Living better together

STM SMARTER COMMUNITIES



Strata Committee Meeting Notice

THE OWNERS - STRATA PLAN 50785

AT 1 MCDONALD STREET, CRONULLA, NSW, 2230

Meeting to be held on Monday, 12 October 2026
at 1 McDonald Street, CRONULLA, NSW, 2230
at 7:00 PM

INDEX

- Previous Meeting Minutes
- Interim Financial Statements as at 22/09/2026
- Building Management Report 03/07/2026

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 **12, October, 2026**
1 McDonald Street, CRONULLA, NSW, 2230
Commencing at 07:00 PM

Motion 1.	***Minutes***
THAT the minutes of the previous Strata Committee meeting held 20 July 2026 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.	***Financial Statements***
THAT the Financial Statements for the period up to 22 September 2026 be accepted.	

Motion 3.	***Building Management***
THAT the Building Managers report be tabled and any appropriate action determined. 1. C70, Lot 98 Balcony Waterproofing Effervescence - Wrightsons 2. AFSS Update - Due 21/12/2026 - Bowsers - Stair Pressurisation 3. Rogi Security (Walter/Greg)	

Motion 4.	***General Business Items***
THAT General Business Items be discussed and any further action determined. 1. 1. Committee mandatory training required from 1 October 2. Access, fobs and keys 3. Renovation By-Law update (sent to Adrian last week) 4. Restaurant DA application update (STM) 5. C11 debtors update (STM) 6. AFSS update (Walter) 7. Painting update (Greg) 8. Lift maintenance contract update (Trent) 9. Resort area upgrade (Greg / Sharen) 10. Date for Christmas drinks (Sharen / Luisa) 11. Shop 4 Pipe Burst & resultant damage - Zinc	

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.*	

Motion 6.	***Next SCM Date and Time***
THAT the date, time and venue for the next Strata Committee Meeting be determined	
Explanatory Note:The proposed date of Monday, 1 February 2027 was put forward.	

Stephen Neil
STRATA TITLE MANAGEMENT

Dated: 7 October 2026

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

Living better together
STM SMARTER COMMUNITIES

NORTHERN SYDNEY
447 Kent St,
Sydney, NSW, 2000
t. +61 2 9266 2600
e. nsw@smartercommunities.com.au
ABN 43 119 665 762

SOUTHERN SYDNEY
680 Old Princess Hwy,
Sutherland, NSW 2232
t. +61 2 9266 2600
e. nsw@smartercommunities.com.au
ABN 43 119 665 762

TWEED/COOLANGATTA
Shop 207, The Strand Shopping Centre,
72-80 Marine Parade,
Coolangatta, QLD, 4225
t. +61 7 5536 0700
e. nsw@smartercommunities.com.au
ABN 34 010 252 865

MINUTES OF STRATA COMMITTEE MEETING OF THE OWNERS CORPORATION

MINUTES OF the Strata Committee Meeting of the
Owners - Strata Plan No 50785
Held in 1 McDonald Street, CRONULLA, NSW, 2230
On 20 July 2026 commenced at 07:00 PM

PRESENT: D Young (35), G Garvan (37), L Margetts (41), K O'Shea (56), S Carruthers (79), T Masters (89), I MacDonald (97),

APOLOGIES: P Scullion (93), L Dennes (101), Walter Zenari (Zenaris Maintenance)

IN ATTENDANCE: Stephen Neil (Strata Title Management)

CHAIRPERSON: Stephen Neil (Strata Title Management) by invitation.

There being a quorum present the chairperson declared the meeting open at 7:00PM.

Motion 1.	***Minutes***	***Ordinary Resolution Without use of Proxies***
AMENDED & RESOLVED that the minutes of the previous Strata Committee meeting held 21 April 2026 be confirmed as a true and accurate account of the proceedings at that meeting. **Mangers Notes:** L Dennes (101) was recorded as an apology		

Motion 2.	***Financial Statements***	***Ordinary Resolution***
RESOLVED that the Financial Statements for the period up to 30 June 2026 be accepted.		

Motion 3.	***Building Management***	***Ordinary Resolution***
RESOLVED that the Building Managers report be tabled and any appropriate action determined. 1. C70, Lot 98 Balcony Waterproofing Effervescence – Wrightsons The Strata Committee confirmed these works are nearing completion. 2. AFSS Update - Due 21/12/2026 - Bowsers The Strata Committee confirmed the Pool tunnel piping requires remediation. The Building Manager is seeking quotes as a priority. - Stair Pressurisation The Strata Committee confirmed that Gary Yedalian & Associates have advised the final stages of the stair pressurisation remediation works are nearing completion, with certification to follow upon finalisation. 3. Rogo Security (Walter/Greg) The Strata Committee confirmed that two exit buttons to the low-rise have been addressed and completed to improve building security.		

Motion 4.	*Matters Arising From Previous Meeting*	*Ordinary Resolution*

RESOLVED that matters arising from the previous minutes be discussed and any further action determined including the following items:

1. Tower Lift Upgrade Works - United Lifts (Trent)
   The Strata Committee confirmed that the second lift is now operational following completion of the upgrade works. United Lifts are currently addressing defects and CCTV integration arising from the installation. Given that completion of the lift work was outside expected timeframes, in accordance with the refurbishment contract there are entitlements to liquidated damages. Value for this amount will be deducted from the maintenance contract.

2. Commercial Compliance - DA (Steve)
   The Strata Manager confirmed Lot 21 Deed is still to be received. No further updates have been provided.

3. Commercial Compliance Meeting - Sub Committee (Kevin & Luisa)
   The Strata Committee confirmed Zinc have leaks in their garages. We will request these be remediated. Action is with the Building Manager

4. Rust remediation (Walter / Sharen)
   The Strata Committee confirmed painting in the low-rise and commercial balconies, as well as the Pergola commenced with Robertsons Remedial this week.

5. Power Consumption Low Rise (Greg / Ian)
   The Strata Committee confirmed that power-usage monitoring over the past three months has been completed, with recorded spikes reaching up to 75% of the available electrical capacity.

6. Surfcam (Luisa)
   The Strata Committee confirmed the Surfcam is on hold with no reasonable offer received to date.

7. Low Rise Tiling (Greg / Sharen)
   The Strata Committee confirmed that these works have been successfully completed.

8. EV Charging (Greg / Steve)
   The Strata Committee confirmed that all affected residents are now compliant with the current EV-charging requirements. The Committee further noted that any future increase in resident EV charging demand is likely to require a change in processing with remote metering to ensure accurate consumption monitoring and equitable cost allocation.

9. Pool Heating
   The Strata Committee confirmed this request is not proceeding.

10. Resort Area / Kitchen (Greg / Sharen)
    The Strata Committee confirmed that the resort-area kitchen is currently under design, and the scope of works will include retiling the floor area in front of the Gym and Sauna. A timeframe for commencement and completion will be communicated once final design documentation is received.

Motion 5.	*General Business Items*	*Ordinary Resolution*

RESOLVED that General Business Items be discussed and any further action determined.

1. Aged Debtor Update (Steve)
   The Strata Manager confirmed this is being monitored by the Committee.

2. Insurance Claims
   - Zinc (Steve)
   The Strata Manager confirmed the claim is in progress, awaiting losses from Zinc to be received.

   Garage Door Impact Damage
   The Strata Manager confirmed the claim is in progress with a 3rd party insurer and progressing to settlement.

3. Website/Email Updates (Greg/Trent)
   The Strata Committee confirmed that the new website is now live following a soft launch – https://cote-cronulla.com.
   Email addresses for Committee and Building Management are currently being set up, and further communications will be issued to Owners and Residents once the rollout is complete.

4. Restaurants
   - Notaris - opening soon
   - Pines - closing down 25/7

5. E-Bike Safety - Adding Signage to Common Property
   The Strata Committee confirmed that this request will not proceed, as there is no suitable signage placement available on common property that would achieve the intended safety outcome.

6. A9 Water Ingress Balcony
   The Strata Manager confirmed the water ingress is under investigation. Action is with the Building Manager

7. Gym Blinds Replacement
   The Strata Committee confirmed the Gym blinds are being replaced.

8. Pool Stairs Staining
   The Strata Committee confirmed that the pool stairs require a deep clean, which would necessitate draining the pool. It was determined that Building Management will consult with Newshound regarding the next scheduled load testing of essential fire services, as pool water may be able to be utilised for this testing, thereby avoiding unnecessary water loss.

9. C62 Air Conditioning Replacement
   The Strata Committee confirmed that the ducted air-conditioning unit serving Lot 90, Unit C62 has been replaced. The Lot Owner is responsible for the heating-upgrade component included as part of the installation. The Owners Corporation retains responsibility for repair and maintenance of the air-conditioning system.

Motion 6.	***Approval of Minor Renovations - Adding Garage Motor Lot 57 (C29)***	***Ordinary Resolution Without use of Proxies***
RESOLVED that the Strata Committee consent in accordance with Special By-Law **43** - Minor Renovations and Special By-Law **109.2** Garage Use, the Strata Committee approves for the Owner of Lot **57, Unit C29** to carry out renovations as per the attached annexure and as per the terms and conditions set out under the Minor Renovations By-Law. Adding Garage Motor to lot.		

Motion 7.	***Correspondence***	***Ordinary Resolution***
RESOLVED that the Strata Committee review any correspondence needing attention and provide instructions. There were no further correspondence items tabled at this meeting.		

Motion 8.	***Next SCM Date and Time***	***Ordinary Resolution***
RESOLVED that the next Strata Committee Meeting be held on 12 October 2026 at 7:00 PM.		

THERE BEING NO FURTHER BUSINESS THE MEETING CLOSED AT 8:00 PM



STRATA TITLE MANAGEMENT
Dated: 20 July 2026

Strata Plan No. 50785
Balance Sheet 22/09/2026

Code	Description	Actual 22/09/2026	Actual 28/02/2026
003	**OWNERS FUNDS**		
004	Administrative Fund	-285,551.73	-203,973.84
005	Capital Works Fund	-756,479.70	-533,679.12
0098	**TOTAL**	**$ -1,042,031.43**	**$ -737,652.96**
0099	**THESE FUNDS ARE REPRESENTED BY**		
010	**CURRENT ASSETS**		
012	Cash At Bank	382,280.53	342,282.56
01301	Investment #1-Admin	60,157.85	59,625.21
01401	Investments # 1-Capital Works	283,025.83	277,631.73
01403	Investments # 3-Capital Works	307,592.60	303,302.20
0221	Levies In Arrears	41,520.14	17,231.10
0222	Other Arrears	6,117.81	3,541.31
0224	Interest On Overdue Levies	2,429.29	1,825.38
029	Prepaid Expenses	0.00	844.26
031	Secondary Debtors	1,723.98	1,153.24
0598	**TOTAL ASSETS**	**1,084,848.03**	**1,007,436.99**
0599	**LIABILITIES**		
061000	Gst Clearing Account	1,375.40	34,936.44
061001	Payg Clearing Account	-1,082.73	-993.45
083	Accrued Expenses	0.00	-22,712.92
087009	Deposits Received--Damage Bond	-9,750.00	-8,250.00
0960	Next Year Discounts	0.00	29,270.38
0961	Levies In Advance	-12,647.94	-302,034.48
0963	Costs Pursuant To By- Laws	-20,711.33	0.00
098	**TOTAL LIABILITIES**	**-42,816.60**	**-269,784.03**
099	**NET ASSETS**	**$ 1,042,031.43**	**$ 737,652.96**

Strata Plan No. 50785
Income and Expenditure 22/09/2026

Code	Description	Actual 01/03/26-22/09/26	Actual 01/03/25-28/02/26	Budget 01/03/26-28/02/27
100	**ADMINISTRATIVE FUND**			
1000	**INCOME**			
101	Admin Levy Income	-564,743.02	-728,700.46	-765,135.00
1011	Admin Levy Income Discount	53,490.43	69,121.96	76,513.50
109	Interest-Investments	-532.64	-871.68	-700.00
1093	Exclusive Use	0.00	-41,603.64	-40,000.00
1095	Interest On Overdue Levies	-979.52	-1,489.32	0.00
116017	Insurance Claims Sp	-6,000.00	0.00	0.00
116021	Key Deposits	-1,600.00	-1,400.00	-1,500.00
116025	Miscellaneous Income--Admin	-670.55	-703.90	-3,000.00
116042	Rental Income	-13,670.41	-13,019.44	-13,500.00
116048	Transfer From Sinking Fund	0.00	0.00	100,000.00
1191	**TOTAL ADMIN FUND INCOME**	**-534,705.71**	**-718,666.48**	**-647,321.50**
120	**EXPENDITURE - ADMIN FUND**			
12110	Accounting	2,296.06	4,178.94	4,400.00
12196	Audit And Taxation Services	1,987.29	2,281.85	2,400.00
12417	Bank Charges-Bpay	25.77	50.24	60.00
13010	Debt Collection Fees	298.70	0.00	0.00
14530	Insurance-Premiums	0.00	130,689.96	150,000.00
14535	Insurance-Valuation	0.00	900.00	0.00
14536	Insurance-Stamp Duty	0.00	11,278.15	13,530.00
15415	Legal Fees	1,555.43	6,807.22	3,500.00
15418	Legislative Report	278.18	306.00	306.00
15610	Maint-Aircon	15,008.20	8,694.33	8,000.00
15617	Maint-Aircon-Water Treatment	6,194.40	7,060.90	7,500.00
15860	Maint-Cleaning	74,341.00	145,140.00	150,000.00
15863	Maint-Cleaning-Carpet/Furn	1,355.00	1,110.00	2,000.00
15866	Maint-Cleaning-Equipment	0.00	1,748.72	1,000.00
15871	Maint-Cleaning-Other	4,500.00	2,610.00	2,500.00
15955	Maint-Compactor	660.33	1,303.06	1,000.00
16025	Maint-Doors & Windows	8,273.69	3,507.75	17,000.00
16035	Maint-Electrical	5,094.30	15,801.21	17,000.00
16073	Maint-Fire Protection	0.00	5,036.37	1,000.00
16075	Maint-Fire Prtcn-Call Out Fee	0.00	1,760.00	1,800.00
16076	Maint-Fire Prtcn-Contract	4,772.55	19,755.92	18,000.00
16082	Maint-Fire Prtcn-Monitoring	1,077.30	2,007.72	2,200.00
16083	Maint-Fire Prtcn-Repairs	11,765.25	34,790.35	50,000.00
16186	Maint-Garage Doors	2,945.00	2,984.45	3,000.00
16196	Maint-Garbage Bins/Bags	1,624.30	1,723.64	2,000.00
16230	Maint-General Repairs	4,326.50	6,005.73	7,000.00
16241	Maint-Grease Trap	-518.84	0.00	0.00
16250	Maint-Gym Equipment	815.00	685.00	1,000.00
16260	Maint-Hardware/Consumables	0.00	1,044.60	1,000.00
16265	Maint-Hire/Lease Of Equipment	1,162.86	3,052.55	2,000.00
16275	Maint-Hot Water Service	6,896.63	903.80	2,000.00
16295	Maint-Insurance Repairs	7,056.50	0.00	0.00

Strata Plan No. 50785

Income and Expenditure 22/09/2026

Code	Description	Actual 01/03/26-22/09/26	Actual 01/03/25-28/02/26	Budget 01/03/26-28/02/27
16300	Maint-Intercom	200.00	775.00	1,000.00
16325	Maint-Lawns & Gardening	40,305.58	50,339.50	50,000.00
16338	Maint-Lift-Maint Contract	2,430.00	16,827.45	17,400.00
16339	Maint-Lift-Registration Fees	98.00	92.00	100.00
16340	Maint-Lift-Servicing/Repair	630.00	350.00	1,000.00
16342	Maint-Lift-Telephone	198.00	320.16	350.00
16380	Maint-Locks, Keys & Card Keys	3,298.59	179.54	500.00
16400	Maint-Mechanical	2,951.50	0.00	0.00
16415	Maint-Painting & Sfce Finishes	1,136.82	2,560.01	3,000.00
16435	Maint-Pest/Vermin Control	750.00	2,120.00	2,500.00
16450	Maint-Plumbing & Drainage	22,869.36	11,831.45	15,000.00
16482	Maint-Pool Cleaning	1,800.00	0.00	0.00
16483	Maint-Pool Consumables	0.00	214.16	250.00
16485	Maint-Pool Repairs	0.00	1,188.00	1,000.00
16515	Maint-Pumps	0.00	1,000.00	1,000.00
16547	Maint-Security Equipment	9,455.00	2,691.18	3,000.00
16650	Management Fees	13,979.39	23,562.18	25,000.00
16659	Mgmt - Non Routine Services	8,091.47	7,303.05	8,000.00
16675	Meeting Room Expenses	136.36	0.00	0.00
16755	Petty Cash Expenses	244.71	0.00	0.00
16770	Non-Routine Pp&S	356.14	0.00	0.00
16771	Disbursements Pp&S	1,790.02	1,945.14	2,000.00
16775	Prior Period Adj	0.00	481.75	0.00
17670	Sundry	164.85	505.78	500.00
17821	Telephone/Email/Fax	1,127.16	1,288.27	1,400.00
17850	R&M And Compliance Services	177.80	277.00	277.00
17860	Transfer To Capital Works Fund	100,000.00	0.00	0.00
18111	Utility-Electricity	46,912.03	87,179.69	90,000.00
18113	Utility-Gas	6,696.36	10,195.57	10,000.00
18116	Utility-Water & Sewerage	23,537.28	46,617.62	48,000.00
189	**TOTAL ADMIN EXPENDITURE**	**453,127.82**	**693,062.96**	**752,473.00**
190	**SURPLUS/DEFICIT**	**$ -81,577.89**	**$ -25,603.52**	**$ 105,151.50**
195	Opening Admin Balance	-203,973.84	-178,370.32	-203,973.84
199	**ADMINISTRATIVE FUND BALANCE**	**$ -285,551.73**	**$ -203,973.84**	**$ -98,822.34**

Strata Plan No. 50785

Income and Expenditure 22/09/2026

Code	Description	Actual 01/03/26-22/09/26	Actual 01/03/25-28/02/26	Budget 01/03/26-28/02/27
200	**CAPITAL WORKS FUND**			
2000	**INCOME**			
201	Capital Works Levy Income	-422,615.84	-563,488.13	-563,488.13
2011	Cw Fund Levy Income Discount	39,658.33	53,044.42	56,348.80
209	Interest-Investments	-9,684.50	-17,800.70	-15,000.00
210	Interest Received - Ato	0.00	-15.50	0.00
216017	Refund--Income Tax	0.00	-2,791.00	0.00
216021	Transfer From Admin Fund	-100,000.00	0.00	-100,000.00
2191	**TOTAL CAPITAL WORKS INCOME**	**-492,642.01**	**-531,050.91**	**-622,139.33**
220	**EXPENDITURE - CAPITAL WORKS**			
24510	Income Tax	2,936.28	5,370.83	6,000.00
25720	Aircon	0.00	32,488.31	37,038.00
25740	Building Improvement	26,579.65	0.00	42,574.00
25745	Building Works	4,950.00	0.00	0.00
25785	Consultants	3,161.82	8,362.50	5,000.00
25790	Doors & Windows	5,377.27	14,039.17	0.00
25800	Electrical	1,814.11	21,050.00	0.00
25835	Fire Protection	97,080.00	0.00	0.00
25850	Garage Doors	7,415.80	0.00	0.00
25870	General Replacement	63,874.89	382,086.86	449,648.00
25900	Hot Water Service	4,695.00	0.00	0.00
25910	Intercom	0.00	20,255.00	2,774.00
25930	Lawns & Gardening	0.00	4,950.00	0.00
25955	Painting & Sfce Finishes	49,591.61	0.00	0.00
25995	Pool	0.00	7,202.53	11,327.00
26020	Roof	0.00	5,407.60	0.00
26025	Security Surveil. Equip	2,365.00	0.00	0.00
28506	Contingencies	0.00	0.00	55,436.00
289	**TOTAL CAP. WORKS EXPENDITURE**	**269,841.43**	**501,212.80**	**609,797.00**
290	**SURPLUS/DEFICIT**	**$ -222,800.58**	**$ -29,838.11**	**$ -12,342.33**
295	Opening Capital Works Balance	-533,679.12	-503,841.01	-533,679.12
299	**CAPITAL WORKS FUND BALANCE**	**$ -756,479.70**	**$ -533,679.12**	**$ -546,021.45**

