

SydneyStrataReport

property strata inspections

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STRATA REPORT

Client	Oxford Agency
Address of property	Unit 803/1 Poplar Street, Surry Hills, NSW.
Lot	8 & 95
Strata Plan	SP 57182
Name of Strata Management Co.	Premium Strata
Telephone Number of Strata Agent	9281 6440
Report Date	9 November 2023

General Information

Owner's Name	David Richard Connelly
Unit Entitlement.	Lot 95: 123 Lot 8: 26
Total Unit Entitlement.	10,000

Levy Contributions

Administration Fund contribution.	Lot 95: \$797.40 Lot 8: \$168.55
Capital Works Fund contribution.	Lot 95: \$770.85 Lot 8: \$162.95
Are There any Special Levies?	Yes, for façade remedial works, due: 1 December 2023, 1 March 2024 and, 1 June 2024. Lot 95 instalments are \$6,609.95 Lot 8 instalments are \$1,397.25
Admin. Fund Balance Approx.	\$95,225.30
Sinking Fund Balance.	\$1,884,609.16

Insurances

Building Insurance	Yes
Sum Insured	\$35,310,000.00
Insurance Company	CHU
Due Date	28 February 2024
Fire Safety Report Issuing Body	Yes
Certificate Date.	2023
Pet Friendly?	Owners corporation permission needed.

Meetings

<p>Annual General Meeting 28 November 2019</p>	<p>Administration Fund set at \$248,214.21 p.a. Capital Works Fund set at \$247,447.19 p.a. Building insurance continued, Motion 8: Resolved to approve installation of solar panels to the building subject to the \$1,500,000.00 façade works being completed. Motion 15: Special levy of \$450,000.00 raised to part fund the façade rectification works, Resolved NOT to do a Capital Works Plan, All other matters were meeting formalities and general maintenance as per the scan below, Meeting closed.</p>
<p>Annual General Meeting 28 October 2020</p>	<p>Administration Fund set at \$266,326.79 p.a. Capital Works Fund set at \$229,334.61 p.a. Building insurance continued, Resolved NOT to do a Capital Works Plan, Resolved to approve Max Build to undertake the façade remedial works including other works on Level 4. Motion 13: New bylaws were passed, the latest set of bylaws can be found in the Contract of Sale. Motions 28 & 29: Resolved not to do any reports on the building. All other matters were meeting formalities and general maintenance as per the scan below, Meeting closed.</p>
<p>Annual General Meeting 28 November 2021</p>	<p>Administration Fund set at \$233,181.82 p.a. Capital Works Fund set at \$217,419.46 p.a. Building insurance continued, Short term letting was recorded to be prohibited, All other matters were meeting formalities and general maintenance as per the scan below, no major works tabled. Meeting closed.</p>
<p>Annual General Meeting 5 December 2022</p>	<p>Administration Fund set at \$253,309.09 p.a. Capital Works Fund set at \$250,672.15 p.a. Building insurance continued,</p>

	<p>Motion 4: Cladding update. Once tenders are in a decision on which material to use will be decided at a future meeting.</p> <p>All other matters were meeting formalities and general maintenance as per the scan below, no major works tabled.</p> <p>Strata Committee Meeting: Maintenance recorded was general in nature as per the scan of this meeting below. Meeting closed.</p>
<p>Extraordinary General Meeting 27 September 2023</p>	<p>The tender analysis for cladding replacement is recorded below with Preservation Technologies at a cost of \$2,474,100.00</p> <p>Resolved to raise a special levy of \$1,612,175.00 to fund cladding replacement, due: 1 December 2023, 1 March 2024 and, 1 June 2024.</p> <p>Lot 95 instalments are \$6,609.95 Lot 8 instalments are \$1,397.25</p> <p>Motion to fund the cladding replacement over a 7 year loan was defeated. Meeting closed.</p>
<p>Other comments.</p>	<p>This report is to be taken in context and in conjunction with the scans below.</p>



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 Mascot NSW 2020
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 under Professional Standards Legislation.

Owner Ledger

Start Date: 01/11/2021
 End Date: 30/11/2025
 Owners: One only

The Owners of Strata Plan 57182

The Manhattan, 1 Poplar Street, SURRY HILLS NSW 2010

Lot 95 Unit 803 David Richard Connolly

UE / AE: 123.00 / 10,000.00

Levies

Levy no.	Due date	Frequency	Details	Admin Fund		Capital Works Fund		Interest paid	Discount	Levy type	Status	Group
				Due	Paid	Due	Paid					
			Balance brought forward	0.00		0.00						
1	01/11/2021	Quarterly	01/11/2021 - 31/01/2022 Quarterly Admin/Capital Works Levy	818.95	818.95	705.20	705.20	0.00	0.00%	Standard	Normal	None
2	01/02/2022	Quarterly	01/02/2022-30/04/2022 Quarterly Admin/Capital Works Levy	758.50	758.50	765.65	765.65	0.00	0.00%	Standard	Normal	None
3	01/05/2022	Quarterly	01/05/2022-31/07/2022 Quarterly Admin/Capital Work	758.50	758.50	765.65	765.65	0.00	0.00%	Standard	Normal	None
4	01/05/2022	Quarterly	Cancelled: 01/05/2023 - 31/07/2023 Quarterly Admin/Capital Works Levy	806.00	0.00	806.20	0.00	0.00	0.00%	Standard	Cancelled	None
5	01/08/2022	Quarterly	01/08/2022-31/10/2022 Quarterly Admin/Capital Work	788.75	788.75	735.45	735.45	0.00	0.00%	Standard	Normal	None
6	19/08/2022	Once-off	Cancelled: Lot 95: Debt recovery Stage 1	33.00	0.00	0.00	0.00	0.00		Owner Invoice	Cancelled	None
7	01/11/2022	Quarterly	01/11/2022-31/01/2023 Quarterly Admin/Capital Works Levy	788.75	788.75	735.45	735.45	20.87	0.00%	Standard	Normal	None
8	08/12/2022	Once-off	Lot 95: Debt recovery Stage 1	33.00	33.00	0.00	0.00	0.00		Owner Invoice	Normal	None
9	21/12/2022	Once-off	Lot 95: Debt recovery Stage 2	55.00	55.00	0.00	0.00	0.00		Owner Invoice	Normal	None
10	01/02/2023	Quarterly	01/02/2023 - 30/04/2023 Quarterly Admin/Capital Works Levy	806.00	806.00	806.20	806.20	25.18	0.00%	Standard	Normal	None
11	30/03/2023	Once-off	Lot 95: Debt recovery Stage 1	33.00	33.00	0.00	0.00	0.00		Owner Invoice	Normal	None
12	01/05/2023	Quarterly	01/05/2023 - 31/07/2023 Quarterly Admin/Capital Works Levy	806.00	806.00	806.20	806.20	22.04	0.00%	Standard	Normal	None
13	19/06/2023	Once-off	Lot 95: Debt recovery Stage 1	33.00	33.00	0.00	0.00	0.00		Owner Invoice	Normal	None
14	01/08/2023	Quarterly	01/08/2023 - 31/10/2023 Quarterly Admin/Capital Works Levy	797.40	797.40	770.85	770.85	0.00	0.00%	Standard	Normal	None
15	01/11/2023	Quarterly	01/11/2023 - 31/01/2024 Quarterly Admin/Capital Works Levy	797.40	797.40	770.85	770.85	0.00	0.00%	Standard	Normal	None

Lot 95 Unit 803 David Richard Connolly

UE / AE: 123.00 / 10,000.00

16	01/12/2023	Quarterly	Special Levy - Facade remedial works - M5 GM 27/09/2023	0.00	0.00	6,609.95	0.00	0.00	0.00%	Special	Normal	None
17	01/03/2024	Quarterly	Special Levy - Facade remedial works - M5 GM 27/09/2023	0.00	0.00	6,609.95	0.00	0.00	0.00%	Special	Normal	None
18	01/06/2024	Quarterly	Special Levy - Facade remedial works - M5 GM 27/09/2023	0.00	0.00	6,609.95	0.00	0.00	0.00%	Special	Normal	None

Current position: Unallocated prepayments \$0.00

Levy arrears & owner invoices due \$0.00

Interest on levy arrears \$0.00

Receipts

Date	Receipt no.	Subtype	Status	Source	Admin Fund		Capital Works Fund		Unallocated		Total amount	Cheque no.	Levy no.
					Paid	Interest	Paid	Interest	Paid				
24/11/2021	2277	Receipt	Banked		818.95	0.00	705.20	0.00	0.00	1,524.15		1	
23/02/2022	2391	Receipt	Banked		758.50	0.00	765.65	0.00	0.00	1,524.15		2	
03/10/2022	2630	Receipt	Banked		1,547.25	0.00	1,501.10	0.00	0.00	3,048.35		3, 5	
21/12/2022	2731	Receipt	Banked		876.75	10.80	735.45	10.07	0.00	1,633.07		7, 8, 9	
30/03/2023	2857	Receipt	Banked		840.54	12.59	807.75	12.59	0.00	1,673.47		10, 12, 11	
20/06/2023	2953	Receipt	Banked		838.81	11.02	805.95	11.02	0.00	1,666.80		14, 12, 13	
23/06/2023	2955	Receipt	Banked		796.05	0.00	769.55	0.00	0.00	1,565.60		14	
23/10/2023	3105	Receipt	Banked		797.40	0.00	770.85	0.00	0.00	1,568.25		15	



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Owner Ledger

Start Date: 01/11/2021
 End Date: 30/11/2025
 Owners: One only

The Owners of Strata Plan 57182

The Manhattan, 1 Poplar Street, SURRY HILLS NSW 2010

Lot 8 Unit Lot 8 David Richard Connolly

UE / AE: 26.00 / 10,000.00

Levies

Levy no.	Due date	Frequency	Details	Admin Fund		Capital Works Fund		Interest paid	Discount	Levy type	Status	Group
				Due	Paid	Due	Paid					
			Balance brought forward	0.00		0.00						
1	01/11/2021	Quarterly	01/11/2021 - 31/01/2022 Quarterly Admin/Capital Works Levy	173.15	173.15	149.10	149.10	0.00	0.00%	Standard	Normal	None
2	01/02/2022	Quarterly	01/02/2022-30/04/2022 Quarterly Admin/Capital Works Levy	160.35	160.35	161.85	161.85	0.00	0.00%	Standard	Normal	None
3	01/05/2022	Quarterly	01/05/2022-31/07/2022 Quarterly Admin/Capital Work	160.35	160.35	161.85	161.85	0.00	0.00%	Standard	Normal	None
4	01/05/2022	Quarterly	Cancelled: 01/05/2023 - 31/07/2023 Quarterly Admin/Capital Works Levy	170.40	0.00	170.45	0.00	0.00	0.00%	Standard	Cancelled	None
5	01/08/2022	Quarterly	01/08/2022-31/10/2022 Quarterly Admin/Capital Work	166.75	166.75	155.45	155.45	0.00	0.00%	Standard	Normal	None
6	01/11/2022	Quarterly	01/11/2022-31/01/2023 Quarterly Admin/Capital Works Levy	166.75	166.75	155.45	155.45	13.16	0.00%	Standard	Normal	None
7	01/02/2023	Quarterly	01/02/2023 - 30/04/2023 Quarterly Admin/Capital Works Levy	170.40	170.40	170.45	170.45	5.32	0.00%	Standard	Normal	None
8	30/03/2023	Once-off	Lot 8: Debt recovery Stage 1	33.00	33.00	0.00	0.00	0.00		Owner Invoice	Normal	None
9	01/05/2023	Quarterly	01/05/2023 - 31/07/2023 Quarterly Admin/Capital Works Levy	170.40	170.40	170.45	170.45	4.94	0.00%	Standard	Normal	None
10	01/08/2023	Quarterly	01/08/2023 - 31/10/2023 Quarterly Admin/Capital Works Levy	168.55	168.55	162.95	162.95	0.00	0.00%	Standard	Normal	None
11	01/11/2023	Quarterly	01/11/2023 - 31/01/2024 Quarterly Admin/Capital Works Levy	168.55	168.55	162.95	162.95	0.00	0.00%	Standard	Normal	None
12	01/12/2023	Quarterly	Special Levy - Facade remedial works - M5 GM 27/09/2023	0.00	0.00	1,397.25	0.00	0.00	0.00%	Special	Normal	None
13	01/03/2024	Quarterly	Special Levy - Facade remedial works - M5 GM 27/09/2023	0.00	0.00	1,397.25	0.00	0.00	0.00%	Special	Normal	None
14	01/06/2024	Quarterly	Special Levy - Facade remedial works - M5 GM 27/09/2023	0.00	0.00	1,397.25	0.00	0.00	0.00%	Special	Normal	None

Current position: Unallocated prepayments \$0.00

Levy arrears & owner invoices due \$0.00

Interest on levy arrears \$0.00

Receipts

Date	Receipt no.	Subtype	Status	Source	Admin Fund		Capital Works Fund		Unallocated	Total amount	Cheque no.	Levy no.
					Paid	Interest	Paid	Interest	Paid			
24/11/2021	2276	Receipt	Banked		173.15	0.00	149.10	0.00	0.00	322.25		1
23/02/2022	2390	Receipt	Banked		160.35	0.00	161.85	0.00	0.00	322.20		2
03/10/2022	2629	Receipt	Banked		327.10	0.00	317.30	0.00	0.00	644.40		3, 5
30/03/2023	2856	Receipt	Banked		370.78	9.47	326.54	9.01	0.00	715.80		6, 7, 9, 8
23/06/2023	2954	Receipt	Banked		338.32	2.47	332.76	2.47	3.62	679.64		10, 9
19/09/2023		Unalloc money allocation		Levy Posting	1.84	0.00	1.78	0.00	(3.62)	0.00		11
04/10/2023	3079	Receipt	Banked		166.71	0.00	161.17	0.00	0.00	327.88		11

Balance Sheet - Detailed

As at 08/11/2023

The Owners of Strata Plan 57182

The Manhattan, 1 Poplar Street, SURRY HILLS NSW
2010

	Current period
Owners' funds	
Administrative Fund	
Operating Surplus/Deficit--Admin	69,076.19
Owners Equity--Admin	26,149.11
	95,225.30
Capital Works Fund	
Operating Surplus/Deficit--Capital Works	130,920.44
Owners Equity--Capital Works	1,753,688.72
	1,884,609.16
Net owners' funds	\$1,979,834.46
Represented by:	
Assets	
Administrative Fund	
Cash at Bank--Admin	77,432.18
Receivable--Levies--Admin	16,323.91
Receivable--Other--Admin	14.00
Receivable--Owners--Admin	33.00
	93,803.09
Capital Works Fund	
Cash at Bank--Capital Works	802,036.04
Investments--Capital Works - A/C # 1	521,932.41
Receivable--Levies--Capital Works	15,807.50
Investments - Capital Works -A/C # 2	620,786.05
	1,960,562.00
Unallocated Money	0.00
<i>Total assets</i>	2,054,365.09
Less liabilities	
Administrative Fund	
Creditor--GST--Admin	3,923.21
Deposits Received--Damage Bond--Admin	1,000.00
	4,923.21
Capital Works Fund	
Creditor--GST--Capital Works	8,896.26
Prepaid Levies (Special)--Capital Works	65,481.58
	74,377.84
Unallocated Money	0.00
<i>Total liabilities</i>	79,301.05
Net assets	\$1,975,064.04

Income & Expenditure Statement for the financial year-to-date 01/08/2023 to 08/11/2023

The Owners of Strata Plan 57182

The Manhattan, 1 Poplar Street, SURRY HILLS NSW
2010

Administrative Fund

Current period

01/08/2023-08/11/2023

Revenue

Interest on Arrears--Admin	51.42
Key Purchases (GST)	636.36
Levies Due--Admin	117,871.30
Status Certificate Fees	267.09
Strata Roll Inspection Fees	155.00

<i>Total revenue</i>	118,981.17
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Less expenses

Admin - Accounting - BAS & TAX	170.00
Admin - Act as Public Officer	120.00
Admin - Building Management Fees	9,128.17
Admin - Electronic Filing Fee	65.46
Admin - Fixed Agent Disbursements	3,367.71
Admin- Base Management Fees	6,833.91
Admin--Agent Disbursements	390.00
Admin--Agent Disburst--Archive Storage Fee	76.53
Admin--Legal & Debt Collection Fees (GST)	11.83
Admin--Strata Inspection Fees Paid	155.00
Maint Bldg - Building Manager Expenses	359.99
Maint Bldg--Cleaning	5,600.00
Maint Bldg--Compactor	420.00
Maint Bldg--Electrical	523.60
Maint Bldg--Fire Protection	11,977.14
Maint Bldg--Fire Protection--Alarm Monitoring	455.51
Maint Bldg--Lift	5,490.97
Maint Bldg--Pest/Vermin Control	910.00
Maint Bldg--Plumbing	300.00
Maint Bldg--Pumps	380.00
Utility--Electricity	3,093.00
Utility--Gas	76.16

<i>Total expenses</i>	49,904.98
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Surplus/Deficit

69,076.19

Opening balance	19,803.69
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Closing balance

\$88,879.88

Capital Works Fund**Current period**

01/08/2023-08/11/2023

Revenue

Interest on Arrears--Capital Works	49.94
Interest on Investments--Capital Works	38,444.14
Levies Due--Capital Works	113,945.36

Total revenue 152,439.44

Less expenses

Maint Bldg--General Replacement	4,480.00
Maint Bldg--Hot Water System	8,639.00
Special Levy --Façade Project--Capital Works	8,400.00

Total expenses 21,519.00

Surplus/Deficit130,920.44

Opening balance 1,755,263.72

Closing balance\$1,886,184.16



Level 33, 101 Miller Street
North Sydney NSW 2060

PO BOX 500, North Sydney NSW 2059

Certificate of Currency

CHU Residential Strata Insurance Plan

Policy No	HU0000008990
Policy Wording	CHU RESIDENTIAL STRATA INSURANCE PLAN
Period of Insurance	28/02/2023 to 28/02/2024 at 4:00pm
The Insured	THE OWNERS - STRATA PLAN 57182
Situation	1 POPLAR STREET SURRY HILLS NSW 2010

Policies Selected

Policy 1 – Insured Property

Building: \$35,310,000
Common Area Contents: \$353,100
Loss of Rent & Temporary Accommodation (total payable): \$5,296,500

Policy 2 – Liability to Others

Sum Insured: \$30,000,000

Policy 3 – Voluntary Workers

Death: \$200,000
Total Disablement: \$2,000 per week

Policy 4 – Workers Compensation

Not Available

Policy 5 – Fidelity Guarantee

Sum Insured: \$250,000

Policy 6 – Office Bearers' Legal Liability

Sum Insured: \$5,000,000

Policy 7 – Machinery Breakdown

Sum Insured: \$100,000

Policy 8 – Catastrophe Insurance

Sum Insured: \$5,296,500
Extended Cover - Loss of Rent & Temporary Accommodation: \$794,475
Escalation in Cost of Temporary Accommodation: \$264,825
Cost of Removal, Storage and Evacuation: \$264,825



Policy 9 – Government Audit Costs and Legal Expenses

Government Audit Costs: \$25,000

Appeal expenses – common property health & safety breaches: \$100,000

Legal Defence Expenses: \$50,000

Policy 10 – Lot owners' fixtures and improvements (per lot)

Sum Insured: \$250,000

Flood Cover is included.

Date Printed

09/02/2023

This certificate confirms this policy is in force for the Period of Insurance shown, subject to the policy terms, conditions and exclusions. It is a summary of cover only (for full details refer to the current policy wording and schedule). It does not alter, amend or extend the policy. This information is current only at the date of printing.

Fire Safety Statement

Part 12 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021



Please note:

Information to assist building owners to complete each section of the statement is provided on pages 3, 4 and 5.

Section 1: Type of statement

This is (mark applicable box): an annual fire safety statement (complete the declaration at Section 8 of this form)
 a supplementary fire safety statement (complete the declaration at Section 9 of this form)

Section 2: Description of the building or part of the building

This statement applies to: the whole building part of the building

Address (Street No., Street Name, Suburb and Postcode)

1 POPLAR ST, SURRY HILLS NSW 2010

Lot No. (if known) DP/SP (if known) Building Name (if applicable)

SP57182 MANHATTAN

Provide a brief description of the building or part (building use, number of storeys, construction type etc)

MIXED CLASS RESIDENTIAL

Section 3: Name and address of the owner(s) of the building or part of the building

Full Name (Given Name/s and Family Name)*

OWNERS CORPORATION STRATA PLAN 57182

* Where the owner is not a person/s but an entity including a company or trust insert the full name of that entity.

Address (Street No., Street Name, Suburb and Postcode)

C/- PREMIUM STRATA, SUITE 3, LEVEL 2, 189 O'RIORDAN ST, MASCOT NSW 2020

Section 4: Fire safety measures

Fire safety measure	Minimum standard of performance	Date(s) assessed	APFS *
ACCESS PANELS, DOORS & HOPPERS	BCA C3.13 & AS 1530.4 – 1990	03/08/2023	F029402A
AUTOMATIC PRESSURISATION SYSTEM	BCA E2.2 & AS 1668.1	07/08/2023	F055730A
AUTOMATIC FAIL-SAFE DEVICES	BCA D2.19	03/08/2023	F029402A
AUTOMATIC SMOKE DETECTION & ALARM SYSTEMS (COMMON AREAS)	BCA Spec E2.2a & AS 1670.1 – 1995	03/08/2023	F029402A
AUTOMATIC SMOKE DETECTION & ALARM SYSTEMS (UNITS)	Combination of AS 1670.1 & AS 3786 – 1993	03/08/2023 18/09/2023	F029402A
EMERGENCY LIGHTING	BCA E4 & AS 2293.1 – 1987	03/08/2023 18/09/2023	F029402A
EMERGENCY LIFTS	BCA E3.4 & AS 1735.2 Amdt 4	12/07/2023	F055263A
EARLY WARNING & INTERCOM SYSTEM	BCA E4.9 & AS 2220.1 – 1989	03/08/2023	F029402A

1 POPLAR ST, SURRY HILLS NSW 2010

Fire safety measure	Minimum standard of performance	Date(s) assessed	APFS *
EXIT SIGNS	BCA E4 & AS 2293.1 – 1987	03/08/2023 18/09/2023	F029402A
FIRE ALARM COMMUNICATION LINK	BCA Part E2.2a Clause 3 & AS1670.3	25/07/2023	F011238A
FIRE CONTROL CENTRES & ROOMS	BCA E1.8	03/08/2023	F029402A
FIRE DAMPERS	AS 1668.1 – 1998 & AS 1682.1 – 1990	28/08/2023	F021259A
FIRE DOORS	AS/NZS 1905.1 – 1990	03/08/2023	F029402A
FIRE HYDRANT SYSTEM	BCA E1.3 & AS 2419.1 – 1988	03/08/2023	F029402A
FIRE STOPPING (ACCESSIBLE AREAS ONLY)	BCA Part C, AS 1530.4 – 1990 & AS 4072.1 – 1992	03/08/2023	F029402A
HOSE REEL SYSTEM	BCA E1.4 & AS 2441 – 1988	03/08/2023	F029402A
LIFT LANDING DOORS	BCA C3.10 & AS 1735.11 – 1986	12/07/2023	F055263A
PORTABLE FIRE EXTINGUISHERS	BCA E1.6 & AS 2444 – 2001	03/08/2023	F029402A
SMOKE CONTROL SYSTEM	BCA E2.2 & AS/NZS 1668.1	07/08/2023	F055730A
SMOKE DOORS	BCA Spec C3.4	03/08/2023	F029402A
WALL WETTING SPRINKLERS & DRENCHER SYSTEMS	BCA '90 C3.4	03/08/2023	F029402A
WARNING & OPERATIONAL SIGNS	EP&A Reg 2000 Part 15 Clause 183, BCA D2.23, & BCA E3.3	03/08/2023	F029402A

* See notes on page 4 about how to correctly identify an accredited practitioner (fire safety) (APFS). Also, new rows can be added if required.

Section 5: Inspection of fire exits and paths of travel to fire exits (Part 15)

Part of the building inspected	Date(s) inspected	APFS *
WHOLE	03/08/2023	F029402A

* See notes on page 4 about how to correctly identify an accredited practitioner (fire safety) (APFS). Also, new rows can be added if required.

Section 6: Name and contact details of accredited practitioners (fire safety) (APFS)*

Full Name (Given Name/s and Family Name)	Address	Phone	APFS**	Signature
RICHARD MCDOWELL	U13, 35 FOUNDRY RD, SEVEN HILLS	1300 822 351	F055263A	
BRADLEY EISENHUTH	31-33/8 CHAPLIN DRLANECOVE WEST 2066	94187700	F055730A	
RUBEN SANCHEZ	1A, 21-23 SOUTH ST, RYDALMERE NSW 2116	0401 779 267	F011238A	
DREW IVISON	32 PUNCH ST, ARTARMON 2065	0299061626	F029402A	
ALDO PENA	15/8 JULLIAN CL, BANKSMEADOW	02 9666 3246	F021259A	

Fire Safety Statement



Part 15 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021

* Where applicable – see notes on page 4 for further information.

Section 7: Details of the person making the declaration in section 8 or 9

Full Name (Given Name/s and Family Name)

DARRYL HECKER

Organisation (if applicable)

HECKER AUSTRALIA PTY. LTD.

Title/Position (if applicable)

BUIDING MANAGER

Address (Street No, Street Name, Suburb and Postcode)

44 VALLEY ROAD, HORNSBY NSW 2077

Phone

0423767466

Email

buildingmanager@1poplarst.com

The person making the declaration in section 8 or 9 must not be an APFS listed in section 6 or their employer/employee or direct associate.

Section 8: Annual fire safety statement declaration

I, DARRYL HECKER (insert full name) being the: owner owner's agent

declare that:

- a) each essential fire safety measure specified in this statement has been assessed by an accredited practitioner (fire safety) as capable of performing:
 - i. for an essential fire safety measure specified in the fire safety schedule, to a standard no less than that specified in the schedule, or
 - ii. for an essential fire safety measure applicable to the building but not specified in the fire safety schedule, to a standard no less than that to which the measure was originally designed and implemented, and
- b) the building has been inspected by an accredited practitioner (fire safety) and was found, when it was inspected, to be in a condition that did not disclose any grounds for a prosecution under Part 15 of the Regulation.

Owner/Agent Signature

Date issued

12/10/2023

Section 9: Supplementary fire safety statement declaration

I, _____ (insert full name) being the: owner owner's agent

declare that each critical fire safety measure specified in this statement has been assessed by an accredited practitioner (fire safety) as capable of performing to at least the standard required by the current fire safety schedule for the building.

Owner/Agent Signature

Date issued

Note:

- A fire safety statement for a building must not be issued unless the statement is accompanied by a fire safety schedule for the building in accordance with the Regulation.
- The building owner(s) are also responsible for ensuring that essential fire safety measures are maintained in accordance with section 81 of the Regulation. An agent cannot be made responsible for this requirement.

ESSENTIAL OR CRITICAL FIRE SAFETY MEASURES

PREMISES: 1 Poplar Street , SURRY HILLS NSW 2010

The following items shall be certified:

FIRE SAFETY SCHEDULE

	FIRE SAFETY MEASURES	STANDARD OF PERFORMANCE
1.	Access panels, doors and hoppers to fire-resisting shaft	BCA C3.13, AS 1530.4
2.	Automatic air pressurisation system	BCA E2.2 , AS 1668.1
3.	Automatic fail-safe devices	BCA D2.19
4.	Automatic smoke detection and alarm systems (common areas)	AS 1670.1
5.	Automatic smoke detection and alarm system (units)	Combination of AS 1670.1 & AS 3786
6.	Emergency lighting	AS/NZS 2293.1
7.	Emergency lifts	BCA E3.4, AS 1735.2 Amdt 4
8.	Emergency warning & intercommunication system	BCA E4.9, AS 2220.1
9.	Exit signs	AS/NZS 2293.1
10.	Fire alarm communication link	BCA Specification E2.2a Clause 7 AS 1670.3
11.	Fire control centres and rooms	BCA E1.8
12.	Fire dampers	AS/NZS 1668.1, AS 1682.1
13.	Fire doors	AS/NZS 1905.1
14.	Fire hydrants systems	BCA E1.3, AS 2419.1
15.	Fire stopping (accessible areas only)	BCA Section C AS 1530.4, AS 4072.1
16.	Hose reel system	BCA E1.4, AS 2441
17.	Lift landing doors	BCA C3.10, AS 1735.11
18.	Portable fire extinguishers	BCA E1.6, AS 2444
19.	Smoke control system	BCA Pt E2.2, AS/NZS 1668.1
20.	Smoke doors	BCA C3.4
21.	Wall wetting sprinklers and drencher systems	BCA C3.4
22.	Warning & operational signs	BCA D2.23, E3.3

MINUTES OF THE ANNUAL GENERAL MEETING

Strata Plan 57182

The Manhattan

1 Poplar Street Surry Hills NSW 2010

Minutes of the Annual General Meeting of The Owners - Strata Plan No. 57182 held on Thursday, 28 November 2019 at The Hyde Park Inn, Conference Room on Level 1, 271

Elizabeth Street, Sydney NSW 2000

This meeting commenced at 6:00pm

Present:

Ilze Jankovskis

Emma Thorlby

David Arcidiacono

Edward Beattie & Madeline Pryor

Oskar Vesterdahl & Leif Hallstrom

Paul Anderson

Alastair Pennycook & Dominique Estival

Mark Szekely

James Buchanan

Lot:

2 & 94

15 & 97

17 & 76

23 & 93

26 & 92

37 & 70

38 & 77

72

75

Present by Proxy:

Frieda Barker

Alan Steel

Said Sadek & Boonchai Trongpradit

Mark Blackmore

Llinos Walters

James Nicholson & Ian Elliott

Lot:

1 & 63

74

21 & 89

24 & 100

39 & 79

9 & 24

Proxy to:

Michael Barker

James Buchanan

Ilze Jankovskie

James Buchanan

Paul Anderson

David Arcidiacono

In Attendance:

Marulie Dulay

Darryl Hecker

Gerry Brown

Danny Lance

Of:

Premium Strata Pty Ltd

Hecker Australia Pty Ltd

Lots 15 & 97

Lot 75

Chairperson:

Dominique Estival chaired the meeting

MOTION 1

Confirmation of Minutes of Previous General Meeting

RESOLVED that the minutes of the last General Meeting of the Owner's Corporation held on Monday, 3 June 2019 be adopted as a true and accurate account of the proceedings of that meeting.

MOTION 2

Key financial information

RESOLVED that the attached statements of key financial information for the last financial year ending Wednesday, 31 July 2019 for the Administrative Fund, the Capital Works Fund together with Economos Audit Report were adopted.

MOTION 3

Appointment of an Auditor

RESOLVED that Economos be appointed for the current financial year for the period Thursday, 1 August 2019 to Friday, 31 July 2020.

MOTION 4

Confirmation of Insurance, delegation to Strata Committee

RESOLVED that the Owners Corporation insurances as listed in the Annexures to the Agenda of this meeting be confirmed and further that the Strata Committee be delegated the function of increasing, altering or adding insurances should it be resolved to include further insurances. This includes insurances referred to in Section 165 (2):

- a. Cover for Strata Committee Members for officers' liability insurance as provided in section 165 (2) (a) of the *Strata Schemes Management Act 2015* (NSW) (the "Act") current set at \$5,000,000; and
- b. Insurance of the kind referred to in section 165 (2) (b) of the Act to cover against misappropriation of money or other property of the Owners Corporation currently set at \$100,000.

MOTION 5

Building Valuation

RESOLVED that the Owners Corporation authorise and instruct the Strata Committee to obtain on behalf of the Owners Corporation a building valuation or update thereof after the completion of the Building Refresh works.

MOTION 6

Commissions and training services

RESOLVED that the report received from the Strata Managing Agent on commissions and training services received in the past 12 months and estimate of commissions and training services to be received in the next 12 months be accepted as follows:

Commissions

\$3,913.49 in commissions in the past 12 months, and an amount of \$3,930.00 in commissions is expected to be received in the next 12 months.

Training services

The equivalent of \$0 in training services in the past 12 months, and an amount of \$0 in training services is expected to be received in the next 12 months.

MOTION 7

Superintendent and Contract Preparation for External Façade Works

RESOLVED that the Owners Corporation approved the Strata Committee's recommendation to proceed with ACOR as the superintendent for the external façade remedial works and contract preparation and facilitation with the preferred contractor.

MOTION 8

Addition to Common Property | Solar Panels

The Owner of Lot 75 proposed an amendment to the motion to approve the solar panels subject to the approximated \$1,500,000.00 façade works being completed first.

The amendment was put to the vote and carried.

