

## STRATA TITLES ACT (1998)

### NOTICE OF THE ANNUAL GENERAL MEETING

THE OWNERS OF STRATA CORPORATION 168029

8-10 De Witt Street, Battery Point

Notice is hereby given of business to be dealt with at the Annual General Meeting of Strata Corporation 168029 - 8-10 De Witt Street, Battery Point to be held:

**Date:** Wednesday 23<sup>rd</sup> July 2025

**Time:** 10:00 am

**Venue:** Salamanca Inn, 10 Gladstone Street, Battery Point and Zoom (link included in email)

#### Proxy

If you are unable to attend the meeting please complete and return a proxy form to another owner prior to commencement of the meeting by email or mail to help us achieve a quorum for the meeting.

#### Agenda

1. Appointment of Chair of the meeting, record attendances, receive proxies and apologies and quorum declaration.
2. Consider listed motions.

#### Motions

1. That Minutes of the previous Annual General Meeting of 23<sup>rd</sup> July 2024 as distributed be confirmed as a true and correct record.
2. That nominations for election for a Committee of Management be called with the Committee elected comprising at least three members. That a Chairperson be elected.
3. That the Strata Manager be authorised to arrange a strata insurance policy prior to the renewal date for an increased sum insured of approximately 5%.

The current building insurances are briefly detailed below:

Underwriter:	CHU
Building:	\$ \$5,105,126
Public Liability:	\$ 30,000,000
Fidelity Guarantee:	\$ 250,000
Voluntary Workers:	\$ 300,000

Insurance renewal date is 30<sup>th</sup> September, 2025

Last replacement insurance valuation was: March 2025

Your Private Insurance – A Strata Insurance Policy does not extend to your private contents or public liability over your private lot. We encourage owners to ensure their contents are insured (including floor coverings and floating floors) and that your contents or landlord policy includes public liability for your private property.

4. That the Financial Statements as distributed be accepted.

5. That the proposed Administration and Sinking Fund Budget for the period 01/07/2025 to 30/06/2026 as distributed be accepted and that levy amounts are to be paid in 2 equal instalments by 1<sup>st</sup> September 2025 and 1<sup>st</sup> February 2026.

*As per Strata Plan registered with the Land Titles Office:*

*General – Lots 1-10, funded by General UOE.*

*Apartment Building – Maintenance and upkeep, funded by Special (i) UOE Lots 2-7 & 9.*

*Car Park – Maintenance & Upkeep, funded by Special (ii) UOE Lots 5, 7 & 8.*

6. That “the Stata Corporation” appoint Strata Complete ABN 20 088 113 22 as their Strata Manager to perform their Australian Tax Office (ATO) requirements, if needed.

Therefore, we appoint:

Rodney Douglass (Chief Financial Officer/Company Secretary) to be appointed as Public Officer/Primary Authorised Contact

7. Upon closing of the formal part of the AGM, items of general business can be discussed.
8. Next Annual General Meeting – to be held on Wednesday, 22<sup>nd</sup> July 2026.

Date of Notice: 15<sup>th</sup> July, 2025

Your Strata Management Team,

***Lynn Stratton, Paula Pianta, Isaac O'Donnell & Janet Hodgson.***

## OWNING A STRATA PROPERTY

### Who looks after what?

Understanding your role as an Owner, the Committee Members and the role of Strata Management can be a great help to understanding how your strata operates.

By understanding the responsibilities of the different parties, you will know who is responsible for what and who to contact when something goes wrong. Contacting the correct person means that the issue is likely to be resolved quickly.

#### Your responsibilities as an Owner

Your unit and everything inside its boundaries are your responsibility to look after. This includes plumbing and electrical items within your lot. Your boundaries are defined on the Strata Plan. We encourage you to place a contents/landlords insurance policy to cover your contents, floor coverings, floating floors and public liability on your private property.

When you own property in a strata you become part of the Body Corporate which comes with extra responsibilities. You are bound by the *Strata Titles Act (1998)* and you are required to abide by the Strata's By-Laws.