Living better together
STM SMARTER COMMUNITIES

NORTHERN SYDNEY
447 Kent St,
Sydney, NSW, 2000
t. +61 2 9266 2600
e. nsw@smartercommunities.com.au
ABN 43 119 665 762

SOUTHERN SYDNEY
680 Old Princess Hwy,
Sutherland, NSW 2232
t. +61 2 9266 2600
e. nsw@smartercommunities.com.au
ABN 43 119 665 762

TWEED/COOLANGATTA
Shop 207, The Strand Shopping Centre,
72-80 Marine Parade,
Coolangatta, QLD, 4225
t. +61 7 5536 0700
e. nsw@smartercommunities.com.au
ABN 34 010 252 865

Strata Plan No. 50785

LOT BALANCE REPORT

22 September 2026

Lot No	Unit No	Administrative Fund	Capital Works Fund	Other	Total
2	Shop4	1,571.62	1,317.16	0.00	2,888.78
3	Shop3	-631.19	0.00	-4,203.00	-4,834.19
4	Shop2	-341.60	0.00	-4,203.00	-4,544.60
5	Shop1	0.00	0.00	-4,203.00	-4,203.00
7	A2	0.00	114.77	0.00	114.77
12	R2	0.00	0.00	-262.50	-262.50
15	A7	-0.11	0.00	0.00	-0.11
20	A12	-2,442.72	0.00	0.00	-2,442.72
21	R3	0.00	0.00	-5,336.39	-5,336.39
29	C1	1,925.42	1,394.64	64.60	3,384.66
39	C11	10,567.87	8,408.81	5,594.95	24,571.63
41	C13	-0.96	0.00	0.00	-0.96
53	C25	3,871.59	2,851.25	384.11	7,106.95
62	C34	1,565.06	1,100.21	0.00	2,665.27
69	C41	2,314.53	1,627.07	0.00	3,941.60
70	C42	1,471.76	1,177.69	0.00	2,649.45
84	C56	-9,231.36	0.00	0.00	-9,231.36
90	C62	0.00	240.69	0.00	240.69
Total		**$10,639.91**	**$18,232.29**	**($12,164.23)**	**$16,707.97**

Living better together
STM SMARTER COMMUNITIES

NORTHERN SYDNEY
447 Kent St,
Sydney, NSW, 2000
t. +61 2 9266 2600
e. nsw@smartercommunities.com.au
ABN 43 119 665 762

SOUTHERN SYDNEY
680 Old Princess Hwy,
Sutherland, NSW 2232
t. +61 2 9266 2600
e. nsw@smartercommunities.com.au
ABN 43 119 665 762

TWEED/COOLANGATTA
Shop 207, The Strand Shopping Centre,
72-80 Marine Parade,
Coolangatta, QLD, 4225
t. +61 7 5536 0700
e. nsw@smartercommunities.com.au
ABN 34 010 252 865

Strata Plan No. 50785

ACCOUNTS SUMMARY

1 March 2026 to 22 September 2026

Date	Details	Payee	Amount
12110	**Administrative Fund**	**ACCOUNTING**	
02/03/26	68 Accntng/Computer	Strata Title Management Group	158.53
02/03/26	GST		-14.41
02/03/26	09 Fin Repts/SpecReq	Strata Title Management Group	37.50
02/03/26	GST		-3.41
30/03/26	56 PayingCreditorEFT	Strata Title Management Group	73.50
30/03/26	GST		-6.68
30/03/26	09 Fin Repts/SpecReq	Strata Title Management Group	18.75
30/03/26	GST		-1.70
30/03/26	12 3rd Party Invoice	Strata Title Management Group	88.00
30/03/26	GST		-8.00
02/04/26	68 Accntng/Computer	Strata Title Management Group	158.53
02/04/26	GST		-14.41
28/04/26	56 PayingCreditorEFT	Strata Title Management Group	44.10
28/04/26	GST		-4.01
28/04/26	09 Fin Repts/SpecReq	Strata Title Management Group	18.75
28/04/26	GST		-1.70
28/04/26	12 3rd Party Invoice	Strata Title Management Group	88.00
28/04/26	GST		-8.00
28/04/26	14 CreateLevyNotices	Strata Title Management Group	167.50
28/04/26	GST		-15.23
30/04/26	14 CreateLevyNotices	Strata Title Management Group	2.50
30/04/26	GST		-0.23
04/05/26	68 Accntng/Computer	Strata Title Management Group	158.53
04/05/26	GST		-14.41
28/05/26	56 PayingCreditorEFT	Strata Title Management Group	35.67
28/05/26	GST		-3.24
28/05/26	09 Fin Repts/SpecReq	Strata Title Management Group	20.62
28/05/26	GST		-1.87
02/06/26	68 Accntng/Computer	Strata Title Management Group	158.53
02/06/26	GST		-14.41
02/06/26	09 Fin Repts/SpecReq	Strata Title Management Group	37.50
02/06/26	GST		-3.41
29/06/26	56 PayingCreditorEFT	Strata Title Management Group	55.84
29/06/26	GST		-5.08
02/07/26	68 Accntng/Computer	Strata Title Management Group	163.29
02/07/26	GST		-14.84
28/07/26	56 PayingCreditorEFT	Strata Title Management Group	37.22
28/07/26	GST		-3.38
28/07/26	09 Fin Repts/SpecReq	Strata Title Management Group	30.22
28/07/26	GST		-2.75
28/07/26	12 3rd Party Invoice	Strata Title Management Group	22.00
28/07/26	GST		-2.00
28/07/26	14 CreateLevyNotices	Strata Title Management Group	278.67
28/07/26	GST		-25.33

Living better together
STM SMARTER COMMUNITIES

NORTHERN SYDNEY
447 Kent St,
Sydney, NSW, 2000
t. +61 2 9266 2600
e. nsw@smartercommunities.com.au
ABN 43 119 665 762

SOUTHERN SYDNEY
680 Old Princess Hwy,
Sutherland, NSW 2232
t. +61 2 9266 2600
e. nsw@smartercommunities.com.au
ABN 43 119 665 762

TWEED/COOLANGATTA
Shop 207, The Strand Shopping Centre,
72-80 Marine Parade,
Coolangatta, QLD, 4225
t. +61 7 5536 0700
e. nsw@smartercommunities.com.au
ABN 34 010 252 865

Strata Plan No. 50785

ACCOUNTS SUMMARY

1 March 2026 to 22 September 2026

Date	Details	Payee	Amount
12110	**Administrative Fund**	**ACCOUNTING**	
28/07/26	Invoicing Admin Fee	Strata Title Management Group	22.66
28/07/26	GST		-2.06
04/08/26	68 Accntng/Computer	Strata Title Management Group	163.29
04/08/26	GST		-14.84
28/08/26	09 Fin Repts/SpecReq	Strata Title Management Group	30.22
28/08/26	GST		-2.75
28/08/26	Special Levy Notice	Strata Title Management Group	118.96
28/08/26	GST		-10.81
28/08/26	Invoicing Admin Fee	Strata Title Management Group	45.32
28/08/26	GST		-4.12
28/08/26	Investment Accounts	Strata Title Management Group	90.64
28/08/26	GST		-8.24
02/09/26	68 Accntng/Computer	Strata Title Management Group	163.29
02/09/26	GST		-14.84
02/09/26	09 Fin Repts/SpecReq	Strata Title Management Group	37.50
02/09/26	GST		-3.41
	Total:		**2,296.06**
12196	**Administrative Fund**	**AUDIT AND TAXATION SERVICES**	
02/03/26	02 BAS Fees	Strata Title Management Group	80.00
02/03/26	GST		-7.27
27/03/26	Audit y/e 28/2/26	Matthew Faulkner Accountancy	1,320.00
27/03/26	GST		-120.00
30/03/26	06 Audit Preparation	Strata Title Management Group	306.00
30/03/26	GST		-27.82
02/04/26	02 BAS Fees	Strata Title Management Group	80.00
02/04/26	GST		-7.27
04/05/26	02 BAS Fees	Strata Title Management Group	80.00
04/05/26	GST		-7.27
02/06/26	02 BAS Fees	Strata Title Management Group	80.00
02/06/26	GST		-7.27
02/07/26	02 BAS Fees	Strata Title Management Group	80.00
02/07/26	GST		-7.27
04/08/26	02 BAS Fees	Strata Title Management Group	80.00
04/08/26	GST		-7.27
02/09/26	02 BAS Fees	Strata Title Management Group	80.00
02/09/26	GST		-7.27
	Total:		**1,987.29**
12417	**Administrative Fund**	**BANK CHARGES-BPAY**	
04/03/26	StrataPay BPay Fees		0.74
04/03/26	GST		-0.07
07/04/26	StrataPay BPay Fees		0.37
07/04/26	GST		-0.03

Living better together
STM SMARTER COMMUNITIES

NORTHERN SYDNEY
447 Kent St,
Sydney, NSW, 2000
t. +61 2 9266 2600
e. nsw@smartercommunities.com.au
ABN 43 119 665 762

SOUTHERN SYDNEY
680 Old Princess Hwy,
Sutherland, NSW 2232
t. +61 2 9266 2600
e. nsw@smartercommunities.com.au
ABN 43 119 665 762

TWEED/COOLANGATTA
Shop 207, The Strand Shopping Centre,
72-80 Marine Parade,
Coolangatta, QLD, 4225
t. +61 7 5536 0700
e. nsw@smartercommunities.com.au
ABN 34 010 252 865

Strata Plan No. 50785

ACCOUNTS SUMMARY

1 March 2026 to 22 September 2026

Date	Details	Payee	Amount
12417	**Administrative Fund**	**BANK CHARGES-BPAY**	
25/05/26	StrataPay Trans Fee		0.85
25/05/26	GST		-0.08
27/05/26	StrataPay Trans Fee		10.20
27/05/26	GST		-0.93
03/06/26	StrataPay BPay Fees		0.74
03/06/26	GST		-0.07
03/07/26	StrataPay BPay Fees		0.74
03/07/26	GST		-0.07
05/08/26	StrataPay BPay Fees		0.37
05/08/26	GST		-0.03
26/08/26	StrataPay Trans Fee		1.70
26/08/26	GST		-0.15
27/08/26	StrataPay Trans Fee		0.85
27/08/26	GST		-0.08
28/08/26	StrataPay Trans Fee		11.05
28/08/26	GST		-1.00
03/09/26	StrataPay BPay Fees		0.74
03/09/26	GST		-0.07
	Total:		**25.77**
13010	**Administrative Fund**	**DEBT COLLECTION FEES**	
09/03/26	CRL L14 INVB43612	Chambers Russell Lawyers (Nsw)	88.00
09/03/26	GST		-8.00
09/03/26	CRL L14 INVB43640	Chambers Russell Lawyers (Nsw)	193.38
09/03/26	GST		-17.58
11/03/26	CRL L14 INVB43690	Chambers Russell Lawyers (Nsw)	588.80
11/03/26	GST		-53.53
20/03/26	CRL L14 INVB43612	Cooper Ryan Jay	-88.00
20/03/26	GST		8.00
20/03/26	CRL L14 INVB43640	Cooper Ryan Jay	-193.38
20/03/26	GST		17.58
20/03/26	CRL L14 INVB43690	Cooper Ryan Jay	-588.80
20/03/26	GST		53.53
15/04/26	Arrears Notice Fee	J K Burke Pty Limited	-60.50
15/04/26	GST		5.50
15/04/26	Arrears Notice Fee	Gibson R	-60.50
15/04/26	GST		5.50
15/04/26	Arrears Notice Fee	Thompson E	-60.50
15/04/26	GST		5.50
28/04/26	32 Arrears 2ndNotice	Strata Title Management Group	181.50
28/04/26	GST		-16.50
29/04/26	Arrears Notice Fee	Gibson R	-60.50
29/04/26	GST		5.50
30/04/26	32 Arrears 2ndNotice	Strata Title Management Group	60.50

Living better together
STM SMARTER COMMUNITIES

NORTHERN SYDNEY
447 Kent St,
Sydney, NSW, 2000
t. +61 2 9266 2600
e. nsw@smartercommunities.com.au
ABN 43 119 665 762

SOUTHERN SYDNEY
680 Old Princess Hwy,
Sutherland, NSW 2232
t. +61 2 9266 2600
e. nsw@smartercommunities.com.au
ABN 43 119 665 762

TWEED/COOLANGATTA
Shop 207, The Strand Shopping Centre,
72-80 Marine Parade,
Coolangatta, QLD, 4225
t. +61 7 5536 0700
e. nsw@smartercommunities.com.au
ABN 34 010 252 865

Strata Plan No. 50785

ACCOUNTS SUMMARY

1 March 2026 to 22 September 2026

Date	Details	Payee	Amount
13010	**Administrative Fund**	**DEBT COLLECTION FEES**	
30/04/26	GST		-5.50
05/05/26	CRL L39 INVB45170	Chambers Russell Lawyers (Nsw)	1,087.87
05/05/26	GST		-98.90
07/05/26	CRL L14 INVB28478	Chambers Russell Lawyers (Nsw)	764.91
07/05/26	GST		-69.54
07/05/26	CRL L14 INVB28478	Cooper Ryan Jay	-764.91
07/05/26	GST		69.54
11/05/26	CRL L39 INVB45170	Dassakis Katrina	-1,087.87
11/05/26	GST		98.90
15/07/26	Arrears Notice Fee	J K Burke Pty Limited	-45.32
15/07/26	GST		4.12
15/07/26	Arrears Notice Fee	S Gaela Pty Ltd as Trustee for	-45.32
15/07/26	GST		4.12
15/07/26	Arrears Notice Fee	Giovenco G	-45.32
15/07/26	GST		4.12
15/07/26	Arrears Notice Fee	Anagnos Pty Ltd	-45.32
15/07/26	GST		4.12
15/07/26	Arrears Notice Fee	Gittus D	-45.32
15/07/26	GST		4.12
15/07/26	Arrears Notice Fee	Liu A & P	-45.32
15/07/26	GST		4.12
15/07/26	Arrears Notice Fee	Hoddinott Rhonda	-45.32
15/07/26	GST		4.12
15/07/26	Arrears Notice Fee	Margaret Rose Earle	-45.32
15/07/26	GST		4.12
20/07/26	CRL L39 INVB47615	Chambers Russell Lawyers (Nsw)	869.79
20/07/26	GST		-79.07
23/07/26	Arrears Notice Fee	Margaret Rose Earle	45.32
23/07/26	GST		-4.12
28/07/26	32 Arrears 2ndNotice	Strata Title Management Group	317.24
28/07/26	GST		-28.84
29/07/26	Arrears Notice Fee	S Gaela Pty Ltd as Trustee for	-79.31
29/07/26	GST		7.21
29/07/26	Arrears Notice Fee	Anagnos Pty Ltd	-79.31
29/07/26	GST		7.21
29/07/26	Arrears Notice Fee	Liu A & P	-79.31
29/07/26	GST		7.21
29/07/26	Arrears Notice Fee	Hoddinott Rhonda	-79.31
29/07/26	GST		7.21
31/07/26	CRL L39 INVB47959	Chambers Russell Lawyers (Nsw)	111.00
31/07/26	GST		-10.09
03/08/26	CRL L39 INVB47615	Dassakis Katrina	-869.79
03/08/26	GST		79.07
03/08/26	CRL L39 INVB47959	Dassakis Katrina	-111.00

Living better together
STM SMARTER COMMUNITIES

NORTHERN SYDNEY
447 Kent St,
Sydney, NSW, 2000
t. +61 2 9266 2600
e. nsw@smartercommunities.com.au
ABN 43 119 665 762

SOUTHERN SYDNEY
680 Old Princess Hwy,
Sutherland, NSW 2232
t. +61 2 9266 2600
e. nsw@smartercommunities.com.au
ABN 43 119 665 762

TWEED/COOLANGATTA
Shop 207, The Strand Shopping Centre,
72-80 Marine Parade,
Coolangatta, QLD, 4225
t. +61 7 5536 0700
e. nsw@smartercommunities.com.au
ABN 34 010 252 865

Strata Plan No. 50785

ACCOUNTS SUMMARY

1 March 2026 to 22 September 2026

Date	Details	Payee	Amount
13010	**Administrative Fund**	**DEBT COLLECTION FEES**	
03/08/26	GST		10.09
11/08/26	CRL L39 INVB48462	Chambers Russell Lawyers (Nsw)	1,097.00
11/08/26	GST		-99.73
12/08/26	CRL L39 INVB48462	Dassakis Katrina	-1,097.00
12/08/26	GST		99.73
15/08/26	Arrears Notice Fee	S Gaela Pty Ltd as Trustee for	-203.94
15/08/26	GST		18.54
15/08/26	Arrears Notice Fee	Anagnos Pty Ltd	-203.94
15/08/26	GST		18.54
15/08/26	Arrears Notice Fee	Liu A & P	-203.94
15/08/26	GST		18.54
15/08/26	Arrears Notice Fee	Hoddinott Rhonda	-203.94
15/08/26	GST		18.54
21/08/26	Reverse Arrears	Cas-2013660-Y8x1v8	328.57
21/08/26	GST		-29.87
28/08/26	32 Arrears 2ndNotice	Strata Title Management Group	1,133.00
28/08/26	GST		-103.00
	Total:		**298.70**
15415	**Administrative Fund**	**LEGAL FEES**	
30/03/26	*01 By-Laws/Rules/Ap	Strata Title Management Group	36.60
30/03/26	GST		-3.33
28/04/26	*01 By-Laws/Rules/Ap	Strata Title Management Group	33.00
28/04/26	GST		-3.00
28/05/26	*01 By-Laws/Rules/Ap	Strata Title Management Group	66.25
28/05/26	GST		-6.02
12/06/26	By-Laws Register	J S Mueller & Co	1,310.11
12/06/26	GST		-119.10
29/06/26	*01 By-Laws/Rules/Ap	Strata Title Management Group	265.01
29/06/26	GST		-24.09
	Total:		**1,555.43**
15418	**Administrative Fund**	**LEGISLATIVE REPORT**	
14/05/26	Admin Fee	Department Of Customer Service	306.00
14/05/26	GST		-27.82
	Total:		**278.18**
15610	**Administrative Fund**	**MAINT-AIRCON**	
10/04/26	C4 Air Con	Cold Rae Pty Limited	886.38
10/04/26	GST		-80.58
15/07/26	U62 A/C repair	Cold Rae Pty Limited	11,399.30
15/07/26	GST		-1,036.30
21/07/26	A/C Serv Various	Cold Rae Pty Limited	2,829.64
21/07/26	GST		-257.24

Living better together
STM SMARTER COMMUNITIES

NORTHERN SYDNEY
447 Kent St,
Sydney, NSW, 2000
t. +61 2 9266 2600
e. nsw@smartercommunities.com.au
ABN 43 119 665 762

SOUTHERN SYDNEY
680 Old Princess Hwy,
Sutherland, NSW 2232
t. +61 2 9266 2600
e. nsw@smartercommunities.com.au
ABN 43 119 665 762

TWEED/COOLANGATTA
Shop 207, The Strand Shopping Centre,
72-80 Marine Parade,
Coolangatta, QLD, 4225
t. +61 7 5536 0700
e. nsw@smartercommunities.com.au
ABN 34 010 252 865