THAT THE OWNERS – STRATA PLAN NO 57182 **SPECIALLY RESOLVED** pursuant to Section 108 of the Strata Schemes Management Act, 2015 (NSW) for the purpose of improving or enhancing the common property, to specifically authorise the Owners Corporation to carry out works to the common property and comprised of adding solar panels to the roof top area including all other ancillary componentry and attachments wherever situated on the common property, subject to the approximate \$1,500,000.00 façade works being completed first.

Unit Entitlements:

FOR: 2,714 AGAINST: 0

MOTION 9

Solar Panel Proposal

The proposal prepared by The Green Guys for the supply and installation of solar panels to the building for the total amount of \$43,423.00 plus GST was tabled. **MOTION DEFEATED**

It was noted that the Strata Committee are to continue investigating the supply and installation of solar panels and put forward a proposal to the Owners Corporation after the completion of the façade works.

MOTION 10

Statue of Liberty

THAT THE OWNERS – STRATA PLAN NO 57182 specially resolve pursuant to Section 108 of the *Strata Schemes Management Act, 2015* (NSW) for the purpose of improving or enhancing the common property, to specifically authorise the Owners Corporation to remove the Statue of Liberty decal in the front lobby entrance and replace with a stencil/decal number one in its place. **MOTION DEFEATED**

Unit Entitlements:

FOR: 346 AGAINST: 2,247 ABSTAINED: 121

MOTION 11

Signage

THAT THE OWNERS – STRATA PLAN NO 57182 **SPECIALLY RESOLVED** pursuant to Section 108 of the *Strata Schemes Management Act, 2015* (NSW) for the purpose of improving or enhancing the common property, to specifically authorise the Owners Corporation to replace the current Manhattan and number one (1) external signage at the front of the building with a larger and different font with the wall and column area of the signage area repainted in a light grey.

Unit Entitlements:

FOR: 2,444 AGAINST: 149 ABSTAINED: 121

MOTION 12

Appointment of Building Manager

THAT THE OWNERS – STRATA PLAN NO 57182 **RESOLVED** pursuant to Section 67 of the *Strata Schemes Management Act, 2015* (NSW) to appoint Hecker Australia Pty Ltd on and from 1st December 2019 on the terms and conditions set out in the instrument annexed to this agenda and entitled "Building Management Agreement".

MOTION 13

Building Manager Contract

THAT THE OWNERS – STRATA PLAN NO 57182 **RESOLVED** Two (2) members being Madeline Pryor Said Sadek were nominated and authorised persons in accordance with Section 272 and 273 of the Act to attest the affixing of the seal and signing of the building management agreement on behalf of the Owners Corporation.

MOTION 14

Adoption of Budget & Raising of Levies

RESOLVED that the tabled budget prepared by the managing agent and annexed to the agenda for this meeting not be accepted and be substituted with the following

RESOLVED that:

- a. In accordance with section 79 (1) and (2) and Section 81 of the Act the Owners Corporation estimates that in respect of the period 1/08/2019 to 31/07/2020 it will need to credit to its administrative and capital works funds for actual and expected expenditure referred to in those subsections the amounts set out in the budget that was attached to the notice of the meeting at which this resolution was passed; and
- b. In accordance with section 81 (1) of the Act, the Owners Corporation determines that the following amounts are to be levied to raise the estimated contributions:
 - i. To the administrative fund, the amended sum of \$ 248,214.21 Including GST and
 - ii. to the capital works fund, the sum of \$ 247,447.90 Including GST and
- c. those amounts are to be paid by regular periodic instalments on the first day

Levy Due	Administration Fund	Capital Works Fund	
1/08/2019	\$67,859.35	\$56,057.40	Already Levied
1/11/2019	\$67,859.35	\$56,057.40	Already Levied
1/02/2020	\$56,247.76	\$67,666.20	
1/05/2020	\$56,247.75	\$67,666.19	
TOTAL (INCL GST)	\$248,214.21	\$247,447.19	

- d. **RESOLVED** that the levy instalment due 1/08/2020 for both the Administrative and Capital Works Fund be payable quarterly until re-determined by the Owners Corporation and such figure shall be

i. Administrative Fund	\$62,053.55	per quarter (Incl GST)
ii. Capital Works Fund	\$61,861.80	per quarter (Incl GST)

- e. **RESOLVED** that all contributions be levied by notice from the Treasurer of the Owners Corporation in accordance with section 83 of the Act.

MOTION 15

Special Levy

THAT THE OWNERS – STRATA PLAN NO 57182 **RESOLVED** in accordance with Section 81 (4) of the *Strata Schemes Management Act, 2015* (NSW) to raise a special levy in the amount of \$450,000 including GST for the specific purpose of funding the upcoming external façade rectification works to be paid in two (2) instalment due on the **1 February 2020 and 1 May 2020**.

MOTION 16

Capital Works Fund Plan

That the Owners Corporation resolve to do the following:

- a. Review the current Capital Works Fund Analysis report; **MOTION DEFEATED and**
- b. Engage a suitably qualified consultant to review, carry out and/or assess the capital upgrade and maintenance requirements of the building for the next ten (10) years or an updated report each five (5) years, and provide the Capital Works Fund Analysis report; **MOTION DEFEATED and**
- c. To submit that report to the Strata Committee to determine what action is required, if any; **MOTION DEFEATED and**
- d. To delegate to the strata manager the function pursuant to the Agency Agreement additional duties schedule to undertake the seeking of quotations and engaging the contractor to prepare the report and any ancillary work approved by the Strata Committee. **MOTION DEFEATED**

MOTION 17

Debt Collection

RESOLVED that The Owners – Strata Plan 57182 pursuant to the Act (including section 103) for the purpose of collecting levy contributions to authorise the Strata Managing Agent and/or the Strata Committee to do any one or more of the following:

- e. to issue arrears notices, reminder notices and/or letters to seek recovery of levy contributions and the recovery of other debts, including penalties, interest, legal and other costs/expenses;
- f. to engage or appoint the services of a debt collection agency, obtain legal advice and/or retain legal representation and/or experts on behalf of The Owners- Strata Plan No 57182
- g. to issue demands, commence, pursue, continue or defend any court, tribunal or any other proceedings against any lot owner, mortgagee in possession and/or former lot owner in relation to all matters arising out of the recovery of levy contributions and the recovery of other debts, including penalties, interest, legal and other costs;
- h. Enter and enforce any judgment obtained in the collection of levy contributions including issuing writ for levy of property (personal and real property), garnishee orders, examination notices/orders/hearings, bankruptcy notices, statutory demands and commencing and maintaining bankruptcy proceedings or winding up proceedings;

- i. Filing an appeal or defending an appeal against any judgment concerning the collection of levy contributions; and
- j. Liaise, instruct and prepare all matters with the Owners Corporation's debt collection agents, lawyers and experts in relation to any levy recovery proceedings.

MOTION 18

Motion for payment plans for levy arrears (NSW)

That The Owners – Strata Plan 57182 agree to enter into payment plans generally for matters involving arrears of unpaid contributions/levies or other amounts including interest, legal and other costs/expenses thereon and to delegate to the strata manager and/or the strata committee the ability to enter into, arrange and monitor each such payment plan limited to a period of 12 months per payment plan with any further or subsequent payment plan to be entered into as agreed by the strata committee or Owners Corporation by resolution. **MOTION**

DEFEATED

MOTION 19

Work Health & Safety Act 2011

The Owners Corporation acknowledge the *Work Health and Safety Act 2011* and *Regulations* and resolve to:

- a. As required, consult, confer, allow inspections and provide assistance (and/or documents) on any matter so far as is reasonably practicable, on work health and safety matters under the *Work Health and Safety Act 2011* and *Regulations* with its agents, employees or contractors or any health and safety representative for its agents, employees or contractors. **MOTION DEFEATED**
- b. As required, prepare and maintain any register or document reasonably required (including an asbestos register if so required) under the *Work Health and Safety Act 2011* and *Regulations* and make such register or document available to its agents, employees or contractors or any health and safety representative for its agents, employees or contractors. **MOTION DEFEATED**
- c. Engage a contractor to carry out a Safety Report as the preliminary process in compliance with the *Work Health and Safety Act 2011*. **MOTION DEFEATED**

MOTION 20

Annual Fire Safety Statement | Current

RESOLVED that the Owners Corporation considered and acknowledged the current Annual Fire Safety Statement as required for the building under the *Environmental Planning and Assessment Act 1979*.

MOTION 21

Annual Fire Safety Statement | Next

RESOLVED that the Owners Corporation do the following:

- a. **RESOLVED** to engage a suitably qualified consultant to carry out an annual Fire Safety Statement (and report) in accordance with Part 9, Division 5 of the NSW Environmental Planning and Assessment Regulations 2000 as amended; and
- b. **RESOLVED** to submit any corrective actions report to the Strata Committee to determine what action is required, if any; and
- c. **RESOLVED** to delegate to the strata manager the following functions pursuant to the Agency Agreement:
 - i. **RESOLVED** undertake the seeking of quotations and engaging the contractor to prepare the statement; and
 - ii. **RESOLVED** arrange for the Secretary of the Strata Committee to sign the statement on behalf of the scheme and thereupon for the strata manager to lodge the statement with Local Council and cause a copy of the statement to be given to the Fire Commissioner.

MOTION 22

Construction Defects

That the Owners Corporation consider construction defects pursuant to Part 11 of *the Strata Schemes Management Act 2015*, if applicable. **MOTION DEFEATED**

MOTION 23

Asbestos Inspection and Report

RESOLVED that the Owners Corporation resolve to do the following:

- a. Engage a suitably qualified consultant to carry out an Asbestos Inspection (and report) in compliance with the owners corporation's obligations under the *Work Health and Safety Act 2011* as amended; and
 - i. To submit that report to the Strata Committee to determine what action is required, if any; and
 - ii. To delegate to the strata manager the duty and function pursuant to the Agency Agreement to undertake the seeking of quotations and engaging the contractor to the strata manager and any ancillary work approved by the Strata Committee.
- b. Acknowledge the Asbestos Report received from BIV Pty Ltd dated 12 April 2012

MOTION 24

Lift Registration

RESOLVED that the Owners Corporation whilst Premium Strata Pty Ltd is appointed as the strata managing agent for the scheme:

- c. on an annual basis to engage a competent person to provide a statement as to whether the lift equipment is safe to operate; and
- d. Subject to receipt of the statement from the competent person that the equipment is safe to operate, it is instructed to arrange for the Secretary of the Strata Committee to sign on behalf of the scheme and lodge with WorkCover any item registration renewal or application form

MOTION 25

Additional Restrictions on Powers of Strata Committee

RESOLVED that for the purposes of Section 36 (3) (b) of the Act, the meeting not consider and determine the types of matters not already restricted under the Act, if any, that are to be decided only by the Owners Corporation in general meeting.

MOTION 26

Election of Strata Committee

RESOLVED that the Owners Corporation determine the number of persons to be elected to the strata committee be set at 9 and the following members be elected.

Name	Lot	Nominated By	Lot	Acceptance
Peter Awit	19	Self-nominated	19	Written
Leif Erik Hallstrom	26	Co-Owner	92	Verbally
Mark Szekely	72	Self-nominated	72	Verbally
David Arcidiacono	76	Self-nominated	76	Verbally
Dominique Estival	77	Co-Owner	77	Verbally
Said Sadek	89	Co-Owner	89	Written
Oskar Vesterdahl	92	Co-Owner	26	Verbally
Madeline Pryor	93	CO-Owner	93	Verbally
Ilze Jankovskis	94	Co-Owner	94	Written

MOTION 27

Consideration to Replace Carpets

RESOLVED that the Owners Corporation instruct the Strata Committee to obtain quotes for the replacement of all common corridor carpets to be replaced with new carpets for submission at a subsequent General Meeting and be within the amount forecasted in the Capital Works Fund Plan of around \$32,000 subject to, the building façade repairs nearing completion.

Termination

There being no further business the chair declared the meeting closed at 7:59 pm.

MINUTES OF THE ANNUAL GENERAL MEETING

Strata Plan 57182

The Manhattan

1 Poplar Street Surry Hills NSW 2010

Minutes of the Annual General Meeting of The Owners - Strata Plan No. 57182 held on
Wednesday, 28 October 2020 via the Zoom Application

This meeting commenced at 6:10pm

Present:

Ilze Jankovskis

Alan Liddle

James Nicholson

David Arcidiacono

Oi Lin Liu

Said Sadek

Madeline Pryor & Edward Beattie

Erik Hallstrom & Oskar Vesterdahl

Mark Szekely

James Buchanan

Chai Hong Nge

Jessica Newell & Thomas Sheldrick

Narelle Reynolds

Lot:

2 & 94

3 & 101

9 & 54

17 & 76

18

21 & 89

23 & 93

26 & 92

72

75

84

88

98

Present by Proxy:

Portdew Pty Ltd

Angus & Prudence Milne

Lot:

31, 32, 33 and 40

81

Proxy to:

Madeline Pryor

Madeline Pryor

Present by Company Nominee:	Lots	Representative:
A Shdell Nominee	7	Michael Liew
Rosemin Pty Ltd	90	Gillian Liew

In Attendance:	Of:
Marulie Dulay	Premium Strata Pty Ltd
Darryl Hecker	Hecker Australia Pty Ltd
Tim Rigney	Integrated Asset Solutions (6:16pm – 6:46pm)

Chair:

Madeline Pryor chaired the meeting

MOTION 1

Confirmation of Minutes of Previous General Meeting

RESOLVED that the minutes of the last General Meeting of the Owner’s Corporation held on Monday, 22 April 2019 were adopted as a true and accurate account of the proceedings of that meeting.

MOTION 2

Key financial information

RESOLVED that the attached statements of key financial information for the last financial year ending Friday, 31 July 2020 for the Administrative Fund, the Capital Works Fund together with the Economos Audit report were adopted.

MOTION 3

Appointment of an Auditor

RESOLVED that Economos be appointed for the current financial year for the period Saturday, 1 August 2020 to Saturday, 31 July 2021.

MOTION 4

Adoption of Budget & Raising of Levies

RESOLVED that:

- a. In accordance with section 79 (1) and (2) and Section 81 of the Act the Owners Corporation estimates that in respect of the period 1/08/2020 to 31/07/2021 it will need to credit to its administrative and capital works funds for actual and expected expenditure referred to in those subsections the amounts set out in the budget that was attached to the notice of the meeting at which this resolution was passed; and
- a. In accordance with section 81 (1) of the Act, the Owners Corporation determines that the following amounts are to be levied to raise the estimated contributions:
 - i. To the administrative fund, the sum of \$ 266,326.79 Including GST and
 - ii. to the capital works fund, the sum of \$ 229,334.61 Including GST and

- b. those amounts are to be paid by regular periodic instalments commencing on the first day

Levy Due	Administration Fund	Capital Works Fund	
1/08/2020	\$62,056.10	\$61,862.90	Already Levied
1/11/2020	\$62,056.10	\$61,862.90	Already Levied
1/02/2021	\$71,107.29	\$52,804.41	
1/05/2021	\$71,107.30	\$52,804.40	
TOTAL (INCL GST)	\$266,326.79	\$229,334.61	

- c. **RESOLVED** that the levy instalment due 1/08/2021 for both the Administrative and Capital Works Fund be payable quarterly until re-determined by the Owners Corporation and such figure shall be

i. Administrative Fund	\$66,581.70	per quarter (Incl GST)
ii. Capital Works Fund	\$57,333.65	per quarter (Incl GST)

- d. **RESOLVED** that all contributions be levied by notice from the Treasurer of the Owners Corporation in accordance with section 83 of the Act.

MOTION 5

Capital Works Fund Plan

That the Owners Corporation resolve to do the following:

- Review the current Capital Works Fund Analysis report; and **MOTION DEFEATED**
- Engage a suitably qualified consultant to review, carry out and/or assess the capital upgrade and maintenance requirements of the building for the next ten (10) years or an updated report each five (5) years, and provide the Capital Works Fund Analysis report; and **MOTION DEFEATED**
- To submit that report to the Strata Committee to determine what action is required, if any; **MOTION DEFEATED** and
- To delegate to the strata manager the function pursuant to the Agency Agreement additional duties schedule to undertake the seeking of quotations and engaging the contractor to prepare the report and any ancillary work approved by the Strata Committee. **MOTION DEFEATED**

MOTION 6

ACOR Tender Analysis

RESOLVED that the tender analysis prepared by ACOR dated 3 September 2020 in relation to the tenders received from Max Build and Integrated Asset Solutions (IAS) for the external façade and level 4 balcony remedial works was tabled and accepted.

MOTION 7

Treasurers Report

RESOLVED that the Treasurers Report dated October 2020 prepared by the Strata Committee and Strata Managing Agent regarding the special levies raised for upcoming works was tabled and accepted.

MOTION 8

Max Build Quotation

The negotiated quotation from Max Build for the total amount of \$1,061,970 including GST as referenced in the ACOR tender analysis report in motion 4, pursuant to the resolution at the 22 April 2020 be tabled and further that the negotiated quotation for stage 1 being the external façade remedial works be accepted. **MOTION DEFEATED**

MOTION 9

Integrated Asses Solutions Quotation

RESOLVED that the quotation from Integrated Asset Solutions for the amount of \$934,574 including GST for stage 1 being the external façade remedial works as noted in the ACOR tender analysis report in motion 6 was tabled and accepted.

MOTION 10

Exterior Painting | IAS

RESOLVED that the quotation from Integrated Asset Solutions dated 13 July 2020 for the whole exterior painting of the building for the total amount of \$252,806.40 including GST to be paid in equal instalments of \$84,268.80 for 3 years was tabled and accepted.

MOTION 11

Exterior Paint Colour

The Owners – Strata Plan No. 57182 **SPECIALLY RESOLVED** pursuant to section 108 of the Strata Schemes Management Act, 2015 (NSW) for the purpose of improving or enhancing the common property to specifically authorise the change in exterior building paint colour to grey.

Unit Entitlement Total: 2,737

FOR: 1,693 ABSTAIN: 404

MOTION 12

Request to Change By-laws

THAT the Owners – Strata Plan No 57182 **SPECIALLY RESOLVED** pursuant to section 141 of the *Strata Schemes Management Act 2015* to change the by-laws for the strata scheme in the following terms:

- a. repeal existing By-laws 1 to 15 inclusive, By-laws 17 to 19 inclusive and Special By-laws No 3, 4, 5, 6, 7, 8, 9, 10, 11 and 13 inclusive;
- b. renumber existing Special By-law No 12 (By-law for Works (Lot 58)) to become By-law 25.

Note: There is no existing By-law 16 or Special By-laws No 1 and 2.

Unit Entitlements Total: 2,737

FOR: 1,693

ABSTAIN: 404

MOTION 13

Adoption of New By-laws

The Owners – Strata Plan No 57182 **SPECIALLY RESOLVED** pursuant to section 141 of the *Strata Schemes Management Act 2015* to adopt the following new by-laws (except for renumbered By-law 25 which has not been amended at all other than being renumbered) for the strata scheme in the form attached to this notice of general meeting and marked "Annexure A":

- (a) By-Law 1 – Definitions and Interpretation;
- (b) By-Law 2 - Vehicles;
- (c) By-Law 3 - Changes to common property;
- (d) By-Law 4 - Damage to lawns and plants on common property;
- (e) By-Law 5 - Obstruction of common property;
- (f) By-Law 6- Keeping of animals;
- (g) By-Law 7 - Noise;
- (h) By-Law 8 - Behaviour of owners, occupiers and invitees;
- (i) By-Law 9 - Children playing on common property;
- (j) By-Law 10 - Smoke penetration;
- (k) By-Law 11 - Preservation of fire safety;
- (l) By-Law 12 - Storage of inflammable liquids and other substances and materials;
- (m) By-Law 13 - Appearance of lot;
- (n) By-Law 14 - Cleaning windows and doors;
- (o) By-Law 15 - Disposal of waste - shared bins;
- (p) By-Law 16 - Change in use or occupation of lot to be notified;
- (q) By-Law 17 - Compliance with planning and other requirements;
- (r) By-Law 18 - Common property memorandum;
- (s) By-Law 19 - Security and Access Keys;
- (t) By-Law 20 - Moving furniture and other objects on or through common property;
- (u) By-Law 21 - Bike racks;
- (v) By-Law 22 - Recovery of costs;
- (w) By-Law 23 - Obstruction of building manager;
- (x) By-Law 24 - Air conditioning;
- (y) By-Law 25 - By-law for works (Lot 58);
- (z) By-Law 26 - Major and minor works approval programme.

Unit Entitlements Total: 2,737

FOR: 1,693 ABSTAIN: 404

MOTION 14

Short Term Letting By-law

The Owners – Strata Plan No 57182 specially resolved pursuant to section 141 of the *Strata Schemes Management Act 2015* to change the by-laws for the strata scheme by adding a new by-law in the terms attached to this notice of general meeting and marked “Annexure C”.

MOTION DEFEATED

Unit Entitlements Total: 2,737

FOR: 1,042 AGAINST: 1,459

MOTION 15

By-law for Works to Lot 74

The Owners – Strata Plan No 57182 **SPECIALLY RESOLVED** pursuant to section 108 of the *Strata Schemes Management Act 2015* for the purpose of improving or enhancing the common property to specifically authorise the works proposed by the owner of lot 74 to the common property on the terms and in the manner as set out in the by-law.

Unit Entitlements Total: 2,737

FOR: 1,693 ABSTAIN: 404

MOTION 16

Special By-law Wording for Lot 74

The Owners – Strata Plan No 57182 **SPECIALLY RESOLVED** pursuant to sections 141 and 143 of the *Strata Schemes Management Act 2015* to make a by-law adding to the by-laws applicable to the strata scheme in the following terms:

SPECIAL BY-LAW NO < >

Lot 74 Works

PART 1

GRANT OF RIGHT

- 11 Notwithstanding anything contained in any by-law applicable to the strata scheme, the Owner has the special privilege to carry out the Major Works (at the Owner’s cost and to

remain the Owner's fixture) and the right of exclusive use and enjoyment of those parts of the common property attached to or occupied by the Works, subject to the terms and conditions contained in this by-law.

PART 2

APPLICATION OF SPECIAL BY-LAW

- 2.1 The provisions of Parts 2 and 3.2-3.12 (inclusive) of By-law 26 (Major and Minor Works Approval Programme) are adopted for the purposes of this by-law with the exception of the definition of "Plans" (where applicable) and the amendment of the definition of "Major Works", "Owner" and "Lot" as follows:

PART 3

DEFINITIONS

- 3.1 In addition to the definitions in Part 2 of By-law 26 (Major and Minor Works Approval Programme), the following definitions are also adopted:

- (a) "Lot" means lot 74 in Strata Plan No 57182.
- (b) "Major Works" means the works to the Lot and the common property to be carried out in connection with the bathroom and laundry works for the Lot including:

Bathroom:

- (i) Strip out all wall and floor tiles and all fittings.
- (ii) Install 2 coats of waterproofing membrane to comply with Australian standards.
- (iii) Lay all floor and wall tiles and apply silicone sealant to all vertical and horizontal joints.
- (iv) Install new wall coverings.
- (v) Install plumbing for new shower layout.
- (vi) Install new wall-hung vanity and toilet suite.
- (vii) Install new fittings and accessories.
- (viii) Remove and dispose of rubbish.

Laundry:

- (ix) Strip out floor tiles and laundry tub.
- (x) Relocate plumbing for under bench.

- (xi) Install 2 coats of waterproofing membrane to comply with Australian standards.
- (xii) Lay floor tiles including entry floor.
- (xiii) Install new laminate laundry cabinets including laminate bench tops, and install sink and taps.
- (xiv) Lay tiles to splashback.
- (xv) Remove and dispose of rubbish.
- (xvi) Removal of any part of the Works.
- (xvii) The restoration of lot and common property (including the Lot) damaged by the works referred to above,

all of which is to be conducted strictly in accordance with the Plans (where applicable) and the provisions of this by-law.

- (c) "Owner" means the owner or owners for the time being of the Lot.

PART 4

CONDITIONS

4.1 The Owner must comply with any conditions set out by the Owners Corporation in relation to the Major Works. These conditions include:

- (a) The Owner must complete the Major Works by 31/12/2021. If the Owner has not completed the Major Works by 31/12/2021 the Owners Corporation will issue the Owner with a "Notice to Complete" which records that
 - (i) the Major Works must be completed within 21 days of the date of the Notice to Complete; and
 - (ii) if the Major Works have not been completed within 21 days of the date of the Notice to Complete the Owners Corporation may retain part of the Owner's bond at a rate of \$10.00 per day from the expiry of the 21 day notice period until such time as the Major Works are completed.

Unit Entitlements Total: 2,737

FOR: 1,693 ABSTAIN: 404

MOTION 17

Registration of Approved By-laws

The Owners – Strata Plan No 57182 **SPECIALLY RESOLVED** to authorise the strata managing agent to undertake all necessary steps to register the by-laws passed at this general meeting at NSW Land Registry Services, including but not limited to affixing the seal of the Owners Corporation to the consolidated version of the by-laws and producing the common property certificate of title to NSW Land Registry Services.

Unit Entitlements Total: 2,737

FOR: 1,693 AGAINST: 404

MOTION 18

Re-Appointment of Premium Strata Pty Ltd

- e. **RESOLVED** that Premium Strata Pty Ltd be re-appointed as Managing agent of Strata Plan 57182 and that the common seal be affixed to the tabled instrument in writing (Agency Agreement) pursuant to Section 52 of the Act, appointing the agent and delegating to it all the powers, duties, authorities and functions of the Owners Corporation, it's Strata Committee and the offices of Chairperson, Secretary and Treasurer of the Strata Committee of the Owners Corporation.
- f. **RESOLVED** that Said Sadek and Madeline Pryor be nominated and authorised persons in accordance with Section 272 and 273 of the Act to attest the affixing of the seal and signing of the Agency Agreement commencing 1 April 2021 for a three (3) year term on behalf of the Owners Corporation subject to the amendment to page 27 Schedule E – Special Conditions noting that if there was a sale of Premium Strata during the first 12 months of the contract term the Owners Corporation is able to terminate the contract without penalty.

MOTION 19

Confirmation of Insurance, delegation to Strata Committee

RESOLVED that the Owners Corporation insurances as listed in the Annexures to the Agenda of this meeting be confirmed and further that the Strata Committee be delegated the function of increasing, altering or adding insurances should it be resolved to include further insurances. This includes insurances referred to in Section 165 (2):

- a. Cover for Strata Committee Members for officers' liability insurance as provided in section 165 (2) (a) of the *Strata Schemes Management Act 2015* (NSW) (the "**Act**") current set at \$5,000,000; and
- b. Insurance of the kind referred to in section 165 (2) (b) of the Act to cover against misappropriation of money or other property of the Owners Corporation currently set at \$100,000.

MOTION 20

Building Valuation

That the Owners Corporation authorise and instruct the Strata Managing Agent to obtain on behalf of the Owners Corporation a building valuation or update thereof. **MOTION DEFEATED**

MOTION 21

Commissions and training services

RESOLVED that the report received from the Strata Managing Agent on commissions and training services received in the past 12 months and estimate of commissions and training services to be received in the next 12 months be accepted as follows:

Commissions

\$4,258.41 in commissions in the past 12 months, and an amount of \$4,270.00 in commissions is expected to be received in the next 12 months.

Training services

The equivalent of \$0 in training services in the past 12 months, and an amount of \$0 in training services is expected to be received in the next 12 months.

MOTION 22

Debt Collection

RESOLVED that The Owners – Strata Plan 57182 pursuant to the Act (including section 103) for the purpose of collecting levy contributions to authorise the Strata Managing Agent and/or the Strata Committee to do any one or more of the following:

- c.** to issue arrears notices, reminder notices and/or letters to seek recovery of levy contributions and the recovery of other debts, including penalties, interest, legal and other costs/expenses;
- d.** to engage or appoint the services of a debt collection agency, obtain legal advice and/or retain legal representation and/or experts on behalf of The Owners– Strata Plan No 57182
- e.** to issue demands, commence, pursue, continue or defend any court, tribunal or any other proceedings against any lot owner, mortgagee in possession and/or former lot owner in relation to all matters arising out of the recovery of levy contributions and the recovery of other debts, including penalties, interest, legal and other costs;
- f.** Enter and enforce any judgment obtained in the collection of levy contributions including issuing writ for levy of property (personal and real property), garnishee orders, examination notices/orders/hearings, bankruptcy notices, statutory demands and commencing and maintaining bankruptcy proceedings or winding up proceedings;
- g.** Filing an appeal or defending an appeal against any judgment concerning the collection of levy contributions; and
- h.** Liaise, instruct and prepare all matters with the Owners Corporation's debt collection agents, lawyers and experts in relation to any levy recovery proceedings.

MOTION 23

Payment plans for levy arrears (NSW)

The Owners – Strata Plan 57182 **RESOLVED** to agree to enter into payment plans generally for matters involving arrears of unpaid contributions/levies or other amounts including interest, legal and other costs/expenses thereon and to delegate to the strata manager and/or the Strata Committee the ability to enter into, arrange and monitor each such payment plan limited to a period of 12 months per payment plan with any further or subsequent payment plan to be entered into as agreed by the Strata Committee or Owners Corporation by resolution.

MOTION 24

Other Means of Voting

The Owners – Strata Plan No 57182 **RESOLVED** pursuant to Clause 28, Schedule 1 of the *Strata Schemes Management Act, NSW (2015)* and Regulation 14 of the *Strata Schemes Management Regulation, NSW (2016)* to approve voting by means of teleconference and/or video-conferencing or other electronic or paper vote means while participating in a meeting from a remote location for all matters to be determined by the owners corporation at this general meeting

MOTION 25

Work Health & Safety Act 2011

The Owners Corporation acknowledge the *Work Health and Safety Act 2011* and *Regulations* and resolve to:

- a. As required, consult, confer, allow inspections and provide assistance (and/or documents) on any matter so far as is reasonably practicable, on work health and safety matters under the *Work Health and Safety Act 2011* and *Regulations* with its agents, employees or contractors or any health and safety representative for its agents, employees or contractors. **MOTION DEFEATED**
- b. As required, prepare and maintain any register or document reasonably required (including an asbestos register if so required) under the *Work Health and Safety Act 2011* and *Regulations* and make such register or document available to its agents, employees or contractors or any health and safety representative for its agents, employees or contractors. **MOTION DEFEATED**
- c. Engage a contractor to carry out a Safety Report as the preliminary process in compliance with the *Work Health and Safety Act 2011*. **MOTION DEFEATED**

MOTION 26

Annual Fire Safety Statement | Current

RESOLVED that the Owners Corporation considered the current Annual Fire Safety Statement as required for the building under the *Environmental Planning and Assessment Act 1979*.

MOTION 27

Annual Fire Safety Statement | Next

RESOLVED that the Owners Corporation do the following:

- d. **RESOLVED** to engage a suitably qualified consultant to carry out an annual Fire Safety Statement (and report) in accordance with Part 9, Division 5 of the NSW Environmental Planning and Assessment Regulations 2000 as amended; and
- e. **RESOLVED** to submit any corrective actions report to the Strata Committee to determine what action is required, if any; and
- f. To delegate to the strata manager the following functions pursuant to the Agency Agreement:
 - i. **RESOLVED** undertake the seeking of quotations and engaging the contractor to prepare the statement; and
 - ii. **RESOLVED** arrange for the Secretary of the Strata Committee to sign the statement on behalf of the scheme and thereupon for the strata manager to lodge the statement with Local Council and cause a copy of the statement to be given to the Fire Commissioner.

MOTION 28

Construction Defects

That the Owners Corporation consider construction defects pursuant to Part II of *the Strata Schemes Management Act 2015*, if applicable. **MOTION WITHDRAWN**

MOTION 29

Asbestos Inspection and Report

RESOLVED that the Owners Corporation resolve to do the following:

- a. Table and accept the Asbestos Report received from BIV Pty Ltd dated 12 April 2012 confirming that there was no Asbestos found during their inspection; **RESOLVED** and
- b. Engage a suitably qualified consultant to provide an updated asbestos report **MOTION DEFEATED**

MOTION 30

Lift Registration

RESOLVED that the Owners Corporation whilst Premium Strata Pty Ltd is appointed as the strata managing agent for the scheme:

- g. on an annual basis to engage a competent person to provide a statement as to whether the lift equipment is safe to operate; and
- h. Subject to receipt of the statement from the competent person that the equipment is safe to operate, it is instructed to arrange for the Secretary of the Strata Committee to sign on behalf of the scheme and lodge with WorkCover any item registration renewal or application form

MOTION 31

Restrictions on Powers of Strata Committee

The Owners – 57182 **RESOLVED** there be NO matter or type of matter to be decided only by the Owners Corporation in general meeting pursuant to Section 36(3)(b) of the *Strata Schemes Management Act, 2015* (NSW).

Motion 32

Election of Strata Committee

RESOLVED that the Owners Corporation determined the number of persons to be elected to the strata committee be set at 9 and the following members were elected.

