



The Owners of  
290 Stirling Street, PERTH 6000  
Strata Plan 12821

## NOTICE OF ANNUAL GENERAL MEETING

Dated: 14/02/2025

NOTICE is hereby given in accordance with provisions of the Strata Titles Act 1985 that the Meeting of The Owners of 290 Stirling Street, PERTH 6000 Strata Plan 12821 will be held:

**DATE:** 04/03/2025

**TIME:** 05:00 pm

**VENUE:** MMJ Real Estate and Via Zoom, Level 2 / 5 Mill Street, Perth

If you cannot attend, please complete the attached Proxy Form and return it as soon as possible to this office or it can be handed in before the commencement of the meeting.

**Please note that if your unit (lot) is in joint names, all co-proprietors are welcome to attend the meeting, however a Proxy signed by all owners nominating one party entitled to vote will be required. This includes husbands and wives that are both in attendance at the meeting.**

It is important to have the proxy as without your support, we may not be able to hold this meeting. In the absence of a 50% representation of all members at the meeting either in person or by proxy, the meeting shall stand adjourned to 30 minutes after the meeting start time, and at the adjourned time, the persons present and entitled to vote constitute a quorum. Additional meeting fees may also be incurred.

**If you have any queries regarding the attached annual accounts, please contact the undersigned at least 3 DAYS PRIOR to the meeting so the necessary answers can be provided.**

Beverly Daniel  
Strata Company Manager  
For and on behalf of  
The Owners of Strata Plan 12821  
beverly.daniel@mmj.com.au

# Agenda for the Annual General Meeting

S/Plan 12821 Corinne Court 290 Stirling Street

Generated at: 13/02/2025 02:13 pm

04/03/2025 05:00 pm

User: Beverly Daniel

## 1. Notice of Annual General Meeting

DATE: 04/03/2025

TIME: 05:00 pm

VENUE: MMJ Real Estate and Via Zoom, Level 2 / 5 Mill Street, Perth WA 6000

Join Zoom Meeting

<https://us02web.zoom.us/j/82382985320?pwd=Tkj4GGygBrAgA8HbZeT0WYNRbiQGbr.1>

Meeting ID: 823 8298 5320      Passcode: 030940

## 2. AGENDA

### 2.1 Recording of Attendees/ Apologies/ Proxies

### 2.2 Declaration of a Quorum

*As per STA 1985, see 130 (1) through to and including (5) e Section 131 (1) & (2)*

### 2.3 Declare Meeting Open

### 2.4 Nomination and Appointment of Meeting Chairperson

*As per STA 1985, By-Laws Schedule 1, 7 (2) & (3)*

## 3. Confirmation of the Previous General Meeting Minutes

*As per STA 1985, Schedule 1, By-Laws - 9 (A)*

3.1 Motion Under Notice - Confirm the Minutes of the previous Annual General Meeting held on the 28/11/2023 as a true and correct record of the meeting.

## 4. Statutory Business

### 4.1 Consider and Adopt the Statement of Financial Affairs

See attached Statement of Financial Affairs - Income & Expenditure Statement and Balance Sheet.

*If you have any queries regarding the attached annual accounts, please contact the undersigned at least 3 DAYS PRIOR to the meeting so the necessary answers can be provided.*

Motion Under Notice - Confirm the Statement of Financial Affairs for the 01/10/2023 – 30/09/2024 financial year as a true and correct record. See attached Statement of Financial Affairs - Income & Expenditure Statement and Balance Sheet.

### 4.2 Election of Council of the Strata Company in accordance with the by-laws

4.2.1 Motion Under Notice - Decide as to the number of Council Members until the next AGM. A minimum of three (3) members and a maximum of seven (7) members.

Receive nominations of candidates for election to the Council.

Resolve that the members of Council so nominated shall be accepted as duly elected members of the Strata Company.

### 4.3 Insurance Policies and Authorities

Your current insurance policy covers your obligations under the Strata Titles Act 1985 as well as other limits of cover. Details of which are shown on the attached Insurance Schedule.

The meeting is to RESOLVE by SIMPLE MAJORITY one of the following options:

a) To give the Strata Manager instructions to renew based on the professional advice received from the Strata Companies Insurance Broker; or

b) To give the Strata Manager instructions to proceed with an insurance valuation and amend the cover to reflect the outcome of the Insurance Valuation.

Note: The sum insured in respect to buildings must be for the replacement value as defined by the Act. We recommend that an independent valuation be carried out at a minimum of three (3) yearly intervals to ensure that insurance cover is kept in line with the current and projected building replacement costs.

There has been no valuation conducted at your Stata Complex since MMJ Real Estate Perth commenced management.

## 5. Special Business

### 5.1 Consideration of Budget of Expenditure Estimates

Motion under notice; That the budget of estimated expenditure, inclusive of GST, for the financial year 01/10/2024 to 30/09/2025 totalling \$47,850.00 for the Administrative Fund and \$0.00 for the Reserve Fund, be adopted until amended by a future general meeting.

### 5.2 Determination of Levy Contributions

Motion under notice; That the levy of contributions on proprietors be payable quarterly in advance by instalments due and payable in the amounts, and on the dates, as shown below;

Due Date	Administrative Fund	Reserve Fund
01/10/2024	\$367.08 per UE	\$80.00 per UE
01/01/2025	\$367.08 per UE	\$80.00 per UE
01/04/2025	\$430.42 per UE	\$80.00 per UE
01/07/2025	\$430.42 per UE	\$80.00 per UE

To raise a total of \$47,850.00 for the Administrative Fund and \$9,600.00 for the Reserve Fund for the financial year 01/10/2024 to 30/09/2025.

Levies will continue to be raised at the below rates or until amended at a future general meeting.

Due Date	Administrative Fund	Reserve Fund
01/10/2025	\$409.31 per UE	\$80.00 per UE

### 5.3 Debt Recovery Procedure

Motion Under Notice - Resolve to accept and adopt the following Debt Recovery Procedure;

1. Reminder notice issued to the registered levy address when the account is 15 days in arrears.
2. Final notice issued to the registered levy address when the account is 30 days in arrears giving 7 days to pay all outstanding amounts. All costs to be on-billed to the lot proprietor.
3. After instructions from the Council of Owners, a Notice of Commencement of Legal Action will be issued to the registered levy address, and a general procedure claim to be filed at the Magistrates Court with all costs on-billed to the lot proprietor.

Motion Under Notice - Strata Company to appoint a council member to instruct MMJ Real Estate Perth on Item 3.

***Please note: Only the above procedure will be followed. Calls to owners regarding payment/ arrears are not made by MMJ Real Estate.***

## 6. Life Cycle Report

### Life Cycle Report – Maintenance Plan

*As per STA 1985 Section 100(2A) strata company's of 10 lots or more or which have building replacement costs of \$5,000,000 or more, must have a 10 year maintenance plan submitted for approval at the first annual general meeting of the strata company.*

#### 6.1.1 Repairs to Concrete Cancer – Maintenance Pla

To be discussed.

## **7. Other Matters**

### **7.1 Asbestos**

An asbestos report is required for buildings constructed prior to 31 December 2003.

Resolve to allow an amount of up to \$1,500.00 to obtain an asbestos inspection and report / register

## **8. Other Business**

Matter without notice regarding common property for discussion and referral to the Council.

Note: Such matter may only be raised at the discretion of the Chairman and with the leave of the meeting.

## **9. Close of Meeting**

- 1. IF YOU ARE UNABLE TO ATTEND YOU NEED TO FILL IN A PROXY FORM so the meeting can proceed on the scheduled day.**
- 2. Please note that if your levies are not FULLY PAID you will not be able to vote at this meeting.**
- 3. If your property is in MORE THAN ONE NAME A PROXY SIGNED BY ALL OWNERS NOMINATING ONE OWNER TO VOTE WILL BE REQUIRED, this includes husband and wives that are both in attendance at the meeting.**

## **FINANCIAL REPORTS**

Should you have any account queries or questions relating to particular items of the accounts of the Strata Company please fax them to 9325 5881 or [wa@mmj.com.au](mailto:wa@mmj.com.au) by no later than 72 HOURS PRIOR TO THE MEETING so that the provision of answers can be supplied prior to the meeting.

## **PROXY FORMS**

Please return these 72 HOURS PRIOR TO THE MEETING to allow an attendance register to be prepared prior to the meeting. Please ensure that if you are unable to attend the meeting that you are represented by a proxy holder or you may nominate your Strata Company Chair, a Strata Council Member or the Strata Manager to vote on your behalf. If you choose the latter option, please indicate prior to the meeting any matters that you would like clarified and how you wish to vote on the issues raised. Proxy Forms can be faxed to 9325 5881.

A proxy form must be filled in if there is MORE THAN ONE (1) OWNER LISTED ON THE TITLE DEED FOR THE UNIT. THIS INCLUDES MARRIED COUPLES EVEN IF BOTH INTEND TO ATTEND THE MEETING TOGETHER.

To fill in the proxy form name the person who will be entitled to vote and move motions, then all proprietors sign the proxy form confirming acceptance of the arrangement.

If none of the co-proprietors of a unit are able to attend the meeting you may nominate some other person to act as your proxy. A proxy holder need not be an owner. If you are not sure who to elect you may like to consider electing the Chairperson, a member of the Strata Council, or the Strata Manager as your nominated proxy.

If the Lot (unit) is in the name of a company, then the company must fill in the proxy form nominating a natural person to vote on its behalf.

If co-proprietors or a company do not fill in a proxy form, they are NOT ENTITLED TO VOTE

Please note that proprietors who are unable to attend the entire meeting should also complete the proxy form so that the meeting continues to be quorate.

## **VOTING**

Please note that ONLY FINANCIAL PROPRIETORS may move a motion or cast a vote excepting in the case of a Resolution Without Dissent or Unanimous Resolution which allows non-financial proprietors to vote. Financial proprietors will be issued with a voting slip to enable the Strata Company to clearly identify those proprietors with voting rights.

## **VISITORS**

The strata company is not a public company and the meeting is open for proprietors or their proxy holders only. Proprietors are reminded that the Strata Company prefers that visitors not attend the meeting. In the event that you invite a visitor please note that the meeting may object to the visitor's presence and in that instance the visitor will be asked to leave.

## **QUORUM**

Section 130 of the Strata Titles Act. A quorum is constituted if there are present persons who are entitled to cast the votes attached to 50% of the lots in the scheme. If a quorum is not present after 30 minutes has elapsed from the time appointed for a general meeting of a strata company for a strata titles scheme other than a 2-lot scheme, the persons entitled to vote who are present at the meeting are taken to constitute a quorum for the purposes of that meeting.

## **VOTING PROCEDURES**

Generally, resolutions are passed by voting on a show of hands.

The Strata Titles Act requires some resolutions to be passed either by a Unanimous Resolution or Special Resolution or by a Resolution without Dissent. The Notice of Meeting will state which of these types of resolutions are required. In the case of a Unanimous Resolution or Resolution Without Dissent an owner does not have to be financial to vote however co-proprietors must have filled in a proxy form.

POLL VOTE - An owner may demand that a particular resolution be determined by way of a poll vote. If a poll vote is demanded, then the unit entitlement of each owner voting for or against the resolution has to be counted.

RESOLUTION PASSED - A declaration by the Chair that the resolution has passed or failed is conclusive evidence of that fact without proof of the number or proportion of votes recorded in favour or against the resolution. If the votes for or against the resolution are equal in number the motion is deemed to have failed.

VOTES FOR ELECTION OF COUNCIL MEMBERS - An owner has one vote for each lot (unit) owned.

## SUNDRY NOTES

### RESOLUTION WITHOUT DISSENT

- (1) A Resolution Without Dissent is a resolution -
  - (a) passed at a duly convened general meeting of the strata company of which sufficient notice has been given and at which a sufficient quorum is present; and
  - (b) against which no vote is cast by a person entitled to exercise the powers of voting on the resolution conferred under this Act -
    - (i) voting at the meeting either personally or by proxy; or
    - (ii) voting in accordance with subsection (2)
- (2) A person entitled to exercise the powers of voting conferred under this Act is also to be taken to vote -
  - (a) in support of a resolution if he signifies in writing served in accordance with subsection (3) that he agrees to the resolution; or
  - (b) against the resolution if he signifies in writing served in accordance with subsection (3) that he disagrees with the resolution,

within 28 days after the day of the meeting, whether that writing is signed by the person or by another person who at the time of the signing is entitled to exercise the power of voting in place of that person.

- (3) The writing referred to in subsection (2) is not effective unless it is served on the strata company.

### SPECIAL RESOLUTION

- (1) A Special Resolution of a strata company shall be passed at a duly convened general meeting-
  - (a) of which sufficient notice has been given; and
  - (b) without limiting subsection (5), at which a sufficient quorum is present.
- (2) A special resolution is passed if -
  - (a) if it supported by votes, within the meaning in subsections (4) and (5) -
    - (i) having a value of not less than 50% of the aggregate unit entitlement of the lots in the scheme; and
    - (ii) of the proprietors of not less than 50% of the lots in the scheme; and
  - (b) the votes, within the meaning in subsection (4) and (5) against the resolution
    - (i) do not have a value of 25% or more of the aggregate unit entitlement of the lots in the scheme; or
    - (ii) are not cast by the proprietors of 25% or more of the lots in the scheme.
- (4) References in subsection (2) to votes are to the votes of persons entitled to exercise the powers of voting conferred under this Act voting at the meeting either personally or by proxy.
- (5) Despite subsection (4), a person entitled to exercise the powers of voting conferred under this Act is also to be taken to vote -
  - (c) in support of a resolution if he signifies in writing served in accordance with subsection (6) that he agrees to the resolution; or
  - (d) against the resolution if he signifies in writing served in accordance with subsection (6) that he disagrees with the resolution, within 28 days after the day of the meeting, whether that writing is signed by the person or by another person who at the time of the signing is entitled to exercise the power of voting in place of that person.
- (6) The writing referred to in subsection (5) is not effective unless it is served on the Strata Company.

### UNANIMOUS RESOLUTION

- (a) a resolution that is passed unanimously at a duly convened general meeting of the strata company -
  - (i) of which at least 14 days' notice specifying the proposed resolution has been given; and
  - (ii) at which all persons entitled to exercise the powers of voting conferred under this Act are present and vote, either personally or by proxy.
- or
- (c) a resolution that is passed unanimously at a duly convened general meeting of the strata company by every person entitled to exercise the powers of voting conferred under this Act who is present and votes either personally or by proxy and agreed to, in writing signed by him, within 28 days after the day of the meeting by every other person who was entitled to exercise the powers of voting conferred under this Act at the meeting, or by every person who at the time of his signature was entitled to exercise those powers in place of such other person.



The Owners of  
Corinne Court  
290 Stirling Street, Perth, WA, 6000  
Strata Plan 12821

**MINUTES OF THE ANNUAL GENERAL MEETING  
HELD AT  
5/21 Wanneroo Road,  
Joondanna (Darrell Crouch & Associates)  
and via Zoom  
ON Tuesday 28 November 2023**

**1 Recording of Attendees/ Apologies/ Proxies**

<b>Present</b>	<b>Lot</b>
Trisha Zileski (via zoom)	1
Nils Convert (via zoom)	10
Benjamin Roberts	23

<b>Proxies</b>	<b>Lot</b>	<b>Nominated</b>
Gregory & Rebecca Crellin	8	Chairperson
Department of Housing & Works	25	MMJ Real Estate Representative
Amanda Whitely	29	Chairperson
Angelica Bateman	30	Chairperson

**Introduction of Non Proprietor Invitees**

Beverly Daniel MMJ Real Estate

**2 Declaration of a Quorum**

The meeting was advised that quorum had not been achieved and the meeting was adjourned to 30 minutes later at the same location as per the Strata Titles Act 1985, Section 130 (4) with those currently present constituting a Quorum.

**3 Declare Meeting Open**

The meeting was declared open at 5.31PM

**4 Nomination and Appointment of Meeting Chairperson**

It was resolved that Beverly Daniel be authorised to Act as Chairman of the Strata Company for the purposes of this meeting.

**5 Confirmation of the Previous General Meeting Minutes**

**5.1** The meeting resolved that the Minutes of the Annual General Meeting held on 21/09/2022 are taken as read and confirmed as a true and correct record.

**5.2** There was no Business Arising.

MOTION: Carried

## **6 Statutory Business**

### **6.1 Consider and Adopt the Statement of Financial Affairs**

6.1.1 The meeting resolved to accept the Statement of Financial Affairs for the 01/10/2022 – 30/09/2023 financial year as a true and correct record.

MOTION: Carried

### **6.2 Election of Council of the Strata Company in accordance with the by-laws**

6.2.1 On motion it was resolved that the Council of Owners shall consist of a minimum of three (3) members and a maximum of seven (7) members.

Nominations of candidates were presented to the meeting.

On motion it was resolved that the following proprietors were to form the Council of Owners and that the two vacant positions were to be filled.

- Trisha Zileski Lot 1
- Nils Convert Lot 10
- Benjamin Roberts Lot 23

MOTION: Carried

6.2.2 Office bearers are to be elected by the Council of Owners.

### **6.3 Insurance Policies and Authorities**

The insurance which is due for renewal in January 2024 was discussed and it was resolved that:-

The Strata Manager is to liaise with the Council of Owners for instructions to renew based on the professional advice received from the Strata Companies Insurance Broker, quotations to include options on excess where applicable.

## **7 Special Business**

### **7.1 Consideration of Budget of Expenditure Estimates**

7.1.1 Motion under notice

That the budget of estimated expenditure, inclusive of GST, for the financial year 1/10/2023 to 30/09/2024 totalling \$44,050.00, for the Administrative Fund and \$30,000.00, for the Reserve Fund, be adopted.

MOTION: Carried

### **7.2 Determination of Levy Contributions**

7.2.1 - Motion under notice

That the levy of contributions on proprietors be payable quarterly in advance by instalments due and payable in the amounts, and on the dates, as shown below:



<b>Due Date</b>	<b>Administrative Fund</b>	<b>Reserve Fund</b>
1 October 2023	\$10,800.00	\$2,400.00
1 January 2024	\$10,800.00	\$2,400.00
1 April 2024	\$11,224.50	\$2,400.00
1 July 2024	\$11,224.50	\$2,400.00

To raise a total of \$44,050.00 inclusive of GST, for the Administrative Fund and \$9,600.00 inclusive of GST, for the Reserve Fund for the financial year 1/10/2023 to 30/09/2024.

Levies will continue to be raised at the below rates or until amended at a future general meeting.

<b>Due Date</b>	<b>Administrative Fund</b>	<b>Reserve Fund</b>
1 October 2024	\$11,012.50	\$2,400.00
1 January 2025	\$11,012.50	\$2,400.00

MOTION: Carried

### **7.3 Debt Recovery Procedure**

This was discussed and the Owners advised that they preferred that levy arrears are followed up firstly prior to any final notices being issued.

7.3.1 On motion it was resolved to accept and adopt the following Debt Recovery Procedure;

1. Reminder notice issued to the registered levy address when the account is 15 days in arrears.
2. Final notice issued to the registered levy address when the account is 30 days in arrears giving 7 days to pay all outstanding amounts. All costs to be on-billed to the lot proprietor.
3. After instructions from the Council of Management, a Notice of Commencement of Legal Action will be issued to the registered levy address, and a general procedure claim to be filed at the Magistrates Court with all costs on-billed to the lot proprietor.

7.3.2 On motion the Strata Company appointed the Council of Owners to instruct MMJ Real Estate Perth on Items 3.

MOTION: Carried

### **7.4 Strata Company End of Financial Year**

Beverly gave a summary of the requirement, and following discussions the Owners elected to accept that the Financial Year End would become 30 June in 2025.

The Owners elected to not expend monies and lodge a Bylaw to retain their current financial year ending on 30 September.

Motion: Failed

### **7.5 Life Cycle Report – Maintenance Plan**

The ten-year maintenance plan was discussed in particular the following items: -

### **7.5.1 Repairs to Concrete Cancer – Maintenance Plan**

It was agreed that the Strata Manager would confirm costs for the facilities manager from MMJ Real Estate to assist and to meet with Trayd onsite for their recommendations on how best to proceed with the works required.

These works are a priority.

Benjamin (Unit 23) queried if any temporary measures were necessary.

Trisha (Unit 1) agreed that the Cancer concrete works were a priority.

Nils (Unit 10) asked if the drain holes on the balconies are open.

Works to be funded from the Reserve Funds.

### **7.5.2 External Painting – Maintenance Plan**

The painting works is also required, and to be undertaken once the other works had been completed.

Benjamin advised that the paint is peeling off around the windows and the filler is cracking and needs to be replaced.

Quotations to be obtained for these works to prevent any deterioration to the wood.

## **8 Other Business**

### **8.1 Trees In The Front of The Complex**

The trees were overgrowing the pots they are in.

It was suggested that an arborist could be engaged for advice and if the area could be enlarged to accommodate the tree growth.

### **8.2 Ants and Treatment**

Nils mentioned that ants in the garden had been a problem and if the gardener can apply poison again when required.

Benjamin asked if the gardener can / does rake up the leaves.

## **9 Close of Meeting**

There being no further business, the meeting was declared closed at 6.19PM.