Strata Plan No. 50785

ACCOUNTS SUMMARY

1 March 2026 to 22 September 2026

Date	Details	Payee	Amount
15610	**Administrative Fund**	**MAINT-AIRCON**	
24/07/26	U76 A/C Maint	Cold Rae Pty Limited	165.00
24/07/26	GST		-15.00
24/07/26	U62 A/C Maint	Cold Rae Pty Limited	165.00
24/07/26	GST		-15.00
24/07/26	U66 A/C Maint	Cold Rae Pty Limited	156.20
24/07/26	GST		-14.20
24/07/26	U63 A/C Maint	Cold Rae Pty Limited	907.50
24/07/26	GST		-82.50
	Total:		**15,008.20**
15617	**Administrative Fund**	**MAINT-AIRCON-WATER TREATMENT**	
01/03/26	Acc# Feb 26	To 083	-571.26
01/03/26	GST		51.93
08/03/26	March 2026	Hydro-Chem Pty Ltd	571.26
08/03/26	GST		-51.93
13/03/26	Feb 26	Hydro-Chem Pty Ltd	571.26
13/03/26	GST		-51.93
08/04/26	April 2026	Hydro-Chem Pty Ltd	571.26
08/04/26	GST		-51.93
28/04/26	Circulating Pump	Hydro-Chem Pty Ltd	1,100.08
28/04/26	GST		-100.01
08/05/26	May 2026	Hydro-Chem Pty Ltd	571.26
08/05/26	GST		-51.93
08/06/26	June 2026	Hydro-Chem Pty Ltd	571.26
08/06/26	GST		-51.93
08/07/26	July 2026	Hydro-Chem Pty Ltd	571.26
08/07/26	GST		-51.93
22/07/26	Pump Hardware	Hydro-Chem Pty Ltd	2,241.58
22/07/26	GST		-203.78
08/08/26	August 2026	Hydro-Chem Pty Ltd	615.87
08/08/26	GST		-55.99
	Total:		**6,194.40**
15860	**Administrative Fund**	**MAINT-CLEANING**	
01/03/26	Acc#Feb 26	To 083	-13,304.50
01/03/26	GST		1,209.50
05/03/26	Feb 26	Zenari's Maintenance Service	13,582.80
05/03/26	GST		-1,234.80
04/04/26	March 26	Zenari's Maintenance Service	13,582.80
04/04/26	GST		-1,234.80
01/05/26	April 2026	Zenari's Maintenance Service	13,582.80
01/05/26	GST		-1,234.80
03/06/26	May 2026	Zenari's Maintenance Service	13,582.80
03/06/26	GST		-1,234.80

Living better together
STM SMARTER COMMUNITIES

NORTHERN SYDNEY
447 Kent St,
Sydney, NSW, 2000
t. +61 2 9266 2600
e. nsw@smartercommunities.com.au
ABN 43 119 665 762

SOUTHERN SYDNEY
680 Old Princess Hwy,
Sutherland, NSW 2232
t. +61 2 9266 2600
e. nsw@smartercommunities.com.au
ABN 43 119 665 762

TWEED/COOLANGATTA
Shop 207, The Strand Shopping Centre,
72-80 Marine Parade,
Coolangatta, QLD, 4225
t. +61 7 5536 0700
e. nsw@smartercommunities.com.au
ABN 34 010 252 865

Strata Plan No. 50785

ACCOUNTS SUMMARY

1 March 2026 to 22 September 2026

Date	Details	Payee	Amount
15860	**Administrative Fund**	**MAINT-CLEANING**	
03/07/26	June 26 C/Taking	Zenari's Maintenance Service	13,582.80
03/07/26	GST		-1,234.80
03/08/26	July 2026	Zenari's Maintenance Service	13,582.80
03/08/26	GST		-1,234.80
16/09/26	August 2026	Zenari's Maintenance Service	13,582.80
16/09/26	GST		-1,234.80
	Total:		**74,341.00**
15863	**Administrative Fund**	**MAINT-CLEANING-CARPET/FURN**	
21/03/26	Carpet Clean Tower	True Blue Cleaning Services	1,276.00
21/03/26	GST		-116.00
27/07/26	Block B Adhesive	True Blue Cleaning Services	214.50
27/07/26	GST		-19.50
	Total:		**1,355.00**
15871	**Administrative Fund**	**MAINT-CLEANING-OTHER**	
05/04/26	Pressure Clean Comm	Jj Pressure Cleaning Pty Ltd	4,950.00
05/04/26	GST		-450.00
	Total:		**4,500.00**
15955	**Administrative Fund**	**MAINT-COMPACTOR**	
01/03/26	Acc# Feb 26	To 083	-504.16
01/03/26	GST		45.83
26/03/26	4 Mthly Service	Ryburn Industries Pty Ltd	520.11
26/03/26	GST		-47.28
22/05/26	22/05/2026	Ryburn Industries Pty Ltd	206.25
22/05/26	GST		-18.75
27/07/26	4 mthly service	Ryburn Industries Pty Ltd	504.16
27/07/26	GST		-45.83
	Total:		**660.33**
16025	**Administrative Fund**	**MAINT-DOORS & WINDOWS**	
12/03/26	C47 Balc Dr Rollers	Abp Maintenance & Carpentry	774.40
12/03/26	GST		-70.40
26/03/26	A7 Balc Dr Rollers	Abp Maintenance & Carpentry	574.20
26/03/26	GST		-52.20
26/03/26	C17 Balc Dr Rollers	Abp Maintenance & Carpentry	823.90
26/03/26	GST		-74.90
11/05/26	Window Repairs	Abp Maintenance & Carpentry	618.20
11/05/26	GST		-56.20
18/05/26	Blk C Foyer Dr Repai	Moore Park Kensington	192.40
18/05/26	GST		-17.49
05/06/26	A4 Window Repairs	Abp Maintenance & Carpentry	713.90
05/06/26	GST		-64.90

Living better together
STM SMARTER COMMUNITIES

NORTHERN SYDNEY
447 Kent St,
Sydney, NSW, 2000
t. +61 2 9266 2600
e. nsw@smartercommunities.com.au
ABN 43 119 665 762

SOUTHERN SYDNEY
680 Old Princess Hwy,
Sutherland, NSW 2232
t. +61 2 9266 2600
e. nsw@smartercommunities.com.au
ABN 43 119 665 762

TWEED/COOLANGATTA
Shop 207, The Strand Shopping Centre,
72-80 Marine Parade,
Coolangatta, QLD, 4225
t. +61 7 5536 0700
e. nsw@smartercommunities.com.au
ABN 34 010 252 865

Strata Plan No. 50785

ACCOUNTS SUMMARY

1 March 2026 to 22 September 2026

Date	Details	Payee	Amount
16025	**Administrative Fund**	**MAINT-DOORS & WINDOWS**	
12/06/26	C55 Window Repair	Abp Maintenance & Carpentry	482.90
12/06/26	GST		-43.90
19/06/26	C50 Window Repairs	Sustainable Maintenance Servi	539.00
19/06/26	GST		-49.00
22/06/26	C64 Window Lever	Moore Park Kensington	176.45
22/06/26	GST		-16.04
30/06/26	B16 Balcony Rollers	Abp Maintenance & Carpentry	702.90
30/06/26	GST		-63.90
30/06/26	C74 Sliding Dr Rolle	Abp Maintenance & Carpentry	488.40
30/06/26	GST		-44.40
08/07/26	Various Door Repairs	Moore Park Kensington	464.10
08/07/26	GST		-42.19
10/07/26	Roof acc door repair	Moore Park Kensington	205.50
10/07/26	GST		-18.68
10/07/26	C36 Balc Dr Rollers	Abp Maintenance & Carpentry	658.90
10/07/26	GST		-59.90
29/07/26	C15 Window Rollers	Abp Maintenance & Carpentry	644.60
29/07/26	GST		-58.60
05/08/26	A11 fix s/doors	Abp Maintenance & Carpentry	536.80
05/08/26	GST		-48.80
26/08/26	Bl C Dr Flush Bolt	Moore Park Kensington	251.50
26/08/26	GST		-22.86
02/09/26	B2 Fire Dr lever	Moore Park Kensington	253.00
02/09/26	GST		-23.00
	Total:		**8,273.69**
16035	**Administrative Fund**	**MAINT-ELECTRICAL**	
06/03/26	Ann Serv Generator	Mpower Projects Pty Limited	1,512.50
06/03/26	GST		-137.50
25/03/26	Minor Serv Generator	Mpower Projects Pty Limited	578.60
25/03/26	GST		-52.60
20/04/26	A6 Entry Lamp	Opperman Electrical Services	93.50
20/04/26	GST		-8.50
22/06/26	Emergency Fittings	Opperman Electrical Services	140.25
22/06/26	GST		-12.75
29/06/26	Irrigat Circuit Brkr	Opperman Electrical Services	637.23
29/06/26	GST		-57.93
06/07/26	Inst GPO l/motor rm	Opperman Electrical Services	363.00
06/07/26	GST		-33.00
15/07/26	Exhaust Fan	Cold Rae Pty Limited	2,278.65
15/07/26	GST		-207.15
	Total:		**5,094.30**

Living better together
STM SMARTER COMMUNITIES

NORTHERN SYDNEY
447 Kent St,
Sydney, NSW, 2000
t. +61 2 9266 2600
e. nsw@smartercommunities.com.au
ABN 43 119 665 762

SOUTHERN SYDNEY
680 Old Princess Hwy,
Sutherland, NSW 2232
t. +61 2 9266 2600
e. nsw@smartercommunities.com.au
ABN 43 119 665 762

TWEED/COOLANGATTA
Shop 207, The Strand Shopping Centre,
72-80 Marine Parade,
Coolangatta, QLD, 4225
t. +61 7 5536 0700
e. nsw@smartercommunities.com.au
ABN 34 010 252 865

Strata Plan No. 50785

ACCOUNTS SUMMARY

1 March 2026 to 22 September 2026

Date	Details	Payee	Amount
16076	**Administrative Fund**	**MAINT-FIRE PRTCN-CONTRACT**	
01/03/26	Prepymnt/March 26	To 029	844.26
01/03/26	GST		-76.75
24/04/26	May 2026	Newsound Fire Services Pty Ltd	844.26
24/04/26	GST		-76.75
07/07/26	August 2026	Newsound Fire Services Pty Ltd	844.26
07/07/26	GST		-76.75
27/07/26	July 2026	Newsound Fire Services Pty Ltd	844.26
27/07/26	GST		-76.75
29/07/26	AFSS Lifts	Ems Corp Pty Ltd	1,028.50
29/07/26	GST		-93.50
30/09/26	September 26	Newsound Fire Services Pty Ltd	844.26
30/09/26	GST		-76.75
	Total:		**4,772.55**
16082	**Administrative Fund**	**MAINT-FIRE PRTCN-MONITORING**	
04/05/26	2/5/26-1/8/26	Johnson Controls Aust P/L	592.52
04/05/26	GST		-53.87
06/08/26	2/8/26-1/11/26	Johnson Controls Aust P/L	592.52
06/08/26	GST		-53.87
	Total:		**1,077.30**
16083	**Administrative Fund**	**MAINT-FIRE PRTCN-REPAIRS**	
19/03/26	A1 Sounder base	Newsound Fire Services Pty Ltd	484.00
19/03/26	GST		-44.00
23/03/26	April 2026	Newsound Fire Services Pty Ltd	844.26
23/03/26	GST		-76.75
29/03/26	Diesel Pump Sprinkle	Newsound Fire Services Pty Ltd	2,662.00
29/03/26	GST		-242.00
22/04/26	S1&2 CP Fire Door	Moore Park Kensington	685.00
22/04/26	GST		-62.27
18/05/26	5 Ltr diesel fuel	Newsound Fire Services Pty Ltd	30.25
18/05/26	GST		-2.75
28/05/26	Fire Blanket, Light,	Newsound Fire Services Pty Ltd	530.20
28/05/26	GST		-48.20
28/05/26	Emerg Light & Signs	Newsound Fire Services Pty Ltd	828.30
28/05/26	GST		-75.30
29/05/26	June 2026	Newsound Fire Services Pty Ltd	844.26
29/05/26	GST		-76.75
30/05/26	Extinguishers	Newsound Fire Services Pty Ltd	2,198.90
30/05/26	GST		-199.90
30/05/26	Emerg Light / Sign	Newsound Fire Services Pty Ltd	262.90
30/05/26	GST		-23.90
30/05/26	Emerg Lights	Newsound Fire Services Pty Ltd	381.70
30/05/26	GST		-34.70

Living better together
STM SMARTER COMMUNITIES

NORTHERN SYDNEY
447 Kent St,
Sydney, NSW, 2000
t. +61 2 9266 2600
e. nsw@smartercommunities.com.au
ABN 43 119 665 762

SOUTHERN SYDNEY
680 Old Princess Hwy,
Sutherland, NSW 2232
t. +61 2 9266 2600
e. nsw@smartercommunities.com.au
ABN 43 119 665 762

TWEED/COOLANGATTA
Shop 207, The Strand Shopping Centre,
72-80 Marine Parade,
Coolangatta, QLD, 4225
t. +61 7 5536 0700
e. nsw@smartercommunities.com.au
ABN 34 010 252 865

Strata Plan No. 50785

ACCOUNTS SUMMARY

1 March 2026 to 22 September 2026

Date	Details	Payee	Amount
16083	**Administrative Fund**	**MAINT-FIRE PRTCN-REPAIRS**	
19/06/26	Smoke Detector Q2951	Newsound Fire Services Pty Ltd	2,739.00
19/06/26	GST		-249.00
19/06/26	Smoke Alarm Q71667	Newsound Fire Services Pty Ltd	451.00
19/06/26	GST		-41.00
	Total:		**11,765.25**
16186	**Administrative Fund**	**MAINT-GARAGE DOORS**	
23/04/26	Impact Damages	Thompsons Doors Pty Ltd	671.00
23/04/26	GST		-61.00
07/05/26	A/Hrs Investigate	Thompsons Doors Pty Ltd	671.00
07/05/26	GST		-61.00
14/05/26	Temp Repair Jammed	Thompsons Doors Pty Ltd	544.50
14/05/26	GST		-49.50
09/06/26	6 Mth Serv June 26	Able Door Services (Nsw) Pty	748.00
09/06/26	GST		-68.00
24/08/26	U36 Tilt Dr Repair	247 Gates & Doors Pty Ltd	605.00
24/08/26	GST		-55.00
	Total:		**2,945.00**
16196	**Administrative Fund**	**MAINT-GARBAGE BINS/BAGS**	
01/03/26	Feb 25	Pura Air Australia Pty Ltd	143.00
01/03/26	GST		-13.00
01/03/26	Acc# Feb 26	To 083	-143.00
01/03/26	GST		13.00
02/03/26	Late Pay Nov 25	Pura Air Australia Pty Ltd	15.73
02/03/26	GST		-1.43
20/03/26	C/Out Scent Unit	Pura Air Australia Pty Ltd	165.00
20/03/26	GST		-15.00
26/03/26	Nov 25	Pura Air Australia Pty Ltd	143.00
26/03/26	GST		-13.00
01/04/26	April 2026 Odour Cnt	Pura Air Australia Pty Ltd	143.00
01/04/26	GST		-13.00
24/04/26	G/Chute clean 9/2/26	Douglas Wright Group	605.00
24/04/26	GST		-55.00
01/05/26	May 2026	Pura Air Australia Pty Ltd	143.00
01/05/26	GST		-13.00
01/06/26	June 2026	Pura Air Australia Pty Ltd	143.00
01/06/26	GST		-13.00
01/07/26	July 2026	Pura Air Australia Pty Ltd	143.00
01/07/26	GST		-13.00
01/08/26	August 2026	Pura Air Australia Pty Ltd	143.00
01/08/26	GST		-13.00
01/09/26	September 2026	Pura Air Australia Pty Ltd	143.00
01/09/26	GST		-13.00
	Total:		**1,624.30**

Living better together
STM SMARTER COMMUNITIES

NORTHERN SYDNEY
447 Kent St,
Sydney, NSW, 2000
t. +61 2 9266 2600
e. nsw@smartercommunities.com.au
ABN 43 119 665 762

SOUTHERN SYDNEY
680 Old Princess Hwy,
Sutherland, NSW 2232
t. +61 2 9266 2600
e. nsw@smartercommunities.com.au
ABN 43 119 665 762

TWEED/COOLANGATTA
Shop 207, The Strand Shopping Centre,
72-80 Marine Parade,
Coolangatta, QLD, 4225
t. +61 7 5536 0700
e. nsw@smartercommunities.com.au
ABN 34 010 252 865

Strata Plan No. 50785

ACCOUNTS SUMMARY

1 March 2026 to 22 September 2026

Date	Details	Payee	Amount
16230	**Administrative Fund**	**MAINT-GENERAL REPAIRS**	
05/03/26	Lot 3 Awning Rust	Sustainable Maintenance Servi	1,815.00
05/03/26	GST		-165.00
05/03/26	Repair loose tiles	Abp Maintenance & Carpentry	679.80
05/03/26	GST		-61.80
19/03/26	Awning Repairs	J K Burke Pty Limited	-1,815.00
19/03/26	GST		165.00
26/03/26	Paint hobs-pool	Abp Maintenance & Carpentry	655.60
26/03/26	GST		-59.60
12/05/26	Render Planter Box	Sustainable Maintenance Servi	770.00
12/05/26	GST		-70.00
15/05/26	Repair BBQ's	Plumbing Central (Syd) P/L	1,334.85
15/05/26	GST		-121.35
23/06/26	Ventilation Grill	Abp Maintenance & Carpentry	636.90
23/06/26	GST		-57.90
07/09/26	Metal Mesh	Abp Maintenance & Carpentry	682.00
07/09/26	GST		-62.00
	Total:		**4,326.50**
16241	**Administrative Fund**	**MAINT-GREASE TRAP**	
11/05/26	Grease Trap Service	Trovato S	-570.74
11/05/26	GST		51.89
11/05/26	Grease Trap Service	Anagnos Pty Ltd	-570.74
11/05/26	GST		51.89
11/05/26	Grease Trap Service	J K Burke Pty Limited	-570.74
11/05/26	GST		51.89
11/05/26	Grease Trap Service	Fortune Favours The Brave Pty	-646.83
11/05/26	GST		58.80
11/05/26	Grease Trap Service	S Gaela Pty Ltd as Trustee for	-570.74
11/05/26	GST		51.89
11/05/26	Grease Trap Service	KPE Superannuation Fund Pty Lt	-570.74
11/05/26	GST		51.89
23/05/26	23/04/2026	Cleanaway Technical Services	2,929.79
23/05/26	GST		-266.34
20/07/26	21/07/2026	Cleanaway Technical Services	3,240.11
20/07/26	GST		-294.56
28/07/26	Maint-Grease Trap	Trovato S	-631.19
28/07/26	GST		57.38
28/07/26	Maint-Grease Trap	Anagnos Pty Ltd	-631.19
28/07/26	GST		57.38
28/07/26	Maint-Grease Trap	J K Burke Pty Limited	-631.19
28/07/26	GST		57.38
29/07/26	GST		57.38
29/07/26	Maint-Grease Trap	Fortune Favours The Brave Pty	-715.35
29/07/26	GST		65.03

Living better together
STM SMARTER COMMUNITIES

NORTHERN SYDNEY
447 Kent St,
Sydney, NSW, 2000
t. +61 2 9266 2600
e. nsw@smartercommunities.com.au
ABN 43 119 665 762

SOUTHERN SYDNEY
680 Old Princess Hwy,
Sutherland, NSW 2232
t. +61 2 9266 2600
e. nsw@smartercommunities.com.au
ABN 43 119 665 762

TWEED/COOLANGATTA
Shop 207, The Strand Shopping Centre,
72-80 Marine Parade,
Coolangatta, QLD, 4225
t. +61 7 5536 0700
e. nsw@smartercommunities.com.au
ABN 34 010 252 865

Strata Plan No. 50785

ACCOUNTS SUMMARY

1 March 2026 to 22 September 2026

Date	Details	Payee	Amount
16241	**Administrative Fund**	**MAINT-GREASE TRAP**	
29/07/26	Maint-Grease Trap	S Gaela Pty Ltd as Trustee for	-631.19
29/07/26	GST		57.38
29/07/26	GST		-57.38
	Total:		**-518.84**
16250	**Administrative Fund**	**MAINT-GYM EQUIPMENT**	
15/06/26	Treadmill Serv 11/25	Tuned To Perfection P/L	187.00
15/06/26	GST		-17.00
03/07/26	Treadmill Rear Foot	Tuned To Perfection P/L	291.50
03/07/26	GST		-26.50
13/07/26	Service 18/05/26	Tuned To Perfection P/L	418.00
13/07/26	GST		-38.00
	Total:		**815.00**
16265	**Administrative Fund**	**MAINT-HIRE/LEASE OF EQUIPMENT**	
01/03/26	Acc# Feb 26	To 083	-319.79
01/03/26	GST		29.07
31/03/26	March 26	Alsco Pty Ltd Enfield	319.79
31/03/26	GST		-29.07
10/04/26	Feb 26	Alsco Pty Ltd Enfield	319.79
10/04/26	GST		-29.07
30/04/26	April 26	Alsco Pty Ltd Enfield	319.79
30/04/26	GST		-29.07
31/05/26	May 2026	Alsco Pty Ltd Enfield	159.89
31/05/26	GST		-14.54
10/07/26	Dec 25	Alsco Pty Ltd Enfield	479.68
10/07/26	GST		-43.61
	Total:		**1,162.86**
16275	**Administrative Fund**	**MAINT-HOT WATER SERVICE**	
15/05/26	6 Mth Serv Aug 25	Plumbing Central (Syd) P/L	653.40
15/05/26	GST		-59.40
20/05/26	A12 Isolation Valve	Plumbing Central (Syd) P/L	433.40
20/05/26	GST		-39.40
03/06/26	6 mthly Service	Plumbing Central (Syd) P/L	660.00
03/06/26	GST		-60.00
03/06/26	Rep Isolation Valves	Plumbing Central (Syd) P/L	2,722.09
03/06/26	GST		-247.46
03/06/26	Rep Circulation Pump	Plumbing Central (Syd) P/L	1,644.50
03/06/26	GST		-149.50
04/08/26	6 mthly service	Plumbing Central (Syd) P/L	726.00
04/08/26	GST		-66.00
26/08/26	Tower HWS Insp	Plumbing Central (Syd) P/L	746.90
26/08/26	GST		-67.90
	Total:		**6,896.63**

