STM | Building Smarter Communities

STRATA TITLE MANAGEMENT

NOTICE OF
STRATA COMMITTEE MEETING

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

Date:	**20 July 2026**
Time:	**7:00 PM**
Venue:	**1 McDonald Street, CRONULLA, NSW, 2230**

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

PROFESSIONAL STRATA MANAGER
Strata Community Association (NSW)

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

INDEX

- Previous Meeting Minutes
- Interim Financial Statements as at 30/06/2026
- Building Management Report 03/07/2026
- Lot 57 Minor Renovation Application

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 **20, July, 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 21 April 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 30 June 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.	***Matters Arising From Previous Meeting***

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)
2. Commercial Compliance - DA (Steve)
3. Commercial Compliance Meeting - Sub Committee (Kevin & Luisa)
4. Rust remediation (Walter / Sharen)
5. Power Consumption Low Rise (Greg / Ian)
6. Surfcam (Luisa)
7. Low Rise Tiling (Greg / Sharen)
8. EV Charging (Greg / Steve)
9. Pool Heating
10. Resort Area / Kitchen (Greg / Sharen)

Motion 5.	***General Business Items***

THAT General Business Items be discussed and any further action determined.

1. Aged Debtor Update (Steve)
2. Insurance Claim - Zinc (Steve)
3. Website/Email Updates (Greg/Trent)
4. Restaurants
    - Notaris - opening soon
    - Pines - closing down 25/7
5. E-Bike Safety - Adding Signage to Common Property

Motion 6.	***Approval of Minor Renovations - Adding Garage Motor Lot 57 (C29)***

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***
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 8.	***Next SCM Date and Time***
THAT the date, time and venue for the next Strata Committee Meeting be determined	

Stephen Neil
STRATA TITLE MANAGEMENT

Dated: 10 July 2026

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

MINUTES OF STRATA COMMITTEE MEETING OF THE OWNERS CORPORATION

A meeting of the Strata Committee of the Owners Strata Plan No. 50785 was held
On **Immediately after AGM** commencing **Immediately after AGM**

PRESENT: D Young (35), G Garvan (Lot 37), L Margetts (Lot 41), K O'Shea (Lot 56), S Carruthers (Lot 79), T Masters (Lot 89), P Scullion (93), I McDonald (97), L Dennes (101)

APOLOGIES: P Scullion (93), L Dennes (101)

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.

MOTIONS

1)	**Disclosure of Pecuniary Interests**

RESOLVED that the meeting note any declaration by a member of the Committee of any direct or indirect pecuniary interest in relation to a matter being considered at this meeting and resolve how that declaration shall be accommodated at the meeting.

There were no pecuniary interests noted

2)	**Minutes**

RESOLVED that the minutes of the previous Strata Committee meeting held 09/02/2026 be confirmed as a true and accurate account of the proceedings at that meeting.

STRATA HUB CONSENT

3.1)	**Strata Hub**

RESOLVED that the Chairperson and Secretary as appointed at this meeting consent to the Strata Manager recording their contact details with the NSW Government Strata HUB ('the Nominated Persons'); and

FURTHER THAT one of the Nominated Persons be further recorded as the schemes' Emergency Contact to be recorded on the NSW Government Strata HUB.

Emergency Contact – Building Manager

STRATA COMMITTEE ROLES

4.1)	**Office Bearers**

RESOLVED that the Strata Committee elect the Secretary, Treasurer and Chairperson.

Secretary – L Margetts (Lot 41),
Treasurer / Chairperson – G Garvan (Lot 37)

4.2)	**Appointing Contact point and substitute Contact Point**

RESOLVED that the Strata Committee appoints **G Garvan (Lot 37)** as main representative and **L Margetts (Lot 41),** as substitute representative of the Strata Committee to liaise with the strata manager and be the strata scheme's main contact point.

5)	**Approval of Minor Renovations - Lot 90 Unit C62 - Air Conditioner**

RESOLVED that the Strata Committee consent in accordance with Special By-Law **43** - Minor Renovations, the Strata Committee approves for the Owner of Lot **90** Unit **C62** 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 Split Air Conditioner to Lot

6)	**Approval of Minor Renovations - Shop 3 - Restaurant Fit Out.**

RESOLVED that the Strata Committee consent in accordance with Special By-Law 43 - Minor Renovations, the Strata Committee approves for the Owner of Lot 3, shop 3 to carry out renovations as per the attached annexure and as per the terms and conditions set out under the Minor Renovations By-Law.
Shop 3 Fit Out.

PROCEDURAL

7.1)	**Archive Management**

RESOLVED that**:**
(a) pursuant to section 180(1) of the *Strata Schemes Management Act,* the Strata Committee resolves to destroy all records after a period of 7 years from the date of the last actionable work on the matter.
(b) pursuant to section 180(1) of the *Strata Schemes Management Act 2015*, the Strata Committee resolves to instruct the Strata Managing Agent to destroy the books and records on behalf of the owners corporation as resolved in part (a) of this motion.