Name	Lot	Nominated By	Lot	Acceptance
Erik Hallstrom	26	Co-Owner	92	Written
Mark Szekely	72	Self-nominated	72	Written
Chai hong Nge	84	Self-nominated	84	Written
Said Sadek	89	Co-Owner	89	Written
Gillian Liew	90	Company	90	Written
Oskar Vesterdahl	92	Co-Owner	26	Written
Madeline Pryor	93	Co-Owner	93	Verbally
Ilze Jankovskis	94	Co-Owner	94	Written
Alan Liddle	101	Self-nominated	101	Verbally

Termination

There being no further business the chair declared the meeting closed at 9:14 pm.

MINUTES OF THE ANNUAL GENERAL MEETING

Strata Plan 57182

The Manhattan

1 Poplar Street, Surry Hills 2010

Minutes of the Annual General Meeting of The Owners - Strata Plan No. 57182 held on
Wednesday, 17 November 2021 at Via Zoom Application (Method A)

This meeting commenced at 6:00 PM

Present:	Lot:	Proxy to:
Ilze Jankovskis	2 & 94	
Alan Liddle	3 & 101	
James Nicholson	9 & 54	
David Arcidiacono	17 & 76	
Daniel Lance & James Buchanan	20 & 83	
Said Sadek	21 & 89	
Madeline Pryor & Edward Beattie	23 & 93	
Leif Hallstrom & Oskar Vesterdahl	26 & 92	
Joseph Sarkodie	28 & 87	
Paul Anderson	37 & 70	
Alistair Pennycook & Dominique Estival	38 & 77	
Mark Szekely	72	
James Buchanan	75	
Chai Hong Nge	84	
Present by Proxy:	Lot:	Proxy to:
Portdew Pty Ltd	31, 32, 33 & 40	Marulie Dulay
Jessica Newell	88	Marulie Dulay

Present by Company Nominee:	Lots	Representative:
A Shdell Nominee	7	Michael Liew
Rosemin Pty Ltd	90	Gillian Liew

In Attendance:	Of:
Marulie Dulay	Premium Strata Pty Ltd
Darryl Hecker	Hecker Australia Pty Ltd
Michael Barker	Lot 1 & 63

Chairperson:

Madeline Pryor chaired the meeting

Opening Comments: The Chair Address and Strata Managing Agents update on the façade is accompanied with these minutes.

MOTION 1

Other means of Voting

RESOLVED that the Owners –Strata Plan 57182 pursuant to Clause 28, Schedule 1 of the Strata Schemes Management Act, NSW (2015) and Regulation 14 of the Strata Schemes Management Regulation, NSW (2016) to approve voting by means of teleconference and/or video-conferencing or other electronic or paper vote means while participating in a meeting from a remote location for all matters to be determined by the owners corporation at this general meeting.

MOTION 2

Confirmation of Minutes of Previous General Meeting

RESOLVED that the minutes of the last General Meeting of the Owner's Corporation held on Tuesday, 16 March 2021 was adopted as a true and accurate account of the proceedings of that meeting.

MOTION 3

Key financial Information

RESOLVED that the attached statements of key financial information for the last financial year ending Sunday, 31 July 2022 for the Administrative Fund and the Capital Works Fund prepared by the Owners Corporation together with the Economos auditor's report was adopted.

MOTION 4

Appointment of an Auditor

RESOLVED that an auditor be appointed for the current financial year for the period Sunday, 1 August 2021 to Sunday, 31 July 2022.

MOTION 5

External Façade Update

RESOLVED that the Owners Corporation acknowledged the Strata Managing Agent's and Building Manager's verbal update on the Façade Remedial Works.

MOTION 6

Extension of Building Management Contract

RESOLVED that the Owners Corporation extend the term of the Building Management Contract with Hecker Australia Pty Ltd for 2 years period commencing 01/12/2022 pursuant to Clause 2.2 of the current Building Management Contract on the negotiated terms as follows:

- The current fee of \$31,200 + GST to be increased by 2% to \$31,824 + GST (on commencement of the extended agreement).
- The adjustment of the fee varied on the anniversary of the date of the extended agreement (01/12/2022) in accordance with the percentage variation in the CPI over the 12 months preceding the review date/or increased by 2%, whichever amount is greater.

MOTION 7

Adoption of Budget & Raising of Levies

RESOLVED:

- a. In accordance with section 79 (1) and (2) and Section 81 of the Act the Owners Corporation estimates that in respect of the period 1/08/2021 to 31/07/2022 it will need to credit to its administrative and capital works funds for actual and expected expenditure referred to in those subsections the amounts set out in the budget that was attached to the notice of the meeting at which this resolution was passed; and
- b. In accordance with section 81 (1) of the Act, the Owners Corporation determines that the following amounts are to be levied to raise the estimated contributions:
 - i. To the administrative fund, the sum of \$233,182 excluding GST and
 - ii. to the capital works fund, the sum of \$217,419.46 excluding GST and
- c. those amounts are to be paid by regular periodic instalments on the first day of 1 August 2021

Levy Due	Administration Fund	Capital Works Fund	
1/08/2021	\$66,583.36	\$57,334.85	Already Levied
1/11/2021	\$66,583.36	\$57,334.85	Already Levied

1 02/2022	\$61,666.64	\$62,245.85
1 05/2022	\$61,666.64	\$62,245.85
TOTAL (INCL GST)	\$ 256,500.00	\$ 239,161.40

- d. RESOLVED that the levy instalment due 1/08/2022 for both the Administrative and Capital Works Fund be payable quarterly until re-determined by the Owners Corporation and such figure shall be

i. Administrative Fund	\$58,295.46	per quarter (Excl GST)
ii. Capital Works Fund	\$54,354.87	per quarter (Excl GST)

- e. RESOLVED that all contributions be levied by notice from the Treasurer of the Owners Corporation in accordance with section 83 of the Act.

MOTION 8

Capital Works Fund Plan

The Owners Corporation resolve to do the following:

- f. Review the current Capital Works Fund Analysis report; and
- g. Engage a suitably qualified consultant to review, carry out and/or assess the capital upgrade and maintenance requirements of the building for the next ten (10) years or an updated report each five (5) years, and provide the Capital Works Fund Analysis report; and
- h. To submit that report to the Strata Committee to determine what action is required, if any; and
- i. To delegate to the strata manager the function pursuant to the Agency Agreement additional duties schedule to undertake the seeking of quotations and engaging the contractor to prepare the report and any ancillary work approved by the Strata Committee. MOTION DEFEATED

MOTION 9

Confirmation of Insurance, delegation to Strata Committee

RESOLVED that the Owners Corporation insurances as listed in the Annexures to the Agenda of this meeting was confirmed and further the Strata Committee was delegated the function of increasing, altering or adding insurances should it be resolved to include further insurances. This includes insurances referred to in Section 165 (2):

- a. Cover for Strata Committee Members for officers' liability insurance as provided in section 165 (2) (a) of the *Strata Schemes Management Act 2015* (NSW) (the "Act") currently set at \$5,000,000; and
- b. Insurance of the kind referred to in section 165 (2) (b) of the Act to cover against misappropriation of money or other property of the Owners Corporation currently set at \$100,000.

MOTION 10

Building Valuation

RESOLVED that the Owners Corporation authorise and instruct the Strata Committee to obtain on behalf of the Owners Corporation a building valuation update.

MOTION 11

Commissions and training Services

RESOLVED that a report was received from the Strata Managing Agent on commissions and training services received in the past 12 months and estimate of commissions and training services to be received in the next 12 months.

Commissions

\$4,258.41 in commissions in the past 12 months, and an amount of \$4,270 in commissions is expected to be received in the next 12 months as suggested by MGA Brokers.

Training services

The equivalent of \$0 in training services in the past 12 months, and an amount of \$0 in training services is expected to be received in the next 12 months.

MOTION 12

Debt Collection

RESOLVED that the Owners – Strata Plan 57182 pursuant to the Act (including section 103) for the purpose of collecting levy contributions to authorise the Strata Managing Agent and/or the Strata Committee to do any one or more of the following:

- a. To issue arrears notices, reminder notices and/or letters to seek recovery of levy contributions and the recovery of other debts, including penalties, interest, legal and other costs/expenses;
- b. To engage or appoint the services of a debt collection agency, obtain legal advice and/or retain legal representation and/or experts on behalf of The Owners- Strata Plan No 57182.
- c. To issue demands, commence, pursue, continue or defend any court, tribunal or any other proceedings against any lot owner, mortgagee in possession and/or former lot owner in relation to all matters arising out of the recovery of levy contributions and the recovery of other debts, including penalties, interest, legal and other costs;
- d. Enter and enforce any judgment obtained in the collection of levy contributions including issuing writ for levy of property (personal and real property), garnishee orders, examination notices/orders/hearings, bankruptcy notices, statutory demands and commencing and maintaining bankruptcy proceedings or winding up proceedings;
- e. Filing an appeal or defending an appeal against any judgment concerning the collection of levy contributions; and
- f. Liaise, instruct and prepare all matters with the Owners Corporation's debt collection agents, lawyers and experts in relation to any levy recovery proceedings.

MOTION 13

Payment plans for levy arrears (NSW)

RESOLVED that the Owners – Strata Plan 57182 agree to enter into payment plans generally for matters involving arrears of unpaid contributions/levies or other amounts including interest, legal and other costs/expenses thereon and to delegate to the strata manager and/or the Strata Committee the ability to enter into, arrange and monitor each such payment plan limited to a period of 12 months per payment plan with any further or subsequent payment plan to be entered into as agreed by the Strata Committee or Owners Corporation by resolution.

MOTION 14

Work Health & Safety Act 2011

The Owners Corporation acknowledge the *Work Health and Safety Act 2011* and *Regulations* and resolve to:

- g. As required, consult, confer, allow inspections and provide assistance (and/or documents) on any matter so far as is reasonably practicable, on work health and safety matters under the *Work Health and Safety Act 2011* and *Regulations* with its agents, employees or contractors or any health and safety representative for its agents, employees or contractors,
- h. As required, prepare and maintain any register or document reasonably required (including an asbestos register if so required) under the *Work Health and Safety Act 2011* and *Regulations* and make such register or document available to its agents, employees or contractors or any health and safety representative for its agents, employees or contractors.
- i. Engage a contractor to carry out a Safety Report as the preliminary process in compliance with the *Work Health and Safety Act 2011*. **MOTION DEFEATED**

MOTION 15

Annual Fire Safety Statement | Current

RESOLVED that the Owners Corporation considered and acknowledged the current Annual Fire Safety Statement under the Environmental Planning and Assessment Act 1979.

MOTION 16

Annual Fire Safety Statement | Next

RESOLVED that the Owners Corporations do the following:

- a. Engage a suitably qualified consultant to carry out an annual Fire Safety Statement (and report) in accordance with Part 9, Division 5 of the NSW Environmental Planning and Assessment Regulations 2000 as amended; and
- b. To submit any corrective actions report to the Strata Committee to determine what action is required, if any; and
- c. To delegate to the strata manager the following functions pursuant to the Agency Agreement:

- i. Undertake the seeking of quotations and engaging the contractor to prepare the statement; and
- ii. arrange for the Secretary of the Strata Committee to sign the statement on behalf of the scheme and thereupon for the strata manager to lodge the statement with Local Council and cause a copy of the statement to be given to the Fire Commissioner.

MOTION 17

Construction Defects

The Owners Corporation consider construction defects pursuant to Part 11 of the Strata Schemes Management Act 2015, if applicable. NOT APPLICABLE

MOTION 18

Lift Registration

RESOLVED that the Owners Corporation, whilst Premium Strata Pty Ltd is appointed as the strata managing agent for the scheme:

- a. It is required on an annual basis to engage a competent person to provide a statement as to whether the lift equipment is safe to operate; and
- a. Subject to receipt of the statement from the competent person that the equipment is safe to operate, it is instructed to arrange for the Secretary of the Strata Committee to sign on behalf of the scheme and lodge with WorkCover any item registration renewal or application form.

MOTION 19

Short-Term Letting By-Law

The Owners – Strata Plan No 57182 **SPECIALLY RESOLVED** pursuant to section 141 of the Strata Schemes Management Act 2015 to change the by-laws for the strata scheme by adding a new by-law in the following terms:

1. An owner or occupier is prohibited from entering in to a short-term rental accommodation arrangement if the lot is not the owner or occupiers principal place of residence of the person who, pursuant to the arrangement, is giving another person the right to occupy the lot.
2. An owner or occupier who is eligible to enter into a short term rental arrangement of their lot due to it being their principal place of residence must adhere to the Code of Conduct pursuant to Fair Trading Act 1987 Section 54B(1) and Fair Trading Regulations Part 2A Clause 11A declaration of code of conduct applying to short-term rental accommodation industry participants.

Total Unit Entitlements: 3118

For: 2425

Against: 271

Abstain: 422

MOTION 20

Additional Restrictions on Powers of Strata Committee

RESOLVED that the Owners – 57182 resolve there be NO matter or type of matter to be decided only by the Owners Corporation in general meeting pursuant to Section 36(3)(b) of the *Strata Schemes Management Act, 2015* (NSW).

MOTION 21

Election of Strata Committee

RESOLVED that the Owners Corporation determine the number of persons to be elected to the strata committee be set at 6 and the following members be elected.

Name	Unit	Nominated By	Unit	Acceptance
Erik Hallstrom	26	Co-Owner	92	Verbally
Mark Szekely	72	Self-nominated	72	Verbally
Said Sadek	89	Co-Owner	89	Written
Madeline Pryor	93	Co-Owner	93	Verbally
Izse Jankovskis	94	Co-Owner	94	Written
Alan Liddle	101	Self-nominated	101	Verbally

Termination

There being no further business the chairman declared the meeting closed at 8:15 pm.

MINUTES OF THE ANNUAL GENERAL MEETING

Strata Plan 57182 | Manhattan

1 Poplar Street, Surry Hills

Minutes of the Annual General Meeting of The Owners - Strata Plan No. 57182 held on
Monday, 5 December 2022 via Zoom Application

This meeting commenced at 6:15 PM

Present:

David Arcidiacono	17, 76
Daniel Lance & James Buchanan	20, 83
Said Sadek	21, 89
Madeline Pryor & Edward Beattie	23, 93
Erik Hallstrom	26, 92
Dominique Estival	38, 77
Mark Szekely	72
James Buchanan	75

Lot:

Present by Proxy:

Frieda Barker	1, 63	Proxy to: Mike Barker
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Lot:

Proxy to:

Present by Company Nominee

A Shdell Nominee	7	Company Nominee: Michael Liew (6:15pm – 7:08pm)
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Lot:

Company Nominee:

Apologies:

M Abolins & I. Jankovskis	2
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Lot:

In Attendance:

Marulie Dulay

Darryl Hecker

Of:

Premium Strata Pty Ltd

Hecker Australia Pty Ltd

Chairperson:

Madeline Pryor chaired the meeting

Opening Comments: *The Chair Address, a copy of which is circulated with these minutes.*

MOTION 1

Confirmation of Minutes of Previous General Meeting

RESOLVED that the minutes of the last General Meeting of the Owner's Corporation held on Wednesday, 28 September 2022 was adopted as a true and accurate account of the proceedings of that meeting.

MOTION 2

Key financial Information

RESOLVED that the attached statements of key financial information for the last financial year ending Sunday, 31 July 2022 for the Administrative Fund and the Capital Works Fund prepared by the Owners Corporation together with the relevant auditor's report was adopted.

MOTION 3

Appointment of an Auditor

RESOLVED that an auditor be appointed for the current financial year for the period Monday, 1 August 2022 to Monday, 31 July 2023.

MOTION 4

External Façade Update

RESOLVED that the Owners Corporation **ACKNOWLEDGED** the following update from the Building Manager and Strata Managing Agent:

- Apex who are the appointed engineers for the façade remedial works is working with another engineer to prepare the specifications and structural calculations which are due to be received by mid to late January 2023.
- The specifications will provide two (2) options for the replacement cladding material, either Aluminium or Fibre Cement which is the existing material.
- Once specifications are completed and reviewed by the Strata Committee, Apex will go to tender which will take approximately 4 weeks to receive the tenders back from a minimum of 3 builders.

- Once tenders are received a General Meeting will be held tentatively in April 2023 for the Owners Corporation to select a tender, which will determine what cladding material is selected and approved. for Apex to proceed with applying for a Development Application with City of Sydney Council.
- Works to then start in May 2023 tentatively but will be dependent on third party factors outside the control of the Strata Committee and Owners Corporation.

The Owners present at the meeting also took the opportunity to acknowledge all Owners past and current who may have financially struggled from raising the Special Levies during the pandemic.

MOTION 5

Adoption of Budget & Raising of Levies

RESOLVED that:

- In accordance with section 79 (1) and (2) and Section 81 of the Act the Owners Corporation estimates that in respect of the period 1/08/2022 to 31/07/2023 it will need to credit to its administrative and capital works funds for actual and expected expenditure referred to in those subsections the amounts set out in the budget that was attached to the notice of the meeting at which this resolution was passed; and
- In accordance with section 81 (1) of the Act, the Owners Corporation determines that the following amounts are to be levied to raise the estimated contributions:
 - To the administrative fund, the sum of \$235,735.54 excluding GST and
 - to the capital works fund, the sum of \$227,883.77 excluding GST and
- those amounts are to be paid by regular periodic instalments on the first **day** of 1 August 2022

Levy Due	Administration Fund	Capital Works Fund	
1/08/2022	\$64,126.70	\$59,792.45	Already Levied
1/11/2022	\$64,126.70	\$59,792.45	Already Levied
1/02/2023	\$65,527.85	\$65,543.63	
1/05/2023	\$65,527.85	\$65,543.63	
TOTAL (INCL GST)	\$259,309.09	\$250,672.15	

- RESOLVED** that the levy instalment due 1/08/2023 for both the Administrative and Capital Works Fund be payable quarterly until re-determined by the Owners Corporation and such figure shall be

i. Administrative Fund	\$58,933.88	per quarter (Excl GST)
ii. Capital Works Fund	\$56,970.94	per quarter (Excl GST)

- RESOLVED** that all contributions be levied by notice from the Treasurer of the Owners Corporation in accordance with section 83 of the Act.

MOTION 6

Capital Works Fund Plan

MOTION DEFEATED that the Owners Corporation resolve to do the following:

- f. Review the current Capital Works Fund Analysis report; and
- g. Engage a suitably qualified consultant to review, carry out and/or assess the capital upgrade and maintenance requirements of the building for the next ten (10) years or an updated report each five (5) years, and provide the Capital Works Fund Analysis report; and
- h. To submit that report to the Strata Committee to determine what action is required, if any; and
- i. To delegate to the strata manager the function pursuant to the Agency Agreement additional duties schedule to undertake the seeking of quotations and engaging the contractor to prepare the report and any ancillary work approved by the Strata Committee.

MOTION 7

Confirmation of Insurance, delegation to Strata Committee

RESOLVED that the Owners Corporation insurances as listed in the Annexures to the Agenda of this meeting be confirmed and that the Strata Committee was delegated the function of increasing, altering or adding insurances should it be resolved to include further insurances.

MOTION 8

Additional Insurance | Officers' Liability & Fidelity Guarantee Insurance

RESOLVED that the Owners Corporation decided the following additional insurances as referred to in Section 165 (2) should remain as follows:

- b. Cover for Strata Committee Members for officers' liability insurance as provided in section 165 (2) (a) of the *Strata Schemes Management Act 2015* (NSW) (the "**Act**") in the amount of \$5,000,000.00 and
- c. Insurance of the kind referred to in section 165 (2) (b) of the Act to cover against misappropriation of money or other property of the Owners Corporation in the amount of \$100,000.00

MOTION 9

Building Valuation

MOTION DEFEATED that the Owners Corporation authorise and instruct the Strata Managing Agent to obtain on behalf of the Owners Corporation a building valuation or update thereof.

MOTION 10

Commissions and training services

RESOLVED that the report received from the Strata Managing Agent on commissions and training services received in the past 12 months and estimate of commissions and training services to be received in the next 12 months be accepted as follows:

Commissions

\$8,532.57 in commissions in the past 12 months, and an amount of \$9,000.00 in commissions is expected to be received in the next 12 months.

Training services

The equivalent of \$0.00 in training services in the past 12 months, and an amount of \$0.00 in training services is expected to be received in the next 12 months.

MOTION 11

Debt Collection

RESOLVED that The Owners – Strata Plan 57182 pursuant to the Act (including section 103) for the purpose of collecting levy contributions to authorise the Strata Managing Agent and/or the Strata Committee to do any one or more of the following:

- a. to issue arrears notices, reminder notices and/or letters to seek recovery of levy contributions and the recovery of other debts, including penalties, interest, legal and other costs/expenses;
- b. to engage or appoint the services of a debt collection agency, obtain legal advice and/or retain legal representation and/or experts on behalf of The Owners- Strata Plan No 57182
- c. to issue demands, commence, pursue, continue or defend any court, tribunal or any other proceedings against any lot owner, mortgagee in possession and/or former lot owner in relation to all matters arising out of the recovery of levy contributions and the recovery of other debts, including penalties, interest, legal and other costs;
- d. Enter and enforce any judgment obtained in the collection of levy contributions including issuing writ for levy of property (personal and real property), garnishee orders, examination notices/orders/hearings, bankruptcy notices, statutory demands and commencing and maintaining bankruptcy proceedings or winding up proceedings;
- e. Filing an appeal or defending an appeal against any judgment concerning the collection of levy contributions; and
- f. Liaise, instruct and prepare all matters with the Owners Corporation's debt collection agents, lawyers and experts in relation to any levy recovery proceedings.

MOTION 12

Payment plans for levy arrears (NSW)

RESOLVED that The Owners – Strata Plan 57182 agree to enter into payment plans generally for matters involving arrears of unpaid contributions/levies or other amounts including interest, legal and other costs/expenses thereon and to delegate to the strata manager and/or the strata committee the ability to enter into, arrange and monitor each such payment plan limited to a period of 12 months per payment plan with any further or subsequent payment plan to be entered into as agreed by the strata committee or Owners Corporation by resolution.

MOTION 13

Work Health & Safety Act 2011

MOTION DEFEATED that the Owners Corporation acknowledge the *Work Health and Safety Act 2011* and *Regulations* and resolve to:

- a. As required, consult, confer, allow inspections and provide assistance (and/or documents) on any matter so far as is reasonably practicable, on work health and safety matters under the *Work Health and Safety Act 2011* and *Regulations* with its agents, employees or contractors or any health and safety representative for its agents, employees or contractors, **MOTION DEFEATED**
- b. As required, prepare and maintain any register or document reasonably required (including an asbestos register if so required) under the *Work Health and Safety Act 2011* and *Regulations* and make such register or document available to its agents, employees or contractors or any health and safety representative for its agents, employees or contractors. **MOTION DEFEATED**
- c. Engage a contractor to carry out a Safety Report as the preliminary process in compliance with the *Work Health and Safety Act 2011*. **MOTION DEFEATED**

MOTION 14

Annual Fire Safety Statement | Current

RESOLVED that the Owners Corporation consider the current Annual Fire Safety Statement as required for the building under the *Environmental Planning and Assessment Act 1979*.

MOTION 15

Annual Fire Safety Statement | Next

RESOLVED that the Owners Corporation do the following:

- a. **RESOLVED** to engage a suitably qualified consultant to carry out an annual Fire Safety Statement (and report) in accordance with Part 9, Division 5 of the NSW Environmental Planning and Assessment Regulations 2000 as amended; and
- b. **RESOLVED** to submit any corrective actions report to the Strata Committee to determine what action is required, if any; and
- c. To delegate to the strata manager the following functions pursuant to the Agency Agreement:

- i. **RESOLVED** undertake the seeking of quotations and engaging the contractor to prepare the statement; and
- ii. **RESOLVED** arrange for the Secretary of the Strata Committee to sign the statement on behalf of the scheme and thereupon for the strata manager to lodge the statement with Local Council and cause a copy of the statement to be given to the Fire Commissioner.

MOTION 16

Construction Defects

NOT APPLICABLE that the Owners Corporation consider construction defects pursuant to Part 11 of the Strata Schemes Management Act 2015, if applicable.

MOTION 17

Lift Registration

RESOLVED that the Owners Corporation whilst Premium Strata Pty Ltd is appointed as the strata managing agent for the scheme:

- a. on an annual basis to engage a competent person to provide a statement as to whether the lift equipment is safe to operate; and
- b. Subject to receipt of the statement from the competent person that the equipment is safe to operate, it is instructed to arrange for the Secretary of the Strata Committee to sign on behalf of the scheme and lodge with WorkCover any item registration renewal or application form

MOTION 18

Election of Strata Committee

RESOLVED that the Owners Corporation determine the number of persons to be elected to the strata committee be set at 4 and the following members be elected.

Name	Lot	Nominated By	Lot	Acceptance
Mark Szekely	72	Self-nominated	72	Verbally
Eric Hallstrom	92	Co-Owner	92	Written
Madeline Pryor	93	Co-Owner	93	Written
Ilze Jankovskis	94	Co-Owner	94	Written

MOTION 19

Appointing contact point and substitute contact point

RESOLVED that The Owners – Strata Plan 57182 appoint the following persons, Madeline Pryor and Ilze Jankovskis being persons from the members of its Strata Committee to act as a

representative and substitute representative for the purposes of communicating Owners Corporations requests to the strata managing agent such representatives to provide written notice of their email address, street address, telephone numbers and changes thereto from time to time.

MOTION 7

Restrictions on Powers of Strata Committee

The Owners – 57182 **RESOLVED** there be NO matter or type of matter to be decided only by the Owners Corporation in general meeting pursuant to Section 36(3)(b) of the *Strata Schemes Management Act, 2015* (NSW).

Termination

There being no further business the chair declared the meeting closed at 7:17 pm.

Good evening and welcome to the Manhattan Building Annual General Meeting. Thank you for attending tonight. My name is Madeline Pryor and I am the current Chair of the Strata Committee.

I welcome the other members of the Strata Committee who I would like to thank for their dedication of time and effort in being part of the committee: Erik Hallstrom, Mark Szekely, and Said Sadek. And also Ilze Jankovskis and Allan Liddle who are unable to join us this evening.

Also in attendance are our Strata Managing Agent, Marulie Dulay from Strata Premium who is hosting the meeting on Zoom, and Darryl Hecker, our Building Manager. I would like to take the opportunity to thank Marulie and Darryl for their ongoing work and support. I have been lucky enough to have both Marulie and Darryl supporting the strata committee and owner's corporation since I moved into the building 3.5 years ago and it has been fantastic to be able to rely on them to guide us in the management of a large and complex building. I know that others who have been in the building much longer than I have, have acknowledged the positive impact of Marulie and Darryl on the management of the building, including having an impact on the management of costs to the benefit of all owners. Thank you Marulie and Darryl.

Over the past year the primary focus of our committee has been to progress, as quickly as possible, the building façade works. As you would be aware, we have continued to be delayed due to hurdles which have been outside our control – as owners, we on the strata committee have been very frustrated by this. However, we have made progress, with the Southern façade works currently underway. Having collected levies for this project, and given the delays, we have also placed substantial funds into term deposits over the past year in order to benefit the owner's corporation. We have an agenda item this evening to provide an update on progress, and I take the chance now to recognise that as the works progress over the next year there will be some disruption for residents – for example access to balconies which will be required during the northern façade works. We ask everyone for their assistance and patience in enabling the work to proceed as smoothly as possible. We on the committee are eager to get these works underway after a few years of time and effort put in to getting to this stage.

At the end of this meeting we will vote in a new strata committee – I encourage all owners to consider putting themselves forward to be part of the committee – many hands make light work. Additionally, if you do not want to volunteer for the Strata Committee but would be open to providing input and expertise as part of the building façade sub-committee, please reach out to Marulie, Darryl or any member of the committee – we welcome any assistance in making sure this initiative progresses quickly and we get the right outcome for owners.

Before we commence, I'll cover off a few tips for the Zoom meeting this evening.

- Once you have been identified, you may turn your video off if having any issues with connection/bandwidth.

- We ask that you keep your microphone on Mute until given the floor by the Chair. The host of the meeting can also mute and send a direct pop up to ask you to unmute microphones.

- Please use the chat channel to ask questions or to request the floor which Marulie will be monitoring. You can display the Chat on the side of your main display.

We welcome questions and different viewpoints this evening, and are very happy to provide clarifications or explanations if any agenda items to be discussed are unclear.

We will now commence with the first agenda item.

MINUTES OF THE GENERAL MEETING

Strata Plan 57182 - The Manhattan 1 Poplar Street, Surry Hills NSW 2010

Minutes of the General Meeting of The Owners – Strata Plan 57182
held on Wednesday, 27 September 2023 via zoom

<https://us06web.zoom.us/j/85325393483?pwd=b3ZYbjNHN3VxcTUyRGs1aGozMjEvUT09>

Meeting ID: 853 2539 3483 Passcode: 891175

This meeting commenced at 6:00pm

Present:

Llinos Walters & Paul Anderson

A Shdell Nominee

James Nicholson & Ian Elliott

David Arcidiacono

Daniel Lance & James Buchanan

Said Sadek & Boonchai Trongpradit

Manettas Property Group Pty

Madeline Pryor & Edward Beattie

Angus Sutherland & Prudence Milne

Erik Hallstrom & Oskar Vesterdahl

Bernard Tynas

Portdew Pty Limited

Yusof Rahman

Simon & Eryl Baron

Paul Anderson

Celine Kaltoum

Lot:

5, & 78

7

9, & 54

17, & 76

20 & 83

21, & 89

22 & 91

23, & 93

25 & 81

26, & 92

28, & 87

31, 32, 33 & 40

34, & 46

35

37 & 70

38, & 77

Llinos Walters	39, & 79
David Ball	56
Stephanie Rowland	57
Simon J & Eryl L Baron	58
Mark Szekely	72
Liyun Wang	74
James Buchanan	75
Rosemin Pty Ltd	90

Present by voting paper:

Lot:

Frieda Barker	1, & 63
Rhys Sain	10, & 85
Gregory Byers	14 & 73
Mark Blackmore	24 & 100
Jessica Newell & Thomas Sheldrick	88

In Attendance:

Of:

Michael Liew	Lot 7
Gayle Meredith	Lots 31, 32, 33 & 40
Tsambica Manettas	Lots 22 & 91
Gillian Liew	Lot 90
Arthur Daintree	Apex Diagnostics Pty Ltd
Tim Womack	Apex Diagnostics Pty Ltd
Darryl Hecker	Hecker Australia Pty Ltd
Billy Chau	Premium Strata Pty Ltd

Chairperson:

Madeline Pryor chaired the meeting

MOTION 1

Minutes of Previous General Meeting

RESOLVED that the minutes of the last General meeting of the Owner's Corporation held on Monday, 5 December 2022 be adopted as a true and accurate account of the proceedings of that meeting.

MOTION 2

Tender analysis | Apex Diagnostics

RESOLVED that the tender analysis report prepared by Apex Diagnostics Pty Ltd for façade remedial works at 1 Poplar Street, Surry Hills dated 11 August 2023, job number 216/003 and as detailed in the subject analysis (*attached at Appendix Motion 2*) and summarised in the table below be tabled and accepted;

The table below lists complying tender sums (incl. GST) as stated on each tender form, and calculated by Apex:

	Preservation Technologies	RM Watson	Dapcor
Option 1 Tender Sum on Tender Return (\$)	\$ 2,721,510.00	\$ 3,078,350.00	\$ 2,999,337.00
Option 1 Calculated Tender Sum (\$)	\$ 2,721,510.00	\$ 3,097,600.00	\$ 2,999,337.00
Option 2 Tender Sum on Tender Return (\$)	\$ 2,682,680.00	\$ 2,940.850.00	N/A
Option 2 Calculated Tender Sum (\$)	\$ 2,682,680.00	\$ 2,960,100.00	\$ 2,989,173.00

MOTION 3

Tender Approval | Preservation Technologies Pty Ltd

The Owners – Strata Plan 57182 **RESOLVED** to approve the façade remedial works proposed by Preservation Technologies Pty Ltd at 1 Poplar Street, Surry Hills, in the tender analysis dated 11 August 2023 in the total amount of \$2,474,100 + GST for the total project cost for aluminum cladding (not including the contingency sum).

MOTION 4

Superintendent | Apex Diagnostics

The Owners – Strata Plan No 57182 **RESOLVED** to appoint Apex Diagnostics to act as the Superintendent for façade remedial works project for the amount of \$66,000 + GST.