Living better together
STM SMARTER COMMUNITIES

NORTHERN SYDNEY
447 Kent St,
Sydney, NSW, 2000
t. +61 2 9266 2600
e. nsw@smartercommunities.com.au
ABN 43 119 665 762

SOUTHERN SYDNEY
680 Old Princess Hwy,
Sutherland, NSW 2232
t. +61 2 9266 2600
e. nsw@smartercommunities.com.au
ABN 43 119 665 762

TWEED/COOLANGATTA
Shop 207, The Strand Shopping Centre,
72-80 Marine Parade,
Coolangatta, QLD, 4225
t. +61 7 5536 0700
e. nsw@smartercommunities.com.au
ABN 34 010 252 865

Strata Plan No. 50785

ACCOUNTS SUMMARY

1 March 2026 to 22 September 2026

Date	Details	Payee	Amount
16295	**Administrative Fund**	**MAINT-INSURANCE REPAIRS**	
14/04/26	Shutter Investigate	Thompsons Roller Shutters Pty	247.50
14/04/26	GST		-22.50
01/07/26	Roller Repairs	Thompsons Doors Pty Ltd	7,514.65
01/07/26	GST		-683.15
	Total:		**7,056.50**
16300	**Administrative Fund**	**MAINT-INTERCOM**	
26/06/26	C50 Intercom Repair	Rogo Security Pty Ltd	220.00
26/06/26	GST		-20.00
	Total:		**200.00**
16325	**Administrative Fund**	**MAINT-LAWNS & GARDENING**	
05/03/26	Feb 26	Florascapes	4,303.75
05/03/26	GST		-391.25
31/03/26	March 26	Florascapes	4,768.78
31/03/26	GST		-433.53
05/05/26	April 2026	Florascapes	5,210.54
05/05/26	GST		-473.69
31/05/26	May 2026	Florascapes	3,616.58
31/05/26	GST		-328.78
03/07/26	June 26	Florascapes	8,078.98
03/07/26	GST		-734.45
31/07/26	July 2026	Florascapes	5,259.93
31/07/26	GST		-478.18
04/09/26	August 2026	Florascapes	13,097.59
04/09/26	GST		-1,190.69
	Total:		**40,305.58**
16338	**Administrative Fund**	**MAINT-LIFT-MAINT CONTRACT**	
01/03/26	01.03.26 - 31.05.26	United Lift Services	1,336.50
01/03/26	GST		-121.50
01/06/26	1/6/26-31/8/26	United Lift Services	1,336.50
01/06/26	GST		-121.50
	Total:		**2,430.00**
16339	**Administrative Fund**	**MAINT-LIFT-REGISTRATION FEES**	
25/08/26	Lift Renewal	Service Nsw/Safe Work B247353	98.00
	Total:		**98.00**
16340	**Administrative Fund**	**MAINT-LIFT-SERVICING/REPAIR**	
11/08/26	Mounting Clips	United Lift Services	693.00
11/08/26	GST		-63.00
	Total:		**630.00**

Living better together
STM SMARTER COMMUNITIES

NORTHERN SYDNEY
447 Kent St,
Sydney, NSW, 2000
t. +61 2 9266 2600
e. nsw@smartercommunities.com.au
ABN 43 119 665 762

SOUTHERN SYDNEY
680 Old Princess Hwy,
Sutherland, NSW 2232
t. +61 2 9266 2600
e. nsw@smartercommunities.com.au
ABN 43 119 665 762

TWEED/COOLANGATTA
Shop 207, The Strand Shopping Centre,
72-80 Marine Parade,
Coolangatta, QLD, 4225
t. +61 7 5536 0700
e. nsw@smartercommunities.com.au
ABN 34 010 252 865

Strata Plan No. 50785

ACCOUNTS SUMMARY

1 March 2026 to 22 September 2026

Date	Details	Payee	Amount
16342	**Administrative Fund**	**MAINT-LIFT-TELEPHONE**	
03/03/26	March 26	M2m One	29.70
03/03/26	GST		-2.70
10/03/26	M2MONEPTYLTD		29.70
10/03/26	GST		-2.70
03/05/26	April 2026	M2m One	29.70
03/05/26	GST		-2.70
11/05/26	M2MONEPTYLTD		29.70
11/05/26	GST		-2.70
03/07/26	July 2026	M2m One	33.00
03/07/26	GST		-3.00
10/07/26	M2MONEPTYLTD		33.00
10/07/26	GST		-3.00
10/09/26	M2MONEPTYLTD		33.00
10/09/26	GST		-3.00
	Total:		**198.00**
16380	**Administrative Fund**	**MAINT-LOCKS, KEYS & CARD KEYS**	
27/03/26	2 x New Keys	Luisa Margetts	19.90
16/04/26	C48 rep f/d lock	Moore Park Kensington	171.95
16/04/26	GST		-15.63
26/05/26	Lock Replace Restuar	Moore Park Kensington	517.00
26/05/26	GST		-47.00
01/06/26	Lock and Gate Hinges	Moore Park Kensington	485.00
01/06/26	GST		-44.09
02/06/26	Rep lock Block B	Moore Park Kensington	172.60
02/06/26	GST		-15.69
09/06/26	C66 & C14 Locks	Moore Park Kensington	610.00
09/06/26	GST		-55.45
12/07/26	100 Fobs	Rogo Security Pty Ltd	1,650.00
12/07/26	GST		-150.00
	Total:		**3,298.59**
16400	**Administrative Fund**	**MAINT-MECHANICAL**	
12/06/26	Generator Service	Energy Operations Services Pty	2,668.05
12/06/26	GST		-242.55
10/09/26	Generator Sep26	Energy Operations Services Pty	578.60
10/09/26	GST		-52.60
	Total:		**2,951.50**
16415	**Administrative Fund**	**MAINT-PAINTING & SFCE FINISHES**	
05/03/26	C16 Paint Ent door	Abp Maintenance & Carpentry	346.50
05/03/26	GST		-31.50
19/08/26	CP Ent Render	BJH Maintenance	904.00
19/08/26	GST		-82.18
	Total:		**1,136.82**

Living better together
STM SMARTER COMMUNITIES

NORTHERN SYDNEY
447 Kent St,
Sydney, NSW, 2000
t. +61 2 9266 2600
e. nsw@smartercommunities.com.au
ABN 43 119 665 762

SOUTHERN SYDNEY
680 Old Princess Hwy,
Sutherland, NSW 2232
t. +61 2 9266 2600
e. nsw@smartercommunities.com.au
ABN 43 119 665 762

TWEED/COOLANGATTA
Shop 207, The Strand Shopping Centre,
72-80 Marine Parade,
Coolangatta, QLD, 4225
t. +61 7 5536 0700
e. nsw@smartercommunities.com.au
ABN 34 010 252 865

Strata Plan No. 50785

ACCOUNTS SUMMARY

1 March 2026 to 22 September 2026

Date	Details	Payee	Amount
16435	**Administrative Fund**	**MAINT-PEST/VERMIN CONTROL**	
01/06/26	Gen Pest 28/5/26	Sara's Pest Control Pty Limit	825.00
01/06/26	GST		-75.00
	Total:		**750.00**
16450	**Administrative Fund**	**MAINT-PLUMBING & DRAINAGE**	
14/03/26	C17 Hot Water Meter	Plumbing Central (Syd) P/L	618.40
14/03/26	GST		-56.22
16/03/26	Sewer Vent Discharge	Plumbing Central (Syd) P/L	2,744.50
16/03/26	GST		-249.50
31/03/26	A7 inv water leak	Plumbing Central (Syd) P/L	1,752.30
31/03/26	GST		-159.30
15/05/26	Inv leak B2	Plumbing Central (Syd) P/L	462.00
15/05/26	GST		-42.00
16/05/26	Blocked Waste Zinc	Plumbing Central (Syd) P/L	6,421.17
16/05/26	GST		-583.74
20/05/26	S/W Pit Lid	Plumbing Central (Syd) P/L	649.00
20/05/26	GST		-59.00
02/06/26	Inv w/leak mens shed	Plumbing Central (Syd) P/L	937.02
02/06/26	GST		-85.18
02/06/26	Inv blockage B1	Plumbing Central (Syd) P/L	1,166.00
02/06/26	GST		-106.00
03/06/26	Gutter Clean L/Rise	Plumbing Central (Syd) P/L	563.20
03/06/26	GST		-51.20
03/06/26	H/W Leak U77	Plumbing Central (Syd) P/L	2,469.54
03/06/26	GST		-224.50
03/06/26	F/Pump Drainage Line	Plumbing Central (Syd) P/L	1,096.25
03/06/26	GST		-99.66
15/06/26	Pump Rm Leak	Plumbing Central (Syd) P/L	379.50
15/06/26	GST		-34.50
29/07/26	Leaking Spa Invest	Plumbing Central (Syd) P/L	427.90
29/07/26	GST		-38.90
06/08/26	Backflow Test	Plumbing Central (Syd) P/L	412.50
06/08/26	GST		-37.50
12/08/26	Basement Leak Inv	Plumbing Central (Syd) P/L	427.90
12/08/26	GST		-38.90
19/08/26	C46 H/W Leak	Plumbing Central (Syd) P/L	3,003.31
19/08/26	GST		-273.03
26/08/26	Fountain Leak Inv.	Plumbing Central (Syd) P/L	484.00
26/08/26	GST		-44.00
02/09/26	C/W Bay tap repairs	Plumbing Central (Syd) P/L	504.90
02/09/26	GST		-45.90
04/09/26	Blocked Drain	Plumbing Central (Syd) P/L	636.90
04/09/26	GST		-57.90
	Total:		**22,869.36**

Living better together
STM SMARTER COMMUNITIES

NORTHERN SYDNEY
447 Kent St,
Sydney, NSW, 2000
t. +61 2 9266 2600
e. nsw@smartercommunities.com.au
ABN 43 119 665 762

SOUTHERN SYDNEY
680 Old Princess Hwy,
Sutherland, NSW 2232
t. +61 2 9266 2600
e. nsw@smartercommunities.com.au
ABN 43 119 665 762

TWEED/COOLANGATTA
Shop 207, The Strand Shopping Centre,
72-80 Marine Parade,
Coolangatta, QLD, 4225
t. +61 7 5536 0700
e. nsw@smartercommunities.com.au
ABN 34 010 252 865

Strata Plan No. 50785

ACCOUNTS SUMMARY

1 March 2026 to 22 September 2026

Date	Details	Payee	Amount
16482	**Administrative Fund**	**MAINT-POOL CLEANING**	
15/03/26	Pressure Clean	Jj Pressure Cleaning Pty Ltd	1,980.00
15/03/26	GST		-180.00
	Total:		**1,800.00**
16547	**Administrative Fund**	**MAINT-SECURITY EQUIPMENT**	
01/03/26	Block C Rusty Strike	Rogo Security Pty Ltd	220.00
01/03/26	GST		-20.00
01/03/26	Lift & Pool Camera	Rogo Security Pty Ltd	291.50
01/03/26	GST		-26.50
01/03/26	Lift Camera	Rogo Security Pty Ltd	649.00
01/03/26	GST		-59.00
30/03/26	Reprogram R. Drs	Rogo Security Pty Ltd	363.00
30/03/26	GST		-33.00
13/04/26	CCTV Loading Dock	Rogo Security Pty Ltd	649.00
13/04/26	GST		-59.00
13/04/26	Sup elec strike	Rogo Security Pty Ltd	1,100.00
13/04/26	GST		-100.00
15/04/26	Software Investigate	Rogo Security Pty Ltd	363.00
15/04/26	GST		-33.00
15/04/26	Card Reader CP	Rogo Security Pty Ltd	748.00
15/04/26	GST		-68.00
22/06/26	Blck C Frnt Dr Power	Rogo Security Pty Ltd	352.00
22/06/26	GST		-32.00
22/06/26	C/O Garage Dr Reader	Rogo Security Pty Ltd	649.00
22/06/26	GST		-59.00
06/07/26	Exit Button Lowrise	Rogo Security Pty Ltd	528.00
06/07/26	GST		-48.00
06/07/26	Remove Yellow Arm	Rogo Security Pty Ltd	935.00
06/07/26	GST		-85.00
21/07/26	Lift Camera	Rogo Security Pty Ltd	924.00
21/07/26	GST		-84.00
21/07/26	Disconnect Spa Camer	Rogo Security Pty Ltd	1,386.00
21/07/26	GST		-126.00
28/07/26	C/O Carpark Reader	Rogo Security Pty Ltd	220.00
28/07/26	GST		-20.00
18/08/26	Access Software	Rogo Security Pty Ltd	220.00
18/08/26	GST		-20.00
26/08/26	Lift CCTV Cameras	Rogo Security Pty Ltd	330.00
26/08/26	GST		-30.00
15/09/26	4Dr Control Memory	Rogo Security Pty Ltd	473.00
15/09/26	GST		-43.00
	Total:		**9,455.00**

Living better together
STM SMARTER COMMUNITIES

NORTHERN SYDNEY
447 Kent St,
Sydney, NSW, 2000
t. +61 2 9266 2600
e. nsw@smartercommunities.com.au
ABN 43 119 665 762

SOUTHERN SYDNEY
680 Old Princess Hwy,
Sutherland, NSW 2232
t. +61 2 9266 2600
e. nsw@smartercommunities.com.au
ABN 43 119 665 762

TWEED/COOLANGATTA
Shop 207, The Strand Shopping Centre,
72-80 Marine Parade,
Coolangatta, QLD, 4225
t. +61 7 5536 0700
e. nsw@smartercommunities.com.au
ABN 34 010 252 865

Strata Plan No. 50785

ACCOUNTS SUMMARY

1 March 2026 to 22 September 2026

Date	Details	Payee	Amount
16650	**Administrative Fund**	**MANAGEMENT FEES**	
02/03/26	69 Management Fee	Strata Title Management Group	2,167.99
02/03/26	GST		-197.09
02/04/26	69 Management Fee	Strata Title Management Group	2,167.99
02/04/26	GST		-197.09
04/05/26	69 Management Fee	Strata Title Management Group	2,263.38
04/05/26	GST		-205.76
02/06/26	69 Management Fee	Strata Title Management Group	2,263.38
02/06/26	GST		-205.76
29/06/26	69 Management Fee	Strata Title Management Group	-110.40
29/06/26	GST		10.04
02/07/26	69 Management Fee	Strata Title Management Group	2,208.33
02/07/26	GST		-200.76
04/08/26	69 Management Fee	Strata Title Management Group	2,208.33
04/08/26	GST		-200.76
02/09/26	69 Management Fee	Strata Title Management Group	2,208.33
02/09/26	GST		-200.76
	Total:		**13,979.39**
16659	**Administrative Fund**	**MGMT - NON ROUTINE SERVICES**	
18/03/26	AC Installation	Karklins I Z	-97.50
18/03/26	GST		8.86
30/03/26	*02 Maint/Works/Defe	Strata Title Management Group	146.25
30/03/26	GST		-13.30
30/03/26	*03 Meetings	Strata Title Management Group	390.00
30/03/26	GST		-35.45
30/03/26	*08 Third Parties	Strata Title Management Group	146.25
30/03/26	GST		-13.30
30/03/26	*11 Miscellaneous	Strata Title Management Group	390.00
30/03/26	GST		-35.45
23/04/26	Fire Door lock	Karklins I Z	-195.00
23/04/26	GST		17.73
23/04/26	Renovations	Carberry Jerome	-195.00
23/04/26	GST		17.73
23/04/26	Minor Renovation	Margaret Rose Earle	-97.50
23/04/26	GST		8.86
23/04/26	Communication and	J K Burke Pty Limited	-97.50
23/04/26	GST		8.86
24/04/26	Garage Motor Renovat	Karklins I Z	-195.00
24/04/26	GST		17.73
28/04/26	16 AffixingComm/Seal	Strata Title Management Group	55.00
28/04/26	GST		-5.00
28/04/26	*02 Maint/Works/Defe	Strata Title Management Group	132.50
28/04/26	GST		-12.05
28/04/26	*03 Meetings	Strata Title Management Group	1,590.08

Living better together
STM SMARTER COMMUNITIES

NORTHERN SYDNEY
447 Kent St,
Sydney, NSW, 2000
t. +61 2 9266 2600
e. nsw@smartercommunities.com.au
ABN 43 119 665 762

SOUTHERN SYDNEY
680 Old Princess Hwy,
Sutherland, NSW 2232
t. +61 2 9266 2600
e. nsw@smartercommunities.com.au
ABN 43 119 665 762

TWEED/COOLANGATTA
Shop 207, The Strand Shopping Centre,
72-80 Marine Parade,
Coolangatta, QLD, 4225
t. +61 7 5536 0700
e. nsw@smartercommunities.com.au
ABN 34 010 252 865

Strata Plan No. 50785

ACCOUNTS SUMMARY

1 March 2026 to 22 September 2026

Date	Details	Payee	Amount
16659	**Administrative Fund**	**MGMT - NON ROUTINE SERVICES**	
28/04/26	GST		-144.55
28/04/26	*05 Legal/Tribunal	Strata Title Management Group	132.50
28/04/26	GST		-12.05
28/04/26	*08 Third Parties	Strata Title Management Group	265.00
28/04/26	GST		-24.09
28/04/26	*11 Miscellaneous	Strata Title Management Group	397.50
28/04/26	GST		-36.14
30/04/26	*11 Miscellaneous	Strata Title Management Group	128.10
30/04/26	GST		-11.65
28/05/26	StrataHub Report2025	Strata Title Management Group	110.00
28/05/26	GST		-10.00
28/05/26	*02 Maint/Works/Defe	Strata Title Management Group	198.76
28/05/26	GST		-18.07
28/05/26	*03 Meetings	Strata Title Management Group	264.99
28/05/26	GST		-24.09
28/05/26	*11 Miscellaneous	Strata Title Management Group	609.48
28/05/26	GST		-55.41
29/06/26	*02 Maint/Works/Defe	Strata Title Management Group	344.51
29/06/26	GST		-31.32
29/06/26	*03 Meetings	Strata Title Management Group	264.99
29/06/26	GST		-24.09
29/06/26	*08 Third Parties	Strata Title Management Group	728.75
29/06/26	GST		-66.25
29/06/26	*11 Miscellaneous	Strata Title Management Group	278.26
29/06/26	GST		-25.30
28/07/26	*03 Meetings	Strata Title Management Group	1,274.79
28/07/26	GST		-115.89
28/07/26	*07 Insurance	Strata Title Management Group	212.36
28/07/26	GST		-19.31
28/07/26	*11 Miscellaneous	Strata Title Management Group	195.62
28/07/26	GST		-17.78
28/07/26	Building Compliance	Strata Title Management Group	36.30
28/07/26	GST		-3.30
28/08/26	*07 Insurance	Strata Title Management Group	211.86
28/08/26	GST		-19.26
28/08/26	*11 Miscellaneous	Strata Title Management Group	594.50
28/08/26	GST		-54.05
28/08/26	Building Compliance	Strata Title Management Group	679.80
28/08/26	GST		-61.80
	Total:		**8,091.47**
16675	**Administrative Fund**	**MEETING ROOM EXPENSES**	
23/03/26	Meeting Room	Club Cronulla	150.00
23/03/26	GST		-13.64
	Total:		**136.36**

