

Annual General Meeting Minutes
For Strata SP 82199
1 Airlie Street, CLAREMONT, WA, 6010
Held AT: 05:30 PM, on 11 August 2025
At: Royal Freshwater Bay Yacht Club, 1 Hobbs Pl, Peppermint Grove, WA 6011

CONFIRMATION OF ATTENDANCE, APOLOGIES & PROXIES

Lot Owners in Attendance

Lot #	Lot
1	148
2	149
9	152
16	153
17	154
21	156
28	161
42	168
45	171
47	181
52	184
54	186
59	196
61	198
68	202
71	204
72	205
74	206
76	207
77	209
81	213
82	215
83	220
90	223
96	224
98	226
99	228
102	229
115	232
120	233
125	239
127	240
129	241
137	244
140	245
146	254
	256

By Invitation

Representing	Name	Name	Name	Name
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Proxies

Lot #

9
11
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246
248
249
250
251
252

Guests

Lot

71
127
196
204
241

Apologies

Lot

48
63
65
134
257

1. QUORUM

A Quorum was confirmed and the meeting opened at 5.37pm

2. CHAIRPERSON

ORDINARY RESOLUTION

It was resolved by ordinary resolution to appoint Giovanni (John) Groppoli to chair the meeting.

Passed by Simple Majority

3. MINUTES OF PREVIOUS MEETING

ORDINARY RESOLUTION

It was resolved by ordinary resolution that the minutes of the previous General Meeting are accepted as a true and correct record.

Passed by Simple Majority

4. CHAIRPERSON REPORT

ORDINARY RESOLUTION

It was resolved by ordinary resolution that the Chairpersons report was noted.

Passed by Simple Majority

5. FACILITIES MANAGER REPORT

ORDINARY RESOLUTION

It was resolved by ordinary resolution that Fortstone's report was noted

Passed by Simple Majority

6. STRATA MANAGER REPORT

ORDINARY RESOLUTION

It was resolved by ordinary that the Strata Manager report was noted

Passed by Simple Majority

7. COMMON AMENITIES REPORT

ORDINARY RESOLUTION

It was resolved by ordinary resolution that the common amenities were noted

Passed by Simple Majority

8. DEVELOPERS REPORT

The Developer's Report has been annexed.

9. TREASURER REPORT

ORDINARY RESOLUTION

It was resolved by Ordinary Resolution the Treasurers report was noted

Passed by Simple Majority

10. FINANCIAL STATEMENTS & BALANCE SHEET

ORDINARY RESOLUTION

It was resolved by ordinary resolution that the financial statements for the previous Annual Period 1st of June 2024 - 31st of May 2025 are accepted.

Closing Balance

Shared Administration Fund	\$31,520.53
Shared Reserve Fund	\$50,024.06
Residential Administration Fund	\$17,767.35
Residential Reserve Fund	\$0.00
Commercial Administration Fund	\$6,900.63
Commercial Reserve Fund	\$0.00

Passed by Simple Majority

11. BY-LAW AMENDMENT - RESERVE FUND

RESOLUTION WITHOUT DISSENT

It was resolved by Resolution Without Dissent, the voting period of which opened on 11 August 2025 and closed 28 days thereafter, that the Owners of Strata Scheme 82199 resolve to amend Governance By-law 48.3 of the Scheme By-laws as follows:

Repeal the existing wording of Governance By-law 48.3 to 48.3.3 and replace it with:

48.3 The Strata Company must determine the amount to be raised for the reserve fund, being not less than:

48.3.1 \$50,000 for the first year after registration of the Plan; and

48.3.2 In the second year after registration of the Plan (FY26), an amount of \$100,000; and

48.3.3 In each subsequent year (Year 3 onwards):

(a) the amount of funding of the estimated costs for the maintenance, repair, renewal or replacement of the covered items specified in the 10-year plan prepared by the Strata Company in accordance with section 100(2A) of the Act; or

(b) not less than 0.1% of the insured value of the Building per annum, whichever amount is the lower.

Against:	0
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Motion Passed by Resolution without Dissent

12. BUDGET

12.1. ANNUAL EXPENDITURE BUDGET – SHARED ADMINISTRATIVE FUND

ORDINARY RESOLUTION

It was resolved by ordinary resolution the Strata Company received and accepted the proposed Shared Administrative Fund expenditure budget prepared and provided for the meeting for the financial year from 1st of June 2025 to 31st of May 2026

The approved expenditure budget amounts for the above noted financial year are as follows:

Shared Administration Fund:	\$1,062,248.00
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Passed by Simple Majority

12.2. LEVY CONTRIBUTIONS – SHARED ADMINISTRATIVE FUND

ORDINARY RESOLUTION

Motion on notice amended

It was resolved by ordinary resolution that the Strata Company raise approved levy amounts for this financial year as follows:

Shared Administrative Contribution:	\$1,006,060.00
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From	To	Due	Admin Fund	Per Lot Entitlement
01 Jun 2025	31 Aug 2025	01 Jun 2025	\$202,672.12	\$20.27
01 Sep 2025	30 Nov 2025	01 Sep 2025	\$267,795.96	\$26.78
01 Dec 2025	28 Feb 2026	01 Dec 2025	\$267,795.96	\$26.78
01 Mar 2026	31 May 2026	01 Mar 2026	\$267,795.96	\$26.78
01 Jun 2025	31 May 2026		\$1,006,060.00	\$100.61

And further that subsequent levies will be continued on a quarterly basis until otherwise determined by the Strata Company at a general meeting.

Interim Periods

From	To	Due	Admin Fund	Per Lot Entitlement
01 Jun 2026	31 Aug 2026	01 Jun 2026	\$267,795.96	\$26.78
01 Jun 2026	31 Aug 2026		\$267,795.96	\$26.78

Please note that all figures are exclusive of GST.

