



17<sup>th</sup> January 2025

## **NOTICE OF ANNUAL GENERAL MEETING**

The Annual General Meeting of Strata Corporation No. 129998 - 54 NICHOLAS DRIVE, SANDY BAY will be held on Tuesday, 4<sup>th</sup> February 2025 at the offices of Stratum Title Management (Tasmania), 8A Lefroy Street North Hobart and via Zoom commencing at 5:00pm.

### **AGENDA**

- 1. Welcome / Apologies / Proxies**
  - Election of Chairman
  - Motion: That a representative of Stratum Title Management chair the meeting.
- 2. Confirmation of Minutes – 30<sup>th</sup> January 2024 (copy attached)**
  - Motion: That the minutes of the meeting held on 30<sup>th</sup> January 2024, having been circulated, be taken as read and confirmed as a true and correct record.
- 3. Business Arising**
  - Update of potential risk of water overflow from the Rock face (Taswater)
  - Update of visitor parking signage
  - Update of driveway speed limit signage
- 4. General Business**
  - Management arrangements
  - Motion: That the current management arrangements continue for the next financial year, subject to a 3.5% increase in fees.
  - Election of the Management Committee
  - Other business
- 5. Repairs and Maintenance**
  - Repairs and maintenance report
  - Gardening report
- 6. Insurance (refer attached schedule)**
  - Motion: That, upon renewal, the sum insured be increased by 5%.

- body corporate management
  - strata title specialist
  - independent advice
- strata subdivision
  - staged developments
  - professional advice

**7. Financial Matters**

- Financial Report to 31<sup>st</sup> December 2024 (copy attached)
- Budget 2025

Motion: That the financial statement as presented be accepted and the budget as proposed/amended be adopted with levies due and payable as detailed in the Contribution Summary.

**8. Annual General Meeting – January 2026 (to be confirmed)**

**REPRESENTATION OF AT LEAST 50% OF OWNERS, IN PERSON OR BY PROXY, IS REQUIRED FOR THE MEETING TO PROCEED.**

## PROXY FORM

To: Strata Corporation No. 129998 - 54 NICHOLAS DRIVE, SANDY BAY  
8A Lefroy Street  
NORTH HOBART TAS 7000  
Telephone: 6231 2540  
Email: [enquiries@stmtas.com.au](mailto:enquiries@stmtas.com.au)

\*I/We (full name(s)) .....

Owner(s) of Lot(s) .....

Appoint (full name of individual) .....

as \*my/our proxy to vote on \*my/our behalf (including adjournments) at \*\*:

1. the General Meeting to be held on ..... (date of meeting), or
2. all General Meetings held before ..... (expiry date), or
3. all General Meetings held during the rest of the Body Corporate's financial year (the proxy will lapse at the end of the Body Corporate's financial year, unless earlier date specified) unless \*I/we serve you with a prior written withdrawal of the appointment.

Dated at ..... (place) on.....(date).

Signature(s) of Owner(s): .....

Residential address: .....

.....

Contact No.: .....(Home) .....(Mobile)

Email: .....

### NOTES FOR USE:

\* Delete one

\*\* Delete those two alternatives which are not applicable

*If you are unable to attend the meeting, please return this completed Proxy Form prior to the meeting to Stratum Title Management (Tasmania), 8A Lefroy Street North Hobart or scan and email to: [enquiries@stmtas.com.au](mailto:enquiries@stmtas.com.au)*



**MINUTES OF THE ANNUAL GENERAL MEETING OF STRATA CORPORATION  
NO. 129998 - 54 NICHOLAS DRIVE, SANDY BAY HELD  
IN THE OFFICES OF STRATA TITLE MANAGEMENT (TASMANIA),  
AND VIA ZOOM ON 30 JANUARY 2024.**

Meeting opened at 5.21 p.m.

**PRESENT:** Shokufeh Ranjbar (2), Dennis Saunders (3), Joe Cleary (8),  
Heidi Wilks (9), Chatwin Ho (Stratum Title Management).

**APOLOGIES:** Stephen Wyles (1), Qian Lu (5), David Gunton (6, 7),  
Scott Leckie (10).

**PROXIES:** Stephen Wyles (1) to Dennis Saunders.  
Qian Lu (5) to Dennis Saunders.  
Scott Leckie (10) to Dennis Saunders.

It was resolved that Mr Ho chair the meeting.