7.2)	**Termite Inspection**

DEFEATED that the Strata Committee arrange for a termite inspection to be completed.

Last Report Undertaken: 1/1/00

7.3)	**Correspondence**

RESOLVED that the Strata Committee review any correspondence needing attention and provide instructions.

There were no further correspondence items tabled at this meeting

	General Business

1. The Strata Committee discussed the Secretary handover, including access, emails and website hosting / updates.

2. The Strata Committee determined to hold quarterly Committee meetings commencing in July 2026.

THERE BEING NO FURTHER BUSINESS THE MEETING CLOSED AT 09:45 PM.



Stephen Neil
STRATA MANAGER
STRATA TITLE MANAGEMENT

Dated: 21/04/2026

Strata Plan No. 50785

1 Mcdonald Street Cronulla 2230

BALANCE SHEET

AS AT 30 JUNE 2026

	ACTUAL 30/06/2026	ACTUAL 28/02/2026
OWNERS FUNDS		
Administrative Fund	248,392.73	203,973.84
Capital Works Fund	809,681.37	533,679.12
TOTAL	**$ 1,058,074.10**	**$ 737,652.96**
THESE FUNDS ARE REPRESENTED BY		
CURRENT ASSETS		
Cash At Bank	397,183.58	342,282.56
Investment #1-Admin	59,964.16	59,625.21
Investments # 1-Capital Works	280,404.24	277,631.73
Investments # 3-Capital Works	306,082.97	303,302.20
Levies In Arrears	31,868.82	17,231.10
Other Arrears	3,598.30	3,541.31
Interest On Overdue Levies	2,057.23	1,825.38
Prepaid Expenses	0.00	844.26
Secondary Debtors	1,723.98	1,153.24
TOTAL ASSETS	**1,082,883.28**	**1,007,436.99**
LIABILITIES		
Gst Clearing Account	8,516.29	(34,936.44)
Payg Clearing Account	1,326.32	993.45
Accrued Expenses	0.00	22,712.92
Deposits Received--Damage Bond	9,750.00	8,250.00
Next Year Discounts	0.00	(29,270.38)
Levies In Advance	5,216.57	302,034.48
TOTAL LIABILITIES	**24,809.18**	**269,784.03**
NET ASSETS	**$ 1,058,074.10**	**$ 737,652.96**

Strata Plan No. 50785

1 Mcdonald Street Cronulla 2230

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 MARCH 2026 TO 30 JUNE 2026

	ACTUAL 01/03/26-30/06/26	BUDGET 01/03/26-28/02/27	ACTUAL 01/03/25-28/02/26
ADMINISTRATIVE FUND			
INCOME			
Admin Levy Income	364,351.02	765,135.00	728,700.46
Admin Levy Income Discount	(34,611.52)	(76,513.50)	(69,121.96)
Interest-Investments	338.95	700.00	871.68
Exclusive Use	0.00	40,000.00	41,603.64
Interest On Overdue Levies	585.48	0.00	1,489.32
Key Deposits	840.00	1,500.00	1,400.00
Miscellaneous Income--Admin	410.91	3,000.00	703.90
Rental Income	0.00	13,500.00	13,019.44
Transfer From Sinking Fund	0.00	(100,000.00)	0.00
TOTAL ADMIN FUND INCOME	**331,914.84**	**647,321.50**	**718,666.48**
EXPENDITURE - ADMIN FUND			
Accounting	1,202.15	4,400.00	4,178.94
Audit And Taxation Services	1,769.10	2,400.00	2,281.85
Bank Charges-Bpay	11.72	60.00	50.24
Insurance-Premiums	0.00	150,000.00	130,689.96
Insurance-Valuation	0.00	0.00	900.00
Insurance-Stamp Duty	0.00	13,530.00	11,278.15
Legal Fees	1,555.43	3,500.00	6,807.22
Legislative Report	278.18	306.00	306.00
Maint-Aircon	805.80	8,000.00	8,694.33
Maint-Aircon-Water Treatment	3,077.39	7,500.00	7,060.90
Maint-Cleaning	37,297.00	150,000.00	145,140.00
Maint-Cleaning-Carpet/Furn	1,160.00	2,000.00	1,110.00
Maint-Cleaning-Equipment	0.00	1,000.00	1,748.72
Maint-Cleaning-Other	4,500.00	2,500.00	2,610.00
Maint-Compactor	202.00	1,000.00	1,303.06
Maint-Doors & Windows	4,450.32	17,000.00	3,507.75
Maint-Electrical	2,113.50	17,000.00	15,801.21
Maint-Fire Protection	0.00	1,000.00	5,036.37
Maint-Fire Prtcn-Call Out Fee	0.00	1,800.00	1,760.00
Maint-Fire Prtcn-Contract	1,535.02	18,000.00	19,755.92
Maint-Fire Prtcn-Monitoring	538.65	2,200.00	2,007.72
Maint-Fire Prtcn-Repairs	11,765.25	50,000.00	34,790.35
Maint-Garage Doors	2,395.00	3,000.00	2,984.45

