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STRATA TITLE MANAGEMENT

NOTICE OF
ANNUAL GENERAL MEETING

THE OWNERS – STRATA PLAN 50785
AT 1 MCDONALD STREET, CRONULLA, NSW, 2230

Date:	**27 April 2022**
Time:	**07:00 PM**
Venue:	**Club Cronulla, 41 Croydon Street, CRONULLA, NSW, 2230**

Prepared by: Daniel Goodwin
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PROFESSIONAL STRATA MANAGER
Strata Community Association (NSW)

Liability limited by a scheme approved under the Professional Standards Legislation.

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LETTER FROM THE STRATA MANAGING AGENT

Dear Owners,

We are pleased to invite you to attend the Annual General Meeting of The Owners-Strata Plan 50785 – 1 McDonald Street, CRONULLA, NSW, 2230.

The motions to be determined at the meeting as well as explanatory notes on each motion are detailed in the meeting notice. We urge you to carefully read the motions and associated documentation including the financial statements, proposed budget report and other important annexures prior to the meeting so that you are fully aware of the items to be determined.

If you are unable to attend the meeting, we encourage you to indicate your voting intentions by completing and returning the accompanying proxy appointment form to our office via fax (02)95404199 or email your strata manager directly 24-hours prior to the meeting. You may appoint any person to attend the meeting and vote on your behalf. Alternatively, you may appoint the chairperson.

Further information relating to voting at the meeting is as follows:

- Please ensure that all sections of the proxy are completed in full.Proxies not completed correctly may be deemed invalid.
- **If your lot is in the name of multiple owners, where it states owners signature of the proxy form, all owners must sign this section, otherwise your proxy is invalid.**
- Should your lot be in the name of a company, please ensure a company nominee form is completed and returned to our office.The company nominee's name must be recorded on the strata roll for them to be able to vote at the meeting.
- Only **FINANCIAL** owners are entitled to vote at a general meeting, unless a unanimous resolution is required, then all owners whether financial or not are permitted to vote on such motions.
- Please contact our office at least 24 hours prior to the meeting in relation to account and budget enquiries.

We trust this information proves helpful and look forward to seeing you at the meeting.

Yours Sincerely,
STRATA TITLE MANAGEMENT
Daniel Goodwin
Senior Strata Manager
dgoodwin@stratatitle.com.au
Dated: 20 April 2022

IMPORTANT INFORMATION ABOUT VOTING AT THE ANNUAL GENERAL MEETING

In these notes:

a. Priority vote means a vote by:
   - An enrolled mortgagee having priority over any other mortgagee or enrolled covenant chargee; or
   - An enrolled covenant chargee having priority over any enrolled mortgagee; or
   - An enrolled covenant where there is no enrolled mortgagee.

b. A proxy means a person appointed as a proxy by an instrument in the prescribed form.

c. A person entitled to vote means (unless otherwise specified) a person entitled to vote on a motion requiring a unanimous resolution.

1. A vote at the meeting by the owner of a lot does not count if a priority vote in respect of the lot is cast in relation to the same matter.

2. An owner of a lot, or a person with a priority vote in respect of a lot, may not vote at the meeting on a motion (other than a motion requiring a unanimous resolution) unless payment has been made before the meeting of all contributions levied on the owner, and any other amounts recoverable from the owner, in relation to the lot that are owing at the date of this notice.

3. If you, as the addressee of this notice:
   a. are not a corporation, then voting and other rights conferred by the Strata Schemes Management Act 2015 may be exercised by you in person or by proxy; or
   b. are a corporation, then voting and other rights conferred by that Schedule may be exercised only by your company nominee in person, or by proxy appointed by the corporation.

4. Your right to vote as an owner, company nominee or person with a priority vote is also depends upon your name being recorded on the strata roll.

IMPORTANT INFORMATION ABOUT A QUORUM FOR THE ANNUAL GENERAL MEETING

1. A motion submitted at the Annual General Meeting must not be considered, and an election must not be held, unless there is a quorum present to consider and vote on the motion or on the election.

2. There is a quorum for considering and voting on such a motion or at such an election only if:
(a) at least one-quarter of the number of persons entitled to vote on the motion or at the election is present, either personally or by duly appointed proxy; or
(b) at least one-quarter of the aggregate unit entitlement of the strata scheme is represented by the persons who are present and entitled to vote on the motion or at the election, either personally or by duly appointed proxy.

3. However, if there is more than one owner in the strata scheme and the quorum calculated in accordance with clause 2 above is less than 2 persons, then the quorum is 2 persons entitled to vote on the motion or on the election.

4. If there is no quorum for business at a general meeting, the Chairperson, after waiting half an hour, will be able to declare that the persons present constitute a quorum. **IMPORTANT NOTE:** It is STM's policy to open the meeting after half an hour, rather than adjourn the meeting for at least 7 days to minimise additional meeting related expenses for the Owners Corporation.

5. If however, a quorum is not present within half an hour after the relevant motion or business arises for consideration at the meeting, then the Chairperson may adjourn the meeting for at least 7 days. A further notice will be given about the adjourned meeting.

6. If a quorum is not present within the next half-hour after the time fixed for the adjourned meeting, the persons present personally or by duly appointed proxy and entitled to vote constitute a quorum for considering that motion or business.

IMPORTANT INFORMATION ABOUT RESOLUTIONS AT THE ANNUAL GENERAL MEETING

For voting purposes:

1. An ordinary resolution is passed if the majority of the votes cast are in favour of the motion.
2. A special resolution is passed if not more than 25% of votes cast (based on the unit entitlement of the voter) are cast against the motion.
3. A unanimous resolution is passed if no vote is cast against the motion.

NOTICE OF ANNUAL GENERAL MEETING OF THE OWNERS CORPORATION – 50785

NOTICE OF BUSINESS to be dealt with at the Annual General Meeting of the Owners - Strata Plan No 50785
To be held on Wednesday, **27 April, 2022**
Club Cronulla, 41 Croydon Street, CRONULLA, NSW, 2230
Commencing at 07:00 PM

PRELIMINARIES

1. Recording of persons present personally or by proxy.
2. Recording of apologies.
3. Announcement of persons entitled to vote.
4. Determination of quorum.
5. Determination of Motions

Motion 1.	***Minutes***	***Ordinary Resolution***

THAT the minutes of the previous General Meeting be confirmed as a true and accurate account of the proceedings at that meeting.

☐ YES ☐ NO ☐ ABSTAIN

Explanatory Notes: This motion refers to accepting the minutes of the last general meeting, a copy of which is included in the meeting notice.

Motion 2.	Financials	Ordinary Resolution

THAT the statement of key financial information and the audited financial statements of accounts for the period 1st of March 2021 to 28th of February 2022 be adopted.

☐ YES ☐ NO ☐ ABSTAIN

Explanatory Notes:
The Audited financial statements are attached for your review.
Note: Any questions relating to the budget or financial statements should be directed to our office PRIOR to the meeting.

Treasurer's Notes

Administration Fund (AF)
Yet another good result ! We came in $91,955.42 better than the adjusted budget after allowing for the $250,000 transferred from our AF to our CWF.
Significant variances being :
** Positive $13,650.23 for insurance premiums (budget was $100,000 while actual was only $86,349.77), plus a further positive is that our building sum insured increased by 5% from $91.1 million to $95.7 million. However, only CHU quoted with the insurance industry perceiving a poor claims record (total of 13 claims in past 5 years) and this has resulted with CHU increasing our water damage & burst pipe excesses from $1,000 to $5,000 per claim – we now need to look at expensing off rather than claiming future minor works (provided for in our 2022/23 budget expenditures).*
** Positive $31,498.85 with the lift maintenance contract, where we provided for both the tower ropes replacement (was covered under our maintenance contract) + a possible uplift if we changed suppliers, which didn't occur.*
** Negative $18,349.76 exclusive use revenue, where we provided 6 months relief here for the restaurants during COVID-19 lockdowns.*
Notes –
1. we also used the lift audit consultancy provision to pay for Warrington Fire consultancy (budgeted $17,000 and paid out total consultancy fees of $21,173.86), but we then achieved our annual fire certification which was both difficult and costly.
2. We had a legal provision of $10,000 and only paid out $1,193.32.
3. Thankfully we had allowed for increased general fire protection repairs at $25,000 (2020/21 actual was only $14,646.21) and $24,849.84 paid out in 2021/22.

Capital Works Fund (CWF)
A very reasonable result, especially considering fire certification issues. We came in $31,730.61 worse than the adjusted budget with an actual year end balance of $817,138.93 as compared with an adjusted budget balance of $848,869.54 (approved budget balance was $441,369.54 plus the $250,000 transferred from our AF less $42,500 for CWF projects approved after our budget was set (refer AGM 2021 motions 22 & 23) plus $200,000 in projects carried forward).
Significant variances being :
** Positive $29,290 for 'other' works - $54,839 budgeted while only $22,299 paid out.*
** Positive $38,000 for replacement of diesel back-up generator – budget item taken from the 10 year plan, but work not considered necessary yet.*
** Negative $95,275 for unbudgeted but essential fire damper replacements (note, total cost is $205,980 with the balance appearing in our 2022/23 financials).*
**Negative $12,000 total overrun for our inner courtyard + entry repaving works, mainly associated with increased costs relating to waterproofing (garden bed render removal/replacement + repainting) along with increased drainage.*
Note – proposed projects to be carried forward into 2022/23 are (and noting that these figures will generally increase in our 2022/23 plan) :
1. $90,000 water ingress
2. $48,000 low rise internal retiling
3. $20,000 repainting inner courtyard
4. $15,000 replace CP air conditioning units
5/6. $10,000 each for repainting tower entry + recapping fountain
7/8. $4,000 security upgrade + $3,000 door signage.

Motion 3.	Auditor	Ordinary Resolution

THAT a recommended auditor be appointed for the financial year 1st of March 2022 to 28th of February 2023.

☐ YES ☐ NO ☐ ABSTAIN

Explanatory Notes: This motion is required to be considered by the Owners Corporation at each Annual General Meeting however it is not a legal requirement to appoint an auditor, unless your Strata Plan contains over 100 lots (excluding utility lots and car park lots) or has the total of other income, total annual levies and the total of funds held on deposit that is greater than $250,000.

Motion 4.	Term Deposits	Ordinary Resolution

THAT the duly elected Treasurer be authorised to provide standing instructions to the Strata Managing Agent concerning the investment of trust funds into higher interest bearing accounts.

☐ YES ☐ NO ☐ ABSTAIN

Explanatory Notes:
This motion is to provide the Treasurer with the expressed authority of the Owners Corporation to provide the Strata Managing Agent instructions on investing trust funds in term deposit accounts or other approved investment accounts to achieve a higher level of interest on your trust funds.

Motion 5.	Management of Levy Arrears	Ordinary Resolution

THAT the Owners – Strata Plan No 50785 RESOLVE pursuant to the Strata Schemes Management Act 2015 (including Section 103) for the purpose of collecting levy contributions to authorise the Strata Managing Agent and/or the Strata Committee to do any one or more of the following:

1. to issue arrears notices, reminder notices and/or letters to seek recovery of levy contributions and the recovery of other debts, including penalties, interest, legal and other costs/expenses and arrange and monitor payment plans;

Important Note:
STM's debt recovery process is to send owners the original levy notice at six weeks prior to the due date. STM then sends a first reminder 34 calendar days after the due date, a second reminder 48 calendar days after the due date and a final reminder 64 calendar days after the due date. Our solicitors will be engaged 28 calendar days from the final reminder issue date. Charges for the reminder notices are included in the Agency Agreement. Interest is charged on all outstanding debts and retained by the Owners Corporation. This strict process is necessary to ensure that our scheme have suitable cash flows in order to maintain expenditure levels for services.

2. to engage or appoint the services of a debt collection agency, obtain legal advice and/or retain legal representation and/or experts on behalf of The Owners- Strata Plan No 50785;
3. to issue demands, commence, pursue, continue or defend any court, tribunal or any other proceedings against any lot owner, mortgagee in possession and/or former lot owner in relation to all matters arising out of the recovery of levy contributions and the recovery of other debts, including penalties, interest, legal and other costs;
4. Enter and enforce any judgment obtained in the collection of levy contributions including issuing writ for levy of property (personal and real property), garnishee orders, examination notices/orders/hearings, bankruptcy notices, statutory demands and commencing and maintaining bankruptcy proceedings or winding up proceedings;
5. Filing an appeal or defending an appeal against any judgment concerning the collection of levy contributions; and
6. Liaise, instruct and prepare all matters with the Owners Corporation's debt collection agents, lawyers and experts in relation to any levy recovery proceedings.

☐ YES ☐ NO ☐ ABSTAIN

Explanatory Notes:
This is a standing motion to authorise Strata Title Management to take any and all necessary action to ensure the prompt payment of levies within your scheme.

Motion 6.	Annual Budget and Contributions	Ordinary Resolution

1. **THAT** in accordance with Section 79 of the Strata Schemes Management Act 2015, that the proposed annual budget* for the financial period 1st of March 2022 to 28th of February 2023 be adopted.

2. **THAT** in accordance with Section 81 of the Strata Schemes Management Act 2015, the proposed contributions (levies) payable for the financial period 1st of March 2022 to 28th of February 2023 be as follows:-

ADMINISTRATIVE FUND: $733,333.70 GST Inclusive
CAPITAL WORKS FUND:** $514,800.00 GST Inclusive

And that the contributions be levied in four instalments in accordance with Section 81 of the Strata Schemes Management Act 2015 and payable by each Lot owner according to unit entitlement as shown in the table below.