**CONFIRMATION OF MINUTES**

Ms Wilks advised the minutes did not mention that Scott Leckie was re-elected as president of the management committee.

It was resolved that the minutes of the meeting held 6 February 2023, having been circulated, and amended to include the above, can be taken as read and confirmed as a true and correct record.

**Heidi Wilks/Dennis Saunders CARRIED**

**BUSINESS ARISING**

There were no business arising matters that would not be dealt with elsewhere in the agenda.

**GENERAL BUSINESS**

**Management Arrangements** – Mr Ho confirmed the management arrangement with STM is an enduring contract reviewed annually at the AGM and is subject to a 3.5% increase in management fees. It was resolved that the existing arrangement continue for the forth coming year subject to the 3.5% increase.

**Dennis Saunders/Joe Cleary CARRIED**

- body corporate management
  - strata title specialist
  - independent advice
- strata subdivision
  - staged developments
  - professional advice

**Election of the Management Committee** - Mr Ho thanked the management committee for their time and effort during the year and for their continued patience. Ms Wilks and Mr Saunders expressed their willingness to continue on the committee and Mr Cleary expressed his interest in joining. Mr Ho will confirm with the members not present at this meeting, if they are willing to continue.

**Insurance** - The building insurance policy is held with CHU Underwriting Agencies Pty Ltd and is current until 22 November 2024. The sum insured is \$9,329,441.00 with public liability cover of \$10,000,000.00. An excess of \$2,000.00 applies to each claim made against the policy. Insurance policy renewal quotations will be circulated to the management committee for consideration prior to the November 2024 renewal date. An insurance valuation was completed in 2019. It is recommended a valuation be completed every five years. The cost of the valuation being between \$500.00 and \$1,000.00. Owners agreed that a quotation for a valuation be obtained and provided to the management committee.

Mr Saunders enquired whether any claims had been made during the past year. Mr Ho advised there had been a water damage claim made by lot 4, the claim cost being around \$3,000.00. Ms Wilks requested owners be reminded to clean their gutters, so as to avoid any rainwater entry. Mr Ho will forward a reminder to owners.

Mr Cleary advised that the guttering at unit 8 was pretty rusty and wondered whether the maintenance of the guttering was the responsible of the owner or the body corporate. Mr Ho confirmed that as the lots were all separate buildings, each owner was responsible. Owners agreed that all owners should be remind to check their downpipes and gutters to ensure they are in a reasonable condition. Mr Saunders expressed his concern that with the units having been built onto the rock face that this could create water problems. Ms Wilks advised that in the past there had been an issue with water overflowing from the water catchment behind. At the time she had contacted TasWater, however they denied any responsibility. Ms Wilks suggested contact again be made with TasWater or the owner of the property to request they maintain the property to ensure 54 Nicholas Drive is not put at risk from water overflow. Ms Wilks will forward a copy of the reply she had received from TasWater to Mr Ho, and he will make contact with TasWater and/or owner of the property.

Owners are reminded that all insurance claims should be lodged through STM and that they are responsible for their own contents and/or landlord's insurance. Private insurance cover must include carpets, window furnishings and any other removable fixtures and fittings as these are not covered under the building insurance policy. Owners need to ensure that their contents or landlords insurance policy includes public liability within the lot.

**Repairs and Maintenance** – Mr Ho reported there had been no repair and maintenance items attended to during the year. Mr Ho confirmed that following his site visit he had forwarded an email to the management committee suggesting the installation of visitor parking signage. It was confirmed that the management committee had agreed with this installation. Mr Ho will arrange the signage.

Ms Wilks advised that the driveway at the property is a shared access for cars and pedestrians and she would like to see signage installed confirming the speed limit allowed. Owners were in agreement. Mr Ho will arrange. The cost being around \$50.00 for the sign and \$55.00 per hour for the handyman to install.

Mr Saunders reported that the roadway leading up to the water facility requires maintenance. There are loose rocks and perhaps a guard rail is needed. The corner is dangerous and can be subject to ice on the road. Mr Ho advised that this road would be the responsibility of the council. It was agreed that Mr Ho contact the council and advise them of owners concerns in relation to road safety.

Mr Saunders wished to thank Mr Leckie for the wonderful work he did in clearing rocks.

Mrs Ranjbar enquired whether it was possible to have a mirror installed to allow better visibility in the driveway. Owners agreed and Mr Ho will request permission from the council for a mirror to be installed on council land.