MOTION 5

Special Levy | Façade remedial works

5.1 That The Owners – Strata Plan 57182 – The Manhattan **AMENDED AND RESOLVED** in accordance with Section 81 (4) of the *Strata Schemes Management Act, 2015* (NSW) to raise a special levy in the amount of **\$1,612,175 including GST** for the specific purpose of raising funds for the façade remedial works project to support the proposed works to be paid in **3** quarterly instalments (**1 December 2023, 1 March 2024, and 1 June 2024**);

See attached summary regarding the amendment

5.2 That for risk reduction and contingency if any owners fail to pay their levy, The Owners – Strata Plan 57182 – The Manhattan **RESOLVED** the below:

Macquarie Bank

1. **RESOLVED** that the Owners Corporation enter into and execute a loan contract with Macquarie Bank Ltd (Macquarie) to fund the Owners Corporations obligations to finance the budgeted cost of the Project as resolved
2. **RESOLVED** that the Owners Corporation seal be affixed to the loan contract in the presence of at least 2 executive committee members, 1 of whom must be the Chairperson or Secretary
3. **RESOLVED** that the Owners Corporation acknowledges the following things:
 - a) Loan term of 7 years;
 - b) the maximum amount of credit available under the loan contract is \$2,205,000; and
 - c) members of the Owners Corporation approve the raising of additional levies to ensure the Owners Corporation can perform its obligations under the terms of the Loan Agreement.

MOTION 6

Strata Loan | Macquarie Bank (7 years)

1. That the Owners Corporation enter into and execute a loan contract with Macquarie Bank Ltd (Macquarie) to fund the Owners Corporations obligations to finance the budgeted cost of the Project as resolved
2. That the Owners Corporation seal be affixed to the loan contract in the presence of at least 2 executive committee members, 1 of whom must be the Chairperson or Secretary
3. That the Owners Corporation acknowledges the following things:
 - a) Loan term of 7 years;
 - b) the maximum amount of credit available under the loan contract is \$2,205,000; and

- c) members of the Owners Corporation approve the raising of additional levies to ensure the Owners Corporation can perform its obligations under the terms of the Loan Agreement.

MOTION NOT PUT as Motion 5 selected the funding to support the façade remedial project.

TERMINATION

There being no further business for chair declared the meeting closed at 9:13 pm.

Summary for Motion 5 amendment:

To reduce the special levy amount by removing \$30K already paid to Apex and all contingency provision on page 10 of Apex's Tender Review

Appendix A – Approximate Total Project Cost

Party	Work Items	Approximate Cost Excl GST. (\$)
Apex Diagnostics	Investigation, design and documentation and tender.	\$ 30,430.00
Contractor	Works Under Contract as per Apex Diagnostics Specification.	\$ 2,438,800.00 or \$2,474,100.00
Apex Diagnostics	Superintendent.	\$ 66,000.00
Approximate Overall Project Cost Excl. GST		\$2.54mil - \$2.57mil
Approximate Overall Project Cost (25% Contingency) Excl. GST		\$3.17mil - \$3.21mil
GST		\$317k - \$321k
Approximate Overall Project Cost (25% Contingency) Incl. GST		\$3.49mil - \$3.53mil

Below calculation:

Approx Cost	2,570,000.00
already paid	30,000.00
sub-total	2,540,000.00
plus GST	2,794,000.00

already got in trust a/c 1,181,825.00

total special levy 1,612,175.00 inc. GST

Agreed that if required, new special levy will be struck for any contract variations or contingency items

Amended motion 5.1

5.1 THAT The Owners – Strata Plan 57182 - The Manhattan RESOLVE in accordance with Section 81 (4) of the Strata Schemes Management Act, 2015 (NSW) to raise a special levy in the amount of \$1,612,175.00 incl. GST for the specific purpose of raising funds for façade remedial works project to support the proposed works to be paid in 3 quarterly instalments (1 December 2023, 1 March 2024, and 1 June 2024);

The Owners of Strata Plan 57182
Special Levy Cladding works - 3 instalments
Total Special Levy amount 1,612,175.00 incl. GST

Lot	Unit	UE	Instalment 1 01-Dec-23	Instalment 2 01-Mar-24	Instalment 3 01-Jun-24
1	Lot1	26.00	1,397.22	1,397.22	1,397.22
2	Lot2	26.00	1,397.22	1,397.22	1,397.22
3	Lot3	27.00	1,450.96	1,450.96	1,450.96
4	Lot4	26.00	1,397.22	1,397.22	1,397.22
5	Lot5	27.00	1,450.96	1,450.96	1,450.96
6	Lot6	27.00	1,450.96	1,450.96	1,450.96
7	Lot7	25.00	1,343.48	1,343.48	1,343.48
8	Lot8	26.00	1,397.22	1,397.22	1,397.22
9	Lot9	26.00	1,397.22	1,397.22	1,397.22
10	Lot10	26.00	1,397.22	1,397.22	1,397.22
11	Lot11	25.00	1,343.48	1,343.48	1,343.48
12	Lot12	26.00	1,397.22	1,397.22	1,397.22
13	Lot13	26.00	1,397.22	1,397.22	1,397.22
14	Lot14	26.00	1,397.22	1,397.22	1,397.22
15	Lot15	25.00	1,343.48	1,343.48	1,343.48
16	Lot16	26.00	1,397.22	1,397.22	1,397.22
17	Lot17	26.00	1,397.22	1,397.22	1,397.22
18	Lot18	23.00	1,236.00	1,236.00	1,236.00
19	SHOP2	99.00	5,320.18	5,320.18	5,320.18
20	Lot20	27.00	1,450.96	1,450.96	1,450.96
21	Lot21	24.00	1,289.74	1,289.74	1,289.74
22	Lot22	28.00	1,504.70	1,504.70	1,504.70
23	Lot23	25.00	1,343.48	1,343.48	1,343.48
24	Lot24	25.00	1,343.48	1,343.48	1,343.48
25	Lot25	27.00	1,450.96	1,450.96	1,450.96
26	Lot26	27.00	1,450.96	1,450.96	1,450.96
27	Lot27	25.00	1,343.48	1,343.48	1,343.48
28	Lot28	26.00	1,397.22	1,397.22	1,397.22
29	Lot29	24.00	1,289.74	1,289.74	1,289.74
30	Lot30	24.00	1,289.74	1,289.74	1,289.74
31	Lot31	347.00	18,647.49	18,647.49	18,647.49
32	Lot32	17.00	913.57	913.57	913.57
33	Lot33	20.00	1,074.78	1,074.78	1,074.78
34	Lot34	25.00	1,343.48	1,343.48	1,343.48
35	Lot35	27.00	1,450.96	1,450.96	1,450.96
36	Lot36	27.00	1,450.96	1,450.96	1,450.96
37	Lot37	25.00	1,343.48	1,343.48	1,343.48
38	Lot38	26.00	1,397.22	1,397.22	1,397.22
39	Lot39	28.00	1,504.70	1,504.70	1,504.70
40	Lot40	20.00	1,074.78	1,074.78	1,074.78
41	Lot41	20.00	1,074.78	1,074.78	1,074.78
42	101	81.00	4,352.87	4,352.87	4,352.87
43	102	123.00	6,609.92	6,609.92	6,609.92
44	103	94.00	5,051.48	5,051.48	5,051.48
45	104	148.00	7,953.40	7,953.40	7,953.40
46	105	262.00	14,079.66	14,079.66	14,079.66
47	201	132.00	7,093.57	7,093.57	7,093.57
48	202	95.00	5,105.22	5,105.22	5,105.22
49	203	96.00	5,158.96	5,158.96	5,158.96
50	204	95.00	5,105.22	5,105.22	5,105.22
51	205	96.00	5,158.96	5,158.96	5,158.96

Lot	Unit	UE	Instalment 1 01-Dec-23	Instalment 2 01-Mar-24	Instalment 3 01-Jun-24
52	206	95.00	5,105.22	5,105.22	5,105.22
53	207	81.00	4,352.87	4,352.87	4,352.87
54	208	101.00	5,427.66	5,427.66	5,427.66
55	209	82.00	4,406.61	4,406.61	4,406.61
56	210	116.00	6,233.74	6,233.74	6,233.74
57	211	139.00	7,469.74	7,469.74	7,469.74
58	212	312.00	16,766.62	16,766.62	16,766.62
59	213	264.00	14,187.14	14,187.14	14,187.14
60	301	132.00	7,093.57	7,093.57	7,093.57
61	302	95.00	5,105.22	5,105.22	5,105.22
62	303	96.00	5,158.96	5,158.96	5,158.96
63	304	95.00	5,105.22	5,105.22	5,105.22
64	305	96.00	5,158.96	5,158.96	5,158.96
65	306	95.00	5,105.22	5,105.22	5,105.22
66	307	81.00	4,352.87	4,352.87	4,352.87
67	308	102.00	5,481.40	5,481.40	5,481.40
68	309	82.00	4,406.61	4,406.61	4,406.61
69	310	113.00	6,072.53	6,072.53	6,072.53
70	401	214.00	11,500.18	11,500.18	11,500.18
71	402	123.00	6,609.92	6,609.92	6,609.92
72	403	123.00	6,609.92	6,609.92	6,609.92
73	404	123.00	6,609.92	6,609.92	6,609.92
74	405	123.00	6,609.92	6,609.92	6,609.92
75	406	123.00	6,609.92	6,609.92	6,609.92
76	407	123.00	6,609.92	6,609.92	6,609.92
77	408	199.00	10,694.09	10,694.09	10,694.09
78	409	123.00	6,609.92	6,609.92	6,609.92
79	410	199.00	10,694.09	10,694.09	10,694.09
80	411	121.00	6,502.44	6,502.44	6,502.44
81	412	236.00	12,682.44	12,682.44	12,682.44
82	601	214.00	11,500.18	11,500.18	11,500.18
83	602	123.00	6,609.92	6,609.92	6,609.92
84	603	123.00	6,609.92	6,609.92	6,609.92
85	604	123.00	6,609.92	6,609.92	6,609.92
86	605	123.00	6,609.92	6,609.92	6,609.92
87	606	123.00	6,609.92	6,609.92	6,609.92
88	607	123.00	6,609.92	6,609.92	6,609.92
89	608	199.00	10,694.09	10,694.09	10,694.09
90	609	123.00	6,609.92	6,609.92	6,609.92
91	610	199.00	10,694.09	10,694.09	10,694.09
92	611	247.00	13,273.57	13,273.57	13,273.57
93	801	214.00	11,500.18	11,500.18	11,500.18
94	802	123.00	6,609.92	6,609.92	6,609.92
95	803	123.00	6,609.92	6,609.92	6,609.92
96	804	123.00	6,609.92	6,609.92	6,609.92
97	805	123.00	6,609.92	6,609.92	6,609.92
98	806	123.00	6,609.92	6,609.92	6,609.92
99	807	123.00	6,609.92	6,609.92	6,609.92
100	808	199.00	10,694.09	10,694.09	10,694.09
101	809	123.00	6,609.92	6,609.92	6,609.92
102	810	123.00	6,609.92	6,609.92	6,609.92
103	811	226.00	12,145.05	12,145.05	12,145.05
	Total	10,000.00	537,391.67	537,391.67	537,391.67

Special levy instalments

Wednesday, 16 November 2022

The Owners - Strata Plan 57182
Manhattan
1 Poplar Street
Surry Hills

Dear owners

**Re: Strata Plan 57182 | Manhattan
1 Poplar Street, Surry Hills
Annual General Meeting**

Please see attached the Notice of Choose a meeting type Meeting scheduled for:

5/12/2022

5:45PM

Via Zoom Application

The motions to be considered at the meeting are set out in the Notice of Meeting. We ask that you familiarise yourself with the contents of the Notice of Meeting.

For clarity, this meeting will be conducted by Methods A and D set out under the heading "Statutory Information – Voting Instructions for the General Meeting" of the attached agenda. This section sets out important information on this method of voting, so please follow any instructions carefully to ensure your vote can be counted.

To attend the meeting by zoom, please click on the link below and enter the meeting ID and password indicated which will be required for you to connect to the meeting via **zoom**.

Join Zoom:

<https://us06web.zoom.us/j/87898002710?pwd=Ujh2R05UY0NEEdldk1BUd0hGWm9jUT09>

Meeting ID: 878 9800 2710 Password: 57182

If you have any questions, please do not hesitate to contact this office.

Thank you

Yours faithfully

Premium Strata Pty Ltd
Marulie Dulay
Licensed Strata Manager

exceeding expectations



NOTICE OF THE ANNUAL GENERAL MEETING

Strata Plan 57182 | Manhattan

1 Poplar Street, Surry Hills

To be held on Monday, 5 December 2022 via Zoom Application

This meeting will commence at 5:45PM

AGENDA

1. Preliminaries (recording of persons in attendance, receive proxies, recording of apologies, announcement of persons entitled to vote and determination of quorum);
2. Opening;
3. To consider the motions on the attached Motions Paper; and
4. Closure.

PLEASE NOTE

You are encouraged to attend this meeting and participate in the affairs of your Owners Corporation. In this way you will have the opportunity to contribute to the preservation and enhancement of the value of your unit.

If you cannot attend the meeting, please fax the **attached proxy** form to 02 9211 5642 or post it to Premium Strata, Suite 3, Level 2, 189 O'Riordan Street, Mascot, NSW 2020 or email info@premiumstrata.com.au.

You should read the statutory information carefully to ensure you understand the circumstances in which you will be entitled to vote at the meeting.

If you have any questions about this notice, the financial report or your entitlement to vote please contact our office on 02 9281 6440 prior to the meeting.

Join Zoom:

<https://us06web.zoom.us/j/87898002710?pwd=Ujh2R05UY0NEdldk1BUd0hGWm9jUT09>

Meeting ID: 878 9800 2710 Password: 57182

Your strata manager is Marulie Dulay
email: mdulay@premiumstrata.com.au

FEEDBACK

At Premium Strata, we want to continually develop new systems that make life easier for our clients. We value the on-going dialogue we have with our clients and constantly strive to find better ways to service your needs. As such, we welcome all forms of feedback.

statutory information

IMPORTANT INFORMATION PERTAINING TO THE MEETING

VOTING INSTRUCTIONS FOR THE GENERAL MEETING

METHODS OF VOTING

Please refer below to the various means and methods permitted by the *Strata Schemes Management Act, 2015* (NSW) and *Strata Schemes Management Regulation, 2016* (NSW) of voting.

The specific method applicable for this meeting is set out in the **attached** covering letter.

Please refer to the covering letter for directions as to which method is applicable for this meeting and for further details on the applicable voting instructions, please read below.

METHOD A

PARTICIPATING IN THE MEETING VIA ZOOM

5. Voting will be conducted in accordance with Regulation 14(1) of the Strata Schemes Management Regulation, 2016 (NSW) by teleconference, cloud based video-conferencing ("ZOOM"), while you participate in the meeting from a remote location.
6. For owners willing and able to attend the meeting by zoom, the link and password ID which will be required for you to connect to the meeting via zoom, are set out on the first page of this notice.
7. Please be advised that should you elect to attend by *zoom*, you may still be required to complete the voting slip to ensure your vote in relation to the relevant motions (that are being determined by a *paper pre-vote*) can be considered and all other matters will be determined by *zoom*.
8. Should your paper voting slip not be received as directed, please note your vote in relation to the subject motions cannot be counted.
9. If your proxy is attending on your behalf via *zoom*:
 - a. please advise our office 2 business days in advance of the meeting;
 - b. carefully complete the proxy form **enclosed** in the meeting pack;
 - c. ensure you provide *zoom* details, once received, to your appointed proxy; and
 - d. follow the notes below on appointment of proxies.
10. When participating in this meeting, please ensure you have this notice readily available for ease of reference during the meeting.

METHOD B

PARTICIPATING IN THE MEETING TO BE HELD PARTLY BY ZOOM AND PARTLY BY PRE-MEETING VOTING PAPER

1. Voting will be conducted by **zoom** (see notes under Method 1 which provides the details for how you participate in a meeting by **ZOOM**) and in accordance with Regulation 14(1) of the *Strata Schemes Management Regulation, 2016* (NSW) by means of email/voting slip **before** the meeting at which the matter (not being an election) is to be determined by the Owners Corporation ("**pre-meeting paper voting**").
2. Please note that a motion that is to be determined wholly by pre-meeting paper voting may not be amended at the meeting for which the pre-meeting paper voting is conducted.
3. Please ensure you register with our office and submit your written voting slip **2 business days** prior to the meeting by email to info@premiumstrata.com.au.
4. Should your paper voting slip not be received as directed, please note your vote in relation to the subject motions cannot be counted.

METHOD C

MEETING TO BE CONDUCTED WHOLLY BY PRE-MEETING PAPER VOTE

Owners are **NOT REQUIRED** to attend the meeting in person but are required to complete the **provided** voting slip and return to the Secretary/Strata Managing Agent of the Owners Corporation prior to the meeting date.

Voting will be conducted in accordance with Regulation 14(1)(b) of the *Strata Schemes Management Regulation, 2016* (NSW) by means of a voting slip **before** the meeting at which the matters (*not being an election*) are to be determined by the Owners Corporation ("**pre-meeting paper vote**").

As the motions are to be determined wholly by pre-meeting paper voting, they may not be amended at the meeting for which the pre-meeting paper vote is conducted.

Please ensure you submit your completed written voting slip prior to the meeting by email to info@premiumstrata.com.au

METHOD D

VOTING BY PROXY & NOTES ON APPOINTMENT OF PROXIES

1. If you wish to cast a vote by proxy, please complete the enclosed proxy form and return it to our office at or before the commencement of the meeting.
2. If your proxy is attending in person on your behalf and the meeting is to be conducted via zoom:
 - a. please advise our office 2 business days in advance of the meeting;
 - b. carefully complete the proxy form enclosed in the meeting pack; and
 - c. ensure you provide zoom details, once received, to your appointed proxy.
3. Please note that if your building contains more than 100 residential lots (excluding utility lots i.e a "large strata scheme"), your proxy must be received by the secretary or Strata Manager at least 24 hours before the start of the meeting.
4. This form is ineffective unless it contains the date on which it was made and it is given to the secretary of the owners corporation or Strata Manager at least 24 hours before the

first meeting in relation to which it is to operate (in the case of a large strata scheme) or at or before the first meeting in relation to which it is to operate (in any other case).

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

METHOD E

PARTICIPATING IN THE MEETING IN PERSON

1. Attendance at this meeting is required in person (or by proxy as per Method D above).
2. You should bring this notice with you to the meeting as it contains the proposed motions for consideration and instructions.
3. Please arrive approximately 15min before the meeting commencement time for early registration.
4. Please bring with you a copy of your Identification (ID) such as a driver licence or passport to present during the registration process confirming your full name and address details so that you can be identified on the strata roll.

NOTES ON RIGHTS OF PROXIES TO VOTE

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

OTHER VOTING INSTRUCTIONS FOR THE GENERAL MEETING

1. If you are a corporation your voting rights may be exercised only by your company nominee in person, or by proxy appointed by the corporation: **SSMA 2015 Schedule 1, Clause 8(e)**
2. You or your company nominee **cannot vote** on a motion for an ordinary or special resolution if a priority vote is cast for the lot in relation to the same matter: **SSMA 2015 Schedule 1, Clause 8(e)**
3. You or your company nominee **cannot vote** on a motion for an ordinary or special resolution unless the following payments or contributions levied have been paid before the meeting:
 - a. all contributions levied by the Owners Corporation that are payable at the date of this notice; and
 - b. any other money that is recoverable by the Owners Corporation from you at the date of this notice: **SSMA 2015 Schedule 1, Clause 8(e)**.
4. If you are an owner, you **cannot vote** if a vote is cast by:
 - a. the mortgagee shown on the strata roll for your lot;
 - b. the covenant charge shown on the strata roll for your lot; or
 - c. in the case of multiple mortgagees or covenant charges – the priority mortgagee or charge shown on the strata roll for your lot.

DETERMINING A QUORUM

1. Quorum required for motion or election - A motion submitted at a meeting must not be considered, and an election must not be held at a meeting, unless there is a quorum present to consider and vote on the motion or on the election.
2. When quorum exists - A quorum is present at a meeting only in the following circumstances:
 - a. if not less than one-quarter of the persons entitled to vote on the motion or election are present either personally or by duly appointed proxy,
 - b. if not less than one-quarter of the aggregate unit entitlement of the strata scheme is represented by the persons who are present either personally or by duly appointed proxy and who are entitled to vote on the motion or election,
 - c. if there are 2 persons who are present either personally or by duly appointed proxy and who are entitled to vote on the motion or election, in a case where there is more than one owner in the strata scheme and the quorum otherwise calculated under this sub clause would be less than 2 persons.
3. A person who has voted, or intends to vote, on a motion or at an election at a meeting by a permitted means other than a vote in person is taken to be present for the purposes of determining whether there is a quorum.
4. Procedure if no quorum - If no quorum is present within the next half-hour after the relevant motion or business arises for consideration at the meeting, the chairperson must:
 - a. adjourn the meeting for at least 7 days, or

- b. declare that the persons present either personally or by duly appointed proxy and who are entitled to vote on the motion or election constitute a quorum for considering that motion or business and any subsequent motion or business at the meeting.
5. Quorum for adjourned meeting - If a quorum is not present within the next half-hour after the time fixed for the adjourned meeting, the persons who are present either personally or by duly appointed proxy and who are entitled to vote on the motion or election constitute a quorum for considering that motion or business and any subsequent motion or business at the meeting.

NOMINATIONS FOR MEMBERS OF THE STRATA COMMITTEE

The Owners Corporation calls for nominations for members of the strata committee to be submitted to this office at least seven (7) days before the date the annual general meeting is to be held. Please ensure your nominations are received by this office within this time.

All persons may make nominations even if the owner or person cannot vote because the owner is an unfinancial owner.

When submitting your nomination please ensure it is made by written notice given to Premium Strata (being the secretary of the Owners Corporation). We enclose a form of nomination to assist with your written nomination.

Any subsequent nomination must be given to the secretary at the meeting.

TENANTS IN ATTENDANCE

A tenant is entitled to attend but not address a meeting unless authorised to do so by a resolution of the Owners Corporation: **Schedule 1, Clause 21 (2) of the Act**,

Pursuant to Schedule 1, Clause 21 (3) of the Act, the Owners Corporation may, at any meeting or for the purpose of all meetings, determine that tenants (other than tenants who hold duly appointed proxies) are not entitled to be present when the following matters are being discussed or determined:

- a. financial statements and auditor's reports,
- b. levying of contributions,
- c. recovery of unpaid contributions,
- d. a strata renewal proposal under Part 10 of the *Strata Schemes Development Act 2015* or any related matter,
- e. any other financial matter specified by the regulations for the purposes of this clause.

Tenants in attendance should therefore note that they may not be entitled to address the meeting and may be asked to leave the meeting while the matters above are being discussed or determined.

Further, no tenant may vote at this meeting unless that tenant is a duly appointed proxy (in which case that tenant may vote in accordance with the appointment).

DEVELOPERS

Pursuant to Clause 15, Schedule 1 of the Act, a developer or lessor of a leasehold strata scheme is not entitled to vote, or exercise a proxy vote, on a matter concerning building defects in, or the rectification of building defects in, building work to which Part 11 of this Act applies.

motions to be considered

MOTION 1

Minutes of Previous General Meeting

THAT the minutes of the General Meeting of the Owner's Corporation held on Wednesday, 28 September 2022 be confirmed as a true and accurate record.

***Explanatory Note:** The minutes of the inaugural general meeting have been distributed to all owners or are attached to this notice of meeting. This motion confirms the accuracy of the minutes and in the event that the minutes are in error owners can move the minutes be amended.*

MOTION 2

Key financial Information

THAT the attached statements of key financial information for the last financial year ending Sunday, 31 July 2022 for the Administrative Fund, the Capital Works Fund and any other fund prepared by the Owners Corporation together with the relevant auditor's report if required be adopted.

***Explanatory Note:** The Financial Statements are a formal record of the financial activities and position of the strata scheme. A copy of the key financial information of the Owners Corporation is attached. The accounting records of the Owners Corporation are kept by the strata managing agent. Please direct any inquiries regarding the accounts to the strata managing agent prior to the meeting.*

MOTION 3

Appointment of an Auditor

THAT an auditor be appointed for the current financial year for the period Monday, 1 August 2022 to Monday, 31 July 2023.

***Explanatory Note:** The Owners Corporation must decide whether to appoint an auditor. It should be noted that it is compulsory to appoint an auditor for large schemes (schemes of more than 100 lots excluding utility lots) or schemes for which the annual budget exceeds \$250,000.*

MOTION 4

External Façade Update

THAT the Strata Managing Agent and Building Manager provide a verbal update on the façade remedial works.

Explanatory Note: This motion is to provide the Owners Corporation an update on what is happening with the previously approved external façade remedial works.

MOTION 5

Adoption of Budget & Raising of Levies

THAT:

- a. In accordance with section 79 (1) and (2) and Section 81 of the Act the Owners Corporation estimates that in respect of the period 1/08/2022 to 31/07/2023 it will need to credit to its administrative and capital works funds for actual and expected expenditure referred to in those subsections the amounts set out in the budget that was attached to the notice of the meeting at which this resolution was passed; and
- b. In accordance with section 81 (1) of the Act, the Owners Corporation determines that the following amounts are to be levied to raise the estimated contributions:
 - i. To the administrative fund, the sum of \$235,735.54 excluding GST and
 - ii. to the capital works fund, the sum of \$227,883.77 excluding GST and
- c. those amounts are to be paid by regular periodic instalments on the first **day** of 1 August 2022

Levy Due	Administration Fund	Capital Works Fund	
1/08/2022	\$64,126.70	\$59,792.45	Already Levied
1/11/2022	\$64,126.70	\$59,792.45	Already Levied
1/02/2023	\$65,527.85	\$65,543.63	
1/05/2023	\$65,527.85	\$65,543.63	
TOTAL (INCL GST)	\$259,309.09	\$250,672.15	

- d. **THAT** the levy instalment due 1/08/2023 for both the Administrative and Capital Works Fund be payable quarterly until re-determined by the Owners Corporation and such figure shall be
 - i. Administrative Fund \$58,933.88 per quarter (Excl GST)
 - ii. Capital Works Fund \$56,970.94 per quarter (Excl GST)
- e. **THAT** all contributions be levied by notice from the Treasurer of the Owners Corporation in accordance with section 83 of the Act.

Explanatory Note: Levy contributions provide funds to operate your scheme. All contributions must be calculated in proportion to the unit entitlements. The funds raised towards the administrative fund are to pay for the annual day to day recurrent expenses. The funds raised in the capital works fund are to pay for future capital expenditure. The Owners Corporation may also have a special fund for specific purposes.

MOTION 6

Capital Works Fund Plan

THAT the Owners Corporation resolve to do the following:

- a. Review the current Capital Works Fund Analysis report; and
- b. Engage a suitably qualified consultant to review, carry out and/or assess the capital upgrade and maintenance requirements of the building for the next ten (10) years or an updated report each five (5) years, and provide the Capital Works Fund Analysis report; and
- c. To submit that report to the Strata Committee to determine what action is required, if any; and
- d. To delegate to the strata manager the function pursuant to the Agency Agreement additional duties schedule to undertake the seeking of quotations and engaging the contractor to prepare the report and any ancillary work approved by the Strata Committee.

***Explanatory Note:** The Owners Corporation must prepare a plan of anticipated major expenditure to be met from the capital works fund over the 10-year period commencing on the date of the first annual general meeting. The capital works fund plan must be reviewed at least once every 5 years. The preparation of this plan is a significant exercise and the legislation allows the Owners Corporation to engage expert assistance in its preparation. The meeting must discuss the preparation or review of this plan.*

A FULL copy of the current plan is available from the strata manager and a copy will be available at the meeting.

MOTION 7

Confirmation of Insurance, delegation to Strata Committee

THAT the Owners Corporation insurances as listed in the Annexures to the Agenda of this meeting be confirmed and further **THAT** the Strata Committee be delegated the function of increasing, altering or adding insurances should it be resolved to include further insurances.

***Explanatory Note:** The Owners Corporation is required to consider its insurances from time to time and where current insurances are in place the Owners Corporation may review those insurances.*

MOTION 8

Additional Insurance | Officers' Liability & Fidelity Guarantee Insurance

THAT the Owners Corporation decide whether the following additional insurances as referred to in Section 165 (2) should be taken out or adjusted:

- a. Cover for Strata Committee Members for officers' liability insurance as provided in section 165 (2) (a) of the *Strata Schemes Management Act 2015* (NSW) (the "**Act**"); and
- b. Insurance of the kind referred to in section 165 (2) (b) of the Act to cover against misappropriation of money or other property of the Owners Corporation.

***Explanatory Note:** Section 165(2) of the Act allows the Owners Corporation to take out additional insurances such as cover against liability for property, death or bodily injury to a voluntary worker, an error*

or omission by an officer or member of the strata committee of the Owners Corporation and misappropriation of money or other property of the Owners Corporation.

MOTION 9

Building Valuation

THAT the Owners Corporation authorise and instruct the Managing Agent to obtain on behalf of the Owners Corporation a building valuation or update thereof.

***Explanatory Note:** Section 161 of the Act requires proper insurance in case of damage to or destruction of the building. To ensure that the building is adequately insured and to protect the building from potential loss from under-insurance, the Owners Corporation may consider obtaining a building valuation or update thereof to assist in determining the sum insured.*

MOTION 10

Commissions and training services

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

Commissions

\$8,532.57 in commissions in the past 12 months, and an amount of \$9,000.00 in commissions is expected to be received in the next 12 months

Training services

The equivalent of \$0 in training services in the past 12 months, and an amount of \$0 in training services is expected to be received in the next 12 months.

***Explanatory Note:** The strata managing agent under Section 60 of the Act required to disclose all commissions or training services provided to the strata managing agent for the strata scheme. As at the date of the notice of this meeting the strata manager has received the above amounts set out in motion 7.*

MOTION 11

Debt Collection

THAT the Owners – Strata Plan 57182 **RESOLVE** pursuant to the Act (including section 103) for the purpose of collecting levy contributions to authorise the Strata Managing Agent and/or the Strata Committee to do any one or more of the following:

- a. To issue arrears notices, reminder notices and/or letters to seek recovery of levy contributions and the recovery of other debts, including penalties, interest, legal and other costs/expenses;
- b. To engage or appoint the services of a debt collection agency, obtain legal advice and/or retain legal representation and/or experts on behalf of The Owners- Strata Plan No 57182.

- c. To issue demands, commence, pursue, continue or defend any court, tribunal or any other proceedings against any lot owner, mortgagee in possession and/or former lot owner in relation to all matters arising out of the recovery of levy contributions and the recovery of other debts, including penalties, interest, legal and other costs;
- d. Enter and enforce any judgment obtained in the collection of levy contributions including issuing writ for levy of property (personal and real property), garnishee orders, examination notices/orders/hearings, bankruptcy notices, statutory demands and commencing and maintaining bankruptcy proceedings or winding up proceedings;
- e. Filing an appeal or defending an appeal against any judgment concerning the collection of levy contributions; and
- f. Liaise, instruct and prepare all matters with the Owners Corporation's debt collection agents, lawyers and experts in relation to any levy recovery proceedings.

Explanatory Note: *This motion is to consider approving commencement of debt recovery proceedings against lot owners for overdue levies. This is essential to preserve the scheme's cashflow.*

MOTION 12

Payment plans for levy arrears (NSW)

The Owners – Strata Plan 57182 **RESOLVE** to agree to enter into payment plans generally for matters involving arrears of unpaid contributions/levies or other amounts including interest, legal and other costs/expenses thereon and to delegate to the strata manager and/or the strata committee the ability to enter into, arrange and monitor each such payment plan limited to a period of 12 months per payment plan with any further or subsequent payment plan to be entered into as agreed by the strata committee or Owners Corporation by resolution.

Explanatory Note: *The Owners Corporation must determine how they wish to deal with payment plans in the recovery of outstanding levy arrears*

MOTION 13

Work Health & Safety Act 2011

THAT the Owners Corporation acknowledge the *Work Health and Safety Act 2011* and *Regulations* and **RESOLVE** to:

- a. As required, consult, confer, allow inspections and provide assistance (and/or documents) on any matter so far as is reasonably practicable, on work health and safety matters under the *Work Health and Safety Act 2011* and *Regulations* with its agents, employees or contractors or any health and safety representative for its agents, employees or contractors.
- b. As required, prepare and maintain any register or document reasonably required (including an asbestos register if so required) under the *Work Health and Safety Act 2011* and *Regulations* and make such register or document available to its agents, employees or contractors or any health and safety representative for its agents, employees or contractors.

- c. Engage a contractor to carry out a Safety Report as the preliminary process in compliance with the *Work Health and Safety Act 2011*.

Explanatory Note: *The Owners Corporation must comply with the Work Health & Safety requirements. To ensure compliance and identify areas of concern/breach, a qualified WH&S expert may be appointed.*

MOTION 14

Annual Fire Safety Statement | Current

THAT the Owners Corporation **RESOLVE** to consider the current Annual Fire Safety Statement (if one is required for the building) under the Environmental Planning and Assessment Act 1979.