Strata Plan No. 50785

1 Mcdonald Street Cronulla 2230

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 MARCH 2026 TO 30 JUNE 2026

	ACTUAL	BUDGET	ACTUAL
	01/03/26-30/06/26	01/03/26-28/02/27	01/03/25-28/02/26
Maint-Garbage Bins/Bags	1,234.30	2,000.00	1,723.64
Maint-General Repairs	3,127.50	7,000.00	6,005.73
Maint-Grease Trap	(518.83)	0.00	0.00
Maint-Gym Equipment	170.00	1,000.00	685.00
Maint-Hardware/Consumables	0.00	1,000.00	1,044.60
Maint-Hire/Lease Of Equipment	726.79	2,000.00	3,052.55
Maint-Hot Water Service	5,557.63	2,000.00	903.80
Maint-Insurance Repairs	225.00	0.00	0.00
Maint-Intercom	0.00	1,000.00	775.00
Maint-Lawns & Gardening	16,272.40	50,000.00	50,339.50
Maint-Lift-Maint Contract	2,430.00	17,400.00	16,827.45
Maint-Lift-Registration Fees	0.00	100.00	92.00
Maint-Lift-Servicing/Repair	0.00	1,000.00	350.00
Maint-Lift-Telephone	108.00	350.00	320.16
Maint-Locks, Keys & Card Keys	1,798.59	500.00	179.54
Maint-Mechanical	2,425.50	0.00	0.00
Maint-Painting & Sfce Finishes	315.00	3,000.00	2,560.01
Maint-Pest/Vermin Control	750.00	2,500.00	2,120.00
Maint-Plumbing & Drainage	17,508.08	15,000.00	11,831.45
Maint-Pool Cleaning	1,800.00	0.00	0.00
Maint-Pool Consumables	0.00	250.00	214.16
Maint-Pool Repairs	0.00	1,000.00	1,188.00
Maint-Pumps	0.00	1,000.00	1,000.00
Maint-Security Equipment	4,305.00	3,000.00	2,691.18
Management Fees	7,956.68	25,000.00	23,562.18
Mgmt - Non Routine Services	5,177.63	8,000.00	7,303.05
Meeting Room Expenses	136.36	0.00	0.00
Petty Cash Expenses	244.71	0.00	0.00
Non-Routine Pp&S	200.92	0.00	0.00
Disbursements Pp&S	1,115.67	2,000.00	1,945.14
Prior Period Adj	0.00	0.00	481.75
Sundry	34.55	500.00	505.78
Telephone/Email/Fax	436.36	1,400.00	1,288.27
R&M And Compliance Services	116.00	277.00	277.00
Transfer To Capital Works Fund	100,000.00	0.00	0.00
Utility-Electricity	22,833.82	90,000.00	87,179.69
Utility-Gas	4,155.59	10,000.00	10,195.57
Utility-Water & Sewerage	12,196.19	48,000.00	46,617.62

Strata Plan No. 50785

1 Mcdonald Street Cronulla 2230

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 MARCH 2026 TO 30 JUNE 2026

	ACTUAL	BUDGET	ACTUAL
	01/03/26-30/06/26	01/03/26-28/02/27	01/03/25-28/02/26
TOTAL ADMIN EXPENDITURE	**287,495.95**	**752,473.00**	**693,062.96**
SURPLUS/DEFICIT	**$ 44,418.89**	**$ (105,151.50)**	**$ 25,603.52**
Opening Admin Balance	203,973.84	203,973.84	178,370.32
ADMINISTRATIVE FUND BALANCE	**$ 248,392.73**	**$ 98,822.34**	**$ 203,973.84**