Passed by Simple Majority

12.3. ANNUAL EXPENDITURE BUDGET – SHARED RESERVE FUND

ORDINARY RESOLUTION

It was resolved by ordinary resolution that the Strata Company resolve to receive and accept the proposed Shared Reserve Fund expenditure budget prepared and provided for the meeting for the financial year from 1st of June 2025 to 31st of May 2026

The approved budget amounts for the above noted financial year are as follows:

Shared Reserve Fund:	\$0.00
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Passed by Simple Majority

12.4. LEVY CONTRIBUTIONS – SHARED RESERVE FUND (OPTION 1 - WITH BY-LAW AMENDMENT)

ORDINARY RESOLUTION

Motion on notice amended

It was resolved by ordinary resolution that the Strata Company raise approved levy amounts for this financial year as follows:

Shared Reserve Fund:	\$100,000.00
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From	To	Due	Reserve Fund	Per Lot Entitlement
01 Jun 2025	31 Aug 2025	01 Jun 2025	\$12,500.56	\$1.25
01 Sep 2025	30 Nov 2025	01 Sep 2025	\$29,166.48	\$2.92
01 Dec 2025	28 Feb 2026	01 Dec 2025	\$29,166.48	\$2.92
01 Mar 2026	31 May 2026	01 Mar 2026	\$29,166.48	\$2.92
01 Jun 2025	31 May 2026		\$100,000.00	\$10.00

And further that subsequent levies will be continued on a quarterly basis until otherwise determined by the Strata Company at a general meeting.

Interim Periods

From	To	Due	Reserve Fund	Per Lot Entitlement
01 Jun 2026	31 Aug 2026	01 Jun 2026	\$29,166.48	\$2.92
01 Jun 2026	31 Aug 2026		\$29,166.48	\$2.50

Please note that all figures are exclusive of GST.

Passed by Simple Majority

12.5. LEVY CONTRIBUTIONS – SHARED RESERVE FUND (OPTION 2 - WITHOUT BY-LAW AMENDMENT)

ORDINARY RESOLUTION

By ordinary resolution that the Strata Company resolve to raise approved levy amounts for this financial year are as follows:

Reserve Fund Contribution:	\$352,000.00 (EX GST)
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From	To	Due	Group Budget Fund	Per Lot Entitlement
01/06/25	31/08/25	01/06/25	\$12,500.56	\$1.25
01/09/25	30/11/25	01/09/25	\$113,166.48	\$11.32
01/12/25	28/02/26	01/12/25	\$113,166.48	\$11.32
01/03/26	01/05/26	01/03/25	\$113,166.48	\$11.32
Total			\$352,000	

And further that subsequent levies will be continued on a quarterly basis until otherwise determined by the Strata Company at a general meeting.

Interim Period

From	To	Due	Group Budget Fund	Per Lot Entitlement
01/06/26	31/08/26	01/06/26	\$113,166.48	\$11.32
Total			\$113,166.48	\$11.32

Please note that all figures are exclusive of GST.

Defeated by Simple Majority

12.6. ANNUAL EXPENDITURE BUDGET – RESIDENTIAL ADMINISTRATIVE FUND

ORDINARY RESOLUTION

It was resolved by ordinary resolution that the Strata Company resolve to receive and accept the proposed Residential Administrative Fund expenditure budget prepared and provided for the meeting for the financial year from 1st of June 2025 to 31st of May 2026.

Residential Administrative Fund:	\$ 552,108.00
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Passed by Simple Majority

12.7. LEVY CONTRIBUTIONS – RESIDENTIAL ADMINISTRATIVE FUND

ORDINARY RESOLUTION

Motion on notice amended

It was resolved by ordinary resolution that the Strata Company resolved to raise approved levy amounts for this financial year are as follows:

Residential Administrative Fund Contribution:	\$ 552,108.00
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From	To	Due	Residential Admin Fund	Per Lot Entitlement
1 June 2025	31 August 2025	1 June 2025	\$115,459.69	\$11.75
1 September 2025	30 November 2025	1 September 2025	\$145,549.44	\$14.81
1 December 2025	28 February 2026	1 December 2025	\$145,549.44	\$14.81
1 March 2026	31 May 2026	1 March 2026	\$145,549.44	\$14.81
1 June 2025	31 May 2026		\$552,108.00	

And further that subsequent levies will be continued on a quarterly basis until otherwise determined by the Strata Company at a general meeting.

Interim Period

From	To	Due	Residential Admin Fund	Per Lot Entitlement
1 June 2026	31 August 2026	1 June 2026	\$145,549.44	\$14.81
1 June 2026	31 August 2026		\$145,549.44	\$14.81

Please note that all figures are exclusive of GST.

Passed by Simple Majority

12.8. ANNUAL EXPENDITURE BUDGET – COMMERCIAL ADMINISTRATIVE FUND

ORDINARY RESOLUTION

It was resolved by ordinary resolution that the Strata Company resolve to receive and accept the proposed Commercial Administrative Fund expenditure budget prepared and provided for the meeting for the financial year from 1st of June 2025 to 31st of May 2026.

Commercial Administrative Fund:	\$ 20,396.00
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Passed by Simple Majority

12.9. LEVY CONTRIBUTIONS – COMMERCIAL ADMINISTRATIVE FUND

ORDINARY RESOLUTION

Motion on notice amended

By ordinary resolution that the Strata Company resolve to raise approved levy amounts for this financial year are as follows:

Commercial Admin Fund Contribution:	\$ 20,396.00
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From	To	Due	Commercial Admin Fund	Per Lot Entitlement
1 June 2025	31 August 2025	1 June 2025	\$4,749.99	\$27.30
1 September 2025	30 November 2025	1 September 2025	\$5,215.34	\$29.97
1 December 2025	28 February 2026	1 December 2025	\$5,215.34	\$29.97
1 March 2026	31 May 2026	1 March 2026	\$5,215.34	\$29.97
1 June 2025	31 May 2026		\$20,396.00	

And further that subsequent levies will be continued on a quarterly basis until otherwise determined by the Strata Company at a general meeting.

Interim Period

From	To	Due	Commercial Admin Fund	Per Lot Entitlement
1 June 2026	31 August 2026	1 June 2026	\$5,215.34	\$29.97
1 June 2026	31 August 2026		\$5,215.34	

Please note that all figures are exclusive of GST.

Passed by Simple Majority

12.10. EXPENDITURE BEYOND CURRENT PERIOD

ORDINARY RESOLUTION

It was resolved by ordinary resolution the Strata Company resolve that the Council of Owners are authorised to spend at a rate that is consistent with the spend rate for the Current Period until next budget is approved at a general meeting.

Passed by Simple Majority

13. BUILDING INSURANCE

13.1. BUILDING INSURANCE

It was noted that the details of the current building property insurance held by the Strata Company will be provided to residents via stratafy. The below details which have been provided within the table below and within the provided insurance schedule are the details of insurance at the time of the notice.