Levy Status	Financial Period	Period From	Period To	Due	Admin Fund	Per Lot Entitlement
Already Issued	Current	1 Mar 2022	31 May 2022	1 Mar 2022	$183,333.42	$18.33334
Already Issued	Current	1 Jun 2022	31 Aug 2022	1 Jun 2022	$183,333.42	$18.33334
To be Issued	Current	1 Sep 2022	30 Nov 2022	1 Sep 2022	$183,333.42	$18.33334
To be Issued	Current	1 Dec 2022	28 Feb 2023	1 Dec 2022	$183,333.44	$18.33334
Total		1 Mar 2022	28 Feb 2023		**$733,333.70**	**$73.33337**

Interim Periods

Levy Status	Financial Period	Period From	Period To	Due	Admin Fund	Per Lot Entitlement
To be Issued	Next	1 Mar 2023	31 May 2023	1 Mar 2023	$183,333.42	$18.33334
To be Issued	Next	1 Jun 2023	31 Aug 2023	1 Jun 2023	$183,333.42	$18.33334
Total		1 Mar 2023	31 Aug 2023		**$366,666.84**	**$36.66668**

Levy Status	Financial Period	Period From	Period To	Due	Capital Works Fund	Per Lot Entitlement
Already Issued	Current	1 Mar 2022	31 May 2022	1 Mar 2022	$119,166.62	$11.91666
Already Issued	Current	1 Jun 2022	31 Aug 2022	1 Jun 2022	$119,166.62	$11.91666
To be Issued	Current	1 Sep 2022	30 Nov 2022	1 Sep 2022	$138,233.38	$13.82334
To be Issued	Current	1 Dec 2022	28 Feb 2023	1 Dec 2022	$138,233.38	$13.82334
Total		1 Mar 2022	28 Feb 2023		**$514,800.00**	**$51.48000**

Interim Periods

Levy Status	Financial Period	Period From	Period To	Due	Capital Works Fund	Per Lot Entitlement
To be Issued	Next	1 Mar 2023	31 May 2023	1 Mar 2023	$128,700.00	$12.87000

To be Issued	Next	1 Jun 2023	31 Aug 2023	1 Jun 2023	$128,700.00	$12.87000
Total		1 Mar 2023	31 Aug 2023		**$257,400.00**	**$25.74000**

Levy periods commencing: 1/3/22, 1/6/22, 1/9/22, 1/12/22

3. **THAT** in the event that the Owners Corporation is unable to hold the next Annual General Meeting by 15/1/23, the Owners Corporation estimates and approves that the yearly and quarterly expenses of the scheme will be the same as those contained in the current budget and accordingly resolves to raise a levy for the quarter 1/3/23 to 31/5/23 quarter and 1/6/23 to 31/8/23 as per the table above.

☐ YES ☐ NO ☐ ABSTAIN

Explanatory Notes:
The financial statements are attached for your review. To raise any questions in relation to the accounts, please make contact with our team giving a minimum 24 hours' notice prior to the commencement of the meeting. If you wish to propose an amendment to the budget please ensure that you attend the meeting and ABSTAIN from voting on this motion by pre-electronic vote.

Treasurer's Notes

Administration Fund (AF)
Propose that existing AF levies remain unchanged !
Note that our last AF levy increase was back in 2016 = 6 years of levy stability.
Noting –
** Proposed budget shows a healthy year end balance of $91,871.96.*
** Budget expenses of $690,758.00 exceed budget income of $649.300.00.*
** Full year of restaurant exclusive use fees are included in income.*
** Consultant expenses of $35,000 include work for ongoing fire certification, tower lifts & water ingress engineering investigations.*
** Insurance excesses have been lifted to $10,000 = 2 claims.*
** Legal expenses to remain at $10,000, and no known pending litigation.*
** Insurance premium lifted to $105,000.*
** Cleaning expenses lifted to $170,000, with extra cleaning, etc planned.*
** Fire protection repairs left at $25,000.*
** General repairs lifted to $25,000 in line with new insurance excesses.*

Capital Works Fund (CWF)
Propose that existing levies increase by 8.0% !
So with AF levies remaining fixed, this will result in an overall 3.2% total levy increase, if accepted.
Note that our last CWF levy increase was back in 2017 = 4 past years of levy stability, and that a 4.0% levy increase is included in our CWF 10 year plan.
Recent events have resulted in a significant change to financing plans here, and particularly with regards to :
** fire damper unbudgeted outlays of $205,980 without which, along with other fire certification expenses, we would not have been issued with our current annual fire safety statement, and*
** water ingress rectification provisions particularly resulting from East Coast Lows, which are now budgeted at $350,000 this year.*
Our CWF requires more $'s to be added and a total 8.0% levy increase here represents a contribution of only an additional $31,200, which at this point is considered sufficient while we await full year results in both AF & CWF accounts along with then considering a further transfer of $'s from our AF.
Noting –
** Proposed budget shows a year end balance of $274,081.93, which compares unfavourably with the 10 year plan at end 2022/23 FY of $651,664.24*
** Budget expenses of $969,257.00 exceed budget income of $426,200.00.*
** General replacement expenses include :*
1. $350,000 water ingress provision – major costs expected for tower levels 9 & 10. Note, $90,000 transferred from 2021/22 FY + $89,848 allowed for this year in 10 year plan + $170,152 additional provision !
2. $200,116 replace tower lift controllers – budget item taken from our 10 year plan, but we are now working to determine the real need along with updated timing for this work along with other possible future lift mechanical, etc works. Could be moved out of our 2022/23 FY, hopefully once updated.
3. $110,705 final payment for fire damper replacements.
4. $106,482 Other and general works – total of items taken from our 10 year plan. Could expect that not all these $'s will be required.
5. $55,000 re-tile lowrise interiors, including inflation allowance.
6. $45,000 replace tower hot water heaters (unbudgeted), including investigation/provision to include solar.
7. $41,954 replace CP air conditioning units, including inflation allowance.
8. $20,000 repainting inner courtyard as a result of retiling works, and with work having commenced.
9. $14,000 repainting of tower entry as a result of retiling works, including inflation/addition works allowance.
10. $10,000 replacing fountain capping provision, and other than repainting the exterior fountain wall this will be the extent of the fountain upgrade.

Motion 7.	Levy Discount	Ordinary Resolution

THAT the Owners – Strata Plan 50785 RESOLVES in accordance with section 85(4) of the Strata Schemes Management Act 2015 (NSW), that the owners may pay 10% less of a contribution for the administration and capital works fund levied under motion 6 if the person pays the contribution before the date on which it becomes due and payable after allowing suitable time for Strata Management to process such payment.

☐ YES ☐ NO ☐ ABSTAIN

Explanatory Notes: This resolution is to apply a 10% discount to the administration and capital works fund levies if an Owner/Managing Agent pays the contribution BEFORE the date on which it becomes due and payable.

Motion 8.	Removing Limitation	Ordinary Resolution

THAT in accordance with Section 102 of the Strata Schemes Management Act 2015, the Owners Corporation resolves to remove the limitation relating to expenditure in excess of 10% above the budget on any one item or matter.

☐ YES ☐ NO ☐ ABSTAIN

Explanatory Notes:
In accordance with Section 102 of the Strata Schemes Management Act 2015, for a large scheme, the Owners Corporation must not, in the period until the next Annual General Meeting, spend on any item or matter an amount greater than that determined amount (budget line items) for expenditure on the item or the matter plus 10%.
This motion removes such limitation on the Owners Corporation, as at any stage the Owners Corporation could potentially be above 10% on any budgeted line item, which then requires the Owners Corporation to call a general meeting. The calling of a general meeting can be expensive and burdensome on the Owners Corporation, and this motion gives the Owners Corporation the ability to remove this requirement.

Motion 9.	Election of Strata Committee	Ordinary Resolution

THAT in accordance with Regulation 9 of the Strata Schemes Management Regulation 2016, the election of the Strata Committee takes place and that:
(a) The Chairperson announce the names of the candidates already nominated in writing for election to the Strata Committee; and
(b) The Chairperson call for any oral nominations of candidates eligible for elections to the Strata Committee;
(c) The Chairperson declare that nominations are closed;
(d) That the number of members to the Strata Committee be set.

☐ YES ☐ NO ☐ ABSTAIN

Explanatory Notes:
The election of the Strata Committee cannot be decided by pre-electronic voting. You must attend the meeting in person/electronically or by duly appointed proxy.
Should you wish to nominate yourself or another person to the Strata Committee this can be done verbally at the meeting or by notifying your Strata Manager in writing prior to the meeting.
If you are pre-voting only and are not going to attend the meeting, please ABSTAIN from voting.
The election of the Strata Committee process is clearly set out in Regulation 9 of the Strata Schemes Management Regulation 2016. If the number of candidates:

1. *is the same as, or fewer than, the number of members of the Strata Committee decided, on-those candidates are to be declared by the chairperson to be, and are taken to have been, elected as the Strata committee, or*
2. *is greater than the number so decided on, a ballot is to be held.*

The Strata Schemes Management Act 2015 (NSW) states that the Owners Corporation must have a Strata Committee and your Strata Committee must be comprised of no more than 9 members, unless you are a large scheme in which case you must have between 3 and 9 members.

Motion 10.	Restricted Matters	Ordinary Resolution

THAT no additional restrictions be placed on Strata Committee other than those currently imposed by Section 36 (3b) of the Act.

☐ YES ☐ NO ☐ ABSTAIN

Explanatory Notes: This motion is a statutory motion. An owners corporation must consider at each Annual General Meeting whether the Strata Committee should be restricted from making particular decisions other than those already restricted by law (such as determining levies and passing by-laws). If a restriction is imposed, then the particular decisions must be made by the owner's corporation at a general meeting.

Motion 11.	Confirmation of Insurance	Ordinary Resolution

THAT the Owners Corporation's insurance policies currently in place be confirmed.

☐ YES ☐ NO ☐ ABSTAIN

Explanatory Notes: In accordance with Section 160-164 of the Strata Schemes Management Act 2015, the Owners Corporation is required to take out insurances for all the required insurance policies, through an approved insurer.Insurances are already in place as detailed in the enclosed schedule of insurances and these need to be confirmed. There are a number of exclusions in the insurance policies including for example, flood cover. You may wish to check these exclusions for yourself at your insurers website.

Motion 12.	Renewal of Insurance Policy	Ordinary Resolution

THAT the Strata Managing Agent be instructed to renew next years insurance policy through a recommended insurance broker, subject to recommendations for renewal being presented to the Strata Committee in accordance with the legislation.

☐ YES ☐ NO ☐ ABSTAIN

Explanatory Notes: This motion is to decide to engage the services of an insurance broker to go out to the market and obtain at least 3 insurance quotations prior to renewal. Once received, the quotations will be referred to the Strata Committee to resolve a decision on which insurer to renew with. In accordance with Section 166 of the Strata Schemes Management Act 2015, if at least 3 quotations are not able to be obtained, a written explanation will be provided to the Strata Committee. We currently use Body Corporate Brokers (BCB) whose Financial Services Guide is attached to this Notice.

Motion 13.	Valuation for Insurance Purposes	Ordinary Resolution

THAT an updated valuation for insurance purposes be obtained prior to the expiration of the current policy period and that the Strata Managing Agent be authorised to alter the sum insured in line with the valuation figure at the discretion of the Strata Committee.
Note: Last Valuation obtained: 26 Nov 2020

☐ YES ☐ NO ☐ ABSTAIN

Explanatory Notes: This motion is to decide to engage the services of a registered valuer to provide a valuation of the property for replacement and restitution purposes. Industry experts recommend that a valuation be obtained at least every year to ensure your building is adequately covered as per the requirements of the Strata Schemes Management Act 2015.

Motion 14.	Additional Insurances	Ordinary Resolution

THAT an insurance policy continues to be executed for office bearer's liability and/or misappropriation of money or property of the Owners Corporation.

☐ YES ☐ NO ☐ ABSTAIN

Explanatory Notes: In accordance with Section 165 (2) of the Strata Schemes Management Act 2015, the Owners Corporation must consider taking out additional insurances referred to Office Bearer's Liability Insurance and Fidelity Guarantee/Crime Insurance to cover instances such as: (a) Damage to property, death or bodily injury for which a person holding the office of Chairperson, Secretary or Treasurer of the Owners Corporation or of a member of the Strata Committee of the Owners Corporation could become liable in damages because of an act or omission, committed or omitted in good faith, in performing the functions of that office, (b) Misappropriation of money or other property of the owners corporation.

Motion 15.	Commissions and Training Services	Ordinary Resolution

THAT the report (below) be received from the Strata Managing Agent on commissions and training services received in the past 12 months and estimate of commissions and training services to be received in the next 12 months.

Commissions Report: $8,250.00 in insurance commissions has been received by the managing agent in accordance with the strata management agency agreement during the past 12 months. STM are of the view that the estimated insurance commission to be received in the next 12 months will increase or decrease, in line with premium fluctuations. The current strata insurance underwriting market remains highly competitive however, an increase in insurance premiums and therefore, resultant commission change, may be likely.

Training Report: The equivalent of $0.15 per lot in training services in the past 12 months, and an amount of $0.15 in training services is expected to be received in the next 12 months.

☐ YES ☐ NO ☐ ABSTAIN

Explanatory Notes:
The strata managing agent under Section 60 of the Strata Schemes Management Act 2015 is required to disclose all commissions or training services provided to the strata managing agent for the strata scheme. As at the date of the notice of this meeting the strata managing agent has received the amounts stipulated in the report provided.

Motion 16.	Annual Fire Safety Statement	Ordinary Resolution

a) THAT the current Annual Fire Safety Statement be considered and to confirm the appointment of a Competent Fire Safety Practitioner required for the completion and submission of the next Annual Fire Safety Statement;

(b) THAT the Owners Corporation delegates authority to the Strata Managing Agent to sign and affix the common seal of an Owners Corporation on the Annual Fire Safety Statement for the purpose of lodgement to council and NSW Fire and Rescue; and be authorised to complete any necessary repairs on behalf of the Owners Corporation in order to satisfy the requirements of council in accordance with the Environmental Planning and Assessment Regulation 2000.

The current AFSS is to be renewed by 17/12/2022

☐ YES ☐ NO ☐ ABSTAIN

Explanatory Notes: In accordance with Schedule 1, Part 2, Clause 6 (c) of the Strata Schemes Management Act 2015, the Owners Corporation must now consider, at each Annual General Meeting, the annual fire safety statement (if one is required for the building) under the Environmental Planning and Assessment Act 1979 and arrangements for obtaining the next annual fire safety statement.

Motion 17.	Building Defects	Ordinary Resolution

THAT the Owners Corporation considers any building defects at the strata scheme currently under a statutory warranty period under the Home Building Act 1989 and the proposed rectification of those defects.

☐ YES ☐ NO ☐ ABSTAIN

Explanatory Notes: Until the end of warranty periods for applicable statutory warranties under the Home Building Act 1989 for buildings of the strata scheme, the Owners Corporation must now consider an item in relation to building defects and rectification.

Motion 18.	Change of definition of "Resident"	Special Resolution

THAT the Owners Corporation SPECIALLY RESOLVES pursuant to Section 141 of the Strata Schemes Management Act 2015 THAT the definition of "Resident" in the Consolidated By-laws be replaced from the existing "Resident means any person who normally lives at Côte d'Azur" to "Resident means whether or not it is their primary address, any person who appears to live at Côte d'Azur full-time or part-time or any person whose name appears as lessee on a Côte d'Azur residential lease", and that notification of this contained within the Consolidated By-laws document be lodged for registration at the Registrar-General's Office.

☐ YES ☐ NO ☐ ABSTAIN

Explanatory Notes:
This expansion of the definition of resident is required for the avoidance of any doubt about persons who reside in our complex. This motion will require passing by Special Resolution: No more than 25% of owners may vote against for this motion to be carried. The Strata Committee recommends that the motion be approved.