Strata Plan No. 50785

1 Mcdonald Street Cronulla 2230

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 MARCH 2026 TO 30 JUNE 2026

	ACTUAL 01/03/26-30/06/26	BUDGET 01/03/26-28/02/27	ACTUAL 01/03/25-28/02/26
CAPITAL WORKS FUND			
INCOME			
Capital Works Levy Income	281,743.62	563,488.13	563,488.13
Cw Fund Levy Income Discount	(26,388.18)	(56,348.80)	(53,044.42)
Interest-Investments	5,553.28	15,000.00	17,800.70
Interest Received - Ato	0.00	0.00	15.50
Refund--Income Tax	0.00	0.00	2,791.00
Transfer From Admin Fund	100,000.00	100,000.00	0.00
TOTAL CAPITAL WORKS INCOME	**360,908.72**	**622,139.33**	**531,050.91**
EXPENDITURE - CAPITAL WORKS			
Income Tax	1,692.87	6,000.00	5,370.83
Aircon	0.00	37,038.00	32,488.31
Building Improvement	0.00	42,574.00	0.00
Consultants	3,161.82	5,000.00	8,362.50
Doors & Windows	0.00	0.00	14,039.17
Electrical	1,814.11	0.00	21,050.00
Fire Protection	37,880.00	0.00	0.00
Garage Doors	2,320.00	0.00	0.00
General Replacement	38,037.67	449,648.00	382,086.86
Intercom	0.00	2,774.00	20,255.00
Lawns & Gardening	0.00	0.00	4,950.00
Pool	0.00	11,327.00	7,202.53
Roof	0.00	0.00	5,407.60
Contingencies	0.00	55,436.00	0.00
TOTAL CAP. WORKS EXPENDITURE	**84,906.47**	**609,797.00**	**501,212.80**
SURPLUS/DEFICIT	**$ 276,002.25**	**$ 12,342.33**	**$ 29,838.11**
Opening Capital Works Balance	533,679.12	533,679.12	503,841.01
CAPITAL WORKS FUND BALANCE	**$ 809,681.37**	**$ 546,021.45**	**$ 533,679.12**

Strata Plan No. 50785

1 Mcdonald Street
Cronulla
2230

LOT BALANCE REPORT

30 June 2026

Lot No	Unit No	Administrative Fund	Capital Works Fund	Other	Total
2	Shop4	-302.05	0.00	0.00	-302.05
3	Shop3	676.33	1,472.11	473.24	2,621.68
4	Shop2	0.00	0.00	570.74	570.74
6	A1	-324.88	0.00	0.00	-324.88
12	R2	0.00	444.19	570.74	1,014.93
14	B14	0.00	0.00	804.69	804.69
20	A12	1,222.99	1,177.69	0.00	2,400.68
21	R3	0.00	744.29	0.00	744.29
29	C1	1,803.54	1,394.63	0.00	3,198.17
39	C11	9,245.28	7,479.05	3,233.10	19,957.43
53	C25	1,843.62	1,425.62	0.00	3,269.24
67	C39	0.00	0.00	3.02	3.02
70	C42	1,424.10	1,177.69	0.00	2,601.79
84	C56	-4,589.64	0.00	0.00	-4,589.64
90	C62	0.00	337.69	0.00	337.69
Total		**$10,999.29**	**$15,652.96**	**$5,655.53**	**$32,307.78**

Strata Plan No. 50785

1 Mcdonald Street
Cronulla
2230

CREDITORS BALANCE REPORT

30 June 2026

Account No	Name	Amount

No Records To Report

Strata Plan No. 50785

STATEMENT OF KEY FINANCIAL INFORMATION

For Period 1 March 2026 To 30 June 2026

Administrative Fund

Balance carried forward	203,973.84
Total income received	331,914.84
Total interest earned	338.95
Total contributions paid	205,152.58
Total unpaid contributions payable	15,509.01
Total expenditure for maintenance	124,130.60
Total expenditure for administration costs	143,318.32
Balance at end of reporting period	248,392.73

Principal items of expenditure proposed for next reporting period

Administration

Utility-Electricity	95,000.00
Insurance-Premiums	85,000.00
Utility-Water & Sewerage	48,000.00
Legal Fees	15,000.00
Consultants	10,000.00
Utility-Gas	4,500.00
Insurance-Excesses	4,000.00
Sundry	4,000.00
Telephone/Email/Fax	4,000.00
Audit And Taxation Services	1,100.00
Insurance-Valuation	550.00
Bank Charges-With Gst	220.00
Utility-Rubbish Removal	200.00
Maint-Lift-Registration Fees	69.00
Bank Charges	50.00
Total of proposed administration expenditure	271,689.00

Maintenance

Maint-Cleaning	115,000.00
Maint-Lift-Maint Contract	30,000.00
Maint-General Repairs	23,000.00
Maint-Lawns & Gardening	21,000.00
Maint-Aircon-Maint Contract	10,000.00
Maint-Fire Prtcn-Contract	10,000.00
Maint-Fire Prtcn-Repairs	10,000.00
Maint-Plumbing & Drainage	10,000.00
Maint-Lift-Exclusive Use	7,560.00
Maint-Fire Prtcn-Call Out Fee	6,250.00
Maint-Doors & Windows	6,000.00
Maint-Electrical	5,000.00