You are also responsible for paying strata levies which contribute to the day-to-day running of the strata, including gardening, maintenance and emergency repairs.

It is also important that you attend meetings and have your say regarding matters that affect your strata.

The Strata Plan and By-Laws are available to view on the Property IQ Portal. If you would like a copy emailed or posted to you, please ask Sam Murfet in our office to arrange this. It is important you are familiar with the By-Laws and Strata Plan, so you are aware of the area you are responsible for.

#### What is Common Property?

All strata schemes contain common property. Common property may include, shared driveways, car parks, gardens, outside areas, stairwells and hallways. Common property is the area outside of the lot boundaries on the Strata Plan and includes service infrastructure (water mains, electricity to the strata etc).

#### Who is the Body Corporate?

The owners of the lots in the strata form the Body Corporate.

#### Duties of Committee

The Body Corporate may elect a Committee of Management. The Committee has delegated authority to make decisions on behalf of the Body Corporate in the interest of the strata. Committee Members assist Strata Complete as a contact on site for ourselves, owners, tradespeople and gardeners etc.

#### Responsibilities and duties of a Strata Manager

The Strata Manager takes care of the day to day operations of the strata, together with arranging the regular, minor and incidental maintenance on common property and service infrastructure. We work on behalf of all owners and aim to achieve positive outcomes for the strata and owners.

Duties include:

- Endeavor to achieve compliance with the *Strata Titles Act 1998*.
- Organising maintenance of common property.
- Organising urgent repairs of the common property or service infrastructure.
- Arranging and holding the AGM, together with taking and distributing Meeting Minutes.
- Proposing and setting a budget for the strata.
- Arranging levy notices.
- Arranging Strata and Public Liability Insurance.
- Paying supplier invoices.

#### There's a maintenance problem, what do I do?

Try to identify whether the problem on common or private property.

**Common Property:** Email Strata Complete or call in an emergency.

For afterhours emergencies, please contact the Contractors listed in the Manager's Report, then advise us of the problem on the next business day. We will then work through the maintenance problem.

**Private Property:** Ask yourself the following:

1. Is it an emergency?
2. Can I contact the owner or resident directly?
3. Can I safely resolve the problem myself?
4. Can a Committee Member assist?

#### Issues with residents

These could be things like parking of vehicles, smoking, loud music, or the like. In the first instance, try to resolve the problem directly if safe to do so. A friendly conversation with a neighbour might be enough to rectify the issue immediately. In general, a resident must not cause a nuisance to any other resident. If brought to our attention, we aim to resolve issues harmoniously with the assistance of owners, residents and property managers. If nuisance issues arise which are serious enough to report, our suggestion is to request Tas Police to attend.

## STRATA MANAGER'S REPORT

### STRATA CORPORATION / BODY CORPORATE

- Responsible to manage and maintain the common property and service infrastructure.
- Responsible to insure improvements for replacement value and for common property public liability insurance.
- Undertake and record the financial affairs of the strata.

### OWNERS

- Responsible to manage and maintain their Lot as described in the strata plan.
- Owners are responsible for placing landlords or contents insurance including policies, including public liability on their private property.

### BUILDING COMPLIANCE

- Class 2 buildings (units above another) and all commercial premises are required to have a Schedule of Essential Maintenance items (Form 46) for their premises.
- This form guides owners/tenants to maintenance which is essential and required for the premises on an ongoing basis, including things like fire, safety and emergency lighting maintenance.

### SMOKE ALARMS

Smoke alarms within a private Lot are the owners responsibility to maintain.

### EMERGENCY AFTER HOURS CONTACTS

- **Sewerage Problems** – In the first instance, call Tas Water 13 69 92. Tas Water will investigate whether the issue is within their infrastructure and rectify the problem if it is. If the problem is not within Tas Water infrastructure, a plumber is to be engaged.
- **Plumbing** – Express Plumbing, Tel 1800 676 482
- **Electrical** – Fortis Power, Tel 0499 892 466

These contractors provide afterhours call outs, however they are dearer than call outs in usual work hours, so please contact these service providers only in an emergency. Call outs to private property are an owner's responsibility.