# MMJ Real Estate (WA) Pty Ltd

Level 2, 5 Mill Street PERTH WA 6000 ABN: 11145617856

Ph: 08 9325 5880 Email: stratainvoices@mmj.com.au

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## Balance Sheet - S/Plan 12821 "CORINNE COURT" 290 STIRLING STREET, PERTH, WA 6000 For the Financial Period 01/10/2023 to 30/09/2024 FINAL

	Administrative	Reserve	TOTAL THIS YEAR
<b>Assets</b>			
Cash At Bank OWNERS OF 290-292 STIRLING STREET PERTH STRATA PLAN 12821 <i>Macquarie Bank BSB: 186-300 Acc No: 223203886</i>	\$28,540.00	\$41,235.69	\$69,775.69
Levies Receivable	\$6,322.12	\$1,435.30	\$7,757.42
<b>Total Assets</b>	<b>\$34,862.12</b>	<b>\$42,670.99</b>	<b>\$77,533.11</b>
<b>Liabilities</b>			
Accounts Payable (GST Free)	\$3,947.73	\$0.00	\$3,947.73
Paid in Advance	\$6,855.03	\$1,360.00	\$8,215.03
<b>Total Liabilities</b>	<b>\$10,802.76</b>	<b>\$1,360.00</b>	<b>\$12,162.76</b>
<b>Net Assets</b>	<b>\$24,059.36</b>	<b>\$41,310.99</b>	<b>\$65,370.35</b>
<b>Owners Funds</b>			
Opening Balance	\$27,331.83	\$31,710.99	\$59,042.82
Net Income For The Period	\$(3,272.47)	\$9,600.00	\$6,327.53
<b>Total Owners Funds</b>	<b>\$24,059.36</b>	<b>\$41,310.99</b>	<b>\$65,370.35</b>

**MMJ Real Estate (WA) Pty Ltd**

Level 2, 5 Mill Street PERTH WA 6000 ABN: 11145617856

Ph: 08 9325 5880 Email: stratainvoices@mmj.com.au

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**Income and Expenditure Statement - S/Plan 12821  
"CORINNE COURT"****290 STIRLING STREET, PERTH, WA 6000**

For the Financial Period 01/10/2023 to 30/09/2024

**FINAL****Administrative Fund**

	<b>TOTAL THIS YEAR</b>	<b>This Year Budget</b>	<b>Last Year Actual</b>
<b>Income</b>			
Access Devices	\$0.00	\$0.00	\$160.00
Interest on Overdues	\$0.00	\$0.00	\$370.59
Levy Income	\$44,049.00	\$44,050.00	\$43,201.50
Recoveries	\$0.00	\$0.00	\$3,374.87
Recoveries - Building Access Keys & Cards	\$101.00	\$0.00	\$0.00
Recovery--Owner	\$55.00	\$0.00	\$0.00
Status Certificate Fees	\$1,540.00	\$0.00	\$0.00
Water Income	\$4,327.50	\$0.00	\$0.00
<b>Total Administrative Fund Income</b>	<b>\$50,072.50</b>	<b>\$44,050.00</b>	<b>\$47,106.96</b>
<b>Expenses</b>			
Admin--Status Certificate Fees Paid	\$1,540.00	\$0.00	\$0.00
Bank Charges	\$0.00	\$0.00	\$180.75
Insurance--Premiums	\$16,800.00	\$16,300.00	\$15,900.00
Maint Bldg--Fire Protection	\$485.73	\$750.00	\$678.48
Maint Bldg--General Repairs	\$12,634.45	\$6,800.00	\$6,061.21
Maint Grounds--Lawns & Gardening	\$7,893.90	\$7,000.00	\$7,971.00
Management Fee	\$8,435.00	\$8,400.00	\$9,100.00
Petties Postage & Photocopying	\$0.00	\$0.00	\$500.04
Utility--Electricity	\$960.31	\$1,000.00	\$1,022.15
Utility--Water & Sewerage	\$0.00	\$0.00	\$3,339.96
Utility--Water Consumption	\$4,595.58	\$3,500.00	\$537.08
Web Service	\$0.00	\$300.00	\$0.00
<b>Total Administrative Fund Expenses</b>	<b>\$53,344.97</b>	<b>\$44,050.00</b>	<b>\$45,290.67</b>
<b>Administrative Fund Surplus/Deficit</b>	<b>\$(3,272.47)</b>	<b>\$0.00</b>	<b>\$1,816.29</b>
<b>Opening Balance for the period</b>	<b>\$27,331.83</b>	<b>\$0.00</b>	<b>\$25,515.54</b>
<b>Closing Balance for the period</b>	<b>\$24,059.36</b>	<b>\$0.00</b>	<b>\$27,331.83</b>

**MMJ Real Estate (WA) Pty Ltd**

Level 2, 5 Mill Street PERTH WA 6000 ABN: 11145617856

Ph: 08 9325 5880 Email: stratainvoices@mmj.com.au

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**Income and Expenditure Statement - S/Plan 12821****"CORINNE COURT"****290 STIRLING STREET, PERTH, WA 6000**

For the Financial Period 01/10/2023 to 30/09/2024

**FINAL****Reserve Fund**

	<b>TOTAL THIS YEAR</b>	<b>This Year Budget</b>	<b>Last Year Actual</b>
<b>Income</b>			
Interest on Overdues	\$0.00	\$0.00	\$56.61
Levy Income	\$9,600.00	\$9,600.00	\$9,601.50
<b>Total Reserve Fund Income</b>	<b>\$9,600.00</b>	<b>\$9,600.00</b>	<b>\$9,658.11</b>
<b>Expenses</b>			
Common Property Projects	\$0.00	\$30,000.00	\$0.00
<b>Total Reserve Fund Expenses</b>	<b>\$0.00</b>	<b>\$30,000.00</b>	<b>\$0.00</b>
<b>Reserve Fund Surplus/Deficit</b>	<b>\$9,600.00</b>	<b>\$(20,400.00)</b>	<b>\$9,658.11</b>
<b>Opening Balance for the period</b>	<b>\$31,710.99</b>	<b>\$0.00</b>	<b>\$22,052.88</b>
<b>Closing Balance for the period</b>	<b>\$41,310.99</b>	<b>\$(20,400.00)</b>	<b>\$31,710.99</b>

**Expenses & Other Income - S/Plan 12821**

**"CORINNE COURT"**

**290 STIRLING STREET, PERTH, WA 6000**

For the Financial Period 01/10/2023 to 30/09/2024

**FINAL**

**Administrative Fund - Other Income**

**Recoveries - Building Access Keys & Cards**

Date	Ref.	Details	Amount	Balance
04/12/2023	91	Lot# 18 Special Levy - Remote (Free)	\$13.00	\$13.00
11/01/2024	242	Lot# 5 Special Levy - Remote	\$88.00	\$101.00
<b>Total for Recoveries - Building Access Keys &amp; Cards</b>			<b>\$101.00</b>	

**Recovery--Owner**

Date	Ref.	Details	Amount	Balance
03/09/2024	423	Lot# 11 Special Levy - Charge for final notice dated 03/09/2024	\$27.50	\$27.50
03/09/2024	424	Lot# 21 Special Levy - Charge for final notice dated 03/09/2024	\$27.50	\$55.00
<b>Total for Recovery--Owner</b>			<b>\$55.00</b>	

**Status Certificate Fees**

Date	Ref.	Details	Amount	Balance
23/10/2023	2	Adjustment - SP12821 Lot 18 S11WA SETTLEMENTS	\$308.00	\$308.00
10/11/2023	3	Adjustment - SP12821 LOT28 S110BUNBURY SETTLEME	\$308.00	\$616.00
29/11/2023	4	Adjustment - 2023 0300 Sec 110 MIKYLIE ATHERTON	\$308.00	\$924.00
03/01/2024	5	Adjustment - 110 Fee L9 SP12821NULINK PTY LTD	\$308.00	\$1,232.00
08/04/2024	6	Adjustment - L30 S12821 SEC110 VICKI PHILIPOFF	\$308.00	\$1,540.00
<b>Total for Status Certificate Fees</b>			<b>\$1,540.00</b>	

**Water Income**

Date	Ref.	Details	Amount	Balance
01/11/2023	61	Lot# 1 Special Levy - Water Consumption - 26.07.23 – 27.09.23	\$17.90	\$17.90
01/11/2023	62	Lot# 2 Special Levy - Water Consumption - 26.07.23 – 27.09.23	\$17.90	\$35.80
01/11/2023	63	Lot# 3 Special Levy - Water Consumption - 26.07.23 – 27.09.23	\$17.90	\$53.70
01/11/2023	64	Lot# 4 Special Levy - Water Consumption - 26.07.23 – 27.09.23	\$17.90	\$71.60
01/11/2023	65	Lot# 5 Special Levy - Water Consumption - 26.07.23 – 27.09.23	\$17.90	\$89.50
01/11/2023	66	Lot# 6 Special Levy - Water Consumption - 26.07.23 – 27.09.23	\$17.90	\$107.40
01/11/2023	67	Lot# 7 Special Levy - Water Consumption - 26.07.23 – 27.09.23	\$17.90	\$125.30
01/11/2023	68	Lot# 8 Special Levy - Water Consumption - 26.07.23 – 27.09.23	\$17.90	\$143.20
01/11/2023	69	Lot# 9 Special Levy - Water Consumption - 26.07.23 – 27.09.23	\$17.90	\$161.10
01/11/2023	70	Lot# 10 Special Levy - Water Consumption - 26.07.23 – 27.09.23	\$17.90	\$179.00
01/11/2023	71	Lot# 11 Special Levy - Water Consumption - 26.07.23 – 27.09.23	\$17.90	\$196.90
01/11/2023	72	Lot# 12 Special Levy - Water Consumption - 26.07.23 – 27.09.23	\$17.90	\$214.80
01/11/2023	73	Lot# 13 Special Levy - Water Consumption - 26.07.23 – 27.09.23	\$17.90	\$232.70
01/11/2023	74	Lot# 14 Special Levy - Water Consumption - 26.07.23 – 27.09.23	\$17.90	\$250.60
01/11/2023	75	Lot# 15 Special Levy - Water Consumption - 26.07.23 – 27.09.23	\$17.90	\$268.50
01/11/2023	76	Lot# 16 Special Levy - Water Consumption - 26.07.23 – 27.09.23	\$17.90	\$286.40
01/11/2023	77	Lot# 17 Special Levy - Water Consumption - 26.07.23 – 27.09.23	\$17.90	\$304.30
01/11/2023	78	Lot# 18 Special Levy - Water Consumption - 26.07.23 – 27.09.23	\$17.90	\$322.20
01/11/2023	79	Lot# 19 Special Levy - Water Consumption - 26.07.23 – 27.09.23	\$17.90	\$340.10
01/11/2023	80	Lot# 20 Special Levy - Water Consumption - 26.07.23 – 27.09.23	\$17.90	\$358.00
01/11/2023	81	Lot# 21 Special Levy - Water Consumption - 26.07.23 – 27.09.23	\$17.90	\$375.90
01/11/2023	82	Lot# 22 Special Levy - Water Consumption - 26.07.23 – 27.09.23	\$17.90	\$393.80
01/11/2023	83	Lot# 23 Special Levy - Water Consumption - 26.07.23 – 27.09.23	\$17.90	\$411.70
01/11/2023	84	Lot# 24 Special Levy - Water Consumption - 26.07.23 – 27.09.23	\$17.90	\$429.60
01/11/2023	85	Lot# 25 Special Levy - Water Consumption - 26.07.23 – 27.09.23	\$17.90	\$447.50
01/11/2023	86	Lot# 26 Special Levy - Water Consumption - 26.07.23 – 27.09.23	\$17.90	\$465.40
01/11/2023	87	Lot# 27 Special Levy - Water Consumption - 26.07.23 – 27.09.23	\$17.90	\$483.30

**Expenses & Other Income - S/Plan 12821****"CORINNE COURT"****290 STIRLING STREET, PERTH, WA 6000**

For the Financial Period 01/10/2023 to 30/09/2024

**FINAL****Water Income (Continued)**

<b>Date</b>	<b>Ref.</b>	<b>Details</b>	<b>Amount</b>	<b>Balance</b>
01/11/2023	88	Lot# 28 Special Levy - Water Consumption - 26.07.23 – 27.09.23	\$17.90	\$501.20
01/11/2023	89	Lot# 29 Special Levy - Water Consumption - 26.07.23 – 27.09.23	\$17.90	\$519.10
01/11/2023	90	Lot# 30 Special Levy - Water Consumption - 26.07.23 – 27.09.23	\$17.90	\$537.00
14/12/2023	92	Lot# 1 Special Levy - Water Consumption - 27.09.23 à 28.11.23	\$20.57	\$557.57
14/12/2023	93	Lot# 2 Special Levy - Water Consumption - 27.09.23 à 28.11.23	\$20.57	\$578.14
14/12/2023	94	Lot# 3 Special Levy - Water Consumption - 27.09.23 à 28.11.23	\$20.57	\$598.71
14/12/2023	95	Lot# 4 Special Levy - Water Consumption - 27.09.23 à 28.11.23	\$20.57	\$619.28
14/12/2023	96	Lot# 5 Special Levy - Water Consumption - 27.09.23 à 28.11.23	\$20.57	\$639.85
14/12/2023	97	Lot# 6 Special Levy - Water Consumption - 27.09.23 à 28.11.23	\$20.57	\$660.42
14/12/2023	98	Lot# 7 Special Levy - Water Consumption - 27.09.23 à 28.11.23	\$20.57	\$680.99
14/12/2023	99	Lot# 8 Special Levy - Water Consumption - 27.09.23 à 28.11.23	\$20.57	\$701.56
14/12/2023	100	Lot# 9 Special Levy - Water Consumption - 27.09.23 à 28.11.23	\$20.57	\$722.13
14/12/2023	101	Lot# 10 Special Levy - Water Consumption - 27.09.23 à 28.11.23	\$20.57	\$742.70
14/12/2023	102	Lot# 11 Special Levy - Water Consumption - 27.09.23 à 28.11.23	\$20.57	\$763.27
14/12/2023	103	Lot# 12 Special Levy - Water Consumption - 27.09.23 à 28.11.23	\$20.57	\$783.84
14/12/2023	104	Lot# 13 Special Levy - Water Consumption - 27.09.23 à 28.11.23	\$20.57	\$804.41
14/12/2023	105	Lot# 14 Special Levy - Water Consumption - 27.09.23 à 28.11.23	\$20.57	\$824.98
14/12/2023	106	Lot# 15 Special Levy - Water Consumption - 27.09.23 à 28.11.23	\$20.57	\$845.55
14/12/2023	107	Lot# 16 Special Levy - Water Consumption - 27.09.23 à 28.11.23	\$20.57	\$866.12
14/12/2023	108	Lot# 17 Special Levy - Water Consumption - 27.09.23 à 28.11.23	\$20.57	\$886.69
14/12/2023	109	Lot# 18 Special Levy - Water Consumption - 27.09.23 à 28.11.23	\$20.57	\$907.26
14/12/2023	110	Lot# 19 Special Levy - Water Consumption - 27.09.23 à 28.11.23	\$20.57	\$927.83
14/12/2023	111	Lot# 20 Special Levy - Water Consumption - 27.09.23 à 28.11.23	\$20.57	\$948.40
14/12/2023	112	Lot# 21 Special Levy - Water Consumption - 27.09.23 à 28.11.23	\$20.57	\$968.97
14/12/2023	113	Lot# 22 Special Levy - Water Consumption - 27.09.23 à 28.11.23	\$20.57	\$989.54
14/12/2023	114	Lot# 23 Special Levy - Water Consumption - 27.09.23 à 28.11.23	\$20.57	\$1,010.11
14/12/2023	115	Lot# 24 Special Levy - Water Consumption - 27.09.23 à 28.11.23	\$20.57	\$1,030.68
14/12/2023	116	Lot# 25 Special Levy - Water Consumption - 27.09.23 à 28.11.23	\$20.57	\$1,051.25
14/12/2023	117	Lot# 26 Special Levy - Water Consumption - 27.09.23 à 28.11.23	\$20.57	\$1,071.82
14/12/2023	118	Lot# 27 Special Levy - Water Consumption - 27.09.23 à 28.11.23	\$20.57	\$1,092.39
14/12/2023	119	Lot# 28 Special Levy - Water Consumption - 27.09.23 à 28.11.23	\$20.57	\$1,112.96
14/12/2023	120	Lot# 29 Special Levy - Water Consumption - 27.09.23 à 28.11.23	\$20.57	\$1,133.53
14/12/2023	121	Lot# 30 Special Levy - Water Consumption - 27.09.23 à 28.11.23	\$20.57	\$1,154.10
20/02/2024	243	Lot# 1 Special Levy - Water Consumption - 29.11.23 to 25.01.24	\$23.63	\$1,177.73
20/02/2024	244	Lot# 2 Special Levy - Water Consumption - 29.11.23 to 25.01.24	\$23.63	\$1,201.36
20/02/2024	245	Lot# 3 Special Levy - Water Consumption - 29.11.23 to 25.01.24	\$23.63	\$1,224.99
20/02/2024	246	Lot# 4 Special Levy - Water Consumption - 29.11.23 to 25.01.24	\$23.63	\$1,248.62
20/02/2024	247	Lot# 5 Special Levy - Water Consumption - 29.11.23 to 25.01.24	\$23.63	\$1,272.25
20/02/2024	248	Lot# 6 Special Levy - Water Consumption - 29.11.23 to 25.01.24	\$23.63	\$1,295.88
20/02/2024	249	Lot# 7 Special Levy - Water Consumption - 29.11.23 to 25.01.24	\$23.63	\$1,319.51
20/02/2024	250	Lot# 8 Special Levy - Water Consumption - 29.11.23 to 25.01.24	\$23.63	\$1,343.14
20/02/2024	251	Lot# 9 Special Levy - Water Consumption - 29.11.23 to 25.01.24	\$23.63	\$1,366.77
20/02/2024	252	Lot# 10 Special Levy - Water Consumption - 29.11.23 to 25.01.24	\$23.63	\$1,390.40
20/02/2024	253	Lot# 11 Special Levy - Water Consumption - 29.11.23 to 25.01.24	\$23.63	\$1,414.03
20/02/2024	254	Lot# 12 Special Levy - Water Consumption - 29.11.23 to 25.01.24	\$23.63	\$1,437.66
20/02/2024	255	Lot# 13 Special Levy - Water Consumption - 29.11.23 to 25.01.24	\$23.63	\$1,461.29
20/02/2024	256	Lot# 14 Special Levy - Water Consumption - 29.11.23 to 25.01.24	\$23.63	\$1,484.92
20/02/2024	257	Lot# 15 Special Levy - Water Consumption - 29.11.23 to 25.01.24	\$23.63	\$1,508.55
20/02/2024	258	Lot# 16 Special Levy - Water Consumption - 29.11.23 to 25.01.24	\$23.63	\$1,532.18
20/02/2024	259	Lot# 17 Special Levy - Water Consumption - 29.11.23 to 25.01.24	\$23.63	\$1,555.81

**Expenses & Other Income - S/Plan 12821**

**"CORINNE COURT"**

**290 STIRLING STREET, PERTH, WA 6000**

For the Financial Period 01/10/2023 to 30/09/2024

**FINAL**

**Water Income (Continued)**

Date	Ref.	Details	Amount	Balance
20/02/2024	260	Lot# 18 Special Levy - Water Consumption - 29.11.23 to 25.01.24	\$23.63	\$1,579.44
20/02/2024	261	Lot# 19 Special Levy - Water Consumption - 29.11.23 to 25.01.24	\$23.63	\$1,603.07
20/02/2024	262	Lot# 20 Special Levy - Water Consumption - 29.11.23 to 25.01.24	\$23.63	\$1,626.70
20/02/2024	263	Lot# 21 Special Levy - Water Consumption - 29.11.23 to 25.01.24	\$23.63	\$1,650.33
20/02/2024	264	Lot# 22 Special Levy - Water Consumption - 29.11.23 to 25.01.24	\$23.63	\$1,673.96
20/02/2024	265	Lot# 23 Special Levy - Water Consumption - 29.11.23 to 25.01.24	\$23.63	\$1,697.59
20/02/2024	266	Lot# 24 Special Levy - Water Consumption - 29.11.23 to 25.01.24	\$23.63	\$1,721.22
20/02/2024	267	Lot# 25 Special Levy - Water Consumption - 29.11.23 to 25.01.24	\$23.63	\$1,744.85
20/02/2024	268	Lot# 26 Special Levy - Water Consumption - 29.11.23 to 25.01.24	\$23.63	\$1,768.48
20/02/2024	269	Lot# 27 Special Levy - Water Consumption - 29.11.23 to 25.01.24	\$23.63	\$1,792.11
20/02/2024	270	Lot# 28 Special Levy - Water Consumption - 29.11.23 to 25.01.24	\$23.63	\$1,815.74
20/02/2024	271	Lot# 29 Special Levy - Water Consumption - 29.11.23 to 25.01.24	\$23.63	\$1,839.37
20/02/2024	272	Lot# 30 Special Levy - Water Consumption - 29.11.23 to 25.01.24	\$23.63	\$1,863.00
18/04/2024	273	Lot# 1 Special Levy - Water Consumption - 25.01.24 to 27.03.24	\$14.78	\$1,877.78
18/04/2024	274	Lot# 2 Special Levy - Water Consumption - 25.01.24 to 27.03.24	\$14.78	\$1,892.56
18/04/2024	275	Lot# 3 Special Levy - Water Consumption - 25.01.24 to 27.03.24	\$14.78	\$1,907.34
18/04/2024	276	Lot# 4 Special Levy - Water Consumption - 25.01.24 to 27.03.24	\$14.78	\$1,922.12
18/04/2024	277	Lot# 5 Special Levy - Water Consumption - 25.01.24 to 27.03.24	\$14.78	\$1,936.90
18/04/2024	278	Lot# 6 Special Levy - Water Consumption - 25.01.24 to 27.03.24	\$14.78	\$1,951.68
18/04/2024	279	Lot# 7 Special Levy - Water Consumption - 25.01.24 to 27.03.24	\$14.78	\$1,966.46
18/04/2024	280	Lot# 8 Special Levy - Water Consumption - 25.01.24 to 27.03.24	\$14.78	\$1,981.24
18/04/2024	281	Lot# 9 Special Levy - Water Consumption - 25.01.24 to 27.03.24	\$14.78	\$1,996.02
18/04/2024	282	Lot# 10 Special Levy - Water Consumption - 25.01.24 to 27.03.24	\$14.78	\$2,010.80
18/04/2024	283	Lot# 11 Special Levy - Water Consumption - 25.01.24 to 27.03.24	\$14.78	\$2,025.58
18/04/2024	284	Lot# 12 Special Levy - Water Consumption - 25.01.24 to 27.03.24	\$14.78	\$2,040.36
18/04/2024	285	Lot# 13 Special Levy - Water Consumption - 25.01.24 to 27.03.24	\$14.78	\$2,055.14
18/04/2024	286	Lot# 14 Special Levy - Water Consumption - 25.01.24 to 27.03.24	\$14.78	\$2,069.92
18/04/2024	287	Lot# 15 Special Levy - Water Consumption - 25.01.24 to 27.03.24	\$14.78	\$2,084.70
18/04/2024	288	Lot# 16 Special Levy - Water Consumption - 25.01.24 to 27.03.24	\$14.78	\$2,099.48
18/04/2024	289	Lot# 17 Special Levy - Water Consumption - 25.01.24 to 27.03.24	\$14.78	\$2,114.26
18/04/2024	290	Lot# 18 Special Levy - Water Consumption - 25.01.24 to 27.03.24	\$14.78	\$2,129.04
18/04/2024	291	Lot# 19 Special Levy - Water Consumption - 25.01.24 to 27.03.24	\$14.78	\$2,143.82
18/04/2024	292	Lot# 20 Special Levy - Water Consumption - 25.01.24 to 27.03.24	\$14.78	\$2,158.60
18/04/2024	293	Lot# 21 Special Levy - Water Consumption - 25.01.24 to 27.03.24	\$14.78	\$2,173.38
18/04/2024	294	Lot# 22 Special Levy - Water Consumption - 25.01.24 to 27.03.24	\$14.78	\$2,188.16
18/04/2024	295	Lot# 23 Special Levy - Water Consumption - 25.01.24 to 27.03.24	\$14.78	\$2,202.94
18/04/2024	296	Lot# 24 Special Levy - Water Consumption - 25.01.24 to 27.03.24	\$14.78	\$2,217.72
18/04/2024	297	Lot# 25 Special Levy - Water Consumption - 25.01.24 to 27.03.24	\$14.78	\$2,232.50
18/04/2024	298	Lot# 26 Special Levy - Water Consumption - 25.01.24 to 27.03.24	\$14.78	\$2,247.28
18/04/2024	299	Lot# 27 Special Levy - Water Consumption - 25.01.24 to 27.03.24	\$14.78	\$2,262.06
18/04/2024	300	Lot# 28 Special Levy - Water Consumption - 25.01.24 to 27.03.24	\$14.78	\$2,276.84
18/04/2024	301	Lot# 29 Special Levy - Water Consumption - 25.01.24 to 27.03.24	\$14.78	\$2,291.62
18/04/2024	302	Lot# 30 Special Levy - Water Consumption - 25.01.24 to 27.03.24	\$14.78	\$2,306.40
18/04/2024	303	Lot# 1 Special Levy - Cancelled: Water Consumption - 25.01.24 to 27.03.24	\$-14.78	\$2,291.62
18/04/2024	304	Lot# 2 Special Levy - Cancelled: Water Consumption - 25.01.24 to 27.03.24	\$-14.78	\$2,276.84
18/04/2024	305	Lot# 3 Special Levy - Cancelled: Water Consumption - 25.01.24 to 27.03.24	\$-14.78	\$2,262.06
18/04/2024	306	Lot# 4 Special Levy - Cancelled: Water Consumption - 25.01.24 to 27.03.24	\$-14.78	\$2,247.28



