: Plain flush panel
- Built in sliding door robes
- Landscaping including driveways, paths, letterbox and basic plantings with irrigation



Daniel Smith

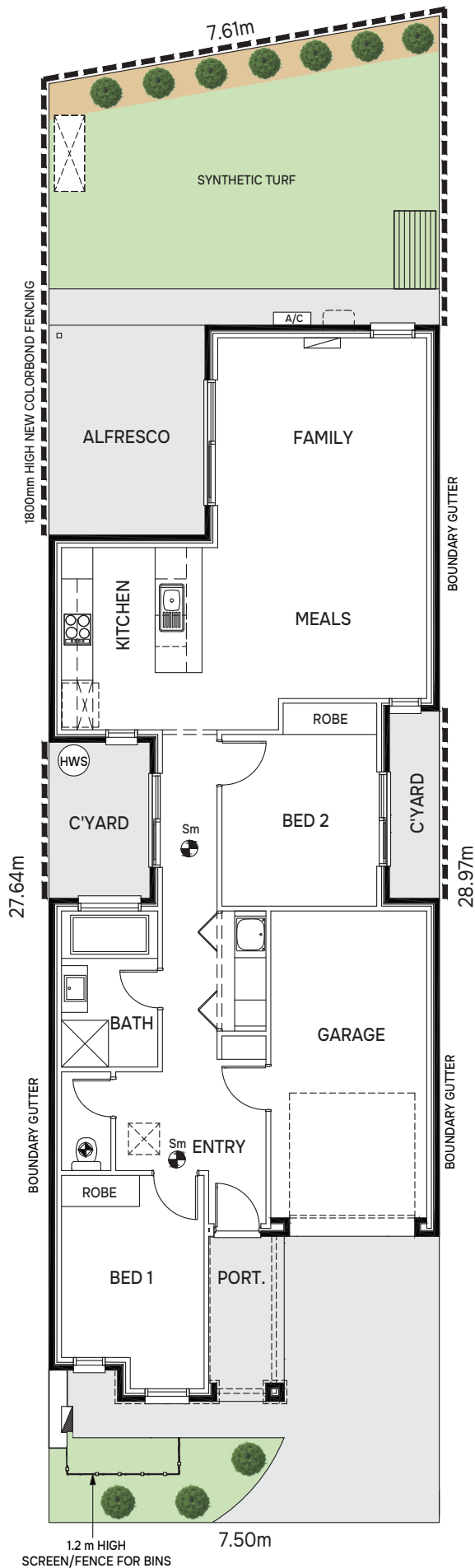
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**Fairmontfirst**

\*Pricing is correct at the time of printing and is subject to change without notice. Images are for illustration purposes only.



# Lot 53

-  2 bedroom
-  1 bathroom
-  1 garage space

Living	98.34m <sup>2</sup>
Porch	4.54m <sup>2</sup>
Alfresco	12.09m <sup>2</sup>
Garage	20.48m <sup>2</sup>
<b>Total</b>	<b>135.45m<sup>2</sup></b>

Width	7.50m <sup>2</sup>
Depth	27.64m <sup>2</sup>
<b>Total</b>	<b>212m<sup>2</sup></b>

# Interior Specifications

## KITCHEN



Pina Sink Mixer



Westinghouse  
600mm Electric Cooktop



Westinghouse  
600mm Electric Oven



Westinghouse 600mm  
Slideout Rangehood

<b>Sink</b>	Acero 860mm Single Bowl Above-mount Sink, Left Drainer, 1 Taphole Stainless Steel Finish
<b>Sink mixer</b>	Pina Sink Mixer 200mm Gooseneck Chrome
<b>Cooktop</b>	Westinghouse 600mm Electric Solid Cooktop
<b>Oven</b>	Westinghouse 600mm Multi-function Electric Oven
<b>Rangehood</b>	Westinghouse 600mm Slideout Rangehood