Policy Number	Underwriter	Current To	Risk Type	Coverage	Excess
HU0006126154	CHU Underwriting Agencies P/L	06 Aug 2025	Building Cover	\$200,000,000.00	\$5,000.00
			Catastrophe	Not Insured	
			Contents	\$2,000,000.00	
			Fidelity guarantee	\$250,000.00	
			Legal Expenses	\$50,000.00	
			Loss of rent	\$30,000,000.00	
			Lot owners fixtures & improvements	\$250,000.00	
			Machinery breakdown	\$100,000.00	\$1,000.00
			Office bearers liability	\$5,000,000.00	
			Public liability	\$30,000,000.00	
TOTAL PREMIUM: \$38,596.22					

13.2. RENEWAL INSTRUCTIONS

ORDINARY RESOLUTION

It was resolved by ordinary resolution that the Strata Manager will present quotations to the Council for review and instruction and that the Council of Owners has the authority to renew the policy based on the insurer's suggestion or the insurance valuation recommendation. If no instructions are received from the Council before the policy expires, Oakfield will proceed with renewing coverage with the current insurer to avoid any lapse in insurance for the Strata Company.

Passed by Simple Majority

14. SECTION 87 - STRUCTURAL ALTERATION APPROVAL REQUEST

RESOLUTION WITHOUT DISSENT

It was resolved by resolution without dissent that the strata company approve lot 244's application under section 87 of the strata titles act to proceed with their outlined works to install louvers to the lot as annexed.

Passed by Simple Majority

15. EXECUTION OF DOCUMENTS AND USE OF COMMON SEAL

ORDINARY RESOLUTION

It was resolved by ordinary resolution that pursuant to Section 118 of the Act, the Strata Company hereby authorises the execution of any Strata Company documents that are required to be executed Where the Strata Company does not have a Common Seal or does not want to use the Common Seal by application of the signature of two (2) members of the Council of Owners

Passed by Simple Majority

16. ELECTION OF COUNCIL OF OWNERS

16.1. NUMBER OF COUNCIL OF OWNER MEMBERS

ORDINARY RESOLUTION

It was resolved by ordinary resolution to determine the number of COO members be 7

Passed by Simple Majority

16.2. NOMINATION FOR COUNCIL OF OWNERS

ORDINARY RESOLUTION

It was resolved by ordinary resolution that the chairperson requested nominations from the floor and read out any nominations received prior to the meeting.

Lot	Owner
90	
137	
244	
125	
154	
98	
Comm	
BPG	

Passed by Simple Majority

COUNCIL OF OWNER ELECTION

Election of Council Members

The vote went to a ballot and the following owners were elected to the council

Lot	Owner
90	
137	
244	
125	
154	
Comm	
BPG	

18. GENERAL BUSINESS

This agenda item is a forum for discussion only and no resolution of the Strata Company will be facilitated within this item. Any other general business to be referred to the Council of Owners for further consideration.

1. Tender Process for Appointment of Oakfield & Fortstone

Oakfield confirmed that a formal tender was undertaken by Blackburne, and that a copy of the tender can be reviewed via Oakfield. Fortstone confirmed they submitted a competitive tender for building management services.

2. Review or Renegotiation of Four- and Five-Year Contracts

The contracts do not include a termination or review clause except for termination for cause. Both Oakfield and Fortstone explained that longer contracts reflect significant upfront investment, with Oakfield undertaking to review the arrangement with the COO at the three-year mark. Fortstone noted that shorter terms would increase costs and make it harder to attract and retain quality staff.

3. Contract Price Adjustments

Annual adjustments are linked to CPI.

4. Industry Norm for Contract Length

Four- to five-year contracts are considered standard for similar WA properties.

5. Insurance Commission Basis

Oakfield's contract allows a commission of up to 20% of the base premium, but this is capped at \$10,000 for The Grove. This amount contributes to operational costs. Removal of commissions would require an equivalent increase to the management fee. Advised a saving of \$4681 was applied to the 24-25 policy

6. Staff Qualifications

While not currently a legislative requirement, Oakfield hold a Certificate IV in Strata Management with currently in the process, also has a Diploma in Agency Services and a current Triennial Certificate via DMIRS, Oakfield's account staff are CPA accredited.

7. Blackburne Apartment Leasing Numbers

The COO advised that the number of apartments leased through Blackburne is commercially confidential and not disclosed.

8. Garden Quality Concerns

The COO acknowledged past issues with landscaping quality and confirmed the appointment of ... Landscaping following a competitive tender. Significant improvement has been observed, and further enhancements are planned.

9. Levy Contribution Figures – GST Clarification

Levy contribution figures are exclusive of GST; 10% should be added to calculate the total payable.

10. Units Still Owned by Blackburne

As this forms a part of the Strata Roll, Owners can request this information from Oakfield by email.

11. Air Conditioning Cost Structure

Indoor fan coil units are powered via individual apartment electricity accounts. Outdoor condenser units form part of the building infrastructure.

12. Defect Sign-Off for Shared Amenities

Some amenities issues remain under warranty, including the spa heat pump, sauna, steam room, and pool gate. The COO is actively pursuing these claims and confirmed pool gate safety is a priority.

13. Slippery Walkway Between Riverside & Pool

The walkway was not designed to be undercover. The COO is considering options to improve safety, including adding cover or surface texture.

14. Emergency "All Clear" Announcements

An additional verbal announcement will be included in emergency management procedures to indicate when an emergency is over.

15. Pool Fence Height vs Security Costs

The COO will consider the cost-benefit of raising the pool fence versus ongoing security costs.

16. Warranty & Defect Update

The COO will provide a detailed update to all owners on warranty claims and defect rectification progress.

17. Ambulance Parking Location

Ambulances should park at the car park entrance, the same location used by fire trucks.

Additional Notes:

- Residents are encouraged to complete PEEP forms if they have mobility issues to assist in emergencies.
- Several owners expressed appreciation for the COO's work and commitment over the past year.

19. NEXT ANNUAL GENERAL MEETING

It was confirmed the next AGM will be held in August 2026

20. MEETING CLOSE

There being no further business to discuss, the meeting was declared closed at **7:23 PM**



Chairman's Report to The Grove Residential Community For Inclusion in the Annual Report and Presentation at the Annual General Meeting

Dear Residents

It is with immense pleasure that the Council of Owners (COO) presents its inaugural Annual Report to The Grove Residential Community post-handover from Blackburne.