Living better together
STM SMARTER COMMUNITIES

NORTHERN SYDNEY
447 Kent St,
Sydney, NSW, 2000
t. +61 2 9266 2600
e. nsw@smartercommunities.com.au
ABN 43 119 665 762

SOUTHERN SYDNEY
680 Old Princess Hwy,
Sutherland, NSW 2232
t. +61 2 9266 2600
e. nsw@smartercommunities.com.au
ABN 43 119 665 762

TWEED/COOLANGATTA
Shop 207, The Strand Shopping Centre,
72-80 Marine Parade,
Coolangatta, QLD, 4225
t. +61 7 5536 0700
e. nsw@smartercommunities.com.au
ABN 34 010 252 865

Strata Plan No. 50785

ACCOUNTS SUMMARY

1 March 2026 to 22 September 2026

Date	Details	Payee	Amount
16755	**Administrative Fund**	**PETTY CASH EXPENSES**	
22/06/26	30th Birthday	Dennes Loriene G	244.71
	Total:		**244.71**
16770	**Administrative Fund**	**Non-Routine PP&S**	
02/03/26	58 Email Service	Strata Title Management Group	55.25
02/03/26	GST		-5.02
02/04/26	58 Email Service	Strata Title Management Group	55.25
02/04/26	GST		-5.02
04/05/26	58 Email Service	Strata Title Management Group	55.25
04/05/26	GST		-5.02
02/06/26	58 Email Service	Strata Title Management Group	55.25
02/06/26	GST		-5.02
02/07/26	58 Email Service	Strata Title Management Group	56.91
02/07/26	GST		-5.17
04/08/26	58 Email Service	Strata Title Management Group	56.91
04/08/26	GST		-5.17
02/09/26	58 Email Service	Strata Title Management Group	56.91
02/09/26	GST		-5.17
	Total:		**356.14**
16771	**Administrative Fund**	**Disbursements PP&S**	
02/03/26	51 ArchiveElectronic	Strata Title Management Group	30.00
02/03/26	GST		-2.73
30/03/26	59 PhoC B&W	Strata Title Management Group	30.25
30/03/26	GST		-2.75
30/03/26	Printing: Black & Wh	Strata Title Management Group	5.50
30/03/26	GST		-0.50
30/03/26	Scanning Of Document	Strata Title Management Group	8.25
30/03/26	GST		-0.75
02/04/26	51 ArchiveElectronic	Strata Title Management Group	30.00
02/04/26	GST		-2.73
28/04/26	59 PhoC B&W	Strata Title Management Group	8.25
28/04/26	GST		-0.75
30/04/26	Printing: Black & Wh	Strata Title Management Group	235.95
30/04/26	GST		-21.45
30/04/26	Scanning Of Document	Strata Title Management Group	5.50
30/04/26	GST		-0.50
04/05/26	51 ArchiveElectronic	Strata Title Management Group	30.00
04/05/26	GST		-2.73
28/05/26	59 PhoC B&W	Strata Title Management Group	4.24
28/05/26	GST		-0.39
28/05/26	61 Postage DL+Post	Strata Title Management Group	116.49
28/05/26	GST		-10.59
28/05/26	38 E-mailMeetingDocs	Strata Title Management Group	280.50

Living better together
STM SMARTER COMMUNITIES

NORTHERN SYDNEY
447 Kent St,
Sydney, NSW, 2000
t. +61 2 9266 2600
e. nsw@smartercommunities.com.au
ABN 43 119 665 762

SOUTHERN SYDNEY
680 Old Princess Hwy,
Sutherland, NSW 2232
t. +61 2 9266 2600
e. nsw@smartercommunities.com.au
ABN 43 119 665 762

TWEED/COOLANGATTA
Shop 207, The Strand Shopping Centre,
72-80 Marine Parade,
Coolangatta, QLD, 4225
t. +61 7 5536 0700
e. nsw@smartercommunities.com.au
ABN 34 010 252 865

Strata Plan No. 50785

ACCOUNTS SUMMARY

1 March 2026 to 22 September 2026

Date	Details	Payee	Amount
16771	**Administrative Fund**	**Disbursements PP&S**	
28/05/26	GST		-25.50
28/05/26	Scanning Of Document	Strata Title Management Group	76.84
28/05/26	GST		-6.99
02/06/26	51 ArchiveElectronic	Strata Title Management Group	30.00
02/06/26	GST		-2.73
29/06/26	59 PhoC B&W	Strata Title Management Group	1.21
29/06/26	GST		-0.11
29/06/26	PPS Disbursement	Strata Title Management Group	334.28
29/06/26	GST		-30.39
02/07/26	51 ArchiveElectronic	Strata Title Management Group	30.90
02/07/26	GST		-2.81
02/07/26	PPS Disbursement	Strata Title Management Group	174.42
02/07/26	GST		-15.86
28/07/26	59 PhoC B&W	Strata Title Management Group	81.07
28/07/26	GST		-7.37
28/07/26	Printing: Black & Wh	Strata Title Management Group	42.96
28/07/26	GST		-3.91
28/07/26	Scanning Of Document	Strata Title Management Group	1.82
28/07/26	GST		-0.17
04/08/26	51 ArchiveElectronic	Strata Title Management Group	30.90
04/08/26	GST		-2.81
04/08/26	PPS Disbursement	Strata Title Management Group	174.42
04/08/26	GST		-15.86
02/09/26	51 ArchiveElectronic	Strata Title Management Group	30.90
02/09/26	GST		-2.81
02/09/26	PPS Disbursement	Strata Title Management Group	174.42
02/09/26	GST		-15.86
	Total:		**1,790.02**
17670	**Administrative Fund**	**SUNDRY**	
20/03/26	Paper	Carey Beebe Harpsichords	38.00
20/03/26	GST		-3.45
28/07/26	Xmas Gathering	Dennes Loriene G	130.30
	Total:		**164.85**
17821	**Administrative Fund**	**TELEPHONE/EMAIL/FAX**	
09/03/26	Telstra Services		120.00
09/03/26	GST		-10.91
07/04/26	Telstra Services		120.00
07/04/26	GST		-10.91
06/05/26	Telstra Services		120.00
06/05/26	GST		-10.91
09/06/26	Telstra Services		120.00
09/06/26	GST		-10.91

Living better together
STM SMARTER COMMUNITIES

NORTHERN SYDNEY
447 Kent St,
Sydney, NSW, 2000
t. +61 2 9266 2600
e. nsw@smartercommunities.com.au
ABN 43 119 665 762

SOUTHERN SYDNEY
680 Old Princess Hwy,
Sutherland, NSW 2232
t. +61 2 9266 2600
e. nsw@smartercommunities.com.au
ABN 43 119 665 762

TWEED/COOLANGATTA
Shop 207, The Strand Shopping Centre,
72-80 Marine Parade,
Coolangatta, QLD, 4225
t. +61 7 5536 0700
e. nsw@smartercommunities.com.au
ABN 34 010 252 865

Strata Plan No. 50785

ACCOUNTS SUMMARY

1 March 2026 to 22 September 2026

Date	Details	Payee	Amount
17821	**Administrative Fund**	**TELEPHONE/EMAIL/FAX**	
06/07/26	Telstra Services		120.00
06/07/26	GST		-10.91
22/07/26	SMS Credits	Garvan G	192.50
05/08/26	Telstra Services		127.14
05/08/26	GST		-11.56
07/09/26	Telstra Services		124.99
07/09/26	GST		-11.36
18/09/26	Toner Cartridge	Garvan G	160.00
	Total:		**1,127.16**
17850	**Administrative Fund**	**R&M and Compliance Services**	
02/03/26	R&M-TradesMonitoring	Strata Title Management Group	22.00
02/03/26	GST		-2.00
02/04/26	R&M-TradesMonitoring	Strata Title Management Group	22.00
02/04/26	GST		-2.00
04/05/26	R&M-TradesMonitoring	Strata Title Management Group	22.00
04/05/26	GST		-2.00
28/05/26	R&M-WO/QR IssuingFee	Strata Title Management Group	26.40
28/05/26	GST		-2.40
02/06/26	R&M-TradesMonitoring	Strata Title Management Group	22.00
02/06/26	GST		-2.00
29/06/26	R&M-WO/QR IssuingFee	Strata Title Management Group	13.20
29/06/26	GST		-1.20
02/07/26	R&M-TradesMonitoring	Strata Title Management Group	22.66
02/07/26	GST		-2.06
04/08/26	Trades Monitoring	Strata Title Management Group	22.66
04/08/26	GST		-2.06
02/09/26	Trades Monitoring	Strata Title Management Group	22.66
02/09/26	GST		-2.06
	Total:		**177.80**
17860	**Administrative Fund**	**TRANSFER TO CAPITAL WORKS FUND**	
23/04/26	Tfr to CWF PerAGM	To CWF As per AGM 210426	100,000.00
	Total:		**100,000.00**
18111	**Administrative Fund**	**UTILITY-ELECTRICITY**	
01/03/26	Acc# 1 x qtr	To 083	-7,870.21
01/03/26	GST		715.47
16/03/26	EnergyAustralia		7,870.21
16/03/26	GST		-715.47
16/04/26	EnergyAustralia		8,974.30
16/04/26	GST		-815.85
15/05/26	EnergyAustralia		7,780.49
15/05/26	GST		-707.32

Living better together
STM SMARTER COMMUNITIES

NORTHERN SYDNEY
447 Kent St,
Sydney, NSW, 2000
t. +61 2 9266 2600
e. nsw@smartercommunities.com.au
ABN 43 119 665 762

SOUTHERN SYDNEY
680 Old Princess Hwy,
Sutherland, NSW 2232
t. +61 2 9266 2600
e. nsw@smartercommunities.com.au
ABN 43 119 665 762

TWEED/COOLANGATTA
Shop 207, The Strand Shopping Centre,
72-80 Marine Parade,
Coolangatta, QLD, 4225
t. +61 7 5536 0700
e. nsw@smartercommunities.com.au
ABN 34 010 252 865

Strata Plan No. 50785

ACCOUNTS SUMMARY

1 March 2026 to 22 September 2026

Date	Details	Payee	Amount
18111	**Administrative Fund**	**UTILITY-ELECTRICITY**	
15/06/26	EnergyAustralia		8,362.42
15/06/26	GST		-760.22
06/07/26	EV Charge Usage	Scullion P & K	-73.26
06/07/26	GST		6.66
15/07/26	EV Charger Usage	Giovenco G	-769.55
15/07/26	GST		69.96
16/07/26	EnergyAustralia		8,620.73
16/07/26	GST		-783.70
03/08/26	July 2026	Energy Australia 858142	9,549.59
03/08/26	GST		-868.14
15/09/26	EnergyAustralia		9,158.51
15/09/26	GST		-832.59
	Total:		**46,912.03**
18113	**Administrative Fund**	**UTILITY-GAS**	
06/03/26	01.12.25 - 03.03.26	Origin Energy - 130112	1,738.72
06/03/26	GST		-158.07
25/03/26	AGL RETAIL ENERG		347.78
25/03/26	GST		-31.62
06/05/26	AGL RETAIL ENERG		44.00
06/05/26	GST		-4.00
02/06/26	AGL RETAIL ENERG		106.49
02/06/26	GST		-9.68
05/06/26	04.03.26 - 02.06.26	Origin Energy - 130112	1,904.63
05/06/26	GST		-173.15
05/06/26	26/3-2/6/26	Origin Energy - 130112	108.80
05/06/26	GST		-9.89
05/06/26	26.03.26 - 02.06.26	Origin Energy - 130112	320.74
05/06/26	GST		-29.16
03/09/26	03.06.26-31.08.26	Origin Energy Lpg - B130112	2,525.19
03/09/26	GST		-229.56
03/09/26	03.06.26-31.08.26	Origin Energy Lpg - B130112	224.64
03/09/26	GST		-20.42
03/09/26	03.06.26-31.08.26	Origin Energy Lpg - B130112	45.01
03/09/26	GST		-4.09
	Total:		**6,696.36**
18116	**Administrative Fund**	**UTILITY-WATER & SEWERAGE**	
22/04/26	Sydney Water		12,196.19
22/07/26	Sydney Water		11,341.09
	Total:		**23,537.28**
24510	**Capital Works Fund**	**INCOME TAX**	
31/03/26	Instalment Tax		21.09

Living better together
STM SMARTER COMMUNITIES

NORTHERN SYDNEY
447 Kent St,
Sydney, NSW, 2000
t. +61 2 9266 2600
e. nsw@smartercommunities.com.au
ABN 43 119 665 762

SOUTHERN SYDNEY
680 Old Princess Hwy,
Sutherland, NSW 2232
t. +61 2 9266 2600
e. nsw@smartercommunities.com.au
ABN 43 119 665 762

TWEED/COOLANGATTA
Shop 207, The Strand Shopping Centre,
72-80 Marine Parade,
Coolangatta, QLD, 4225
t. +61 7 5536 0700
e. nsw@smartercommunities.com.au
ABN 34 010 252 865

Strata Plan No. 50785

ACCOUNTS SUMMARY

1 March 2026 to 22 September 2026

Date	Details	Payee	Amount
24510	**Capital Works Fund**	**INCOME TAX**	
31/03/26	Instalment Tax		185.15
31/03/26	Instalment Tax		56.50
31/03/26	Instalment Tax		-56.87
17/04/26	Instalment Tax		797.10
30/04/26	Instalment Tax		23.28
30/04/26	Instalment Tax		196.91
29/05/26	Instalment Tax		208.16
31/05/26	Instalment Tax		26.21
30/06/26	Instalment Tax		26.88
30/06/26	Instalment Tax		209.25
30/06/26	Instalment Tax		75.58
30/06/26	Instalment Tax		-76.37
29/07/26	Instalment Tax		753.71
31/07/26	Instalment Tax		216.74
31/07/26	Instalment Tax		27.82
31/08/26	Instalment Tax		27.86
31/08/26	Instalment Tax		217.28
	Total:		**2,936.28**
25740	**Capital Works Fund**	**BUILDING IMPROVEMENT**	
19/08/26	50% Kitchen	Bliss Bathroom Innovation	16,243.10
19/08/26	GST		-1,476.65
08/09/26	Kitchen Tiling 90%	Bliss Bathroom Innovation	12,994.52
08/09/26	GST		-1,181.32
	Total:		**26,579.65**
25745	**Capital Works Fund**	**BUILDING WORKS**	
06/03/26	Base Beam Removals	Sustainable Maintenance Servi	5,445.00
06/03/26	GST		-495.00
06/03/26	SUSTAINABLE MAINTENA		-5,445.00
06/03/26	GST		495.00
17/08/26	Beam Removal	Sustainable Maintenance Servi	5,445.00
17/08/26	GST		-495.00
	Total:		**4,950.00**
25785	**Capital Works Fund**	**CONSULTANTS**	
04/03/26	Superintend Lift 50%	Ems Corp Pty Ltd	1,210.00
04/03/26	GST		-110.00
21/05/26	CW Fund Plan	Solutions In Engineering	2,268.00
21/05/26	GST		-206.18
	Total:		**3,161.82**
25790	**Capital Works Fund**	**DOORS & WINDOWS**	
22/07/26	Gym Vertical Blinds	Kresta Blinds And Curtains	987.00

Living better together
STM SMARTER COMMUNITIES

NORTHERN SYDNEY
447 Kent St,
Sydney, NSW, 2000
t. +61 2 9266 2600
e. nsw@smartercommunities.com.au
ABN 43 119 665 762

SOUTHERN SYDNEY
680 Old Princess Hwy,
Sutherland, NSW 2232
t. +61 2 9266 2600
e. nsw@smartercommunities.com.au
ABN 43 119 665 762

TWEED/COOLANGATTA
Shop 207, The Strand Shopping Centre,
72-80 Marine Parade,
Coolangatta, QLD, 4225
t. +61 7 5536 0700
e. nsw@smartercommunities.com.au
ABN 34 010 252 865

Strata Plan No. 50785

ACCOUNTS SUMMARY

1 March 2026 to 22 September 2026

Date	Details	Payee	Amount
25790	**Capital Works Fund**	**DOORS & WINDOWS**	
22/07/26	GST		-89.73
17/08/26	New Frame	Abp Maintenance & Carpentry	4,928.00
17/08/26	GST		-448.00
	Total:		**5,377.27**
25800	**Capital Works Fund**	**ELECTRICAL**	
09/03/26	Exit Light & Rewire	Opperman Electrical Services	1,995.52
09/03/26	GST		-181.41
	Total:		**1,814.11**
25835	**Capital Works Fund**	**FIRE PROTECTION**	
20/04/26	20/4 Repl louvers	Gary Yedalian & Associates	15,708.00
20/04/26	GST		-1,428.00
12/06/26	L2&3 Ducting	Gary Yedalian & Associates	25,960.00
12/06/26	GST		-2,360.00
10/08/26	Sup/inst ductwork	Gary Yedalian & Associates	53,240.00
10/08/26	GST		-4,840.00
04/09/26	Inst Ductwork L1-10	Gary Yedalian & Associates	11,880.00
04/09/26	GST		-1,080.00
	Total:		**97,080.00**
25850	**Capital Works Fund**	**GARAGE DOORS**	
13/05/26	Replacement Motor	Thompsons Doors Pty Ltd	2,552.00
13/05/26	GST		-232.00
23/06/26	Replaced Curtain	Thompsons Doors Pty Ltd	5,605.38
23/06/26	GST		-509.58
	Total:		**7,415.80**
25870	**Capital Works Fund**	**GENERAL REPLACEMENT**	
06/03/26	Tile Replacement	Colortile Miranda	2,539.74
06/03/26	GST		-230.89
09/03/26	Stair Pressurization	Gary Yedalian & Associates	935.00
09/03/26	GST		-85.00
12/03/26	Balcony Retiling	Bliss Bathroom Innovation	13,720.00
12/03/26	GST		-1,247.27
13/03/26	Air Opening L5,4,3,1	J Build Construction Group	5,280.00
13/03/26	GST		-480.00
28/03/26	Sewer Vent Pipe	Plumbing Central (Syd) P/L	2,744.50
28/03/26	GST		-249.50
02/04/26	Tile Replacement	Colortile Miranda	2,358.30
02/04/26	GST		-214.39
13/04/26	5C Balcony Retile	Bliss Bathroom Innovation	13,720.00
13/04/26	GST		-1,247.27
18/06/26	Tile Replacement	Colortile Miranda	543.90

Living better together
STM SMARTER COMMUNITIES

NORTHERN SYDNEY
447 Kent St,
Sydney, NSW, 2000
t. +61 2 9266 2600
e. nsw@smartercommunities.com.au
ABN 43 119 665 762

SOUTHERN SYDNEY
680 Old Princess Hwy,
Sutherland, NSW 2232
t. +61 2 9266 2600
e. nsw@smartercommunities.com.au
ABN 43 119 665 762

TWEED/COOLANGATTA
Shop 207, The Strand Shopping Centre,
72-80 Marine Parade,
Coolangatta, QLD, 4225
t. +61 7 5536 0700
e. nsw@smartercommunities.com.au
ABN 34 010 252 865

Strata Plan No. 50785

ACCOUNTS SUMMARY

1 March 2026 to 22 September 2026

Date	Details	Payee	Amount
25870	**Capital Works Fund**	**GENERAL REPLACEMENT**	
18/06/26	GST		-49.45
30/06/26	Tile Replacement	Colortile Miranda	181.02
30/06/26	GST		-16.46
30/06/26	Lowrise Tiling Repl	Bliss Bathroom Innovation	11,050.00
30/06/26	GST		-1,004.55
01/07/26	Tile Replacement	Colortile Miranda	967.26
01/07/26	GST		-87.93
08/07/26	Lowrise Tile Replace	Bliss Bathroom Innovation	4,928.00
08/07/26	GST		-448.00
22/07/26	C70 Reseal Balc	J Build Construction Group	4,565.00
22/07/26	GST		-415.00
03/09/26	Tile Replacement	Colortile Miranda	1,269.66
03/09/26	GST		-115.42
08/09/26	Hall Way Tiles	Bliss Bathroom Innovation	5,460.00
08/09/26	GST		-496.36
	Total:		**63,874.89**
25900	**Capital Works Fund**	**HOT WATER SERVICE**	
04/09/26	Replace Water Heater	Plumbing Central (Syd) P/L	5,164.50
04/09/26	GST		-469.50
	Total:		**4,695.00**
25955	**Capital Works Fund**	**PAINTING & SFCE FINISHES**	
06/07/26	HBCF Insurance	Robertsons Remedial and Painti	1,970.77
06/07/26	GST		-179.16
06/07/26	Painting Deposit	Robertsons Remedial and Painti	3,696.00
06/07/26	GST		-336.00
31/07/26	Prog Claim 1	Robertsons Remedial and Painti	13,798.23
31/07/26	GST		-1,254.38
31/07/26	Proig Claim 1 Pergod	Robertsons Remedial and Painti	7,810.00
31/07/26	GST		-710.00
13/08/26	Prog Claim 2	Robertsons Remedial and Painti	19,465.77
13/08/26	GST		-1,769.62
13/08/26	100% Comp Pergoda	Robertsons Remedial and Painti	7,810.00
13/08/26	GST		-710.00
	Total:		**49,591.61**
26025	**Capital Works Fund**	**SECURITY SURVEIL. EQUIP**	
18/07/26	Replace Computer	Rogo Security Pty Ltd	2,601.50
18/07/26	GST		-236.50
	Total:		**2,365.00**

Living better together
STM SMARTER COMMUNITIES

NORTHERN SYDNEY
447 Kent St,
Sydney, NSW, 2000
t. +61 2 9266 2600
e. nsw@smartercommunities.com.au
ABN 43 119 665 762

SOUTHERN SYDNEY
680 Old Princess Hwy,
Sutherland, NSW 2232
t. +61 2 9266 2600
e. nsw@smartercommunities.com.au
ABN 43 119 665 762

TWEED/COOLANGATTA
Shop 207, The Strand Shopping Centre,
72-80 Marine Parade,
Coolangatta, QLD, 4225
t. +61 7 5536 0700
e. nsw@smartercommunities.com.au
ABN 34 010 252 865

Strata Plan No. 50785

CREDITORS BALANCE REPORT

22 September 2026

Account No	Name	Amount

No Records To Report

ZENARIS

MAINTENANCE SERVICES PTY LIMITED

BUILDING MANAGEMENT • CARETAKING
• COMMERCIAL CLEANING SERVICES

‘COTE D’ AZUR’

1-3 MACDONALD STREET, CRONULLA

STRATA PLAN 50785



BUILDING MANAGEMENT REPORT

3RD JULY 2026

ZENARI'S
MAINTENANCE SERVICES PTY LIMITED
BUILDING MANAGEMENT • CARETAKING
• COMMERCIAL CLEANING SERVICES

BUILDING MANAGEMENT REPORT

Building: 'Cote D' Azur' 1-3 MacDonald Street, Cronulla.