Motion 19.	Alteration of Special By-Law 103 - Animals	Special Resolution

THAT the Owners Corporation SPECIALLY RESOLVES pursuant to Section 141 of the Strata Schemes Management Act 2015 THAT "(This requirement is waived for animals visiting Côte for less than three days)" be appended to clause 4(b)(iv) in Special By-law 103 — Animals, and that notification of this updated By-law within the Consolidated By-laws document be lodged for registration at the Registrar-General's Office.

☐ YES ☐ NO ☐ ABSTAIN

Explanatory Notes:
This simple addition is designed to ease the application process for visiting animals by not requiring a veterinarian's opinion as to its suitability for unit living. All other requirements for the application remain unchanged, and must still be satisfied for visiting or resident animals. This motion will require passing by Special Resolution: No more than 25% of owners may vote against for this motion to be carried. The Strata Committee recommends that the motion be approved.

Motion 20.	By-Law for Major Renovations and Building Works (Lot 36)	Special Resolution

THAT pursuant to section 141 of the Strata Schemes Management Act 2015 THAT an additional by-law be made, Special By-Law 138 – Lot 36 (Unit C8) Major Work, permitting the specified work to be undertaken in Residential Lot 36 on the terms attached to the notice of this meeting, and that notification of the by-law be lodged for registration at the Registrar-General's Office.

☐ YES ☐ NO ☐ ABSTAIN

Explanatory Notes:
This motion and subsequent by-law is for the approval of the Major Renovations for Lot 36.
This is a special resolution which requires not more than 25% of financial owners voting at the meeting to vote against the motion, for the motion to pass.

Motion 21.	By-Law for Major Renovations and Building Works (Lot 101)	Special Resolution

THAT pursuant to section 141 of the Strata Schemes Management Act 2015 THAT an additional by-law be made, Special By-Law 139 – Lot 101 (Unit C73) Major Work, permitting the specified work to be undertaken in Residential Lot 101 on the terms attached to the notice of this meeting, and that notification of the by-law be lodged for registration at the Registrar-General's Office.

☐ YES ☐ NO ☐ ABSTAIN

Explanatory Notes:
This motion and subsequent by-law is for the approval of the Major Renovations for Lot 101.
This is a special resolution which requires not more than 25% of financial owners voting at the meeting to vote against the motion, for the motion to pass.

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Daniel Goodwin
STRATA TITLE MANAGEMENT

Dated: 20 April 2022

STM | Building Smarter Communities

STRATA TITLE MANAGEMENT

MINUTES OF
EXTRAORDINARY GENERAL MEETING

THE OWNERS – STRATA PLAN 50785
AT 1 MCDONALD STREET, CRONULLA, NSW, 2230

Date: 15 October 2021

Time: 03:00 PM

Venue: Video/ Teleconference

Prepared by: Daniel Goodwin
Phone: (02)95404199 Fax:
Postal Address: PO Box 56, Sutherland, 1499
Email: reception@stratatitle.com.au

STM Building Smarter Communities
STRATA TITLE MANAGEMENT

SYDNEY CENTRAL
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MINUTES OF EXTRAORDINARY GENERAL MEETING OF THE OWNERS CORPORATION – 50785

MINUTES OF BUSINESS dealt with at the Extraordinary General Meeting of the Owners - Strata Plan No 50785
Held on 15 October 2021

By video/teleconference
Commenced at 03:00 PM

PRESENT:

Lot 7	Gregory John Rennie & Susan Nina Rennie	Electronic vote
Lot 9	Kerry John Robert Farrell & Margaret Ann Peoples	Electronic vote
Lot 11	Perry Theophanous	Owner present
Lot 15	Cherie Anne Knowles	Electronic vote
Lot 17	Geoffrey Harold King & Debra Margaret Francis	Electronic vote
Lot 18	Dunstan Ignatius De Souza	Electronic vote
Lot 22	Gregory John Fitzgerald & Elizabeth Irene Fitzgerald	Owner present
Lot 29	David Noel Gittus & Denise Gloria Gittus (non-financial)	Electronic vote
Lot 30	David Kenneth Oliver	Electronic vote
Lot 35	Kay Young	Owner present
Lot 37	Gregory John Garvan	Electronic vote
Lot 38	Beata Szumara & Zdzislaw Sator	Electronic vote
Lot 41	Johnathan Paul Margetts and Luisa Margetts	Electronic vote
Lot 43	Jennifer Mary Jordan	Electronic vote

Lot 46	John Paul Harper	Electronic vote
Lot 48	Peter Nicholas Englezos	Electronic vote
Lot 49	Ian Patrick Celarc & Lynette Martha Celarc	Electronic vote
Lot 50	John Michael & Kim Maree Riordan	Owner present
Lot 51	Colin Frederick Lock & Lindy Joy Lock	Electronic vote
Lot 53	Augustine Liu	Owner present
Lot 54	Carey Beebe	Owner present
Lot 56	Kevin O'Shea	Electronic vote
Lot 58	Geoffrey Esmond Schuberg and Pamela Enid Schuberg	Electronic vote
Lot 60	Mrs Faye Seddon	Electronic vote
Lot 63	Matthew John Callachor	Electronic vote
Lot 64	Robert Williams Gower	Electronic vote
Lot 67	Ellie Joyce Thompson	Electronic vote
Lot 68	Mr R Gower	Electronic vote
Lot 72	Allan Hansen & Sandra Hansen	Electronic vote
Lot 73	Marcelle Mary Therese Pearson	Electronic vote
Lot 80	Robert William Gower	Electronic vote
Lot 82	Bruce & Jennifer Gale	Electronic vote
Lot 83	David George Gourley & Lynette Ann Gourley	Electronic vote
Lot 86	Neville James Bayliss	Electronic vote
Lot 89	Michaelis Allen Bambacas & Karen Anne Bambacas	Paper vote
Lot 91	Dr John Lyle Farlow	Electronic vote
Lot 97	Elaine Ruth Macdonald	Electronic vote
Lot 99	Joanne Crewes	Electronic vote
Lot 102	Christine Mary Adams	Electronic vote
Lot 103	Albert Bruce Duncan & Lorraine Cynthia Duncan	Electronic vote
Lot 104	Edward Ian Korbel	Electronic vote

PRESENT BY PROXY:

Lot 31	Craig & Leonie Opperman	Proxy to C Beebe
Lot 70	William Hoddinott	Proxy to C Beebe
Lot 94	Colin & Jacqueline Pithers	Proxy to Chairman

IN ATTENDANCE
Daniel Goodwin – Strata Title Management

CHAIRPERSON:
Daniel Goodwin

*** THERE BEING A QUORUM PRESENT THE CHAIRMAN DECLARED THE MEETING OPEN AT 3.00PM**

Motion 1.	***Minutes***	***Ordinary Resolution***
RESOLVED that the minutes of the previous General Meeting be confirmed as a true and accurate account of the proceedings at that meeting.		

Motion 2.	***Special By-Law 103 - Animals***	***Special Resolution***
SPECIALLY RESOLVED pursuant to Section 141 of the Strata Schemes Management Act 2015 THAT the existing Special By-law 103, no longer valid under NSW state legislation, be repealed and entirely replaced with the attached By-law to permit the keeping of pets under certain conditions, and that notification of the new By-law be lodged for registration at the Registrar-General's Office.		
UNIT ENTITLEMENTS Yes : 3721 No: 134 Abstain: 0 Invalid: 90 **96.5% in favour** **Motion Carried by Special Resolution**		

THERE BEING NO FURTHER BUSINESS THE MEETING CLOSED AT 03:09 PM

_____

Daniel Goodwin
STRATA TITLE MANAGEMENT
Dated: 19 October 2021

Matthew Faulkner
ACCOUNTANCY PTY LTD

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matt@mattfaulkner.accountants • www.mattfaulkner.accountants
PO Box 181, Helensburgh NSW 2508 • ABN: 64 602 775 771

Independent Auditor's Report to the Owners of Strata Plan 50785 for the year ended 28 February 2022

Opinion

We have audited the financial report of Strata Plan 50785, which comprises a 28 February 2022 balance sheet, the income and expenditure statements for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial reports presents fairly, in all material respects, the financial position of Strata Plan 50785 as at 28 February 2022 and its financial performance for the year then ended in accordance with the accounting policies described in the Notes and the financial reporting requirements of S92 and S93 of the Strata Schemes Management Act 2015.

Basis for Opinion

We conducted our audit in accordance with Australian Auditing Standards. Our responsibilities under those standards are further described in the section 'Auditor's Responsibilities for the Audit of the Financial Report.

We are independent of the Plan in accordance with APES 110 Code of Ethics for Professional Accountants (the Code) that are relevant to our audit of the financial report in Australia. We have also fulfilled our other responsibilities in accordance with the Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Emphasis of Matter - Basis of Accounting

We draw attention to the notes to the financial report, which describes the basis of accounting. The financial report has been prepared for the distribution to the Owners for the purpose of fulfilling the Owners Corporation's financial reporting responsibilities under Sections 92 and 93 of the Strata Schemes Management Act 2015. As a result, the financial report may not be suitable for another purpose. Our opinion is not modified in respect of this matter.

Responsibilities of the Owners Corporation for the Financial Report

The Owners Corporation (the OC) is responsible for the preparation and fair presentation of the financial report in accordance with the accounting policies described in the Notes and has determined that they are appropriate to meet the financial reporting requirements of S92 and S93 of the Strata Schemes Management Act 2015 as well as being appropriate to meet the needs of the Owners. As a result, the financial report may not be suitable for another purpose.

The OC's responsibility also includes such internal control as the OC is necessary to enable the preparation and fair presentation of a financial report that is free from material misstatement, due to fraud or error.

In preparing the financial report, the OC is responsible for assessing the Plan's ability to continue as a going concern, disclosing, as applicable, matters relating to going concern and using the going concern basis of accounting unless the OC either intends to liquidate the Plan or to cease operations, or has no realistic alternative but to do so. Those charged with governance are responsible for overseeing the Plans financial reporting process.

CPA
Liability limited by a scheme approved under Professional Standards Legislation

Auditor's Responsibilities for the Audit of the Financial Report

Our objectives are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance; but is not a guarantee that an audit conducted in accordance with the Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this of this financial report.

As part of an audit in accordance with Australian Auditing Standards, we exercise the professional judgment and maintain professional skepticism throughout the audit. We also;

- Identify and assess the risks of material misstatement of the financial report, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Entity's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Entity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial report or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Entity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial report, including the disclosures, and whether the financial report represents the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.



Matthew Faulkner
FCPA Director

5 April 2022

STRATA PLAN 50785

NOTES TO AND FORMING PART OF THE ACCOUNTS

FOR THE YEAR ENDED 28 FEBRUARY 2022

NOTE 1 – Accounting policies

This is not a general purpose financial report. It is a special purpose report prepared for the Owners of the Plan to enable compliance with the requirement of Section 92 of the Strata Schemes Management Act 2015 as amended, to prepare financial statements.

As the Plan is not a Reporting Entity, there is no requirement to prepare accounts in accordance with Statements of Accounting Concept 1 and Australian Accounting Standards.

The accounts have been prepared in accordance with the historical cost convention and have not been adjusted for changes in the general purchasing power of money and for changes in the price of specific assets.

The accounts have been prepared on a going concern basis.

NOTE 2 – Income & expenses

Levies are brought to account as income when the levy is due and payable. Any other income and all expenditure is accounted for on a cash basis and is brought to account when the income is received or the expense paid, except where otherwise stated.

NOTE 3 – Income tax

Assessable income as defined in Tax Ruling TR 2015/3 is taxable at a rate of 30%. Plans do not trade and are not Small Business Entities. Mutual income such as levies are not taxable. Income tax expense accounts may include tax instalments for years yet to be lodged or assessed. Assessable income received by the plan in respect of common property is taxable in the hands of individual owners. Land Tax is also a personal responsibility.

NOTE 4 – Insurance commission

The amount of commission received (if applicable) is reflected on each successful quote. Such commission does not affect the premium in any way and is disclosed in the management agency agreement.

NOTE 5 – Prepaid expenses

Prepayments are for Fire.

NOTE 6 – Accrued expenses

Amounts have been accrued for Consultants.



Strata Plan No. 50785

1 McDonald Street Cronulla 2230

BALANCE SHEET

AS AT 28 FEBRUARY 2022

	ACTUAL 28/02/2022	ACTUAL 28/02/2021
OWNERS FUNDS		
Administrative Fund	133,329.96	295,842.54
Capital Works Fund	817,138.93	789,189.54
TOTAL	**$ 950,468.89**	**$ 1,085,032.08**
THESE FUNDS ARE REPRESENTED BY		
CURRENT ASSETS		
Cash At Bank	254,121.25	369,142.51
Investment #1-Admin	55,659.41	55,568.45
Investments # 1-Capital Works	400,000.00	250,000.00
Investments # 2-Capital Works	451,886.02	600,800.56
Investments # 3-Capital Works	799.17	0.00
Receivables - Other	0.00	34.10
Levies In Arrears	7,365.60	6,142.70
Other Arrears	2,463.48	10,881.66
Prepaid Expenses	733.70	0.00
TOTAL ASSETS	**1,173,028.63**	**1,292,569.98**
LIABILITIES		
Gst Clearing Account	(21,993.10)	(12,325.15)
Payg Clearing Account	(184.88)	200.86
Accrued Expenses	1,113.75	341.00
Deposits Received--Unknown	84.00	0.00
Next Year Discounts	(25,610.09)	(22,947.72)
Levies In Advance	269,150.06	236,975.98
Costs Pursuant To By- Laws	0.00	5,292.93
TOTAL LIABILITIES	**222,559.74**	**207,537.90**
NET ASSETS	**$ 950,468.89**	**$ 1,085,032.08**



Strata Plan No. 50785

1 McDonald Street Cronulla 2230

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 MARCH 2021 TO 28 FEBRUARY 2022