This report reflects on the significant achievements, challenges, and strategic directions undertaken over the past year.

At the upcoming Annual General Meeting, we will formally conduct the following essential business:

- Acceptance of the Financial Report for Fiscal Year 2025;
- Consideration and acceptance of the proposed Fiscal Year 2026 Budget;
- The acceptance and election of new COO members, a vital process for our continued governance; and
- Proposed amendments to our By-Laws, specifically pertaining to a reduction in the Fiscal Year 2026 Reserve Fund contribution.

As you will be aware, the current Council of Owners was established just over twelve months ago, comprising our dedicated Treasurer, _____, along with the valuable support of _____.

The commitment demanded of our resident COO members has been significant, proving equally challenging and rewarding. While the unavoidable demands of our personal and professional lives have at times impacted our immediate productivity, our dedication and commitment to The Grove remains unwavering. As we look ahead, we are confident in our ability to continue balancing these responsibilities, remaining deeply committed and energised to continue contributing to the needs of The Grove.

The past year has presented our community with several profound events, none more solemn than the passing of two residents. We extend our deepest condolences to their families and loved ones. The tragic circumstances surrounding a resident's passing in March served as a poignant reminder of the importance of building strong connections and underscored the critical need for ensuring emergency contacts and next-of-kin information are clearly documented and accessible. In response, the COO is actively exploring measures to help prevent the recurrence of such tragic circumstances in the future and to ensure timely support in times of crisis.

This initial twelve-month period has been a valuable learning curve for both the COO and many residents, as we have collectively navigated the complexities inherent in living within a vibrant, shared residential community. For many of us, this has been the first time we have lived within a shared environment, adjusting to, and understanding the invisible rules that help ensure harmony and mutual respect.

Despite hints of recurring friction, it has been incredibly heartening to witness the burgeoning community spirit within The Grove community, particularly through The Grove Facebook page, evidenced by the remarkable level of support, generosity, and kindness shared daily among residents. It is a testament to the culture we are building together.

In its nascent stages, the COO faced the challenge of addressing a notable number of by-law infringements and recurring instances of questionable behaviour by a small number of residents. I am pleased to report that these issues that presented challenges in our initial 6-9 months have now largely subsided, marking a positive shift within our community.

To ensure clarity and efficiency, we kindly remind all residents that complaints should be submitted directly to Fortstone, rather than relying exclusively on social media channels. Concurrently, the COO wishes to reiterate unequivocally that, regardless of any frustration, inappropriate behaviour towards Fortstone staff will not be tolerated. A little kindness goes a long way, and indeed, there is so much more that can be done with a drop of honey as opposed to a spray of vinegar.

Maintenance and Service Agreements

We are pleased to confirm the finalisation of several material maintenance and service agreements for the ensuing twelve months, ensuring the continued smooth operation and upkeep of our facilities:

- **Elevators:** Essential maintenance contracts are now firmly in place to support ongoing reliability and safety.
- **Fire Services:** At this juncture, I must acknowledge the extraordinary dedication and significant work undertaken by [redacted] in this critical area. His efforts have been instrumental, not only in the appointment of Freo Fire Services, but also in finalising our Emergency Management Plan, overseeing Fire Warden inductions, and conducting recent emergency fire safety classes held in mid-July. We are deeply grateful for his proactive leadership.
- **Garden Maintenance:** A new contractor has been appointed, a matter to which I will return shortly.
- **Other Services:** We are also in the advanced stages of securing new service contracts for our AC/HVAC systems, Water Pumps, Electrical Testing, Carpet & Upholstery Cleaning, and Window Cleaning.

Signage

Substantial progress has been made on the installation of additional signage throughout the Car Park and Sanctuary areas, enhancing clarity and safety for residents and visitors.

Security and Access

Furthermore, we are undertaking a comprehensive review of our fob and Bluetooth access systems to address the issue of inappropriate use of facilities by non-residents. As part of this review, new and more stringent protocols for resident fob issuance and removal will be implemented to ensure controlled and secure access across the complex.

Fiscal Year 2025 Financial Report

We are proud to present our first full Fiscal Year 2025 Financial Report, which highlights an operating surplus of \$56,000. We owe enormous credit to [REDACTED] for delivering such an excellent outcome in his inaugural year as Treasurer. This surplus will be prudently carried forward into FY26.

It is important to note, there was a significant overspend in electricity, with actual expenditure of \$171,000 against a budgeted \$100,000. This variance is primarily attributed to initial forecasting challenges rather than excessive consumption; an understandable part of our learning curve in our first year of independent operation.

Fiscal Year 2026 Budget Overview

We now come to the new financial year ahead and, as [REDACTED] will elaborate in his Treasurer's Report, the proposed Fiscal Year 2026 budget reflects a significant increase of 32%. This increase is largely due to the Strata Company now bearing full responsibility for all service, maintenance, and repairs, which were previously covered by the Developer during the Defects Liability Period.

The recommended FY26 budget provides for an Administration Fund expenditure of \$1,578,564 (a 29% increase to the FY25 budget) and a Reserve Fund budget predicated on contributions of \$100,000, culminating in a total budget increase of 32%. The proposed Reserve Fund budget relies on the passing of a motion at the AGM to amend the By-Laws to limit FY6 (Year 2) Reserve Fund contributions to \$100,000.

Non-acceptance of this amendment will necessitate \$352,000 in Reserve Fund contributions, in accordance with the current By-Laws, leading to a total budget increase of 52%. In light of the already significant increase to the Admin Fund budget, it is recommended that the FY26 Reserve Fund contributions are capped at \$100,000 to ease the financial impact on owners, with the understanding that we must revert to the original By-Law from FY27 onward.

It is important to note that the current 10-year maintenance plan, which indicates a required annual expenditure of \$856,000, is not considered accurate, as it does not adequately phase or

forecast required expenditure. Therefore, the COO considers this figure unsuitable for accurate Reserve Fund budgeting. A new and comprehensive 10-year maintenance plan will be prepared in FY26.

Insurance

With the assistance of Risk Advisory Services, we conducted a thorough review of our insurance broker requirements for FY26. We received submissions from _____ with _____ (our incumbent broker) remaining the most economical and suitable appointee.

As part of our independent third-party insurance review, we obtained a property valuation in June 2025, which confirmed a total replacement value of \$352 million.

Defects Management

Enormous progress has been made in relation to addressing defects across the Complex. We commenced this journey with approximately 12,000 identified defects in early June 2024, and as of mid-July, we are delighted to report that only approximately 34 defects remain outstanding.