Mr Ho enquired whether there continued to be a problem with residents parking long term in the visitor parking spots. Should there continue to be issues then owners are requested to take a photo of the vehicle and the registration plate and forward this to Mr Ho. Mrs Ranjbar advised one of these vehicles, was a guest of hers who had parked in the spot for an extended period. She was disappointed that the email received in relation to this singled out her vehicle when the other vehicles were not mentioned. Ms Wilks acknowledged that she had approached STM in relation to a black Subaru being parked in the visitor spot. Ms Wilks and Mr Ho apologised, they had not intended to cause any distress to Mrs Ranjbar.

Mr Cleary suggested that owners be in contact with each other, in a friendly manner, without having to include STM. Mrs Ranjbar suggested a WhatsApp group could be arranged. Ms Wilks requested residents just be mindful and considerate towards each other. Mr Ho commented that owners should make any contractors they engage, aware of the parking arrangements and ensure that they do not park on the driveway or block access to the driveway.

**Gardening** – Mr Ho advised that following last year's meeting, he had obtained clarification from the gardener as to how he was charging. The gardener advised he charged on the work he completed and not an hourly rate. The gardener attends every three months and charges \$150.00 per visit. It was agreed that a quotation be obtained from another gardener. Mr Ho will arrange.

## **FINANCIAL MATTERS**

**Financial Report** - The financial report as at 31 December 2023 shows on the balance sheet total owners funds of \$16,234.72. The income and expenditure report shows income collected totalling \$37,033.00 being levy income and insurance claim. Total expenses were \$31,640.50, resulting in a surplus of \$5,392.50. The maintenance (sinking) fund received income of \$2,000.00, being levy income with no expenses recorded.

**Budget** - The budget for 2024 proposes an increase in the administrative fund of \$3,800.00 up to \$37,400.00. This is to provide for an expected 20% increase in insurance and a small increase in gardening costs. The maintenance (sinking) fund budget proposed at \$2,000.00, same as last year. The total budget proposed at \$39,400.00 resulting in an increase of just over 10% in levies.

It was resolved that the financial statement as presented be accepted and the budget as proposed be adopted with levies due and payable upon bi-annual invoicing as set out on the owner's contribution schedule.

**Joe Cleary/Heidi Wilks CARRIED**

## **OTHER BUSINESS**

Mr Saunders enquired whether the trees next door at no 52, were an issue for Mr Cleary. Mr Cleary responded that they were not a problem so far, but he was happy to support Mr Saunders in approaching the owner next door in relation to trimming the trees.

Mr Cleary wished to apologise to owners for the problem with the removal company he had used when moving in. He advised he had in fact received a formal apology from the removal company.

There were no other items of Other Business for discussion.

The minutes of the meeting will be distributed in the coming weeks, along with the annual statement and levy amounts payable and due dates.

## **NEXT MEETING**

Annual General Meeting – January 2025 (to be confirmed).

Meeting closed at 6.11pm.

CONFIRMED .....

DATE.....

Stratum Title Management (Tasmania)

8A Lefroy Street NORTH HOBART TAS 7000 ABN:  
Ph: (03) 6231 2540 Email: enquiries@stmtas.com.au  
Printed: 17/01/2025 03:03 pm User: Kerry Lewis

Strata Roll of Owners for Strata Corporation Number 129998  
54 Nicholas Drive, Hobart  
Insurance Details

<b>S/Corp:</b> 129998		
<b>Building Address:</b> 54 Nicholas Drive	<b>Units:</b> 10	<b>Lots:</b> 10
<b>Suburb:</b> SANDY BAY	<b>State:</b> TAS	<b>Post Code:</b> 7005
<b>Building Name:</b> 54 Nicholas Drive, Hobart	<b>ABN:</b> 88 456 018 691	
<b>GST:</b> No	<b>Manager:</b> Sam So	
<b>Insurance Valuation:</b> \$12,700,000.00	<b>Valuer:</b> Independent Inspections Group	
<b>Valuation Date:</b> 11/07/2024		

Insurance Policies

Policy Number: HS0006136887	Period From: 22/11/2024	Period to: 22/11/2025
Renewal Date: 22/11/2025	Contact: Roger Hosie	
Premium: \$18,845.00	Date Paid: 12/11/2024	Amount Paid: \$18,845.00