**MMJ Real Estate (WA) Pty Ltd**

Level 2, 5 Mill Street PERTH WA 6000 ABN: 11145617856

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**Expenses & Other Income - S/Plan 12821****"CORINNE COURT"****290 STIRLING STREET, PERTH, WA 6000**

For the Financial Period 01/10/2023 to 30/09/2024

**FINAL****Water Income (Continued)**

<b>Date</b>	<b>Ref.</b>	<b>Details</b>	<b>Amount</b>	<b>Balance</b>
18/04/2024	307	Lot# 5 Special Levy - Cancelled: Water Consumption - 25.01.24 to 27.03.24	\$-14.78	\$2,232.50
18/04/2024	308	Lot# 6 Special Levy - Cancelled: Water Consumption - 25.01.24 to 27.03.24	\$-14.78	\$2,217.72
18/04/2024	309	Lot# 7 Special Levy - Cancelled: Water Consumption - 25.01.24 to 27.03.24	\$-14.78	\$2,202.94
18/04/2024	310	Lot# 8 Special Levy - Cancelled: Water Consumption - 25.01.24 to 27.03.24	\$-14.78	\$2,188.16
18/04/2024	311	Lot# 9 Special Levy - Cancelled: Water Consumption - 25.01.24 to 27.03.24	\$-14.78	\$2,173.38
18/04/2024	312	Lot# 10 Special Levy - Cancelled: Water Consumption - 25.01.24 to 27.03.24	\$-14.78	\$2,158.60
18/04/2024	313	Lot# 11 Special Levy - Cancelled: Water Consumption - 25.01.24 to 27.03.24	\$-14.78	\$2,143.82
18/04/2024	314	Lot# 12 Special Levy - Cancelled: Water Consumption - 25.01.24 to 27.03.24	\$-14.78	\$2,129.04
18/04/2024	315	Lot# 13 Special Levy - Cancelled: Water Consumption - 25.01.24 to 27.03.24	\$-14.78	\$2,114.26
18/04/2024	316	Lot# 14 Special Levy - Cancelled: Water Consumption - 25.01.24 to 27.03.24	\$-14.78	\$2,099.48
18/04/2024	317	Lot# 15 Special Levy - Cancelled: Water Consumption - 25.01.24 to 27.03.24	\$-14.78	\$2,084.70
18/04/2024	318	Lot# 16 Special Levy - Cancelled: Water Consumption - 25.01.24 to 27.03.24	\$-14.78	\$2,069.92
18/04/2024	319	Lot# 17 Special Levy - Cancelled: Water Consumption - 25.01.24 to 27.03.24	\$-14.78	\$2,055.14
18/04/2024	320	Lot# 18 Special Levy - Cancelled: Water Consumption - 25.01.24 to 27.03.24	\$-14.78	\$2,040.36
18/04/2024	321	Lot# 19 Special Levy - Cancelled: Water Consumption - 25.01.24 to 27.03.24	\$-14.78	\$2,025.58
18/04/2024	322	Lot# 20 Special Levy - Cancelled: Water Consumption - 25.01.24 to 27.03.24	\$-14.78	\$2,010.80
18/04/2024	323	Lot# 21 Special Levy - Cancelled: Water Consumption - 25.01.24 to 27.03.24	\$-14.78	\$1,996.02
18/04/2024	324	Lot# 22 Special Levy - Cancelled: Water Consumption - 25.01.24 to 27.03.24	\$-14.78	\$1,981.24
18/04/2024	325	Lot# 23 Special Levy - Cancelled: Water Consumption - 25.01.24 to 27.03.24	\$-14.78	\$1,966.46
18/04/2024	326	Lot# 24 Special Levy - Cancelled: Water Consumption - 25.01.24 to 27.03.24	\$-14.78	\$1,951.68
18/04/2024	327	Lot# 25 Special Levy - Cancelled: Water Consumption - 25.01.24 to 27.03.24	\$-14.78	\$1,936.90
18/04/2024	328	Lot# 26 Special Levy - Cancelled: Water Consumption - 25.01.24 to 27.03.24	\$-14.78	\$1,922.12
18/04/2024	329	Lot# 27 Special Levy - Cancelled: Water Consumption - 25.01.24 to 27.03.24	\$-14.78	\$1,907.34
18/04/2024	330	Lot# 28 Special Levy - Cancelled: Water Consumption - 25.01.24 to 27.03.24	\$-14.78	\$1,892.56
18/04/2024	331	Lot# 29 Special Levy - Cancelled: Water Consumption - 25.01.24 to 27.03.24	\$-14.78	\$1,877.78
18/04/2024	332	Lot# 30 Special Levy - Cancelled: Water Consumption - 25.01.24 to 27.03.24	\$-14.78	\$1,863.00
18/04/2024	333	Lot# 1 Special Levy - Waater Consumption - 25.01.24 to 27.03.24	\$14.78	\$1,877.78
18/04/2024	334	Lot# 2 Special Levy - Waater Consumption - 25.01.24 to 27.03.24	\$14.78	\$1,892.56
18/04/2024	335	Lot# 3 Special Levy - Waater Consumption - 25.01.24 to 27.03.24	\$14.78	\$1,907.34
18/04/2024	336	Lot# 4 Special Levy - Waater Consumption - 25.01.24 to 27.03.24	\$14.78	\$1,922.12

**MMJ Real Estate (WA) Pty Ltd**

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**Expenses & Other Income - S/Plan 12821****"CORINNE COURT"****290 STIRLING STREET, PERTH, WA 6000**

For the Financial Period 01/10/2023 to 30/09/2024

**FINAL****Water Income (Continued)**

<b>Date</b>	<b>Ref.</b>	<b>Details</b>	<b>Amount</b>	<b>Balance</b>
18/04/2024	337	Lot# 5 Special Levy - Waater Consumption - 25.01.24 to 27.03.24	\$14.78	\$1,936.90
18/04/2024	338	Lot# 6 Special Levy - Waater Consumption - 25.01.24 to 27.03.24	\$14.78	\$1,951.68
18/04/2024	339	Lot# 7 Special Levy - Waater Consumption - 25.01.24 to 27.03.24	\$14.78	\$1,966.46
18/04/2024	340	Lot# 8 Special Levy - Waater Consumption - 25.01.24 to 27.03.24	\$14.78	\$1,981.24
18/04/2024	341	Lot# 9 Special Levy - Waater Consumption - 25.01.24 to 27.03.24	\$14.78	\$1,996.02
18/04/2024	342	Lot# 10 Special Levy - Waater Consumption - 25.01.24 to 27.03.24	\$14.78	\$2,010.80
18/04/2024	343	Lot# 11 Special Levy - Waater Consumption - 25.01.24 to 27.03.24	\$14.78	\$2,025.58
18/04/2024	344	Lot# 12 Special Levy - Waater Consumption - 25.01.24 to 27.03.24	\$14.78	\$2,040.36
18/04/2024	345	Lot# 13 Special Levy - Waater Consumption - 25.01.24 to 27.03.24	\$14.78	\$2,055.14
18/04/2024	346	Lot# 14 Special Levy - Waater Consumption - 25.01.24 to 27.03.24	\$14.78	\$2,069.92
18/04/2024	347	Lot# 15 Special Levy - Waater Consumption - 25.01.24 to 27.03.24	\$14.78	\$2,084.70
18/04/2024	348	Lot# 16 Special Levy - Waater Consumption - 25.01.24 to 27.03.24	\$14.78	\$2,099.48
18/04/2024	349	Lot# 17 Special Levy - Waater Consumption - 25.01.24 to 27.03.24	\$14.78	\$2,114.26
18/04/2024	350	Lot# 18 Special Levy - Waater Consumption - 25.01.24 to 27.03.24	\$14.78	\$2,129.04
18/04/2024	351	Lot# 19 Special Levy - Waater Consumption - 25.01.24 to 27.03.24	\$14.78	\$2,143.82
18/04/2024	352	Lot# 20 Special Levy - Waater Consumption - 25.01.24 to 27.03.24	\$14.78	\$2,158.60
18/04/2024	353	Lot# 21 Special Levy - Waater Consumption - 25.01.24 to 27.03.24	\$14.78	\$2,173.38
18/04/2024	354	Lot# 22 Special Levy - Waater Consumption - 25.01.24 to 27.03.24	\$14.78	\$2,188.16
18/04/2024	355	Lot# 23 Special Levy - Waater Consumption - 25.01.24 to 27.03.24	\$14.78	\$2,202.94
18/04/2024	356	Lot# 24 Special Levy - Waater Consumption - 25.01.24 to 27.03.24	\$14.78	\$2,217.72
18/04/2024	357	Lot# 25 Special Levy - Waater Consumption - 25.01.24 to 27.03.24	\$14.78	\$2,232.50
18/04/2024	358	Lot# 26 Special Levy - Waater Consumption - 25.01.24 to 27.03.24	\$14.78	\$2,247.28
18/04/2024	359	Lot# 27 Special Levy - Waater Consumption - 25.01.24 to 27.03.24	\$14.78	\$2,262.06
18/04/2024	360	Lot# 28 Special Levy - Waater Consumption - 25.01.24 to 27.03.24	\$14.78	\$2,276.84
18/04/2024	361	Lot# 29 Special Levy - Waater Consumption - 25.01.24 to 27.03.24	\$14.78	\$2,291.62
18/04/2024	362	Lot# 30 Special Levy - Waater Consumption - 25.01.24 to 27.03.24	\$14.78	\$2,306.40
11/06/2024	363	Lot# 1 Special Levy - Water usage 27/03/2024 to 24/05/2024	\$42.05	\$2,348.45
11/06/2024	364	Lot# 2 Special Levy - Water usage 27/03/2024 to 24/05/2024	\$42.05	\$2,390.50
11/06/2024	365	Lot# 3 Special Levy - Water usage 27/03/2024 to 24/05/2024	\$42.05	\$2,432.55
11/06/2024	366	Lot# 4 Special Levy - Water usage 27/03/2024 to 24/05/2024	\$42.05	\$2,474.60
11/06/2024	367	Lot# 5 Special Levy - Water usage 27/03/2024 to 24/05/2024	\$42.05	\$2,516.65
11/06/2024	368	Lot# 6 Special Levy - Water usage 27/03/2024 to 24/05/2024	\$42.05	\$2,558.70
11/06/2024	369	Lot# 7 Special Levy - Water usage 27/03/2024 to 24/05/2024	\$42.05	\$2,600.75
11/06/2024	370	Lot# 8 Special Levy - Water usage 27/03/2024 to 24/05/2024	\$42.05	\$2,642.80
11/06/2024	371	Lot# 9 Special Levy - Water usage 27/03/2024 to 24/05/2024	\$42.05	\$2,684.85
11/06/2024	372	Lot# 10 Special Levy - Water usage 27/03/2024 to 24/05/2024	\$42.05	\$2,726.90
11/06/2024	373	Lot# 11 Special Levy - Water usage 27/03/2024 to 24/05/2024	\$42.05	\$2,768.95
11/06/2024	374	Lot# 12 Special Levy - Water usage 27/03/2024 to 24/05/2024	\$42.05	\$2,811.00
11/06/2024	375	Lot# 13 Special Levy - Water usage 27/03/2024 to 24/05/2024	\$42.05	\$2,853.05
11/06/2024	376	Lot# 14 Special Levy - Water usage 27/03/2024 to 24/05/2024	\$42.05	\$2,895.10
11/06/2024	377	Lot# 15 Special Levy - Water usage 27/03/2024 to 24/05/2024	\$42.05	\$2,937.15
11/06/2024	378	Lot# 16 Special Levy - Water usage 27/03/2024 to 24/05/2024	\$42.05	\$2,979.20
11/06/2024	379	Lot# 17 Special Levy - Water usage 27/03/2024 to 24/05/2024	\$42.05	\$3,021.25
11/06/2024	380	Lot# 18 Special Levy - Water usage 27/03/2024 to 24/05/2024	\$42.05	\$3,063.30
11/06/2024	381	Lot# 19 Special Levy - Water usage 27/03/2024 to 24/05/2024	\$42.05	\$3,105.35
11/06/2024	382	Lot# 20 Special Levy - Water usage 27/03/2024 to 24/05/2024	\$42.05	\$3,147.40
11/06/2024	383	Lot# 21 Special Levy - Water usage 27/03/2024 to 24/05/2024	\$42.05	\$3,189.45
11/06/2024	384	Lot# 22 Special Levy - Water usage 27/03/2024 to 24/05/2024	\$42.05	\$3,231.50
11/06/2024	385	Lot# 23 Special Levy - Water usage 27/03/2024 to 24/05/2024	\$42.05	\$3,273.55
11/06/2024	386	Lot# 24 Special Levy - Water usage 27/03/2024 to 24/05/2024	\$42.05	\$3,315.60

**MMJ Real Estate (WA) Pty Ltd**

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**Expenses & Other Income - S/Plan 12821****"CORINNE COURT"****290 STIRLING STREET, PERTH, WA 6000**

For the Financial Period 01/10/2023 to 30/09/2024

**FINAL****Water Income (Continued)**

<b>Date</b>	<b>Ref.</b>	<b>Details</b>	<b>Amount</b>	<b>Balance</b>
11/06/2024	387	Lot# 25 Special Levy - Water usage 27/03/2024 to 24/05/2024	\$42.05	\$3,357.65
11/06/2024	388	Lot# 26 Special Levy - Water usage 27/03/2024 to 24/05/2024	\$42.05	\$3,399.70
11/06/2024	389	Lot# 27 Special Levy - Water usage 27/03/2024 to 24/05/2024	\$42.05	\$3,441.75
11/06/2024	390	Lot# 28 Special Levy - Water usage 27/03/2024 to 24/05/2024	\$42.05	\$3,483.80
11/06/2024	391	Lot# 29 Special Levy - Water usage 27/03/2024 to 24/05/2024	\$42.05	\$3,525.85
11/06/2024	392	Lot# 30 Special Levy - Water usage 27/03/2024 to 24/05/2024	\$42.05	\$3,567.90
30/08/2024	393	Lot# 1 Special Levy - Water Consumption - 24 May 2024 to 25 Jul 2024	\$25.32	\$3,593.22
30/08/2024	394	Lot# 2 Special Levy - Water Consumption - 24 May 2024 to 25 Jul 2024	\$25.32	\$3,618.54
30/08/2024	395	Lot# 3 Special Levy - Water Consumption - 24 May 2024 to 25 Jul 2024	\$25.32	\$3,643.86
30/08/2024	396	Lot# 4 Special Levy - Water Consumption - 24 May 2024 to 25 Jul 2024	\$25.32	\$3,669.18
30/08/2024	397	Lot# 5 Special Levy - Water Consumption - 24 May 2024 to 25 Jul 2024	\$25.32	\$3,694.50
30/08/2024	398	Lot# 6 Special Levy - Water Consumption - 24 May 2024 to 25 Jul 2024	\$25.32	\$3,719.82
30/08/2024	399	Lot# 7 Special Levy - Water Consumption - 24 May 2024 to 25 Jul 2024	\$25.32	\$3,745.14
30/08/2024	400	Lot# 8 Special Levy - Water Consumption - 24 May 2024 to 25 Jul 2024	\$25.32	\$3,770.46
30/08/2024	401	Lot# 9 Special Levy - Water Consumption - 24 May 2024 to 25 Jul 2024	\$25.32	\$3,795.78
30/08/2024	402	Lot# 10 Special Levy - Water Consumption - 24 May 2024 to 25 Jul 2024	\$25.32	\$3,821.10
30/08/2024	403	Lot# 11 Special Levy - Water Consumption - 24 May 2024 to 25 Jul 2024	\$25.32	\$3,846.42
30/08/2024	404	Lot# 12 Special Levy - Water Consumption - 24 May 2024 to 25 Jul 2024	\$25.32	\$3,871.74
30/08/2024	405	Lot# 13 Special Levy - Water Consumption - 24 May 2024 to 25 Jul 2024	\$25.32	\$3,897.06
30/08/2024	406	Lot# 14 Special Levy - Water Consumption - 24 May 2024 to 25 Jul 2024	\$25.32	\$3,922.38
30/08/2024	407	Lot# 15 Special Levy - Water Consumption - 24 May 2024 to 25 Jul 2024	\$25.32	\$3,947.70
30/08/2024	408	Lot# 16 Special Levy - Water Consumption - 24 May 2024 to 25 Jul 2024	\$25.32	\$3,973.02
30/08/2024	409	Lot# 17 Special Levy - Water Consumption - 24 May 2024 to 25 Jul 2024	\$25.32	\$3,998.34
30/08/2024	410	Lot# 18 Special Levy - Water Consumption - 24 May 2024 to 25 Jul 2024	\$25.32	\$4,023.66
30/08/2024	411	Lot# 19 Special Levy - Water Consumption - 24 May 2024 to 25 Jul 2024	\$25.32	\$4,048.98
30/08/2024	412	Lot# 20 Special Levy - Water Consumption - 24 May 2024 to 25 Jul 2024	\$25.32	\$4,074.30
30/08/2024	413	Lot# 21 Special Levy - Water Consumption - 24 May 2024 to 25 Jul 2024	\$25.32	\$4,099.62
30/08/2024	414	Lot# 22 Special Levy - Water Consumption - 24 May 2024 to 25 Jul 2024	\$25.32	\$4,124.94
30/08/2024	415	Lot# 23 Special Levy - Water Consumption - 24 May 2024 to 25 Jul 2024	\$25.32	\$4,150.26
30/08/2024	416	Lot# 24 Special Levy - Water Consumption - 24 May 2024 to 25 Jul 2024	\$25.32	\$4,175.58
30/08/2024	417	Lot# 25 Special Levy - Water Consumption - 24 May 2024 to 25 Jul 2024	\$25.32	\$4,200.90

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**Expenses & Other Income - S/Plan 12821****"CORINNE COURT"****290 STIRLING STREET, PERTH, WA 6000**

For the Financial Period 01/10/2023 to 30/09/2024

**FINAL****Water Income (Continued)**

Date	Ref.	Details	Amount	Balance
30/08/2024	418	Lot# 26 Special Levy - Water Consumption - 24 May 2024 to 25 Jul 2024	\$25.32	\$4,226.22
30/08/2024	419	Lot# 27 Special Levy - Water Consumption - 24 May 2024 to 25 Jul 2024	\$25.32	\$4,251.54
30/08/2024	420	Lot# 28 Special Levy - Water Consumption - 24 May 2024 to 25 Jul 2024	\$25.32	\$4,276.86
30/08/2024	421	Lot# 29 Special Levy - Water Consumption - 24 May 2024 to 25 Jul 2024	\$25.32	\$4,302.18
30/08/2024	422	Lot# 30 Special Levy - Water Consumption - 24 May 2024 to 25 Jul 2024	\$25.32	\$4,327.50
<b>Total for Water Income</b>			<b>\$4,327.50</b>	
<b>Total for Administrative Fund - Other Income</b>				<b>\$6,023.50</b>

**Administrative Fund - Expenses****Admin--Status Certificate Fees Paid**

Date	Ref.	Details	Amount	Balance
24/10/2023	6593	Info Certificate Processing (24/10/2023 - 24/10/2023) MMJ REAL ESTATE (WA) PTY LTD ATF The Trustee for THE LAKE CRYOV UNIT TRUST	\$308.00	\$308.00
13/11/2023	6632	Info Certificate Processing (13/11/2023 - 13/11/2023) MMJ REAL ESTATE (WA) PTY LTD ATF The Trustee for THE LAKE CRYOV UNIT TRUST	\$308.00	\$616.00
30/11/2023	6796	Info Certificate Processing (30/11/2023 - 30/11/2023) MMJ REAL ESTATE (WA) PTY LTD ATF The Trustee for THE LAKE CRYOV UNIT TRUST	\$308.00	\$924.00
08/01/2024	6967	Info Certificate Processing (08/01/2024 - 08/01/2024) MMJ REAL ESTATE (WA) PTY LTD ATF The Trustee for THE LAKE CRYOV UNIT TRUST	\$308.00	\$1,232.00
11/04/2024	7492	Info Certificate Processing (11/04/2024 - 11/04/2024) MMJ REAL ESTATE (WA) PTY LTD ATF The Trustee for THE LAKE CRYOV UNIT TRUST	\$308.00	\$1,540.00
<b>Total for Admin--Status Certificate Fees Paid</b>			<b>\$1,540.00</b>	

**Insurance--Premiums**

Date	Ref.	Details	Amount	Balance
20/12/2023	5395136	Period of Insurance 14/01/2024 to 14/01/2025 COMMUNITY BROKER NETWORK PTY LTD	\$16,800.00	\$16,800.00
<b>Total for Insurance--Premiums</b>			<b>\$16,800.00</b>	

**Maint Bldg--Fire Protection**

Date	Ref.	Details	Amount	Balance
18/03/2024	INV40576	6 monthly (March 24) servicing of fire extinguishers Fire Shield Services Pty Ltd	\$89.73	\$89.73
22/03/2024	INV41417	Repairs/fixes of defects after 6 monthly testing Fire Shield Services Pty Ltd	\$396.00	\$485.73
<b>Total for Maint Bldg--Fire Protection</b>			<b>\$485.73</b>	

**Maint Bldg--General Repairs**

Date	Ref.	Details	Amount	Balance
24/10/2023	INV10242	KingGates Digy Pad Numeric Wireless Keypad 24/10/23 WESTAX PTY LTD t/a Litestart	\$965.59	\$965.59
25/01/2024	13712	Bio-clean & sanitisation Trauma clean	\$605.00	\$1,570.59
30/01/2024	33917	After hours callout reports of unit 8 blocked. MAJESTIC PLUMBING PTY LTD	\$786.83	\$2,357.42
30/01/2024	11393	after hours due to reports of blocked drains MAJESTIC PLUMBING PTY LTD	\$1,322.75	\$3,680.17
30/04/2024	INV-0292	Unit 8 backflow in the toilet INSTA PROPERTY SERVICES PTY LTD	\$740.30	\$4,420.47

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**Expenses & Other Income - S/Plan 12821****"CORINNE COURT"****290 STIRLING STREET, PERTH, WA 6000**