### CONTENTS OR LANDLORDS INSURANCE – OWNERS

- We encourage owners to arrange a contents insurance policy for the contents of their Lot. Please ensure your contents are insured, including floor coverings, floating floors and public liability on private property.
- If you are leasing your property we encourage owners to obtain a landlord's policy, including liability on your private property.

### MAINTENANCE

- Our brief is to arrange regular, recurring & incidental maintenance, gardening & cleaning of common property.
- Larger maintenance, project management, capital works, strata plan amendments, applications for relief, and legal matters occur less often and are attended to when required on a time and cost incurred basis.

We thank all our regular contractors for their work at the strata.

### RENTAL PROPERTIES

- Please keep us up-to-date with the name and contact details of any property manager and tenant so we can contact your property manager first in relation to routine matters arising.
- We can send levy notices to owners or managing agents on the advice of an owner.
- Your agent should regularly inspect and ensure the cleanliness and maintenance of your private property.

### **LEVY PAYMENTS**

- Thank you all owners who paid their levies on time during the year.
- BPay is the recommended and most efficient way to pay levies.
- Levy payments at Australia Post incur a \$2.75 processing fee, which must be paid at the time of the transaction, or a \$2.75 balance will remain on your levy account.

### **STRATA COMPLETE CONTACT DETAILS**

As our managers are often out of the office with work and meeting commitments please email us so that queries can be addressed and works orders issued efficiently, addresses are:

- Administrative enquiries, insurance claims, requisitions, [admin@stratacomplete.com.au](mailto:admin@stratacomplete.com.au);
- Accounts and levy notices, accounts payable [accounts@stratacomplete.com.au](mailto:accounts@stratacomplete.com.au);
- Office telephone (03) 6224 8366

### **WELCOME**

New owners who purchased in the strata during the year are welcomed as members of the Body Corporate.

### **QUORUM**

If you can't attend this year's AGM please complete and return a proxy to help achieve a quorum.

Your Strata Management Team,

***Lynn Stratton, Paula Pianta, Isaac O'Donnell & Janet Hodgson.***

## STRATA TITLES ACT (1998)

### MINUTES OF THE ANNUAL GENERAL MEETING

THE OWNERS OF STRATA CORPORATION 168029

8 -10 De Witt Street, Battery Point

Held Tuesday 23<sup>rd</sup> July 2023 at 10:00am at Salamanca Inn & via Zoom

- Lynn Stratton was appointed Chair.
- Present: Colin & Margaret Grey (6), Stan & Bev Cove(7)
- Present by Zoom: Nil
- Proxies: GCCE Investments P/L (3) to Colin Stephen
- Apologies: Steven Last (1 & 10), Paul Hazel & Julie Bradley (5)
- In attendance: Lynn Stratton– Strata Complete.
- No quorum was present. The meeting proceeded with Minutes distributed to members, with resolutions becoming effective 14 days after distribution, unless members reply voting against a motion in a sufficient number to overturn a decision.

#### Motions

1. It was resolved that Minutes of the previous Annual General Meeting of 24<sup>th</sup> July 2023 as distributed be confirmed as a true and correct record.
2. It was resolved not to elect a Management Committee for the 2024-25 year.
3. It was resolved that the Strata Manager's Report as distributed be accepted.
4. It was resolved that the Strata Manager be authorised to arrange a strata insurance policy prior to the renewal date for an increased sum insured of approximately 5%. It was further resolved not to obtain a replacement insurance valuation report this year.

The current building insurances are briefly detailed below:

Underwriter:	CHU
Building:	\$ \$4,862,025
Public Liability:	\$30,000,000
Fidelity Guarantee:	\$ 250,000
Voluntary Workers:	\$ 300,000

Insurance renewal date is 30<sup>th</sup> September, 2024

Last replacement insurance valuation was: September 2022

Your Private Insurance – A Strata Insurance Policy does not extend to your private contents or public liability over your private lot. We encourage owners to ensure their contents are insured (including floor coverings and floating floors) and that your contents or landlord policy includes public liability for your private property.