Insurance Company Details

Company Name: CHU Underwriting Agencies Pty. Ltd.		
Address: PO Box 255		
Suburb: SPRING HILL	State: QLD	Post Code: 4004
Phone 1: 07 3135 7900	Phone 2: AH 1800 022 444	Fax: 07 3135 7901
Email: info_qld@chu.com.au		

Broker Details

Broker Name: RSM Group Pty Ltd		
Address: PO Box 515		
Suburb: ROSNY PARK	State: TAS	Post Code: 7000
Phone 1: 03 6244 7854	Phone 2:	Fax: 03 6244 7806
Email: rogerh@rsmgroup.com.au		

Coverages

Type: Building/Common Property		
Sum Insured: \$9,795,913.00	Weekly: 0	Excess: 2000
Notes: Water Damage \$2,500. Flood Included. Other excesses payable are shown in the policy wording		
Type: Loss of Rent/Temp Accommodation		
Sum Insured: \$1,469,386.00	Weekly: 0	Excess: 2000
Notes: Water Damage \$2,500. Flood Included. Other excesses payable are shown in the policy wording		
Type: Flood		
Sum Insured: \$0.00	Weekly: 0	Excess: 2500
Notes: Flood Included. Other excesses payable are shown in the policy wording		
Type: Public Liability		



# Stratum Title Management (Tasmania)

8A Lefroy Street NORTH HOBART TAS 7000 ABN:

Ph: (03) 6231 2540 Email: enquiries@stmtas.com.au

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## Strata Roll of Owners for Strata Corporation Number 129998 54 Nicholas Drive, Hobart Insurance Details

**S/Corp:** 129998

**Building Address:** 54 Nicholas Drive

**Units:** 10

**Lots:** 10

**Suburb:** SANDY BAY

**State:** TAS

**Post Code:** 7005

**Building Name:** 54 Nicholas Drive, Hobart

**ABN:** 88 456 018 691

**GST:** No

**Manager:** Sam So

**Sum Insured:** \$10,000,000.00 **Weekly:** 0 **Excess:** 1000

**Notes:** Excesses payable are shown in the policy wording

**Type:** Voluntary Workers

**Sum Insured:** \$200,000.00 **Weekly:** 0 **Excess:** 2000

**Notes:** Excesses payable are shown in the policy wording

**Type:** Fidelity

**Sum Insured:** \$100,000.00 **Weekly:** 0 **Excess:** 0

**Notes:** Excesses payable are shown in the policy wording

**Type:** Catastrophe

**Sum Insured:** \$2,938,773.00 **Weekly:** 0 **Excess:** 0

**Notes:** Excesses payable are shown in the policy wording

**Type:** Catastrophe

**Sum Insured:** \$440,815.00 **Weekly:** 0 **Excess:** 0

**Notes:** Extended cover - Loss of Rent & Temporary Accommodation

**Type:** Catastrophe

**Sum Insured:** \$146,938.00 **Weekly:** 0 **Excess:** 0

**Notes:** Escalation in Cost of Temporary Accommodation

**Type:** Catastrophe

**Sum Insured:** \$146,938.00 **Weekly:** 0 **Excess:** 0

**Notes:** Cost of Removal, Storage and Evacuation

**Type:** Government Audit Costs

**Sum Insured:** \$25,000.00 **Weekly:** 0 **Excess:** 0

**Notes:** Excesses payable are shown in the policy wording

**Type:** Appeals Expenses

**Sum Insured:** \$100,000.00 **Weekly:** 0 **Excess:** 0

**Notes:** Excesses payable are shown in the policy wording

**Type:** Legal Expenses

**Sum Insured:** \$50,000.00 **Weekly:** 0 **Excess:** 0

**Notes:** Excesses payable are shown in the policy wording

**Type:** Lot Owners Fixtures & Improvements

**Sum Insured:** \$250,000.00 **Weekly:** 0 **Excess:** 0

**Notes:** Per Lot. Excesses payable are shown in the policy wording

# **Stratum Title Management (Tasmania)**

## **Statement of Financial Affairs**

**Prepared for Owners of Strata Corporation 129998**

**"54 Nicholas Drive, Hobart"**

**54 Nicholas Drive SANDY BAY TAS 7005**

For the Financial Period 01/01/24 to 31/12/24

Stratum Title Management (Tasmania)

8A Lefroy Street NORTH HOBART TAS 7000 ABN:

Ph: (03) 6231 2540 Email: enquiries@stmtas.com.au

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Balance Sheet - S/Corp 129998  
"54 NICHOLAS DRIVE, HOBART"  
54 NICHOLAS DRIVE, SANDY BAY, TAS 7005  
For the Financial Period 01/01/2024 to 31/12/2024

	Administrative	Maintenance	TOTAL THIS YEAR
<b>Assets</b>			
Cash At Bank SCN 129998	\$23,511.16	\$7,716.70	\$31,227.86
<b>Total Assets</b>	<b>\$23,511.16</b>	<b>\$7,716.70</b>	<b>\$31,227.86</b>
<b>Liabilities</b>			
<b>Total Liabilities</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Net Assets</b>	<b>\$23,511.16</b>	<b>\$7,716.70</b>	<b>\$31,227.86</b>
<b>Owners Funds</b>			
Opening Balance	\$10,518.02	\$5,716.70	\$16,234.72
Net Income For The Period	\$12,993.14	\$2,000.00	\$14,993.14
<b>Total Owners Funds</b>	<b>\$23,511.16</b>	<b>\$7,716.70</b>	<b>\$31,227.86</b>

# Stratum Title Management (Tasmania)

8A Lefroy Street NORTH HOBART TAS 7000 ABN:

Ph: (03) 6231 2540 Email: enquiries@stmtas.com.au

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## Income and Expenditure Statement - S/Corp 129998

"54 NICHOLAS DRIVE, HOBART"

54 NICHOLAS DRIVE, SANDY BAY, TAS 7005

For the Financial Period 01/01/2024 to 31/12/2024

### Administrative Fund

	TOTAL THIS YEAR	This Year Budget	Last Year Actual
<b>Income</b>			
Insurance Claim	\$0.00	\$0.00	\$3,433.00
Levy Income	\$37,400.00	\$37,400.00	\$33,600.00
<b>Total Administrative Fund Income</b>	<b>\$37,400.00</b>	<b>\$37,400.00</b>	<b>\$37,033.00</b>
<b>Expenses</b>			
Gardening	\$910.00	\$900.00	\$900.00
Insurance	\$18,845.00	\$30,000.00	\$23,918.00
Insurance Claim	\$0.00	\$0.00	\$3,433.00
Management Fee	\$3,689.86	\$3,500.00	\$3,389.50
Repairs and Maintenance	\$162.00	\$3,000.00	\$0.00
Valuations	\$800.00	\$0.00	\$0.00
<b>Total Administrative Fund Expenses</b>	<b>\$24,406.86</b>	<b>\$37,400.00</b>	<b>\$31,640.50</b>
<b>Administrative Fund Surplus/Deficit</b>	<b>\$12,993.14</b>	<b>\$0.00</b>	<b>\$5,392.50</b>
<b>Opening Balance for the period</b>	<b>\$10,518.02</b>	<b>\$0.00</b>	<b>\$5,125.52</b>
<b>Closing Balance for the period</b>	<b>\$23,511.16</b>	<b>\$0.00</b>	<b>\$10,518.02</b>

**Stratum Title Management (Tasmania)**

8A Lefroy Street NORTH HOBART TAS 7000 ABN:

Ph: (03) 6231 2540 Email: enquiries@stmtas.com.au

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**Income and Expenditure Statement - S/Corp 129998**  
**"54 NICHOLAS DRIVE, HOBART"**  
**54 NICHOLAS DRIVE, SANDY BAY, TAS 7005**  
For the Financial Period 01/01/2024 to 31/12/2024

**Maintenance Fund**

	<b>TOTAL THIS YEAR</b>	<b>This Year Budget</b>	<b>Last Year Actual</b>
<b>Income</b>			
Levy Income	\$2,000.00	\$2,000.00	\$2,000.00
<b>Total Maintenance Fund Income</b>	<b>\$2,000.00</b>	<b>\$2,000.00</b>	<b>\$2,000.00</b>
<b>Expenses</b>			
Sinking Fund - Repairs & Maint	\$0.00	\$2,000.00	\$0.00
<b>Total Maintenance Fund Expenses</b>	<b>\$0.00</b>	<b>\$2,000.00</b>	<b>\$0.00</b>
<b>Maintenance Fund Surplus/Deficit</b>	<b>\$2,000.00</b>	<b>\$0.00</b>	<b>\$2,000.00</b>
<b>Opening Balance for the period</b>	<b>\$5,716.70</b>	<b>\$0.00</b>	<b>\$3,716.70</b>
<b>Closing Balance for the period</b>	<b>\$7,716.70</b>	<b>\$0.00</b>	<b>\$5,716.70</b>

