



Lot 57

Small Crescent, Smithfield Plains

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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 57

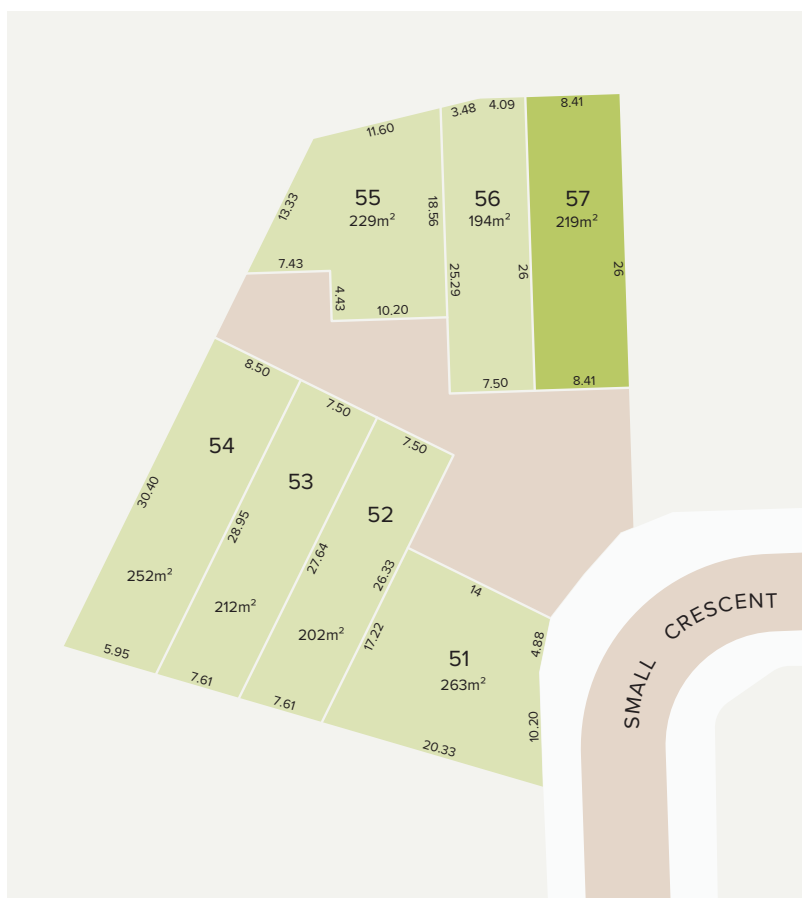
Small Crescent Smithfield Plains

\$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

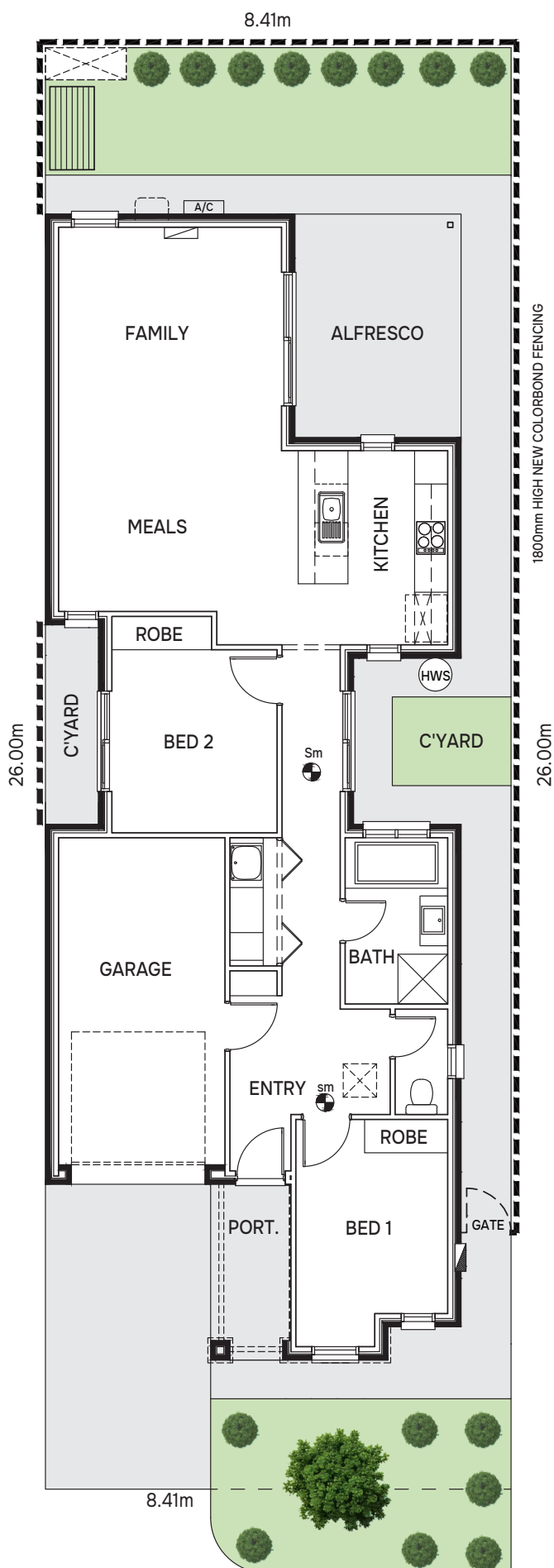
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*Pricing is correct at the time of printing and is subject to change without notice. Images are for illustration purposes only.



Lot 57

- 2 bedroom
- 1 bathroom
- 1 garage space

Living	98.34m ²
Porch	4.54m ²
Alfresco	12.09m ²
Garage	20.48m ²
Total	135.45m²

Width	8.41m ²
Depth	26.0m ²
Total	219m²

Interior Specifications

KITCHEN



Pina Sink Mixer



Westinghouse
600mm Electric Cooktop



Westinghouse
600mm Electric Oven



Westinghouse 600mm
Slideout Rangehood

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

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

LAUNDRY

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



Chic Colour Scheme

KITCHEN

Benchtop	Laminex Natural Calacutta Majore
Splashback	Subway Plain White Matt 100 x 300mm Horizontal Stack Lay with Ultra White grout
Lower cupboards (inc fridge and pantry)	Laminex Natural Terril
Overhead cupboards	Laminex Natural Calm White
Joinery handles	Livorno Handle Matt Black