For the Financial Period 01/10/2023 to 30/09/2024

**FINAL****Maint Bldg--General Repairs (Continued)**

Date	Ref.	Details	Amount	Balance
06/05/2024	INV-0301	Check and clear the common drains U4 slow draining <i>INSTA PROPERTY SERVICES PTY LTD</i>	\$528.00	\$4,948.47
20/05/2024	12373	Attended the site to investigate a blocked overflow gully that was charged by a common laundry <i>INSTA PROPERTY SERVICES PTY LTD</i>	\$572.00	\$5,520.47
22/05/2024	4991	Refix loose pedestrian gate 'picket' <i>DANIEL FEATHERSTONE</i>	\$66.00	\$5,586.47
08/07/2024	12869	Building Report <i>The Trustee for Builderwest Unit Trust</i>	\$330.00	\$5,916.47
05/08/2024	58290	Attended site and investigated reported leak to unit 5 <i>The Trustee for ROGGIO FAMILY TRUST t/a Lakeside Plumbing and Gas</i>	\$277.75	\$6,194.22
20/08/2024	29127	For the cleaning and clearing of gutters and unblocking downpipes <i>Top of The Ladder Gutter Cleaning</i>	\$1,815.00	\$8,009.22
28/08/2024	58365	Unit 5 investigate and locate leak 27/8/24 <i>The Trustee for ROGGIO FAMILY TRUST t/a Lakeside Plumbing and Gas</i>	\$634.00	\$8,643.22
28/08/2024	INV-0062	U28 Attend to Roof Leak Seal and refit roof tiles <i>CARL EDWARD MAYNARD t/a Jemstar</i>	\$1,540.00	\$10,183.22
05/09/2024	11463A	Preventative Maintenance Service 5/9/24 <i>The Trustee for Apex Gates Trust</i>	\$390.00	\$10,573.22
18/09/2024	5490	Unit 28 - Make Safe light following Water ingress in lounge <i>Brett Michael Wilding t/a Redz Electric</i>	\$305.25	\$10,878.47
19/09/2024	58463	Service Taps in Laundry <i>The Trustee for ROGGIO FAMILY TRUST t/a Lakeside Plumbing and Gas</i>	\$521.48	\$11,399.95
24/09/2024	58471	Emergency AH - Attend site cracked spud behind wall of water isolation for washing machine <i>The Trustee for ROGGIO FAMILY TRUST t/a Lakeside Plumbing and Gas</i>	\$627.00	\$12,026.95
26/09/2024	58481	Specialist leak detection conducted Unit 28 for leaks <i>The Trustee for ROGGIO FAMILY TRUST t/a Lakeside Plumbing and Gas</i>	\$607.50	\$12,634.45
<b>Total for Maint Bldg--General Repairs</b>			<b>\$12,634.45</b>	

**Maint Grounds--Lawns & Gardening**

Date	Ref.	Details	Amount	Balance
13/10/2023	12263	4 Weekly Service to the Gardens - 13/10/23 <i>TROY YIAKALIS</i>	\$341.00	\$341.00
25/10/2023	24	Lawn mowing <i>MICHAEL GADSDON AND LYNNE GADSDON t/a MLG Mowing and Gardening</i>	\$88.00	\$429.00
31/10/2023	27	Garden/Tidying - Sep & Oct 23 <i>NICHOLAS COLIN BROWNJOHN</i>	\$880.00	\$1,309.00
03/11/2023	67	Lawn mowing <i>MICHAEL GADSDON AND LYNNE GADSDON t/a MLG Mowing and Gardening</i>	\$88.00	\$1,397.00
03/11/2023	40	Lawn mowing <i>MICHAEL GADSDON AND LYNNE GADSDON t/a MLG Mowing and Gardening</i>	\$88.00	\$1,485.00
13/11/2023	91	Lawn 13/11/23 <i>MICHAEL GADSDON AND LYNNE GADSDON t/a MLG Mowing and Gardening</i>	\$88.00	\$1,573.00
30/11/2023	55	gardening <i>NICHOLAS COLIN BROWNJOHN</i>	\$550.00	\$2,123.00
27/12/2023	40-08.01.24	Law Mowing <i>MICHAEL GADSDON AND LYNNE GADSDON t/a MLG Mowing and Gardening</i>	\$88.00	\$2,211.00
17/01/2024	26	Lawn Mowing <i>MICHAEL GADSDON AND LYNNE GADSDON t/a MLG Mowing and Gardening</i>	\$88.00	\$2,299.00
29/01/2024	85	Gardening & Tidying <i>NICHOLAS COLIN BROWNJOHN</i>	\$910.90	\$3,209.90
05/02/2024	80	Lawn mowing <i>MICHAEL GADSDON AND LYNNE GADSDON t/a MLG Mowing and Gardening</i>	\$88.00	\$3,297.90
26/02/2024	50	garden/mowing 26.02.2024 <i>MICHAEL GADSDON AND LYNNE GADSDON t/a MLG Mowing and Gardening</i>	\$88.00	\$3,385.90
29/02/2024	14	Garden Maintenance - Feb 2024 <i>NICHOLAS COLIN BROWNJOHN</i>	\$550.00	\$3,935.90

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**Expenses & Other Income - S/Plan 12821****"CORINNE COURT"****290 STIRLING STREET, PERTH, WA 6000**

For the Financial Period 01/10/2023 to 30/09/2024

**FINAL****Maint Grounds--Lawns & Gardening (Continued)**

Date	Ref.	Details	Amount	Balance
30/03/2024	41	Gardenign & tidying March 2024 NICHOLAS COLIN BROWNJOHN	\$440.00	\$4,375.90
08/04/2024	92	Lawn mowing - April 2024 MICHAEL GADSDON AND LYNNE GADSDON t/a MLG Mowing and Gardening	\$88.00	\$4,463.90
29/04/2024	68	Gardening/Tidying April 2024 NICHOLAS COLIN BROWNJOHN	\$440.00	\$4,903.90
31/05/2024	93	Gardening May 2024 NICHOLAS COLIN BROWNJOHN	\$550.00	\$5,453.90
06/06/2024	54	Lawn mowing June 2024 MICHAEL GADSDON AND LYNNE GADSDON t/a MLG Mowing and Gardening	\$88.00	\$5,541.90
30/06/2024	23	Gardening June 2024 & bins back in NICHOLAS COLIN BROWNJOHN	\$440.00	\$5,981.90
01/07/2024	95	Lawn mowing - 07.07.2024 MICHAEL GADSDON AND LYNNE GADSDON t/a MLG Mowing and Gardening	\$88.00	\$6,069.90
29/07/2024	58	Lawn mowing July 2024 MICHAEL GADSDON AND LYNNE GADSDON t/a MLG Mowing and Gardening	\$88.00	\$6,157.90
30/07/2024	50	Gardening July 2024 NICHOLAS COLIN BROWNJOHN	\$480.00	\$6,637.90
26/08/2024	28	Lawn Mowing - 26.08.2024 MICHAEL GADSDON AND LYNNE GADSDON t/a MLG Mowing and Gardening	\$88.00	\$6,725.90
24/09/2024	02	Lawn mowing 24.09.24 MICHAEL GADSDON AND LYNNE GADSDON t/a MLG Mowing and Gardening	\$88.00	\$6,813.90
30/09/2024	79	Gardening/tidying Sep 2024 NICHOLAS COLIN BROWNJOHN	\$1,080.00	\$7,893.90
<b>Total for Maint Grounds--Lawns &amp; Gardening</b>			<b>\$7,893.90</b>	

**Management Fee**

Date	Ref.	Details	Amount	Balance
18/10/2023	6553	Management Fee (01/10/2023 - 31/10/2023) MMJ REAL ESTATE (WA) PTY LTD ATF The Trustee for THE LAKE CRYOV UNIT TRUST	\$700.00	\$700.00
16/11/2023	6739	Management Fee (01/11/2023 - 30/11/2023) MMJ REAL ESTATE (WA) PTY LTD ATF The Trustee for THE LAKE CRYOV UNIT TRUST	\$700.00	\$1,400.00
14/12/2023	6907	Management Fee (01/12/2023 - 31/12/2023) MMJ REAL ESTATE (WA) PTY LTD ATF The Trustee for THE LAKE CRYOV UNIT TRUST	\$700.00	\$2,100.00
15/01/2024	7074	Management Fee (01/01/2024 - 31/01/2024) MMJ REAL ESTATE (WA) PTY LTD ATF The Trustee for THE LAKE CRYOV UNIT TRUST	\$700.00	\$2,800.00
15/02/2024	7255	Management Fee (01/02/2024 - 29/02/2024) MMJ REAL ESTATE (WA) PTY LTD ATF The Trustee for THE LAKE CRYOV UNIT TRUST	\$700.00	\$3,500.00
15/03/2024	7423	Management Fee (01/03/2024 - 31/03/2024) MMJ REAL ESTATE (WA) PTY LTD ATF The Trustee for THE LAKE CRYOV UNIT TRUST	\$700.00	\$4,200.00
15/04/2024	7595	Management Fee (01/04/2024 - 30/04/2024) MMJ REAL ESTATE (WA) PTY LTD ATF The Trustee for THE LAKE CRYOV UNIT TRUST	\$700.00	\$4,900.00
13/05/2024	7944	Management Fee (01/05/2024 - 31/05/2024) MMJ REAL ESTATE (WA) PTY LTD ATF The Trustee for THE LAKE CRYOV UNIT TRUST	\$700.00	\$5,600.00
13/06/2024	8119	Management Fee (01/06/2024 - 30/06/2024) MMJ REAL ESTATE (WA) PTY LTD ATF The Trustee for THE LAKE CRYOV UNIT TRUST	\$700.00	\$6,300.00
15/07/2024	8314	Management Fee (01/07/2024 - 31/07/2024) MMJ REAL ESTATE (WA) PTY LTD ATF The Trustee for THE LAKE CRYOV UNIT TRUST	\$700.00	\$7,000.00
14/08/2024	8490	Management Fee (01/08/2024 - 31/08/2024) MMJ REAL ESTATE (WA) PTY LTD ATF The Trustee for THE LAKE CRYOV UNIT TRUST	\$700.00	\$7,700.00
16/09/2024	8709	Management Fee (01/09/2024 - 30/09/2024) MMJ REAL ESTATE (WA) PTY LTD ATF The Trustee for THE LAKE CRYOV UNIT TRUST	\$735.00	\$8,435.00
<b>Total for Management Fee</b>			<b>\$8,435.00</b>	

**MMJ Real Estate (WA) Pty Ltd**

Level 2, 5 Mill Street PERTH WA 6000 ABN: 11145617856

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**Expenses & Other Income - S/Plan 12821****"CORINNE COURT"****290 STIRLING STREET, PERTH, WA 6000**

For the Financial Period 01/10/2023 to 30/09/2024

**FINAL****Utility--Electricity**

Date	Ref.	Details	Amount	Balance
31/10/2023	2033975569-CRED	*Customer Offset for Synergy Compliance Breach <i>Synergy</i>	\$-28.11	\$-28.11
31/10/2023	2033975569	Supply period: 31 Aug 2023 - 30 Oct 2023 <i>Synergy</i>	\$249.10	\$220.99
02/01/2024	2058007561-CRED	*WA Energy Bill Relief Offset Cr <i>Synergy</i>	\$-200.00	\$20.99
02/01/2024	2058007561	Supply period: 31 Oct 2023 - 29 Dec 2023 <i>Synergy</i>	\$230.89	\$251.88
01/03/2024	2082042936	Supply period: 30 Dec 2023 - 29 Feb 2024 <i>Synergy</i>	\$242.52	\$494.40
06/05/2024	2042108075	Supply period: 01 Mar 2024 - 03 May 2024 <i>Synergy</i>	\$275.72	\$770.12
04/07/2024	2062144992	Supply period: 04 May 2024 - 03 Jul 2024 <i>Synergy</i>	\$276.49	\$1,046.61
02/09/2024	2042206573	Commonwealth Energy Bill Relief (2024 Offset) <i>Synergy</i>	\$-150.00	\$896.61
02/09/2024	2042206573	WA Household Electricity Credit (2024 Offset) <i>Synergy</i>	\$-200.00	\$696.61
02/09/2024	2042206573	Supply period: 04 Jul 2024 - 30 Aug 2024 <i>Synergy</i>	\$263.70	\$960.31
<b>Total for Utility--Electricity</b>			<b>\$960.31</b>	

**Utility--Water Consumption**

Date	Ref.	Details	Amount	Balance
28/11/2023	9001825048-28.11.23	Water use charges 27 Sep 2023 - 28 Nov 2023 <i>Water Corporation</i>	\$617.15	\$617.15
29/01/2024	9001825048-29.01.24	Water use charges 28 Nov 2023 - 25 Jan 2024 <i>Water Corporation</i>	\$708.94	\$1,326.09
04/04/2024	9001825048-04.04.24	Water use charges 25 Jan 2024 - 27 Mar 2024 <i>Water Corporation</i>	\$443.33	\$1,769.42
27/05/2024	9001825048-0105	Water use charges 27 Mar 2024 - 24 May 2024 <i>Water Corporation</i>	\$1,261.64	\$3,031.06
26/07/2024	9001825048-0106	Water use charges 24 May 2024 - 25 Jul 2024 <i>Water Corporation</i>	\$759.72	\$3,790.78
30/09/2024	9001825048-0107	Water use charges 25 Jul 2024 - 27 Sep 2024 <i>Water Corporation</i>	\$804.80	\$4,595.58
<b>Total for Utility--Water Consumption</b>			<b>\$4,595.58</b>	

**Total for Administrative Fund - Expenses****\$53,344.97****Reserve Fund - Other Income****Total for Reserve Fund - Other Income****\$0.00****Reserve Fund - Expenses****Total for Reserve Fund - Expenses****\$0.00**



## CERTIFICATE OF CURRENCY

### THE INSURED

POLICY NUMBER	WRSC19006487
PDS AND POLICY WORDING	Residential Strata Product Disclosure Statement and Policy Wording <a href="#">SCI034-Policy-RS-PPW-02/2021</a> Supplementary Product Disclosure Statement <a href="#">SCIA-036_SPDS_RSC-10/2021</a>
THE INSURED SITUATION	The Owners of 290 Stirling Street Perth Strata Plan 12821 290-292 Stirling Street, Perth, WA, 6000
PERIOD OF INSURANCE	Commencement Date: 4:00pm on 14/01/2025 Expiry Date: 4:00pm on 14/01/2026
INTERMEDIARY	TCP Insurance Agents
ADDRESS	4 Suelex Street, Willetton, WA, 6155
DATE OF ISSUE	09/12/2024

### POLICY LIMITS / SUMS INSURED

SECTION 1	PART A	1. Building	\$10,900,969
		Common Area Contents	\$109,010
		2. Terrorism Cover under Section 1 Part A2	Applies
	PART B	Loss of Rent/Temporary Accommodation	\$1,635,145
	OPTIONAL COVERS	1. Flood	Included
		2. Floating Floors	Included
SECTION 2	Liability		\$30,000,000
SECTION 3	Voluntary Workers		Included
SECTION 4	Workers Compensation		Selected
SECTION 5	Fidelity Guarantee		\$100,000
SECTION 6	Office Bearers' Liability		\$100,000
SECTION 7	Machinery Breakdown		Not Included
SECTION 8	Catastrophe		\$3,270,291
SECTION 9	PART A	Government Audit Costs – Professional Fees	\$25,000
	PART B	Appeal Expenses	\$100,000
	PART C	Legal Defence Expenses	\$50,000
SECTION 10	Lot Owners' Fixtures and Improvements		\$300,000
SECTION 11	Loss of Lot Market Value		Not Included

This certificate of currency has been issued by Strata Community Insurance Agencies Pty Ltd, ABN 72 165 914 009, AFSL 457787 on behalf of the insurer Allianz Australia Insurance Limited, ABN 15 000 122 850, AFSL 234708 and confirms that on the Date of Issue a policy existed for the Period of Insurance and sums insured shown herein. The Policy may be subsequently altered or cancelled in accordance with its terms after the Date of Issue of this notice without further



notice to the holder of this notice. It is issued as a matter of information only and does not confer any rights on the holder. This certificate does not amend, extend, replace, negate or override the benefits, terms, conditions and exclusions as described in the Schedule documents together with the Product Disclosure Statement and insurance policy wording.

**MMJ Real Estate (WA) Pty Ltd  
Proposed Budget for Strata Company 12821**

**CORINNE COURT, 290 Stirling Street PERTH**

Prepared by MMJ Real Estate (WA) Pty Ltd (ABN 11145617856)  
Level 2, 5 Mill Street PERTH WA 6000 Ph 08 9325 5880 Fax 08 9325 5881

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**Administrative Fund**

<b>Proposed Budget</b>	<b>Current Actual</b>	<b>Current Budget</b>
(01/10/2024-30/09/2025)	(01/10/2023-30/09/2024)	(01/10/2023-30/09/2024)

**Income**

Access Devices	\$0.00	\$0.00	\$0.00
Interest on Overdues	\$0.00	\$0.00	\$0.00
Levy Income	\$47,850.00	\$44,049.00	\$44,050.00
Recoveries	\$0.00	\$0.00	\$0.00
Recoveries - Building Access Keys & Cards	\$0.00	\$101.00	\$0.00
Recovery--Owner	\$0.00	\$55.00	\$0.00
Status Certificate Fees	\$0.00	\$1,540.00	\$0.00
Water Income	\$4,400.00	\$4,327.50	\$0.00

**Total Admin Fund Income**

<b>\$52,250.00</b>	\$50,072.50	\$44,050.00
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**Expense**

Admin--Accounting	\$0.00	\$0.00	\$0.00
Admin--Status Certificate Fees Paid	\$0.00	\$1,540.00	\$0.00
Bank Charges	\$0.00	\$0.00	\$0.00
Insurance--Premiums	\$18,000.00	\$16,800.00	\$16,300.00
Maint Bldg--Fire Protection	\$550.00	\$485.73	\$750.00
Maint Bldg--General Repairs	\$9,600.00	\$12,634.45	\$6,800.00
Maint Grounds--Lawns & Gardening	\$7,800.00	\$7,893.90	\$7,000.00
Management Fee	\$8,800.00	\$8,435.00	\$8,400.00
Petties Postage & Photocopying	\$0.00	\$0.00	\$0.00
Utility--Electricity	\$1,100.00	\$960.31	\$1,000.00
Utility--Water & Sewerage	\$0.00	\$0.00	\$0.00
Utility--Water Consumption	\$4,600.00	\$4,595.58	\$3,500.00
Web Service	\$300.00	\$0.00	\$300.00

**Total Admin Fund Expense**

<b>\$50,750.00</b>	\$53,344.97	\$44,050.00
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**TOTAL ADMIN LEVY INCOME**

<b>\$47,850.00</b>	\$44,049.00	\$44,050.00
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**TOTAL ADMIN BUDGET**

<b>\$47,850.00</b>		\$44,050.00
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Opening Balance as at 01/10/2024	\$24,059.36
ADD: Total Proposed Income	\$52,250.00
LESS: Total Proposed Expenses	\$50,750.00
<b>Estimated Closing Balance as at 30/09/2025</b>	<b>\$25,559.36</b>

Proposed New Admin Levies from 01/01/2025	\$49,116.66
---	-------------

**MMJ Real Estate (WA) Pty Ltd  
Proposed Budget for Strata Company 12821**

**CORINNE COURT, 290 Stirling Street PERTH**

Prepared by MMJ Real Estate (WA) Pty Ltd (ABN 11145617856)  
Level 2, 5 Mill Street PERTH WA 6000 Ph 08 9325 5880 Fax 08 9325 5881

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**Reserve Fund**

<b>Proposed Budget</b>	<b>Current Actual</b>	<b>Current Budget</b>
<i>(01/10/2024-30/09/2025)</i>	<i>(01/10/2023-30/09/2024)</i>	<i>(01/10/2023-30/09/2024)</i>

**Income**

Interest on Overdues	\$0.00	\$0.00	\$0.00
Levy Income	\$9,600.00	\$9,600.00	\$9,600.00

<b>Total Reserve Fund Income</b>	<b>\$9,600.00</b>	<b>\$9,600.00</b>	<b>\$9,600.00</b>
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**Expense**

Common Property Projects	\$0.00	\$0.00	\$30,000.00
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<b>Total Reserve Fund Expense</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$30,000.00</b>
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<b>TOTAL RESERVE LEVY INCOME</b>	<b>\$9,600.00</b>	<b>\$9,600.00</b>	<b>\$9,600.00</b>
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<b>TOTAL RESERVE BUDGET</b>	<b>\$9,600.00</b>		<b>\$9,600.00</b>
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Opening Balance as at 01/10/2024	\$41,310.99
ADD: Total Proposed Income	\$9,600.00
LESS: Total Proposed Expenses	\$0.00
<b>Estimated Closing Balance as at 30/09/2025</b>	<b>\$50,910.99</b>

Proposed New Reserve Levies from 01/01/2025	\$9,600.00
---	------------

**MMJ Real Estate (WA) Pty Ltd  
Proposed Budget for Strata Company 12821**

**CORINNE COURT, 290 Stirling Street PERTH**

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**Budget Summary (01/10/2024-30/09/2025)**

	<b>Proposed</b>	<b>1st Instalment 01/10/2024</b>	<b>2nd Instalment 01/01/2025</b>	<b>3rd Instalment 01/04/2025</b>	<b>4th Instalment 01/07/2025</b>	<b>TOTAL (01/10/2024-30/09/2025)</b>	<b>Next Pre Issue 01/10/2025</b>
Administrative Fund	\$47,850.00	\$11,013.00	\$11,013.00	\$12,912.00	\$12,912.00	\$47,850.00	\$12,279.00
Reserve Fund	\$9,600.00	\$2,400.00	\$2,400.00	\$2,400.00	\$2,400.00	\$9,600.00	\$2,400.00
Contribution Schedule Total	\$57,450.00	\$13,413.00	\$13,413.00	\$15,312.00	\$15,312.00	\$57,450.00	\$14,679.00
<b>Amount to Collect</b>	<b>\$57,450.00</b>	<b>\$13,413.00</b>	<b>\$13,413.00</b>	<b>\$15,312.00</b>	<b>\$15,312.00</b>	<b>\$57,450.00</b>	<b>\$14,679.00</b>

Disclaimer: There may be differences in calculated instalment amounts due to rounding to nearest \$0.05

**MMJ Real Estate (WA) Pty Ltd  
Proposed Budget for Strata Company 12821**

**CORINNE COURT, 290 Stirling Street PERTH**

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## Levy Adjustment Summary (01/10/2024-30/09/2025)

### Contribution Schedule

### Aggregate Units of Entitlement (UOE) - 30

Due Date	Levy Period	Admin	Reserve	Total	
01/10/2024	01/10/2024 - 31/12/2024	\$367.08	\$80.00	\$447.08	Pre Issued
01/01/2025	01/01/2025 - 31/03/2025	\$367.08	\$80.00	\$447.08	
01/04/2025	01/04/2025 - 30/06/2025	\$430.42	\$80.00	\$510.42	
01/07/2025	01/07/2025 - 30/09/2025	\$430.42	\$80.00	\$510.42	
<b>Financial Year Total per Units of Entitlement</b>		<b>\$1,595.00</b>	<b>\$320.00</b>	<b>\$1,915.00</b>	
<b>Financial Year Aggregate</b>		<b>\$47,850.00</b>	<b>\$9,600.00</b>	<b>\$57,450.00</b>	
<b>Proposed Budget Amount</b>		<b>\$47,850.00</b>	<b>\$9,600.00</b>	<b>\$57,450.00</b>	
01/10/2025	01/10/2025 - 31/12/2025	\$409.31	\$80.00	\$489.31	Pre Issue Next Year
<b>Next Year Pre Issue Aggregate</b>		<b>\$12,279.00</b>	<b>\$2,400.00</b>	<b>\$14,679.00</b>	