Blackburne will continue to resolve issues outside Multiplex's remit, such as drainage and landscaping outside the restaurant, and lighting for the new Airlie Street stairs. Defects within individual apartments remain a direct matter between residents and Blackburne. We continue to press Blackburne for a definitive solution regarding magnet installation for affected apartment shutters.

Kids Corner

The Toy Room, or " Kids Corner " as it is affectionately known, has generated the greatest level of community discussion and concern. As may residents will be aware, the increased public use of the Kids Corner has led to a number of challenges. To address this, the "Kids Corner Committee" was formed in June 2025 to help manage and maintain the space. We would like to take this opportunity to thank the members of this committee for the great strides they have already made.

Following a three-month trial, public key access reverted from High Horses Café to the Concierge on July 14th, enabling the implementation of new access control measures.

Public users must now electronically sign a user agreement and adhere to housekeeping rules. A Key Register is maintained to manage room capacity, and the Concierge has the authority to revoke access for misuse. Under the dedicated guardianship of Maxine McKenzie and the newly formed Kids Corner Committee, we are confident the use of this room and the adjacent gardens will be managed much more effectively.

Maxine will provide a comprehensive report on this initiative.

Gardening Committee

This year, we proudly established a Gardening Committee, comprising a number of passionate gardening enthusiasts within The Grove, admirably led by –

Following their thorough review of our gardens, we appointed Landscaping (TDL) to succeed Deep Garden as our gardens and landscaping contractor. The Gardening Committee will liaise with TDL via Fortstone to provide ongoing feedback.

Plans are underway to organise a resident planting day in early spring using wholesale plants. Additionally, the Gardening Committee proposes immediate improvements with targeted plant purchases for Stirling Highway, Airlie Street, the rear of gym, and other general garden areas.

We extend our sincere thanks the Gardening Committee members for their dedication, energy, and thoughtful contributions enhancing our shared outdoor spaces.

Building Security and Access

Building security and access remain a paramount focus, particularly addressing concerns over non-residents using The Grove's facilities and amenities. To this end, Fortstone, with invaluable support from Oakfield, has conducted a fob access audit. As a direct outcome, fobs used exclusively to access the Sanctuary without corresponding apartment floor access will be restricted.

Additionally, Fortstone have introduced visitor-only fobs for non-resident users such as cleaners and guests. These will limit access solely to designated apartment floors and entry/exit points.

Facilities Updates and Improvements

We are also pleased to report the successful completion of the Airlie Street Terrace Steps last month, courtesy of Blackburne. This marks an appropriate moment to remind residents and their guests to utilise the stairs in all circumstances and to refrain from traversing the terraces when entering or leaving The Grove and its facilities.

It is gratifying to note the Resident Lounge and Library has also been completed, with new furniture and lighting greatly enhancing this communal space. We are still in need of book donations and I would encourage everyone to contribute as many books as you can to enrich our shared library.

The gym has also undergone enhancements over the preceding months. Following a thorough review of options for additional gym equipment, including potential vendors and lease versus ownership arrangements, the COO approved the lease of five additional pieces of equipment



from Leisure Industries. The two-year lease includes flexible and advantageous terms allowing us to purchase any piece of equipment at any point during the lease term, swap out underused items, and, space permitting, add additional pieces of equipment as necessary, providing us with excellent flexibility to adapt the gym to meet resident needs.

Special Thanks and Appreciation:

On behalf of the entire community, I extend my enormous gratitude and appreciation to Simms, Jess Langer, Maxine Mckenzie and Alistair Warren for their tireless support, countless hours of commitment, and unwavering dedication to enhancing our community. I would also like to acknowledge [redacted] for her recent secretarial assistance to the Council of Owners – your support has been greatly valued.

On behalf of the COO, I also to express our sincere thanks to [redacted] and [redacted] at Fortstone for their operational management and ongoing support throughout the year.

Furthermore, our sincere appreciation goes to [redacted] at Oakfield for their diligent strata management services and continued guidance.

We look forward to a productive Annual General Meeting and to continuing our collective efforts in making The Grove an exceptional place to call home.

FY26 Maintenance Agreements



#	Coverage	Selected Contractor	Cost	Agreement Period	Why Selected	Quotes Received
1	Gardening & Landscaping		\$92,000 pa	Initial 6 months	- Price - Quality of Engagement - Comprehensive Quote Coverage	- Landscaping - Deep Green
2	Elevator Maintenance	TKE	\$35,000 pa	12 months	- Price - Quality of Engagement / response	- TKE - OTIS - KONE
3	Fire System & Doors	Freo Fire	\$31,125 pa	12 months	- Price - Incumbent, and good knowledge of Grove systems	- Freo Fire - Interactive
4	Inaccessible Window & Balustrades Cleaning	CASHAKA	\$37,000 pa	2 cleans (over 12 months)	Price	- CASHAKA - SAS WA
5	Common Area Aircon, Car Park Mechanical Fans, CO2 Detectors	MPS	\$19,000 pa	12 months	- Price - Incumbent	- MPS - Australian HVAC Services
6	RCD Electrical Testing (common areas)	Wilco	\$7,500 pa	6 & 12 months testing of RCDs/Lighting	Price	- Wilco - Peak - Interactive
7	Water Pumps / Hydraulics	Insite	\$14,700 pa (estimate)	12 months	Price	- Insite - Reed Group
8	Additional Gym Equipment Hire	Leisure Industry Group	\$23,560 pa	Month by month	- Price - Flexibility – one month notice	Leisure Industry Group

Facilities Manager Overview - Jul25

Facilities Management in Year 1

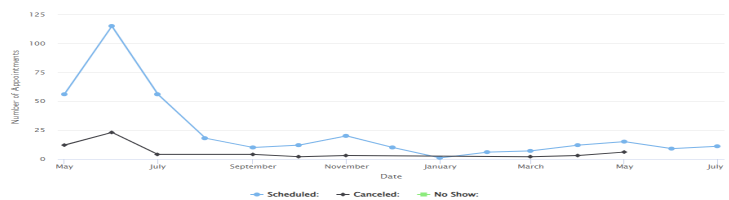
During the 1st year of site establishment, Fortstone's primary focus includes but not limited to:

- Site establishment, IT and recruitment, commenced 4 months prior to settlements
- Managing the initial move in process with new residents
- Set up site processes including:
 - Cleaning schedules
 - Non DLP maintenance schedules
 - Amenity booking process
 - After hours / emergency contractor access
 - Emergency management plan
 - Building Management Manual and relevant documentation
- Common Area Defects - Capturing, reporting and facilitating close off
- Establishing maintenance scopes from O&M Manuals and drawings, conducting procurement and review of quotations and other documentation for ongoing maintenance contracts that begin in year 2 (after DLP ends)
- Handover and training from installers for plant and equipment
- Learn the building. This includes detailed review of drawings and physically finding out what is where, how it works and resolving operational shortfalls
- Project managing capex works for CoO (i.e. additional CCTV)
- Reporting and meeting with the CoO on a regular basis
- Resident training and familiarisation with building technology, apartment living & strata bylaws

Common Property - Resident Related Stats

Move In/Out Bookings

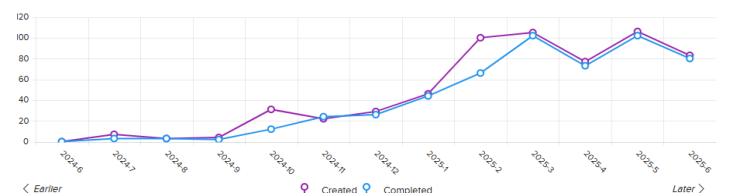
Building	Bookings	Cancellations
(1) Oceanside Building Residents	217	35
(2) Riverside and Brighton Building Residents	200	24
Total	417	59



Amenity Bookings

Room / Area	Bookings	Cancellations
Cabanas North	59	25
Cabanas South	69	34
Golf Simulator	361	45
Media Room	216	54
Poolside BBQ - East	131	46
Poolside Dining Lounge	323	118
Sunset Dining Lv 16	393	167
Yoga Retreat	55	7
Total	1607	496

Trackplan R&M raised & completed jobs



Booking data includes cancellations

STRATA MANAGEMENT REPORT

For the Annual General Meeting held on the 11th of August 2025

Dear Owners,

It has been just over a year since The Grove opened its doors, and in that time, Oakfield has worked closely with your Council of Owners to support the successful transition of the strata scheme into full operation. The past 12 months have required a hands-on, detail-focused approach to deliver continuity, compliance, and stability.

The below outlines Oakfield's key contributions and activities since 1 June 2024:

Governance & Meeting Support

- Attended and facilitated 10 Council of Owners (COO) meetings from September 2024 to June 2025
- Facilitated and attended the initial Extraordinary General Meeting (EGM) in August 2024
- Prepared and issued the 2025 Annual General Meeting notice and accompanying documents
- Circulated all meeting agendas, supporting documents, and draft minutes within required timeframes

Owner Communication & Engagement

- Over 10,500 emails recorded as sent/received
- 30+ visits onsite
- Issued over 25 formal communications to owners and the COO
 - This included AGM/EGM packs, financial notices, compliance reminders, newsletters, breach updates and by-law summaries
- Issued detailed step-by-step guides to support owner understanding of by-law compliance

By-Law Compliance & Enforcement

- Over the past year, we've supported the Council of Owners by issuing more than 50 courtesy notices and 32 formal notices where by-laws were not being followed.
- A breach register has been maintained to track issues and assist with follow-up, helping us take a fair and consistent approach.
- Where possible, we've focused on education and early resolution, with a noticeable reduction in repeated issues thanks to the community's cooperation.

Financial Management

- Assisted the Treasurer in preparing the FY2026 budget, including adjusting for post-DLP maintenance costs
- Collaborated with insurance brokers and consultants to secure 3-month interim cover and obtain quotes for the 2025-26 renewal

Additional Operational Highlights

[email. admin@oakfield.com.au](mailto:admin@oakfield.com.au) | [phone. 08 6355 5225](tel:0863555225)

1/1050 Hay Street, West Perth, WA, 6005

www.oakfield.com.au

Page 1 of 2

Connect with us



- Oversaw the implementation and then removal of security patrols in response to owner concerns
- Drafted and issued building-wide newsletters to improve community culture and awareness
- Administered owner requests, levy queries, and common property approvals on a rolling basis

Acknowledgements

We extend thanks to:

- The Council of Owners for their significant time and effort in navigating a very busy first year
- [Redacted] (Chairperson) for his leadership and support in key decisions
- [Redacted] (Treasurer) for his clear communication and attention to financial detail

We look forward to continuing to support The Grove in its second year and beyond.

Kind Regards,

Senior Strata Manager New Developments
Oakfield Strata Management

KIDS CORNER – REPORT BY

- Increased use of Kids Corner by the public has resulted in damage to toys, overcrowding and the room being left in an unsatisfactory state on many occasions.
- In June, a Committee of Kids Corner users was formed to assist in the management and ongoing care of the Kids Corner.
- Following a three-month trial, public key access reverted from High Horses Café to the Concierge to enable new public access control measures to be implemented.
- From 14 July, public users must e-sign a user agreement and abide by housekeeping rules, including cleaning up after use. A Key Register helps manage room capacity and the Concierge may revoke user key access for misuse.
- New signs and messaging are being created to improve user information and to help protect garden beds, the bocce run and lawns.
- The Committee will inventory toys, remove broken items, consider adding large toys for gross motor skills and provide new tubs for smaller toys.
- As a new system, ongoing adaptation is required to balance challenges and opportunities. We value the Committee's engagement and Fortstone's technical and Concierge support in introducing improvements.
- The COO will be reaching out to the Town of Claremont to clarify issues related to the operation of Kids Corner as a community benefit item shortly.

– 17 July 2025



Summary Report

The 12 months from completion have seen consistent activity from the Blackburne development team on the Grove Residences.

The most significant aspect of our interface after completion has been with Multiplex to assist in facilitating the completion of any outstanding works .

The list of items for Multiplex to attend to has now been reduced from a very significant total to around 30 items. Blackburne has been grateful for the patience of all The Grove residents as these items have been attended to during a period where it has been difficult to source labour and at times materials.

Although generally Blackburne was very satisfied with the completed product at The Grove, several additional items have been identified and addressed after completion to enhance the overall experience of visitors and residents.

- Additional stairs were identified on Airlie Street as desirable and Blackburne organised this work to be completed.
- Painting of the carpark was identified as desirable and Blackburne organised this work to be completed.
- Additional wayfinding signage was identified as desirable and Blackburne organised this work to be completed.