Explanatory Note: *Pursuant to Schedule 1, Clause 6(b) of the Act, the Owners Corporation must have an item to consider the annual fire safety statement, if one is required for the building under the Environmental Planning and Assessment Act 1979. A copy of the current Annual Fire Safety Statement is enclosed.*

MOTION 15

Annual Fire Safety Statement | Next

THAT THE OWNERS CORPORATION RESOLVE TO DO THE FOLLOWING:

- a. Engage a suitably qualified consultant to carry out an annual Fire Safety Statement (and report) in accordance with Part 9, Division 5 of the NSW Environmental Planning and Assessment Regulations 2000 as amended; and
- b. To submit any corrective actions report to the Strata Committee to determine what action is required, if any; and
- c. To delegate to the strata manager the following functions pursuant to the Agency Agreement:
 - i. Undertake the seeking of quotations and engaging the contractor to prepare the statement; and
 - ii. arrange for the Secretary of the Strata Committee to sign the statement on behalf of the scheme and thereupon for the strata manager to lodge the statement with Local Council and cause a copy of the statement to be given to the Fire Commissioner.

Explanatory Note: *If the Owners Corporation is subject to a fire safety statement in respect of fire services, the statement must be considered and arrangements made for the next annual fire safety statement. An Annual Fire Safety Statement confirms that each essential fire safety measure installed in the building has been assessed and found to be performing to the standard required. This Statement is to be submitted to the Local Council and the Fire Commissioner.*

MOTION 16

Construction Defects

THAT the Owners Corporation consider construction defects pursuant to Part 11 of the Strata Schemes Management Act 2015, if applicable.

Explanatory Note: *If the strata scheme is covered under the provisions relating to construction defects and the appointment of an inspector to provide a report on potential defects, the Owners Corporation must then consider the issue at a meeting and determine what action it may take in the future. This motion is not applicable to commercial/industrial schemes or schemes where Home Owners Warranty Insurance applies.*

MOTION 17

Lift Registration

THAT the Owners Corporation **RESOLVE** that whilst Premium Strata Pty Ltd is appointed as the strata managing agent for the scheme:

- a. it is required on an annual basis to engage a competent person to provide a statement as to whether the lift equipment is safe to operate; and
- b. Subject to receipt of the statement from the competent person that the equipment is safe to operate, it is instructed to arrange for the Secretary of the Strata Committee to sign on behalf of the scheme and lodge with WorkCover any item registration renewal or application form

Explanatory Note: *It is a responsibility under the Work Health & Safety Act to ensure that this statement is prepared and lodged with WorkCover.*

All lifts, escalators, car stackers (to name a few) are considered plant items and are required to be maintained and serviced accordingly to ensure that they are safe to operate. WorkCover is the administrator of plant item registrations and do so under the WH&S Act. Annually services providers of the plant are required to submit statements that they have been serviced which allow the annual registration to be made with WorkCover.

MOTION 18

Election of Strata Committee

THAT nominations be received for the election of the strata committee members and the Owners Corporation determine the number of persons to be elected to the strata committee and elect same.

Explanatory Note: *The meeting must determine the number of members to be elected to the strata committee. The maximum number of strata committee members permitted by the Act is nine (9) or in a two lot scheme the number to be elected is two (2). The strata committee of a large strata scheme must consist of at least 3 members*

When the number has been determined, if the number of candidates exceed that number, there will be a strata committee ballot to fill the positions. The procedure for election of the strata committee is prescribed in Part 2 of the Strata Schemes Management Regulation (NSW) 2016.

A person who is prepared to be nominated as a candidate for election to the strata committee must be financial and personally consent to the nomination. This can be done verbally at the meeting or in writing.

Please refer to Statutory Information section on pages 4 of this agenda.

MOTION 19

Appointing contact point and substitute contact point

THAT the Owners – Strata Plan 57182 **RESOLVE** to appoint persons from the members of its Strata Committee to act as a representative and substitute representative for the purposes of communicating Owners Corporations requests to the strata managing agent such representatives to provide written notice of their email address, street address, telephone numbers and changes thereto from time to time.

Explanatory Note: *This will ensure that the correct instructions of the strata committee are received by the strata managing agent which will avoid any miscommunication.*

MOTION 20

Restrictions on Powers of Strata Committee

THAT for the purposes of Section 36 (3) (b) of the Act, the meeting consider and determine the types of matters, if any, that are to be decided only by the Owners Corporation in general meeting.

Explanatory Note: *An Owners Corporation may decide in a general meeting that a particular matter or type of matter can only be decided by the Owners Corporation in a general meeting. Such a decision effectively removes that matter or class of matters from the decision making powers of the strata committee.*

Dated 16/11/2022

Strata Plan No 57182

For the Secretary of the Strata Committee

OWNER CONTACT DETAILS

Please complete and return to our office via post / or fax / or email at your earliest convenience.

Fax: (02) 9200 5642 **Email:** info@premiumstrata.com.au
Mail: Premium Strata Pty Ltd, Suite 3, Level 2, 169 O'Riordan St, Mosset NSW 2020

Property Details

Strata Plan

Building Name

Address

Lot No

Unit No

Owners Details:

OWNER (1)

Mr Ms Miss Mrs Other

First Name

Surname

home

work

mobile

email

Mailing Address

OWNER (2) (if applicable)

Mr Ms Miss Mrs Other

First Name

Surname

home

work

mobile

email

Mailing Address

Tenancy Details

(if applicable)

Tenant Name

Term of Lease

Commencement of Lease

Mobile

Phone

Email

Postal Address

NOMINATION FOR ELECTION TO THE STRATA COMMITTEE

(Prior to the Annual General Meeting)

TO: The Secretary
C/- Premium Strata Pty Ltd

Suite 3, Level 2
189 O'Rordan St,
Mascot NSW 2020

Application Details:

Strata Plan

Pursuant to the provisions of the Strata Schemes Management Act 2015 (NSW),

I/We _____ hereby
nominate _____ as a candidate for
election as a member of the Strata Committee at the General meeting of the
Owners Corporation to be held on

Date _____ Time _____

Nominator(s)

Lot No(s)

I hereby consent to the above nomination required by Schedule 1, Clause 5 (3) (b)
of the Strata Schemes Management Act, 2015 (NSW).

Name of Candidate

Signature of Candidate

Candidate Lot No. (if applicable)

NOTE: If you are an owner and unable to attend the meeting you must return the above nomination form to be considered for a position on the Strata Committee for the upcoming year.

**NOTE: You may make a nomination even if you cannot vote because you are an unfinancial owner:
SSMA 2015 Sch. 1 CL. 5 (6)**

**NOTE: The following persons are NOT eligible to be appointed or elected to the Strata Committee:
Section 32 SSMA 2015 (NSW):**

- Building manager (unless an owner in the scheme).
- Real estate leasing agent (unless an owner in the scheme).
- A person who is connected to the original owner or building manager **UNLESS THE PERSON IS AN OWNER AND THE PERSON DISCLOSES that connection prior to the meeting/appointment**
- **UNFINANCIAL** owners.

Please provide a brief summary on key experience/qualifications this candidate can offer the Owners Corporation: (note that no formal requirements or standard educational standards (other than eligibility requirements) apply).

Signature of
Nominator(s)

Date

Tenant Address for Service of Notices:

Section 26L(1) of the Strata Management Act 2015 (NSW) requires an address for service of notices to be provided, which could be a postal address or an electronic/online address.

Please tick ONE option only

Emailed (preferred)

OR

Post

Managing Agent Details:

(If applicable)

Company Name

Phone

Fax

Email

Postal Address

Address for Service of Notices:

Section 26L(1) of the Strata Management Act 2015 (NSW) requires an address for service of notices to be provided, which could be a postal address or an electronic/online address.

Levies

Distribute to:

The Owner

Method of Distribution:

Emailed (preferred)

OR

The Managing Agent

OR

Post

Please tick ONE option only

Correspondence

All notices, agendas, minutes of meeting and all other correspondence

Distribute to:

The Owner

Method of Distribution:

Emailed (preferred)

OR

The Managing Agent

OR

Post

Please tick ONE option only

I/we

(insert full names)

the owner(s) of Lot

in Strata Plan No:

hereby specify and expressly consent to service of notices being sent as selected above

Signature of Owner (1)

Signature of Owner (2)

Application

Date

I/We

The Owners of Lot

In Strata Plan No _____ appoint _____

Of _____

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

I/We appoint _____

of _____

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

already holds the maximum number of proxies that may be accepted

Period or number of meetings for which appointment of proxy has effect
[Tick OR tick and complete whichever applies below]:

1 meeting [please insert number] _____ meetings

1 month [please insert number] _____ months

12 months 2 consecutive annual general meetings

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

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

OR

2. This form authorises the proxy to vote on my/our behalf on the following matters only:

(Specify the matters and any limitations on the manner in which you want the proxy to vote.)

NOTE: Delete paragraph 1 or 2, whichever does not apply.

Please select
1 or 2
*Please delete
whichever section
does not apply

3. If a vote is taken on whether (the strata managing agent) should be appointed or remain in office or whether another managing agent is to be appointed, I/we want the proxy to vote as follows:

Please provide
your instruction
to the proxy
holder.

NOTE: Delete paragraph 3 if proxy is not authorised to vote on this matter.

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

Signatures of owner/s
(All lot owners must sign here).

PROXIES MUST BE SUBMITTED AT LEAST 24 HOURS BEFORE THE MEETING FOR SCHEMES LARGER THAN 100 LOTS.

Notes

NOTES ON APPOINTMENT OF PROXIES:

- 1) This form is ineffective unless it contains the date on which it was made and it is given to the secretary of the owners corporation at least 24 hours before the first meeting in relation to which it is to operate (in the case of a large strata scheme) or at or before the first meeting in relation to which it is to operate (in any other case) (see SSMA 2015 Sch 1 Cl 26 (3)).
- 2) This form will be revoked by a later proxy appointment form delivered to the secretary of the owners corporation in the manner described in the preceding paragraph.
- 3) This form is current from the day on which it is signed until the end of the period (if any) specified on the form or the first anniversary of that day or at the end of the second annual general meeting held after that day (whichever occurs first).
- 4) If a person holds more than the total number of proxies permissible, the person cannot vote using any additional proxies. The total number of proxies that may be held by a person (other than proxies held by the person as the co-owner of a lot) voting on a resolution are as follows:
 - a. if the strata scheme has 20 lots or less, one
 - b. if the strata scheme has more than 20 lots, a number that is equal to not more than 5% of the total number of lots.
- 5) A provision of a contract for the sale of a lot in a strata scheme, or of any ancillary or related contract or arrangement, is void and unenforceable to the extent that it:
 - a. requires the purchaser of a lot, or any other person, to cast a vote at a meeting of the owners corporation at the direction of another person, or
 - b. requires the purchaser to give a proxy at the direction of another person for the purpose of voting at a meeting of the owners corporation (that is a person cannot rely on any such proxy to cast a vote as a proxy).

NOTES ON RIGHTS OF PROXIES TO VOTE:

- 1) A duly appointed proxy:
 - a. may vote on a show of hands (or by any other means approved by a general resolution at a meeting of the owners corporation), subject to any limitation in this form, or may demand a poll, and
 - b. may vote in the person's own right if entitled to vote otherwise than as a proxy, and
 - c. if appointed as a proxy for more than one person, may vote separately as a proxy in each case.
- 2) A proxy is not authorised to vote on a matter:
 - a. if the person who appointed the proxy is present at the relevant meeting and personally votes on the matter, or
 - b. so as to confer a pecuniary or other material benefit on the proxy, if the proxy is a strata managing agent, building manager or on-site residential property manager (see SSMA 2015, Sch 1 Cl 25 (7)), or
 - c. if the right to vote on any such matter is limited by this form.

MINUTES OF THE GENERAL MEETING

Strata plan 57182

1 Poplar Street, Surry Hills NSW 2010

Minutes of the General Meeting of the Owners of Strata Plan 57182
held on Wednesday, 28 September 2022 via Zoom Application
This meeting commenced at 6:30pm.

Present:

Ilze Jankovskis

Alan Liddle

Said Sadek

Madeline Pryor

Erik Hallstrom

Alistair Pennycook & Dominique Estival

Mark Szekely

Chai Ngo

Lot:

2, 94

3, 101

21, 89

23, 93

26, 92

38, 77

72

84

Present by Proxy:

Daniel Lance & James Buchanan

Portdew Pty Limited

James Buchanan

Lot:

20, 83

31, 32, 33, 40

75

Proxy to:

Alan Liddle

Marulie Dulay

Alan Liddle

Present by Company Nominee:

A Shdell Nominee

Rosemin Pty Ltd

Lot:

7

90

Company Nominee:

Michael Liew

Gillian Liew

In Attendance:

Marulie Dulay

Darryl Hecker

Of:

Premium Strata Pty Ltd

Hecker Australia Pty Ltd (6:00pm – 6:24pm)

Chairperson:

Madeline Pryor chaired the meeting

Pursuant to Schedule 1, Part 3, Clause 17(4) of the Strata Schemes Management Act, 2015 (NSW), as no quorum was present within the first half-hour after the motion or business arose for consideration at the meeting, the Chairperson hereby declares that the persons present via voting slip and who are entitled to vote on the motion or election constitute a quorum for considering that motion or business and any subsequent motion or business at the meeting.

Opening Comments: These minutes are to be read in conjunction with the chairs address giving background on the Southern Façade works, which is annexed to these minutes.

MOTION 1

Minutes of Previous General Meeting

RESOLVED that the minutes of the last General meeting of the Owner's Corporation held on Wednesday, 17 November 2021 was adopted as a true and accurate account of the proceedings of that meeting

MOTION 2

Financial Reports

RESOLVED that the Financial Reports presented by the Strata Managing Agent dated 31/08/2022 was tabled and accepted.

MOTION 3

Integrated Assets Solutions | Quote for Repairs to Southern Façade

RESOLVED that the quotation received from Integrated Assets Solutions, dated 18/07/2022, being for repairs to the southern façade in the total sum of \$97198.00 plus GST was tabled and approved with the cost to be paid from the capital works fund.

Termination

There being no further business the chairman declared the meeting closed at 6:31 pm.

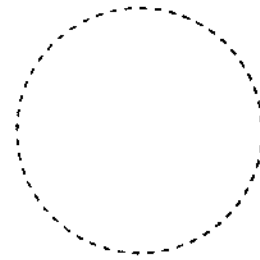
STRATA PLAN 57182

Financial Statement

For the Year Ended 31 July 2022



Economos Strata Services Pty Ltd
1 61 2 9266 2200
economos.com.au
PO Box Q285
QVB Post Office
Sydney NSW 1230



INDEPENDENT AUDITOR'S REPORT TO THE OWNERS OF STRATA PLAN 57182

Report on the Audit of Financial Report

Opinion

We have audited the accompanying financial report, being a special purpose financial report of Strata Plan 57182 for the year ended 31 July 2022 comprising the Statement of Financial Position and Statement of Financial Performance in respect of the Administrative Fund Account and Capital Works Fund Account for the year then ended and a summary of significant accounting policies and other explanatory information.

In our opinion the financial report presents fairly, in all material respects, the financial position of Strata Plan 57182 as at 31 July 2022 and of its performance for the year then ended in accordance with the *Strata Schemes Management Act 2015* and the basis of accounting policies described in Note 1.

Basis for Opinion

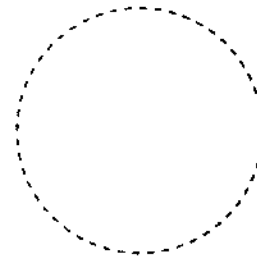
We conducted our audit in accordance with Australian Auditing Standards. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Report section of our report. We are independent of Strata Plan 57182 and Premium Strata Pty Ltd in accordance with the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 Code of Ethics for Professional Accountants (the "Code") that are relevant to our audit of the financial report in Australia. We have also fulfilled our other ethical responsibilities in accordance with the Code.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.





Economos Strata Services Pty Ltd
161 2 9266 2200
economos.com.au
PO Box Q285
QVB Post Office
Sydney NSW 1230



The Responsibility of the Owners' Corporation and Managing Agent for the Financial Report

The Owner's Corporation and Managing Agents (Premium Strata Pty Ltd) are responsible for the preparation and fair presentation of the financial report and have determined that the accounting policies described in Note 1 to the financial report are appropriate to meet the requirements of the *Strata Schemes Management Act 2015* and are appropriate to meet the needs of the owners of Strata Plan 57182. The Owner's Corporation and Managing Agents responsibility also includes designing, implementing, and maintaining internal control relevant to the preparation and fair presentation of the financial report that is free from material misstatement, whether due to fraud or error.

In preparing the financial report, the Owner's Corporation and Managing Agents are responsible for assessing the ability of the Strata Plan 57182 to continue as a going concern, disclosing as applicable matters related to the going concern and using the going concern basis of accounting

Auditor's Responsibilities for the Audit of the Financial Report

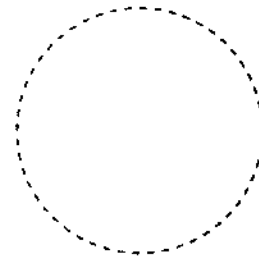
Our objectives are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that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

As part of an audit in accordance with Australian Auditing Standards, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial report, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by responsible entities.



Economos Strata Services Pty Ltd
161 2 9266 2200
economos.com.au
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Auditor's Responsibilities for the Audit of the Financial Report (continued)

- Conclude on the appropriateness of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Strata Plan 57182 ability to continue as a going concern. If we conclude that a material uncertainty exists, or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Strata Plan 57182 to cease to continue as a going concern.
- Evaluate the overall presentation, structure, and content of the financial report, including the disclosures, and whether the financial report represents the underlying transactions and events in a manner that achieves fair presentation.

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

ECONOMOS STRATA SERVICES PTY LTD

A handwritten signature in black ink, appearing to read "G T Venardos".

G T VENARDOS
Registered Company Auditor
Dated in Sydney, this 30th day of September 2022

Balance Sheet - Detailed

As at 31/07/2022

The Owners of Strata Plan 57182

The Manhattan, 1 Poplar Street, SURRY HILLS NSW
2010

	Note	Current period	Previous year
Owners' funds			
Administrative Fund			
Operating Surplus/Deficit--Admin		(1,086.92)	14,741.70
Owners Equity--Admin		20,515.88	5,774.18
		19,428.96	20,515.88
Capital Works Fund			
Operating Surplus/Deficit--Capital Works		330,897.05	499,552.03
Owners Equity--Capital Works		1,332,957.06	833,405.03
		1,663,854.11	1,332,957.06
Net owners' funds		\$1,683,283.07	\$1,353,472.94
Represented by:			
Assets			
Administrative Fund			
Cash at Bank--Admin		64,941.81	65,806.41
Prepaid Expenses--Admin	2	2,213.40	2,170.00
Receivable--Levies--Admin		2,387.33	9,106.84
Receivable--Owners--Admin		33.00	55.00
		69,575.54	77,138.25
Capital Works Fund			
Cash at Bank--Capital Works		598,969.46	1,400,868.05
Investments - Capital Works -A/C # 2	3	600,000.00	0.00
Investments--Capital Works - A/C # 1	3	500,000.00	0.00
Receivable--Levies (Special)--Capital Works		0.00	1,283.90
Receivable--Levies--Capital Works		2,409.75	6,758.73
		1,701,379.21	1,408,910.68
Unallocated Money			
Cash at Bank--Unallocated		2.43	1,166.40
		2.43	1,166.40
Total assets		1,770,957.18	1,487,215.33
Less liabilities			
Administrative Fund			
Accrued Expenses--Admin	4	10,931.86	11,071.71
Creditor--GST--Admin		(1,129.89)	1,553.71
Creditors--Other--Admin	5	2,434.74	0.00
Prepaid Levies--Admin		37,909.87	43,996.95
		50,146.58	56,622.37
Capital Works Fund			
Creditor--GST--Capital Works		2,177.74	3,141.93
Prepaid Levies (Special)--Capital Works		0.00	34,920.55
Prepaid Levies--Capital Works		35,347.36	37,891.14
		37,525.10	75,953.62

	Current period	Previous year
Unallocated Money		
Prepaid Levies--Unallocated	2.43	1,166.40
	<u>2.43</u>	<u>1,166.40</u>
<i>Total liabilities</i>	<u>87,674.11</u>	<u>133,742.39</u>
Net assets	<u>\$1,683,283.07</u>	<u>\$1,353,472.94</u>

Income & Expenditure Statement for the financial year to 31/07/2022

The Owners of Strata Plan 57182

The Manhattan, 1 Poplar Street, SURRY HILLS NSW
2010

Administrative Fund

	Current period 01/08/2021-31/07/2022	Annual budget 01/08/2021-31/07/2022	Previous year 01/08/2020-31/07/2021
Revenue			
Certificate Of Currencies	0.00	0.00	25.00
Insurance Claims	0.00	0.00	2,870.00
Interest on Arrears--Admin	448.17	0.00	810.46
Key Purchases (GST)	818.19	0.00	1,181.83
Levies Due--Admin	233,184.54	233,181.82	242,119.94
Status Certificate Fees	474.27	0.00	425.18
Strata Roll Inspection Fees	170.50	0.00	93.00
<i>Total revenue</i>	235,095.67	233,181.82	247,525.41
Less expenses			
Admin - Schedule B - Additional Services	0.00	0.00	25.00
Admin - Accounting - BAS & TAX	200.00	200.00	200.00
Admin - Act as Public Officer	480.00	480.00	160.00
Admin - Building Management Fees	31,902.00	31,824.00	28,619.09
Admin - Electronic Filing Fee	261.84	267.12	261.84
Admin - Fixed Agent Disbursements	12,824.52	12,409.92	12,451.00
Admin- Base Mangement Fees	26,024.20	25,182.80	25,266.20
Admin--Accounting	680.00	680.00	680.00
Admin--Agent Disbursements	360.00	0.00	0.00
Admin--Agent Disburst--Archive Storage Fee	291.44	282.08	283.00
Admin--Auditors--Audit Services	950.00	1,000.00	950.00
Admin--Bank Charges--Account Fees	2.50	0.00	2.50
Admin--Consultants	3,760.00	0.00	0.00
Admin--Legal Fees	2,190.10	2,500.00	6,150.57
Admin--Meeting Room Expenses	0.00	500.00	0.00
Admin--Status Certificate Fees Paid	474.27	0.00	425.18
Admin--Strata Inspection Fees Paid	170.50	0.00	93.00
Admin--Subscriptions	2,000.00	2,000.00	2,000.00
Insurance Claim	0.00	2,000.00	0.00
Insurance--Premiums	43,144.22	39,396.00	36,478.04
Maint Bldg--Cleaning	33,600.00	34,000.00	36,610.11
Maint Bldg--Cleaning--Carpet/Furntiure	0.00	900.00	0.00
Maint Bldg--Cleaning--Windows/Glass	0.00	3,000.00	0.00
Maint Bldg--Compactor	545.00	1,005.00	0.00
Maint Bldg--Electrical	0.00	0.00	13.76
Maint Bldg--Electrical Repairs	484.14	2,000.00	250.00
Maint Bldg--Exhaust/Ventilation Systems	2,400.00	3,000.00	1,854.00

Administrative Fund

	Current period	Annual budget	Previous year
	01/08/2021-31/07/2022	01/08/2021-31/07/2022	01/08/2020-31/07/2021
Maint Bldg--Fire Protection	20,179.94	19,000.00	17,848.93
Maint Bldg--Fire Protection--Alarm Monitoring	2,185.94	0.00	0.00
Maint Bldg--Garage Doors	1,617.27	2,000.00	1,535.27
Maint Bldg--General Repairs	3,435.52	3,000.00	793.89
Maint Bldg--Gym Equipment	135.45	1,000.00	146.81
Maint Bldg--Intercom	1,146.00	800.00	905.00
Maint Bldg--Lift	8,996.94	9,700.00	14,050.67
Maint Bldg--Lift--Registration	76.00	0.00	0.00
Maint Bldg--Locks, Keys & Card Keys	1,795.93	1,000.00	727.27
Maint Bldg--Miscellaneous	0.00	0.00	12.68
Maint Bldg--Painting & Painting Materials	0.00	1,500.00	0.00
Maint Bldg--Pest/Vermin Control	1,526.00	1,700.00	1,310.00
Maint Bldg--Plumbing	0.00	3,000.00	1,066.00
Maint Bldg--Pumps	480.00	2,000.00	242.50
Maint Bldg--Roof	594.34	800.00	705.74
Maint Bldg--Security & Surveillance Equipment	0.00	1,000.00	950.08
Maint Bldg--TV Antenna & Cables	0.00	500.00	0.00
Repairs & Maintenance - Plumbing	0.00	0.00	713.64
Utility--Electricity	16,631.87	22,800.00	23,893.97
Utility--Gas	847.34	720.00	654.46
Utility--Water & Sewerage	13,789.32	14,200.00	14,453.51
<i>Total expenses</i>	<u>236,182.59</u>	<u>247,346.92</u>	<u>232,783.71</u>
Surplus/Deficit	<u>(1,086.92)</u>	<u>(14,165.10)</u>	<u>14,741.70</u>
Opening balance	20,515.88	20,515.88	5,774.18
Closing balance	<u>\$19,428.96</u>	<u>\$6,350.78</u>	<u>\$20,515.88</u>

Capital Works Fund

	Current period	Annual budget	Previous year
	01/08/2021-31/07/2022	01/08/2021-31/07/2022	01/08/2020-31/07/2021
Revenue			
Interest on Arrears--Capital Works	866.83	0.00	2,060.84
Levies Due (Special)--Capital Works	191,947.19	0.00	383,894.38
Levies Due--Capital Works	217,424.00	217,419.46	208,489.82
<i>Total revenue</i>	<u>410,238.02</u>	<u>217,419.46</u>	<u>594,445.04</u>
Less expenses			
Contingency	0.00	11,587.00	0.00
CWF-- Defects Claim Consultant	0.00	0.00	7,455.00
Doors & Windows	0.00	0.00	475.56
Fire Protection: Equipment	0.00	0.00	22,182.00
Maint Bldg- Access Control	0.00	0.00	1,434.75
Maint Bldg--Building Improvement	0.00	18,050.00	590.00
Maint Bldg--Carpets & Stairs Replacement	0.00	33,255.00	0.00
Maint Bldg--Doors & Windows	0.00	2,500.00	0.00
Maint Bldg--Fire Protection	0.00	17,000.00	7,746.00
Maint Bldg--Garage Doors	4,261.00	1,000.00	1,402.00
Maint Bldg--General Replacement	2,065.02	82,731.81	2,460.00
Maint Bldg--Gym Equipment	0.00	1,000.00	0.00
Maint Bldg--Lift--Capital Works Fund	0.00	46,700.00	0.00
Maint Bldg--Lift--Refurbishment/Upgrading	0.00	0.00	5,000.00
Maint Bldg--Plumbing & Drainage	0.00	0.00	4,520.70
Maint Bldg--Signs & Notice Boards	0.00	0.00	120.00
Mechanical Ventilation	41,267.50	0.00	12,330.00
Special Levy - Works - Capital Works	31,172.00	0.00	0.00
Special Levy -- ACOR--Capital Works	0.00	0.00	10,200.00
Special Levy --DA/CC --Capital Works	(2,694.55)	0.00	16,717.00
Waterproof Membrane	3,270.00	18,451.00	2,260.00
Waterproofing provisions	0.00	21,514.00	0.00
<i>Total expenses</i>	<u>79,340.97</u>	<u>253,788.81</u>	<u>94,893.01</u>
Surplus/Deficit	<u>330,897.05</u>	<u>(36,369.35)</u>	<u>499,552.03</u>
Opening balance	1,332,957.06	1,332,957.06	833,405.03
Closing balance	<u>\$1,663,854.11</u>	<u>\$1,296,587.71</u>	<u>\$1,332,957.06</u>

Strata Plan 57182

Notes to the Financial Statement For the Year Ended 31 July 2022

1 Summary of Significant Accounting Policies

General Information

This financial report covers Strata Scheme 57182 (the “scheme”) as an individual entity. The strata committee of the scheme have determined that the Plan is not a reporting entity.

Basis of Preparation

The financial report is a special purpose financial report that has been prepared in order to satisfy the financial reporting requirements of *Strata Schemes Management Act 2015*.

The financial report has been prepared from the records of the strata title. The following material accounting policies, which are consistent with the previous period unless otherwise stated, have been adopted in the preparation of this financial report.

(a) Cash

Cash include deposits held at call with banks.

(b) Revenue and Expenditure

Revenue is measured at the fair value of the consideration received or receivable. Levies due and receivable are accounted for under the accrual basis of accounting.

Any other income and all expenditure is accounted for on a cash basis and is brought to account when the income is received or the expense is paid, except otherwise stated.

(c) Income Taxes

Where applicable, income tax expense will be shown in the Statement of Financial Performance.

Income tax is payable on non-mutual income. Where income is derived from using common property, the individual lot owners are assessed under Tax Ruling TR2015/3.

(d) Goods and Services Tax (GST)

The strata accounts for GST are on a cash basis, revenues, expenses, and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Taxation Office. In these circumstances the GST is recognised as part of the cost of acquisition of the asset or as part of an item of the expense. Receivables and payables in the Statement of Financial Position are shown inclusive of GST.

Strata Plan 57182

Notes to the Financial Statement For the Year Ended 31 July 2022

2 Prepaid Expenses \$2,213.40

Lift service: July – September 2022 2,213.40

3 Investments

Capital Works Fund investments are as detailed below.