5. It was resolved that the Financial Statements as distributed be accepted.
6. It was resolved that the proposed Administration and Sinking Fund Budget for the period 01/07/2024 to 30/06/2025 as distributed be accepted and that levy amounts are to be paid in 2 equal instalments by 1<sup>st</sup> September 2024 and 1<sup>st</sup> February 2025.

*As per Strata Plan registered with the Land Titles Office:*

*General – Lots 1-10, funded by General UOE.*

*Apartment Building – Maintenance and upkeep, funded by Special (i) UOE Lots 2-7 & 9.*

*Car Park – Maintenance & Upkeep, funded by Special (ii) UOE Lots 5, 7 & 8.*

### **General Business**

- The Manager raised that Steven Last had requested for the front garden to be pruned professionally. It was discussed and agreed to have a light trim of the Hawthorn hedge carried out in Autumn 2025. It was determined by Stan & Bev who are avid gardeners to not be the best time now to have this done. Stan volunteered to do this himself in Autumn. It was commented that both the hawthorn hedge and dogwoods are looking magnificent at the moment.
- The painting of the back stairs was agreed to be carried out this year. The Manager will obtain two quotes and issue to all owners for their majority acceptance of one of those quotes. It was further discussed to also obtain quotes for the painting of all of the timber window frames. It was noted that the window frames at the back of the property were very weathered.
- Stan & Bev raised that they will be carrying out renovations during the year. Their plans are currently with Council and awaiting approval. The Manager shall issue to all owners (for majority approval) their application to amend the exterior of the building (installation of two windows).
- Margaret queried if the plumbing goes across the ceiling area of Unit 6. Stan & Bev have access into their ceiling cavity and said they will look at this and see what can be visually seen. The property has one stop tap only. It was discussed that if owners are to alter their plumbing at all, that they also install an individual stop tap to that unit.

Next Annual General Meeting – to be held on Wednesday, 23<sup>rd</sup> July 2025.

STRATA COMPLETE PTY LTD

Level 4, Office 21, 33 Salamanca Place BATTERY POINT TAS 7004 ABN: 20 088 113 222

Ph: 03 6224 8366 Email: accounts@stratacomplete.com.au

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Balance Sheet - S/Corp 168029  
8 - 10 DE WITT STREET, BATTERY POINT, TAS 7004  
For the Financial Period 01/07/2024 to 30/06/2025

Consolidated

	Administrative	Maintenance	TOTAL THIS YEAR
<b>Assets</b>			
Cash At Bank			
8-10 De Witt Street	\$18,456.54	\$0.00	\$18,456.54
Macquarie Bank BSB: 183-334 Acc No: 204948152			
8-10 De Witt Street TD	\$0.00	\$30,179.58	\$30,179.58
Macquarie Bank BSB: 183-334 Acc No: 283274116			
Total Assets	\$18,456.54	\$30,179.58	\$48,636.12
<b>Liabilities</b>			
Paid In Advance	\$1,527.50	\$0.00	\$1,527.50
Total Liabilities	\$1,527.50	\$0.00	\$1,527.50
Net Assets	\$16,929.04	\$30,179.58	\$47,108.62
<b>Owners Funds</b>			
Opening Balance	\$9,459.14	\$25,270.75	\$34,729.89
Transfer	\$2,410.69	\$(2,410.69)	\$0.00
Net Income For The Period	\$5,059.21	\$7,319.52	\$12,378.73
Total Owners Funds	\$16,929.04	\$30,179.58	\$47,108.62

# STRATA COMPLETE PTY LTD

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## Income and Expenditure Statement - S/Corp 168029

8 - 10 DE WITT STREET, BATTERY POINT, TAS 7004

For the Financial Period 01/07/2024 to 30/06/2025

### Consolidated

#### Administrative Fund

TOTAL  
THIS  
YEAR

This Year  
Budget

Last Year  
Actual

#### Income

Interest on Overdue Levies	\$344.48	\$0.00	\$14.39
Levy Income	\$21,446.36	\$0.00	\$21,178.92