Several other more minor items have been identified and addressed progressively following residents occupation.

Currently there is final resolution required on the landscape area in the areas on the ground floor between the commercial tenancies which has been the subject of extensive reviews between the landscape architect, architect, Multiplex and the landscape contractor. We look forward to having this area addressed and improved in the very near future.

Notice of Levies due in September 2025

Tax Invoice

WARRENUP WA 6330

Issued 25/08/2025 on behalf of:

The Grove

CLAREMONT, WA 6010 - SP 82199
ABN: 50 882 238 366

for Lot:23 Unit:G28

CLAREMONT, WA 6010

Due Date	Details	Administrative Fund	Reserve Fund	Total
05/09/2025	Residential Admin Fund Levy (01/09/2025 - 30/11/2025)	423.64	0.00	423.64
05/09/2025	Admin & Reserve Fund Levy(01/09/2025 - 30/11/2025)	765.90	83.42	849.32
	Total levies due in month	1,189.54	83.42	1,272.96

Total of this levy notice \$ 1,272.96
Levies in Arrears \$ 0.00
Interest on Levies in Arrears* \$ 0.00
Owner invoices \$ 0.00
Special levies(not yet due) \$ 0.00
Subtotal of amount due \$ 1,272.96
Prepaid \$ 0.00
Total Amount Due \$ 1,272.96

(including \$115.72 GST)

Late Payment: If payment is not made by the due date, interest may be charged at an annual rate of 11%. If this invoice is not paid in full within 28 days from the due date of this invoice debt recovery fees may be incurred.

Credit cards are not accepted by Australia Post.
PLEASE NOTE. EFFECTIVE 1/3/22 CASH PAYMENTS
ARE NO LONGER ACCEPTED AT AUSTRALIA POST.

Arrears & Interest Due Immediately
Levy Payment Due 05/09/2025



Oakfield Strata

DEFT Reference Number
29130123200082199236

Visit **deft.com.au** to pay by card or direct debit. Payments may attract a surcharge.



***496 291301232 00082199236**



Billers Code: 96503
Ref: 29130123200082199236

Pay in-store at Australia Post by eftpos.

Total due : \$ 1272.96

Account Credits : \$ 0.00

+291301232 00082199236<

000127296<2+

THE GROVE

IMPORTANT NOTICE



CHANGE IN AIRCONDITIONING BILLING METHOD

To: Residents of the Grove
From: The Council of Owners
Subject: Change in Airconditioning Billing Method
Date: 26 May 2025

Dear Residents,

We are writing to inform you of an important upcoming change to the air conditioning billing system at The Grove. This change is necessary due to Origin Energy's acquisition of WINconnect.

Currently, WINconnect bills residents separately for air conditioning services via the Daikin centralised system, under the "Fair Air" arrangement, at a rate of cents per kilowatt. This has resulted in an average cost of \$38.04 per month, or \$456.48 annually, per resident.

With the transition to Origin, we will be moving to a new billing structure based on a fixed cents per day rate, determined by the number of bedrooms in each apartment.

We understand that changes to billing arrangements can raise questions, so we want to provide you with clear information about this transition:

- Mandatory Transition:** The change to Origin's billing system is not optional. WINconnect will discontinue the "Fair Air" billing service on May 27, 2025.
To ensure the continued provision of air conditioning services, we are required to implement the new billing process.
- Cost Considerations:** We want to assure you that this new billing model is projected to offer a cost-effective solution for residents. To illustrate, the highest possible annual cost, for a 4-bedroom apartment, will be \$321.20, which is less than the current average annual cost for many residents.
Additionally, this transition will help reduce common area electricity costs.

Origin will assume direct responsibility for the energy consumption costs of the central air conditioning system, at a fixed annual charge of \$3774.10 for all common area air conditioning.
- Encouraging Responsible Use:** While the new daily charges are generally lower, it's important to be aware that these charges apply regardless of whether the air conditioning is in use on a given day.



THE GROVE

IMPORTANT NOTICE



We anticipate that this structure, combined with residents' awareness of their overall electricity consumption (which includes the ceiling fan units associated with the air conditioning, as is the case with the current system), will encourage responsible and efficient use of air conditioning.

It is important to note that the air conditioning charge covers the roof top condensers, which supply the heat or cold to the ceiling fan units.

4. Infrastructure Upgrades

As part of this transition, Origin will be installing three meters to accurately measure the energy consumption of our centralised air conditioning system. This is a necessary step to ensure accurate billing and to monitor overall system usage. There will be no cost to owners for this installation.

The work is estimated to take 4-6 hours, during which a temporary power shutdown will be required.

We understand the inconvenience this may cause, and we will provide residents with ample advance notice of the scheduled shutdown. Current estimates are that this will occur in late June.

5. **Billing Simplification:** The new cents per day charge will be conveniently integrated into your existing hot water bill, streamlining the billing process. The new daily rates for air conditioning, based on apartment size (number of bedrooms), are detailed in the table below. Unfortunately, Origin has experienced delays in the deployment of their Kraken billing software in Western Australia. This software is essential for calculating variable cents per day rates across multiple apartments.

Until this software becomes operational, Origin has agreed to apply the minimal one-bedroom rate of 66 cents per day (including GST) to all apartments, effective from June 1, 2025.



THE GROVE

IMPORTANT NOTICE



The Grove Residential Air Conditioning Charges				
Area	Cents per day Exclusive of GST	Cents per day Inclusive of GST	Supply Charge Exclusive of GST	Annual Cost
1 Bedroom Apartments / Bedsits	\$0.60	\$0.66	Nil	\$240.90
2 Bedroom Apartments	\$0.70	\$0.77	Nil	\$281.05
3 Bedroom Apartments	\$0.75	\$0.83	Nil	\$302.95
4 Bedroom Apartments	\$0.80	\$0.88	Nil	\$321.20
Common Areas 1 per 15kW fan coil unit (FCU).Noted, 11 x FCU on site.	\$0.85	\$0.94	Nil	\$3,774.10

We appreciate your cooperation as we implement these changes. Our goal is to facilitate a more efficient and sustainable approach to energy use at The Grove, while ensuring fair and transparent billing practices.