Disclaimer: There may be differences in calculated instalment amounts due to rounding to nearest \$0.05

**MMJ Real Estate (WA) Pty Ltd  
Proposed Budget for Strata Company 12821**

**CORINNE COURT, 290 Stirling Street PERTH**

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**Owner Summary (01/10/2024-30/09/2025) - Contribution Schedule**

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/10/2024	2nd Instalment 01/01/2025	3rd Instalment 01/04/2025	4th Instalment 01/07/2025	TOTAL (01/10/2024-30/09/2025)	Next Pre Issue 01/10/2025	
1*	1*	1	Trisha Zileski	Admin	\$367.10	\$367.10	\$430.40	\$430.40	\$1,595.00	\$409.30
				Reserve	\$80.00	\$80.00	\$80.00	\$80.00	\$320.00	\$80.00
				<b>Owner Total</b>	<b>\$447.10</b>	<b>\$447.10</b>	<b>\$510.40</b>	<b>\$510.40</b>	<b>\$1,915.00</b>	<b>\$489.30</b>
2*	2*	1	Glen Adrian Mcalinden	Admin	\$367.10	\$367.10	\$430.40	\$430.40	\$1,595.00	\$409.30
				Reserve	\$80.00	\$80.00	\$80.00	\$80.00	\$320.00	\$80.00
				<b>Owner Total</b>	<b>\$447.10</b>	<b>\$447.10</b>	<b>\$510.40</b>	<b>\$510.40</b>	<b>\$1,915.00</b>	<b>\$489.30</b>
3*	3*	1	ROCHE, Mackenzie Scott	Admin	\$367.10	\$367.10	\$430.40	\$430.40	\$1,595.00	\$409.30
				Reserve	\$80.00	\$80.00	\$80.00	\$80.00	\$320.00	\$80.00
				<b>Owner Total</b>	<b>\$447.10</b>	<b>\$447.10</b>	<b>\$510.40</b>	<b>\$510.40</b>	<b>\$1,915.00</b>	<b>\$489.30</b>
4*	4*	1	Qing Lin	Admin	\$367.10	\$367.10	\$430.40	\$430.40	\$1,595.00	\$409.30
				Reserve	\$80.00	\$80.00	\$80.00	\$80.00	\$320.00	\$80.00
				<b>Owner Total</b>	<b>\$447.10</b>	<b>\$447.10</b>	<b>\$510.40</b>	<b>\$510.40</b>	<b>\$1,915.00</b>	<b>\$489.30</b>
5*	5*	1	Justin James Willis	Admin	\$367.10	\$367.10	\$430.40	\$430.40	\$1,595.00	\$409.30
				Reserve	\$80.00	\$80.00	\$80.00	\$80.00	\$320.00	\$80.00
				<b>Owner Total</b>	<b>\$447.10</b>	<b>\$447.10</b>	<b>\$510.40</b>	<b>\$510.40</b>	<b>\$1,915.00</b>	<b>\$489.30</b>
6*	6*	1	Amanda Augustin	Admin	\$367.10	\$367.10	\$430.40	\$430.40	\$1,595.00	\$409.30
				Reserve	\$80.00	\$80.00	\$80.00	\$80.00	\$320.00	\$80.00
				<b>Owner Total</b>	<b>\$447.10</b>	<b>\$447.10</b>	<b>\$510.40</b>	<b>\$510.40</b>	<b>\$1,915.00</b>	<b>\$489.30</b>

Disclaimer: There may be differences in calculated instalment amounts due to rounding to nearest \$0.05

**MMJ Real Estate (WA) Pty Ltd  
Proposed Budget for Strata Company 12821**

Attachment 6 (1 of 2)

**CORINNE COURT, 290 Stirling Street PERTH**

Prepared by MMJ Real Estate (WA) Pty Ltd (ABN 11145617856)  
Level 2, 5 Mill Street PERTH WA 6000 Ph 08 9325 5880 Fax 08 9325 5881

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**Owner Summary (01/10/2024-30/09/2025) - Contribution Schedule**

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/10/2024	2nd Instalment 01/01/2025	3rd Instalment 01/04/2025	4th Instalment 01/07/2025	TOTAL (01/10/2024-30/09/2025)	Next Pre Issue 01/10/2025
7*	7*	1	CONNOR, Anna Marie & PRONK, Peter John Thomas						
			Admin	\$367.10	\$367.10	\$430.40	\$430.40	\$1,595.00	\$409.30
			Reserve	\$80.00	\$80.00	\$80.00	\$80.00	\$320.00	\$80.00
			<b>Owner Total</b>	<b>\$447.10</b>	<b>\$447.10</b>	<b>\$510.40</b>	<b>\$510.40</b>	<b>\$1,915.00</b>	<b>\$489.30</b>
8*	8*	1	Gregory Stuart Crellin & Rebecca Ann Crellin						
			Admin	\$367.10	\$367.10	\$430.40	\$430.40	\$1,595.00	\$409.30
			Reserve	\$80.00	\$80.00	\$80.00	\$80.00	\$320.00	\$80.00
			<b>Owner Total</b>	<b>\$447.10</b>	<b>\$447.10</b>	<b>\$510.40</b>	<b>\$510.40</b>	<b>\$1,915.00</b>	<b>\$489.30</b>
9*	9*	1	ZEC, Zoran						
			Admin	\$367.10	\$367.10	\$430.40	\$430.40	\$1,595.00	\$409.30
			Reserve	\$80.00	\$80.00	\$80.00	\$80.00	\$320.00	\$80.00
			<b>Owner Total</b>	<b>\$447.10</b>	<b>\$447.10</b>	<b>\$510.40</b>	<b>\$510.40</b>	<b>\$1,915.00</b>	<b>\$489.30</b>
10*	10*	1	Nils Alexandre Convert						
			Admin	\$367.10	\$367.10	\$430.40	\$430.40	\$1,595.00	\$409.30
			Reserve	\$80.00	\$80.00	\$80.00	\$80.00	\$320.00	\$80.00
			<b>Owner Total</b>	<b>\$447.10</b>	<b>\$447.10</b>	<b>\$510.40</b>	<b>\$510.40</b>	<b>\$1,915.00</b>	<b>\$489.30</b>
11*	11*	1	Murray Kenneth Laird						
			Admin	\$367.10	\$367.10	\$430.40	\$430.40	\$1,595.00	\$409.30
			Reserve	\$80.00	\$80.00	\$80.00	\$80.00	\$320.00	\$80.00
			<b>Owner Total</b>	<b>\$447.10</b>	<b>\$447.10</b>	<b>\$510.40</b>	<b>\$510.40</b>	<b>\$1,915.00</b>	<b>\$489.30</b>
		1	Aleksandra Jadwiga Durko & Michael John Parker						
			Admin	\$367.10	\$367.10	\$430.40	\$430.40	\$1,595.00	\$409.30
			Reserve	\$80.00	\$80.00	\$80.00	\$80.00	\$320.00	\$80.00
			<b>Owner Total</b>	<b>\$447.10</b>	<b>\$447.10</b>	<b>\$510.40</b>	<b>\$510.40</b>	<b>\$1,915.00</b>	<b>\$489.30</b>

Disclaimer: There may be differences in calculated instalment amounts due to rounding to nearest \$0.05

**MMJ Real Estate (WA) Pty Ltd  
Proposed Budget for Strata Company 12821**

**CORINNE COURT, 290 Stirling Street PERTH**

Prepared by MMJ Real Estate (WA) Pty Ltd (ABN 11145617856)  
Level 2, 5 Mill Street PERTH WA 6000 Ph 08 9325 5880 Fax 08 9325 5881

**Owner Summary (01/10/2024-30/09/2025) - Contribution Schedule**

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/10/2024	2nd Instalment 01/01/2025	3rd Instalment 01/04/2025	4th Instalment 01/07/2025	TOTAL (01/10/2024-30/09/2025)	Next Pre Issue 01/10/2025
13*	13*	1	Stephen John Zines & Debra Jane Zines						
			Admin	\$367.10	\$367.10	\$430.40	\$430.40	\$1,595.00	\$409.30
			Reserve	\$80.00	\$80.00	\$80.00	\$80.00	\$320.00	\$80.00
			<b>Owner Total</b>	<b>\$447.10</b>	<b>\$447.10</b>	<b>\$510.40</b>	<b>\$510.40</b>	<b>\$1,915.00</b>	<b>\$489.30</b>
14*	14*	1	Jon Graham Patterson						
			Admin	\$367.10	\$367.10	\$430.40	\$430.40	\$1,595.00	\$409.30
			Reserve	\$80.00	\$80.00	\$80.00	\$80.00	\$320.00	\$80.00
			<b>Owner Total</b>	<b>\$447.10</b>	<b>\$447.10</b>	<b>\$510.40</b>	<b>\$510.40</b>	<b>\$1,915.00</b>	<b>\$489.30</b>
15*	15*	1	Anthony Damien Gowland						
			Admin	\$367.10	\$367.10	\$430.40	\$430.40	\$1,595.00	\$409.30
			Reserve	\$80.00	\$80.00	\$80.00	\$80.00	\$320.00	\$80.00
			<b>Owner Total</b>	<b>\$447.10</b>	<b>\$447.10</b>	<b>\$510.40</b>	<b>\$510.40</b>	<b>\$1,915.00</b>	<b>\$489.30</b>
16*	16*	1	Clarissa Battigelli						
			Admin	\$367.10	\$367.10	\$430.40	\$430.40	\$1,595.00	\$409.30
			Reserve	\$80.00	\$80.00	\$80.00	\$80.00	\$320.00	\$80.00
			<b>Owner Total</b>	<b>\$447.10</b>	<b>\$447.10</b>	<b>\$510.40</b>	<b>\$510.40</b>	<b>\$1,915.00</b>	<b>\$489.30</b>
17*	17*	1	NALLABOLU, Hari Krishna Reddy & NALLABOLU, Ranjani Jayneeta Reddy						
			Admin	\$367.10	\$367.10	\$430.40	\$430.40	\$1,595.00	\$409.30
			Reserve	\$80.00	\$80.00	\$80.00	\$80.00	\$320.00	\$80.00
			<b>Owner Total</b>	<b>\$447.10</b>	<b>\$447.10</b>	<b>\$510.40</b>	<b>\$510.40</b>	<b>\$1,915.00</b>	<b>\$489.30</b>
18*	18*	1	James William Richard Saville						
			Admin	\$367.10	\$367.10	\$430.40	\$430.40	\$1,595.00	\$409.30
			Reserve	\$80.00	\$80.00	\$80.00	\$80.00	\$320.00	\$80.00
			<b>Owner Total</b>	<b>\$447.10</b>	<b>\$447.10</b>	<b>\$510.40</b>	<b>\$510.40</b>	<b>\$1,915.00</b>	<b>\$489.30</b>

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**MMJ Real Estate (WA) Pty Ltd  
Proposed Budget for Strata Company 12821**

**CORINNE COURT, 290 Stirling Street PERTH**

Prepared by MMJ Real Estate (WA) Pty Ltd (ABN 11145617856)  
Level 2, 5 Mill Street PERTH WA 6000 Ph 08 9325 5880 Fax 08 9325 5881

**Owner Summary (01/10/2024-30/09/2025) - Contribution Schedule**

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/10/2024	2nd Instalment 01/01/2025	3rd Instalment 01/04/2025	4th Instalment 01/07/2025	TOTAL (01/10/2024-30/09/2025)	Next Pre Issue 01/10/2025
19*	19*	1	KILPATRICK, Shayne Michael & KILPATRICK, Janine						
			Admin	\$367.10	\$367.10	\$430.40	\$430.40	\$1,595.00	\$409.30
			Reserve	\$80.00	\$80.00	\$80.00	\$80.00	\$320.00	\$80.00
			<b>Owner Total</b>	<b>\$447.10</b>	<b>\$447.10</b>	<b>\$510.40</b>	<b>\$510.40</b>	<b>\$1,915.00</b>	<b>\$489.30</b>
20*	20*	1	Alexander Wyndham Quin						
			Admin	\$367.10	\$367.10	\$430.40	\$430.40	\$1,595.00	\$409.30
			Reserve	\$80.00	\$80.00	\$80.00	\$80.00	\$320.00	\$80.00
			<b>Owner Total</b>	<b>\$447.10</b>	<b>\$447.10</b>	<b>\$510.40</b>	<b>\$510.40</b>	<b>\$1,915.00</b>	<b>\$489.30</b>
21*	21*	1	Richard James Trenorden						
			Admin	\$367.10	\$367.10	\$430.40	\$430.40	\$1,595.00	\$409.30
			Reserve	\$80.00	\$80.00	\$80.00	\$80.00	\$320.00	\$80.00
			<b>Owner Total</b>	<b>\$447.10</b>	<b>\$447.10</b>	<b>\$510.40</b>	<b>\$510.40</b>	<b>\$1,915.00</b>	<b>\$489.30</b>
22*	22*	1	Simon Luke Bovell						
			Admin	\$367.10	\$367.10	\$430.40	\$430.40	\$1,595.00	\$409.30
			Reserve	\$80.00	\$80.00	\$80.00	\$80.00	\$320.00	\$80.00
			<b>Owner Total</b>	<b>\$447.10</b>	<b>\$447.10</b>	<b>\$510.40</b>	<b>\$510.40</b>	<b>\$1,915.00</b>	<b>\$489.30</b>
23*	23*	1	Benjamin James Roberts						
			Admin	\$367.10	\$367.10	\$430.40	\$430.40	\$1,595.00	\$409.30
			Reserve	\$80.00	\$80.00	\$80.00	\$80.00	\$320.00	\$80.00
			<b>Owner Total</b>	<b>\$447.10</b>	<b>\$447.10</b>	<b>\$510.40</b>	<b>\$510.40</b>	<b>\$1,915.00</b>	<b>\$489.30</b>
24*	24*	1	Ante Jukic						
			Admin	\$367.10	\$367.10	\$430.40	\$430.40	\$1,595.00	\$409.30
			Reserve	\$80.00	\$80.00	\$80.00	\$80.00	\$320.00	\$80.00
			<b>Owner Total</b>	<b>\$447.10</b>	<b>\$447.10</b>	<b>\$510.40</b>	<b>\$510.40</b>	<b>\$1,915.00</b>	<b>\$489.30</b>

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Proposed Budget for Strata Company 12821**

**CORINNE COURT, 290 Stirling Street PERTH**

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**Owner Summary (01/10/2024-30/09/2025) - Contribution Schedule**

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/10/2024	2nd Instalment 01/01/2025	3rd Instalment 01/04/2025	4th Instalment 01/07/2025	TOTAL (01/10/2024-30/09/2025)	Next Pre Issue 01/10/2025
25*	25*	1	Department of Housing & Works						
			Admin	\$367.10	\$367.10	\$430.40	\$430.40	\$1,595.00	\$409.30
			Reserve	\$80.00	\$80.00	\$80.00	\$80.00	\$320.00	\$80.00
			<b>Owner Total</b>	<b>\$447.10</b>	<b>\$447.10</b>	<b>\$510.40</b>	<b>\$510.40</b>	<b>\$1,915.00</b>	<b>\$489.30</b>
26*	26*	1	Valentina Barbera						
			Admin	\$367.10	\$367.10	\$430.40	\$430.40	\$1,595.00	\$409.30
			Reserve	\$80.00	\$80.00	\$80.00	\$80.00	\$320.00	\$80.00
			<b>Owner Total</b>	<b>\$447.10</b>	<b>\$447.10</b>	<b>\$510.40</b>	<b>\$510.40</b>	<b>\$1,915.00</b>	<b>\$489.30</b>
27*	27*	1	Miki FAULKES & Elliot Jon LOVEDAY						
			Admin	\$367.10	\$367.10	\$430.40	\$430.40	\$1,595.00	\$409.30
			Reserve	\$80.00	\$80.00	\$80.00	\$80.00	\$320.00	\$80.00
			<b>Owner Total</b>	<b>\$447.10</b>	<b>\$447.10</b>	<b>\$510.40</b>	<b>\$510.40</b>	<b>\$1,915.00</b>	<b>\$489.30</b>
28*	28*	1	James & Sheila Searle						
			Admin	\$367.10	\$367.10	\$430.40	\$430.40	\$1,595.00	\$409.30
			Reserve	\$80.00	\$80.00	\$80.00	\$80.00	\$320.00	\$80.00
			<b>Owner Total</b>	<b>\$447.10</b>	<b>\$447.10</b>	<b>\$510.40</b>	<b>\$510.40</b>	<b>\$1,915.00</b>	<b>\$489.30</b>
29*	29*	1	Amanda Louise Whiteley						
			Admin	\$367.10	\$367.10	\$430.40	\$430.40	\$1,595.00	\$409.30
			Reserve	\$80.00	\$80.00	\$80.00	\$80.00	\$320.00	\$80.00
			<b>Owner Total</b>	<b>\$447.10</b>	<b>\$447.10</b>	<b>\$510.40</b>	<b>\$510.40</b>	<b>\$1,915.00</b>	<b>\$489.30</b>
30*	30*	1	BARIT, Christine & KEELAN, Christopher Adam						
			Admin	\$367.10	\$367.10	\$430.40	\$430.40	\$1,595.00	\$409.30
			Reserve	\$80.00	\$80.00	\$80.00	\$80.00	\$320.00	\$80.00
			<b>Owner Total</b>	<b>\$447.10</b>	<b>\$447.10</b>	<b>\$510.40</b>	<b>\$510.40</b>	<b>\$1,915.00</b>	<b>\$489.30</b>
<b>Total aggregate of UOE 30</b>			<b>Owner Total</b>	<b>\$447.10</b>	<b>\$447.10</b>	<b>\$510.40</b>	<b>\$510.40</b>	<b>\$1,915.00</b>	<b>\$489.30</b>

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**MMJ Real Estate (WA) Pty Ltd  
Proposed Budget for Strata Company 12821  
CORINNE COURT, 290 Stirling Street PERTH**

Attachment 6 (2 of 2)

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**Contribution Summary (01/10/2024-30/09/2025)**

Lot#	Unit#	UOE	Owner Name	Schedule	Admin Fund	Reserve	Annual Levy
1	1	1	Trisha Zileski	Contribution Schedule	\$1,595.00	\$320.00	\$0.00
Paid to 31/03/2025				<b>Total</b>	<b>\$1,595.00</b>	<b>\$320.00</b>	<b>\$1,915.00</b>
2	2	1	Glen Adrian Mcalinden	Contribution Schedule	\$1,595.00	\$320.00	\$0.00
Paid to 31/03/2025				<b>Total</b>	<b>\$1,595.00</b>	<b>\$320.00</b>	<b>\$1,915.00</b>
3	3	1	ROCHE, Mackenzie Scott	Contribution Schedule	\$1,595.00	\$320.00	\$0.00
Paid to 31/03/2025				<b>Total</b>	<b>\$1,595.00</b>	<b>\$320.00</b>	<b>\$1,915.00</b>
4	4	1	Qing Lin	Contribution Schedule	\$1,595.00	\$320.00	\$0.00
Paid to 31/03/2025				<b>Total</b>	<b>\$1,595.00</b>	<b>\$320.00</b>	<b>\$1,915.00</b>
5	5	1	Justin James Willis	Contribution Schedule	\$1,595.00	\$320.00	\$0.00
Paid to 31/03/2025				<b>Total</b>	<b>\$1,595.00</b>	<b>\$320.00</b>	<b>\$1,915.00</b>
6	6	1	Amanda Augustin	Contribution Schedule	\$1,595.00	\$320.00	\$0.00
Paid to 31/03/2025				<b>Total</b>	<b>\$1,595.00</b>	<b>\$320.00</b>	<b>\$1,915.00</b>
7	7	1	CONNOR, Anna Marie & PRONK, Peter John Thomas	Contribution Schedule	\$1,595.00	\$320.00	\$0.00
Paid to 31/03/2025				<b>Total</b>	<b>\$1,595.00</b>	<b>\$320.00</b>	<b>\$1,915.00</b>
8	8	1	Gregory Stuart Crellin & Rebecca Ann Crellin	Contribution Schedule	\$1,595.00	\$320.00	\$0.00
Paid to 31/03/2025				<b>Total</b>	<b>\$1,595.00</b>	<b>\$320.00</b>	<b>\$1,915.00</b>
9	9	1	ZEC, Zoran	Contribution Schedule	\$1,595.00	\$320.00	\$0.00
Paid to 31/03/2025				<b>Total</b>	<b>\$1,595.00</b>	<b>\$320.00</b>	<b>\$1,915.00</b>
10	10	1	Nils Alexandre Convert	Contribution Schedule	\$1,595.00	\$320.00	\$0.00
Paid to 31/03/2025				<b>Total</b>	<b>\$1,595.00</b>	<b>\$320.00</b>	<b>\$1,915.00</b>
11	11	1	Murray Kenneth Laird	Contribution Schedule	\$1,595.00	\$320.00	\$0.00
Paid to 31/12/2024				<b>Total</b>	<b>\$1,595.00</b>	<b>\$320.00</b>	<b>\$1,915.00</b>
12	12	1	Aleksandra Jadwiga Durko & Michael John Parker	Contribution Schedule	\$1,595.00	\$320.00	\$0.00
Paid to 31/03/2025				<b>Total</b>	<b>\$1,595.00</b>	<b>\$320.00</b>	<b>\$1,915.00</b>

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**MMJ Real Estate (WA) Pty Ltd  
Proposed Budget for Strata Company 12821**

**CORINNE COURT, 290 Stirling Street PERTH**

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**Contribution Summary (01/10/2024-30/09/2025)**