	ACTUAL 01/03/21-28/02/22	BUDGET 01/03/21-28/02/22	ACTUAL 01/03/20-28/02/21
ADMINISTRATIVE FUND			
INCOME			
Admin Levy Income	666,666.88	666,667.00	666,666.50
Admin Levy Income Discount	(60,606.89)	(66,667.00)	(59,971.88)
Interest-Investments	90.96	0.00	262.40
Exclusive Use	17,650.24	36,000.00	8,959.00
Insurance Claims Sp	7,172.45	0.00	8,417.50
Key Deposits	2,604.72	2,000.00	2,280.00
Rental Income	10,711.15	10,000.00	10,201.09
Strata Roll Inspection Fees	0.00	0.00	31.00
TOTAL ADMIN FUND INCOME	**644,289.51**	**648,000.00**	**636,845.61**
EXPENDITURE - ADMIN FUND			
Accounting	4,481.64	4,500.00	4,044.85
Audit And Taxation Services	2,081.85	2,500.00	2,031.84
Bank Charges	28.57	50.00	20.40
Bank Charges-Bpay	0.00	0.00	1.32
Bank Charges-With Gst	0.00	0.00	9.09
Consultants	21,173.86	17,000.00	1,170.91
Debt Collection Fees	(55.01)	0.00	0.00
Insurance-Excesses	10,473.00	5,000.00	0.00
Insurance-Premiums	86,349.77	100,000.00	84,524.75
Insurance-Valuation	0.00	0.00	552.73
Legal Fees	1,193.32	10,000.00	133.09
Maint-Aircon	13,907.96	12,000.00	10,760.24
Maint-Aircon-Water Treatment	6,003.75	6,000.00	4,470.86
Maint-Cleaning	118,908.00	125,000.00	116,687.80
Maint-Cleaning-Carpet/Furn	0.00	2,000.00	0.00
Maint-Cleaning-Other	0.00	2,000.00	1,460.00
Maint-Compactor	1,140.06	3,000.00	1,982.19
Maint-Doors & Windows	5,460.26	8,000.00	6,198.64
Maint-Electrical	6,823.77	8,000.00	6,386.15
Maint-Electrical Lamps & Tubes	310.50	1,000.00	628.47
Maint-Fire Prtcn-Contract	8,984.00	11,000.00	9,917.50
Maint-Fire Prtcn-Monitoring	5,036.54	2,500.00	(3,437.86)
Maint-Fire Prtcn-Repairs	24,849.84	25,000.00	14,646.21
Maint-Garage Doors	1,372.73	1,000.00	230.00

MATTHEW FAULKNER ACCOUNTANCY PTY LTD Common Seal ACN 602 775 771

Strata Plan No. 50785

1 McDonald Street Cronulla 2230

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 MARCH 2021 TO 28 FEBRUARY 2022

	ACTUAL	BUDGET	ACTUAL
	01/03/21-28/02/22	01/03/21-28/02/22	01/03/20-28/02/21
Maint-General Repairs	12,806.18	20,000.00	14,114.95
Maint-Grease Trap	0.02	0.00	(2,981.23)
Maint-Gym Equipment	637.50	500.00	476.00
Maint-Hot Water Service	1,745.00	2,000.00	840.00
Maint-Insurance Repairs	0.00	0.00	5,477.50
Maint-Intercom	0.00	2,500.00	720.00
Maint-Lawns & Gardening	25,725.91	28,000.00	24,971.65
Maint-Lift-Maint Contract	18,501.15	50,000.00	18,295.47
Maint-Lift-Registration Fees	78.00	78.00	77.00
Maint-Lift-Servicing/Repair	0.00	2,000.00	0.00
Maint-Lift-Telephone	240.00	200.00	186.00
Maint-Locks, Keys & Card Keys	324.73	1,000.00	1,650.00
Maint-Pest/Vermin Control	1,590.00	2,000.00	1,345.00
Maint-Plumbing & Drainage	10,337.27	10,000.00	9,185.55
Maint-Pool Consumables	9,777.44	9,000.00	7,604.21
Maint-Pool Repairs	1,212.00	4,000.00	2,448.49
Maint-Pumps	5,349.55	6,000.00	4,909.00
Maint-Security Equipment	4,850.00	5,000.00	3,490.00
Maint-Tv Antenna & Cables	0.00	1,500.00	0.00
Management Fees	20,500.08	20,500.00	20,482.68
Mgmt - Non Routine Services	4,879.78	6,000.00	2,913.87
Oh & S Compliance	0.00	1,000.00	0.00
Mgmt - Print/Postage/General	4,660.30	5,000.00	4,433.39
Search And Certificates	80.15	0.00	110.15
Capital Works Fund Assessment	0.00	500.00	1,189.09
Sundry	3,374.57	4,000.00	2,733.56
Telephone/Email/Fax	1,560.62	2,500.00	1,789.79
Telephone - Mgmt	60.00	200.00	79.20
Trades Compliance	240.00	240.00	240.00
Transfer To Capital Works Fund	250,000.00	0.00	0.00
Utility-Electricity	62,112.68	70,000.00	63,312.32
Utility-Gas	5,996.85	8,000.00	7,561.27
Utility-Rubbish Removal	0.00	200.00	0.00
Utility-Water & Sewerage	41,637.90	45,000.00	42,413.97
TOTAL ADMIN EXPENDITURE	**806,802.09**	**652,468.00**	**502,488.06**
SURPLUS/DEFICIT	**$ (162,512.58)**	**$ (4,468.00)**	**$ 134,357.55**

MATTHEW FAULKNER ACCOUNTANCY PTY LTD Common Seal ACN 602 775 771

Strata Plan No. 50785

1 McDonald Street Cronulla 2230

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 MARCH 2021 TO 28 FEBRUARY 2022

	ACTUAL	BUDGET	ACTUAL
	01/03/21-28/02/22	01/03/21-28/02/22	01/03/20-28/02/21
Opening Admin Balance	295,842.54	295,842.54	161,484.99
ADMINISTRATIVE FUND BALANCE	**$ 133,329.96**	**$ 291,374.54**	**$ 295,842.54**

MATTHEW FAULKNER ACCOUNTANCY PTY LTD
Common Seal
ACN 602 775 771

Strata Plan No. 50785

1 McDonald Street Cronulla 2230

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 MARCH 2021 TO 28 FEBRUARY 2022

	ACTUAL 01/03/21-28/02/22	BUDGET 01/03/21-28/02/22	ACTUAL 01/03/20-28/02/21
CAPITAL WORKS FUND			
INCOME			
Capital Works Levy Income	433,333.16	433,333.00	433,333.55
Cw Fund Levy Income Discount	(39,087.81)	(43,333.00)	(38,717.34)
Interest-Investments	1,884.63	8,800.00	9,506.90
Refund--Income Tax	18.70	0.00	75.70
Transfer From Admin Fund	250,000.00	0.00	0.00
TOTAL CAPITAL WORKS INCOME	**646,148.68**	**398,800.00**	**404,198.81**
EXPENDITURE - CAPITAL WORKS			
Income Tax	589.26	3,520.00	2,799.87
General Replacement	617,610.03	743,100.00	229,115.77
TOTAL CAP. WORKS EXPENDITURE	**618,199.29**	**746,620.00**	**231,915.64**
SURPLUS/DEFICIT	**$ 27,949.39**	**$ (347,820.00)**	**$ 172,283.17**
Opening Capital Works Balance	789,189.54	789,189.54	616,906.37
CAPITAL WORKS FUND BALANCE	**$ 817,138.93**	**$ 441,369.54**	**$ 789,189.54**



Strata Plan No. 50785

1 McDonald Street
Cronulla 2230

LOT BALANCE REPORT

28 February 2022

Lot No	Unit No	Administrative Fund	Capital Works Fund	Other	Total
1	R1	-2,403.08	-929.50	0.00	-3,332.58
2	Shop4	0.00	0.00	822.76	822.76
3	Shop3	-1,741.67	-1,132.08	309.22	-2,564.53
4	Shop2	-1,668.33	-1,084.42	0.00	-2,752.75
5	Shop1	-1,760.00	-1,144.00	0.00	-2,904.00
6	A1	-1,338.33	-869.92	0.00	-2,208.25
7	A2	-1,356.67	-881.83	0.00	-2,238.50
8	A3	-1,356.67	-881.83	0.00	-2,238.50
9	A4	-1,356.67	-881.83	0.00	-2,238.50
10	A5	-1,356.67	-881.83	0.00	-2,238.50
11	A6	-1,338.33	-869.92	0.00	-2,208.25
12	R2	-2,291.67	-1,489.58	0.00	-3,781.25
13	B13	-806.67	-524.33	0.00	-1,331.00
14	B14	806.67	657.43	324.50	1,788.60
16	A8	-1,430.00	-929.50	0.00	-2,359.50
17	A9	-1,430.00	-929.50	0.00	-2,359.50
18	A10	-1,448.33	-941.42	0.00	-2,389.75
19	A11	-1,430.05	-929.50	0.00	-2,359.55
20	A12	-1,393.33	-905.67	0.00	-2,299.00
21	R3	-2,053.33	-1,334.67	0.00	-3,388.00
22	B15	-898.33	-583.92	0.00	-1,482.25
24	B17	-916.67	-595.83	0.00	-1,512.50
25	B18	-916.67	-595.83	0.00	-1,512.50
29	C1	-1,650.00	-1,072.50	0.00	-2,722.50
31	C3	-1,576.67	-1,024.83	0.00	-2,601.50
32	C4	-1,613.33	-1,048.67	0.00	-2,662.00
33	C5	-1,485.00	-965.25	0.00	-2,450.25
34	C6	-1,375.00	-893.75	0.00	-2,268.75
35	C7	-1,540.00	-1,001.00	0.00	-2,541.00
37	C9	-1,503.33	-977.17	0.00	-2,480.50
38	C10	-1,081.67	-703.08	0.00	-1,784.75
39	C11	-1,100.00	-715.00	0.00	-1,815.00
40	C12	-1,191.67	-774.58	0.00	-1,966.25
41	C13	-1,191.67	-774.58	0.00	-1,966.25
42	C14	-1,283.33	-834.17	0.00	-2,117.50
43	C15	-1,650.00	-1,072.50	0.00	-2,722.50
45	C17	-1,558.33	-1,012.92	0.00	-2,571.25
46	C18	-1,118.33	-726.92	0.00	-1,845.25
47	C19	-1,210.00	-786.50	0.00	-1,996.50
48	C20	-1,265.00	-822.25	0.00	-2,087.25
49	C21	-1,246.67	-810.33	0.00	-2,057.00
50	C22	-1,375.00	-893.75	0.00	-2,268.75
51	C23	-1,833.33	-1,191.67	0.00	-3,025.00
53	C25	-1,686.67	-1,096.33	0.00	-2,783.00
54	C26	-1,320.00	-858.00	0.00	-2,178.00
55	C27	-1,173.33	-762.67	0.00	-1,936.00
56	C28	-1,246.67	-810.33	0.00	-2,057.00
57	C29	-1,173.33	-762.67	0.00	-1,936.00
58	C30	-1,375.00	-893.75	0.00	-2,268.75

Strata Plan No. 50785

1 McDonald Street
Cronulla 2230

LOT BALANCE REPORT

28 February 2022

Lot No	Unit No	Administrative Fund	Capital Works Fund	Other	Total
59	C31	-2,016.67	-1,310.83	0.00	-3,327.50
60	C32	-1,686.67	-1,096.33	0.00	-2,783.00
61	C33	-1,833.33	-1,191.67	0.00	-3,025.00
62	C34	-1,301.67	-846.08	0.00	-2,147.75
63	C35	-1,210.00	-786.50	0.00	-1,996.50
64	C36	-1,283.33	-834.17	0.00	-2,117.50
65	C37	-1,320.00	-858.00	0.00	-2,178.00
66	C38	-1.64	0.00	655.00	653.36
67	C39	-2,108.33	-1,370.42	0.00	-3,478.75
68	C40	-1,760.00	-1,144.00	0.00	-2,904.00
69	C41	-1,925.00	-1,251.25	0.00	-3,176.25
70	C42	-1,524.23	-905.67	0.00	-2,429.90
71	C43	-1,320.00	-858.00	0.00	-2,178.00
72	C44	-1,338.33	-869.92	0.00	-2,208.25
73	C45	-1,356.67	-881.83	0.00	-2,238.50
74	C46	-1,650.00	-1,072.50	0.00	-2,722.50
76	C48	-2,126.67	-1,382.33	0.00	-3,509.00
77	C49	-2,108.33	-1,370.42	0.00	-3,478.75
78	C50	-1,650.00	-1,072.50	0.00	-2,722.50
79	C51	-1,356.67	-881.83	0.00	-2,238.50
80	C52	-1,301.67	-846.08	0.00	-2,147.75
81	C53	-1,411.67	-917.58	0.00	-2,329.25
83	C55	-2,475.00	-1,608.75	0.00	-4,083.75
84	C56	-13,326.57	-1,537.25	0.00	-14,863.82
85	C57	-2,621.67	-1,704.08	0.00	-4,325.75
86	C58	-1,833.33	-1,191.67	0.00	-3,025.00
87	C59	-1,576.67	-1,024.83	0.00	-2,601.50
88	C60	-1,576.67	-922.15	0.00	-2,498.82
89	C61	3,542.00	2,359.50	291.50	6,193.00
91	C63	-2,530.00	-1,644.50	0.00	-4,174.50
92	C64	-2,841.67	-1,847.08	0.00	-4,688.75
93	C65	-2,823.33	-1,835.17	0.00	-4,658.50
94	C66	-2,585.00	-1,680.25	0.00	-4,265.25
95	C67	-2,585.00	-1,680.25	0.00	-4,265.25
97	C69	-3,025.00	-1,966.25	0.00	-4,991.25
98	C70	-2,676.67	-1,739.83	0.00	-4,416.50
99	C71	-3,025.00	-1,966.25	0.00	-4,991.25
101	C73	-2,621.67	-1,704.08	0.00	-4,325.75
102	C74	-2,621.67	-1,704.08	0.00	-4,325.75
103	C75	-2,951.67	-1,918.58	0.00	-4,870.25
104	C76	-6,930.00	-4,504.50	0.00	-11,434.50
105	C77	-7,168.34	-4,659.41	0.00	-11,827.75
Total		**($163,551.94)**	**($98,172.02)**	**$2,402.98**	**($259,320.98)**

MATTHEW FAULKNER ACCOUNTANCY PTY LTD
Common Seal
ACN
602 775 771

Strata Plan No. 50785

1 McDonald Street
Cronulla 2230

INSURANCE DETAILS

28 February 2022

Type	Insurer	Policy No	Sum Insured	Due Date
BUILDING	Chu Underwriting Agency P/L	HU0000022536	91,141,000	11/12/22
CATASTROPHE COVER	Chu Underwriting Agency P/L	HU0000022536	13,671,150	11/12/21
COMMON AREA	Chu Underwriting Agency P/L	HU0000022536	911,410	11/12/21
INTERNAL PAINT-LOTS	Chu Underwriting Agency P/L	HU0000022536	Insured	11/12/21
FIDELITY GUARANTEE	Chu Underwriting Agency P/L	HU0000022536	100,000	11/12/21
FLOOD COVER	Chu Underwriting Agency P/L	HU0000022536	Insured	11/12/21
LEGAL DEFENCE	Chu Underwriting Agency P/L	HU0000022536	50,000	11/12/21
MACHINERY	Chu Underwriting Agency P/L	HU0000022536	100,000	11/12/21
OFFICE BEARERS	Chu Underwriting Agency P/L	HU0000022536	10,000,000	11/12/21
PUBLIC LIABILITY	Chu Underwriting Agency P/L	HU0000022536	20,000,000	11/12/21
FLOATING	Chu Underwriting Agency P/L	HU0000022536	Insured	11/12/21
VOLUNTARY WORKERS	Chu Underwriting Agency P/L	HU0000022536	200,000	11/12/21
W H & S BREACHES	Chu Underwriting Agency P/L	HU0000022536	100,000	11/12/21
GOVT AUDIT COSTS	Chu Underwriting Agency P/L	HU0000022536	25,000	11/12/21
LOSS RENT/TEMP	Chu Underwriting Agency P/L	HU0000022536	13,671,150	11/12/21
OWNERS	Chu Underwriting Agency P/L	HU0000022536	250,000 (per	11/12/21