## BATHROOM



Kyra 017 Ceramic Basin  
Square 430



Radii Accessories incl.  
Single Towel Rail, Toilet Roll  
Holder & Shower Shelf



Ivy MK11 Shower Mixer &  
Shower Arm & Rose



Semi Frameless shower screen



Chios II Closed Coupled Toilet

<b>Basin</b>	Kyra 017 Ceramic Basin Square 430
<b>Tapware</b>	Arlo Basin Mixer, Ivy Wall Mixer, Ivy Bath Spout, Chrome
<b>Bath</b>	Tondo 1525mm
<b>Accessories</b>	Radii Accessories incl. 600mm Single Towel Rail Round Plate, Toilet Roll Holder Round Plate, Glass Shower Shelf Round Plate, Chrome
<b>Shower Mixer</b>	Ivy MK11 Shower / Bath Wall Mixer Chrome
<b>Shower Outlet</b>	Ivy Shower Arm & Rose
<b>Shower screen</b>	600 Series Semi Frameless - Clear Glass, Polished Silver
<b>Toilet</b>	Chios II Closed Coupled Toilet
<b>Floor grate</b>	Plastic Octagonal
<b>Mirrors</b>	Mirror Full Width of Vanity 750mm H x 4mm Polished Edge

## LAUNDRY

<b>Laundry sink</b>	Acero 007 45Ltr Trough w/- Overflow, 2 Tapholes
<b>Sink mixer</b>	Ivy MK11 Sink Mixer Chrome



## Industrial Colour Scheme

### KITCHEN

<b>Benchtop</b>	Laminex Pearl Concrete Natural
<b>Splashback</b>	Subway Plain White Gloss 100x300mm Horizontal Stack Lay with White grout
<b>Lower cupboards (inc fridge and pantry)</b>	Laminex Natural Battalion
<b>Overhead cupboards</b>	Polytec Matt Maison Oak
<b>Joinery handles</b>	Ferrara Lip Pull Stainless Steel

### BATHROOMS

<b>Benchtop</b>	Laminex Pearl Concrete Natural
<b>Cupboards</b>	Polytec Matt Maison Oak
<b>Joinery handles</b>	Ferrara Lip Pull Stainless Steel
<b>Wall tiles</b>	Plain White Gloss 300x450mm Horizontal Stack Lay with White grout
<b>Floor tiles</b>	Kempsey Grey Matt P3 300x300mm with Magellan Grey grout

### LAUNDRY

<b>Benchtop</b>	Laminex Pearl Concrete Natural
<b>Base &amp; broom cupboards</b>	Polytec Matt Maison Oak
<b>Joinery handles</b>	Ferrara Lip Pull Stainless Steel
<b>Wall tiles</b>	Plain White Gloss 300x450mm Horizontal Stack Lay with White grout
<b>Floor tiles</b>	Kempsey Grey Matt P3 300x300mm with Magellan Grey grout

### GENERAL

<b>Internal wall paint</b>	Wattyl First Snow
<b>Main floor</b>	Clix 7mm Laminate Old World Oak
<b>Carpet</b>	Savanna Applebush
<b>Hallway linen</b>	Polytec Matt Maison Oak

# Exterior Specifications

## Dusk Colour Scheme

Cool grey tones reflecting the soft diffusion of the sun setting at twilight.

<b>Brick</b>	PGH Nightfall Haze	<b>Garage door</b>	Colorbond Surfmist — Hampton Profile
<b>Mortar</b>	Natural Grey	<b>Render &amp; cladding</b>	Colorbond Surfmist
<b>Roof</b>	Colorbond Basalt	<b>Eaves</b>	First Snow
<b>Gutter</b>	Colorbond Basalt	<b>Posts &amp; downpipes on brick</b>	Colorbond Basalt
<b>Fascia</b>	Colorbond Surfmist	<b>Downpipes on render &amp; cladding</b>	Colorbond Surfmist
<b>Downpipes</b>	75mm PVC Painted Throughout	<b>Entry Door</b>	Colorbond Surfmist
<b>Aluminium slots</b>	Knotwood Norwegian Beech	<b>Porch Tile</b>	Grey Textured 300 x 300
<b>Windows</b>	Anodic Grey		



# Strata & Community Titles

## A guide to Strata and Community Titles in South Australia

### What is a Strata Title?

A strata title is a title associated with town houses, home units and commercial uses such as shops or warehouses. The title is evidence of ownership of a unit in a strata plan. A strata plan divides a building and its associated land into units and common property, each of which has a title.