Strata Plan No. 50785

STATEMENT OF KEY FINANCIAL INFORMATION

For Period 1 March 2026 To 30 June 2026

Administrative Fund

	Maint-Cleaning-Carpet/Furn	4,000.00
	Maint-Aircon	3,500.00
	Maint-Compactor	3,500.00
	Maint-Garage Doors	3,000.00
	Maint-Intercom	3,000.00
	Maint-Pool Repairs	3,000.00
	Maint-Pumps	3,000.00
	Maint-Fire Prtcn-Monitoring	2,500.00
	Maint-Pool Consumables	2,500.00
	Maint-Cleaning-Other	2,000.00
	Maint-Electrical Lamps & Tubes	2,000.00
	Maint-Hot Water Service	2,000.00
	Maint-Lift-Servicing/Repair	2,000.00
	Maint-Pest/Vermin Control	2,000.00
	Maint-Aircon-Water Treatment	1,980.00
	Maint-Tv Antenna & Cables	1,500.00
	Oh & S Compliance	1,200.00
	Maint-Locks, Keys & Card Keys	1,000.00
	R&M And Compliance Services	240.00
	Total of proposed maintenance expenditure	297,730.00
	Total of proposed expenditure	569,419.00

Capital Works Fund

Balance carried forward	533,679.12
Total income received	360,908.72
Total interest earned	5,553.28
Total contributions paid	156,266.61
Total unpaid contributions payable	15,652.96
Total expenditure for maintenance	80,051.78
Total expenditure for administration costs	4,854.69
Balance at end of reporting period	809,681.37

Principal items of expenditure proposed for next reporting period

Administration

	Consultants	60,000.00
	Total of proposed administration expenditure	60,000.00

Maintenance

	General Replacement	900,000.00
	Total of proposed maintenance expenditure	900,000.00

Strata Plan No. 50785

STATEMENT OF KEY FINANCIAL INFORMATION

For Period 1 March 2026 To 30 June 2026

Capital Works Fund

Total of proposed expenditure	960,000.00

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

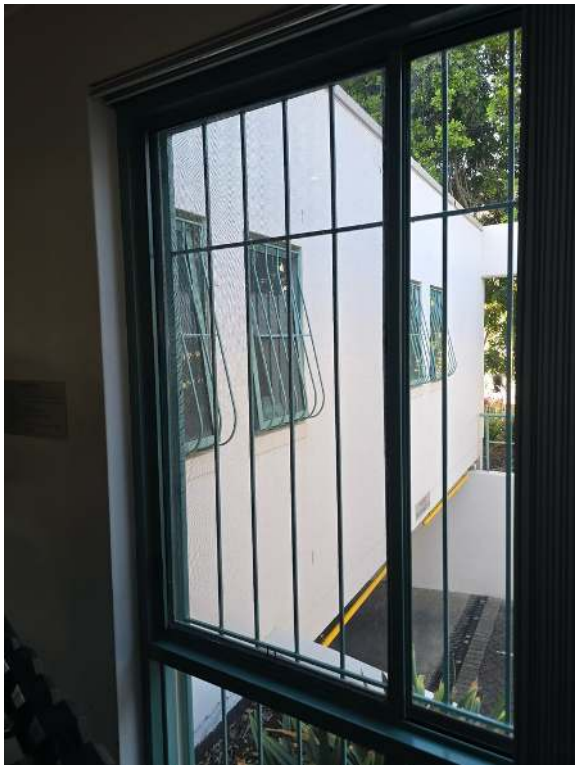
ABP MAINTENANCE & CARPENTRY

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.