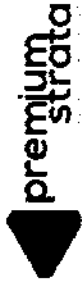
Bank	Account No	Maturity Date	Int rate	Amount
Macquarie Bank	2540-60247	02 February 2023	0.70% pa	\$600,000.00
Macquarie Bank	2479-21117	01 August 2022	0.55% pa	\$500,000.00

4 Accrued Expenses \$10,931.86

Cleaning service - July 2022	2,800.00
Quarterly Door/Gate Services - 30/06/22	330.00
3 monthly pest control service	220.00
Water usage - 08/05/22 - 04/08/22	3,405.38
Building management - July 2022	2,678.00
Electricity - July 2022	1,498.48

5 Creditors--Other \$2,434.74

Lift service: July - September 2022 2,434.74



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 SYDNEY NSW 1585
 Phone: (02) 9550 1232
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 Website: www.premiumstrata.com.au

Levy Positions - Complete for the financial year to 31/07/2022

The Owners of Strata Plan 57182

The Manhattan, 1 Poplar Street, SURRY HILLS NSW 2010

Administrative Fund

Lot	Unit	Paid to	Standard levies			Special levies			Interest		GST due	
			Due	Paid	Arrears	Advance	Due	Paid	Arrears	Advance		Due
1	Lot 1	31/10/2022	667.00	833.75	0.00	166.75	0.00	0.00	0.00	0.00	0.00	60.64
2	Lot 2	31/10/2022	667.00	833.75	0.00	166.75	0.00	0.00	0.00	0.00	0.00	60.64
3	Lot 3	31/10/2022	692.60	692.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	62.98
4	Lot 4	31/01/2023	667.00	833.75	0.00	166.75	0.00	0.00	0.00	0.00	0.00	60.64
5	Lot 5	31/10/2022	692.60	865.75	0.00	173.15	0.00	0.00	0.00	0.00	0.00	62.98
6	Lot 6	31/10/2022	692.60	692.23	0.37	0.00	0.00	0.00	0.00	0.00	17.42	62.98
7	Lot 7	31/10/2022	641.30	801.65	0.00	160.35	0.00	0.00	0.00	0.00	0.00	58.30
8	Lot 8	30/04/2022	667.00	506.65	160.35	0.00	0.00	0.00	0.00	0.00	0.00	60.64
9	Lot 9	31/10/2022	667.00	833.75	0.00	166.75	0.00	0.00	0.00	0.00	0.00	60.64
10	Lot 10	31/10/2022	667.00	833.75	0.00	166.75	0.00	0.00	0.00	0.00	0.00	60.64
11	Lot 11	31/10/2022	641.30	801.65	0.00	160.35	0.00	0.00	0.00	0.00	2.03	58.30
12	Lot 12	31/10/2022	667.00	833.75	0.00	166.75	0.00	0.00	0.00	0.00	0.00	60.64
13	Lot 13	31/10/2022	667.00	833.75	0.00	166.75	0.00	0.00	0.00	0.00	0.00	60.64
14	Lot 14	31/10/2022	667.00	833.75	0.00	166.75	0.00	0.00	0.00	0.00	0.00	60.64
15	Lot 15	31/10/2022	641.30	801.65	0.00	160.35	0.00	0.00	0.00	0.00	0.00	58.30
16	Lot 16	31/10/2022	667.00	667.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	60.64

Administrative Fund

Lot	Unit	Paid to	Standard levies			Special levies			Interest			
			Due	Paid	Arrears	Advance	Due	Arrears	Advance	Due	Paid	GST due
17	Lot 17	31/10/2022	667.00	667.52	0.00	0.52	0.00	0.00	0.00	0.00	0.66	60.64
18	Lot 18	31/10/2022	590.00	593.08	0.00	3.08	0.00	0.00	0.00	0.00	7.43	53.64
19	SHO P2	31/10/2022	2,539.40	3,174.25	0.00	634.85	0.00	0.00	0.00	0.00	8.03	230.86
20	Lot 20	31/10/2022	692.60	865.75	0.00	173.15	0.00	0.00	0.00	0.00	0.00	62.98
21	Lot 21	31/10/2022	615.60	769.50	0.00	153.90	0.00	0.00	0.00	0.00	0.00	55.96
22	Lot 22	30/04/2022	718.30	545.59	172.71	0.00	0.00	0.00	0.00	(0.37)	1.94	65.30
23	Lot 23	31/10/2022	641.30	801.65	0.00	160.35	0.00	0.00	0.00	0.00	0.00	58.30
24	Lot 24	31/10/2022	641.30	801.65	0.00	160.35	0.00	0.00	0.00	0.00	0.00	58.30
25	Lot 25	31/10/2022	692.60	865.75	0.00	173.15	0.00	0.00	0.00	0.00	0.00	62.98
26	Lot 26	31/10/2022	692.60	692.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	62.98
27	Lot 27	31/10/2022	641.30	641.30	0.00	0.00	0.00	0.00	0.00	0.00	0.39	58.30
28	Lot 28	31/10/2022	667.00	833.75	0.00	166.75	0.00	0.00	0.00	0.00	0.00	60.64
29	Lot 29	31/10/2022	615.60	769.50	0.00	153.90	0.00	0.00	0.00	0.00	0.00	55.96
30	Lot 30	31/10/2022	615.60	769.50	0.00	153.90	0.00	0.00	0.00	0.00	0.00	55.96
31	Lot 31	31/10/2022	8,900.50	11,125.65	0.00	2,225.15	0.00	0.00	0.00	0.00	0.00	809.14
32	Lot 32	31/10/2022	436.10	545.15	0.00	109.05	0.00	0.00	0.00	0.00	0.00	39.64
33	Lot33	31/10/2022	513.10	641.35	0.00	128.25	0.00	0.00	0.00	0.00	0.00	46.64
34	Lot 34	31/10/2022	641.30	801.65	0.00	160.35	0.00	0.00	0.00	0.00	0.00	58.30

Administrative Fund

Lot	Unit	Paid to	Standard levies			Special levies			Interest					
			Due	Paid	Arrears	Advance	Due	Paid	Arrears	Advance	Due	Paid	GST due	
35	Lot 35	31/10/2022	692.60	692.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	19.28	62.98
36	Lot 36	31/10/2022	692.60	865.75	0.00	173.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	62.98
37	Lot 37	31/10/2022	641.30	801.65	0.00	160.35	0.00	0.00	0.00	0.00	0.00	0.00	0.00	58.30
38	Lot 38	31/10/2022	667.00	667.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	60.64
39	Lot 39	31/10/2022	718.30	718.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	65.30
40	Lot 40	31/10/2022	513.10	641.35	0.00	128.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	46.64
41	Lot 41	31/10/2022	513.10	641.35	0.00	128.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	46.64
42	101	31/10/2022	2,077.70	2,597.15	0.00	519.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	188.88
43	102	31/07/2022	3,154.90	3,088.19	66.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.29	286.80
44	103	31/10/2022	2,411.20	3,014.00	0.00	602.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	219.20
45	104	31/07/2022	3,796.30	3,795.36	0.94	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15.10	345.12
46	105	31/10/2022	6,720.30	8,366.89	0.00	1,646.59	0.00	0.00	0.00	0.00	0.00	0.00	0.00	610.94
47	201	31/10/2022	3,385.80	3,385.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	307.80
48	202	31/10/2022	2,436.80	3,046.00	0.00	609.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	221.52
49	203	31/10/2022	2,462.40	2,462.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	223.86
50	204	31/10/2022	2,436.80	2,436.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	221.52
51	205	31/10/2022	2,462.40	2,462.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	223.86
52	206	31/01/2023	2,436.80	3,046.00	0.00	609.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	221.52
53	207	31/10/2022	2,077.70	2,597.15	0.00	519.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	188.88
54	208	31/10/2022	2,590.70	3,238.40	0.00	647.70	0.00	0.00	0.00	0.00	0.00	0.00	0.00	235.52
55	209	31/01/2023	2,103.40	2,104.26	0.86	0.86	0.00	0.00	0.00	0.00	0.00	0.00	24.64	191.22
56	210	31/10/2022	2,975.40	2,975.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	270.48
57	211	31/10/2022	3,565.40	3,565.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	324.14

Administrative Fund

Lot	Unit	Paid to	Standard levies			Special levies			Interest				
			Due	Paid	Arrears	Advance	Due	Paid	Arrears	Advance	Due	Paid	GST due
58	212	31/07/2022	8,002.70	8,002.24	0.46	0.00	0.00	0.00	0.00	0.00	0.00	227.52	727.52
59	213	31/10/2022	6,771.60	6,771.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	615.60
60	301	31/10/2022	3,385.80	4,232.25	0.00	846.45	0.00	0.00	0.00	0.00	0.00	0.00	307.80
61	302	31/07/2022	2,436.80	2,436.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	221.52
62	303	31/10/2022	2,462.40	3,078.00	0.00	615.60	0.00	0.00	0.00	0.00	0.00	0.00	223.86
63	304	31/10/2022	2,436.80	3,046.00	0.00	609.20	0.00	0.00	0.00	0.00	0.00	0.00	221.52
64	305	31/10/2022	2,462.40	3,078.00	0.00	615.60	0.00	0.00	0.00	0.00	0.00	0.00	223.86
65	306	31/01/2023	2,436.80	3,046.00	0.00	609.20	0.00	0.00	0.00	0.00	0.00	0.00	221.52
66	307	31/10/2022	2,077.70	2,597.15	0.00	519.45	0.00	0.00	0.00	0.00	0.00	0.00	188.88
67	308	31/10/2022	2,616.30	3,270.40	0.00	654.10	0.00	0.00	0.00	0.00	0.00	0.00	237.84
68	309	31/10/2022	2,103.40	2,629.25	0.00	525.85	0.00	0.00	0.00	0.00	0.00	0.00	191.22
69	310	31/10/2022	2,898.50	3,623.15	0.00	724.65	0.00	0.00	0.00	0.00	0.00	0.00	263.50
70	401	31/10/2022	5,489.10	6,861.40	0.00	1,372.30	0.00	0.00	0.00	0.00	0.00	0.00	499.00
71	402	31/10/2022	3,154.90	3,154.88	0.02	0.00	0.00	0.00	0.00	0.00	0.00	25.78	286.80
72	403	31/01/2023	3,154.90	3,943.65	0.00	788.75	0.00	0.00	0.00	0.00	0.00	0.00	286.80
73	404	31/10/2022	3,154.90	3,943.65	0.00	788.75	0.00	0.00	0.00	0.00	0.00	0.00	286.80
74	405	31/10/2022	3,154.90	3,154.90	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	286.80
75	406	31/10/2022	3,154.90	3,154.90	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	286.80
76	407	31/10/2022	3,154.90	3,163.11	0.00	8.21	0.00	0.00	0.00	0.00	0.00	10.60	286.80
77	408	31/10/2022	5,104.40	5,104.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	464.02
78	409	31/10/2022	3,154.90	3,943.65	0.00	788.75	0.00	0.00	0.00	0.00	0.00	0.00	286.80
79	410	31/10/2022	5,104.40	5,104.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	464.02
80	411	31/01/2023	3,103.70	3,109.66	0.00	5.96	0.00	0.00	0.00	0.00	0.00	14.13	282.16
81	412	31/10/2022	6,053.40	7,566.75	0.00	1,513.35	0.00	0.00	0.00	0.00	0.00	0.00	550.30
82	601	31/10/2022	5,489.10	6,861.40	0.00	1,372.30	0.00	0.00	0.00	0.00	0.00	0.00	499.00
83	602	31/10/2022	3,154.90	3,943.65	0.00	788.75	0.00	0.00	0.00	0.00	0.00	0.00	286.80
84	603	31/10/2022	3,154.90	3,154.90	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	286.80

Administrative Fund

Lot	Unit	Paid to	Standard levies			Special levies			Interest						
			Due	Paid	Arrears	Advance	Due	Paid	Arrears	Advance	Due	Paid	GST due		
85	604	31/10/2022	3,154.90	3,943.65	0.00	788.75	0.00	0.00	0.00	0.00	0.00	0.00	9.14	286.80	
86	605	31/10/2022	3,154.90	3,943.65	0.00	788.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	286.80	
87	606	31/10/2022	3,154.90	3,943.65	0.00	788.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	286.80	
88	607	31/10/2022	3,154.90	3,154.90	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	286.80	
89	608	31/10/2022	5,104.40	6,380.50	0.00	1,276.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	464.02	
90	609	31/10/2022	3,154.90	3,943.65	0.00	788.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	286.80	
91	610	30/04/2022	5,104.40	3,877.13	1,227.27	0.00	0.00	0.00	0.00	0.00	(2.69)	13.79	0.00	464.02	
92	611	31/10/2022	6,335.60	6,335.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	575.96	
93	801	31/10/2022	5,489.10	6,861.40	0.00	1,372.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	499.00	
94	802	31/10/2022	3,154.90	3,943.65	0.00	788.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	286.80	
95	803	30/04/2022	3,154.90	2,396.40	758.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	286.80	
96	804	31/10/2022	3,154.90	3,943.65	0.00	788.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	286.80	
97	805	31/10/2022	3,154.90	3,943.65	0.00	788.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	286.80	
98	806	31/10/2022	3,154.90	3,943.65	0.00	788.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	286.80	
99	807	31/07/2022	3,154.90	3,154.90	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	286.80	
100	808	31/10/2022	5,104.40	6,380.50	0.00	1,276.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	464.02	
101	809	31/10/2022	3,154.90	3,154.90	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	286.80	
102	810	31/10/2022	3,154.90	3,943.65	0.00	788.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	286.80	
103	811	31/10/2022	5,796.90	7,246.15	0.00	1,449.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	527.00	
			256,502.80	292,025.34	2,387.33	37,909.87	0.00	0.00	0.00	(3.06)	448.17	23,318.26			

Due Excl. GST 233,184.54

Capital Works Fund

Lot	Unit	Paid to	Standard levies			Special levies			Interest					
			Due	Paid	Arrears	Advance	Due	Paid	Arrears	Advance	Due	Paid	GST due	
1	Lot 1	31/10/2022	621.90	777.35	0.00	155.45	549.00	0.00	0.00	0.00	0.00	0.00	0.00	106.43
2	Lot 2	31/10/2022	621.90	777.35	0.00	155.45	549.00	0.00	0.00	0.00	0.00	0.00	0.00	106.43
3	Lot 3	31/10/2022	645.80	645.80	0.00	0.00	570.10	0.00	0.00	0.00	7.34	0.00	0.00	110.53
4	Lot 4	31/01/2023	621.90	777.35	0.00	155.45	549.00	0.00	0.00	0.00	0.00	0.00	0.00	106.43
5	Lot 5	31/10/2022	645.80	807.25	0.00	161.45	570.10	0.00	0.00	0.00	0.00	0.00	0.00	110.53
6	Lot 6	31/10/2022	645.80	645.42	0.38	0.00	570.10	0.00	0.00	0.00	31.80	0.00	0.00	110.53
7	Lot 7	31/10/2022	598.00	747.50	0.00	149.50	527.85	0.00	0.00	0.00	0.00	0.00	0.00	102.35
8	Lot 8	30/04/2022	621.90	460.05	161.85	0.00	549.00	0.00	0.00	0.00	0.00	0.00	0.00	106.43
9	Lot 9	31/10/2022	621.90	777.35	0.00	155.45	549.00	0.00	0.00	0.00	0.00	0.00	0.00	106.43
10	Lot 10	31/10/2022	621.90	777.35	0.00	155.45	549.00	0.00	0.00	0.00	0.00	0.00	0.00	106.43
11	Lot 11	31/10/2022	598.00	747.50	0.00	149.50	527.85	0.00	0.00	0.00	2.05	0.00	0.00	102.35
12	Lot 12	31/10/2022	621.90	777.35	0.00	155.45	549.00	0.00	0.00	0.00	0.00	0.00	0.00	106.43
13	Lot 13	31/10/2022	621.90	777.35	0.00	155.45	549.00	0.00	0.00	0.00	0.00	0.00	0.00	106.43
14	Lot 14	31/10/2022	621.90	777.35	0.00	155.45	549.00	0.00	0.00	0.00	0.00	0.00	0.00	106.43
15	Lot 15	31/10/2022	598.00	747.50	0.00	149.50	527.85	0.00	0.00	0.00	0.00	0.00	0.00	102.35
16	Lot 16	31/10/2022	621.90	621.90	0.00	0.00	549.00	0.00	0.00	0.00	0.00	0.00	0.00	106.43
17	Lot 17	31/10/2022	621.90	622.38	0.00	0.48	549.00	0.00	0.00	0.00	0.67	0.00	0.00	106.43
18	Lot 18	31/10/2022	550.20	553.07	0.00	2.87	485.65	0.00	0.00	0.00	6.02	0.00	0.00	94.17
19	SHO P 2	31/10/2022	2,367.70	2,959.65	0.00	591.95	2,090.30	0.00	0.00	0.00	8.10	0.00	0.00	405.27
20	Lot 20	31/10/2022	645.80	807.25	0.00	161.45	570.10	0.00	0.00	0.00	0.00	0.00	0.00	110.53
21	Lot 21	31/10/2022	574.00	717.50	0.00	143.50	506.75	0.00	0.00	0.00	0.00	0.00	0.00	98.25

Capital Works Fund

Lot	Unit	Paid to	Standard levies			Special levies			Interest					
			Due	Paid	Arrears	Advance	Due	Arrears	Advance	Due	Paid	GST due		
22	Lot 22	30/04/2022	669.70	496.39	174.31	0.00	591.20	0.00	591.20	0.00	0.00	(0.38)	16.98	114.65
23	Lot 23	31/10/2022	598.00	747.50	0.00	149.50	527.85	0.00	527.85	0.00	0.00	0.00	0.00	102.35
24	Lot 24	31/10/2022	598.00	747.50	0.00	149.50	527.85	0.00	527.85	0.00	0.00	0.00	0.00	102.35
25	Lot 25	31/10/2022	645.80	807.25	0.00	161.45	570.10	0.00	570.10	0.00	0.00	0.00	0.00	110.53
26	Lot 26	31/10/2022	645.80	645.80	0.00	0.00	570.10	0.00	570.10	0.00	0.00	0.00	0.00	110.53
27	Lot 27	31/10/2022	598.00	598.00	0.00	0.00	527.85	0.00	527.85	0.00	0.00	0.00	10.61	102.35
28	Lot 28	31/10/2022	621.90	777.35	0.00	155.45	549.00	0.00	549.00	0.00	0.00	0.00	0.00	106.43
29	Lot 29	31/10/2022	574.00	717.50	0.00	143.50	506.75	0.00	506.75	0.00	0.00	0.00	0.00	98.25
30	Lot 30	31/10/2022	574.00	717.50	0.00	143.50	506.75	0.00	506.75	0.00	0.00	0.00	0.00	98.25
31	Lot 31	31/10/2022	8,298.90	10,373.65	0.00	2,074.75	7,326.60	0.00	7,326.60	0.00	0.00	0.00	0.00	1,420.49
32	Lot 32	31/10/2022	406.70	508.35	0.00	101.65	358.95	0.00	358.95	0.00	0.00	0.00	0.00	69.59
33	Lot 33	31/10/2022	478.40	598.00	0.00	119.60	422.30	0.00	422.30	0.00	0.00	0.00	0.00	81.89
34	Lot 34	31/10/2022	598.00	747.50	0.00	149.50	527.85	0.00	527.85	0.00	0.00	0.00	8.40	102.35
35	Lot 35	31/10/2022	645.80	645.80	0.00	0.00	570.10	0.00	570.10	0.00	0.00	0.00	27.76	110.53
36	Lot 36	31/10/2022	645.80	807.25	0.00	161.45	570.10	0.00	570.10	0.00	0.00	0.00	0.00	110.53
37	Lot 37	31/10/2022	598.00	747.50	0.00	149.50	527.85	0.00	527.85	0.00	0.00	0.00	0.00	102.35
38	Lot 38	31/10/2022	621.90	621.90	0.00	0.00	549.00	0.00	549.00	0.00	0.00	0.00	0.00	106.43
39	Lot 39	31/10/2022	669.70	669.70	0.00	0.00	591.20	0.00	591.20	0.00	0.00	0.00	0.00	114.65

Capital Works Fund

Lot	Unit	Paid to	Standard levies			Special levies			Interest					
			Due	Paid	Arrears	Advance	Due	Paid	Arrears	Advance	Due	Paid	GST due	
40	Lot 40	31/10/2022	478.40	598.00	0.00	119.60	422.30	0.00	422.30	0.00	0.00	0.00	0.00	81.89
41	Lot 41	31/10/2022	478.40	598.00	0.00	119.60	422.30	0.00	422.30	0.00	0.00	0.00	0.00	81.89
42	101	31/10/2022	1,937.20	2,421.50	0.00	484.30	1,710.25	0.00	1,710.25	0.00	0.00	0.00	0.00	331.60
43	102	31/07/2022	2,941.70	2,874.36	67.34	0.00	2,597.05	0.00	2,597.05	0.00	0.00	0.00	50.76	503.52
44	103	31/10/2022	2,248.20	2,810.25	0.00	562.05	1,984.75	0.00	1,984.75	0.00	0.00	0.00	0.00	384.83
45	104	31/07/2022	3,539.60	3,538.65	0.95	0.00	3,124.90	0.00	3,124.90	0.00	0.00	0.00	15.24	605.86
46	105	31/10/2022	6,266.00	7,801.30	0.00	1,535.30	5,531.90	0.00	5,531.90	0.00	0.00	0.00	0.00	1,072.54
47	201	31/10/2022	3,156.90	3,156.90	0.00	0.00	2,787.05	0.00	2,787.05	0.00	0.00	0.00	0.00	540.37
48	202	31/10/2022	2,272.10	2,840.15	0.00	568.05	2,005.85	0.00	2,005.85	0.00	0.00	0.00	0.00	388.91
49	203	31/10/2022	2,296.00	2,296.00	0.00	0.00	2,026.95	0.00	2,026.95	0.00	0.00	0.00	0.00	393.01
50	204	31/10/2022	2,272.10	2,272.10	0.00	0.00	2,005.85	0.00	2,005.85	0.00	0.00	0.00	0.00	388.91
51	205	31/10/2022	2,296.00	2,296.00	0.00	0.00	2,026.95	0.00	2,026.95	0.00	0.00	0.00	0.00	393.01
52	206	31/01/2023	2,272.10	2,840.15	0.00	568.05	2,005.85	0.00	2,005.85	0.00	0.00	0.00	0.00	388.91
53	207	31/10/2022	1,937.20	2,421.50	0.00	484.30	1,710.25	0.00	1,710.25	0.00	0.00	0.00	0.00	331.60
54	208	31/10/2022	2,415.60	3,019.50	0.00	603.90	2,132.55	0.00	2,132.55	0.00	0.00	0.00	0.00	413.47
55	209	31/01/2023	1,961.20	1,962.01	0.00	0.81	1,731.35	0.00	1,731.35	0.00	0.00	0.00	19.92	335.68
56	210	31/10/2022	2,774.30	2,774.30	0.00	0.00	2,449.25	0.00	2,449.25	0.00	0.00	0.00	0.00	474.86
57	211	31/10/2022	3,324.40	3,324.40	0.00	0.00	2,934.85	0.00	2,934.85	0.00	0.00	0.00	0.00	569.02
58	212	31/07/2022	7,461.90	7,461.43	0.47	0.00	6,587.60	0.00	6,587.60	0.00	0.00	0.00	295.07	1,277.21
59	213	31/10/2022	6,313.90	6,313.90	0.00	0.00	5,574.10	0.00	5,574.10	0.00	0.00	0.00	0.00	1,080.72
60	301	31/10/2022	3,156.90	3,946.15	0.00	789.25	2,787.05	0.00	2,787.05	0.00	0.00	0.00	0.00	540.37
61	302	31/07/2022	2,272.10	2,272.10	0.00	0.00	2,005.85	0.00	2,005.85	0.00	0.00	0.00	0.00	388.91
62	303	31/10/2022	2,296.00	2,870.00	0.00	574.00	2,026.95	0.00	2,026.95	0.00	0.00	0.00	0.00	393.01
63	304	31/10/2022	2,272.10	2,840.15	0.00	568.05	2,005.85	0.00	2,005.85	0.00	0.00	0.00	0.00	388.91
64	305	31/10/2022	2,296.00	2,870.00	0.00	574.00	2,026.95	0.00	2,026.95	0.00	0.00	0.00	0.00	393.01
65	306	31/01/2023	2,272.10	2,840.15	0.00	568.05	2,005.85	0.00	2,005.85	0.00	0.00	0.00	0.00	388.91

Capital Works Fund

Lot	Unit	Paid to	Standard levies			Special levies			Interest					
			Due	Paid	Arrears	Advance	Due	Paid	Arrears	Advance	Due	Paid	GST due	
66	307	31/10/2022	1,937.20	2,421.50	0.00	484.30	1,710.25	1,710.25	0.00	0.00	0.00	0.00	0.00	331.60
67	308	31/10/2022	2,439.50	3,049.40	0.00	609.90	2,153.65	2,153.65	0.00	0.00	0.00	0.00	0.00	417.55
68	309	31/10/2022	1,961.20	2,451.50	0.00	490.30	1,731.35	1,731.35	0.00	0.00	0.00	0.00	0.00	335.68
69	310	31/10/2022	2,702.60	3,378.25	0.00	675.65	2,385.90	2,385.90	0.00	0.00	0.00	0.00	0.00	462.60
70	401	31/10/2022	5,118.10	6,397.65	0.00	1,279.55	4,518.40	4,518.40	0.00	0.00	0.00	0.00	0.00	876.04
71	402	31/10/2022	2,941.70	2,941.68	0.02	0.00	2,597.05	2,597.05	0.00	0.00	0.00	75.63	0.00	503.52
72	403	31/01/2023	2,941.70	3,677.15	0.00	735.45	2,597.05	2,597.05	0.00	0.00	0.00	0.00	0.00	503.52
73	404	31/10/2022	2,941.70	3,677.15	0.00	735.45	2,597.05	2,597.05	0.00	0.00	0.00	0.00	0.00	503.52
74	405	31/10/2022	2,941.70	2,941.70	0.00	0.00	2,597.05	2,597.05	0.00	0.00	0.00	0.00	0.00	503.52
75	406	31/10/2022	2,941.70	2,941.70	0.00	0.00	2,597.05	2,597.05	0.00	0.00	0.00	0.00	0.00	503.52
76	407	31/10/2022	2,941.70	2,949.35	0.00	7.65	2,597.05	2,597.05	0.00	0.00	0.00	10.70	0.00	503.52
77	408	31/10/2022	4,759.30	4,759.30	0.00	0.00	4,201.70	4,201.70	0.00	0.00	0.00	0.00	0.00	814.63
78	409	31/10/2022	2,941.70	3,677.15	0.00	735.45	2,597.05	2,597.05	0.00	0.00	0.00	0.00	0.00	503.52
79	410	31/10/2022	4,759.30	4,759.30	0.00	0.00	4,201.70	4,201.70	0.00	0.00	0.00	0.00	0.00	814.63
80	411	31/01/2023	2,893.90	2,899.45	0.00	5.55	2,554.80	2,554.80	0.00	0.00	0.00	12.16	0.00	495.33
81	412	31/10/2022	5,644.20	7,055.25	0.00	1,411.05	4,982.90	4,982.90	0.00	0.00	0.00	0.00	0.00	966.11
82	601	31/10/2022	5,118.10	6,397.65	0.00	1,279.55	4,518.40	4,518.40	0.00	0.00	0.00	0.00	0.00	876.04
83	602	31/10/2022	2,941.70	3,677.15	0.00	735.45	2,597.05	2,597.05	0.00	0.00	0.00	0.00	0.00	503.52
84	603	31/10/2022	2,941.70	2,941.70	0.00	0.00	2,597.05	2,597.05	0.00	0.00	0.00	0.00	0.00	503.52
85	604	31/10/2022	2,941.70	3,677.15	0.00	735.45	2,597.05	2,597.05	0.00	0.00	0.00	50.50	0.00	503.52
86	605	31/10/2022	2,941.70	3,677.15	0.00	735.45	2,597.05	2,597.05	0.00	0.00	0.00	0.00	0.00	503.52
87	606	31/10/2022	2,941.70	3,677.15	0.00	735.45	2,597.05	2,597.05	0.00	0.00	0.00	0.00	0.00	503.52
88	607	31/10/2022	2,941.70	2,941.70	0.00	0.00	2,597.05	2,597.05	0.00	0.00	0.00	0.00	0.00	503.52
89	608	31/10/2022	4,759.30	5,949.15	0.00	1,189.85	4,201.70	4,201.70	0.00	0.00	0.00	0.00	0.00	814.63
90	609	31/10/2022	2,941.70	3,677.15	0.00	735.45	2,597.05	2,597.05	0.00	0.00	0.00	0.00	0.00	503.52
91	610	30/04/2022	4,759.30	3,520.52	1,238.78	0.00	4,201.70	4,201.70	0.00	0.00	0.00	(2.72)	124.61	814.63

Capital Works Fund

Lot	Unit	Paid to	Standard levies			Special levies			Interest				
			Due	Paid	Arrears	Advance	Due	Paid	Arrears	Advance	Due	Paid	GST due
92	611	31/10/2022	5,907.30	5,907.30	0.00	0.00	5,215.20	0.00	0.00	0.00	0.00	0.00	1,011.13
93	801	31/10/2022	5,118.10	6,397.65	0.00	1,279.55	4,518.40	0.00	0.00	0.00	0.00	0.00	876.04
94	802	31/10/2022	2,941.70	3,677.15	0.00	735.45	2,597.05	0.00	0.00	0.00	0.00	0.00	503.52
95	803	30/04/2022	2,941.70	2,176.05	765.65	0.00	2,597.05	0.00	0.00	0.00	0.00	0.00	503.52
96	804	31/10/2022	2,941.70	3,677.15	0.00	735.45	2,597.05	0.00	0.00	0.00	0.00	0.00	503.52
97	805	31/10/2022	2,941.70	3,677.15	0.00	735.45	2,597.05	0.00	0.00	0.00	0.00	0.00	503.52
98	806	31/10/2022	2,941.70	3,677.15	0.00	735.45	2,597.05	0.00	0.00	0.00	0.00	0.00	503.52
99	807	31/07/2022	2,941.70	2,941.70	0.00	0.00	2,597.05	0.00	0.00	0.00	0.00	59.06	503.52
100	808	31/10/2022	4,759.30	5,949.15	0.00	1,189.85	4,201.70	0.00	0.00	0.00	0.00	0.00	814.63
101	809	31/10/2022	2,941.70	2,941.70	0.00	0.00	2,597.05	0.00	0.00	0.00	0.00	33.45	503.52
102	810	31/10/2022	2,941.70	3,677.15	0.00	735.45	2,597.05	0.00	0.00	0.00	0.00	0.00	503.52
103	811	31/10/2022	5,405.10	6,756.40	0.00	1,351.30	4,771.80	0.00	0.00	0.00	0.00	0.00	925.18
			239,166.00	272,103.61	2,409.75	35,347.36	211,142.10	211,142.10	0.00	0.00	(3.10)	866.83	40,936.91
Due Excl. GST			217,424.00				191,947.19						

Unallocated Money Fund

Lot	Unit	Overpayment	Lot	Unit	Overpayment
10	Lot 10	2.15	85	604	0.28

Total unallocated money 2.43

Statement of Key Financial Information

Approved form under: Strata Schemes Management Act 2015 (Section 94 (1))

The Owners of Strata Plan 57182 The Manhattan, 1 Poplar Street, SURRY HILLS NSW 2010

Name of Fund:	Administrative Fund	
Reporting Period:	1/08/2021 to 31/07/2022	\$
Balance carried forward from previous reporting period:		20,515.88
Total income received during reporting period:		263,592.65 (2)
Total interest earned by fund during reporting period:		448.17 (3)
Total contributions paid during reporting period:		257,135.23
Total unpaid contributions payable for reporting period:		2,387.33 (4)
Total expenditure for maintenance during reporting period:		236,182.59 (5)
Total expenditure for administration costs during reporting period:		0.00
Balance of Fund at end of reporting period:		19,428.96

List of principal items of expenditure proposed for next reporting period: (6)

Admin - Accounting - BAS & TAX	200.00
Admin - Act as Public Officer	480.00
Admin - Building Management Fees	33,870.00
Admin - Electronic Filing Fee	274.93
Admin - Fixed Agent Disbursements	13,209.25
Admin- Base Management Fees	26,804.96
Admin--Accounting	680.00
Admin--Agent Disburst--Archive Storage Fee	300.09
Admin--Auditors--Audit Services	1,000.00
Admin--Legal Fees	2,000.00
Admin--Strata Hub	796.00
Admin--Subscriptions	2,000.00
Insurance Claim	2,500.00
Insurance--Premiums	47,028.00
Maint Bldg--Cleaning	34,000.00
Maint Bldg--Cleaning--Carpet/Furntiure	900.00
Maint Bldg--Cleaning--Windows/Glass	3,000.00
Maint Bldg--Compactor	1,005.00
Maint Bldg--Electrical Repairs	1,500.00
Maint Bldg--Exhaust/Ventilation Systems	2,800.00
Maint Bldg--Fire Protection	17,000.00
Maint Bldg--Garage Doors	1,600.00
Maint Bldg--General Repairs	3,500.00
Maint Bldg--Gym Equipment	1,000.00

Notes:

(1) The Statement of Key Financial Information is a statutory report to display amounts for the financial period for financial information required under the Act. It is not a cumulative report and should not be interpreted as one.

(2) Total income received represents the total receipts (inclusive of GST) and may include amounts not represented on this report. Unallocated receipts are not included on this report as they are not assigned to a fund.

(3) Total interest includes interest received on the working account, and investment accounts and penalty interest for late payment of levies.

(4) This amount represents the total of unpaid levy contributions due and payable during, and prior to the reporting period.

(5) All expenditure for the plan is shown under maintenance. As the plan is GST registered all amounts shown in expenditure totals are exclusive of GST.

(6) As the plan is GST registered all amounts listed for proposed expenditure are exclusive of GST.

Maint Bldg--Intercom	800.00
Maint Bldg--Lift	10,500.00
Maint Bldg--Locks, Keys & Card Keys	1,000.00
Maint Bldg--Painting & Painting Materials	1,500.00
Maint Bldg--Pest/Vermin Control	1,700.00
Maint Bldg--Plumbing	2,000.00
Maint Bldg--Pumps	1,500.00
Maint Bldg--Roof	800.00
Maint Bldg--Security & Surveillance Equipment	1,000.00
Maint Bldg--TV Antenna & Cables	500.00
Utility--Electricity	19,500.00
Utility--Gas	950.00
Utility--Water & Sewerage	14,200.00
Total Expenses	253,398.23

Notes:

(1) The Statement of Key Financial Information is a statutory report to display amounts for the financial period for financial information required under the Act. It is not a cumulative report and should not be interpreted as one.

(2) Total income received represents the total receipts (inclusive of GST) and may include amounts not represented on this report. Unallocated receipts are not included on this report as they are not assigned to a fund.

(3) Total interest includes interest received on the working account, and investment accounts and penalty interest for late payment of levies.

(4) This amount represents the total of unpaid levy contributions due and payable during, and prior to the reporting period.

(5) All expenditure for the plan is shown under maintenance. As the plan is GST registered all amounts shown in expenditure totals are exclusive of GST.

(6) As the plan is GST registered all amounts listed for proposed expenditure are exclusive of GST.

Name of Fund: **Capital Works Fund**

Reporting Period: 1/08/2021 to 31/07/2022 \$

Balance carried forward from previous reporting period:	1,332,957.06	
Total income received during reporting period:	422,307.48	(2)
Total interest earned by fund during reporting period:	866.83	(3)
Total contributions paid during reporting period:	418,476.65	
Total unpaid contributions payable for reporting period:	2,409.75	(4)
Total expenditure for maintenance during reporting period:	79,340.97	(5)
Total expenditure for administration costs during reporting period:	0.00	
Balance of Fund at end of reporting period:	1,663,854.11	

List of principal items of expenditure proposed for next reporting period: (6)

Contingency	15,000.00
Maint Bldg - Building Rectification	97,198.00
Maint Bldg- Access Control	1,000.00
Maint Bldg--Doors & Windows	4,000.00
Maint Bldg--Electrical	3,565.00
Maint Bldg--Fire Protection	25,000.00
Maint Bldg--Garage Doors	1,000.00
Maint Bldg--General Replacement	30,000.00
Maint Bldg--Plumbing & Drainage	12,910.00
Waterproofing provisions	60,000.00
Total Expenses	249,673.00

Notes:

(1) The Statement of Key Financial Information is a statutory report to display amounts for the financial period for financial information required under the Act. It is not a cumulative report and should not be interpreted as one.