Strata Plan No. 50785

1 McDonald Street Cronulla 2230

PROPOSED ANNUAL BUDGET

	ACTUAL 01/03/21-28/02/22	BUDGET 01/03/21-28/02/22	BUDGET 01/03/22-28/02/23
ADMINISTRATIVE FUND			
INCOME			
Admin Levy Income	666,666.88	666,667.00	666,667.00
Admin Levy Income Discount	(60,606.89)	(66,667.00)	(66,667.00)
Interest-Investments	90.96	0.00	0.00
Exclusive Use	17,650.24	36,000.00	36,000.00
Insurance Claims Sp	7,172.45	0.00	0.00
Key Deposits	2,604.72	2,000.00	2,300.00
Rental Income	10,711.15	10,000.00	11,000.00
TOTAL ADMIN FUND INCOME	**644,289.51**	**648,000.00**	**649,300.00**
EXPENDITURE - ADMIN FUND			
Accounting	4,481.64	4,500.00	4,500.00
Audit And Taxation Services	2,081.85	2,500.00	2,500.00
Bank Charges	28.57	50.00	50.00
Consultants	21,173.86	17,000.00	35,000.00
Debt Collection Fees	(55.01)	0.00	0.00
Insurance-Excesses	10,473.00	5,000.00	10,000.00
Insurance-Premiums	86,349.77	100,000.00	105,000.00
Legal Fees	1,193.32	10,000.00	10,000.00
Maint-Aircon	13,907.96	12,000.00	15,000.00
Maint-Aircon-Water Treatment	6,003.75	6,000.00	6,000.00
Maint-Cleaning	118,908.00	125,000.00	170,000.00
Maint-Cleaning-Carpet/Furn	0.00	2,000.00	2,000.00
Maint-Cleaning-Other	0.00	2,000.00	2,000.00
Maint-Compactor	1,140.06	3,000.00	2,500.00
Maint-Doors & Windows	5,460.26	8,000.00	7,000.00
Maint-Electrical	6,823.77	8,000.00	8,000.00
Maint-Electrical Lamps & Tubes	310.50	1,000.00	1,000.00
Maint-Fire Prtcn-Contract	8,984.00	11,000.00	5,000.00
Maint-Fire Prtcn-Monitoring	5,036.54	2,500.00	2,500.00
Maint-Fire Prtcn-Repairs	24,849.84	25,000.00	25,000.00
Maint-Garage Doors	1,372.73	1,000.00	1,000.00
Maint-General Repairs	12,806.18	20,000.00	25,000.00
Maint-Grease Trap	0.02	0.00	1,250.00
Maint-Gym Equipment	637.50	500.00	500.00
Maint-Hot Water Service	1,745.00	2,000.00	2,000.00

Strata Plan No. 50785

1 McDonald Street Cronulla 2230

PROPOSED ANNUAL BUDGET

	ACTUAL 01/03/21-28/02/22	BUDGET 01/03/21-28/02/22	BUDGET 01/03/22-28/02/23
Maint-Intercom	0.00	2,500.00	2,000.00
Maint-Lawns & Gardening	25,725.91	28,000.00	28,000.00
Maint-Lift-Maint Contract	18,501.15	50,000.00	20,000.00
Maint-Lift-Registration Fees	78.00	78.00	78.00
Maint-Lift-Servicing/Repair	0.00	2,000.00	2,000.00
Maint-Lift-Telephone	240.00	200.00	240.00
Maint-Locks, Keys & Card Keys	324.73	1,000.00	1,000.00
Maint-Pest/Vermin Control	1,590.00	2,000.00	2,000.00
Maint-Plumbing & Drainage	10,337.27	10,000.00	10,000.00
Maint-Pool Consumables	9,777.44	9,000.00	10,000.00
Maint-Pool Repairs	1,212.00	4,000.00	3,000.00
Maint-Pumps	5,349.55	6,000.00	6,000.00
Maint-Security Equipment	4,850.00	5,000.00	5,000.00
Maint-Tv Antenna & Cables	0.00	1,500.00	1,500.00
Management Fees	20,500.08	20,500.00	20,500.00
Mgmt - Non Routine Services	4,879.78	6,000.00	6,000.00
Oh & S Compliance	0.00	1,000.00	1,000.00
Mgmt - Print/Postage/General	4,660.30	5,000.00	5,000.00
Search And Certificates	80.15	0.00	0.00
Capital Works Fund Assessment	0.00	500.00	0.00
Sundry	3,374.57	4,000.00	4,000.00
Telephone/Email/Fax	1,560.62	2,500.00	2,000.00
Telephone - Mgmt	60.00	200.00	200.00
Trades Compliance	240.00	240.00	240.00
Transfer To Capital Works Fund	250,000.00	0.00	0.00
Utility-Electricity	62,112.68	70,000.00	65,000.00
Utility-Gas	5,996.85	8,000.00	8,000.00
Utility-Rubbish Removal	0.00	200.00	200.00
Utility-Water & Sewerage	41,637.90	45,000.00	45,000.00
TOTAL ADMIN EXPENDITURE	**806,802.09**	**652,468.00**	**690,758.00**
SURPLUS/DEFICIT	**$ (162,512.58)**	**$ (4,468.00)**	**$ (41,458.00)**
Opening Admin Balance	295,842.54	295,842.54	133,329.96
ADMINISTRATIVE FUND BALANCE	**$ 133,329.96**	**$ 291,374.54**	**$ 91,871.96**

Strata Plan No. 50785

1 McDonald Street Cronulla 2230

PROPOSED ANNUAL BUDGET

	ACTUAL 01/03/21-28/02/22	BUDGET 01/03/21-28/02/22	BUDGET 01/03/22-28/02/23
CAPITAL WORKS FUND			
INCOME			
Capital Works Levy Income	433,333.16	433,333.00	468,000.00
Cw Fund Levy Income Discount	(39,087.81)	(43,333.00)	(46,800.00)
Interest-Investments	1,884.63	8,800.00	5,000.00
Refund--Income Tax	18.70	0.00	0.00
Transfer From Admin Fund	250,000.00	0.00	0.00
TOTAL CAPITAL WORKS INCOME	**646,148.68**	**398,800.00**	**426,200.00**
EXPENDITURE - CAPITAL WORKS			
Income Tax	589.26	3,520.00	3,000.00
General Replacement	617,610.03	743,100.00	966,257.00
TOTAL CAP. WORKS EXPENDITURE	**618,199.29**	**746,620.00**	**969,257.00**
SURPLUS/DEFICIT	**$ 27,949.39**	**$ (347,820.00)**	**$ (543,057.00)**
Opening Capital Works Balance	789,189.54	789,189.54	817,138.93
CAPITAL WORKS FUND BALANCE	**$ 817,138.93**	**$ 441,369.54**	**$ 274,081.93**

Strata Plan No. 50785

LOT BUDGET SUMMARY

28/02/2023

If the foregoing budget is adopted levies (including GST) for the specified period payable quarterly will be as follows:

			Administrative Fund	Capital Works Fund	
Lot No	Unit No	Entitlement	Net	Net	Net Total
1	R1	78	1,287.00	903.47	2,190.47
2	Shop4	85	1,402.50	984.55	2,387.05
3	Shop3	95	1,567.50	1,100.39	2,667.89
4	Shop2	91	1,501.50	1,054.05	2,555.55
5	Shop1	96	1,584.00	1,111.97	2,695.97
6	A1	73	1,204.50	845.56	2,050.06
7	A2	74	1,221.00	857.14	2,078.14
8	A3	74	1,221.00	857.14	2,078.14
9	A4	74	1,221.00	857.14	2,078.14
10	A5	74	1,221.00	857.14	2,078.14
11	A6	73	1,204.50	845.56	2,050.06
12	R2	125	2,062.50	1,447.87	3,510.37
13	B13	44	726.00	509.65	1,235.65
14	B14	44	726.00	509.65	1,235.65
15	A7	75	1,237.50	868.73	2,106.23
16	A8	78	1,287.00	903.47	2,190.47
17	A9	78	1,287.00	903.47	2,190.47
18	A10	79	1,303.50	915.06	2,218.56
19	A11	78	1,287.00	903.47	2,190.47
20	A12	76	1,254.00	880.31	2,134.31
21	R3	112	1,848.00	1,297.30	3,145.30
22	B15	49	808.50	567.57	1,376.07
23	B16	50	825.00	579.15	1,404.15
24	B17	50	825.00	579.15	1,404.15
25	B18	50	825.00	579.15	1,404.15
26	0	0	0.00	0.00	0.00
27	0	0	0.00	0.00	0.00
28	0	0	0.00	0.00	0.00
29	C1	90	1,485.00	1,042.47	2,527.47
30	C2	53	874.50	613.90	1,488.40
31	C3	86	1,419.00	996.14	2,415.14
32	C4	88	1,452.00	1,019.30	2,471.30
33	C5	81	1,336.50	938.22	2,274.72
34	C6	75	1,237.50	868.73	2,106.23
35	C7	84	1,386.00	972.97	2,358.97
36	C8	71	1,171.50	822.39	1,993.89
37	C9	82	1,353.00	949.81	2,302.81
38	C10	59	973.50	683.40	1,656.90
39	C11	60	990.00	694.98	1,684.98
40	C12	65	1,072.50	752.89	1,825.39
41	C13	65	1,072.50	752.89	1,825.39
42	C14	70	1,155.00	810.81	1,965.81
43	C15	90	1,485.00	1,042.47	2,527.47
44	C16	76	1,254.00	880.31	2,134.31
45	C17	85	1,402.50	984.55	2,387.05
46	C18	61	1,006.50	706.56	1,713.06
47	C19	66	1,089.00	764.48	1,853.48
	Totals:		**$54,153.00**	**$38,015.38**	**$92,168.38**

Strata Plan No. 50785

LOT BUDGET SUMMARY

28/02/2023

If the foregoing budget is adopted levies (including GST) for the specified period payable quarterly will be as follows:

			Administrative Fund	Capital Works Fund	
Lot No	Unit No	Entitlement	Net	Net	Net Total
48	C20	69	1,138.50	799.23	1,937.73
49	C21	68	1,122.00	787.64	1,909.64
50	C22	75	1,237.50	868.73	2,106.23
51	C23	100	1,650.00	1,158.30	2,808.30
52	C24	84	1,386.00	972.97	2,358.97
53	C25	92	1,518.00	1,065.64	2,583.64
54	C26	72	1,188.00	833.98	2,021.98
55	C27	64	1,056.00	741.31	1,797.31
56	C28	68	1,122.00	787.64	1,909.64
57	C29	64	1,056.00	741.31	1,797.31
58	C30	75	1,237.50	868.73	2,106.23
59	C31	110	1,815.00	1,274.13	3,089.13
60	C32	92	1,518.00	1,065.64	2,583.64
61	C33	100	1,650.00	1,158.30	2,808.30
62	C34	71	1,171.50	822.39	1,993.89
63	C35	66	1,089.00	764.48	1,853.48
64	C36	70	1,155.00	810.81	1,965.81
65	C37	72	1,188.00	833.98	2,021.98
66	C38	88	1,452.00	1,019.30	2,471.30
67	C39	115	1,897.50	1,332.05	3,229.55
68	C40	96	1,584.00	1,111.97	2,695.97
69	C41	105	1,732.50	1,216.21	2,948.71
70	C42	76	1,254.00	880.31	2,134.31
71	C43	72	1,188.00	833.98	2,021.98
72	C44	73	1,204.50	845.56	2,050.06
73	C45	74	1,221.00	857.14	2,078.14
74	C46	90	1,485.00	1,042.47	2,527.47
75	C47	120	1,980.00	1,389.96	3,369.96
76	C48	116	1,914.00	1,343.63	3,257.63
77	C49	115	1,897.50	1,332.05	3,229.55
78	C50	90	1,485.00	1,042.47	2,527.47
79	C51	74	1,221.00	857.14	2,078.14
80	C52	71	1,171.50	822.39	1,993.89
81	C53	77	1,270.50	891.89	2,162.39
82	C54	95	1,567.50	1,100.39	2,667.89
83	C55	135	2,227.50	1,563.71	3,791.21
84	C56	129	2,128.50	1,494.21	3,622.71
85	C57	143	2,359.50	1,656.37	4,015.87
86	C58	100	1,650.00	1,158.30	2,808.30
87	C59	86	1,419.00	996.14	2,415.14
88	C60	86	1,419.00	996.14	2,415.14
89	C61	198	3,267.00	2,293.43	5,560.43
90	C62	155	2,557.50	1,795.37	4,352.87
91	C63	138	2,277.00	1,598.45	3,875.45
92	C64	155	2,557.50	1,795.37	4,352.87
93	C65	154	2,541.00	1,783.78	4,324.78
94	C66	141	2,326.50	1,633.20	3,959.70
Totals:			**$129,706.50**	**$91,053.97**	**$220,760.47**

Strata Plan No. 50785

LOT BUDGET SUMMARY

28/02/2023

If the foregoing budget is adopted levies (including GST) for the specified period payable quarterly will be as follows:

			Administrative Fund	Capital Works Fund	
Lot No	Unit No	Entitlement	Net	Net	Net Total
95	C67	141	2,326.50	1,633.20	3,959.70
96	C68	151	2,491.50	1,749.03	4,240.53
97	C69	165	2,722.50	1,911.19	4,633.69
98	C70	146	2,409.00	1,691.12	4,100.12
99	C71	165	2,722.50	1,911.19	4,633.69
100	C72	155	2,557.50	1,795.37	4,352.87
101	C73	143	2,359.50	1,656.37	4,015.87
102	C74	143	2,359.50	1,656.37	4,015.87
103	C75	161	2,656.50	1,864.86	4,521.36
104	C76	378	6,237.00	4,378.37	10,615.37
105	C77	391	6,451.50	4,528.95	10,980.45
	Total		**$165,000.00**	**$115,829.99**	**$280,829.99**

Totals:	**$165,000.00**	**$115,829.99**	**$280,829.99**



Financial Services Guide

Authorised Representatives

Strata Title Management

This Financial Services Guide (FSG) is designed to assist you in deciding whether to use any of the services offered by BCB and our Authorised Representative. It contains information about:

- the financial services BCB and our Authorised Representative can offer you;
- how BCB and our Authorised Representative are remunerated in relation to those services; and
- how you can make a complaint.