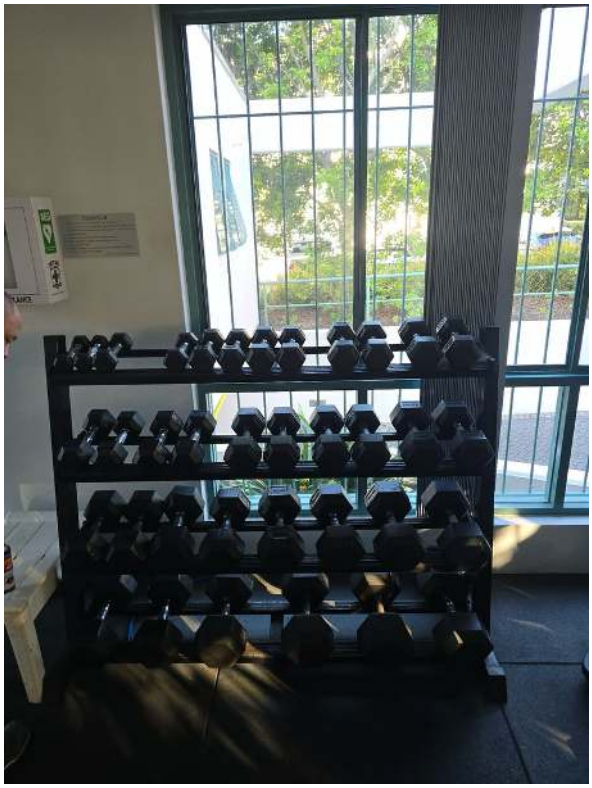




ZENARI'S

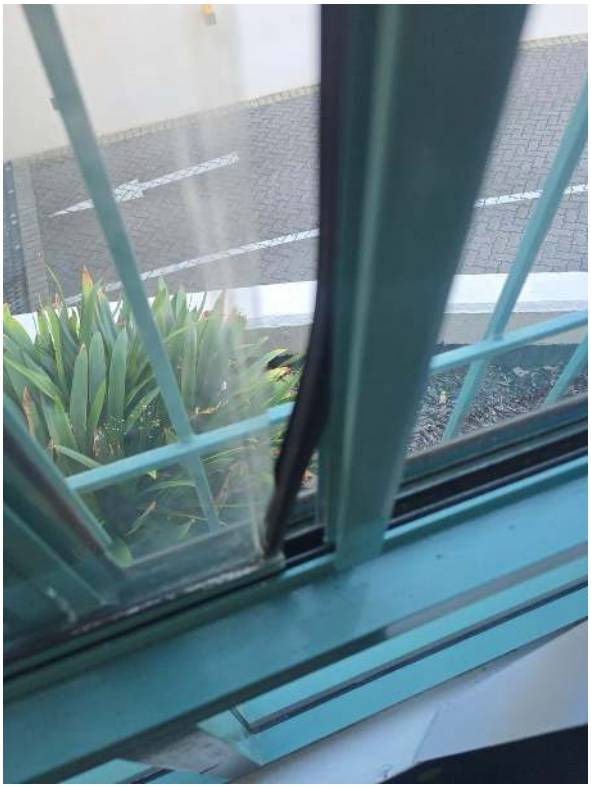
MAINTENANCE SERVICES PTY LIMITED

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

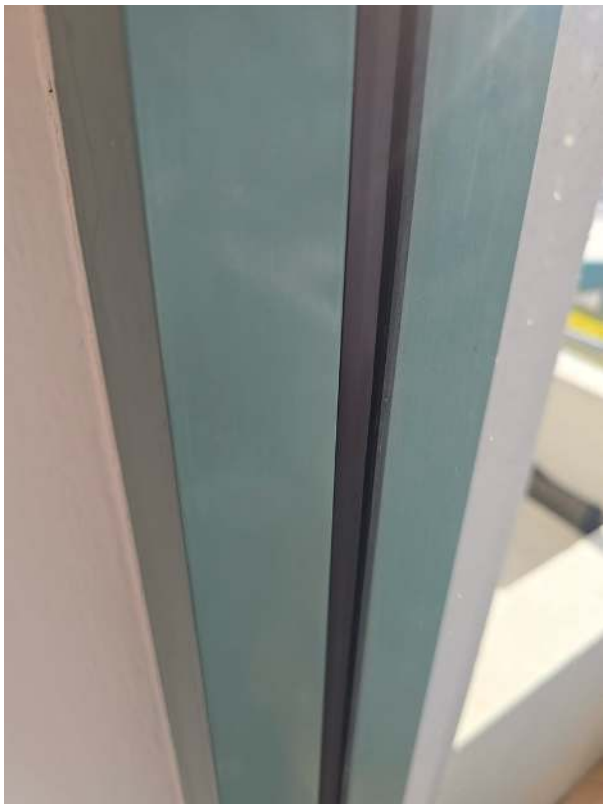
Date: 5/6/26

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.