Stratum Title Management (Tasmania)  
Proposed Budget for Strata Corporation 129998

54 NICHOLAS DRIVE, HOBART, 54 Nicholas Drive SANDY BAY

Prepared by Stratum Title Management (Tasmania) (ABN )  
8A Lefroy Street NORTH HOBART TAS 7000 Ph (03) 6231 2540 Fax

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Aggregate Units of Entitlement (UOE) 10	Proposed Budget (01/01/2025-31/12/2025)	Adjustment	Current Year (01/01/2024-31/12/2024)			Last Year (01/01/2023-31/12/2023)		
			Budget	Actual	Variance	Budget	Actual	Variance
Administrative Fund- <i>Contribution Schedule</i>								
Income								
Insurance Claim	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	\$3,433.00	\$-3,433.00
Levy Income	\$37,625.00		\$37,400.00	\$37,400.00	\$0.00	\$33,600.00	\$33,600.00	\$0.00
Total Income	\$37,625.00		\$37,400.00	\$37,400.00	\$0.00	\$33,600.00	\$37,033.00	\$-3,433.00
Expense								
Gardening	\$1,000.00		\$900.00	\$910.00	\$-10.00	\$600.00	\$900.00	\$-300.00
Insurance	\$30,000.00		\$30,000.00	\$18,845.00	\$11,155.00	\$26,500.00	\$23,918.00	\$2,582.00
Insurance Claim	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	\$3,433.00	\$-3,433.00
Management Fee	\$3,625.00		\$3,500.00	\$3,689.86	\$-189.86	\$3,500.00	\$3,389.50	\$110.50
Repairs and Maintenance	\$3,000.00		\$3,000.00	\$162.00	\$2,838.00	\$3,000.00	\$0.00	\$3,000.00
Valuations	\$0.00		\$0.00	\$800.00	\$-800.00	\$0.00	\$0.00	\$0.00
Total Expense	\$37,625.00		\$37,400.00	\$24,406.86	\$12,993.14	\$33,600.00	\$31,640.50	\$1,959.50
TOTAL ADMIN LEVY INCOME	\$37,625.00		\$37,400.00	\$37,400.00	\$0.00	\$33,600.00	\$33,600.00	\$0.00
TOTAL ADMIN BUDGET	\$37,625.00		\$37,400.00			\$33,600.00		

Stratum Title Management (Tasmania)  
Proposed Budget for Strata Corporation 129998

54 NICHOLAS DRIVE, HOBART, 54 Nicholas Drive SANDY BAY

Prepared by Stratum Title Management (Tasmania) (ABN )  
8A Lefroy Street NORTH HOBART TAS 7000 Ph (03) 6231 2540 Fax

Aggregate Units of Entitlement (UOE) 10	Proposed Budget (01/01/2025-31/12/2025)	Adjustment	Current Year (01/01/2024-31/12/2024)			Last Year (01/01/2023-31/12/2023)		
			Budget	Actual	Variance	Budget	Actual	Variance
Maintenance Fund- <i>Contribution Schedule</i>								
Income								
Levy Income	\$2,000.00		\$2,000.00	\$2,000.00	\$0.00	\$2,000.00	\$2,000.00	\$0.00
Total Income	\$2,000.00		\$2,000.00	\$2,000.00	\$0.00	\$2,000.00	\$2,000.00	\$0.00
Expense								
Sinking Fund - Repairs & Maint	\$2,000.00		\$2,000.00	\$0.00	\$2,000.00	\$2,000.00	\$0.00	\$2,000.00
Total Expense	\$2,000.00		\$2,000.00	\$0.00	\$2,000.00	\$2,000.00	\$0.00	\$2,000.00
TOTAL MAINT LEVY INCOME	\$2,000.00		\$2,000.00	\$2,000.00	\$0.00	\$2,000.00	\$2,000.00	\$0.00
TOTAL MAINT BUDGET	\$2,000.00		\$2,000.00			\$2,000.00		