Strata Number: Strata Plan Number 50785.

Date of Inspection: July 2026.

Items:	**Assessment:**				
	Great	***Satisfied***	***Dissatisfied***	***N/A***	***If Dissatisfied, Reason.***
Main Foyers		X			
Entries/Exits		X			
Lift Landings		X			
Lifts		X			
Corridors		X			
Fire Stairs	X				
Basement Car Parks	X				
Garbage Rooms	X				
Refuse/ Recycling Rooms	X				
Surrounding Streetscape		X			
Rooftops		X			
Pool	X				
Gym	X				
Communication Cupboards		X			
Storage Rooms		X			
Others:				X	

ZENARI'S
MAINTENANCE SERVICES PTY LIMITED
BUILDING MANAGEMENT • CARETAKING
• COMMERCIAL CLEANING SERVICES

Recommendations/Remarks: Building Management inspected building with committee member. Overall building was in excellent condition.

Follow-up Action(IfAny): Building Management will continue to monitor building.

Taken By: Building Management Date: NA/

Other Relevant Information:

NA/

Inspected By: Building Management

Signature:

Date: July 2026

ZENARI'S

MAINTENANCE SERVICES PTY LIMITED

BUILDING MANAGEMENT • CARETAKING
• COMMERCIAL CLEANING SERVICES

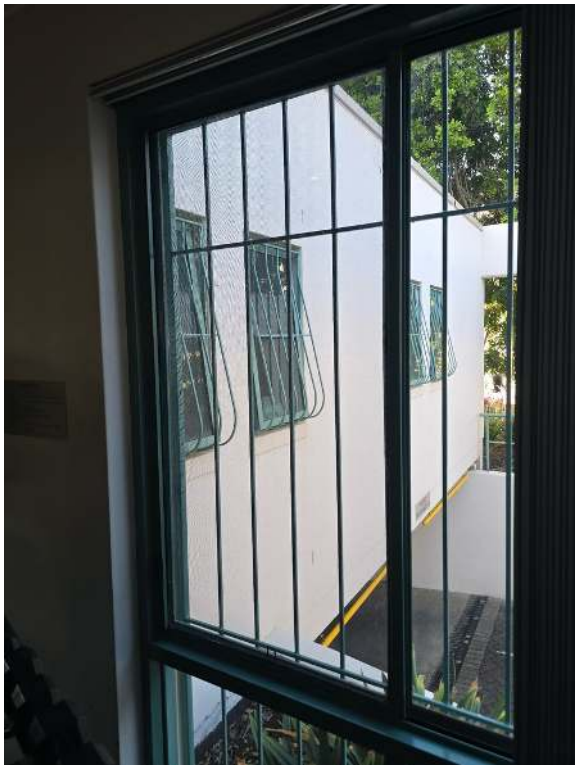
ABP MAINTENANCE & CARPENTRY

Date: 11/5/26

Invoice No: 2593

Description of works:

- Works taken place in gymnasium to repair window.
- Removed weights to access window.
- Remove sliding window, supplied and installed new rollers, removed loose window frame and reattached rubber.
- Re-attached window and put back weights.

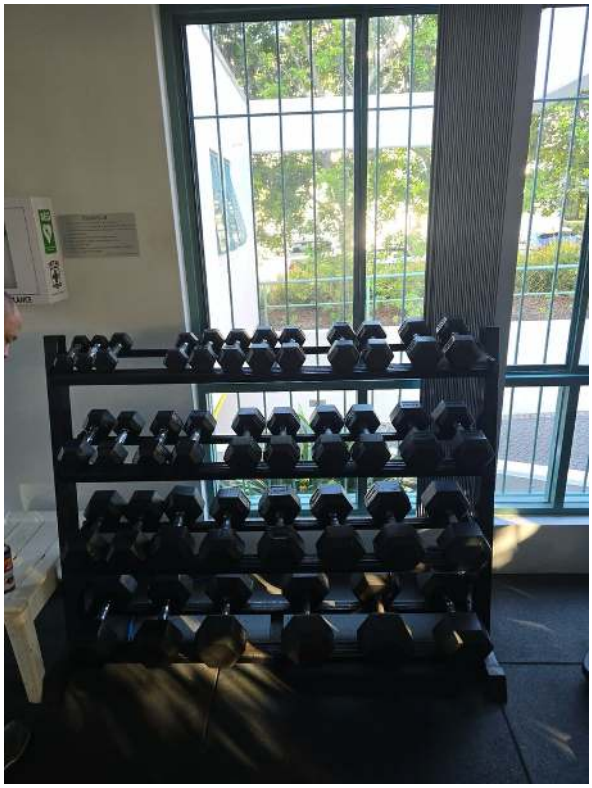




ZENARI'S

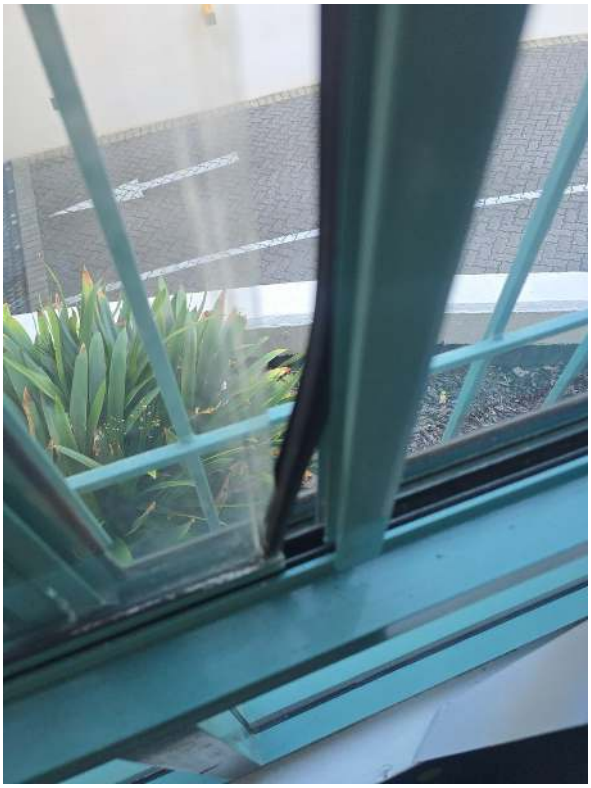
MAINTENANCE SERVICES PTY LIMITED

BUILDING MANAGEMENT • CARETAKING
• COMMERCIAL CLEANING SERVICES









'COTE D' AZUR' 1-3 MACDONALD STREET, CRONULLA SP50785

ZENARI'S

MAINTENANCE SERVICES PTY LIMITED

BUILDING MANAGEMENT • CARETAKING
• COMMERCIAL CLEANING SERVICES

ABP MAINTENANCE & CARPENTRY

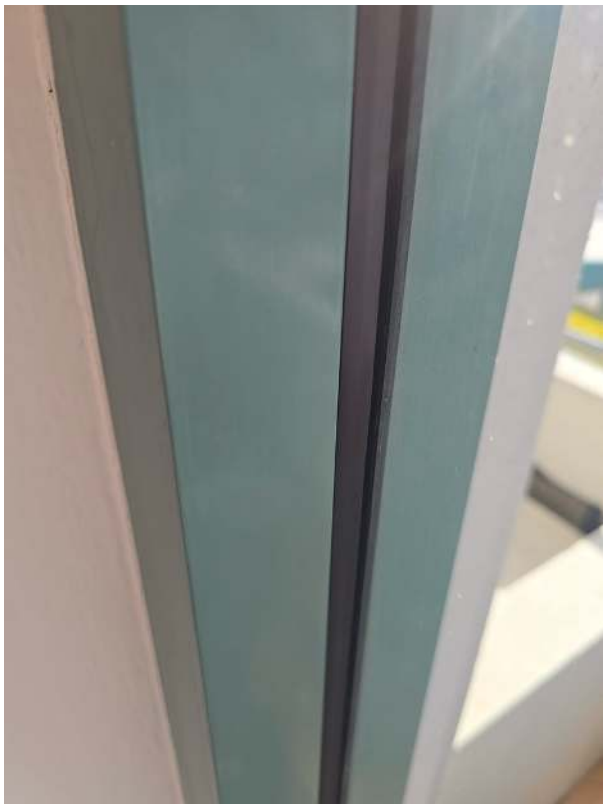
Date: 5/6/26

Invoice No: 2605

Unit A4

Description of works:

- 1st appointment – Inspect Job, take measurements of the window rubber and order a new one.
- 2nd appointment – Attend to and remove old rubber around the panel glass, supply and Install new rubber.





ZENARI'S

MAINTENANCE SERVICES PTY LIMITED

BUILDING MANAGEMENT • CARETAKING
• COMMERCIAL CLEANING SERVICES







'COTE D' AZUR' 1-3 MACDONALD STREET, CRONULLA SP50785

ZENARI'S

MAINTENANCE SERVICES PTY LIMITED

BUILDING MANAGEMENT • CARETAKING
• COMMERCIAL CLEANING SERVICES

ABP MAINTENANCE & CARPENTRY

Date: 12/6/26

Invoice No: 2606

Unit C55

Description of works:

- Attend and remove bedroom window.
- Remove old rollers, supply and install new rollers.
- Apply WD-40 on two windows.





ZENARI'S

MAINTENANCE SERVICES PTY LIMITED

BUILDING MANAGEMENT • CARETAKING
• COMMERCIAL CLEANING SERVICES

ABP MAINTENANCE & CARPENTRY

Date: 23/6/26

Invoice No: 2614

Description of works:

- Level 1 – Attach and re attach ventilation grill on level 1. Seal all gaps around ventilation grill.
- Driveway – Reattach speed hump sign.





ZENARI'S

MAINTENANCE SERVICES PTY LIMITED

BUILDING MANAGEMENT • CARETAKING
• COMMERCIAL CLEANING SERVICES









'COTE D' AZUR' 1-3 MACDONALD STREET, CRONULLA SP50785

ZENARI'S

MAINTENANCE SERVICES PTY LIMITED

BUILDING MANAGEMENT • CARETAKING
• COMMERCIAL CLEANING SERVICES

ABP MAINTENANCE & CARPENTRY

Date: 30/6/26

Invoice No: 2616

Unit C74

Description of works:

- Attend and remove sliding door and blinds.
- Remove old rusted rollers, supply and install new rollers.
- Re-attach sliding door and blinds.
- This job required 2 people.



ZENARI'S

MAINTENANCE SERVICES PTY LIMITED

BUILDING MANAGEMENT • CARETAKING
• COMMERCIAL CLEANING SERVICES

ABP MAINTENANCE & CARPENTRY

Date: 31/6/26

Invoice No: 2615

Unit B16

Description of works:

- Attend and repair two balcony sliding doors.
- Remove sliding doors and old rollers.
- Supply and install new rollers.
- Reattach sliding doors.
- This Job required 2 people.





ZENARI'S

MAINTENANCE SERVICES PTY LIMITED

BUILDING MANAGEMENT • CARETAKING
• COMMERCIAL CLEANING SERVICES

SUSTAINABLE MAINTENANCE SERVICES

Date: 17/6/26

Invoice No: 0374

Unit 50

Description of works:

- Remove existing damaged window handle and window restrictor.
- Remove rusted and threaded/stripped screws.
- Supply and install new window handle and window restrictor.
- Supply and install new stainless steel screws.
- Apply Inox lubricant spray to hinges and moving components.
- Free up stiff window hinges where possible.
- Check and test window after completion.

ZENARI'S

MAINTENANCE SERVICES PTY LIMITED

BUILDING MANAGEMENT • CARETAKING
• COMMERCIAL CLEANING SERVICES

PLUMBING CENTRAL

Date: 28/3/26

Invoice No: 11250

Description of works:

Works completed as per quote #13010 to re-direct and re-position existing 100mm sewer vent pipe from the existing location and discharge into the garden bed area;

On arrival to site we established a safe work exclusion zone

Core drilled a 120mm hole through the concrete wall from the fire stairs to the external side of the garden bed.

Cut existing vent pipe in the stairwell and redirected/extended the pipe within the fire stairwell.

Redirected the pipe discharge through the wall into the garden bed area and terminated with a vent cowl.(see attached photos)

Capped off the existing 100mm pipe under the slab using a glued cap
.
Cut the old vent pipe flush with the top of the concrete slab and filled the remaining penetration with quick set cement.

Sealed both sides of the core hole penetration with fire rated compound.

Clean up the work area and left work site tidy.



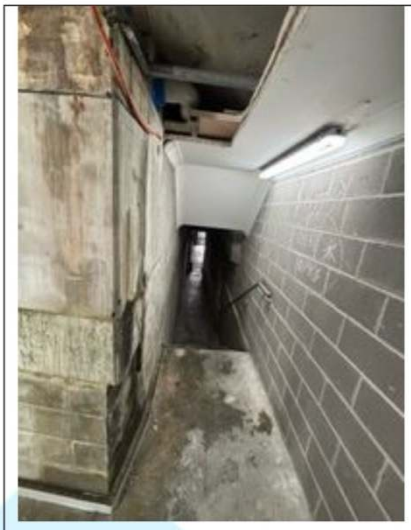


ZENARI'S

MAINTENANCE SERVICES PTY LIMITED

BUILDING MANAGEMENT • CARETAKING
• COMMERCIAL CLEANING SERVICES









'COTE D' AZUR' 1-3 MACDONALD STREET, CRONULLA SP50785

ZENARIS

MAINTENANCE SERVICES PTY LIMITED

BUILDING MANAGEMENT • CARETAKING
• COMMERCIAL CLEANING SERVICES

PLUMBING CENTRAL

Date: 28/3/26

Invoice No: 11255

Description of works:

Attended site to investigate reports by resident of water leaking from around unit A7 light fitting believed to have occurred while they were away.

Arranged site visit and upon arrival gained access to the building.

Inspected ceiling space and found the area dry at time of inspection

Set up ladder and accessed the roof. Further inspection identified gaps around the vent pipe riser decktite.

Sealed suspected areas as a process of elimination and advised resident to monitor result of our repairs and leave under observation until next rainfall

As the leak persisted, we returned to site and conduct rain simulation testing

Removed ducting and observed water marks associated with the duct

During flood testing, we identified and confirmed water ingress independent of our original repairs.

Sealed suspect area using Wakaflex membrane product, re-tested additional roof repairs and found no further ingress observed at time of testing (see attached photos)

Advised to leave current repairs under observation until next heavy rainfall, cleaned work area and left tidy.





ZENARI'S

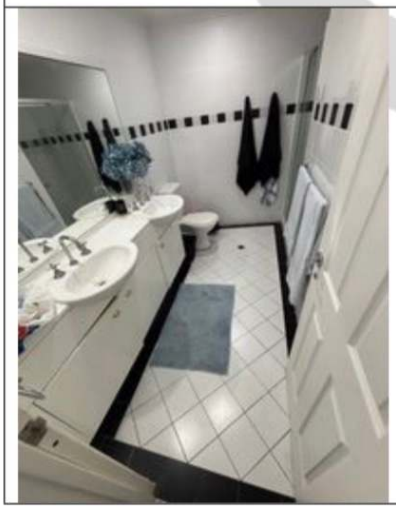
MAINTENANCE SERVICES PTY LIMITED

BUILDING MANAGEMENT • CARETAKING
• COMMERCIAL CLEANING SERVICES

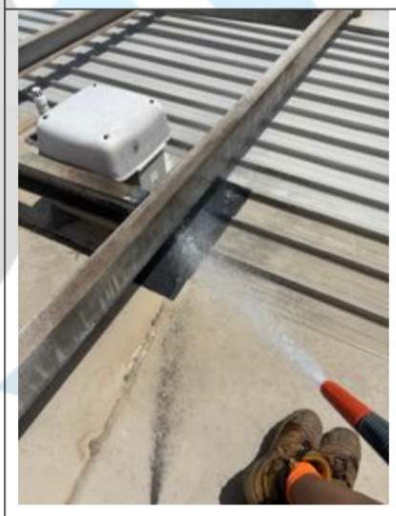












'COTE D' AZUR' 1-3 MACDONALD STREET, CRONULLA SP50785

ZENARI'S

MAINTENANCE SERVICES PTY LIMITED

BUILDING MANAGEMENT • CARETAKING
• COMMERCIAL CLEANING SERVICES













'COTE D' AZUR' 1-3 MACDONALD STREET, CRONULLA SP50785

ZENARI'S

MAINTENANCE SERVICES PTY LIMITED

BUILDING MANAGEMENT • CARETAKING
• COMMERCIAL CLEANING SERVICES

PLUMBING CENTRAL

Date: 11/4/26

Invoice No: 11322

Description of works:

Attended site to conduct 3 monthly periodic clean out overflowing roof gutters above the Pines restaurant and other sections of the low rise roof.

This due to these gutters being within and under several large trees that cause regular tree foliage droppings onto the roof and fill the gutters over time causing blockages.

On arrival we gained access onto the roof above the restaurant and other sections of the low rise roof and found the box gutter and downpipes blocked with tree leaves, rubbish and debris.

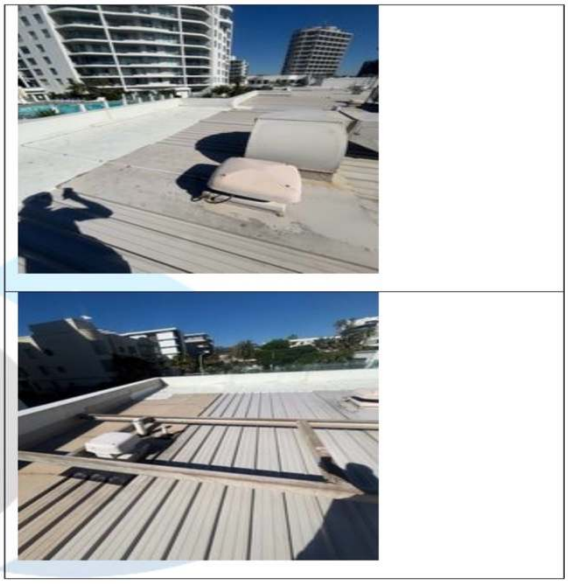
Removed and bagged all rubbish found and disposed from site.