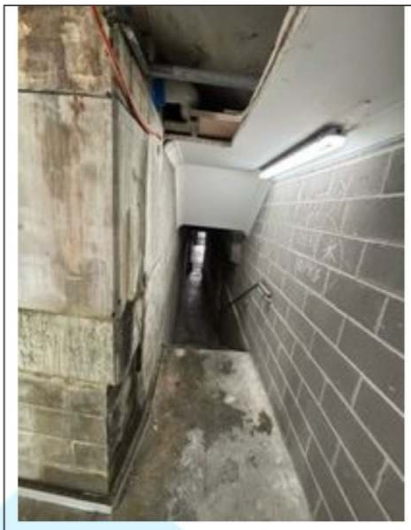


ZENARI'S

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

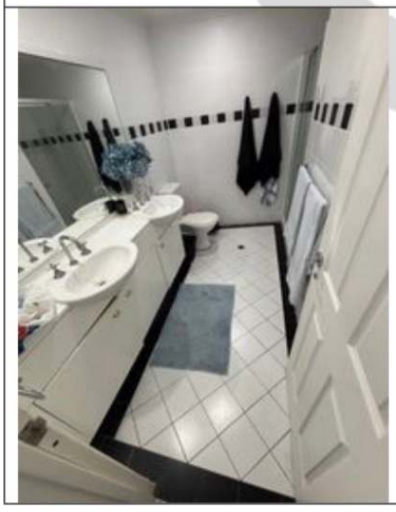
MAINTENANCE SERVICES PTY LIMITED

BUILDING MANAGEMENT • CARETAKING
• COMMERCIAL CLEANING SERVICES

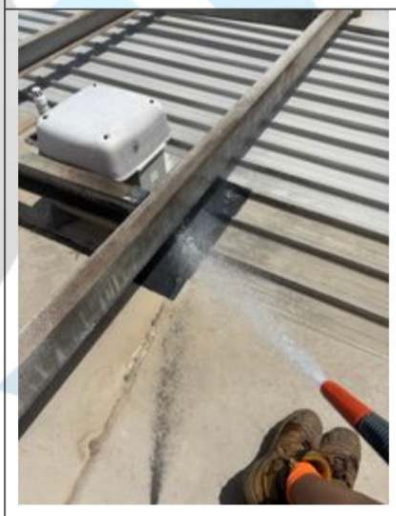












'COTE D' AZUR' 1-3 MACDONALD STREET, CRONULLA SP50785

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.

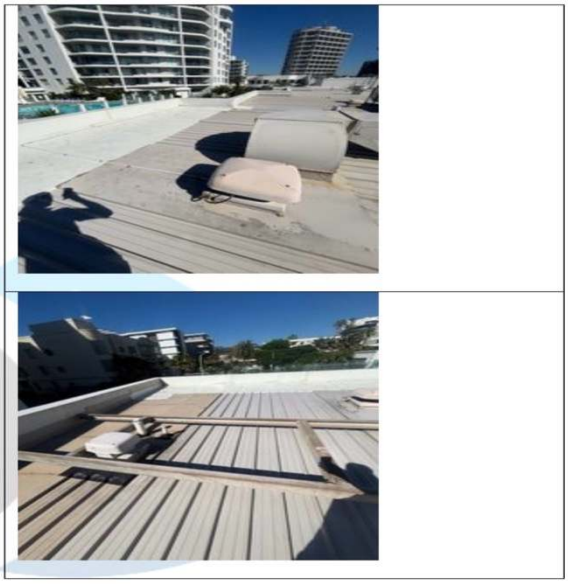
Removed and bagged all rubbish found and disposed from site.