Lot#	Unit#	UOE	Owner Name	Schedule	Admin Fund	Reserve	Annual Levy
13	13	1	Stephen John Zines & Debra Jane Zines	Contribution Schedule	\$1,595.00	\$320.00	\$0.00
Paid to 31/03/2025				<b>Total</b>	<b>\$1,595.00</b>	<b>\$320.00</b>	<b>\$1,915.00</b>
14	14	1	Jon Graham Patterson	Contribution Schedule	\$1,595.00	\$320.00	\$0.00
Paid to 31/03/2025				<b>Total</b>	<b>\$1,595.00</b>	<b>\$320.00</b>	<b>\$1,915.00</b>
15	15	1	Anthony Damien Gowland	Contribution Schedule	\$1,595.00	\$320.00	\$0.00
Paid to 31/03/2025				<b>Total</b>	<b>\$1,595.00</b>	<b>\$320.00</b>	<b>\$1,915.00</b>
16	16	1	Clarissa Battigelli	Contribution Schedule	\$1,595.00	\$320.00	\$0.00
Paid to 31/03/2025				<b>Total</b>	<b>\$1,595.00</b>	<b>\$320.00</b>	<b>\$1,915.00</b>
17	17	1	NALLABOLU, Hari Krishna Reddy & NALLABOLU, Ranjani Jayneeta Reddy	Contribution Schedule	\$1,595.00	\$320.00	\$0.00
Paid to 31/03/2025				<b>Total</b>	<b>\$1,595.00</b>	<b>\$320.00</b>	<b>\$1,915.00</b>
18	18	1	James William Richard Saville	Contribution Schedule	\$1,595.00	\$320.00	\$0.00
Paid to 30/09/2024				<b>Total</b>	<b>\$1,595.00</b>	<b>\$320.00</b>	<b>\$1,915.00</b>
19	19	1	KILPATRICK, Shayne Michael & KILPATRICK, Janine	Contribution Schedule	\$1,595.00	\$320.00	\$0.00
Paid to 31/03/2025				<b>Total</b>	<b>\$1,595.00</b>	<b>\$320.00</b>	<b>\$1,915.00</b>
20	20	1	Alexander Wyndham Quin	Contribution Schedule	\$1,595.00	\$320.00	\$0.00
Paid to 31/03/2025				<b>Total</b>	<b>\$1,595.00</b>	<b>\$320.00</b>	<b>\$1,915.00</b>
21	21	1	Richard James Trenorden	Contribution Schedule	\$1,595.00	\$320.00	\$0.00
Paid to 05/09/2023				<b>Total</b>	<b>\$1,595.00</b>	<b>\$320.00</b>	<b>\$1,915.00</b>
22	22	1	Simon Luke Bovell	Contribution Schedule	\$1,595.00	\$320.00	\$0.00
Paid to 31/03/2025				<b>Total</b>	<b>\$1,595.00</b>	<b>\$320.00</b>	<b>\$1,915.00</b>
23	23	1	Benjamin James Roberts	Contribution Schedule	\$1,595.00	\$320.00	\$0.00
Paid to 31/03/2025				<b>Total</b>	<b>\$1,595.00</b>	<b>\$320.00</b>	<b>\$1,915.00</b>

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**Contribution Summary (01/10/2024-30/09/2025)**

Lot#	Unit#	UOE	Owner Name	Schedule	Admin Fund	Reserve	Annual Levy
24	24	1	Ante Jukic	Contribution Schedule	\$1,595.00	\$320.00	\$0.00
Paid to 31/03/2025				<b>Total</b>	<b>\$1,595.00</b>	<b>\$320.00</b>	<b>\$1,915.00</b>
25	25	1	Department of Housing & Works	Contribution Schedule	\$1,595.00	\$320.00	\$0.00
Paid to 31/03/2025				<b>Total</b>	<b>\$1,595.00</b>	<b>\$320.00</b>	<b>\$1,915.00</b>
26	26	1	Valentina Barbera	Contribution Schedule	\$1,595.00	\$320.00	\$0.00
Paid to 31/03/2025				<b>Total</b>	<b>\$1,595.00</b>	<b>\$320.00</b>	<b>\$1,915.00</b>
27	27	1	Miki FAULKES & Elliot Jon LOVEDAY	Contribution Schedule	\$1,595.00	\$320.00	\$0.00
Paid to 31/03/2025				<b>Total</b>	<b>\$1,595.00</b>	<b>\$320.00</b>	<b>\$1,915.00</b>
28	28	1	James & Sheila Searle	Contribution Schedule	\$1,595.00	\$320.00	\$0.00
Paid to 31/12/2024				<b>Total</b>	<b>\$1,595.00</b>	<b>\$320.00</b>	<b>\$1,915.00</b>
29	29	1	Amanda Louise Whiteley	Contribution Schedule	\$1,595.00	\$320.00	\$0.00
Paid to 31/03/2025				<b>Total</b>	<b>\$1,595.00</b>	<b>\$320.00</b>	<b>\$1,915.00</b>
30	30	1	BARIT, Christine & KEELAN, Christopher Adam	Contribution Schedule	\$1,595.00	\$320.00	\$0.00
Paid to 31/03/2025				<b>Total</b>	<b>\$1,595.00</b>	<b>\$320.00</b>	<b>\$1,915.00</b>
<b>Overall Total</b>					<b>\$47,850.00</b>	<b>\$9,600.00</b>	<b>\$57,450.00</b>
					<b>Schedule</b>	<b>UOE</b>	
					Contribution Schedule	30	

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# RESERVE FUND PLANS™

Insurance Valuations · WHS (Safety) Reports · Asbestos Reports

ABN 90 620 626 565

Independent Professional Reports

## 10 YEAR RESERVE FUND PLAN

DATE OF INSPECTION: 16 SEPTEMBER 2021



CORINNE COURT, 290 STIRLING STREET, PERTH :: SP12821



**RESERVE FUND PLANS**  
WESTERN AUSTRALIA  
**1300 55 18 30**  
Specialists in Strata

Specialist Property Professionals

Ph: 1300 55 18 30

RFplans@RFplans.com.au :: www.RFplans.com.au  
Suite 18, 30 Kearns Crescent, Applecross WA 6153



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# RESERVE FUND PLANS<sup>TM</sup>

Insurance Valuations · WHS (Safety) Reports · Asbestos Reports

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ABN 90 620 626 565

## Independent Professional Reports

The Owners of Corinne Court, Strata Plan 12821  
290 Stirling Street, Perth

22 September 2021

Dear Owners,

**RE: 10 Year Reserve Fund Plan - 290 Stirling Street, Perth - Strata Plan 12821**

Thank you for your instructions to provide a 10 Year Reserve Fund Plan for your strata scheme.

You will find that our Reports are easy to read and understand, however if you have any questions feel free to contact us directly.

Over 34% of all Strata Managers in Western Australia utilise Reserve Fund Plans to carry out various property compliance reports including the 10 Year Plan required under s102 of the Strata Titles Act 1985 and Regulation 77 of the Strata Titles (General) Regulations 2019.

As far as we know Reserve Fund Plans are the only company that provides a 10 Year Plan that complies with the legislation in Western Australia.

Our other services include:

- Asbestos Registers
- Building Insurance Valuations
- Common Property Safety Reports
- COVID-19 Plans
- Cladding Clearance Certificates
- Life Cycle Maintenance Reports

The above Reports, Plans and Certificates are carried out on all types of property including residential, retail, commercial, industrial, high rise, CBD, marinas, stratum, non-strata and others.

Contact your Strata Manager to engage Reserve Fund Plans to provide any of the above additional Reports, or alternately contact us if you have any questions on these Reports.

Congratulations, you now comply with the Strata Titles Act 1985 and the Strata Titles (General) Regulations 2019, in regard to obtaining a compliant 10 Year Plan from Reserve Fund Plans.

Your sincerely,



**Wal Dobrow** FAPI FRICS FREI REIV(Aust) CDP CPP CPV

Director



Specialist Strata Property Professionals

Ph: 1300 55 18 30

RFplans@RFplans.com.au :: www.RFplans.com.au  
Suite 18, 30 Kearns Crescent, Applecross WA 6153



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### Annexure A - Annual Individual Lot Contribution over the 10 Year Plan

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## COVERED ITEMS

## Identification of Covered Items - 10 Year Reserve Fund Plan - Cost Estimates (includes GST)

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<b>10 Year Plan for:</b>	The Owners of Corinne Court, Strata Plan 12821 - 290 Stirling Street, Perth	<b>Strata Plan:</b>	<b>SP12821</b>
<b>Period covered by the Plan:</b>	30 September 2021 to 30 September 2031	<b>Plan prepared on:</b>	22 September 2021

					End of Year 1	End of Year 2	End of Year 3	End of Year 4	End of Year 5	End of Year 6	End of Year 7	End of Year 8	End of Year 9	End of Year 10
Ser- ial	*Covered Items	Current Cost	Approx year work required	Escalated amount	Sep-22	Sep-23	Sep-24	Sep-25	Sep-26	Sep-27	Sep-28	Sep-29	Sep-30	Sep-31
1	<b>Structure</b>													
2	Roof	\$60,000	10	\$93,178										\$93,178
3	Long term capital items (see page 12)	\$15,000	10	\$23,295										\$23,295
4	<b>Appendages</b>													
5	Common prop. doors + windows	\$7,500	5	\$8,908					\$8,908					
6	Common property lighting	\$5,100	1	\$5,279	\$5,279									
7	Fire safety services	\$1,800	6	\$2,344						\$2,344				
8	Security gates + motor	\$4,600	7	\$6,260							\$6,260			
9	Converting to external downpipes	\$3,200	2	\$3,428		\$3,428								
10	Guttering + downpipes	\$6,800	8	\$9,670								\$9,670		
11	Distribution boards	\$4,500	9	\$6,687									\$6,687	
12	Balustrades	\$1,600	4	\$1,836				\$1,836						
13	Laundry	\$4,500	6	\$5,860						\$5,860				
14	<b>Other</b>													
15	Balcony capping	\$3,600	1	\$3,726	\$3,726									
16	Asbestos fencing (when broken)	\$2,500	4	\$2,869				\$2,869						
17	Dustless blast + seal metalwork	\$900	1	\$932	\$932									
18	Seal elevated walkways+ balconies	\$9,000	3	\$9,978			\$9,978							
19	<b>Outside</b>													
20	External painting	\$15,000	1	\$15,525	\$15,525									
21	External painting (long term)	\$15,000	10	\$23,295										\$23,295
22	Fences + gates	\$1,900	9	\$2,824									\$2,824	
23	Driveway + pavers + bollards	\$5,100	4	\$5,852				\$5,852						
24	Garden + reticulation	\$3,800	5	\$4,513					\$4,513					
25	Utility services, cabinets, conduits	\$2,700	3	\$2,994			\$2,994							
26	Trip slip hazards + stair nosings	\$3,600	1	\$3,726	\$3,726									
27	Stormwater pits + pipes	\$450	6	\$586						\$586				
28	Concrete spalling + brickwork	\$4,100	1	\$4,244	\$4,244									
29	Water blasting + silicone seal	\$1,200	1	\$1,242	\$1,242									
30	Line marking + signage	\$1,700	4	\$1,951				\$1,951						
31	Mail boxes + garbage bin area	\$4,300	7	\$5,852							\$5,852			
	<b>Total Estimate (rounded)</b>	<b>\$189,450</b>		<b>\$256,852</b>	<b>\$34,673</b>	<b>\$3,428</b>	<b>\$12,972</b>	<b>\$12,508</b>	<b>\$13,421</b>	<b>\$8,790</b>	<b>\$12,112</b>	<b>\$9,670</b>	<b>\$9,511</b>	<b>\$139,767</b>

\*Covered Items are the items as defined in regulation 77(1)(e) of the Strata Titles (General) Regulations 2019.

**CONDITION REPORT**

**Condition Report - 10 Year Reserve Fund Plan - Method and Reasoning for the Costs Estimates (includes GST)**

<b>10 Year Plan for:</b>	The Owners of Corinne Court, Strata Plan 12821 - 290 Stirling Street, Perth	<b>Strata Plan:</b>	<b>SP12821</b>
<b>Period covered by the Plan:</b>	30 September 2021 to 30 September 2031	<b>Plan prepared on:</b>	22 September 2021

**Method and Reasoning**

Ser-ial	*Covered Items	Current Cost	*Approx year work required	Details of any maintenance, repair, renewal or replacement that is anticipated to be required in the period covered by the Plan	Current Condition or operating state	Estimated Lifespan after work carried out
1	<b>Structure</b>					
2	Roof	\$60,000	10	Contribution towards the repair of the roof	Average condition	15-20 years
3	Long term capital items (see page 12)	\$15,000	10	Contribution towards the repair of the long term capital items (see page 12)		More than 20 years
4	<b>Appendages</b>					
5	Common prop. doors + windows	\$7,500	5	Contribution towards the repair of the common prop. doors + windows	Average condition	5-7 years
6	Common property lighting	\$5,100	1	Contribution towards the replacement of the common property lighting	Average condition	3-5 years
7	Fire safety services	\$1,800	6	Contribution towards the renewal of the fire safety services	Average condition	5-7 years
8	Security gates + motor	\$4,600	7	Allowance for the repair of the security gates + motor	Average condition	7-10 years
9	Converting to external downpipes	\$3,200	2	Allowance for converting to external downpipes	Average condition	7-10 years
10	Guttering + downpipes	\$6,800	8	Contribution towards the repair of the guttering + downpipes	Average condition	11-15 years
11	Distribution boards	\$4,500	9	Contribution towards the upgrade of the distribution boards	Average condition	11-15 years
12	Balustrades	\$1,600	4	Allowance for the repair of the balustrades	Average condition	7-10 years
13	Laundry	\$4,500	6	Contribution towards the maintenance of the laundry	Average condition	7-10 years
14	<b>Other</b>					
15	Balcony capping	\$3,600	1	Allowance for balcony capping		7-10 years
16	Asbestos fencing (when broken)	\$2,500	4	Allowance for the replacement of the asbestos fencing (when broken)	Average condition	11-15 years
17	Dustless blast + seal metalwork	\$900	1	Allowance to dustless blast + seal metalwork	Poor condition	7-10 years
18	Seal elevated walkways+ balconies	\$9,000	3	Allowance to seal elevated walkways+ balconies	Below average cond.	5-7 years
19	<b>Outside</b>					
20	External painting	\$15,000	1	Allowance for the renewal of the external painting	Poor condition	7-10 years
21	External painting (long term)	\$15,000	10	Allowance for the renewal of the external painting (long term)	Average condition	7-10 years
22	Fences + gates	\$1,900	9	Allowance for the repair of the fences + gates	Average condition	15-20 years
23	Driveway + pavers + bollards	\$5,100	4	Contribution towards the repair of the driveway + pavers + bollards	Below average cond.	7-10 years
24	Garden + reticulation	\$3,800	5	Contribution towards the renewal of the garden + reticulation	Average condition	5-7 years
25	Utility services, cabinets, conduits	\$2,700	3	Contribution towards the repair of the utility services, cabinets, conduits	Average condition	11-15 years
26	Trip slip hazards + stair nosings	\$3,600	1	Allowance for trip slip hazards + stair nosings	Average condition	5-7 years
27	Stormwater pits + pipes	\$450	6	Contribution towards the maintenance of the stormwater pits + pipes	Average condition	7-10 years
28	Concrete spalling + brickwork	\$4,100	1	Contribution towards the repair of the concrete spalling + brickwork	Poor condition	5-7 years
29	Water blasting + silicone seal	\$1,200	1	Allowance for water blasting + silicone seal	Below average cond.	7-10 years
30	Line marking + signage	\$1,700	4	Allowance for the renewal of the line marking + signage	Average condition	5-7 years
31	Mail boxes + garbage bin area	\$4,300	7	Contribution towards the repair of the mail boxes + garbage bin area	Good condition	7-10 years
	<b>Total Estimate (rounded)</b>	<b>\$189,450</b>				

\* This means the year after the Plan is prepared.

**PAYMENT PLAN**

**Recommended Annual Reserve Fund Payment Plan and verification of our recommendations**

<b>10 Year Plan for:</b>	The Owners of Corinne Court, Strata Plan 12821 - 290 Stirling Street, Perth	<b>Strata Plan:</b>	<b>SP12821</b>
<b>Period covered by the Plan:</b>	30 September 2021 to 30 September 2031	<b>Plan prepared on:</b>	22 September 2021

End of Year	Year Ending	Recommended Reserve Fund Payment (inc gst)	Annual % change in Reserve Fund Payment	Adjusted Reserve Fund Payment (increase/decrease)	Res/Fund Balance + Interest + Annual Res/Fund Payment	Costs in each year refer to the table above (page 3)	Reserve Fund Balance	Interest on the Reserve Fund Balance
A	B	C	D	E	F	G	H	I
					H+I+C		F-G	0.75%
							\$14,030	\$105
1	Sep-22	\$21,347			\$35,482	\$34,673	\$809	\$6
2	Sep-23	\$22,200	4.00%		\$23,016	\$3,428	\$19,588	\$147
3	Sep-24	\$23,089	4.00%		\$42,823	\$12,972	\$29,851	\$224
4	Sep-25	\$24,012	4.00%		\$54,087	\$12,508	\$41,579	\$312
5	Sep-26	\$24,973	4.00%		\$66,863	\$13,421	\$53,443	\$401
6	Sep-27	\$25,971	4.00%		\$79,815	\$8,790	\$71,025	\$533
7	Sep-28	\$27,010	4.00%		\$98,568	\$12,112	\$86,456	\$648
8	Sep-29	\$28,091	4.00%		\$115,195	\$9,670	\$105,525	\$791
9	Sep-30	\$29,214	4.00%		\$135,530	\$9,511	\$126,019	\$945
10	Sep-31	\$30,383	4.00%		\$157,348	\$139,767	\$17,580	\$132
11	Sep-32	\$31,598	4.00%		\$49,310		\$49,310	\$370

Note: some figures may be rounded

<b>Assumptions</b>		Our Recommendation of the Annual Reserve Fund Payments for the next 11 years is set out in the Table above. Column C (Recommended Reserve Fund Payment) may include Extra Costs Payments (positive adjustment) or reductions in the Recommended Reserve Fund Payment (negative adjustment) from Column E to ensure that the Reserve Fund Balance remains positive in each year. Column F includes the Reserve Fund Balance as at the end of the previous year plus any interest earned plus the Recommended Reserve Fund Payment for the current year. Column G sets out the Anticipated Expenses in each year. Column H is the Reserve Fund Balance which remains positive and proves our Recommendations are correct.
Base Annual Reserve Fund contribution for Capital Items	\$24,697	
Buffer (or adjustment to the base annual contribution)	-\$3,350	
<b>Recommended Annual Fund Contribution (After Buffer) inc gst</b>	<b>\$21,347</b>	
Current Annual Reserve Fund contribution (as instructed)	\$2,000	
Current Reserve Fund Balance (as instructed)	\$14,030	
Annual Reserve Fund Payment increase rate	4.00%	
Adopted Investment Rate after tax	0.75%	

**RECOMMENDATION**

**First Year - Recommended Annual Reserve Fund Contributions for each Lot PER ANNUM**

<b>10 Year Plan for:</b>	The Owners of Corinne Court, Strata Plan 12821 - 290 Stirling Street, Perth	<b>Strata Plan:</b>	<b>SP12821</b>
<b>Period covered by the Plan:</b>	30 September 2021 to 30 September 2031	<b>Plan prepared on:</b>	22 September 2021

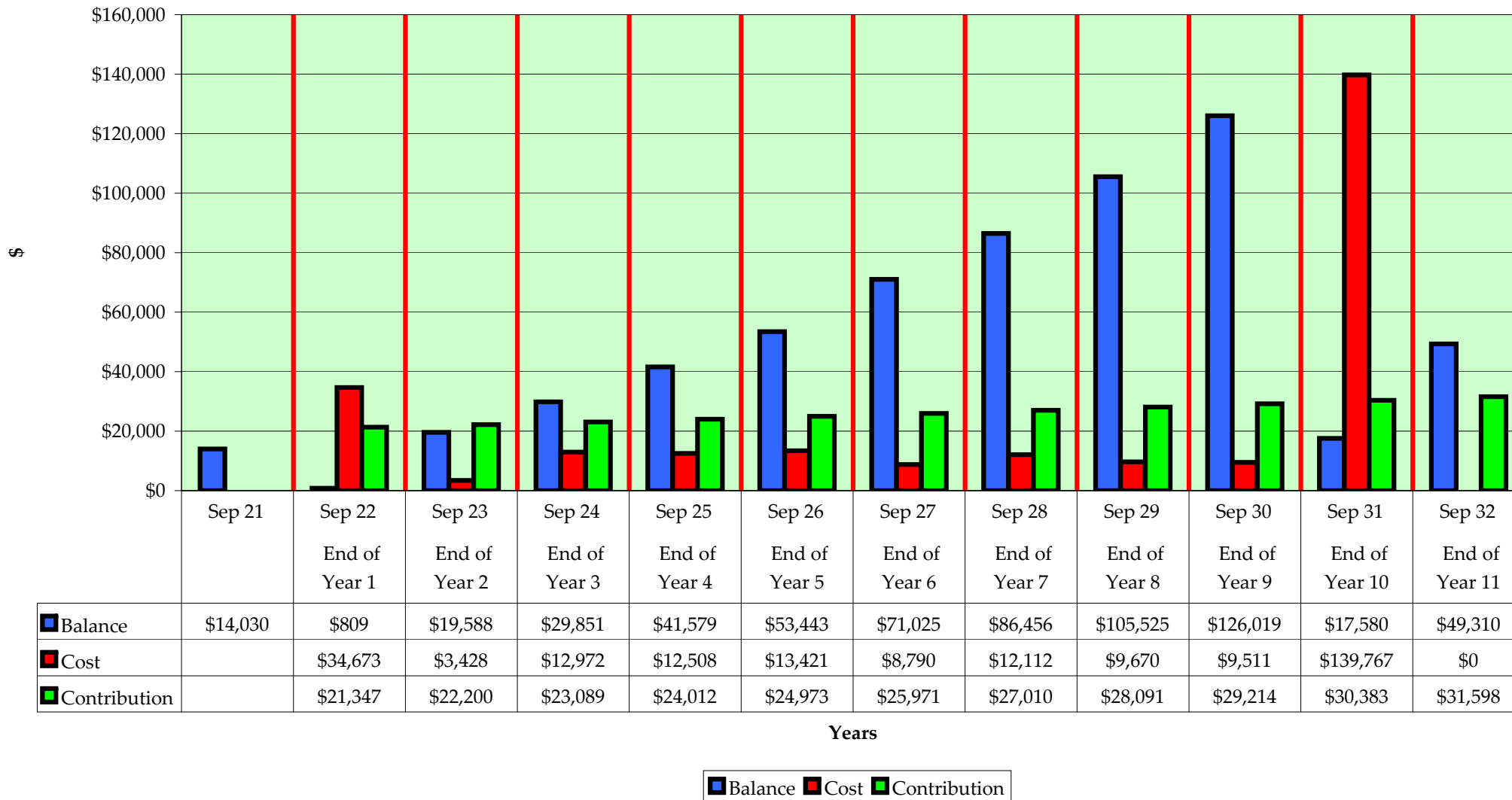
Rate per U/E	Lot No	Unit Entitlem.	First Year Reserve Fund Payment PA
\$711.55	1	1	\$712
	2	1	\$712
	3	1	\$712
<b>Total Unit Entitlement</b>	4	1	\$712
	5	1	\$712
	6	1	\$712
30	7	1	\$712
	8	1	\$712
	9	1	\$712
<b>Recommended First Year Reserve Fund Contribution</b>	10	1	\$712
	11	1	\$712
	12	1	\$712
	13	1	\$712
\$21,347	14	1	\$712
	15	1	\$712
	16	1	\$712
	17	1	\$712
	18	1	\$712
	19	1	\$712
	20	1	\$712
	21	1	\$712
	22	1	\$712
	23	1	\$712
	24	1	\$712
	25	1	\$712
	26	1	\$712
	27	1	\$712
	28	1	\$712
	29	1	\$712
	30	1	\$712
			\$21,347

**GRAPH RESULTS**

**Graph - Recommended Reserve Fund Contributions, Estimated Costs, Reserve Fund Balance - 10 Years**

<b>10 Year Plan for:</b>	The Owners of Corinne Court, Strata Plan 12821 - 290 Stirling Street, Perth	<b>Strata Plan:</b>	<b>SP12821</b>
<b>Period covered by the Plan:</b>	30 September 2021 to 30 September 2031	<b>Plan prepared on:</b>	22 September 2021

**10 Year Reserve Fund Plan**



## **Method**

The Method by which the estimated costs for the maintenance, repair, renewal or replacement of the Covered Items as set out in the 10 Year Plan were determined is set out below: See Regulation 77(1)(g). The assessments contained in this Plan have been calculated in accordance with the Strata Titles Act 1985 (Act), in particular section 100(2A), and the Strata Titles (General) Regulations 2019 (Regulations), specifically, Regulations 77 and 179.