#### Total Administrative Fund Income

\$21,790.84	\$0.00	\$21,193.31
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#### Expenses

Additional Services	\$73.75	\$0.00	\$0.00
Bldg Maint/Services/compliance	\$2,931.50	\$4,000.00	\$335.50
Electricity	\$0.00	\$500.00	\$245.81
Gardening Maintenance	\$55.00	\$400.00	\$55.00
Gutter Cleaning	\$0.00	\$500.00	\$990.00
Insurance - Premium	\$7,920.70	\$7,900.00	\$7,166.96
Insurance valuation	\$1,100.00	\$0.00	\$0.00
Meeting Expenses	\$300.00	\$400.00	\$400.00
SPEC (ii)	\$0.00	\$200.00	\$0.00
Spec (i)	\$0.00	\$3,200.00	\$0.00
Strata Management & Accounting	\$0.00	\$0.00	\$3,949.00
Strata Management*	\$4,146.48	\$4,146.44	\$0.00
Sundries	\$204.20	\$200.00	\$200.00

#### Total Administrative Fund Expenses

\$16,731.63	\$21,446.44	\$13,342.27
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#### Administrative Fund Surplus/Deficit

\$5,059.21	\$(21,446.44)	\$7,851.04
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Income and Expenditure Statement - S/Corp 168029

8 - 10 DE WITT STREET, BATTERY POINT, TAS 7004

For the Financial Period 01/07/2024 to 30/06/2025

	Consolidated		
Maintenance Fund	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Income			
Interest Income on Term Deposits	\$336.58	\$0.00	\$0.00
Interest on Overdue Levies	\$139.94	\$0.00	\$3.92
Levy Income	\$7,000.00	\$0.00	\$8,600.06
Total Maintenance Fund Income	\$7,476.52	\$0.00	\$8,603.98
Expenses			
Roof Repairs	\$0.00	\$5,000.00	\$0.00
Sinking Fund Exp	\$0.00	\$2,000.00	\$0.00
Withholding Tax	\$157.00	\$0.00	\$0.00
Total Maintenance Fund Expenses	\$157.00	\$7,000.00	\$0.00
Maintenance Fund Surplus/Deficit	\$7,319.52	\$(7,000.00)	\$8,603.98

**STRATA COMPLETE PTY LTD**  
**Proposed Budget for Strata Corporation 168029**

**8 - 10 DE WITT STREET BATTERY POINT**

Prepared by **STRATA COMPLETE PTY LTD (ABN 20 088 113 222)**

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**General Expenses**

**Administrative Fund**

<b>Proposed Budget</b>	<b>Current Actual</b>	<b>Current Budget</b>
<b>(01/07/2025-30/06/2026)</b>	<b>(01/07/2024-30/06/2025)</b>	<b>(01/07/2024-30/06/2025)</b>

**Expense**

Additional Services	\$0.00	\$73.75	\$0.00
Bldg Maint/Services/compliance	\$4,000.00	\$2,931.50	\$4,000.00
Electricity	\$500.00	\$0.00	\$500.00
Gardening Maintenance	\$400.00	\$55.00	\$400.00
Gutter Cleaning	\$500.00	\$0.00	\$500.00
Insurance - Premium	\$8,800.00	\$7,920.70	\$7,900.00
Insurance valuation	\$0.00	\$1,100.00	\$0.00
Meeting Expenses	\$400.00	\$300.00	\$400.00
Strata Management*	\$4,353.76	\$4,146.48	\$4,146.44
Sundries	\$250.00	\$204.20	\$200.00

**Total General Expenses**

<b>\$19,203.76</b>	<b>\$16,731.63</b>	<b>\$18,046.44</b>
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**STRATA COMPLETE PTY LTD**  
**Proposed Budget for Strata Corporation 168029**  
**8 - 10 DE WITT STREET BATTERY POINT**

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**Apartment Building & Garden**