(2) Total income received represents the total receipts (inclusive of GST) and may include amounts not represented on this report. Unallocated receipts are not included on this report as they are not assigned to a fund.

(3) Total interest includes interest received on the working account, and investment accounts and penalty interest for late payment of levies.

(4) This amount represents the total of unpaid levy contributions due and payable during, and prior to the reporting period.

(5) All expenditure for the plan is shown under maintenance. As the plan is GST registered all amounts shown in expenditure totals are exclusive of GST.

(6) As the plan is GST registered all amounts listed for proposed expenditure are exclusive of GST.

Proposed Budget to apply from 01/08/2022

The Owners of Strata Plan 57182

The Manhattan, 1 Poplar Street, SURRY HILLS NSW
2010

Administrative Fund

Proposed
budget

Revenue

Levies Due--Admin	235,735.54
<i>Total revenue</i>	<i>235,735.54</i>

Less expenses

Admin - Accounting - BAS & TAX	200.00
Admin - Act as Public Officer	480.00
Admin - Building Management Fees	33,870.00
Admin - Electronic Filing Fee	274.93
Admin - Fixed Agent Disbursements	13,209.25
Admin- Base Management Fees	26,804.96
Admin--Accounting	680.00
Admin--Agent Disburst--Archive Storage Fee	300.09
Admin--Auditors--Audit Services	1,000.00
Admin--Legal Fees	2,000.00
Admin--Strata Hub	796.00
Admin--Subscriptions	2,000.00
Insurance Claim	2,500.00
Insurance--Premiums	47,028.00
Maint Bldg--Cleaning	34,000.00
Maint Bldg--Cleaning--Carpet/Furniture	900.00
Maint Bldg--Cleaning--Windows/Glass	3,000.00
Maint Bldg--Compactor	1,005.00
Maint Bldg--Electrical Repairs	1,500.00
Maint Bldg--Exhaust/Ventilation Systems	2,800.00
Maint Bldg--Fire Protection	17,000.00
Maint Bldg--Garage Doors	1,600.00
Maint Bldg--General Repairs	3,500.00
Maint Bldg--Gym Equipment	1,000.00
Maint Bldg--Intercom	800.00
Maint Bldg--Lift	10,500.00
Maint Bldg--Locks, Keys & Card Keys	1,000.00
Maint Bldg--Painting & Painting Materials	1,500.00
Maint Bldg--Pest/Vermin Control	1,700.00
Maint Bldg--Plumbing	2,000.00
Maint Bldg--Pumps	1,500.00
Maint Bldg--Roof	800.00
Maint Bldg--Security & Surveillance Equipment	1,000.00
Maint Bldg--TV Antenna & Cables	500.00

Administrative Fund**Proposed
budget**

Utility--Electricity 19,500.00

Utility--Gas 950.00

Utility--Water & Sewerage 14,200.00

Total expenses 253,398.23**Surplus/Deficit** (17,662.69)

Opening balance 19,428.96

Closing balance \$1,766.27

Total units of entitlement 10000

Levy contribution per unit entitlement \$25.93

Budgeted standard levy revenue 235,735.54

Add GST 23,573.55

Amount to raise in levies including GST \$259,309.09

Capital Works Fund**Proposed
budget****Revenue**

Levies Due--Capital Works	227,883.77
<i>Total revenue</i>	<u>227,883.77</u>

Less expenses

Contingency	15,000.00
Maint Bldg - Building Rectification	97,198.00
Maint Bldg- Access Control	1,000.00
Maint Bldg--Doors & Windows	4,000.00
Maint Bldg--Electrical	3,565.00
Maint Bldg--Fire Protection	25,000.00
Maint Bldg--Garage Doors	1,000.00
Maint Bldg--General Replacement	30,000.00
Maint Bldg--Plumbing & Drainage	12,910.00
Waterproofing provisions	60,000.00
<i>Total expenses</i>	<u>249,673.00</u>

Surplus/Deficit(21,789.23)

Opening balance 1,663,854.11

Closing balance\$1,642,064.88

Total units of entitlement 10000

Levy contribution per unit entitlement \$25.07

Budgeted standard levy revenue 227,883.77

Add GST 22,788.38

Amount to raise in levies including GST \$250,672.15



CAPITAL WORKS FUND PLAN

THE MANHATTAN

1 Poplar Street

Surry Hills NSW 2010

Strata Plan 57182



Report details

Inspection date:	18/01/2019
Inspector:	Marco Camps



08 March 2019

The Executive Committee
Strata Plan 57182
1 Poplar Street
Surry Hills NSW 2010

Dear Committee Members,

Thank you for appointing our company to conduct your Capital Works Fund Plan.

Based on our survey of your property, we have determined that the Owners Corporation will need to increase its contributions in order to cover the forecasted capital works fund expenses. We strongly recommend that the levies be set at the level shown in this report.

This plan should be updated regularly to account for actual changes in construction and maintenance costs, unanticipated changes in the property's condition over time, changes in legal requirements, and any discrepancies between the forecast and actual capital works fund balances. Regular updates also create peace of mind and assist the Owners Corporation to manage the risk of litigation from individual owners (current and future) for breaches of its duty to maintain the common property by providing reasonable, up-to-date estimates of the cost of necessary maintenance work and repairs.

Key Report Data Levies Summary – First Financial Year

Levy Per Unit Entitlement (Total capital works fund levy divided by unit entitlements)	\$22.42
Total Unit Entitlements	10000
Total Capital Works Fund Levy	\$224,224.00

The data used to arrive at the above figures (which includes GST) is in the attached report. It is designed for ease of reading. For your convenience here is your Report Index:

Report Index	Page No.
Owners Report Summary	Section 1
Building Details and Report Inputs Page	2
15 Year Cash Flow Tracking & Graph	3
Report Detail	Section 2
15 Year Anticipated Expenditure Table	4
Building Data List from Property Inspection	7
Inspector's Building Report & Building Specific Report Notes	13
Report Notes	14

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Yours sincerely,



The Team at Solutions in Engineering

Building Details & Report Inputs

Supplied information

Building Name	The Manhattan
Building Address	1 Poplar Street Surry Hills NSW 2010
Strata Plan (SP) No	57182
Plan Type	Strata Plan
Registered Plan Date/Year of Construction	Reg. 1998
Number of Unit Entitlements	10000
Number of Units	104
Estimated Starting Capital Works Fund Balance	\$166,120
Starting date of Financial Year for Report	1/08/2019
GST Status	Registered for GST
Current Capital Works Fund Levy per Lot Entitlement (Inc. GST)	\$16.50

Report assumptions & information

Assumed Interest Rate on invested funds (For funds over \$10,000)	2.40%
Company Taxation Rate	30.00%
Interest on Invested Funds - Based on Assumed Interest Rate minus Company Taxation Rate. Calculated only on capital works fund balances over \$10,000.	1.68%
Contingency Allowance - For minor and/or unforeseen expenses	8%
Assumed Rate of Inflation for Building Maintenance Costs - Based on average annual building cost increase between 2002 and 2012	3.10%
Forecast Period - Number of years the plan looks out.	15 years

15 Year Levy Table

Year	Year To dd/mm/yyyy	Total Contribution		Contribution per Unit Entitlement		Quarterly Contribution	
		Including GST	GST Component	Including GST	GST Component	Including GST	GST Component
1	31/07/2020	224,224.00	20,384.00	22.42	2.04	5.61	0.51
2	31/07/2021	231,174.94	21,015.90	23.12	2.10	5.78	0.53
3	31/07/2022	238,341.37	21,667.40	23.83	2.17	5.96	0.54
4	31/07/2023	245,729.95	22,339.09	24.57	2.23	6.14	0.56
5	31/07/2024	253,347.58	23,031.60	25.33	2.30	6.33	0.58
6	31/07/2025	261,201.36	23,745.58	26.12	2.37	6.53	0.59
7	31/07/2026	269,298.60	24,481.69	26.93	2.45	6.73	0.61
8	31/07/2027	277,646.85	25,240.62	27.76	2.52	6.94	0.63
9	31/07/2028	286,253.90	26,023.08	28.63	2.60	7.16	0.65
10	31/07/2029	295,127.78	26,829.80	29.51	2.68	7.38	0.67
11	31/07/2030	304,276.74	27,661.52	30.43	2.77	7.61	0.69
12	31/07/2031	313,709.32	28,519.03	31.37	2.85	7.84	0.71
13	31/07/2032	323,434.31	29,403.12	32.34	2.94	8.09	0.74
14	31/07/2033	333,460.78	30,314.62	33.35	3.03	8.34	0.76
15	31/07/2034	343,798.06	31,254.37	34.38	3.13	8.60	0.78

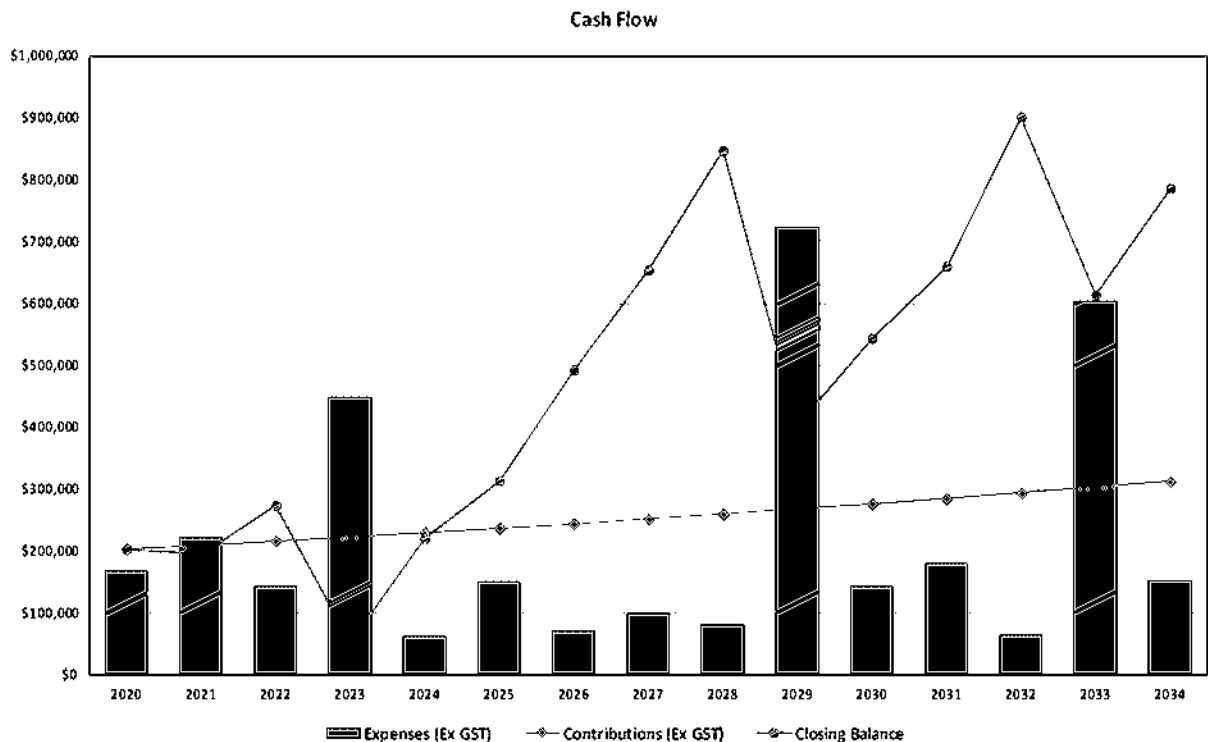
15 Year Cash Flow Tracking Sheet

The table below shows the cash flow starting with the anticipated 'Opening Balance' at the start of the first financial year which you provided to us. We then add the 'Total Levy Contributions' for the year and any 'Interest' on balances greater than \$10,000. Any 'Anticipated Expenses' are then allowed for leaving a 'Closing Balance' for the year which in turn becomes the 'Opening Balance' for the following year. In summary:
Opening Balance + Total Levy Contributions + Interest – Anticipated Expenses = Closing Balance

Year	Year To	Opening Balance	Total Levy Contributions	Interest	Anticipated Expenses	Closing Balance
1	31/07/2020	166,120.00	203,840.00	3,077.53	169,707.27	203,330.26
2	31/07/2021	203,330.26	210,159.04	3,320.53	221,518.18	195,291.65
3	31/07/2022	195,291.65	216,673.97	3,906.49	142,199.09	273,673.02
4	31/07/2023	273,673.02	223,390.86	2,707.48	448,418.18	51,353.18
5	31/07/2024	51,353.18	230,315.98	2,270.45	62,730.91	221,208.70
6	31/07/2025	221,208.70	237,455.78	4,457.22	149,251.82	313,869.88
7	31/07/2026	313,869.88	244,816.91	6,719.45	72,621.82	492,784.42
8	31/07/2027	492,784.42	252,406.23	9,555.90	100,368.18	654,378.37
9	31/07/2028	654,378.37	260,230.82	12,509.37	79,776.36	847,342.20
10	31/07/2029	847,342.20	268,297.98	10,413.05	723,333.64	402,719.59
11	31/07/2030	402,719.59	276,615.22	7,888.08	142,997.27	544,225.62
12	31/07/2031	544,225.62	285,190.29	10,033.14	179,220.00	660,229.05
13	31/07/2032	660,229.05	294,031.19	13,012.40	65,394.55	901,878.09
14	31/07/2033	901,878.09	303,146.16	12,630.36	603,288.18	614,366.43
15	31/07/2034	614,366.43	312,543.69	11,666.96	152,352.73	786,224.35

15 Year Cash Flow Graph

The graph below tracks the 'Contributions' (the amount collected in levies), the projected 'Closing balance' of the capital works fund and the likely 'Expenses' for each year of this plan. The three lines in the graph are:
 Contributions line - Total capital works fund contributions per year.
 Expenses line – Total anticipated expenses in each year.
 Closing balance line – Shows the amount left in the fund bank account at the end of the year after all anticipated expenses have been allowed for.



Anticipated Expenditures Table Year 1 - 15

This table shows when expenses will occur in the next 15 years. From left to right the columns are:-
'Expenditure Items' - lists the different areas and items of expenditure.

'Current Cost' - shows the current maintenance expenditure costs in today's dollars.

'Year 1' to **'Year 15'** - shows the costs in the year in which they occur including the 'Assumed Rate of Inflation' compounded annually until the cost is due.

At the bottom on each column there are three lines. Firstly, a **'Grand Total (Inc. GST)'** followed by a line calculating the **'Contingency Allowance (Inc. GST)'** for unforeseen and minor expenses and finally **'Total Expenses (Inc. GST)'** for that year. Please note: This page rounds figures to the nearest whole dollar.

Expenditure Item	Current Cost	Year 1 (2020)	Year 2 (2021)	Year 3 (2022)	Year 4 (2023)	Year 5 (2024)	Year 6 (2025)	Year 7 (2026)	Year 8 (2027)	Year 9 (2028)	Year 10 (2029)	Year 11 (2030)	Year 12 (2031)	Year 13 (2032)	Year 14 (2033)	Year 15 (2034)
1. Building Exterior																
Repair cement sheeting panels	38,500	-	-	-	-	-	-	-	-	-	-	52,245	-	-	-	-
Repaint building exterior	330,616	-	-	-	362,326	-	-	-	-	-	-	-	-	-	-	491,684
Replace aluminium windows and doors	1,248,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Replace balustrades	80,529	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Floor tile repairs	3,300	3,402	-	-	-	-	-	3,963	-	-	-	-	4,617	-	-	-
Water proof balcony / terrace floors (total: 464m ²)	17,358	17,896	18,451	19,023	19,613	20,221	20,847	21,494	22,160	22,847	23,555	24,285	25,038	25,814	26,615	
General building maintenance	18,000	-	18,558	-	19,726	-	20,968	-	22,289	-	23,692	-	25,184	-	26,769	-
Sub Total (Incl. GST)	55,858	39,656	18,451	401,075	19,613	41,189	24,810	43,783	22,160	46,539	75,800	54,086	25,038	544,267	26,615	
2. Roof																
Replace metal roofs	44,762	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Replace bituminous membrane	300,338	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sub Total (Incl. GST)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3. Building Interior																
Repaint ceilings	12,411	-	12,796	-	-	-	-	-	-	-	16,336	-	-	-	-	-
Repaint walls and skirting boards	38,330	-	39,518	-	-	-	-	-	-	-	50,451	-	-	-	-	-
Repaint door face – one side including architraves	37,917	-	39,092	-	-	-	-	-	-	-	49,907	-	-	-	-	-
Replace carpet	31,285	-	-	33,255	-	-	-	-	-	-	-	-	-	-	-	47,969
Install vinyl floor to bin rooms	5,000	-	-	5,315	-	-	-	-	-	-	-	-	-	-	-	-
Sub Total (Incl. GST)	0	91,406	38,570	0	0	0	0	0	0	0	116,694	0	0	0	0	47,969
4. Bin Room																
Replace bin rotator system	8,032	-	-	-	-	-	-	9,647	-	-	-	-	-	-	-	-
Sub Total (Incl. GST)	0	0	0	0	0	0	0	9,647	0	0	0	0	0	0	0	0
5. Toilet / Bathrooms																
Allowance to refurbish toilets in the future	1,000	1,000	1,031	1,063	1,096	1,130	1,165	1,201	1,238	1,277	1,316	1,357	1,399	1,442	1,487	1,533

Expenditure Item	Current Cost	Year 1 (2020)	Year 2 (2021)	Year 3 (2022)	Year 4 (2023)	Year 5 (2024)	Year 6 (2025)	Year 7 (2026)	Year 8 (2027)	Year 9 (2028)	Year 10 (2029)	Year 11 (2030)	Year 12 (2031)	Year 13 (2032)	Year 14 (2033)	Year 15 (2034)
Water proof bathrooms	20,240	20,240	20,867	21,514	22,181	22,869	23,578	24,309	25,062	25,839	26,640	27,466	28,318	29,195	30,100	31,034
Sub Total (Incl. GST)	20,240	21,240	21,898	22,577	23,277	23,999	24,743	25,510	26,300	27,116	27,956	28,823	29,717	30,637	31,587	32,567
6. Gymnasium																
Repair or replace gymnasium equipment (total: 5 items)	2,610	-	-	2,774	-	-	3,040	-	-	3,332	-	-	3,652	-	-	4,002
Sub Total (Incl. GST)	2,610	0	0	2,774	0	0	3,040	0	0	3,332	0	0	3,652	0	0	4,002
7. Sauna																
Replace sauna heater	7,676	-	-	-	-	-	-	-	-	9,800	-	-	-	-	-	-
Refurbish sauna structure	22,930	-	-	-	-	-	-	-	-	-	-	31,116	-	-	-	-
Sub Total (Incl. GST)	22,930	0	0	0	0	0	0	0	0	9,800	0	31,116	0	0	0	0
8. Car parks																
Repaint line marking	6,708	-	6,916	-	-	-	-	-	-	-	-	-	-	-	-	-
Wash and reseal concrete surface	23,157	-	23,875	-	-	-	-	-	-	-	-	-	32,399	-	-	-
Replace electric garage door motor and mechanisms (total: 3)	2,977	-	-	3,164	-	-	3,468	-	-	3,801	-	-	4,165	-	-	4,565
Sub Total (Incl. GST)	30,842	0	30,791	3,164	0	0	3,468	0	0	3,801	0	0	36,564	0	0	4,565
9. Fixtures and fittings																
Replace community television aerial / MATV equipment	1,955	-	-	-	-	2,209	-	-	-	-	2,573	-	-	-	-	2,998
Replace letterboxes	18,357	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Maintain windows, doors and hardware	9,000	-	9,279	-	9,863	-	10,484	-	11,144	-	11,846	-	12,592	-	13,385	-
Upgrade security access system / Intercom	25,894	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Upgrade security system (CCTV)	3,300	-	-	-	-	-	3,844	-	-	-	-	-	-	-	-	4,478
Sub Total (Incl. GST)	29,194	0	9,279	0	9,863	2,209	14,328	0	11,144	0	14,419	4,478	12,592	0	13,385	2,998
10. Fire equipment																
Allowance to maintain or upgrade fire equipment	4,000	4,000	4,124	4,252	4,384	4,520	4,660	4,804	4,953	5,107	5,265	5,428	5,596	5,770	5,949	6,133
Replace or upgrade fire control panel	32,211	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Replace fire pressurization system main fan	28,738	-	-	-	-	-	33,477	-	-	-	-	-	-	-	-	-
Replace electric fire pump and control panel	19,713	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Replace diesel fire pump and control panel	30,352	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Replace small booster pump and pressure tank	2,531	-	-	-	-	-	2,948	-	-	-	-	-	-	-	-	-
Fire dampers repairs / upgrades	18,700	18,700	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sub Total (Incl. GST)	22,700	4,124	4,124	4,252	4,384	4,520	41,085	4,804	4,953	5,107	5,265	5,428	5,596	5,770	5,949	6,133
11. Plant - Water																
Plumbing and drainage maintenance	12,959	-	13,361	-	14,202	-	15,096	-	16,047	-	17,057	-	18,131	-	19,272	-
Replace stormwater pumps	4,079	-	-	-	-	-	-	4,899	-	-	-	-	-	-	-	-

Expenditure Item	Current Cost	Year 1 (2020)	Year 2 (2021)	Year 3 (2022)	Year 4 (2023)	Year 5 (2024)	Year 6 (2025)	Year 7 (2026)	Year 8 (2027)	Year 9 (2028)	Year 10 (2029)	Year 11 (2030)	Year 12 (2031)	Year 13 (2032)	Year 14 (2033)	Year 15 (2034)
Replace pump regulators / control panels	12,872	-	13,271	-	-	-	-	-	-	-	-	-	-	-	-	-
Replace water jacking pumps, pressure tank and control panel	10,189	-	-	-	-	-	-	-	-	-	13,411	-	-	-	-	-
Replace Rheem hot water system (total: 3)	11,994	-	-	-	-	13,552	-	-	-	-	15,787	-	-	-	-	18,390
Replace hot water circulation pumps	1,585	-	1,634	-	-	-	-	-	-	-	-	-	2,218	-	-	-
Sub Total (Incl. GST)	0	28,266	0	14,202	13,552	15,096	4,899	16,047	0	46,255	0	20,349	0	19,272	18,390	
12. Plant - Electrical																
Replace switchboards	129,456	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Replace or upgrade light fittings	3,578	3,578	-	3,921	-	-	4,297	-	-	-	4,709	-	-	5,161	-	-
Sub Total (Incl. GST)	3,578	0	0	3,921	0	0	4,297	0	4,297	0	4,709	0	0	5,161	0	0
13. Plant - Air																
Replace toilet ventilation fans	7,280	7,280	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Repair or replace individual air-conditioning units to gym	6,499	-	-	-	-	-	-	-	-	-	-	-	9,093	-	-	-
Maintain or replace mechanical ventilation system to lobbies (roof mounted)	3,914	-	4,160	-	-	4,559	-	-	4,997	-	-	-	5,476	-	-	6,001
Maintain or replace mechanical ventilation system to car park and plant rooms (basement)	3,870	-	4,114	-	-	4,508	-	-	4,941	-	-	-	5,414	-	-	5,934
Sub Total (Incl. GST)	7,280	0	8,274	0	0	9,067	0	0	9,938	0	0	0	19,983	0	0	11,935
14. Lifts																
Maintain lifts as per consultants schedule	33,000	33,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Maintain lifts as per consultants schedule	44,000	-	46,770	-	-	-	-	-	-	-	-	-	-	-	-	-
Replace lifts	360,800	-	-	-	-	-	-	-	-	-	474,892	-	-	-	-	-
Sub Total (Incl. GST)	33,000	0	46,770	0	0	0	0	0	0	0	474,892	0	0	0	0	0
Grand Total (Incl. GST)	172,850	225,620	144,832	456,722	63,893	152,016	73,967	102,227	81,254	736,729	145,645	182,539	66,606	614,460	155,174	
Contingency Allowance (Incl. GST)	13,828	18,050	11,587	36,538	5,111	12,161	5,917	8,178	6,500	58,938	11,652	14,603	5,328	49,157	12,414	
Grand Total Expenses (Incl. Contingency Allowance and GST)	186,678	243,670	156,419	493,260	69,004	164,177	79,884	110,405	87,754	795,667	157,297	197,142	71,934	663,617	167,588	

Building Data List from the Property Inspection for The Manhattan

This table has all the data collected by the building inspector while inspecting the complex. The columns from left to right are:-

'Items' – identifies and describes the maintenance item

'Qty' – lets you know the total quantity of that item

'Unit' – is the unit rate used to measure the quantity

'Rate' – is the cost of each unit in dollars

'Value' – is the quantity (Qty) multiplied by the Rate (\$)

'Next Due' - is the remaining life in years until an item needs money spent on it.

'Total Life' - is the total life the item after it is replaced, repaired or repainted.

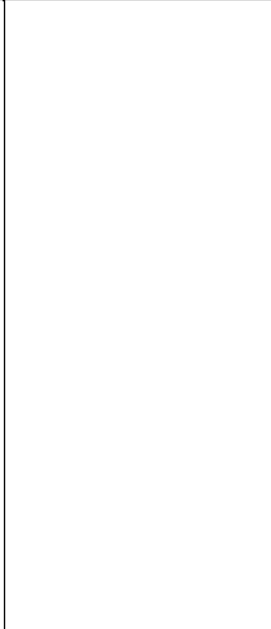

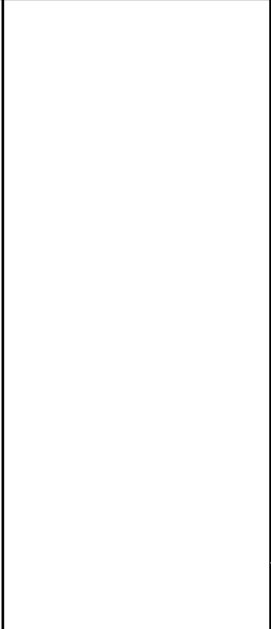

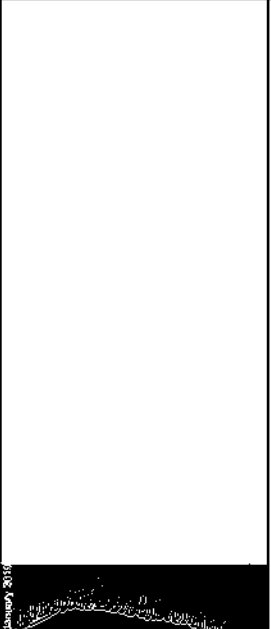

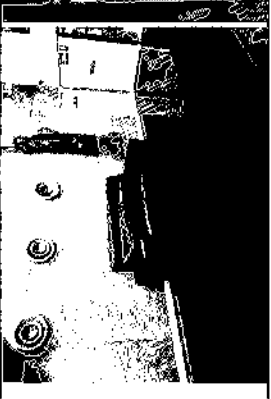
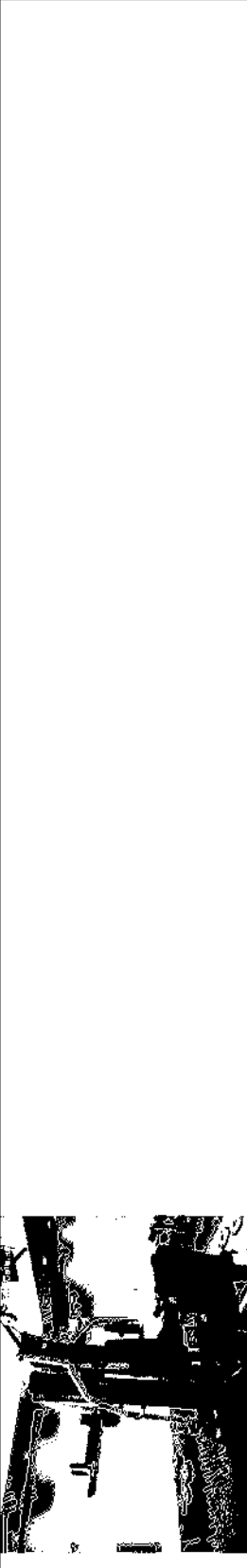
'Comments' – details any useful explanatory notes for the item.