The recommended Contributions are calculated from an amalgam of cost estimates and a single figure is provided for practical purposes from within a range of values and a combination of a range of estimates. Areas have been calculated from our on-site measurements of the external parts of the building or the subject Strata Plan. Building plans or building surveys should be provided if the Strata Company requires more accurate areas.

I have relied upon published Building Costs Guides and my extensive experience in costs assessment to determine the costs of maintenance, repair, renewal, replacement or upgrading of Covered Items and do not accept responsibility for any errors from the above providers of source data. The estimated cost in a future year is escalated from a today's cost to allow for the increase in building costs and normal uncertainty and risk over time.

The easily accessible areas of the property are physically inspected at the time of our inspection, and the Covered Items requiring maintenance, repair, renewal or replacement are identified, and then an estimated cost within the likely range of cost for that item is made having regard to quotes, costings from Building Costs publications, and using my over 30 years experience as a Valuer, and specialising in strata matters and 10 year Sinking and Reserve Fund Plans.

## **Additional comments**

There are a number of repair issues and maintenance requirements to be carried out in the short and medium term. These are dustless blasting + sealing the rusty metalwork, addressing the concrete spalling early which will prevent significant costs in the future, brickwork including sealing brick mortar with Bondcrete, water blasting and silicone sealing the brickwork to freshen its appearance, and minimise the regrowth of mould, sealing the balconies and any elevated exposed walkways to prevent water penetration and subsequent concrete spalling (cancer), and converting the internal downpipes to external downpipes in order to prevent the stormwater leakage into the eaves lining which causes mould, discolouration and other issues.

I have also made allowances for more common property lighting (some of which can be as simple as solar lights), garbage area, replacement or treatment of any broken asbestos fencing, stair nosings or non slip finishes for additional safety, upgrading the electrical boards with Residual Current Devices (kill switches) if needed, maintaining the fire services from a capital and not a recurrent basis, maintenance and repairs to the roof, driveway, pavers, laundry, fences, gates, and other Covered Items of a capital (not recurrent) nature, amongst other things.

As mentioned by the Strata Manager, I have included the planned works of balcony capping, vehicle gate keypad lighting and exterior painting, all to be carried out in the next 12 months.

## **Recommendation**

I consider that the existing Reserve Fund Balance is low, the Current Contributions are not sufficient and additional allowances should always be made for any unforeseen circumstances. I recommend that the Owners adopt as a minimum, the Reserve Fund Payments as shown.

## **Points of consideration**

I have made the following allowances:

- contribution towards the repair of the roof.
- contribution towards the repair of the long term capital items (see page 12), if required.
- contribution towards the repair of the common prop. doors + windows in year 5, if required.
- in year 1, contribution towards the replacement of the common property lighting.
- in year 6, contribution towards the renewal of the fire safety services, if required.
- allowance for the repair of the security gates + motor in year 7.
- allowance for converting to external downpipes, if required.
- contribution towards the repair of the guttering + downpipes.
- contribution towards the upgrade of the distribution boards in year 9, if required.
- in year 4, allowance for the repair of the balustrades.
- in year 6, contribution towards the maintenance of the laundry, if required.
- in year 1, allowance for balcony capping, if required.
- allowance for the replacement of the asbestos fencing (when broken) in year 4.
- allowance to dustless blast + seal metalwork, if required.
- allowance to seal elevated walkways+ balconies.
- allowance for the renewal of the external painting in year 1, if required. If performed regularly, repainting will prevent excessive preparation costs in the future.
- allowance for the renewal of the external painting (long term) in year 10.
- allowance for the repair of the fences + gates in year 9, if required. Where appropriate, at 50% of the cost in accordance with the Dividing Fences Act 1961.
- in year 4, contribution towards the repair of the driveway + pavers + bollards.
- in year 5, contribution towards the renewal of the garden + reticulation, if required. The owners may wish to refresh and restore the landscaped areas.
- contribution towards the repair of the utility services, cabinets, conduits in year 3.
- allowance for trip slip hazards + stair nosings, if required.
- contribution towards the maintenance of the stormwater pits + pipes.
- contribution towards the repair of the concrete spalling + brickwork in year 1, if required.
- in year 1, allowance for water blasting + silicone seal.
- in year 4, allowance for the renewal of the line marking + signage, if required.
- contribution towards the repair of the mail boxes + garbage bin area in year 7.

Note that this Reserve Fund Plan is only an estimate of what items may reasonably require maintenance, repair, renewal or replacement during the period covered by the Plan. There is no guarantee that a reasonable assessment of a future projection today may in fact come to pass. Additional items of capital repairs or replacement that are unforeseen at the time of preparing a Reserve Fund Plan may occur in the immediate future. This Reserve Fund Plan should be reviewed periodically to remove items that are no longer required and to add new items that are discovered.

**Summary**

The following annual Reserve Fund contributions are recommended at the dates shown below.

Year	Year Ending	Recommended Reserve Fund Payment (includes any Extra Costs payment)
1	Sep-22	\$21,347
2	Sep-23	\$22,200
3	Sep-24	\$23,089
4	Sep-25	\$24,012
5	Sep-26	\$24,973
6	Sep-27	\$25,971
7	Sep-28	\$27,010
8	Sep-29	\$28,091
9	Sep-30	\$29,214
10	Sep-31	\$30,383
11	Sep-32	\$31,598

For the recommended annual contribution for each Lot and for each year in the Plan see Annexure A.

Plan prepared by:



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This Plan is for the use of the Strata Company and the Strata Manager to assist in determining budgets and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of the content of this Plan. Neither the whole nor any part of this Plan or any reference thereto may be included in any published document, circular or statement or published in any way without my written approval of the form and context in which it may appear. This Plan has been prepared on the basis of the instruction being for a 10 Year Plan for the Reserve Fund only and in order to satisfy the requirements of the Act and the Regulations, and for no other purpose.

A comprehensive Report including a 10 Year Reserve Fund Plan should be commissioned if a party requires a Report for another purpose or for use in litigation matters. I reserve the right to review or withdraw my Plan at any time. This Plan does not cover the structural condition of the property nor environmental contamination. This Plan does not identify or comment on the structural integrity (defect, pest or rot, etc), nor occupational safety and health, nor fire safety, nor council or building compliance in any respect (ie. flooding, cladding, building standards, etc) nor should it be construed as such.

The amounts shown on the Plan are a recommendation based upon my assessment of the likely expenditure on the Covered Items contained in the 10 Year Reserve Fund Plan, as requested by the Strata Company. The Strata Company is entitled to choose whatever Reserve Fund contributions they deem appropriate for their particular circumstances.



## The Legislation

The Strata Titles Act 1985 was amended on 1 May 2020 and the Strata Titles (General) Regulations 2019 commenced operation on that date. The Act requires a Designated Strata Company to have a Reserve Fund and to prepare a 10 year plan.

**A Designated Strata Company** is defined as a strata company for a:

- a. strata company for a scheme with 10 or more lots, or
- b. strata company for a scheme that has a scheme building replacement cost of more than \$5,000,000, or
- c. strata company for a survey-strata scheme if the replacement cost of the improvements on the common property is more than \$5,000,000.

Section 100 of the Strata Titles Act 1985 states that any other strata company **MAY** establish a Reserve Fund, the purpose of which is to accumulate funds for contingent expenses of a non-routine nature and major expenses of the strata company likely to arise in the future.

## Budget

The legislative purpose of a 10 Year Plan is to assist owners and a strata company in determining an appropriate annual budget for the reserve fund.

### **102. Budget (Strata Titles Act 1985)**

- (1) *A strata company **must** prepare a budget for each financial year and submit it for approval to its annual general meeting.*
- (2) *The budget must be prepared -*
  - (a) *taking into account, if applicable, **the 10 year plan for the reserve fund** ; and*
  - (b) *in accordance with any requirements set out in the regulations and the scheme by-laws.*

I have called my Plan a **Reserve Fund Plan** because the 10 Year Plan is aimed at assisting owners to decide how much money to allocate to the Reserve Fund.

## Decisions made by the Strata Company about the Plan

The Strata Company has instructed us to prepare the 10 year Plan on the following basis:

1. The Covered Items contained within the Plan are all of the items the Strata Company anticipates will require maintenance, repair, renewal or replacement in the period covered by the plan: see regulation 77(1)(e) of the Regulations.
2. The Covered Items contained within the Plan includes all of the items of value that form part of the common property or the personal property of the Strata Company that, in the opinion of the Strata Company, should be included in the Plan having regard to the maintenance, repair, renewal or replacement that it is anticipated will be required in the period covered by the Plan: see regulation 77(2) of the Regulations.
3. The Strata Company considers the way the items have been itemised separately or grouped together in the Plan as appropriate: see regulation 77(4) of the Regulations.
4. The Strata Company considers the information contained in the Condition Report within the Plan as the appropriate information for each Covered Item in accordance with regulation 77(6) of the Regulations.

Regulation 77 of the Regulations allows the Owners the discretion to choose or confirm the list of Covered Items scheduled within the 10 year plan provided, as well as the discretion to augment the Condition Report within the Plan with further details if they choose. These additional details for any Covered Item in a Condition Report include the installation, construction or acquisition date, the present condition, working or operating state, the date of last inspection, details of any anticipated maintenance, repair, renewal or replacement costs and future dates required, if the Owners so choose (see Regulation 77(2) and 77(6)). If the Strata Company or the Owners choose not to provide any of the above information, this Reserve Fund Plan is a 10 Year Plan that still complies with the Strata Titles Act 1985 and the Strata Titles (General) Regulations 2019.

When I prepare the 10 year Reserve Fund Plan, I already take into account the above details as best available, and the Owners may choose to add or amend the information provided within my issued Reserve Fund Plan. The benefit of this approach is the time saving for the Owners and the Strata Manager, as well as compliance with the legislation.

### Covered Items

I take into account the list of Covered Items set out in Regulation 77(3) being the items of value of common property of the scheme and personal property of the Strata Company, as well as any other relevant items of value that should be included within the 10 year Reserve Fund Plan. The Owners may choose to add additional items and their estimate of the costs to repair, maintain, renew or replace those items. The additional items may include cladding rectification, building defects, the construction of improvements upon the common property such as a new pergola, garbage bin enclosure, landscaping upgrading, additional car parking and the like.

### Condition Report

My 10 year Reserve Fund Plan includes a Condition Report which sets out the current condition of each item scheduled within the Plan, the expected lifespan once the item has been maintained, repaired, renewed or replaced, as well as the method and any assumptions used to determine the estimated costs in order to comply with Regulation 77.

### Long Term Capital Items

My Long Term Capital Items comprises two broad components. (1) minor and small items that would not warrant a separate inclusion on the Plan ie hinges, glass window rollers or glass door rollers, seals, locks and similar fittings; and (2) contingency and larger long term items such as an allowance for improved fire rating between Sole Occupancy Units (BCA or National Construction Code term) if they may require upgrading, future structural improvements, ie sagging roof timbers, that would be beyond the 10 year plan but contributed as a user pays approach in the 10 years contained within the Plan. These items are typically reflected as an amount ranging between \$500 and \$750 per Lot, and on a more simplistic straight-line approach, it is \$50 to \$75 per lot for the 10 year Plan.

### Reserve Fund Plans Compliance with the Legislation

In weighing up the above approach and analysis of the legislation, my Reserve Fund Plan complies with each relevant aspect of the Strata Titles Act 1985 and Strata Titles (General) Regulations 2019 relating to 10 Year Plans.

## General background comments

The following comments and observations do not form part of the Plan and are only provided to assist the owners.

### Explanation of a Reserve Fund Plan

Primarily the purpose of a Reserve Fund Plan is to determine the most practical and cost effective annual contribution for the reserve fund budget, and which covers the anticipated costs for the maintenance, repair, renewal, replacement or the upgrade of items of value that form part of the common property of the scheme and the personal property of the Strata Company for the 10 year period that the Plan covers.

### Practical approach

My recommended contribution takes into account any of the 'Covered Items' scheduled under Regulation 77(3) that apply to the Strata Company as well any other relevant common property including personal property of a scheme, for example, lawnmowers, vehicles, computers, gardening or maintenance equipment and signage.

### Benefit of a well prepared Reserve Fund Plan

The benefit of this change in strata legislation is that owners now know the extent of their common property assets, and the amount of money that should be budgeted to cover the cost of properly maintaining, repairing, renewing or replacing items primarily of a capital nature, rather than those costs and items of a routine nature.

My 10 year Reserve Fund Plan smooths out the cash flow lumps, and provides practical and useful recommended annual contributions for your Reserve Fund.

The benefit of a properly prepared and implemented Reserve Fund Plan is that it creates a form of forced savings plan on a user pays basis for the scheme that avoids or minimises irregular and unexpected special levies, and provides a pool of funds immediately available for the Strata Company to meet their legislative obligations to repair and maintain the common property.

### 10 Year Plan v Maintenance Plan

A Maintenance Plan is generally different to a 10 year Plan required under the Act, and will tend to schedule the cost of items such as the renewal of painting or waterproofing of the balconies or elevated walkways and stairs that will need be needed after so much scheduled use. An analogy of a Maintenance Plan is getting your car tuned after so many kilometres or months of use. A Maintenance Plan is no different to the current circumstance for a Strata Corporation where large special levies are typically imposed upon owners in a scheme as a result of poor financial planning. For example, a Maintenance Plan for painting may have no money required for years 1 to 4, and then have a large amount in year 5, and then nothing for each of the following years, and that is all a Maintenance Plan provides.

A scheme that relies upon Maintenance Plans only is left with lumps of money required in various years, whereas a properly prepared 10 Year Plan will consider the Reserve Fund balance and make adjustments for reasonable and practical annual Reserve Fund contributions.

### Contractors and consultants

Two tier strata schemes (typically low rise multi-storey residential, and sometimes a mixed use with retail or commercial) may have consultants and contractors that provide maintenance servicing, testing, repairs and similar for common property services such as fire protection with hydrant tanks, pumps, piping, detection and alarm systems, external painting, roofing experts, landscaping and garden, waterproofing, stormwater drainage, plumbing, electrical, structural engineering, and the like. Each of these servicing companies may be able to provide maintenance or servicing plans with more detailed estimates of the capital cost of maintaining, repairing, renewing or replacing common property items that are not of a routine nature, and these plans assist with informing some figures within a Reserve Fund Plan. In the absence of these figures I make an allowance towards these likely costs.

In addition, some schemes may have engaged engineers or fire or building consultants to make comment upon building defects or external combustible cladding, fire upgrading, and similar costs. All of these costs need to be allowed for in the budget. It really is impractical to have a building consultant inspect the property and list a series of items that need work carried out upon them, provide a cost estimate and then walk away. This sort of advice and situation leaves the Owners in exactly the same position they were in prior to the introduction of the strata reform legislation. That is, the Owners are still left with special levies when large items have not been allowed for nor saved in earlier years leading up to a major cost.

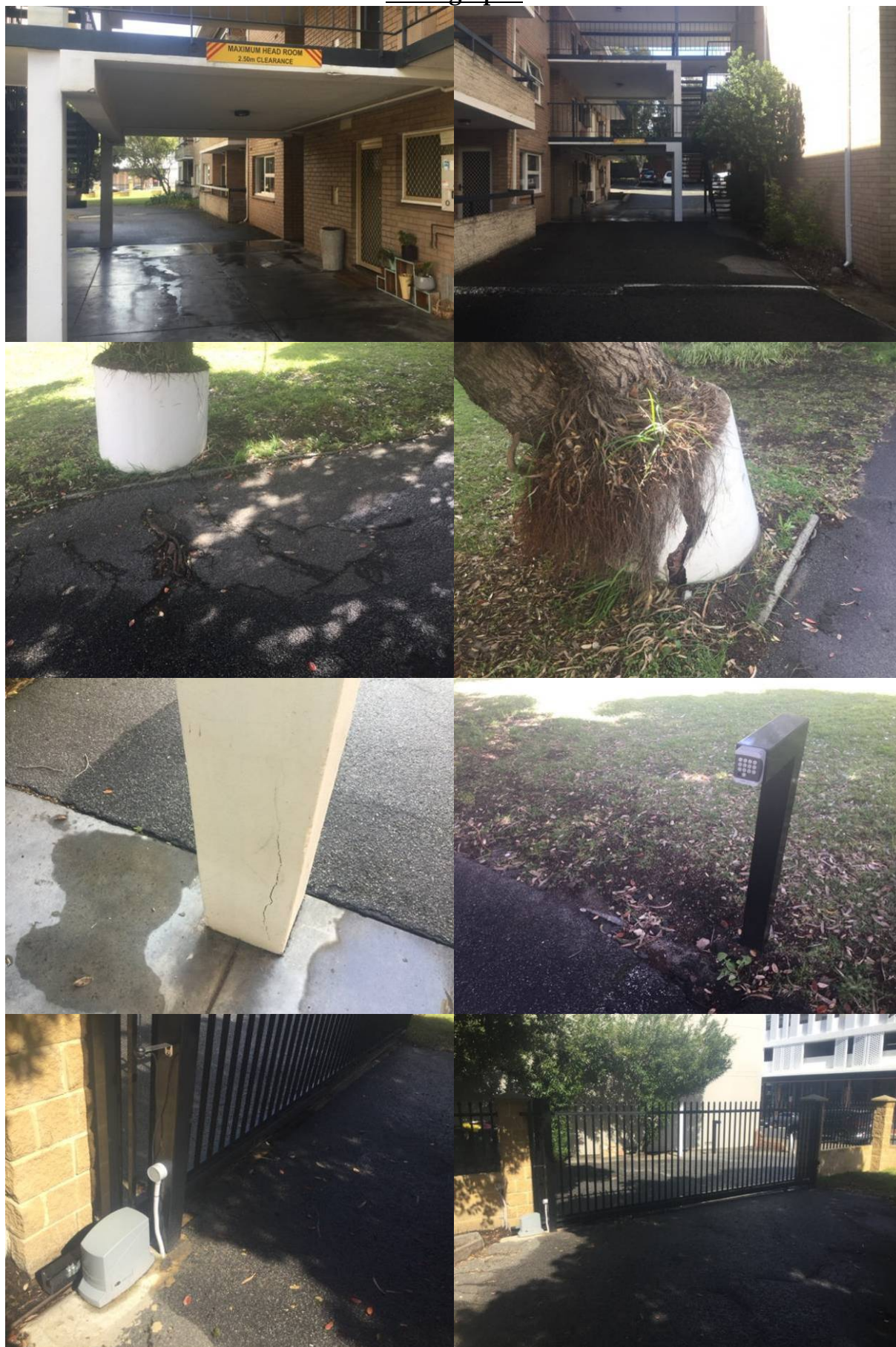
In contrast to the above, my 10 year Reserve Fund Plan is a practical budgeting tool that provides a saving plan approach that ensures that there is sufficient money in the Reserve Fund to pay for the estimated contingent costs to maintain, repair, renew, replace or upgrade each anticipated Covered Item.

### COVID-19 effect on construction costs

There has been a **significant effect upon construction costs** throughout the world in general and upon the Australian market for building materials in particular. The key increases are timber and the flow on effect to steel framing and other products. There has been a consumption explosion due to people staying at home, the Australian government incentives for construction, labour shortages at timber mills due to stay at home orders, resource destruction (Australian bushfires caused a 40% loss of east coast timber in one year, Californian fires have had a similar effect, and Europe timber supply has been affected by the bark beetle), and coupled with the worldwide shipping crisis with significant increases in costs (400% in the USA), amongst other things.

In essence, consumption has surpassed the limited available supply. Obviously, I cannot predict the future effect of COVID-19 and the increases in construction costs as these are unknown, and as a result the Owners must make some further allowances beyond that already allowed for within this Plan.