Pressure cleaned and flow tested box gutter to the entire roof section and left all downpipes running clear (see attached photos)

Removed rubbish from site and left work area tidy.

Date of Attendance 09.04.26.





ZENARI'S

MAINTENANCE SERVICES PTY LIMITED

BUILDING MANAGEMENT • CARETAKING
• COMMERCIAL CLEANING SERVICES









'COTE D' AZUR' 1-3 MACDONALD STREET, CRONULLA SP50785

ZENARI'S

MAINTENANCE SERVICES PTY LIMITED

BUILDING MANAGEMENT • CARETAKING
• COMMERCIAL CLEANING SERVICES

PLUMBING CENTRAL

Date: 19/5/26

Invoice No: 11583

Description of works:

Addended site to straighten reported issues with the garden bed storm water pit lid at the property.

Gained access and found that the bricked up pit had been poorly constructed requiring some adjustment.

Removed several bricks from the perimeter of the drain pit and temporarily re-bricked up so top of pit terminated level with the garden bed soil.

Backfilled soil around the pit to restore soil to original level.

Site was cleaned and left tidy upon completion.

ZENARI'S

MAINTENANCE SERVICES PTY LIMITED

BUILDING MANAGEMENT • CARETAKING
• COMMERCIAL CLEANING SERVICES

PLUMBING CENTRAL

Date: 2/7/26

Invoice No: 11806

Description of works:

Works carried out to conduct annual testing and certification of the backflow prevention containment device at the above property.

Lodged inspection and maintenance report with Sydney Water receipt no # 2444965 (see attached copy)

Date of Attendance 01/07/26.

Sydney WATER

Receipt No. 2444965

Backflow containment device test

Property details

Property number
4891118

Owner(s)
THE OWNERS - STRATA PLAN 50785

Address
1 McDonald St Cronulla NSW 2230

Site contact

Name
Bilal Ghany

Email
fred@plumbingcentral.com.au

Phone
0410011999

Company/Position
Plumbing Central

Device test details

Date of test
01/07/2026

Connection type
Sydney Water meter

Meter number
JGFC0004

Make
FEBCO

Model
FEBCO 860

Serial number
N1708090644

Size
100mm

Device type
RPZD

Device location
Front Left Hand Side of Property in Garden Bed

Testing gauge

Make
Dura

Serial number
E8403-1-45

Date last calibrated
01/06/2026

Authorised tester

Licence number
244534c

Trading name
Plumbing central

Contact number
0410011999

Name
Bilal Ghany

I declare that I was physically on site and performed the backflow containment test for this device in accordance with the current Australian Standards, AS/NZS3500.1 and AS/NZS2845.3.

PASS

ZENARI'S

MAINTENANCE SERVICES PTY LIMITED

BUILDING MANAGEMENT • CARETAKING
• COMMERCIAL CLEANING SERVICES

MPK LOCKSMITHS

Date: 16/4/26

Invoice No: 00011480

Unit C48

Description of works:

- Service call to unit C48 to repair front door lock as key was jammed.





ZENARI'S

MAINTENANCE SERVICES PTY LIMITED

BUILDING MANAGEMENT • CARETAKING
• COMMERCIAL CLEANING SERVICES

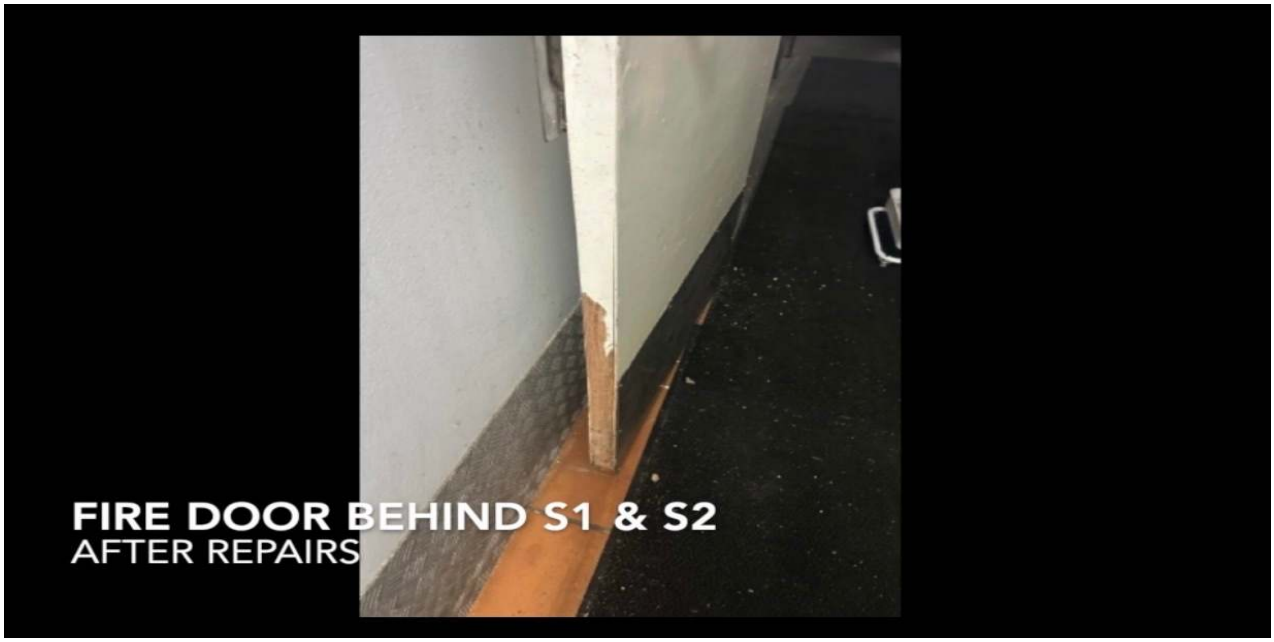
MPK LOCKSMITHS

Date: 22/4/26

Invoice No: 00011488

Description of works:

- Damaged fire door behind S1 & S2 to carpark, door not closing in frame.
- Remove and cut down stainless steel plate. Plane down edge of door and repaint. Glue and rescrew door together as coming apart at bottom.
- Refix handle latch screws stripped.
- Supply and install heavy duty fire rated door closer for absolute closing and fill bolt holes where old closer was bolted through door.



ZENARI'S

MAINTENANCE SERVICES PTY LIMITED

BUILDING MANAGEMENT • CARETAKING
• COMMERCIAL CLEANING SERVICES







'COTE D' AZUR' 1-3 MACDONALD STREET, CRONULLA SP50785

ZENARI'S

MAINTENANCE SERVICES PTY LIMITED

BUILDING MANAGEMENT • CARETAKING
• COMMERCIAL CLEANING SERVICES

MPK LOCKSMITHS

Date: 11/5/26

Invoice No: 00011508

Unit C55 & C33

Description of works:

- Service call to unit C55 to supply and install new balcony door lock in silver replacing corroded lock on main balcony door and reinstall striker with stripped screws.
- Supply and install lockbox or unit C33 to fire cupboard on level 4.





ZENARI'S

MAINTENANCE SERVICES PTY LIMITED

BUILDING MANAGEMENT • CARETAKING
• COMMERCIAL CLEANING SERVICES

MPK LOCKSMITHS

Date: 14/5/26

Invoice No: 00011512

Block C, Main Foyer

Description of works:

- Urgent service call – Block C main foyer door not latching closed.
- Retap stripped and broken screws from face of mortice lock.

ZENARI'S

MAINTENANCE SERVICES PTY LIMITED

BUILDING MANAGEMENT • CARETAKING
• COMMERCIAL CLEANING SERVICES

MPK LOCKSMITHS

Date: 23/5/26

Invoice No: 00011530

Description of works:

- After hours service call (12:30pm Saturday).
- Entry door between restaurants to drill off faulty lock and supply and install new narrow style lock body and inner handle utilising exisiting cylinders.
- Please Note – as requested, lock function changed to be always free from inside, and always locked from outside.



ZENARI'S

MAINTENANCE SERVICES PTY LIMITED

BUILDING MANAGEMENT • CARETAKING
• COMMERCIAL CLEANING SERVICES







'COTE D' AZUR' 1-3 MACDONALD STREET, CRONULLA SP50785

ZENARI'S

MAINTENANCE SERVICES PTY LIMITED

BUILDING MANAGEMENT • CARETAKING
• COMMERCIAL CLEANING SERVICES

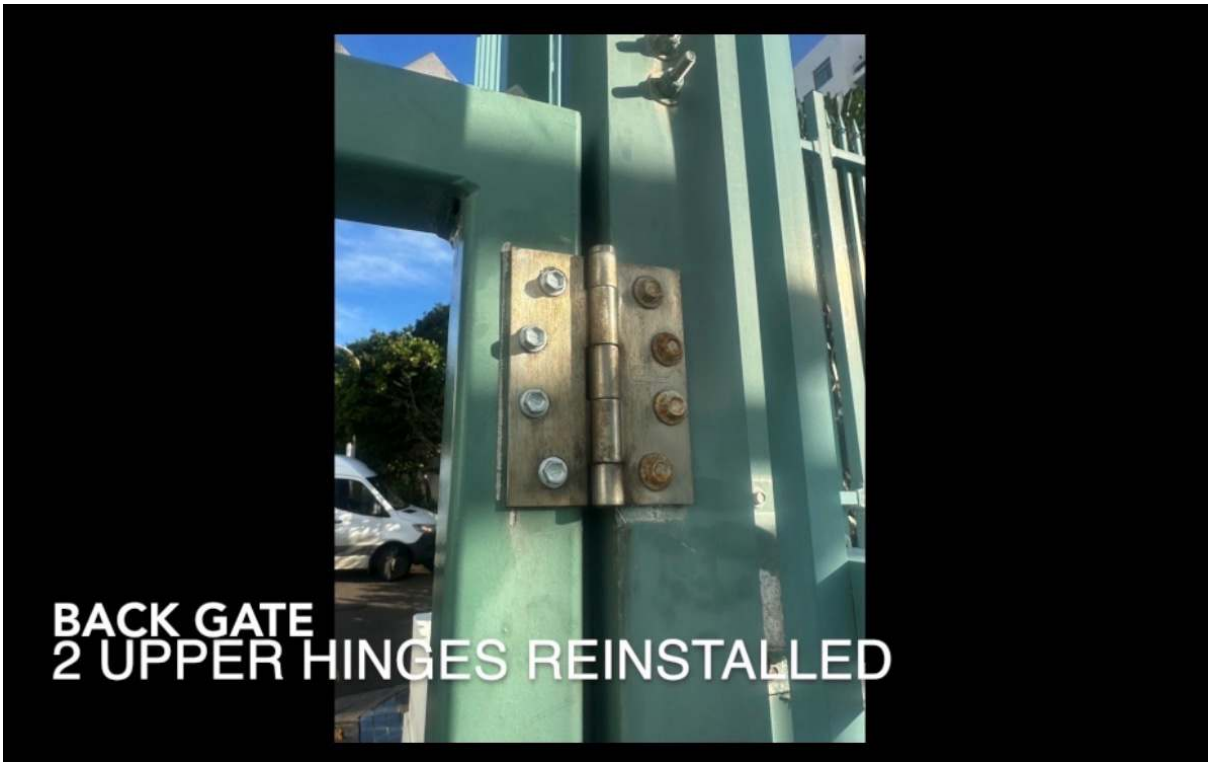
MPK LOCKSMITHS

Date: 27/5/26

Invoice No: 00011538

Description of works:

- Service call to back gate.
- Supply and install new inside lock body replacing badly corroded.
- Key new lock to exisiting key.
- Service electric striker, reinstall 2 upper hinges on gate as they were sagging.



ZENARI'S

MAINTENANCE SERVICES PTY LIMITED

BUILDING MANAGEMENT • CARETAKING
• COMMERCIAL CLEANING SERVICES







ZENARI'S

MAINTENANCE SERVICES PTY LIMITED

BUILDING MANAGEMENT • CARETAKING
• COMMERCIAL CLEANING SERVICES

MPK LOCKSMITHS

Date: 1/6/26

Invoice No: 00011550

Description of works:

- Service call to Block B Foyer entry to repair and service lock as it was not operational.



ZENARI'S

MAINTENANCE SERVICES PTY LIMITED

BUILDING MANAGEMENT • CARETAKING
• COMMERCIAL CLEANING SERVICES

MPK LOCKSMITHS

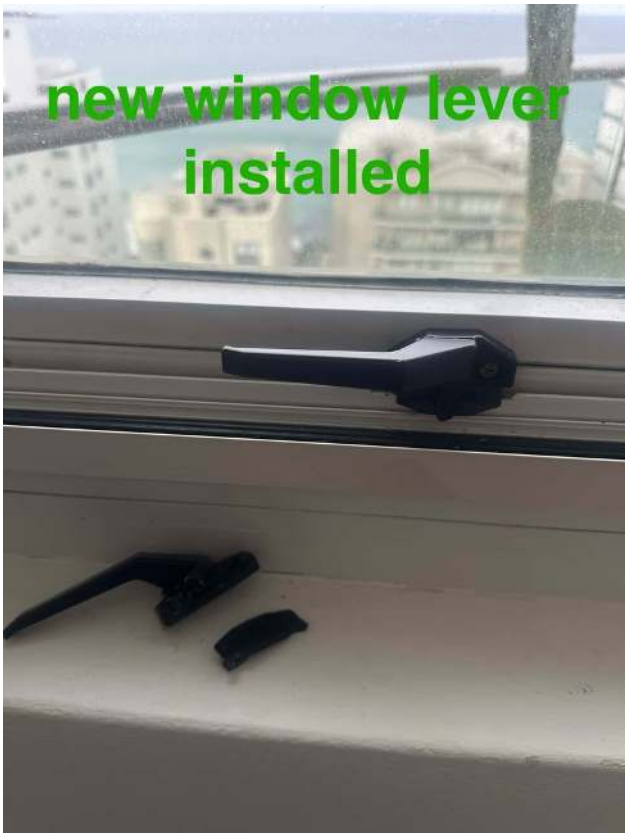
Date: 18/6/26

Invoice No: 00011581

Unit C64

Description of works:

- Service call to unit C64 to supply and install a new window lever to second bedroom as exisiting faulty and refitted with extra long screws as window badly corroded.





ZENARI'S

MAINTENANCE SERVICES PTY LIMITED

BUILDING MANAGEMENT • CARETAKING
• COMMERCIAL CLEANING SERVICES

TUNED TO PERFECTION

Date: 29/6/26

Invoice No: 15610

Description of works:

Date of Service : 26th June 2026

ID C1 : NORDICTRACK TREADMILL 2450
MODEL : NETL24717
S/N : KK311R0000853

Supply & fit new rear foot
(remove any particulars as required and clean and fit new rear foot)

ZENARI'S

MAINTENANCE SERVICES PTY LIMITED

BUILDING MANAGEMENT • CARETAKING
• COMMERCIAL CLEANING SERVICES

ROGO SECURITY

Date: 30/3/26

Invoice No: 15610

Description of works:

Expert Call-Out including travel time & 1 hr of service
30/03/26
loading dock issue.
urgent 7pm service call

Additional time.
after work hours service charges.
software adjustment for reports.
incorrect US settings instead of Australia ones in the global language settings

EM20 FSH electric strike supply only	4

ZENARIS

MAINTENANCE SERVICES PTY LIMITED

BUILDING MANAGEMENT • CARETAKING
• COMMERCIAL CLEANING SERVICES

ADDITIONAL WORKS

- Stair pressurisation repair works stage 1 – Levels 2 & 3 – COMPLETED.
- Stair pressurisation repair works stage 2 – Levels 4-7 – TO COMMENCE ON 14TH JULY.
- Main garage gate side beam painted – COMPLETED.
- Repair works on main gate – COMPLETED.
- Treadmill leg replaced – COMPLETED.
- Tower carpet cleaning – COMPLETED MARCH 2026.
- Low rise carpet cleaning – COMPLETED FEBRUARY 2026.
- Low rise & restaurant areas painting and remedial works – TO COMMENCE MID JULY.
- Low rise entrances tiling – IN PROGRESS.
- Main B1 garage gate motor replaced – COMPLETED.
- Small B1 garage gate curtain replaced – COMPLETED.
- Low rise entrance exit button installed – COMPLETED.
- Clean wall near office – TO BE DONE THIS WEEK.
- Fix wall near driveway reader – IN PROGRESS.
- B2 fire door handle has been repaired – COMPLETED.
- Damaged Gym blind – IN PROGRESS.
- Wall on level 10 is damaged from renovations – CONTRACTOR HAS BEEN NOTIFIED AND WILL RECTIFY.
- Geralle Street beams – COMPLETED.
- Cheries Knowles repairs – COMPLETED.
- Zinc bar cool room – WORKS TO BE COMPLETED NEXT WEEK.
- Notaris smoke alarm installation – COMPLETED.
- Bowsers fire stairs tunnel repairs – GETTING QUOTED BY ABP MAINTENANCE.
- Outdoor spa dosing probes have been installed – COMPLETED.
- Spa testing results to be sent each Friday.

• CÔTE D'AZUR •

RENOVATION APPLICATION

PART A: Lot Owner details

Full name: Irisa Karklins - owner
c/ Yulia Korzhenko - Property manager
Century 21 Sutherland Shire

Unit: C29

Lot: 57

Contact numbers H: _____ W: 9543 2111 M: 0425440 228

eMail: yulia @ c21sutherlandshire.com.au

Summary of proposed works:

Installation of the garage motor to the lot.

Planned starting date: 1/04/26

Expected duration: 2 hrs

Principal contractor name: B&D Garage Doors Sydney South Group.

Contractor contact numbers W: 9548 6160 M: _____

PART B: Contractor Checklist

Please attach the following documentation:

- Scope of work / Copy of quotation(s).
- Sketch or plans of the renovations. *(Must clearly identify which walls, doors or partitions will be removed, altered or installed, any changes to existing services, and location of any new pipes or conduits.)*
- Copy of your contractor's trade licence. *(All tradespeople must be fully qualified.)*
- Copy of your contractor's certificate of currency of public liability. *(All contractors must hold public liability insurance.)*
- Any additional information regarding the contractor(s).
- For projects with a market value of more than $20,000, details of Home Building Compensation cover will need to be provided after our approval.

PART C: Change of floor covering

Proposed flooring material *(eg timber, tiles—including total area and weight per square metre)*:

_____

Location of the new flooring *(eg all living areas, bedrooms, bathrooms, kitchen)*:

_____

To prevent the transmission of noise between apartments, all flooring installations must include an acoustic underlay that complies with a noise/impact isolation equal or better than that specified in the current National Construction Code.

You must attach the following document(s):

- Certification that the insulation specified for your new flooring meets the above standards. *(This could be in the form of a letter from the insulation manufacturer confirming compliance with the above standards, a product specification sheet or certification from an acoustic engineer.)*
- Anti-slip rating for balcony tiles.

PART D: Air conditioning N/A

Brand and model number of air-conditioning unit:

Details of cooling unit condensation run-off drainage:

Details of cooling unit pipes and conduit wall penetrations:

You must attach the following documents:

- Sketch of where the indoor and outdoor cooling units are to be located.
- Certification that the noise level of the Air Conditioning Unit will not exceed 50dBA when operating.