About BCB

Body Corporate Brokers Pty Ltd ABN 95 002 809 298 (BCB) holds an Australian Financial Services License (AFSL No.244 529) to provide advice on and deal in general insurance products. We specialise as strata insurance brokers.

BCB is a member of the National Insurance Brokers Association and subscribes to the Insurance Brokers' Code of Practice.

The contact details for BCB and our Authorised Representative are on the last page.

BCB's own insurance policies

We maintain a Professional Indemnity Policy (PI Policy) which satisfies the requirements for compensation arrangements under Section 912B of the Corporations Act 2001 (Cth).

About our Authorised Representative

BCB has appointed your Strata Manager, Residential Manager, Owners Corporation Manager or Body Corporate Manager as an Authorised Representative to act on BCB's behalf (Authorised Representative).

STM | Building Smarter Communities
STRATA TITLE MANAGEMENT

BCB
Strata Insurance Brokers

The Authorised Representative is part of the Smarter Communities Limited ABN 25 065 006 859 (SC) group of companies.

Our services

Our Authorised Representative can assist you to obtain insurance to protect your assets and minimise your liabilities to comply with the Body Corporate, Strata and Community Title laws in your State or Territory.

Our Authorised Representative can give you information and help in arranging or renewing your Strata, Community Title or other related insurance policies.

Our Authorised Representative is authorised to provide **general advice** only. General advice is a recommendation or opinion about an insurance product that does not take into account your objectives, financial situation or needs.

If you need personal advice about your insurance requirements, you should contact BCB.

Personal advice is advice that takes into account any one or more of your objectives, financial situation and needs. We will give you a document setting out our a dvice, the details of remuneration (including commission) and information on any associations or other interests which might reasonably have influenced us in giving our advice.

Our Authorised Representative is not authorised to provide you with Personal Advice under our arrangement with it.

If either BCB or our Authorised Representative offer to arrange a general insurance product for you, we will provide you with a Product Disclosure Statement (PDS). You should carefully read the PDS to decide if the product features suit your objectives, financial situation and needs before making a decision about the insurance product.

Who we act for

BCB acts on your behalf when we advise on and arrange insurance for you. When you ask us to recommend an insurance policy for you, we will only consider the policies offered by the insurers we deal with.

Remuneration and other benefits

BCB is paid commission by insurers when we arrange a general insurance product for you. The amount of the commission is a range from 0% to 20 % of the base premium (excluding government charges) paid by you for the product.

Where our Authorised Representative has referred you, BCB will pass on all of this commission.

BCB charges you a broker fee in addition to the commission received from insurers . This fee is a range from 0% to 15% of the base premium (excluding government charges) and will appear separately on your tax invoice.

Alternatively, if an insurer charges a net premium and no commission is payable, BCB may either increase its remuneration by up to the amount of commission and fee that would normally apply to this insurance or agree a specific fee with you according to the service to be provided.

Where our Authorised Representative has referred you, BCB will pass on up to half of its fees.

The commission or fee applies for each policy issued or renewed.

BCB employees are paid a salary and may earn a bonus or incentives based on achievement of a broad range of the company's goals, including financial targets.

BCB receives interest on our trust account funds comprising premiums received from you and other insureds before they are sent to insurers . BCB may invest the premium. Any interest or return on investment is solely for BCB's benefit.

If you require, BCB can arrange a premium funding quote enabling you to pay your premiums by instalments. Premium funders charge interest. BCB may receive a commission from the premium funder for the introduction in the range of 0% to 4% of the base premium (excluding government charges).

BCB may receive from time to time certain soft dollar (non-monetary) benefits.

You may request particulars of BCB's remuneration (including commission) or other benefits within a reasonable time after you are given this FSG and before any financial service identified in this FSG is provided to you BCB is paid.

Important Relationships

The Authorised Representative's parent company, SC has entered into an agreement with BCB in relation to services provided by BCB to the Authorised Representative. These services are being developed to provide innovative technology solutions and other process efficiencies which will enable the Authorised Representative to deliver smarter insurance solutions for your benefit. Any net profit for BCB arising from these services will be shared 60% to BCB and 40% to SC.

Further details of the remuneration (including commission) or other benefits received by either the Authorised Representative and/or SC in connection with the provision of insurance products are available on request from BCB if this is made within a reasonable time after you are given this FSG and before any financial service identified in this FSG is provided to you.

The Authorised Representative is also an Authorised Representative of CHU Underwriting Agencies Pty Ltd, ABN 18 001 580 070 (CHU).

We are a wholly owned entity of Steadfast Group Limited, ABN 98 073 659 677 (SGL). Some of the insurance intermediaries we deal with may also be Steadfast related entities. We have access to shared services from SGL. These include (but are not exclusive to): model operating procedures, manuals, legal, technical, HR, compliance, IT, sum insured and product comparison tools; specialist insurance cover placement and claims support; group insurance arrangements; and group purchasing arrangements. These services are funded by SGL, subsidised by SGL or SGL receives a fee for them.

Steadfast has exclusive arrangements with some insurers and underwriting agencies (Partners) under which Steadfast will receive a marketing and administration fee between 0.5 – 2.0% for each product arranged by a Steadfast Network Broker with those Partners. Steadfast also has exclusive arrangements with some premium funders under which Steadfast will receive 0.5% marketing and administration fee for each amount funded by Steadfast Network Brokers with those premium funders. Depending on the operating costs of Steadfast (including the costs of services provided by Steadfast to Steadfast Network Brokers) and the amount of total business Steadfast Network Brokers place with participating Partners and premium funders in any financial year, Steadfast Network Brokers may receive a proportion of that marketing and administration fee at the end of each financial year. Steadfast is a shareholder in a number of Steadfast Network Brokers and also a shareholder in some underwriting agencies.

Privacy

We are committed to protecting your privacy. We use the personal information you provide to advise about and assist with your insurance needs. We only provide your personal information to either the insurance companies with which we choose to deal (and their representatives) or as per our Privacy Policy.

You can request details of the personal information we hold about you at any time.

For more details about our Privacy Policy, please ask your BCB Manager.

Complaints and Disputes

What should I do if I have a complaint?

1. Contact BCB and tell BCB about your complaint. BCB will do its best to resolve it quickly.
2. If your complaint is not satisfactorily resolved within 3 business days, please contact our Complaints Officer on 02 9024 3850 or put your complaint in writing and send it to them at:

Complaints Officer
PO BOX 20288, World Square NSW 2002
Or email: complaints@bodycorporatebrokers.com.au

3. BCB is a member of the Australian Financial Complaints Authority (AFCA). If an issue has not been resolved to your satisfaction, you can lodge a complaint with AFCA. AFCA provides fair and independent financial services complaint resolution that is free to consumers. AFCA can be contacted as below:

Australian Financial Complaints Authority
GPO Box 3, MELBOURNE VIC 3001
Telephone: 1800 931 678 (free call)
Email: info@afca.org.au
Web: www.afca.org.au

Authorised Representative

Name:

Strata Title Management Group Pty Ltd

ABN:

43 119 665 762

Authorised Representative No:

1258603

Address:

Level 7, 447 Kent Street SYDNEY NSW 2000

Phone:

02 9266 2600

Fax:

02 9266 2699

Email:

central@stratatitle.com.au

BCB
Strata Insurance Brokers

Established in 1996.

NEW SOUTH WALES | QUEENSLAND
VICTORIA | WESTERN AUSTRALIA

bodycorporatebrokers.com.au

New South Wales Branch
Level 11 , 338 Pitt Street, Sydney NSW 2000
Ph.: 02 9024 3850

Queensland Branch
Suite 1,7-9 Burra Street, Chevron Island QLD 4217
Ph: 07 5668 7800

Victoria Branch
Level 3, 100 Albert Road, South Melbourne VIC 3205
Ph.: 03 8609 2300

Western Australia Branch
155b, 22 St Georges Terrace, Perth WA 6000
Ph: 08 6245 5300

Please retain this document in a safe place as it involves legal rights and obligations.

If you require any further details about the financial services provided by BCB, please contact us.

STM | Building Smarter Communities
STRATA TITLE MANAGEMENT

* All sections to be completed by BCB upon release

Body Corporate Brokers Pty Ltd authorised the distribution of this Financial Services Guide. This document was prepared on 1 November 2018.

Special By-law 138 — Lot 36 (Unit C8) Major Work

138.1 Introduction

This By-law gives the Owner of Lot 36 ("You") special privileges to carry out and retain Major Work on your Lot and CP, as well as exclusive use and enjoyment of CP occupied by your works under certain conditions.

138.2 Major Work specified

a) The Major Work on your Lot and CP covered by this By-law is as follows:
   i) Demolition of existing bathrooms, laundry, kitchen & carpeted areas;
   ii) Demolition of various walls & existing suspended ceiling to kitchen;
   iii) Construction of new walls & suspended ceiling to kitchen;
   iv) Waterproof membrane to all wet areas;
   v) Replacement of toilet, vanity, fittings & appliances; and
   vi) Retiling of bathoom & laundry, engineered flooring to all other areas.

b) The Major Work on your Lot and CP must be carried out in accordance with the following specifications which are attached and form part of this By-law:
   i) KMH Projects Scope of Works.
   ii) Poppy Home Demolition/Construction Plan.
   iii) Poppy Home Proposed Floor Plan.

138.3 Authorisation, Right of Exclusive Use and Responsibility

a) We permit you to undertake the Major Work as per your application dated 22 January 2022, and give you a special privilege to keep and maintain it on the conditions set out in By-law 115 and this By-law.
b) You have a right of exclusive use and enjoyment of so much of the Major Work that comprises part of CP on the terms and conditions set out in this By-law.
c) We retain the right of access and use of any part of CP affected by your Major Work for the purpose of fulfilling any obligation which we may have under Strata Legislation or any other law.
d) You are responsible at all times for properly maintaining and keeping in a state of good and serviceable repair your Major Work and, when necessary, renewing or replacing any part of your Major Work.

138.4 Terms & Conditions

a) Before commencing Major Work, you must:
   i) provide us a copy of all tradespersons' licences and public liability insurances;
   ii) pay our costs incurred in connection with the preparation, reviewing, passing and registration of this By-law.
b) You must complete your Major Work within the expected time frame and in accordance with your application, the plans and specifications.
c) Your Major Work must be carried out in a competent and proper manner by licensed tradespersons.
d) You must comply with all applicable statutes, By-laws, regulations, rules and other laws for the time being in force.
e) You must minimize disturbance to the peaceful enjoyment of others during your Major Work.
f) You must pay all costs associated with your Major Work and properly maintain them.
g) You must give our nominated representatives access to inspect your Major Work within 48 hours of any request.
h) You must rectify any part of your Major Work that do not comply with the NCC or any applicable Australian Standard at your own cost.
i) You must notify us in writing as soon as your Major Work has been completed.
j) You must restore any damage to other parts of CP or any other Lot caused by your Major Work at your own expense, no matter when such damage may become evident.
k) You indemnify and keep us indemnified against all actions, proceedings, claims, demands, costs, damages and expenses which may be incurred by or brought or made against us arising out of your Major Work, the altered state, condition or use of CP arising from your Major Work or any breach of this By-law.

138.5 Breach of this By-Law

a) If you breach any condition of this By-law and fail to rectify that breach within 30 days of written notice from us, then we may:
   i) Rectify any such breach;
   ii) Enter any part of CP or your Lot, by our agents, employees or contractors in accordance with the Act for the purpose of rectifying any such breach; and
   iii) Recover as a debt due from you the costs of the rectification together with the our expenses incurred in recovering those costs including legal costs on an indemnity basis.
b) Nothing in this clause restricts the rights of or the remedies available to us as a consequence of a breach of this By-law.

KMH Projects Pty Ltd.
90b Melrose Avenue, Sylvania 2224
+61 407 102 711

DATE: 25 November 2021

CLIENT: Mr Phillpot and Mrs Routsios

PROJECT/SITE: Unit 8, 1-3 McDonald Street, Cronulla NSW 2230

SCOPE OF WORKS

PRELIMINARIES

- Disconnect all services to the kitchen and bathrooms.
- Protection to be installed in common areas

DEMOLITION

- Strip out of existing kitchen cabinetry, robes, appliances, fittings and fixtures
- Strip out of existing carpet and underlay
- Strip out ensuite and main bathroom tiles, fixture and fittings
- Temporarily prop ceiling slab prior to wall removal
- Demolish walls as detailed on Demolition plan A101
- Demolish existing suspended ceiling to kitchen