### Photographs







<b>ANNEXURE A</b>	<b>Annual Individual Lot Contributions over the 10 Year Reserve Fund Plan (including GST)</b>										
<b>10 Year Plan for:</b>	The Owners of Corinne Court, Strata Plan 12821 - 290 Stirling Street, Perth									<b>Strata Plan:</b>	<b>SP12821</b>
<b>Period covered by the Plan:</b>	30 September 2021 to 30 September 2031									<b>Prepared:</b>	22 September 2021

Figures may be rounded		End of Year 1	End of Year 2	End of Year 3	End of Year 4	End of Year 5	End of Year 6	End of Year 7	End of Year 8	End of Year 9	End of Year 10	End of Year 11
Lot No	Unit Ent.	Sep-22	Sep-23	Sep-24	Sep-25	Sep-26	Sep-27	Sep-28	Sep-29	Sep-30	Sep-31	Sep-32
1	1	\$712	\$740	\$770	\$800	\$832	\$866	\$900	\$936	\$974	\$1,013	\$1,053
2	1	\$712	\$740	\$770	\$800	\$832	\$866	\$900	\$936	\$974	\$1,013	\$1,053
3	1	\$712	\$740	\$770	\$800	\$832	\$866	\$900	\$936	\$974	\$1,013	\$1,053
4	1	\$712	\$740	\$770	\$800	\$832	\$866	\$900	\$936	\$974	\$1,013	\$1,053
5	1	\$712	\$740	\$770	\$800	\$832	\$866	\$900	\$936	\$974	\$1,013	\$1,053
6	1	\$712	\$740	\$770	\$800	\$832	\$866	\$900	\$936	\$974	\$1,013	\$1,053
7	1	\$712	\$740	\$770	\$800	\$832	\$866	\$900	\$936	\$974	\$1,013	\$1,053
8	1	\$712	\$740	\$770	\$800	\$832	\$866	\$900	\$936	\$974	\$1,013	\$1,053
9	1	\$712	\$740	\$770	\$800	\$832	\$866	\$900	\$936	\$974	\$1,013	\$1,053
10	1	\$712	\$740	\$770	\$800	\$832	\$866	\$900	\$936	\$974	\$1,013	\$1,053
11	1	\$712	\$740	\$770	\$800	\$832	\$866	\$900	\$936	\$974	\$1,013	\$1,053
12	1	\$712	\$740	\$770	\$800	\$832	\$866	\$900	\$936	\$974	\$1,013	\$1,053
13	1	\$712	\$740	\$770	\$800	\$832	\$866	\$900	\$936	\$974	\$1,013	\$1,053
14	1	\$712	\$740	\$770	\$800	\$832	\$866	\$900	\$936	\$974	\$1,013	\$1,053
15	1	\$712	\$740	\$770	\$800	\$832	\$866	\$900	\$936	\$974	\$1,013	\$1,053
16	1	\$712	\$740	\$770	\$800	\$832	\$866	\$900	\$936	\$974	\$1,013	\$1,053
17	1	\$712	\$740	\$770	\$800	\$832	\$866	\$900	\$936	\$974	\$1,013	\$1,053
18	1	\$712	\$740	\$770	\$800	\$832	\$866	\$900	\$936	\$974	\$1,013	\$1,053
19	1	\$712	\$740	\$770	\$800	\$832	\$866	\$900	\$936	\$974	\$1,013	\$1,053
20	1	\$712	\$740	\$770	\$800	\$832	\$866	\$900	\$936	\$974	\$1,013	\$1,053
21	1	\$712	\$740	\$770	\$800	\$832	\$866	\$900	\$936	\$974	\$1,013	\$1,053
22	1	\$712	\$740	\$770	\$800	\$832	\$866	\$900	\$936	\$974	\$1,013	\$1,053
23	1	\$712	\$740	\$770	\$800	\$832	\$866	\$900	\$936	\$974	\$1,013	\$1,053
24	1	\$712	\$740	\$770	\$800	\$832	\$866	\$900	\$936	\$974	\$1,013	\$1,053
25	1	\$712	\$740	\$770	\$800	\$832	\$866	\$900	\$936	\$974	\$1,013	\$1,053
26	1	\$712	\$740	\$770	\$800	\$832	\$866	\$900	\$936	\$974	\$1,013	\$1,053
27	1	\$712	\$740	\$770	\$800	\$832	\$866	\$900	\$936	\$974	\$1,013	\$1,053
28	1	\$712	\$740	\$770	\$800	\$832	\$866	\$900	\$936	\$974	\$1,013	\$1,053
29	1	\$712	\$740	\$770	\$800	\$832	\$866	\$900	\$936	\$974	\$1,013	\$1,053
30	<u>1</u>	<u>\$712</u>	<u>\$740</u>	<u>\$770</u>	<u>\$800</u>	<u>\$832</u>	<u>\$866</u>	<u>\$900</u>	<u>\$936</u>	<u>\$974</u>	<u>\$1,013</u>	<u>\$1,053</u>
	<b>30</b>	<b>\$21,347</b>	<b>\$22,200</b>	<b>\$23,089</b>	<b>\$24,012</b>	<b>\$24,973</b>	<b>\$25,971</b>	<b>\$27,010</b>	<b>\$28,091</b>	<b>\$29,214</b>	<b>\$30,383</b>	<b>\$31,598</b>





# Asbestos Containing Materials Report (WHS/OHS)

7 February 2025

Quotation No 218784

**Attn :** Nicola Davies  
**Company :** MMJ Real Estate

**Dear Nicola**

QIA Group Pty Ltd is pleased to provide the following quotation for:

<b>Property Name:</b>	<b>Corinne Court</b>
<b>Address:</b>	<b>290 Stirling Street, Perth, WA</b>
<b>Plan Number:</b>	<b>12821</b>
<b>No. of Lots:</b>	<b>30</b>
<b>Professional Fees:</b>	<b>\$1039.00 (incl. GST)</b> for a single report (inclusive of 2 samples)
<b>Additional Samples:</b>	<b>\$60.00 (incl. GST)</b> per additional sample
<b>Part B:</b>	<b>\$405.00 (incl. GST)</b>

Your full colour report will not only be realistic, reliable and accurate, it will contain the following and much more:

- Knowledge that we have attended site and met with your nominated representative.
- Provision of a detailed management report with supplementary information that will help owners manage the risk posed by any asbestos containing materials found.
- Provision of a site management system to ensure that workers are aware of the presence of asbestos containing materials and will acknowledge same.
- Comprehensive sampling of suspected asbestos materials and the provision of asbestos testing results provided by a NATA approved laboratory when the report is presented. QIA Group do not provide risk assessments (suspected reports) so owners will not be burdened with a report that contains an endless list of suspected asbestos containing materials.
- Clear identification of suspected asbestos containing materials with Colour Digital Photographs showing locations.
- A comprehensive list of recommended further actions should Asbestos be found on-site.
- We will also provide quotations (**PART B**) in the event that asbestos is identified: for the installation of signage and warning labels to the asbestos containing materials in accordance with the HOW TO MANAGE AND CONTROL ASBESTOS IN THE WORKPLACE - Code of Practice 2011; if this option is selected, QIA Group shall attend to the installation of asbestos register, management plan and contractor management booklet onsite where a records box or site office is present.
  - ★ Worksafe License held by Marcus Munstermann as Class A Asbestos Assessor (Lic. No. AA00024)
  - ★ The above pricing includes an inspection of the readily accessible common property areas only.
  - ★ The above pricing includes the collection and testing a maximum of 2 samples taken from the common property areas of each site.
  - ★ If no samples are taken then \$120.00 will be taken off the report price.
  - ★ Should additional samples be required an additional fee of \$60.00 per sample collected and tested will be payable.
  - ★ A separate fee per lot is chargeable if inspections within individual lots are required while onsite carrying out the inspection of the common property areas. The results will be incorporated into the common property asbestos report and all samples taken within each individual lot will be charged at \$60.00 per sample.
  - ★ When inspecting individual lots, not all lots may have to be inspected as owners can elect to have a number of typical lots inspected and determine these to be representative of the remaining lots.

This quotation is offered in accordance with our terms and conditions available at [www.qiagroup.com.au](http://www.qiagroup.com.au).

Warm Regards

**QIA Group Pty Ltd**

**QUOTATION ACCEPTANCE**

I **Nicola Davies** of MMJ Real Estate accept this quotation on behalf of the owners of Plan 12821

**Signed:** \_\_\_\_\_

**Phone:** 1300 309 201 **Website:** [www.qiagroup.com.au](http://www.qiagroup.com.au)  
**Fax:** 1300 369 190 **Email:** [info@qiagroup.com.au](mailto:info@qiagroup.com.au)



**Queensland . New South Wales . Victoria . South Australia . Western Australia .  
Australian Capital Territory . Northern Territory . Tasmania**

## QUOTATION BASIS

The basis of the QIA Group report is an inspection of the readily accessible **common property** areas of the scheme. This report is not an all encompassing report dealing with the scheme common areas from every aspect. It is a reasonable attempt to identify any asbestos containing materials upon common property areas of the scheme. This report is not a certificate of compliance with respect to any Act, Regulation, Ordinance or By-law. The report is not a structural report and should you require any advice of a structural nature we recommend that a structural engineer be engaged.

The inspection of the common property of the scheme is a visual inspection only limited to those areas of the common property that are fully accessible and visible to the inspector at the time of inspection. The inspection did not include breaking apart, dismantling, removing or moving any element of the building and items located on the common property and as such no assessment is made at the time of inspection. Areas include service ducts, risers, inside plant particularly where specialist tools and expertise are required; wall, ceiling and subfloor cavities, beneath finished floor surfaces or coverings, underground or in cavity pipe work and external areas of the building more than 2.5m above the finished ground level. **Our report is not a loose fill asbestos fibre report, should the Owners require same additional charges will apply as entry to the roof space, additional equipment and 2 inspectors will be required for each ceiling cavity inspection.**

Our report does not and cannot make comment upon: asbestos containing materials that may have been concealed; the assessment of which may rely on certain weather conditions; the presence or absence of timber pests; gas fittings; heritage concerns; fire protection; site drainage; security concerns; detection and identification of illegal building work; durability of exposed finishes; asbestos containing materials present in inaccessible roof space and under floor space areas.

The inspector will identify and assess hazards relating to the static condition of the previously identified or suspected asbestos containing materials on the common property and then recommend remedial action or the introduction of a suitable control measure.

## TERMS AND CONDITIONS GENERAL

Invoices for services are issued at the completion of the scope of work. The term for payment for services invoices is 14 days from issue. Until payment is received, the intended recipient of any services or reports has no right to them or any records and may not rely upon them. Please refer to our website for full terms and conditions [www.qiagroup.com.au](http://www.qiagroup.com.au).

## BUILDING APPROVALS

The inspector will rely on any and all building inspections and approvals given by the relevant authority in relation to the construction and completion of the scheme buildings and land.

## LIFT CONTROL ROOMS and AIR CONDITIONING DUCTING

Should the building contain lifts or ducted air-conditioning systems as part of the common property plant and equipment no assessment will be made of said systems unless the relevant mechanical services or lift service contractors provide access to the heater banks and control room or provide a written report as to the presence, type and condition of any asbestos containing materials in the plant or rooms in question.

## ACCESS

If an onsite contact is nominated for the scheme, we will undertake the audit in consultation with said contact.

Should inspections of individual lots be required a onsite contact must be nominated and that person will be responsible for co-ordinating access to the individual lots to be inspected.

Should QIA Group be required to attend to an individual unit inspection on a day other than that agreed by the parties, a separate fee of \$220.00 inc GST will be payable.

Phone: 1300 309 201 Website: [www.qiagroup.com.au](http://www.qiagroup.com.au)  
Fax: 1300 369 190 Email: [info@qiagroup.com.au](mailto:info@qiagroup.com.au)

Queensland . New South Wales . Victoria . South Australia . Western Australia .  
Australian Capital Territory . Northern Territory . Tasmania





# BIV REPORTS PTY LIMITED

Building Insurance Valuations · 10 Year Plans · Safety Reports (Civil Liability + WHS)  
Asbestos Reports (Registers + Management Plans) · Life Cycle Maintenance Reports

**Strata Compliance Specialists since 1983**

ABN 60 508 188 246

The Owners of Strata Plan SP12821  
c/ MMJ Real Estate (WA)  
Lvl 2, 5 Mill Street  
Perth WA 6000

Attention: Nicola Davies

Dear Nicola,

10 February 2025

**RE: SP12821 : 290 Stirling Street, Perth : 30 lots**

Thank you for the opportunity to quote for a Asbestos Report (Register + Management Plan) in accordance with clauses 422 to 430 of the Work Health and Safety (General) Regulations 2022 (WA).

**Our quote including gst is \$1,144.**

**Firstly, various Reports available in the market are not the same**, as suppliers with limited experience lack detail, or a proper understanding of the legislative requirements.

Our service is excellent, our fees are competitive. Our Reports are easy to read and understand, with practical and cost effective recommendations.

We have all four asbestos qualifications including Independent Asbestos Assessor and Asbestos Supervisor for both Friable and Non-friable asbestos, and we provide independent advice.

Following your instructions to proceed with the Asbestos Report we will,

1. physically carry out an on-site Level 1 Inspection (Cursory View only), of the easily accessible common property, identify likely Asbestos Containing Material (ACM) by location, condition, size and description, and other tasks to comply with State legislation and asbestos Codes of Practice,
2. carry out a proper Risk Assessment of any likely contamination risk (with a thorough explanation), so that the Committee can prioritise which hazards should be rectified first,
3. provide BOTH an Asbestos Register and an Asbestos Management Plan with colour photographs, with control measures to either leave in place or otherwise deal with any likely asbestos hazard.

This quote is valid for **12 months** and we have \$10,000,000 in Professional Indemnity Insurance.

We look forward to receiving your instructions.

Yours sincerely,



Wal Dobrow FAPI FRICS FREI REIV(Aust) CDP CPP CPV FSSP  
Director - Certified Practicing Valuer, Chartered Valuation Surveyor  
Cert IV WHS, Asbestos qualifications, Past Fire Safety Practitioner

**Our Asbestos Register + Mgt Plan Quote is**  
**\$1,144**

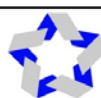
**Discounts for other Reports ordered at the same time for the same property (5%, 10%, 15% for 1, 2 or 3 Addn Reports)**

<u>Additional Report</u>	<u>Normal</u>	<u>per Lot</u>	<u>At 15% off</u>
Safety Report	\$935	\$31	\$792
Reserve Fund Plan	\$1,111	\$37	\$935
Insurance Valuation	\$935	\$31	\$792
Other			



**BIV REPORTS**  
**1300 55 18 30**

biv2@biv.com.au



STRATA SERVICES  
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Safety Reports  
Asbestos Reports  
Insurance Valuations



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SCA Sponsor: Bronze Qld, Tas, Vic; Silver WA; Platinum ACT, SA, NT



## Helpful Guide in choosing the right supplier

### Things that owners and committee members should be aware of

Firstly, various Reports available in the market are NOT the same. Some Reports are offered by suppliers with limited experience, lack detail, or a proper understanding of the legislative requirements and the true task. Just because a Report is cheaper, it can be a significant false economy and can place the owners at financial risk and compliance risk.

### Why get our Reports

We are the most knowledgeable and experienced Compliance Report providers in the strata industry. Our service is excellent and our fees are competitive. We are National Partners with the Strata Community Association and are regularly requested to provide advice on the interpretation and compliance with risk and safety procedures, legislation and to make presentations (ie 2022 Joint presentation with the General Manager - WorkSafe on the WHS legislation to Strata Managers). Some of our contributions include

- 10+ years Strata Industry Working Group advising the land titles office and State Government,
- Reviewed and adjusted the Cert IV and Diploma Courses in Strata Community Management,
- Appointed by COAG to determine qualifications, training, experience for all Valuers in Aust,
- Wrote the majority of the Expert Witness TIP Guide for all API Valuers in Australia and NZ,
- 10+ years training Expert Witnesses for Aust Property Institute in State and Federal Courts,
- Invited onto the Fire Protection Association Accreditation (Review) Reference Group,
- Wrote the Risk Management Module - Strata Manager Licensing approved by Fair Trading.

Simply put, we know strata and community property intimately, as well as the legislative compliance requirements.

### Our Reports are genuinely Easy to Read and Understand

Our ideas and practical recommendations for compliance are robust and unique to anyone else, and which assists the Owners to reduce their risk from negligence and to comply with the legislation in a cost effective manner.

Our Reports reflect our decades of experience as Expert Witnesses as well as training Experts in the presentation of expert evidence where matters may appear complex, but are written in a way that is easy to understand. Our conclusions and recommendations are supported by evidence.

### Building Insurance Valuations

We have been carrying out valuations for strata properties since the early 1980's as Registered Valuers, and specialise in construction and replacement costs for both strata and community schemes. We know the actual construction costs because we develop and build our own properties and pay these costs, and not purely speculate from some book.

Over 75% of the insurance valuations that I peer review are over-valued. Some inexperienced consultants attempt to 'cover' themselves by over valuing. We do not over-value, nor under-value, we provide a mid-range recommended sum insured valuation.

## Safety Reports

As owners have unlimited liability in dealing with their properties, it is very important to ensure that your consultant is properly qualified to assess risk, and is experienced in making practical, effective and cost saving recommendations.

We have Cert IV WHS qualifications, and extensive experience in analysing negligence cases throughout Australia for nearly two decades. Our Safety Reports cover both the WHS legislation, and Civil Liability legislation to minimise risk of being prosecuted or being sued in negligence.

**10 Year Plans** for the Sinking, Capital Works, Maintenance or Reserve Fund (State dependent)

The format of our Plans is easy to read and understand, and our mathematics are correctly carried out so that our recommended contributions are practical, proven and not excessive. These Plans provide contributions for items of a capital and non-recurring nature. We do not charge for updates to the Plan in the short term.

These are Savings Plans not Spending Plans and assist the owners in a form of 'savings' on a User Pays basis. We provide a recommended contribution for each lot and for each year of the Plan.

## Asbestos Reports

Our Asbestos Reports include both an Asbestos Register and an Asbestos Management Plan that comply with both WHS and Civil Liability legislation as well as the National Codes of Practice. Significant fines apply when these are not available in a workplace, and some insurers are now insisting on these Reports before they even look at a property to insure.

We provide National Safe Work practices within our Asbestos Report, which assists contractors that rely upon our Asbestos Report in order to keep your property safe. We have all four asbestos qualifications, and choose not to be licensed to provide advice that is independent from any physical asbestos work. Our qualifications include Independent Asbestos Assessor, Asbestos Supervisor for both Friable and Non-friable asbestos.

## Common Property Life Cycle Maintenance Reports

Insurers are becoming highly selective of which schemes they may choose to insure. Each scheme has to be competitive and demonstrate that their actions and plans will minimise losses to the insurer. Our comprehensive and detailed Maintenance Report will become one of the more important tools looked at by insurers, as well as assisting owners to prove that they are keeping their property safe for visitors and residents.

### **Be aware of**

Some suppliers will state that they have Professional Indemnity Insurance, when in reality their policy is limited to say valuations only, and do not cover them (and the owners) for asbestos reports (which can be hard to obtain), or safety reports, and the like.

Some suppliers see these compliance reports as sideline work ie quantity surveyors and builders doing safety reports (without proper risk assessments being carried out), or 10 year plans (without really understanding how the mathematics work).

The best consultant is the one most experienced in strata compliance, and not just someone who says they are. Avoid suppliers who refer to their 'combined' years experience ie 20 years experience, when in reality it is 5 people with 4 years experience each, including the receptionist.

## Building Insurance Valuations

Some suppliers think that by putting a higher than market construction costs into their valuation they are somehow 'protecting' themselves (ie if they get caught they simply have to pay back the excess premium as opposed to paying significantly more if there was a proven shortfall in their assessment). Unfortunately for the lot owners, they simply end up paying more in premium for no good reason. Sometimes lot owners are enticed by a cheap valuation fee.

Read the fine print on some suppliers terms and conditions and you will find that they do not inspect your property, yet try to charge a fee that appears competitive, when in reality is simply guesswork. The risk of being under-insured (risk of co-insurance) or over-insured (over paying premiums) is much greater with those type of suppliers.

## 10 Year Plans

Ask for a sample report, and if you cannot easily understand how the supplier has arrived at their figures, or that their recommendations do not make sense, or if their recommended contributions are inconsistent and fluctuate wildly, then avoid engaging that supplier.

Some suppliers will attempt to convince you by offering a 15 or 20 year Plan. All that informs is that the supplier does not understand the purpose or how the Plan operates. A proper 10 Year Plan will already take into account those capital items beyond the 10 Years shown in the Plan.

## Safety Reports

Avoid a supplier that does not carrying out a proper risk assessment for each identified item, or does not have formal qualifications in risk and safety, nor has demonstrated experience in negligence. These types of suppliers will make erroneous recommendations that end up costing the owners significant amounts of money for issues that can be more easily addressed with appropriate and cost effective control measures. Realistically, ask yourself what a builder, or a quantity surveyor, architect, valuer or others know about risk and safety unless they are formally trained or have extensive experience in safety, negligence and proper risk management, like us.

## Asbestos Reports

The legislation requires a 5 yearly review of the Asbestos Register (and Management Plan). Avoid suppliers who state that these Reports must be carried out each year. Unless there is a compelling reason for a review (ie recent damage to asbestos containing material), then this is simple gouging by a supplier. Avoid suppliers that try to create a stepped approach to their fees and services ie an inspection fee to see if any asbestos exists; then a further fee for a Register; then a further fee again for a Management Plan. The requirement to have an Asbestos Register is very clear in the legislation.

I trust the above assists you in your deliberations for your strata compliance consultant, and if you have any questions, feel free to call for further advice.



**Wal Dobrow** FAPI FRICS FREI REIV(Aust) CDP CPP FSSP  
 Director - Certified Practicing Valuer, Chartered Valuation Surveyor  
 Cert IV WHS, Asbestos qualifications, Past Accredited Practitioner (Fire Safety)



**NOMINATION FOR ELECTION TO COUNCIL OF OWNERS**  
**THE OWNERS OF \_\_\_\_\_**

**PART A**

I wish to nominate myself for election to the Council of Owners at the forthcoming Annual General Meeting of Strata Plan \_\_\_\_\_

**Name:** \_\_\_\_\_

**Unit Number:** \_\_\_\_\_

**Signature:** \_\_\_\_\_

*\* Where a company is the nominee, the person authorised by the company to act on its behalf on council is*

.....

**Date:** \_\_\_\_\_

---

**PART B**

I wish to nominate the following party for election to the Council of Owners at the forthcoming Annual General Meeting of Strata Plan \_\_\_\_\_

**Name of Nominee:** \_\_\_\_\_

**Unit Number:** \_\_\_\_\_

**I Accept Nomination:** \_\_\_\_\_

*(Signature of Nominee)*

*\* Where a company is the nominee, the person authorised by the company to act on its behalf on council is*

.....

**Name of Nominator (Print):** \_\_\_\_\_

**Unit Number:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**\* NOTE**

Where a Company is the lot proprietor then in accordance with Section 45 of the Strata Titles Act 1985, the Company is eligible to be a member of the Council. The Company may then authorise an individual to act on its behalf on Council and may later revoke that authority. Nomination by the Company for its election to Council together with advice of details of the authorised individual should be completed by the signing/sealing procedures of the Company as may be appropriate.

***Please forward completed nominations forms to Manager prior to the meeting date.***

**The Owners of 290 Stirling Street, Strata Plan 12821  
PROXY FORM**

I / We or Company, \_\_\_\_\_

being the owner/s of lot number/s \_\_\_\_\_ appoint:

**Select and complete only one of options**

- Individual or Chairperson or Strata Manager:** \_\_\_\_\_ [name of proxy holder] and failing their attendance/participation, the chairperson of the general meeting, or if not at a general meeting, the chairperson of the council; or
- Chairperson or Strata Manager:** The chairperson/Strata Manager of the general meeting, or if not at a general meeting, the chairperson of the council; or
- Individual Person:** \_\_\_\_\_ [name of proxy holder]

to speak and act for our proxy holder as an:

- Enduring Proxy:** at all general meetings, and for all votes taken outside general meetings, except for voting on any proposed resolution relating to the provision of goods, an amenity or a service to the strata company if my/our proxy holder has a direct or indirect pecuniary or other interest in the provision of the goods, amenity or service; or
- Single Proxy:** at the general meeting to be held on \_\_\_\_\_ [insert date of general meeting] and any adjournment of that meeting.

**VOTING INSTRUCTIONS**

(Optional - to be completed **only** if you wish to direct your Proxy on how to vote in respect of these items.)

In respect of the following Items on the Agenda, I/ we hereby authorise my/our Proxy to vote on each of those items and direct my/our Proxy to vote for/against these items as follows:

**CIRCLE THE VOTE OF YOUR CHOICE**

Item 4.1	Statement of Financial Accounts	<i>For / Against / Abstain</i>
Item 4.3	Insurance	<i>For / Against / Abstain</i>
Item 5.1 & 5.2	Administration & Reserve Fund Budget	<i>For / Against / Abstain</i>
Item 5.3	Debt Recovery	<i>For / Against / Abstain</i>
Item 6.0	Life Cycle Report	<i>For / Against / Abstain</i>
Item 7.1	Asbestos Inspection Report	<i>For / Against / Abstain</i>

**Execution by natural owner (s)**

*This form must be signed by each natural owner or by their appointed attorney)*

Signature of sole owner or signatures of **all** co-owners

1. \_\_\_\_\_ | 2. \_\_\_\_\_ | 3. \_\_\_\_\_

**Execution by corporate owner**

*This form must be signed by the sole director and sole secretary **OR** two directors or a director and secretary **OR** by the company's appointed attorney please include power of attorney.*

\_\_\_\_\_  
Director

\_\_\_\_\_  
Director/Secretary

\_\_\_\_\_  
Attorney

Date of execution: \_\_\_\_\_