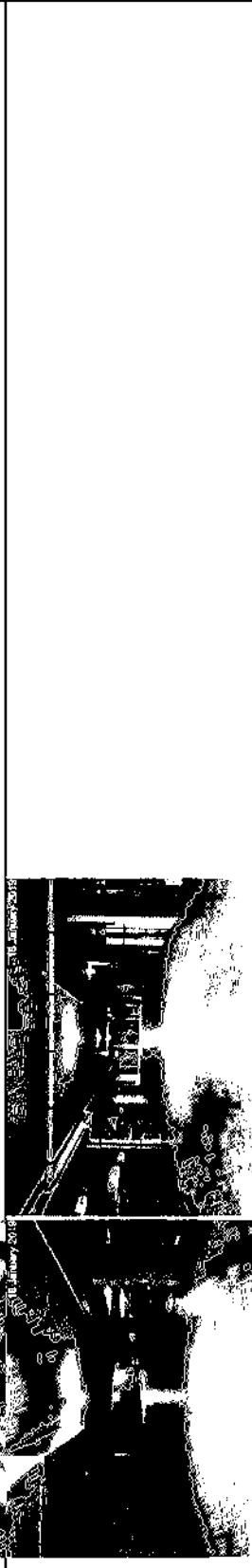
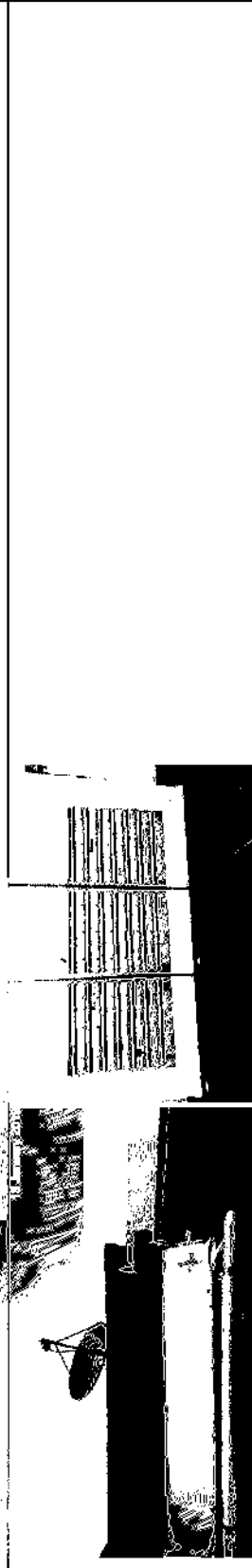


Items	Qty	Unit	Rate (\$)	Value (\$)	Next Due	Total Life	Comments
1. Building Exterior							
Repair cement sheeting panels	1	Item	38,500.00	38,500.00	1	10	Repair as required or on paint cycles
Repaint building exterior	3,757	m2	88.00	330,616.00	4	10	Ongoing painting program - Includes height allowance
Replace aluminium windows and doors	1	Item	1,248,000.00	1,248,000.00	19	40	Replace as required
Replace balustrades	156	Lm	516.21	80,529.00	19	40	Replace as required
Floor tile repairs	1	Item	3,300.00	3,300.00	2	5	Replace as required
Water proof balcony / terrace floors (total: 464m2)	22	m2	789.00	17,358.00	1	1	Water proof as required
General building maintenance	1	Item	18,000.00	18,000.00	2	2	Building maintenance works, upgrades and water proofing
2. Roof							
Replace metal roofs	218	m2	205.33	44,762.00	19	40	Replace as required
Replace bituminous membrane	602	m2	498.90	300,338.00	17	20	Replace as required
3. Building Interior							
Repaint ceilings	406	m2	30.57	12,411.00	2	8	Ongoing painting program
Repaint walls and skirting boards	993	m2	38.60	38,330.00	2	8	Ongoing painting program
Repaint door face – one side including architraves	323	m2	117.39	37,917.00	2	8	Ongoing painting program
Replace carpet	288	m2	108.63	31,285.00	3	12	Replace as required
Install vinyl floor to bin rooms	1	Item	5,000.00	5,000.00	3	0	
4. Bin Room							
Replace bin rotator system	1	Ea	8,031.97	8,032.00	7	20	Replace as required
5. Toilet / Bathrooms							
Allowance to refurbish toilets in the future	1	Item	1,000.00	1,000.00	1	1	
Water proof bathrooms	4	Ea	5,060.00	20,240.00	1	1	Repairs only
6. Gymnasium							
Repair or replace gymnasium equipment (total: 5 items)	1	Item	2,610.29	2,610.00	3	3	Replace machines as required on rotation
7. Sauna							
Replace sauna heater	1	Ea	7,676.29	7,676.00	9	15	Replace as required
Refurbish sauna structure	1	Item	22,930.49	22,930.00	11	30	Refurbish as required

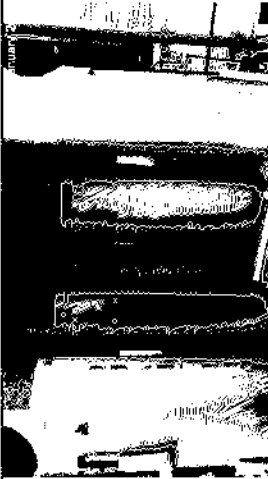
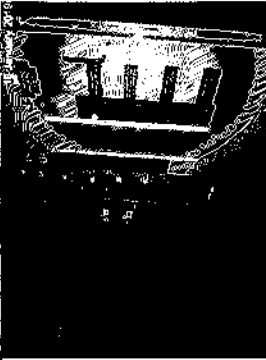


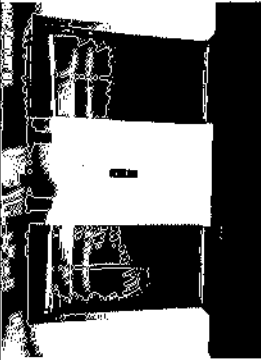
Items	Qty	Unit	Rate (\$)	Value (\$)	Next Due	Total Life	Comments
8. Car parks							
Repaint line marking	520	Lm	12.90	6,708.00	2	16	Ongoing painting program
Wash and reseal concrete surface	1,390	m2	16.66	23,157.00	2	10	Paint or reseal as required
Replace electric garage door motor and mechanisms (total: 3)	1	Ea	2,976.74	2,977.00	3	3	Replace as required
9. Fixtures and fittings							
Replace community television aerial / MATV equipment	1	Item	1,955.23	1,955.00	5	5	Replace as required
Replace letterboxes	63	Ea	291.38	18,357.00	16	30	Replace as required
Maintain windows, doors and hardware	1	Item	8,999.84	9,000.00	2	2	Repair or replace as required
Upgrade security access system / Intercom	1	Item	25,894.00	25,894.00	1	20	Repair or upgrade as required
Upgrade security system (CCTV)	1	Item	3,300.00	3,300.00	1	5	Upgrade as required
10. Fire equipment							
Allowance to maintain or upgrade fire equipment	1	Item	4,000.00	4,000.00	1	1	Allowance for future upgrades
Replace or upgrade fire control panel	2	Ea	16,105.67	32,211.00	16	20	Replace as required
Replace fire pressurization system main fan	2	Ea	14,369.09	28,738.00	6	20	Repair as required
Replace electric fire pump and control panel	1	Ea	19,712.71	19,713.00	16	25	Repair or replace as required
Replace diesel fire pump and control panel	1	Ea	30,352.22	30,352.00	20	30	Repair or replace as required
Replace small booster pump and pressure tank	1	Ea	2,531.09	2,531.00	6	10	Repair or replace as required
Fire dampers repairs / upgrades	1	Item	18,700.00	18,700.00	1	20	Replace as required
11. Plant - Water							
Plumbing and drainage maintenance	1	Item	12,958.73	12,959.00	2	2	For water, sewer and stormwater repairs & maintenance
Replace stormwater pumps	2	Ea	2,039.52	4,079.00	7	10	Replace as required
Replace pump regulators / control panels	1	Item	12,871.59	12,872.00	2	20	Replace as required
Replace water jacking pumps, pressure tank and control panel	1	Set	10,188.60	10,189.00	10	12	Replace as required
Replace Rheem hot water system (total: 3)	1	Ea	11,994.49	11,994.00	5	5	Replace as required
Replace hot water circulation pumps	2	Ea	792.41	1,585.00	2	10	Replace as required
12. Plant - Electrical							
Replace switchboards	1	Item	129,455.55	129,456.00	29	50	Replace as required
Replace or upgrade light fittings	1	Item	3,578.00	3,578.00	1	3	Replace or upgrade as required
13. Plant - Air							
Replace toilet ventilation fans	1	Item	7,280.00	7,280.00	1	20	Replace as required
Repair or replace individual air-conditioning units to gym	2	Ea	3,249.32	6,499.00	12	15	Ongoing replacement program
Maintain or replace mechanical ventilation system to lobbies (roof mounted)	1	Item	3,913.81	3,914.00	3	3	Repair or replace as required
Maintain or replace mechanical ventilation system to car park and plant rooms (basement)	1	Item	3,869.70	3,870.00	3	3	Repair or replace as required
14. Lifts							
Maintain lifts as per consultants schedule	1	Item	33,000.00	33,000.00	1	20	

Items	Qty	Unit	Rate (\$)	Value (\$)	Next Due	Total Life	Comments
Maintain lifts as per consultants schedule	1	Item	44,000.00	44,000.00	3	20	
Replace lifts	1	Item	360,800.00	360,800.00	10	30	Replace as required

BUILDING PHOTOS

Item Group	Photo
Building Exterior	 
Roof	 
Building Interior	  
Bin Room	
Toilet / Bathrooms	
Gymnasium	

Sauna	
Car parks	
Fixtures and fittings	
Fire equipment	
Plant - Water	

		
<p>Plant - Electrical</p>		
<p>Plant - Air</p>		
<p>Lifts</p>		

Inspector's Report for The Manhattan

1. We have recommended that the balance of the Capital Works be allowed to increase over the length of this report, leading to a significant balance in the later years. It is necessary to allow a larger balance over time to offset the effects of inflation on building material and labour costs and to ensure that adequate funds are available to provide for major works, which frequently become necessary as the building ages but which cannot be reliably forecast this far in advance. Based on historical data and current trends, we anticipate that building construction and maintenance costs will increase by fifty percent every fifteen years. This recommendation will be reviewed each time this report is updated, in light of price levels and the state of the building at the time of each update.
2. The painting cost estimates are as accurate as possible. However, due to privacy considerations, access restrictions to some areas and the varied nature of the property, it is recommended that the Owners Corporation obtain quotes for painting work well in advance of when the work is to be carried out to allow for any shortfall or excess in funds.
3. An allowance has been made for the cleaning and maintenance of the driveway. Cleaning may be carried out using high pressure water or a chemical wash, however the Owners Corporation should take care to abide by water-use restrictions when doing so.
4. The powder coated metalwork throughout the property may be subject to a manufacturer's warranty and, as such, the manufacturer's cleaning and maintenance recommendations should be followed to maximise the lifespan of the product.
5. Several of the costings in this report have been provided by the onsite manager and reflect the formal information obtained through estimates sent and received for various projected maintenance works. Forward planning will be necessary in order to facilitate and meet the financial obligations forecasted in this report.
6. An allowance for general building maintenance, repairs, upgrades and water proofing was added for future works.
7. Monies were budgeted for the maintenance, replacement of window and door parts on the complex.
8. The membrane on the roof needs replacement over time which has been included in this report.
9. An allowance for plumbing and drainage maintenance was included for the complex.
10. Maintenance of fire equipment was included in this report for fire pumps, future upgrades and the fire control panel.
11. Lift maintenance has been included in this report.

Report Notes

Capital Works Fund Plan (NSW)

This forecast satisfies the current requirements of section 80 of the Strata Schemes Management Act 2015, which states:

80 Owners corporation to prepare 10-year capital works fund plan

- (1) *An owners corporation is to prepare a plan of anticipated major expenditure to be met from the capital works fund for a 10-year period commencing on the first annual general meeting of the owners corporation.*
- (2) *An owners corporation is to prepare a plan for each 10-year period following the 10-year period to which the first plan applied. The plan is to be prepared for the annual general meeting at which the period covered by the previous plan expires.*
- (3) *An owners corporation may, by resolution at a general meeting, review, revise or replace a 10-year plan prepared under this section and must review the plan at least once every 5 years.*
- (4) *A plan under this section is to include the following:*
 - (a) *details of proposed work or maintenance,*
 - (b) *the timing and anticipated costs of any proposed work,*
 - (c) *the source of funding for any proposed work,*
 - (d) *any other matter the owners corporation thinks fit,*
 - (e) *any other matter prescribed by the regulations for the purposes of this section.*
- (5) *A plan under this section is to be finalised by the end of the next annual general meeting of the owners corporation after the annual general meeting for which the plan is prepared.*
- (6) *An owners corporation may engage expert assistance in the preparation of a plan under this section.*
- (7) *An owners corporation is, so far as practicable (and subject to any adjustment under this section), to implement each plan prepared under this section.*

A Capital Works Fund is established pursuant to section 74 of the Strata Schemes Management Act 2015, which states:

74 Capital works fund

- (1) **Establishment of fund**
An owners corporation must establish a capital works fund.
- (2) **Amounts payable to fund**
An owners corporation must pay the following amounts into the capital works fund:
 - (a) *the contributions levied on, and paid by, owners for payment into the fund,*
 - (b) *any amounts paid to the owners corporation by way of discharge of insurance claims, unless paid into the administrative fund,*
 - (c) *any amounts paid to the owners corporation under Part 11,*
 - (d) *any amount received by the owners corporation that is not required or permitted to be paid into the administrative fund,*
 - (e) *the proceeds of any investment of the fund.*
- (3) *An owners corporation may also pay the following amounts into the capital works fund:*
 - (a) *any income of the owners corporation,*
 - (b) *any amount that may be, but is not required to be, paid into the fund under this Act.*
- (4) **Amounts payable from fund**
An owners corporation may pay money from its capital works fund only for the following purposes:
 - (a) *payments of the kind for which estimates have been made under section 79 (2),*
 - (b) *payments made in accordance with this Division on a distribution of a surplus in the fund,*
 - (c) *payments of amounts for the purposes of Part 11,*
 - (d) *the transfer of money to the administrative fund or to pay expenditure that should have been paid from the administrative fund.*
- (5) **Exemption**
An owners corporation for a strata scheme comprising 2 lots need not establish a capital works fund if:
 - (a) *the owners corporation so determines by unanimous resolution, and*
 - (b) *the buildings comprised in one of those lots are physically detached from the buildings comprised in the other lot, and*
 - (c) *no building or part of a building in the strata scheme is situated outside those lots.*

THIS REPORT DEALS WITH THE CAPITAL WORKS FUND PLAN.

Implementation - It is the responsibility of the Strata Committee and the Owners Corporation to implement this plan so far as is practicable.

Interaction with Capital Works Fund - The source of funding for all proposed work or maintenance is presumed to be the capital works fund. No allowance has been made for proposed work or maintenance that is funded by means other than the capital works fund.

Figures used and updates - The figures used in the forecast are typical for this type of building and normal usage. The Strata Committee has some flexibility to make minor adjustments to the timing of any proposed work. More major adjustments to the timing of work may require an ordinary resolution of the Strata Committee, or complete revision of the Plan. The purpose of this forecast is to ensure monies are available when required to cover foreseeable expenses.

Contingency - A contingency has been allowed for any unforeseen expenses. Please refer to the second page of the report.

Interest, Taxation and Inflation - The standard interest rate used by Solutions in Engineering is based on the Reserve Bank of Australia's (RBA) historical series for Cash Management and Online Savings Account interest rates for the past previous fifteen years. The company tax rate is applied to interest income unless Solutions in Engineering is advised that the Owners Corporation is exempt from tax on external income. The standard inflation rate used by Solutions in Engineering is based upon the entire RBA historical series for Construction, Manufacturing and Property Services inflation, commencing March 1999. While historical figures are not an accurate predictor of specific future outcomes, over the life of this report (fifteen years), interest rates and inflation should approach long-term averages. Changes in economic conditions may affect the accuracy of these figures. This report should be updated at regular intervals to ensure that any such changes are taken into account.

Administration Fund - Items of a recurrent nature that are covered by the administration budget such as maintenance contract for lifts, fire protection equipment, air conditioners, cleaning and gardening are not included. Neither are items of a minor recurrent nature with varying life spans such as light bulbs and exit light battery packs.

Items with Indefinite Lives - There is no allowance for replacement of items that, if properly maintained, should last indefinitely, (unless otherwise requested by the Strata Committee); for example: sanitary fittings and lift carriage interiors. This forecast deals only with estimating the timing of physical obsolescence.

Improvements - The Strata Committee may resolve to undertake improvements not related to normal maintenance. No allowance has been made for these items.

Defects - No allowance has been made for correction of defects resulting from faulty construction except where nominated in the report. The inspectors report summarises only issues observed during our inspection and is not a structural report.

Ongoing Maintenance Programs - The lives of some items overall may have been extended indefinitely due to the use of an ongoing maintenance program. When there is any doubt in our minds about how and when an item may need replacement or maintenance, we give control to the owners and the Strata Committee. With allowances for ongoing maintenance programs, allow funds to be available for maintenance, gradual replacement or in some cases accumulation of funds for total replacement in the long term. The lives of some items can vary considerably, especially with issues such as:

- ◆ Usage.
- ◆ Accidental damage to floor tiles, which may or may not be still available or in stock.
- ◆ Fences can be maintained and replaced gradually or all at once.
- ◆ Metal and Aluminium Balustrades can last anywhere between 10 and 50 years, depending on the original quality, coatings (painting) and maintenance.
- ◆ Concrete driveways that have been cracked but are still perfectly sound and serviceable.
- ◆ Pumps and Fans can last indefinitely or wear out relatively quickly. This often depends on the quality of internal construction and finish.

Safety - The inspection does not cover safety issues.

Lifts - Due to the many types of lift contracts covering varying parts and aspects of lift maintenance, no allowance is made unless instructed by the Strata Committee Committee/Representative.

Fire Maintenance – We have assumed that the Fire Maintenance Contractor has covered the Fire Maintenance Items; no allowance is made unless instructed by the Strata Committee/Representative.

Window Safety Device – It is mandatory to install a safety device/ lock that restricts the opening of an openable window to less than 12.5cm. The device must be able to withstand a specific outward pushing force. All windows in

every apartment building above a certain height must comply. (Section 118 Strata Schemes Management Act 2015; section 30 Strata Schemes Management Regulation 2016). An allowance has been made for the installation of these devices. Contact our office should you require a quotation to install these devices.

Other Matters - Unless otherwise included, this report does not include matters that are not anticipated major expenditures to be met from the capital works fund.

Updates - The forecast is made with the best available data at this time. The forecast should be upgraded at regular intervals. We recommend a minimum of bi-annual updates.

Supply terms and conditions - All services provided by Solutions in Engineering are supplied on the basis of **Supply Terms and Conditions** which are available from our Office and from our website www.solutionsinengineering.com

Please read the information and the notes on the Inspector's report to gain the most from this report.



Level 33, 101 Miller Street
North Sydney NSW 2060

PO BOX 500, North Sydney NSW 2059

Certificate of Currency

CHU Residential Strata Insurance Plan

Policy No	HU0000008990
Policy Wording	CHU RESIDENTIAL STRATA INSURANCE PLAN
Period of Insurance	28/02/2022 to 28/02/2023 at 4:00pm
The Insured	THE OWNERS - STRATA PLAN 57182
Situation	1 POPLAR STREET SURRY HILLS NSW 2010

Policies Selected

Policy 1 - Insured Property

Building: \$35,310,000

Common Area Contents: \$353,100

Loss of Rent & Temporary Accommodation (total payable): \$5,296,500

Policy 2 - Liability to Others

Sum Insured: \$20,000,000

Policy 3 - Voluntary Workers

Death: \$200,000

Total Disablement: \$2,000 per week

Policy 4 - Workers Compensation

Not Available

Policy 5 - Fidelity Guarantee

Sum Insured: \$100,000

Policy 6 - Office Bearers' Legal Liability

Sum Insured: \$5,000,000

Policy 7 - Machinery Breakdown

Sum Insured: \$100,000

Policy 8 - Catastrophe Insurance

Sum Insured: \$5,296,500

Extended Cover - Loss of Rent & Temporary Accommodation: \$794,475

Escalation in Cost of Temporary Accommodation: \$264,825

Cost of Removal, Storage and Evacuation: \$264,825



Policy 9 – Government Audit Costs and Legal Expenses

Government Audit Costs: \$25,000

Appeal expenses – common property health & safety breaches: \$100,000

Legal Defence Expenses: \$50,000

Policy 10 – Lot owners' fixtures and improvements (per lot)

Sum Insured: \$250,000

Flood Cover is included.

Date Printed

18/02/2022

This certificate confirms this policy is in force for the Period of Insurance shown, subject to the policy terms, conditions and exclusions. It is a summary of cover only (for full details refer to the current policy wording and schedule). It does not alter, amend or extend the policy. This information is current only at the date of printing.



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Strata Compliance Specialists BUILDING INSURANCE VALUATION

December 2021

Photo date: Feb 2017



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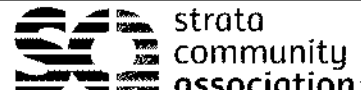
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PO Box 2230, Nth Parramatta 1730

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Building Insurance Valuation Certificate of Value

In accordance with the Strata Schemes Management Act 2015 and Strata Schemes Management Regulation 2016. This is to certify the Replacement Cost only of the buildings of the Plan described herein, in accordance with section 161(1)(b) of the Act (Replacement) and excludes any assessment of the undefined and unclear Reinstatement component under the new section 161(1)(c) where the building is damaged but not destroyed.

Reported interest of: *The Registered Proprietors of SP57182*

Address of property: *1 Poplar Street, Surry Hills*

Land description: *Lots 1-103 and the Common Property*

Subject Improvements: *Multi level mixed commercial (excludes fit-out) and residential complex with car accommodation*
(Brief description only)

Registration date & brief description: *Registered 1998, brick and concrete, lift, landscaped areas, and average finish*

Normal items and events included in the value ascribed below: *Replacement of the buildings and other improvements, demolition and removal of debris, architects and other professional fees, 36 months allowance for rise and fall in building costs, including GST*

Date Prepared: *9 December 2021*

Date of Valuation: *9 December 2021*

Certificate Number: *65284*

In accordance with the comments made within this Certificate and based upon Building Costs reasonably available as at the Date Prepared, we are of the opinion that the Building Costs including the items listed above and in modern materials as at the Date of Valuation, can be fairly expressed in the amount of

Thirty five million three hundred and ten thousand dollars

\$35,310,000

This Certificate should be read with Page 2 of this Certificate including the disclaimers provided

BIV Reports Pty Limited ABN 60 508 188 246

Phone: 1300 10 72 80

PO Box 2230

Regulated by RICS

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North Parramatta NSW 1750

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Page 1 of 2

Building Insurance Valuation

Summary of Calculations

<i>Reported interest of:</i>	<i>The Registered Proprietors of SP57182</i>	
<i>Address of property:</i>	<i>1 Poplar Street, Surry Hills</i>	
<i>Estimated Replacement cost of all buildings</i>		<i>\$26,414,084</i>
<i>Add an allowance for demolition & removal of debris</i>		<i>\$622,500</i>
<i>Add an allowance for professional fees</i>		<i><u>\$1,622,195</u></i>
<i>Sub total (rounded)</i>		<i>\$28,658,779</i>
<i>Allow for escalation in costs for 36 months</i>		<i>\$3,439,053</i>
<i>Add GST</i>		<i><u>\$3,209,783</u></i>
<i>Total (rounded)</i>		<i>\$35,307,616</i>
<i>Recommended Sum Insured on a Replacement basis only</i>		<i>\$35,310,000</i>
<i>Additional items and events to be insured:</i>	<i>Nil</i>	

This certificate is for the use of the party to whom it is addressed 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 certificate. Neither the whole nor any part of this certificate or any reference thereto may be included in any published document, circular or statement or published in any way without our written approval of the form and context in which it may appear. No responsibility is accepted for any unforeseen change in the market in the future. This Certificate of Value has been prepared on the basis of instruction being for Building Replacement Insurance purposes only and for no other purpose. A comprehensive valuation report should be commissioned if a party intends to change their financial position relating to the above property or interest. For example, a valuation for market value purposes or reinstatement (where the buildings are damaged but not destroyed) would include detailed commentary relating to any risks associated with the property.

Any estimate includes an escalation for reasonable growth perceived today, and from the Date of Preparation to the date of likely completion of construction. As the Owners Corporation's liability is unlimited they should view the recommended sum insured as a minimum amount and consider insuring for a higher amount if they believe their particular circumstances warrants it. Our Certificate does not cover the property's structural condition nor environmental contamination, nor is it a quantitative survey and assumes that the existing improvements can be rebuilt in accordance with the relevant planning instruments. As we are not town planners and nor have we been provided with town planning advice this Certificate does not cover loss of floor space or use if the zoning does not allow re-building of the existing improvements. You are to ensure that your particular insurance policy provides further allowance for any rebuilding on another site, that is, additional allowance for purchasing another site, and catastrophe, amongst other things. We do not allow for increased costs due to catastrophic events (such as earthquakes or floods).

The above has been calculated in accordance with valuation best practice or the relevant Act and Regulation which we interpret as a Building Replacement cost (and not for Re-instatement which may be a significantly higher cost). The recommended sum insured is calculated from an amalgam of 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 and or the subject Strata, Community or similar Plan. Building plans or building surveys should be provided to the Valuer if the Owners Corporation requires a more accurate assessment of areas. We have relied upon either Rawlinsons, Cordells, or Quantity Surveyors to assess the cost of replacement in modern materials and do not accept responsibility for any errors from the above providers of source data. Our inspection of the building does not include inaccessible areas of the property nor do we identify or comment on the structural integrity, rot, defect, infestation of the improvements.

BIV Reports Pty Limited AIN 60 508 188 246

Phone: 1300 10 72 80

PO Box 2230

Regulated by RICS

© W.Dobrow 1992-2021

Fax: 1300 766 180

North Parramatta NSW 1750

Liability limited by a scheme approved under Professional Standards Legislation

Page 2 of 2

Fire Safety Statement

Part 12 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021



Please note:

Information to assist building owners to complete each section of the statement is provided on pages 3, 4 and 5.

Section 1: Type of statement

This is (mark applicable box): an annual fire safety statement (complete the declaration at Section 8 of this form)
 a supplementary fire safety statement (complete the declaration at Section 9 of this form)

Section 2: Description of the building or part of the building

This statement applies to: the whole building part of the building

Address (Street No., Street Name, Suburb and Postcode)

1 POPLAR ST, SURRY HILLS NSW 2010

Lot No. (if known)	DP/SP (if known)	Building Name (if applicable)
	SP57182	MANHATTAN

Provide a brief description of the building or part (building use, number of storeys, construction type etc)

MIXED CLASS RESIDENTIAL

Section 3: Name and address of the owner(s) of the building or part of the building

Full Name (Given Name/s and Family Name)*

OWNERS CORPORATION STRATA PLAN 57182

* Where the owner is not a person/s but an entity including a company or trust insert the full name of that entity.

Address (Street No., Street Name, Suburb and Postcode)

C/- PREMIUM STRATA, SUITE 3, LEVEL 2, 189 O'RIORDAN ST, MASCOT NSW 2020

Section 4: Fire safety measures

Fire safety measure	Minimum standard of performance	Date(s) assessed	APFS *
ACCESS PANELS, DOORS & HOPPERS	BCA C3.13 & AS 1530.4 – 1990	02/08/2022	F029402A
AUTOMATIC FAIL SAFE DEVICES	BCA D2.19	02/08/2022	F029402A
AUTOMATIC FIRE DETECTION (COMMON AREAS)	BCA Spec E2.2a & AS 1670.1 – 1995	02/08/2022 23/09/2022	F029402A
AUTOMATIC SMOKE & HEAT ALARMS (SOU)	Combination of AS 1670.1 & AS 3786 – 1993	02/08/2022 23/09/2022	F029402A
EMERGENCY LIGHTS	BCA E4 & AS 2293.1 – 1987	02/08/2022 23/09/2022	F029402A
EWIS	BCA E4.9 & AS 2220.1 – 1989	02/08/2022	F029402A
EXIT SIGNS	BCA E4 & AS 2293.1 – 1987	02/08/2022 23/09/2022	F029402A
FIRE CONTROL CENTRE	BCA E1.8	02/08/2022	F029402A
FIRE DOORS	AS/NZS 1905.1 – 1990	02/08/2022 23/09/2022	F029402A

1 POPLAR ST, SURRY HILLS NSW 2010

Fire Safety Statement

Part 15 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021



Fire safety measure	Minimum standard of performance	Date(s) assessed	APFS *
FIRE HOSE REELS	BCA E1.4 & AS 2441 – 1988	02/08/2022	F029402A
FIRE HYDRANT SYSTEM	BCA E1.3 & AS 2419.1 – 1988	02/08/2022	F029402A
FIRE STOPPING (ACCESSIBLE AREAS ONLY)	BCA Part C, AS 1530.4 – 1990 & AS 4072.1 – 1992	02/08/2022 23/09/2022	F029402A
PORTABLE FIRE EXTINGUISHERS	BCA E1.6 & AS 2444 – 2001	02/08/2022	F029402A
SMOKE DOORS	BCA Spec C3.4	02/08/2022	F029402A
WALL WETTING SPRINKLERS & DRENCHERS	BCA '90 C3.4	02/08/2022	F029402A
WARNING & OPERATIONAL SIGNS	EP&A Reg 2000 Part 15 Clause 183, BCA D2.23, & BCA E3.3	02/08/2022	F029402A
AUTOMATIC FIRE ALARM MONITORING	BCA Part E2.2a Clause 3 / AS1670.3 , AS4428.6	29/07/2022	F011238A
EMERGENCY LIFTS	BCA E3.4 & AS 1735.2 Amdt 4	26/08/2022	F055263A
FIRE DAMPERS	AS 1668.1 – 1998 & AS 1682.1 – 1990	21/09/2022	F021259A
LIFT LANDING DOORS	BCA C3.10 & AS 1735.11 – 1986	26/08/2022	F055263A
AUTOMATIC AIR PRESSURIZATION SYSTEMS	BCA E2.2 & AS/NZS 1668.1	16/08/2022	F053425A
SMOKE CONTROL SYSTEM	BCA E2.2 & AS/NZS 1668.1	16/08/2022	F053425A

* See notes on page 4 about how to correctly identify an accredited practitioner (fire safety) (APFS). Also, new rows can be added if required.

Section 5: Inspection of fire exits and paths of travel to fire exits (Part 15)

Part of the building inspected	Date(s) inspected	APFS *
WHOLE	02/08/2022	F029402A

* See notes on page 4 about how to correctly identify an accredited practitioner (fire safety) (APFS). Also, new rows can be added if required.

Section 6: Name and contact details of accredited practitioners (fire safety) (APFS)*

Full Name (Given Name/s and Family Name)	Address	Phone	APFS**	Signature
RUBEN SANCHEZ	41 PENTEX STREET, SALISBURY QLD 4107	0401779267	F011238A	
RICHARD MCDOWELL	PO BOX 6303, NORWEST NSW 2153	0400155919	F055263A	
FADI MARROUN	3/26 WENTWORTH AVENUE, MASCOT NSW 2020	0487012896	F053425A	
ALDO PENA	PO BOX 497, MATRAVILLE NSW 2036	02 96663246	F021259A	
DREW IVISON	32 PUNCH ST, ARTARMON 2065	0299061626	F029402A	

* Where applicable – see notes on page 4 for further information.

Fire Safety Statement



Part 15 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021

Section 7: Details of the person making the declaration in section 8 or 9

Full Name (Given Name/s and Family Name)

DARRYL HECKER

Organisation (if applicable)

HECKER AUSTRALIA PTY. LTD.

Title/Position (if applicable)

BUIDING MANAGER

Address (Street No, Street Name, Suburb and Postcode)

44 VALLEY ROAD, HORNSBY NSW 2077

Phone

0423767466

Email

buildingmanager@1poplarst.com

The person making the declaration in section 8 or 9 must not be an APFS listed in section 6 or their employer/employee or direct associate

Section 8: Annual fire safety statement declaration

I, DARRYL HECKER (insert full name) being the: owner owner's agent

declare that:

- a) each essential fire safety measure specified in this statement has been assessed by an accredited practitioner (fire safety) as capable of performing:
 - i. for an essential fire safety measure specified in the fire safety schedule, to a standard no less than that specified in the schedule, or
 - ii. for an essential fire safety measure applicable to the building but not specified in the fire safety schedule, to a standard no less than that to which the measure was originally designed and implemented, and
- b) the building has been inspected by an accredited practitioner (fire safety) and was found, when it was inspected, to be in a condition that did not disclose any grounds for a prosecution under Part 15 of the Regulation.

Owner/Agent Signature

Date issued

12/10/2022

Section 9: Supplementary fire safety statement declaration

I, _____ (insert full name) being the: owner owner's agent

declare that each critical fire safety measure specified in this statement has been assessed by an accredited practitioner (fire safety) as capable of performing to at least the standard required by the current fire safety schedule for the building.

Owner/Agent Signature

Date issued

Note:

- A fire safety statement for a building must not be issued unless the statement is accompanied by a fire safety schedule for the building in accordance with the Regulation.
- The building owner(s) are also responsible for ensuring that essential fire safety measures are maintained in accordance with section 81 of the Regulation. An agent cannot be made responsible for this requirement.

SCHEDULE OF ESSENTIAL OR CRITICAL FIRE SAFETY MEASURES

PREMISES: 1 Poplar Street, SURRY HILLS NSW 2010

The following items shall be certified:

FIRE SAFETY SCHEDULE

	FIRE SAFETY MEASURES	STANDARD OF PERFORMANCE
1.	Access panels, doors and hoppers to fire-resisting shaft	BCA C3.13, AS 1530.4
2.	Automatic air pressurisation system	BCA E2.2, AS 1668.1
3.	Automatic fail-safe devices	BCA D2.19
4.	Automatic smoke detection and alarm systems (common areas)	AS 1670.1
5.	Automatic smoke detection and alarm system (units)	Combination of AS 1670.1 & AS 3786
6.	Emergency lighting	AS/NZS 2293.1
7.	Emergency lifts	BCA E3.4, AS 1735.2 Amdt 4
8.	Emergency warning & intercommunication system	BCA E4.9, AS 2220.1
9.	Exit signs	AS/NZS 2293.1
10.	Fire alarm communication link	BCA Specification E2.2a Clause 7 AS 1670.3
11.	Fire control centres and rooms	BCA E1.8
12.	Fire dampers	AS/NZS 1668.1, AS 1682.1
13.	Fire doors	AS/NZS 1905.1
14.	Fire hydrants systems	BCA E1.3, AS 2419.1
15.	Fire stopping (accessible areas only)	BCA Section C AS 1530.4, AS 4072.1
16.	Hose reel system	BCA E1.4, AS 2441
17.	Lift landing doors	BCA C3.10, AS 1735.11



CERTIFICATE OF PLANT ITEM REGISTRATION

Work Health & Safety Act 2011
Work Health & Safety Regulation 2017

ABN: 81 913 830 179
Phone: 13 10 50

Registration No: **L 6-64341/04 /0** Issue Date: **23/03/2022** Expiry Date: **14/02/2023**

Controller: STRATA PLAN 57182 ABN: 85987839093
Postal C/- PREMIUM STRATA
Address: SUITE 3, LEVEL 2
189 O'RIORDAN STREET
MASCOT
NSW 2020

Item Type: Lift

Description of Item:

Lift Type	Passenger
Manufacturer	KONE
Lift No.	008859L2
Drive	Electric
Control Type	Automatic
Suspension	Traction
Max SWL Rated Load (kg)	1,156.00
Max Speed (m/s)	1.00
Max Travel (m)	
Number of Passengers	

Location: 1 POPLAR STREET
SURRY HILLS NSW

(If mobile plant, this is the location where usually stored or maintained)

Special Conditions:

CONDITIONS:

- 1 This registration applies only to the item described above which has been notified to SafeWork NSW in accordance with the OHS Regulation 2001.
- 2 This certificate of registration (or a copy) must be kept in the vicinity of the item of plant to which it refers. For mobile plant, the Registration number must be displayed on the item in a prominent location and be of a permanent nature and clearly legible.
- 3 This Registration is automatically invalidated if the item is altered in any way that is different to the original design specification, or changes the capacity of the item. This does not include routine maintenance, painting or changes equivalent to original design specifications.
- 4 The Registration Number should be quoted in all correspondence to SafeWork NSW regarding this item. Any queries should be addressed to SafeWork NSW Licensing Unit.

This SafeWork NSW certificate is a reissue or amendment of a certificate which may have been originally issued under our former name of WorkCover NSW.

Total Fee Paid: 76.00 Receipt No: 14023063