Administrative Fund	Proposed Budget	Current Actual	Current Budget
	(01/07/2025-30/06/2026)	(01/07/2024-30/06/2025)	(01/07/2024-30/06/2025)
Expense			
Spec (i)	\$3,200.00	\$0.00	\$3,200.00
Total Apartment Building & Garden	\$3,200.00	\$0.00	\$3,200.00

**STRATA COMPLETE PTY LTD**  
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**8 - 10 DE WITT STREET BATTERY POINT**

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**Car Park Maintenance**

<b>Administrative Fund</b>	<b>Proposed Budget</b>	<b>Current Actual</b>	<b>Current Budget</b>
	<b>(01/07/2025-30/06/2026)</b>	<b>(01/07/2024-30/06/2025)</b>	<b>(01/07/2024-30/06/2025)</b>
<b>Expense</b>			
SPEC (ii)	\$200.00	\$0.00	\$200.00
<b>Total Car Park Maintenance</b>	<b>\$200.00</b>	<b>\$0.00</b>	<b>\$200.00</b>
<b>TOTAL ADMIN FUND</b>	<b>\$22,603.76</b>	<b>\$16,731.63</b>	<b>\$21,446.44</b>
<b>TOTAL ADMIN BUDGET</b>	<b>\$22,603.76</b>		<b>\$21,446.44</b>

**STRATA COMPLETE PTY LTD**  
**Proposed Budget for Strata Corporation 168029**  
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**General Expenses**

<b>Maintenance Fund</b>	<b>Proposed Budget</b>	<b>Current Actual</b>	<b>Current Budget</b>
	<b>(01/07/2025-30/06/2026)</b>	<b>(01/07/2024-30/06/2025)</b>	<b>(01/07/2024-30/06/2025)</b>
<b>Expense</b>			
Roof Repairs	\$5,000.00	\$0.00	\$5,000.00
Sinking Fund Exp	\$2,000.00	\$0.00	\$2,000.00
Withholding Tax	\$0.00	\$157.00	\$0.00
<b>Total General Expenses</b>	<b>\$7,000.00</b>	<b>\$157.00</b>	<b>\$7,000.00</b>

<b>Total Apartment Building &amp; Garden</b>	<b>\$0.00</b>	<i>\$0.00</i>	<i>\$0.00</i>
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Total Car Park Maintenance	\$0.00	\$0.00	\$0.00
TOTAL MAINT FUND	\$7,000.00	\$157.00	\$7,000.00
TOTAL MAINT BUDGET	\$7,000.00		\$7,000.00

**STRATA COMPLETE PTY LTD**  
**Proposed Budget for Strata Corporation 168029**

**8 - 10 DE WITT STREET BATTERY POINT**

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**Budget Summary (01/07/2025-30/06/2026)**

	<b>Proposed</b>	<b>1st Instalment 01/09/2025</b>	<b>2nd Instalment 01/02/2026</b>	<b>TOTAL (01/07/2025-30/06/2026)</b>
Administrative Fund	\$19,203.76	\$9,601.90	\$9,601.90	\$19,203.80
Maintenance Fund	\$7,000.00	\$3,500.00	\$3,500.00	\$7,000.00
General Expenses Total	\$26,203.76	\$13,101.90	\$13,101.90	\$26,203.80
Administrative Fund	\$3,200.00	\$1,599.99	\$1,599.99	\$3,199.98
Maintenance Fund	\$0.00	\$0.00	\$0.00	\$0.00
Apartment Building & Garden Total	\$3,200.00	\$1,599.99	\$1,599.99	\$3,199.98
Administrative Fund	\$200.00	\$99.99	\$99.99	\$199.98
Maintenance Fund	\$0.00	\$0.00	\$0.00	\$0.00
Car Park Maintenance Total	\$200.00	\$99.99	\$99.99	\$199.98
<b>Amount to Collect</b>	<b>\$29,603.76</b>	<b>\$14,801.88</b>	<b>\$14,801.88</b>	<b>\$29,603.76</b>

# STRATA COMPLETE PTY LTD

## Proposed Budget for Strata Corporation 168029

### 8 - 10 DE WITT STREET BATTERY POINT

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## Owner Summary (01/07/2025-30/06/2026) - General Expenses