CONSTRUCTION

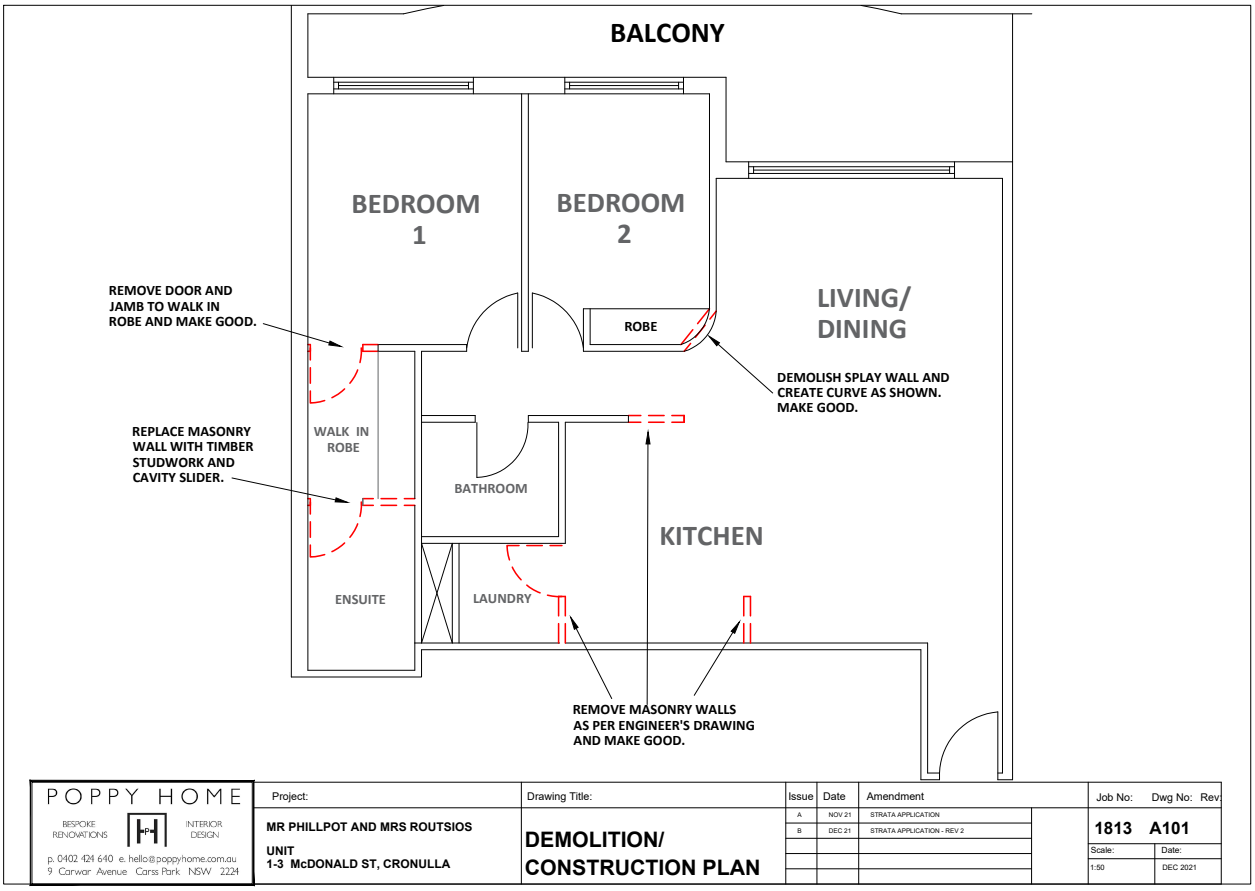
- Construct new walls as per Construction Plan A101
- Construct new suspended ceiling to kitchen area
- Installation of cavity sliders to laundry and ensuite
- Rough in all services to laundry, kitchen and bathrooms as required
- Make good all walls and ceiling as per Construction plan
- Make good walls to wet areas prior to waterproofing
- Waterproof all wet areas within laundry, ensuite and bathrooms with flexible polyurethane membrane
- Tile, grout and silicon all wet areas and entry area as per Plan A102
- Tiles to be laid on sand and cement screed bed or direct fixed to concrete slab dependent on levels
- All wet area tiling to fall to required waste outlets
- Gyprock, set and sand new suspended ceiling as required to kitchen
- Gyprock, set and sand new walls
- Install new joinery (including benchtops) to kitchen, laundry, dining area, robes and linen press
- Install new vanities to ensuite and bathroom
- Install new shower screens to ensuite and main bathroom

FIT OUT

- Install new underlay and flooring throughout as per Plan A102
- Installation of new doors and door furniture throughout
- Install new architraves and skirting throughout
- Fit off plumbing and electrical to kitchen, laundry and both bathrooms
- Fit off appliances to kitchen and laundry
- Undercoat and paint entire apartment
- Clean unit and common areas upon completion

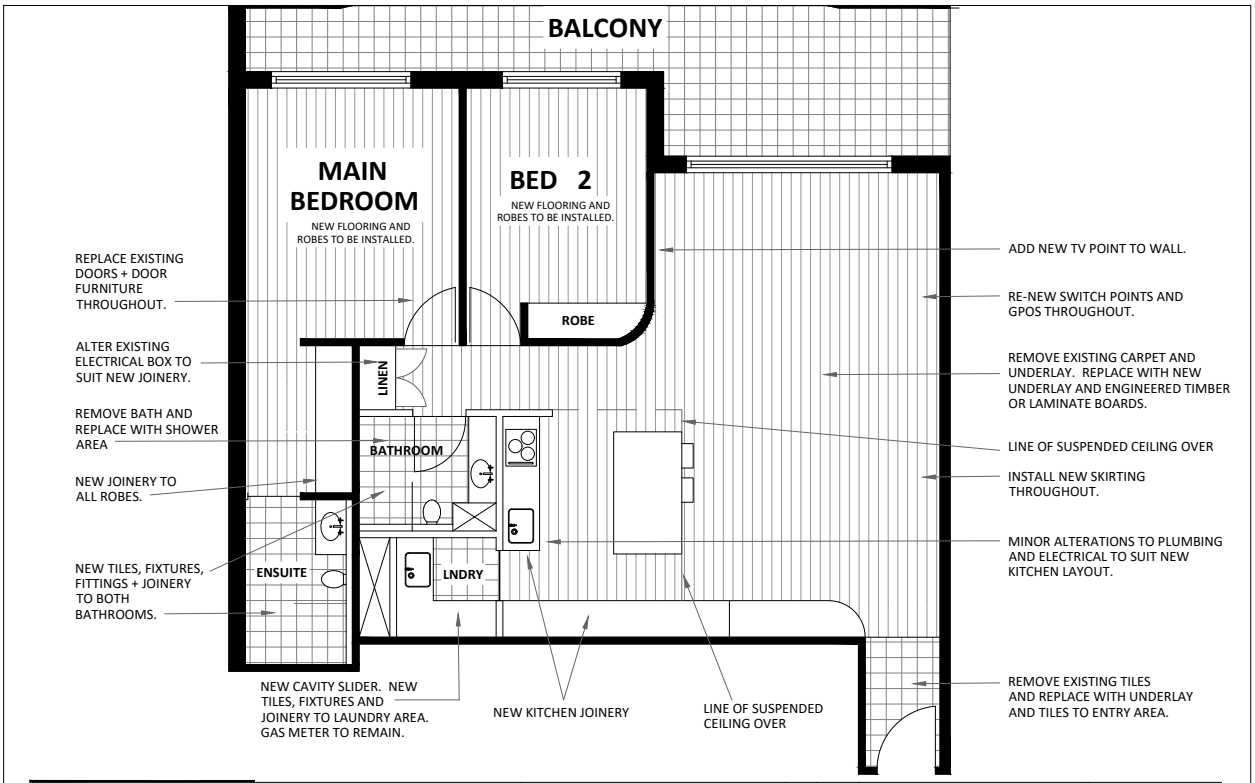
NOTES:

- Common areas will be kept clean throughout build
- All vibration tools will be used during allocated hours
- All waste will be removed from the site daily



POPPY HOME
BESPOKE RENOVATIONS | INTERIOR DESIGN
p. 0402 424 640 e. hello@poppyhome.com.au
9 Carwar Avenue Carss Park NSW 2224

Project:	Drawing Title:	Issue	Date	Amendment	Job No:	Dwg No:	Rev
MR PHILLPOT AND MRS ROUTSIOS UNIT 1-3 McDONALD ST, CRONULLA	DEMOLITION/ CONSTRUCTION PLAN	A B	NOV 21 DEC 21	STRATA APPLICATION STRATA APPLICATION - REV 2	1813	A101	
					Scale: 1:50	Date: DEC 2021	



POPPY HOME
BESPOKE RENOVATIONS | INTERIOR DESIGN
p. 0402 424 640 e. hello@poppyhome.com.au
9 Carwar Avenue Carss Park NSW 2224

Project:	Drawing Title:	Issue	Date	Amendment	Job No:	Dwg No:	Rev
MR PHILLPOT AND MRS ROUTSIOS UNIT 1-3 McDONALD ST, CRONULLA	PROPOSED FLOOR PLAN	A B	NOV 21 DEC 21	STRATA APPLICATION STRATA APPLICATION - REV 2	1813	A102	
					Scale: 1:50	Date: DEC 21	

Special By-law 139 — Lot 101 (Unit C73) Major Work

139.1 Introduction

This By-law gives the Owner of Lot 101 ("You") special privileges to carry out and retain Major Work on your Lot and CP, as well as exclusive use and enjoyment of CP occupied by your works under certain conditions.

139.2 Major Work specified

a) The Major Work on your Lot and CP covered by this By-law is as follows:
   i) Demolition of existing bathrooms, laundry & kitchen;
   ii) Demolition of various non-structural walls;
   iii) New waterproof membrane to all wet areas;
   iv) Replacement of toilet, vanity, fittings & appliances;
   v) Retiling of bathoom & laundry, engineered flooring to all other areas; and
   vi) Waterproof membrane and retiling over existing balcony tiles.

b) The Major Work on your Lot and CP must be carried out in accordance with the following specifications which are attached and form part of this By-law:
   i) ESP Project Group Quote & Scope of Works.
   ii) Studio Albus Existing Plan & Proposed Plan.

139.3 Authorisation, Right of Exclusive Use and Responsibility

a) We permit you to undertake the Major Work as per your application dated 9 March 2022, and give you a special privilege to keep and maintain it on the conditions set out in By-law 115 and this By-law.
b) You have a right of exclusive use and enjoyment of so much of the Major Work that comprises part of CP on the terms and conditions set out in this By-law.
c) We retain the right of access and use of any part of CP affected by your Major Work for the purpose of fulfilling any obligation which we may have under Strata Legislation or any other law.
d) You are responsible at all times for properly maintaining and keeping in a state of good and serviceable repair your Major Work and, when necessary, renewing or replacing any part of your Major Work.

139.4 Terms & Conditions

a) Before commencing Major Work, you must:
   i) provide us a copy of all tradespersons' licences and public liability insurances;
   ii) pay our costs incurred in connection with the preparation, reviewing, passing and registration of this By-law.
b) You must complete your Major Work within the expected time frame and in accordance with your application, the plans and specifications.
c) Your Major Work must be carried out in a competent and proper manner by licensed tradespersons.
d) You must comply with all applicable statutes, By-laws, regulations, rules and other laws for the time being in force.
e) You must minimize disturbance to the peaceful enjoyment of others during your Major Work.
f) You must pay all costs associated with your Major Work and properly maintain them.
g) You must give our nominated representatives access to inspect your Major Work within 48 hours of any request.
h) You must rectify any part of your Major Work that do not comply with the NCC or any applicable Australian Standard at your own cost.
i) You must notify us in writing as soon as your Major Work has been completed.
j) You must restore any damage to other parts of CP or any other Lot caused by your Major Work at your own expense, no matter when such damage may become evident.
k) You acknowledge that you are responsible for the effectiveness of the balcony waterproofing system by your Major Work including installation of a new waterproof membrane and tiling over the existing original balcony tiling and membrane.
l) You indemnify and keep us indemnified against all actions, proceedings, claims, demands, costs, damages and expenses which may be incurred by or brought or made against us arising out of your Major Work, the altered state, condition or use of CP arising from your Major Work, or any breach of this By-law.

139.5 Breach of this By-Law

a) If you breach any condition of this By-law and fail to rectify that breach within 30 days of written notice from us, then we may:
   i) Rectify any such breach;
   ii) Enter any part of CP or your Lot, by our agents, employees or contractors in accordance with the Act for the purpose of rectifying any such breach; and
   iii) Recover as a debt due from you the costs of the rectification together with the our expenses incurred in recovering those costs including legal costs on an indemnity basis.
b) Nothing in this clause restricts the rights of or the remedies available to us as a consequence of a breach of this By-law.

QUOTE

Mark and Loriene Dennes
73c/1 McDonald Street
Cronulla
New South Wales 2230
Australia

Site
73C/1 McDonald St

Job No
JB14285

Job Address
73C/1 McDonald St,
Cronulla, NSW

Reference
Internal Fitout

Date
08 March 2022

Expiry Date
07 April 2022

Quote Number
QT09718

ABN
13131664956

p: 02 9533 4156
a: Unit 15, 47-51 Lorraine St
Peakhurst NSW 2210
office@esppg.com.au
Builder Lic. No. 274533C

Scope of Works

Preliminaries

1. Site establishment
2. Insurances
3. Site supervision
4. Protection of existing finishes

Documentation

All works to be carried out in accordance with the following:

1. Architectural drawings rev. 0
2. FF&E schedule rev. A
3. Finishes schedule rev. 0
4. Lighting & electrical schedule rev. 0

Scope

1. Disconnection of all services
2. Demolition of complete internal linings to substrate including walls as detailed
3. Disposal of all waste off site
4. Allowance for all electrical and plumbing works to suit new layouts
5. Construction of new lightweight walls as detailed
6. Waterproofing membranes to wet areas
7. Supply and lay of tiles to wet areas including floors and walls (full height)
8. Supply and hang of all doors including door hardware
9. Painting of all previously painted surfaces
10. Supply and installation of custom made joinery as detailed
11. Supply and lay of new timber flooring and carpet including acoustic insulation
12. Supply and installation of all fixtures and fittings
13. Supply of all PC items

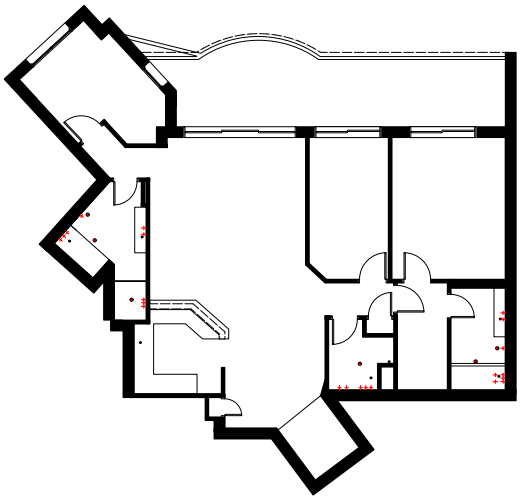
Subtotal	322,500.00
Total GST	32,250.00
Total AUD	**354,750.00**

Exclusions

1. Structural repairs including flooring
2. Packing out of walls if required
3. Council or PCA approvals
4. Standard finishes only
5. Window blinds
6. Upgrades to the electrical switchboard if applicable
7. Structural works

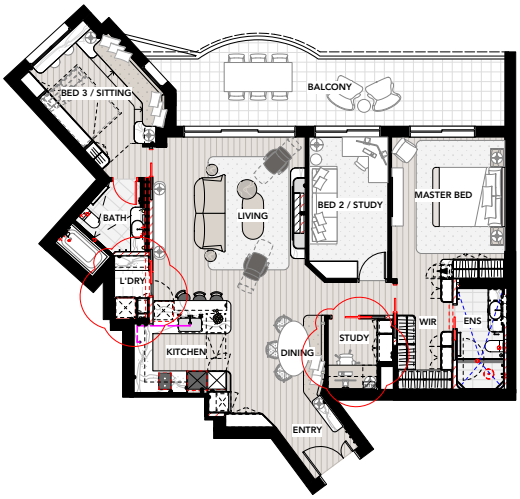
General Terms & Conditions

1. In the event of absence of any information, the above price is subject to change
2. All work is to be carried out in general business hours
3. Toilet, power and water to be made available on site
4. No allowance for structural works if required
5. Where a colour or style is to be matched it will be best match only
6. Access to all areas to be provided. Where access is not granted on the scheduled day an additional callout fee will be charged
7. Hazardous substance testing or removal is excluded
8. No allowance for HBCF payment
9. Plumbing or electrical works have been excluded unless specifically stated
10. Parking & materials storage to be provided on site
11. All variations and/or provisional costs to be subject to an 18% builders margin