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

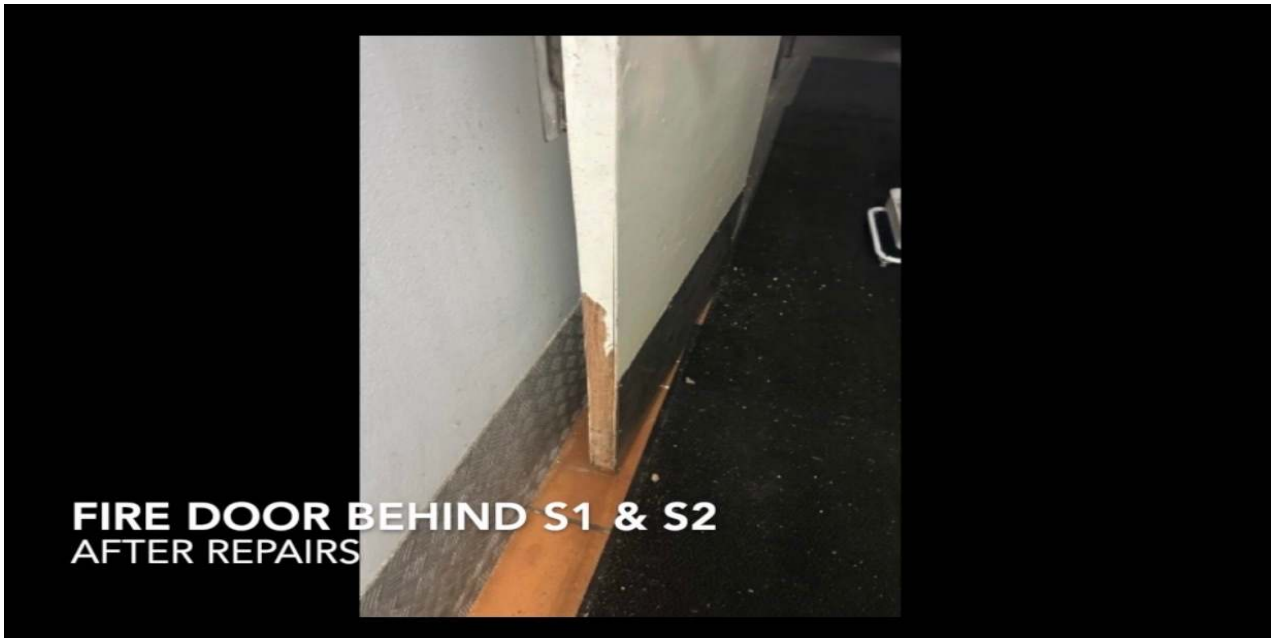
MPK LOCKSMITHS

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

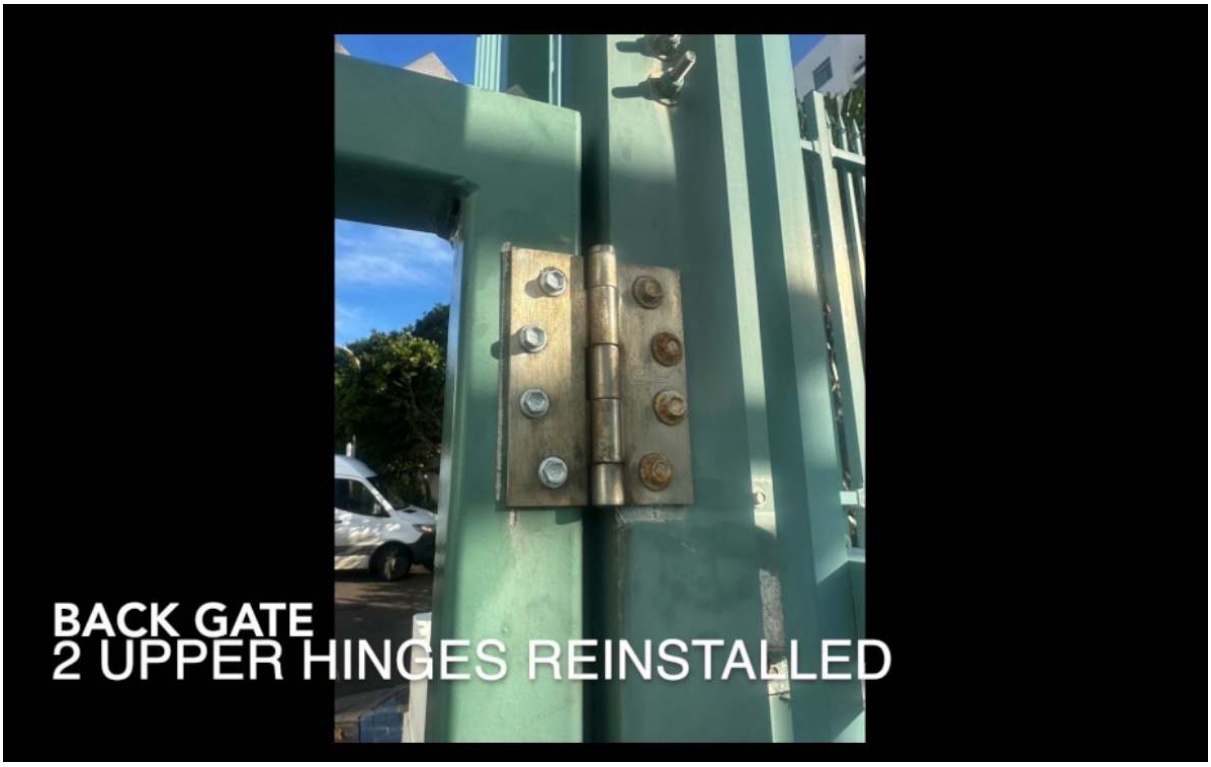
MPK LOCKSMITHS

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

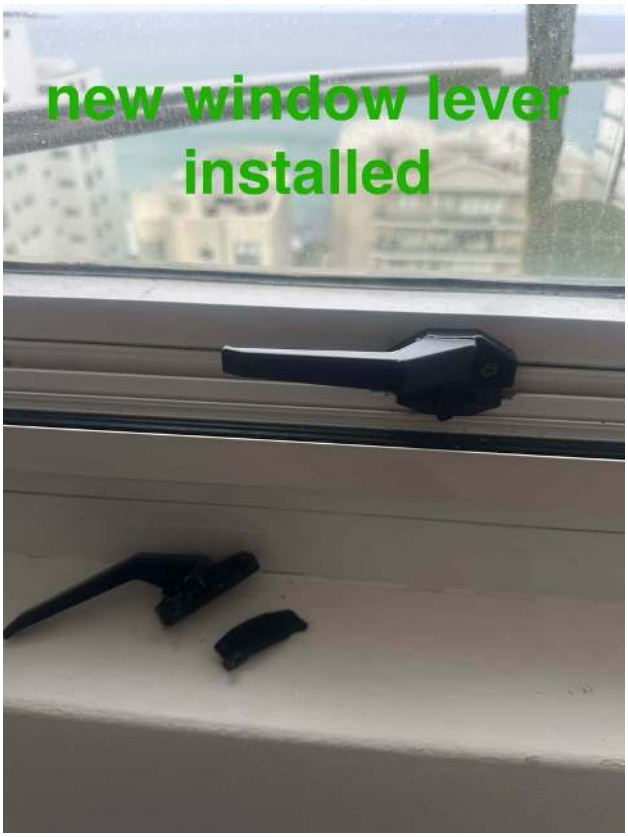
Date: 18/6/26

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**