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/09/2025	2nd Instalment 01/02/2026	TOTAL (01/07/2025-30/06/2026)
1*	1*	10	Steven John Last			
			Admin	\$960.19	\$960.19	\$1,920.38
			Maintenance	\$350.00	\$350.00	\$700.00
			<b>Owner Total</b>	<b>\$1,310.19</b>	<b>\$1,310.19</b>	<b>\$2,620.38</b>
2*	2*	10	Rebecca Kathe Kelly			
			Admin	\$960.19	\$960.19	\$1,920.38
			Maintenance	\$350.00	\$350.00	\$700.00
			<b>Owner Total</b>	<b>\$1,310.19</b>	<b>\$1,310.19</b>	<b>\$2,620.38</b>
3*	3*	10	GCCE Investments Pty Ltd ATF Geoffrey Earl Family Trust			
			Admin	\$960.19	\$960.19	\$1,920.38
			Maintenance	\$350.00	\$350.00	\$700.00
			<b>Owner Total</b>	<b>\$1,310.19</b>	<b>\$1,310.19</b>	<b>\$2,620.38</b>
4*	4*	10	Chloe Edwina & Alexandra Lucy Merry			
			Admin	\$960.19	\$960.19	\$1,920.38
			Maintenance	\$350.00	\$350.00	\$700.00
			<b>Owner Total</b>	<b>\$1,310.19</b>	<b>\$1,310.19</b>	<b>\$2,620.38</b>
5*	5*	10	Paul Hazel and Julie Bradley			
			Admin	\$960.19	\$960.19	\$1,920.38
			Maintenance	\$350.00	\$350.00	\$700.00
			<b>Owner Total</b>	<b>\$1,310.19</b>	<b>\$1,310.19</b>	<b>\$2,620.38</b>
6*	6*	10	Colin Stephen & Margaret Lea Grey			
			Admin	\$960.19	\$960.19	\$1,920.38
			Maintenance	\$350.00	\$350.00	\$700.00
			<b>Owner Total</b>	<b>\$1,310.19</b>	<b>\$1,310.19</b>	<b>\$2,620.38</b>

# STRATA COMPLETE PTY LTD

## Proposed Budget for Strata Corporation 168029

### 8 - 10 DE WITT STREET BATTERY POINT

Prepared by STRATA COMPLETE PTY LTD (ABN 20 088 113 222)  
Level 4, Office 21 33 Salamanca Place BATTERY POINT TAS 7004 Ph 03 6224 8366 Fax

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## Owner Summary (01/07/2025-30/06/2026) - General Expenses

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/09/2025	2nd Instalment 01/02/2026	TOTAL (01/07/2025-30/06/2026)
7*	7*	10	Stan & Bev Cove			
			Admin	\$960.19	\$960.19	\$1,920.38
			Maintenance	\$350.00	\$350.00	\$700.00
			<b>Owner Total</b>	<b>\$1,310.19</b>	<b>\$1,310.19</b>	<b>\$2,620.38</b>
8*	8*	10	ML Bellamy Investments P/L ATF Bellamy Family Super Fund			
			Admin	\$960.19	\$960.19	\$1,920.38
			Maintenance	\$350.00	\$350.00	\$700.00
			<b>Owner Total</b>	<b>\$1,310.19</b>	<b>\$1,310.19</b>	<b>\$2,620.38</b>
9*	9*	10	Reto & Robyn Sabel			
			Admin	\$960.19	\$960.19	\$1,920.38
			Maintenance	\$350.00	\$350.00	\$700.00
			<b>Owner Total</b>	<b>\$1,310.19</b>	<b>\$1,310.19</b>	<b>\$2,620.38</b>
10*	10*	10	Steven John Last			
			Admin	\$960.19	\$960.19	\$1,920.38
			Maintenance	\$350.00	\$350.00	\$700.00
<b>Total aggregate of UOE 100</b>			<b>Owner Total</b>	<b>\$1,310.19</b>	<b>\$1,310.19</b>	<b>\$2,620.38</b>