The boundaries of the units are defined by reference to parts of the building, not by reference to the land. The units may also include unit subsidiaries set aside for the exclusive use of a particular unit, for example a carport or yard.

Common property is the part of the land and building in the strata plan which does not form part of any unit and is for common use by all owners eg stairways, paths and driveways.

### What is a Strata Corporation?

A Strata Corporation is the legal body formed at the time the strata plan is deposited and comprises the registered owners of all the units in the strata plan. A Strata Corporation has powers and responsibilities to administer the building and care for such things as the land around the building, entrance, stairways and paths.

### Where can I find the rules relating to owners of Strata Titles?

The rights and responsibilities of the Strata Corporation and unit owners are governed by an Act called the Strata Titles Act 1988. The Articles, which form part of the Strata Titles Act, are the rules and regulations that define the powers and obligations of the Strata Corporation and owners.

The Articles may place restrictions on the behaviour of residents, for instance not allowing them to keep pets. Articles can be changed by a special resolution at a meeting of the Strata Corporation. A record of the change should be made in the minutes of the meeting and also be lodged on the appropriate form with the Lands Titles Office to be effective and legal.

### Are meetings required to be held?

A Strata Corporation may hold a meeting of its members (a general meeting) anytime. The secretary or any two members of the management committee or one fifth of the unit holders can call this meeting.

Voting is on the basis of one vote per unit. At least 14 days written notice must be given to all unit holders before the meeting. A meeting must be held at least once every calendar year, and within 15 months of the last Annual General Meeting.

## What is a Community Title?

A community title is evidence of ownership of a lot in a community plan. There are two types of community titles depending on the nature of the scheme, which can be a Community Scheme or a Community Strata Scheme.

In a Community Scheme lot boundaries are determined by surveyed land measurements and are unlimited in height and depth, unless otherwise specified on the plan. In a Community Strata Scheme the lot boundaries must be defined by reference to parts of the building, similar to a strata title.

Both types of schemes must have an area of common property for which the Corporation is responsible.

## What is the Community Corporation?

The Community Corporation comprises the registered owners of the lots in the Community Scheme and is formed at the time of deposit of the Community Plan. The Community Corporation's role is to administer the by-laws and manage the common property and any fixtures erected on it.

## What are the by-laws (Rules)?

The by-laws are a compulsory document for all schemes. By-laws set out the obligations of the corporation in administering the scheme and are the rules by which the scheme is to be run.

Unlike a Strata Corporation, a Community Corporation can impose a penalty of up to \$500 for breaches of a by-law, which must be paid to the Community Corporation. These fines may be imposed on members of the Community Corporation or any other person, including visitors or outsiders.

The original by-laws document is held at the Lands Titles Office and may be varied by a special resolution at a meeting of the Community Corporation. The variation must be lodged at the Lands Titles Office on the appropriate form within 14 days of passing the resolution.

## When can Meetings be held and what is my voting right?

The provisions relating to meetings and resolutions although different, work in a similar fashion to those relating to strata titles. A Community Corporation must have a presiding officer, treasurer and secretary and general meetings must be held at least once in a calendar year. Ordinary, special and unanimous resolutions are required for different motions at meetings. The members of the Community Corporation are the owners of the community lots. Lot owners generally have one vote each however if the scheme is for commercial purposes this may be varied within the by-laws.

## Is there an agency we can go to for resolving disputes?

There is no government agency to oversee the management of strata and community titles or to resolve disputes. If a dispute cannot be resolved by negotiation or through a community mediation service, an application may have to be made to the Magistrates Court to decide the matter.

For further information on Community or Strata Titles go to the Legal Services Commission web site at [www.lsc.sa.gov.au](http://www.lsc.sa.gov.au) or contact Land Services SA.



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