BATHROOMS

Benchtop	Polytec Matt Chambord
Cupboards	Polytec Matt Artisan Oak
Joinery handles	Livorno Handle Matt Black
Wall tiles	Jakarta White Matt 300 x 300mm with Misty Grey grout
Floor tiles	Jakarta White Matt 300 x 300mm with Misty Grey grout

LAUNDRY

Benchtop	Polytec Matt Chambord
Base & broom cupboards	Polytec Matt Artisan Oak
Joinery handles	Livorno Handle Matt Black
Wall tiles	Jakarta White Matt 300 x 300mm with Misty Grey grout
Floor tiles	Jakarta White Matt 300 x 300mm with Misty Grey grout

GENERAL

Internal wall paint	Wattyl Feather Dawn
Main floor	Clix 7mm Camel Oak Greige
Carpet	Savanna Coolibah
Hallway linen	Laminex Natural Calm White

Exterior Specifications

Storm Colour Scheme

Dark, moody hues inspired by the elements of winter storm clouds.

Brick	PGH Nightfall Midnight	Render & cladding	Colorbond Shale Grey
Roof	Colorbond Shale Grey	Eaves	First Snow
Gutter	Colorbond Shale Grey	Posts & downpipes on brick	Colorbond Monument
Fascia	Colorbond Monument	Downpipes on render & cladding	Colorbond Monument
Downpipes	75mm PVC Painted Throughout	Entry Door	Colorbond Shale Grey
Windows	Monument	Porch Tile	Black Textured 300 x 300
Garage door	Colorbond Monument		



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 or contact Land Services SA.



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