# STRATA COMPLETE PTY LTD

## Proposed Budget for Strata Corporation 168029

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## Owner Summary (01/07/2025-30/06/2026) - Apartment Building & Garden

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/09/2025	2nd Instalment 01/02/2026	TOTAL (01/07/2025-30/06/2026)
2*	2*	10	Rebecca Kathe Kelly			
			Admin	\$228.57	\$228.57	\$457.14
			Maintenance	\$0.00	\$0.00	\$0.00
			<b>Owner Total</b>	<b>\$228.57</b>	<b>\$228.57</b>	<b>\$457.14</b>
3*	3*	10	GCCE Investments Pty Ltd ATF Geoffrey Earl Family Trust			
			Admin	\$228.57	\$228.57	\$457.14
			Maintenance	\$0.00	\$0.00	\$0.00
			<b>Owner Total</b>	<b>\$228.57</b>	<b>\$228.57</b>	<b>\$457.14</b>
4*	4*	10	Chloe Edwina & Alexandra Lucy Merry			
			Admin	\$228.57	\$228.57	\$457.14
			Maintenance	\$0.00	\$0.00	\$0.00
			<b>Owner Total</b>	<b>\$228.57</b>	<b>\$228.57</b>	<b>\$457.14</b>
5*	5*	10	Paul Hazel and Julie Bradley			
			Admin	\$228.57	\$228.57	\$457.14
			Maintenance	\$0.00	\$0.00	\$0.00
			<b>Owner Total</b>	<b>\$228.57</b>	<b>\$228.57</b>	<b>\$457.14</b>
6*	6*	10	Colin Stephen & Margaret Lea Grey			
			Admin	\$228.57	\$228.57	\$457.14
			Maintenance	\$0.00	\$0.00	\$0.00
			<b>Owner Total</b>	<b>\$228.57</b>	<b>\$228.57</b>	<b>\$457.14</b>
7*	7*	10	Stan & Bev Cove			
			Admin	\$228.57	\$228.57	\$457.14
			Maintenance	\$0.00	\$0.00	\$0.00
			<b>Owner Total</b>	<b>\$228.57</b>	<b>\$228.57</b>	<b>\$457.14</b>

**STRATA COMPLETE PTY LTD**  
**Proposed Budget for Strata Corporation 168029**

**8 - 10 DE WITT STREET BATTERY POINT**

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**Owner Summary (01/07/2025-30/06/2026) - Apartment Building & Garden**

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/09/2025	2nd Instalment 01/02/2026	TOTAL (01/07/2025-30/06/2026)
9*	9*	10	Reto & Robyn Sabel			
			Admin	\$228.57	\$228.57	\$457.14
			Maintenance	\$0.00	\$0.00	\$0.00
Total aggregate of UOE 70			Owner Total	\$228.57	\$228.57	\$457.14

# STRATA COMPLETE PTY LTD

## Proposed Budget for Strata Corporation 168029

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## Owner Summary (01/07/2025-30/06/2026) - Car Park Maintenance

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/09/2025	2nd Instalment 01/02/2026	TOTAL (01/07/2025-30/06/2026)
5*	5*	10	Paul Hazel and Julie Bradley			
			Admin	\$33.33	\$33.33	\$66.66
			Maintenance	\$0.00	\$0.00	\$0.00
			<b>Owner Total</b>	<b>\$33.33</b>	<b>\$33.33</b>	<b>\$66.66</b>
7*	7*	10	Stan & Bev Cove			
			Admin	\$33.33	\$33.33	\$66.66
			Maintenance	\$0.00	\$0.00	\$0.00
			<b>Owner Total</b>	<b>\$33.33</b>	<b>\$33.33</b>	<b>\$66.66</b>
8*	8*	10	ML Bellamy Investments P/L ATF Bellamy Family Super Fund			
			Admin	\$33.33	\$33.33	\$66.66
			Maintenance	\$0.00	\$0.00	\$0.00
<b>Total aggregate of UOE 30</b>			<b>Owner Total</b>	<b>\$33.33</b>	<b>\$33.33</b>	<b>\$66.66</b>