PART E: Bathroom Renovations N/A

Summary of work:

Details of tiles *(including total area and weight per square metre)*:

Details of the waterproof membrane:

PART F: Declaration and Indemnity

By signing this Renovation Application, you agree and acknowledge that:

1 All necessary permissions including building or planning permits have been obtained.
2 All works will be carried out in a safe and workmanlike manner by qualified tradespeople.
3 No works will commence prior to you and your principal contractor attending a site induction.
4 You will inform all your contractors that the entire Côte d'Azur common property including the garage area is smoke free.
5 You indemnify us against
   a) Any legal liability, loss, claim or proceedings in respect of any injury, loss or damage to the common property or to other property to the extent that such injury, loss or damage arises from or in relation to the Renovations;
   b) Any amount payable by way of increased building insurance premiums as a direct result of the Renovations;
   c) Any amount payable by way of increased fire safety compliance or local authority requirements as a direct result of the Renovations.
6 You must, at your cost:
   a) Properly maintain and keep the common property on which the renovation are erected or attached in a state of good and serviceable repair; and
   b) Properly maintain and keep the Renovations in a state of good and serviceable repair and must replace the Renovations (or any part of them) as required from time to time.
7 If you remove the Renovations or any part of the Renovations made under this Approval, you must restore and reinstate the common property to its original condition at your own cost.
8 Any loss and/or damage we suffer as a result of making the Renovations good may be recovered from you as a debt due to us on demand with interest at the rate of 10% per annum until the loss and damage is made good.
9 Renovations may require lodgement of a bond, typically $500 to $5000 depending on extent, which will be returned following completion of work and satisfactory final inspection.
10 Major building works like demolition are only permitted from 0800 – 1600 Monday to Friday. To preserve amenity for your neighbours, no weekend noise or vibration is allowed.
11 You will make every effort to minimize the impact of your Renovation works on the amenity of fellow residents or possible damage to common property.
12 All rubbish or waste must be removed from the site daily by the contractors and not placed in the Côte d'Azur rubbish or recycling bins. If trade waste bins or dumpsters are required onsite, space will be allocated in one of the loading docks and a charge made of $55 including GST per week or part thereof.
13 At the end of each working day, you will ensure your principal contractor inspects all common property areas traversed by your tradesmen and all areas are left clean of any building waste, material or dust resulting from your Renovations.
14 Our building manager will conduct periodic inspections and should he decide further cleaning of common property is required, you agree that this cleaning will be at your expense.

Name: Yulia Korzhenko Signature:  Date: 26/03/26

If you are not named as Owner on the Lot Title you must attach documentary evidence that you are legally entitled to act on behalf of the Owner, eg Company or Trust nominee letter or Power of Attorney.

PRIVACY STATEMENT: Personal information is subject to the privacy and disclosure principles under the Commonwealth Privacy Act 1988. Côte d'Azur is committed to protecting your privacy. Personal information provided by you to us is sensitive and will be held in a secure manner to prevent loss, misuse or alteration. Côte d'Azur will not disclose your personal information to any third party except where required to do so by law, or in the good faith belief that such action is reasonably necessary to comply with legal process or protect the rights, property or safety of Côte d'Azur, the Owners Corporation, owners, residents, employees or contractors.



Thinking of renovating?

These guidelines have been prepared to assist you in improving the value of your unit by attending to all building works in a proper manner with minimum impact on your neighbours: Please study this information carefully.

To avoid unnecessary cost and inconvenience to other owners and residents, you must ensure everything is carried out in a safe and workmanlike manner complying with all necessary rules and regulations.

Not all renovations affect common property, but many works involve some alteration or penetration of common property structures including walls, ceilings, waterproof membranes or floor slabs. Other works can affect the exterior appearance of our building, and poor quality work can compromize its integrity and longevity.

Should any works be undertaken without approval, we may have to take action to have them removed or rectified at your expense. This will be recorded on your apartment file, providing notice to all future prospective purchasers that works attempted in your unit were unauthorized.

There are three classes of renovations, each with different requirements:

Cosmetic work includes filling minor cracks or holes in internal walls; painting; installing hooks, nails or screws for hanging decorative items; installing or replacing handrails; laying carpet; installing built in wardrobes; or replacing blinds or curtains in line with the Côte color scheme.

This work does not require our consent, but as a courtesy to your neighbours, we would appreciate being informed ahead of time of your plans for carpet or wardrobe replacements. You still have the responsibility to minimize impact on your neighbours and common property.

Minor work includes renovating a kitchen; changing recessed light fittings; installing or replacing wooden or other hard floors; installing or replacing wiring or cabling within the air space of the lot; reconfiguration of non-structural walls; or installation of an air conditioners.

Under the Strata Schemes Management Act 2015 and Strata Schemes Management Regulation 2016, minor renovations require an ordinary resolution at a general meeting. To avoid this necessity, at our 2017 AGM, we passed a Special By-law authorising the Strata Committee to approve minor renovations on the behalf of all owners.

Accordingly, minor work requires only completion of the Renovation Application and awaiting our consent.

Major work includes work that might result in structural change to the common property; reconfiguring walls; any alteration to the plumbing, exhaust, or fire safety systems; bathroom renovations; waterproofing of any wet area (bathroom, ensuite, laundry or balcony); or work which requires the consent of another party.

Some major works may require additional regulatory planning approval. You will need to determine this yourself and obtain these necessary approvals before applying lodging your Renovation Application. We do not provide advice on regulatory obligations.

Major work requires completion of the Renovation Application and a special by-law passed at a general meeting. You may be required to pay or share in the expense of calling the general meeting and must pay for the by-law registration. Agreement in writing to the conditions of the by-law is a prerequisite for the motion to be considered at a general meeting. A pro-forma special by-law is attached to these guidelines, avoiding the necessity for you to go to the expense of having your own drafted.

Application Process

- Complete the application form answering all questions that are specific to your type of renovation and providing all the additional information requested.
- Sign the declaration.
- Lodge your application and all accompanying information with the Building Manager, preferably by eMail to <office@cote-cronulla.net>.

Both the Renovation Application and the by-law contain an indemnity clause to protect the common property and the property of other lot owners from the risk of damage arising from the renovation. Contractors for projects with a market value of more than $20,000 are required to take out Home Building Compensation cover (formerly known as Home Owners Warranty Insurance). If the work is of a lesser amount, you should discuss cover with your own home insurer or consider a policy to protect against the possibility of damage not covered by our Strata insurance, for example, an object falling from your balcony causing damage or injury.

Approval Process

To avoid delays, please check that your application is complete with all required information. Once received, it will be reviewed, and we approve most minor works within 30 days. You will be contacted by the Strata Manager notifying you of the outcome.

More involved, higher cost renovations will be forwarded to the Strata Manager who will further assess your application and then refer it to the Strata Committee for review. This process could take up to 30 days.

If your application is not straightforward or includes items that require extensive discussion, it may be deferred until the next-scheduled Strata Committee meeting at which you may be asked to attend.

Please note that some works may require lodgement of a bond, typically from $500 to $5000 depending on extent. Major Work requires approval by the Owners Corporation at a General Meeting by the passing of a Special By-Law.

If you have any questions regarding the progress of your application, please contact the Strata Manager directly: Stephen Neil of Strata Title Management, Phone (02) 9540 4199, 680 Old Princes Hwy, SUTHERLAND NSW 2232, <sneil@stratatitle.com.au>.

Once Approved

Confirmation of formal approval will be provided to you in writing by the Strata Manager. This approval will identify all the conditions which you must satisfy for the works to proceed. Please do not commence work until you receive this approval. It is your responsibility to seek clarification from the Building Manager as required.

Before commencement

Prior to proceeding with your renovation, you and your principal contractor will be required to attend a site induction arranged with the Building Manager. You must liaise with the Building Manager so that your work can be coordinated with others around the complex, your neighbours can be appropriately notified, and the lifts and loading dock areas booked as required.

You may be requested by the Building Manager to have your contractor provide a Dilapidation Report on adjacent units, especially if your renovation involves any demolition requiring jackhammers and the like which produce vibration. This report will provide a record of the present condition of those units before your renovation and can help prevent disputes because of alleged damage to other units from of your work.

If a dispute does arise between owners regarding any damage, cracking or other reported defects alleged to result from your renovation, the Owners Corporation will refer the dispute to the New South Wales Consumer Advocacy Tribunal (NCAT) for assessment.

During the work

Constant and courteous communication with your neighbours will greatly assist in minimizing inconvenience and will also allow your renovations to proceed without delay. Common sources of disruption are noted below:

Noise/Vibration

Any work which will create noise and/or vibration must be notified to the Building Manager at least 48 hours before commencing those works. The Building Manager will then be able to inform owners who have requested notification so they can make alternative plans to leave the building on those days.

Any work which has the possibility of disrupting the peaceful enjoyment of your neighbours can only be conducted only between the hours of 0800–1600 Monday to Friday. (Other non-disruptive building works can continue within approved times.) Under no circumstances will noise-producing works be permitted on weekends or public holidays.

Dust

Dust can cause breathing problems, damage common property, and trigger fire alarms. For this reason, the Building Manager must be notified to isolate fire alarms and you must ensure the work area is fully sealed to prevent any dust leaving your unit. Any costs associated by activation of a fire alarm resulting from the work will be set against the unit owner's account as usual.

Wall/column removal, or cutting into the floor

Cutting, drilling, chasing or trenching into the concrete floor slab can seriously compromise the integrity of the slab and the overall strength of our building so slab works are best avoided. However, if any slab work or part removal of walls and/or columns is proposed, a detailed structural engineering report and plan must be provided with your application. If requested, the Building Manager will be able to give guidance to owners and their engineers by providing extracts of the original drawings for our building.

Inspections

To protect the Owners Corporation from the consequences of incorrect and/or unapproved work, the Building Manager must be given free access to your unit throughout the duration of the works. In the event the Building Manager requires independent assessment of any elements of the work, you must bear this cost.

After completion

Once your renovation is complete, the Building Manager will conduct a final inspection to check that the work has been carried out in accordance with the approval and to ensure that no damage has been done to common property or adjoining units. After the inspection, any bond lodged will be returned at the Building Manager's discretion, noting that any additional cleaning of common property which may have been required during the duration of your work, will be at your expense, and will be deducted from your bond.

updated 23 Nov 2023

B&D Garage Doors Sydney South Group
Address: Unit 1a/1-11 Burns Road
Heathcote NSW 2233
ABN 15 003 276 202
Email: enquiries@bndgdsydneysouth.com.au
Website: bndgdsydneysouth.com.au/
Phone: 02 9548 6160

Customer Details:
CENTURY 21 Sutherland Shire

, ,

Site Address:
29/1 McDonald Street
Cronulla, 2230

QUOTE No. 14327
Date: 19/03/2026
Valid until 30th March 2026

Supply & Install:

Items	Unit Price Ex. GST	Quantity	Total Price Ex. GST
B&D Controll-A-Door Secure Opener	$900.00	1.00	$900.00
Emergency Key Release | Sectional or Tilter Door	$136.36	1.00	$136.36
		Total excl GST	$1,036.36
		GST Total	$103.64
		TOTAL INCL. GST	**$1,140.00**

Where applicable:

- This quotation does not include the installation of power points.
- All motor installations are subject to an on-site compatibility assessment. If at this stage it is determined to not be possible due to power limitations, objects or infrastructure, our call out fee of $110 may apply.

Payment Details:
The full amount is payable on the day of installation.



Kilowatt Pty Ltd

Licence No. 247615c
All Work Guaranteed
Abn 43618915316
Edward Howes

Quote

Quote No: 2715
Date: 24/03/2026

For: Irisa Karklins c/o Century 21 Sutherland Shire
C29/1 McDonald Street, Cronulla, NSW

Description	Quantity	Rate	Amount
Supply and install new power point on ceiling of garage exactly 2300mm off the back wall and 300mm off center to the left to be run in surface conduit to connect to existing power point inside garage	1	$250.00	$250.00

Subtotal	$250.00
GST 10%	$25.00
Total	$275.00
Total	**$275.00**

Garage Doors.

Sydney South



B&D Garage Doors Sydney South Group
Address: Unit 1a/1-11 Burns Road
Heathcote NSW 2233
ABN 15 003 276 202
Email: enquiries@bndgdsydneysouth.com.au
Website: bndgdsydneysouth.com.au/
Phone: 02 9548 6160

Important Notes for Installation:
The garage must be clean & clear on day of installation (~3.5 to 4 metres from the opening into the garage).
All fixings points (Noggins) and power points must be in place prior to installation (see Noggin Detail sheet).
Any rescheduling must be made 24hrs prior to the installation date to avoid a reschedule fee being charged.

If Shire Garage Doors are unable to install the door due to the above, there will be a $90 + GST reschedule charge applied to your account.

Quote Acceptance:
Shire Garage Doors make every effort to ensure that we have accurately interpreted your requirements, however as every product is custom made to your specifications, it is critical that you have thoroughly read and understood the contents of this quotation. If you are unsure, please contact our office on **9548 6160**.
Once you sign and return this Quotation or make payment of your deposit tax invoice, you are accepting that the details within it are correct.

This sales transaction is governed by both Shire Garage Door's Terms & Conditions of Sale and our Manufacturers Warranty & Conditions of Sale.
To obtain a copy of each visit **shiregaragedoors.com.au/terms-of-trade** or call **9548 6160**.
Once you sign and return this Quotation, you are agreeing that you have read, understood and accepted the Terms & Conditions of Sale of both Shire Garage Doors and our Manufacturer's. If you require any clarification, please contact our office on **9548 6160**.

We will commence processing your order when we receive your signed Quotation Acceptance and specified payment. These products are made to order and we do not accept cancellations once production has commenced.

I accept the total price to supply, deliver and Install the items detailed in this Quotation of: **$1,140.00**

By signing below, I confirm that I have read and understood the terms and conditions listed above:

Customer Quote & Terms of Trade Acceptance

Customer Name: _____
Customer Signature:

_____

How To Pay

Once a signed acceptance has been provided, an invoice for 50% will be emailed or provided to you to make payment. You can use either of the below options to make payment.

Direct Deposit

Bank: **Commonwealth Bank**
Acc Name: **Shire Garage Doors**
BSB: **062 164**
Account No: **1009 3839**
Cust Ref: **14327**

Credit Card (MasterCard or Visa)

Please Call: 02 9548 6160 to pay over the phone
Merchant Fee: There is a 2.2% Merchant Fee charged

Please send or provide confirmation to sales@shiregaragedoors.com.au

Public & Products Liability
Certificate of Currency

Item 1	**Policy Number**	PPL-009170-2025
Item 2	**Policyholder**	Partvon Pty Ltd T/as Shire Garage Doors and B&D Garage Doors Sydney South Unit 1a, 1-11 Burns Road, Heathcote NSW 2233 Australia
Item 3	**Insurance Period**	4.00pm on 30/09/2025 to 4.00pm on 30/09/2026 at the address stated at Item 2 above
Item 4	**Policy Wording**	ProRisk Public & Products Liability Insurance Policy v07.21 ProRisk General Terms & Conditions v04.22
Item 5	**Underwriters**	Professional Risk Underwriting Pty Limited trading as ProRisk Level 2, 115 Bridge Road, Richmond VIC 3121 For and on behalf of Swiss Re International SE Australia Branch (ABN 38 138 873 211)
Item 6	**Limit of Liability**	$20,000,000.00 Any one **occurrence**. The total aggregate **limit of liability** in respect of Insuring Clause 1.2 (Product Liability) and Insuring Clause 1.3 (Advertising Liability) will not exceed $20,000,000.00 in the aggregate during any one **Insurance period**.
Item 7	**Territorial Limits**	Worldwide (Excluding USA and Canada)
Item 8	**Other Insurance**	Not Applicable
Item 9	**Interested Party**	N/A
Item 10	**Business Activities**	Garage Door Installation (Domestic Only) 87% Electrical Garage Doors Repairs And Maintenance 13%

THIS IS TO CERTIFY that in accordance with the authorisation granted to ProRisk by the **underwriters** and in consideration of the **premium**, the **underwriters** agree to insure the stated **policyholder** in accordance with the terms and conditions of the **policy**.

In accepting this insurance, the **underwriters** have relied on the information and statements that have been provided in the **proposal**. This is an important document and should be kept it in a safe place with all other papers relating to this **policy**.

Authorised by



Hamish McDonald Nye
Executive Director
Professional Risk Underwriting Pty Ltd

18/09/2025

icare | Workers Insurance

Certificate of Currency

Issue date:
10/05/2025

Robyn Field
PARTVON PTY LTD
Unit 1a 1-11 Burns Road
HEATHCOTE NSW 2233

Statement of coverage

The following policy of insurance covers the full amount of the employer's liability under the *Workers Compensation Act 1987 (NSW).*

Employer name:	Policy number:	Valid[1]:
PARTVON PTY LTD	11157480 1	30/06/2025 - 30/06/2026

Business name:	ABN:	ACN:
SHIRE GARAGE DOORS	15 003 276 202	003 276 202

Claims Service Provider:

Gallagher Bassett

Industry classification number (WIC)[2]	Number of workers[3]	Wages/units[4]
425920 Exterior/Interior Blind and Awning Installation Services	13	$1,020,187.92

1. Coverage starts from the time the policy was incepted by the Employer or their Authorised Representative on the first day of cover.
2. The policy covers all workers employed by the entity named on this certificate while undertaking its primary business activity or any other activities ancillary to its primary business activity as required.
3. Number of workers includes contractors/deemed workers.
4. Total wages/units estimated for the current period.

Important information

Principals relying on this certificate should:

- ensure a statement under section 175B of the *Workers Compensation Act 1987 (NSW)* is attached
- ensure proper workers compensation insurance is in place
- compare the number of workers on site to the average number of workers estimated
- ensure that the wages are reasonable to cover the labour component of the work being performed
- confirm that the description of the industry/industries noted is appropriate

If the principal contractor has failed to obtain a statement or has accepted a statement where there was reason to believe it was false, they may become liable for any outstanding premium of the sub-contractor.

Did you know that an **excess, equivalent to the first week of compensable payments,** may be payable if notification of a claim is not provided to your insurer within five calendar days of when you became aware of the injury.

Yours faithfully,

Underwriting Operations
icare Workers Insurance

icare™ is the brand of Insurance & Care NSW and acts for the Workers Compensation Nominal Insurer ABN 83 564 379 108

Business Insurance
Certificate of Currency

Policy Number: 130U387626BPK

Certificate Date
06 February, 2026

Insurer
QBE Insurance (Australia) Ltd
Head Office
388 George Street
Sydney NSW 2000
ABN: 78 003 191 035
AFS Licence No: 239545

Important Information
This certificate acknowledges that the policy referred to is in force for the period shown.
Details of the cover are listed below.

Period of Cover
From 1/03/2026 to 1/03/2027 at 4pm

Insured

Insured Name	Kilowatt Pty Ltd Edward Howes
Trading Name	Kilowatt
Address	Unit 2 139 Elouera Road CRONULLA, NSW, 2230

Policy Wording
QM8166

Situation Details

Situation: Unit 2 139 Elouera Road CRONULLA NSW 2230 (Principal)

Business Details
Selected Occupation — Electrician

Interested Parties
No Interested Parties noted

Public and Products Liability cover section

	Limit of liability
General Liability and Products Liability	$ 20,000,000

Additional benefit

Property in Your physical or legal control	$ 250,000

Endorsements
Endorsement # 1
Name RESTRICTED LOCATIONS EXCLUSION
Code BPPRLE
Wording
RESTRICTED LOCATIONS EXCLUSION
This Policy does not cover liability arising directly or indirectly out of or caused by or in connection with Your Business for any activity carried out at, on, over or under any:
a. drag line excavators;
b. airport tarmac;
c. aircraft hanger and any other building used for the purpose of housing, storing or repairing aircraft or aircraft components;
d. wharf or any form of ship handling or loading facility;
e. underground mine;
f. railway track, railway bridge, railway culvert, railway crossing;

g. steelworks;
h. facility for underground mining or underground mining equipment;
i. power generating facility;
j. refinery or gas producing or bulk fuel storage facility;
k. dams of any nature;
or connected with the construction, installation, repair, maintenance, inspection or vegetation clearance associated with high voltage powerlines or electrical sub-stations.

Endorsement # 2

Name	SMALL BUSINESS NSW STAMP DUTY
Code	BPPSBE

Wording

We have been advised a NSW Small Business Stamp Duty declaration has been completed. The Small Business premium is exempt from NSW Stamp Duty charges.

5:18

NSW Contractor Licence

NSW

Refreshed
13 Aug 2024
8:03 am

Edward John Howes

Qualified supervisor

Number
247615C

Valid from
05 Mar 2012

Expires
06 May 2026

Classes and conditions
Electrician

Date of birth
08 Apr 1990

Address
**UNIT 2 139 ELOUERA RD,
CRONULLA,
NSW 2230**