# Stratum Title Management (Tasmania) Proposed Budget for Strata Corporation 129998

**54 NICHOLAS DRIVE, HOBART, 54 Nicholas Drive SANDY BAY**

Prepared by **Stratum Title Management (Tasmania) (ABN )**  
8A Lefroy Street NORTH HOBART TAS 7000 Ph (03) 6231 2540 Fax

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## Owner Summary (01/01/2025-31/12/2025) - Contribution Schedule

Lot#	Unit#	UOE	Owner Name	1st Instalment 15/03/2025	2nd Instalment 15/09/2025	TOTAL (01/01/2025-31/12/2025)
1*	1*	1	Stephen Wyles			
			Admin	\$1,881.25	\$1,881.25	\$3,762.50
			Maintenance	\$100.00	\$100.00	\$200.00
			<b>Owner Total</b>	<b>\$1,981.25</b>	<b>\$1,981.25</b>	<b>\$3,962.50</b>
2*	2*	1	Bahman Ranjbar			
			Admin	\$1,881.25	\$1,881.25	\$3,762.50
			Maintenance	\$100.00	\$100.00	\$200.00
			<b>Owner Total</b>	<b>\$1,981.25</b>	<b>\$1,981.25</b>	<b>\$3,962.50</b>
3*	3*	1	Dennis & Alison Saunders			
			Admin	\$1,881.25	\$1,881.25	\$3,762.50
			Maintenance	\$100.00	\$100.00	\$200.00
			<b>Owner Total</b>	<b>\$1,981.25</b>	<b>\$1,981.25</b>	<b>\$3,962.50</b>
4*	4*	1	Surapaneni Investments Pty Ltd			
			Admin	\$1,881.25	\$1,881.25	\$3,762.50
			Maintenance	\$100.00	\$100.00	\$200.00
			<b>Owner Total</b>	<b>\$1,981.25</b>	<b>\$1,981.25</b>	<b>\$3,962.50</b>
5*	5*	1	Qian Lu & Haoxiang Chen			
			Admin	\$1,881.25	\$1,881.25	\$3,762.50
			Maintenance	\$100.00	\$100.00	\$200.00
			<b>Owner Total</b>	<b>\$1,981.25</b>	<b>\$1,981.25</b>	<b>\$3,962.50</b>
6*	6*	1	David Gunton			
			Admin	\$1,881.25	\$1,881.25	\$3,762.50
			Maintenance	\$100.00	\$100.00	\$200.00
			<b>Owner Total</b>	<b>\$1,981.25</b>	<b>\$1,981.25</b>	<b>\$3,962.50</b>



# Stratum Title Management (Tasmania) Proposed Budget for Strata Corporation 129998

54 NICHOLAS DRIVE, HOBART, 54 Nicholas Drive SANDY BAY

Prepared by Stratum Title Management (Tasmania) (ABN )  
8A Lefroy Street NORTH HOBART TAS 7000 Ph (03) 6231 2540 Fax

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## Owner Summary (01/01/2025-31/12/2025) - Contribution Schedule

Lot#	Unit#	UOE	Owner Name	1st Instalment 15/03/2025	2nd Instalment 15/09/2025	TOTAL (01/01/2025-31/12/2025)
7*	7*	1	David Gunton			
			Admin	\$1,881.25	\$1,881.25	\$3,762.50
			Maintenance	\$100.00	\$100.00	\$200.00
			<b>Owner Total</b>	<b>\$1,981.25</b>	<b>\$1,981.25</b>	<b>\$3,962.50</b>
8*	8*	1	Jyoti and Joseph Cleary			
			Admin	\$1,881.25	\$1,881.25	\$3,762.50
			Maintenance	\$100.00	\$100.00	\$200.00
			<b>Owner Total</b>	<b>\$1,981.25</b>	<b>\$1,981.25</b>	<b>\$3,962.50</b>
9*	9*	1	Heidi Wilks			
			Admin	\$1,881.25	\$1,881.25	\$3,762.50
			Maintenance	\$100.00	\$100.00	\$200.00
			<b>Owner Total</b>	<b>\$1,981.25</b>	<b>\$1,981.25</b>	<b>\$3,962.50</b>
10*	10*	1	Scott & Mariae Leckie			
			Admin	\$1,881.25	\$1,881.25	\$3,762.50
			Maintenance	\$100.00	\$100.00	\$200.00
<b>Total aggregate of UOE 10</b>			<b>Owner Total</b>	<b>\$1,981.25</b>	<b>\$1,981.25</b>	<b>\$3,962.50</b>