EXISTING PLAN
Scale: 1:100

STUDIO ALBUS		TERMS		PROJECT NUMBER	PROJECT ADDRESS	DATE		DRAWING NUMBER
WWW.STUDIOALBUS.COM.AU	207 FOWLER ROAD, ILLAWONG, NSW 2234		1. In accepting and using this document the recipient agrees that Studio Albus retain all Copyright and Intellectual Property rights. The recipient agrees that this document will not be used for any purpose other than its intended purpose and will waive all claims against Studio Albus resulting from unathorised changes or reuse of the document on other projects without written consent from Studio Albus. This document can not be transferred or on-sold without written consent from Studio Albus. Studio Albus do not provide warranties of fitness for use/purpose - this must be confirmed by the builder with other trades, contractors and/or suppliers prior to purchase, fabrication or installtion. Figured dimensions must take precedence over scaling of documents. 2. This package is to be read in conjunction with Studio Albus Project Schedules, including (but not limited to) FF&E Schedule, Finishes Schedule, Terms & Conditions, Abbreviation Legend and Drawing Transmittal. 3. All documentation provided in this package is not for construction, unless otherwise stated. 4. Refer to each equipment & fitting specification prior to purchase, fabrication or installation.	210209	73C / 1 MCDONALD STREET CRONULLA	OCT | 15 | 2021		ID. 010
@STUDIO.ALBUS				CLIENT		SCALE	REVISION	DRAWING NAME
				MARK & LORIENE DENNES		@A3	CONCEPT REV. A	EXISTING FLOOR PLAN



PROPOSED PLAN
Scale: 1:100

STUDIO ALBUS		TERMS		PROJECT NUMBER	PROJECT ADDRESS	DATE		DRAWING NUMBER
WWW.STUDIOALBUS.COM.AU	207 FOWLER ROAD, ILLAWONG, NSW 2234		1. In accepting and using this document the recipient agrees that Studio Albus retain all Copyright and Intellectual Property rights. The recipient agrees that this document will not be used for any purpose other than its intended purpose and will waive all claims against Studio Albus resulting from unathorised changes or reuse of the document on other projects without written consent from Studio Albus. This document can not be transferred or on-sold without written consent from Studio Albus. Studio Albus do not provide warranties of fitness for use/purpose - this must be confirmed by the builder with other trades, contractors and/or suppliers prior to purchase, fabrication or installtion. Figured dimensions must take precedence over scaling of documents. 2. This package is to be read in conjunction with Studio Albus Project Schedules, including (but not limited to) FF&E Schedule, Finishes Schedule, Terms & Conditions, Abbreviation Legend and Drawing Transmittal. 3. All documentation provided in this package is not for construction, unless otherwise stated. 4. Refer to each equipment & fitting specification prior to purchase, fabrication or installation.	210209	73C / 1 MCDONALD STREET CRONULLA	OCT | 15 | 2021		ID. 011
@STUDIO.ALBUS				CLIENT		SCALE	REVISION	DRAWING NAME
				MARK & LORIENE DENNES		@A3	CONCEPT REV. A	PROPOSED FLOOR PLAN

NSW GOVERNMENT Fair Trading

Form 1 – Proxy Appointment
Strata Schemes Management Act 2015

Strata Schemes Management Regulation 2016 (clause 13)
Strata Schemes Management Act 2015 (clause 26 (1) of Schedule 1)

Date DD / MM / YYYY

I / We

the owners of lot

in Strata Plan No appoint

of

as my/our proxy for the purposes of meetings of the owners corporation (including adjournments of meetings).

I/ We appoint

of

as my/our proxy for the purposes of meetings of the owners corporation (including adjournments of meetings) if

already holds the maximum number of proxies that may be accepted.

Period or number of meetings for which appointment of proxy has effect for *1 meeting/* meetings/*1 month/* months/*12 months or 2 consecutive annual general meetings

**Tick or tick and complete whichever applies*

(Note: The appointment cannot have effect for more than 12 months or 2 consecutive annual general meetings, whichever is the greater.)

***1.** This form authorises the proxy to vote on my/our behalf on all matters.

OR

***2.** This form authorises the proxy to vote on my/our behalf on the following matters only:
[Specify the matters and any limitations on the manner in which you want the proxy to vote.]
**Delete paragraph 1 or 2, whichever does not apply.*

***3.** If a vote is taken on whether (the strata managing agent) should be appointed or remain in office or whether another managing agent is to be appointed, I/we want the proxy to vote as follows:
**Delete paragraph 3 if proxy is not authorised to vote on this matter. For examples, read note 1 below.*

***4.** I understand that, if the proxy already holds more than the permitted number of proxies, the proxy will not be permitted to vote on my/our behalf on any matters.

Signature of owner/s

NOTES ON APPOINTMENT OF PROXIES

1. This form is ineffective unless it contains the date on which it was made and it is given to the secretary of the owners corporation at least 24 hours before the first meeting in relation to which it is to operate (in the case of a large strata scheme) or at or before the first meeting in relation to which it is to operate (in any other case).
2. This form will be revoked by a later proxy appointment form delivered to the secretary of the owners corporation in the manner described in the preceding paragraph.
3. This form is current from the day on which it is signed until the end of the period (if any) specified on the form or the first anniversary of that day or at the end of the second annual general meeting held after that day (whichever occurs first).
4. If a person holds more than the total number of proxies permissible, the person cannot vote using any additional proxies. The total number of proxies that may be held by a person (other than proxies held by the person as the co-owner of a lot) voting on a resolution are as follows:
   (a) if the strata scheme has 20 lots or less, one,
   (b) if the strata scheme has more than 20 lots, a number that is equal to not more than 5% of the total number of lots.
5. A provision of a contract for the sale of a lot in a strata scheme, or of any ancillary or related contract or arrangement, is void and unenforceable to the extent that it:
   (a) requires the purchaser of a lot, or any other person, to cast a vote at a meeting of the owners corporation at the direction of another person, or
   (b) requires the purchaser to give a proxy at the direction of another person for the purpose of voting at a meeting of the owners corporation (that is a person cannot rely on any such proxy to cast a vote as a proxy).

NOTES ON RIGHTS OF PROXIES TO VOTE

1. A duly appointed proxy:
   (a) may vote on a show of hands (or by any other means approved by a general resolution at a meeting of the owners corporation), subject to any limitation in this form, or may demand a poll, and
   (b) may vote in the person's own right if entitled to vote otherwise than as a proxy, and
   (c) if appointed as a proxy for more than one person, may vote separately as a proxy in each case.
2. A proxy is not authorised to vote on a matter:
   (a) if the person who appointed the proxy is present at the relevant meeting and personally votes on the matter, or
   (b) so as to confer a pecuniary or other material benefit on the proxy, if the proxy is a strata managing agent, building manager or on-site residential property manager, or
   (c) if the right to vote on any such matter is limited by this form.

COMPANY NOMINEE FORM

To the Secretary
The Owners – Strata Plan 50785

C/- Strata Title Management
PO Box 56
Sutherland 1499

Email: reception@stratatitle.com.au

I/we Carey Beebe (Company Trading Name & ACN)
being a company duly incorporated in the State of New South Wales having its registered office at..... (registered office address) hereby nominates, constitutes and appoints ..... (Nominee Name) as its appointed nominee as owner / mortgagee / covenant chargee* for lot no.(s) ..... for the purposes of exercising the rights, powers, authorities and functions of the company under the Strata Schemes Management Act 2015 (as amended).

The address for service of notices to the above nominee is:

.....
(Address)

Dated this ..... day of ....
(Day) (Month) (Year)

The Common Seal of

.....
(Company Trading Name)

Was hereto affixed by authority of the Board
of Directors in the presence of:

....
Signature of Secretary/Director Signature of Secretary/Director

....
Name of Secretary/Director Name of Secretary/Director

.....
Signature of Nominee

STRATA COMMITTEE NOMINATION FORM

THE OWNERS OF SP 50785 | COTE D'AZUR | 1 MCDONALD STREET, CRONULLA, NSW, 2230

NOMINEE

I, Carey Beebe of Lot No. 54

Sole owner/co-owner, company nominee (please circle which is relevant)

in Strata Plan No. **50785** hereby nominate _____ to stand for election to the strata committee at the Annual General Meeting.

Signed: .....

Date: .....

ACCEPTANCE OF NOMINATION

I, _____ of Lot No. _____

Sole owner/co-owner, company nominee, non-owner (please circle which is relevant)

in Strata Plan No. **50785:**

✓ consent to the nomination to stand for election to the strata committee at theAnnual General Meeting, and;

✓ confirm my eligibility to stand for election, and;

✓ declare the following pecuniary interest _____and;

✓ disclose my connection with the original owner _____.

Signed: .....

Date: .....

PLEASE NOTE:

- If you are a sole owner or company nominee and self-nominating, please complete both sections of the form
- Sections 31 & 32 of the Strata Schemes Management Act 2015 (NSW) set out the eligibility requirements
- Schedule 2 of the Act sets out the obligation to disclose a direct or indirect pecuniary interest in a matter to be considered at a meeting.
- If there are no declarations of interest or connected person disclosures, then write "N/A"
- Forms should be returned to our office prior to the meeting if possible.

STM | Building Smarter Communities

STRATA TITLE MANAGEMENT

NOTICE OF
STRATA COMMITTEE MEETING

THE OWNERS – STRATA PLAN 50785
AT 1 MCDONALD STREET, CRONULLA, NSW, 2230

Date:	**27 April 2022**
Time:	**07:00 PM**
Venue:	**41 Croydon Street, CRONULLA, NSW, 2230**

Prepared by: Daniel Goodwin
Phone: (02)95404199 Fax:
Postal Address: PO Box 56, Sutherland, 1499
Email: reception@stratatitle.com.au

NOTICE OF STRATA COMMITTEE MEETING OF THE OWNERS CORPORATION

NOTICE OF BUSINESS to be dealt with at the Strata Committee Meeting of the Owners - Strata Plan No 50785
To be held on Wednesday, **27 April, 2022**
Club Cronulla, 41 Croydon Street, CRONULLA, NSW, 2230
Commencing at the conclusion of the Annual General Meeting

Motion 1.	***Minutes***
THAT the minutes of the previous Strata Committee meeting be confirmed as a true and accurate account of the proceedings at that meeting.	
Explanatory Note:This motion refers to accepting the minutes of the last strata committee meeting, a copy of which is included in the meeting notice.	

Motion 2.	***Office Bearers***
That the strata Committee elect a Secretary, Treasurer and Chairperson	
Explanatory Note:This motion is to select office bearer position for the ensuring year.	

Motion 3.	***Appointing Contact point and substitute Contact Point***
THAT the Strata Committee appoints a main representative and a substitute representative of the Strata Committee to liaise with the strata manager and be the strata scheme's main contact point.	
Explanatory Note:This will ensure that the correct instructions of the strata committee are received by the strata managing agent which will avoid any miscommunication given by multiple members	

Motion 4.	***Notice To Comply***
THAT the Strata Committee is satisfied that the tenant of Lot 81 (C53) has contravened Special By-law 109 registered with Strata Plan 50785 by failing to heed repeated warnings for parking in visitor parking overnight on 14/2,19/2, 2/3, 9/3, 14/3, 16/3, 22/3, 24/3 AND; The Strata Committee instructs STM to issue a Notice to Comply with a By-Law pursuant to Section 146 of the Strata Schemes Management Act 2015 to the occupant of Lot 81 seeking compliance with the Strata Scheme's By-laws, in particular, Special By-law 109 — Vehicles & Garages	

Motion 5.	***Correspondence***
THAT the Strata Committee review any correspondence needing attention and provide instructions.	
Explanatory Note: *This motion is to determine whether items of correspondence are needed in relation to common property areas within the complex.*	

Daniel Goodwin
STRATA TITLE MANAGEMENT

Dated: 20 April 2022

IMPORTANT NOTICE: *An owner can attend Strata Committee meetings but cannot address the meeting unless with approval from the Strata Committee.*

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STRATA TITLE MANAGEMENT

SYDNEY CENTRAL
SYDNEY NORTH
SYDNEY SOUTH
WOLLONGONG
BALLINA
TWEED HEADS

ABN 43 119 665 762
PO Box 56
Sutherland NSW 1499
t. +61 2 9266 2600
www.stratatitle.com.au

MINUTES OF STRATA COMMITTEE MEETING (SCHEDULE 2) OF THE OWNERS CORPORATION

A meeting of the Strata Committee of the Owners Strata Plan No. 50785 was held
On **Friday 04 February 2022** commencing **10:00 AM**

Pre Votes received from:	Lot 54	Carey Beebe	Electronic vote
	Lot 56	Kevin O'Shea	Electronic vote
	Lot 58	Geoffrey Schuberg	Electronic vote
	Lot 83	David Gourley	Electronic vote
	Lot 97	Ian MacDonald	Electronic vote
In Attendance	Daniel Goodwin (Strata Title Management)		
Chairperson	Daniel Goodwin (Strata Title Management by Invitation)		

THERE BEING A QUORUM PRESENT THE CHAIRMAN DECLARED THE MEETING OPEN AT 10.00AM.

MOTIONS

1)	**RESOLVED that** the minutes of the previous Strata Committee meeting be confirmed as a true and accurate account of the proceedings at that meeting.
2)	**RESOLVED that** the Strata Committee acknowledges receipt of the recommendation of BCB, insurance brokers, and their attached Financial Services Guide, and ratifies the previous decision to approve the quotation for insurance from CHU in the amount of $94,355.12 as per the attached BCB recommendation. Note: BCB reduced their broker fee to a total of $17,000 from $17,325 following the submission of their proposal.
3)	RESOLVED that the Strata Committee is satisfied that the occupier of Lot 10 (A5) has contravened by-law 109 registered with Strata Plan 50785 by parking in visitors parking on 25/12/21, 29/12/21, 4/1/22, 5/1/22, 6/1/22 & 17/1/22 AND The Strata Committee instructs STM to issue a Notice to Comply with a By-Law pursuant to Section 146 of the Strata Schemes Management Act 2015 to the occupant of Lot 10 seeking compliance with the strata schemes' by laws, in particular, by law 109.3 (Visitor Car or Motor Bike Parking);

THERE BEING NO FURTHER BUSINESS THE MEETING CLOSED.

Daniel Goodwin
SENIOR STRATA MANAGER
STRATA TITLE MANAGEMENT

Dated 14 February 2022