If you have any questions or require further information, please do not hesitate to contact us





Chubb Insurance Australia Limited
ABN: 23 001 642 020 AFSL: 239687
Grosvenor Place
Level 38, 225 George Street
Sydney NSW 2000, Australia
O +61 2 9335 3200
www.chubb.com/au

Date Issued: 15 August 2025

Certificate of Currency

This Certificate of Currency confirms the following **Policy** is current at the date stated below. Please refer to **Policy** documents for full terms and conditions.

Certificate of Currency		
Named Insured:	SP 82199	
Indemnity to Others (Section 5, General Liability Insurance Only)	Not Applicable	
Policy Number:	05GS019315	
Insurance:	Residential Strata Insurance	
Wording	Chubb Strata Insurance ChubbSTRATA01PDS0224	
Period of Insurance:	From:	4.00pm on 06 August 2025, Local Standard Time
	To:	4.00pm on 06 August 2026, Local Standard Time
The Insurer:	Section 1	100.00% Chubb Insurance Australia Limited
	Section 2	100.00% Chubb Insurance Australia Limited
	Section 3	100.00% Chubb Insurance Australia Limited
	Section 4-10	100.00% Chubb Insurance Australia Limited
Insured Location	1 & 3 Airlie Street, Claremont WA 6010	

Limits of Liability

Section 1: Property Damage Insurance	Buildings and Common Property	AUD 387,200,000
	Common Contents	AUD 3,872,000
	Catastrophe	Not Insured
Section 2: Machinery Breakdown Insurance	AUD 100,000	
Section 3: Consequential Loss Insurance	AUD 58,080,000	
Combined Section 1 - Property Damage Insurance and Section 3 - Consequential Loss Insurance Limit of Liability	AUD 449,152,000	
Section 4: Crime Insurance	AUD 100,000	
Section 5: General Liability Insurance	Personal Injury	AUD 30,000,000 in respect of any one Occurrence
	Property Damage	AUD 30,000,000 in respect of any one Occurrence
Section 6: Environmental Impairment Liability Insurance	AUD 250,000 in the aggregate Period of Insurance	
Section 7: Management Committee Liability Insurance	AUD 5,000,000 in the aggregate Period of Insurance	
Section 8: Audit Expenses Insurance	AUD 30,000	
Section 9: Appeal Expenses Insurance	AUD 150,000	
Section 10: Voluntary Workers Insurance	Accident each occurrence Limit	AUD 200,000
	Accident aggregate Limit	AUD 200,000 in the aggregate Period of Insurance

All the values on this Certificate of Currency are correct as at 15 August 2025 and may only be subject to change within the **Period of Insurance** by written agreement between the Insurer and the **Insured**.

The insurance afforded by the policies described in this Certificate is subject to all terms, exclusions and conditions of such policies.

This Certificate is furnished as a matter of information only and does not constitute an insurance contract upon which claims can be made. **Policy** terms and conditions incorporate provisions which may enable Insurers to cancel or vary the **Policy** on the happening of prescribed circumstances or events (i.e. non-payment of premium). Therefore, this confirmation of insurance is not to be construed as guaranteeing that the **Policy** will remain in force throughout the **Period of Insurance** as specified herein.

Signed:

Strata Underwriter

Authorised Officer, Chubb Insurance Australia Limited
ABN 23 001 642 020 AFSL 239687

Strata Plan 82199 - 1 Airlie St, Claremont
10-Year Maintenance Plan
Infrastructure Replacement Plan
Revision 2 - April 2024

Strata Titles Regulations December 2019 reference					Estimated Year of install or last maintenance	Service life (years)	Next Service Due	Years till next service due	Units	No of units	\$/unit	Where did rate come from?	Total Cost next service	Cost per Year until next service	Cost per year after next service											
			Description	Maintenance required												2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
	CONTINGENCY		Nominal emergency allowance			2024	1	2025	1	\$	1.0	\$ 5,000	Inspector experience	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	
	MEDIUM TERM MAINTENANCE																									
(e)		Eaves and Balcony soffits	Timber panelling	Re-staining	2024	10	2034	10	m2	9212.0	\$ 40	"	\$ 368,480	\$ 36,848	\$ 36,848	\$ 36,848	\$ 36,848	\$ 36,848	\$ 36,848	\$ 36,848	\$ 36,848	\$ 36,848	\$ 36,848	\$ 36,848	\$ 36,848	
		Balcony Soffits	Painted concrete	Re-painting	2024	15	2039	15	m2	746.0	\$ 32	"	\$ 23,872	\$ 1,591	\$ 1,591	\$ 1,591	\$ 1,591	\$ 1,591	\$ 1,591	\$ 1,591	\$ 1,591	\$ 1,591	\$ 1,591	\$ 1,591	\$ 1,591	
		Sundry other external painting	Timber, fibrecement	Re-painting	2024	10	2034	10	Allowance	1.0	\$ 50,000	"	\$ 50,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	
(b)	WALLS	External Walls	Painted render	Re-painting	2024	10	2034	10	m2	4608.0	\$ 40	"	\$ 184,320	\$ 18,432	\$ 18,432	\$ 18,432	\$ 18,432	\$ 18,432	\$ 18,432	\$ 18,432	\$ 18,432	\$ 18,432	\$ 18,432	\$ 18,432	\$ 18,432	
		Internal walls	Painted plaster to lobbies	Re-painting	2024	10	2034	10	m2	15146.0	\$ 28	"	\$ 424,088	\$ 42,409	\$ 42,409	\$ 42,409	\$ 42,409	\$ 42,409	\$ 42,409	\$ 42,409	\$ 42,409	\$ 42,409	\$ 42,409	\$ 42,409	\$ 42,409	
(c)	FLOORS	Lobbies	Carpet	Replacement	2024	20	2044	20	m2	5430.0	\$ 60	"	\$ 325,800	\$ 16,290	\$ 16,290	\$ 16,290	\$ 16,290	\$ 16,290	\$ 16,290	\$ 16,290	\$ 16,290	\$ 16,290	\$ 16,290	\$ 16,290	\$ 16,290	
(d)	CEILINGS	Common property	Painted plasterboard	Re-painting	2024	15	2039	15	m2	5430.0	\$ 30	"	\$ 162,900	\$ 10,860	\$ 10,860	\$ 10,860	\$ 10,860	\$ 10,860	\$ 10,860	\$ 10,860	\$ 10,860	\$ 10,860	\$ 10,860	\$ 10,860	\$ 10,860	
(l)	DOORS	Front doors	Timber	Re-painting	2024	10	2034	10	No	300.0	\$ 300	"	\$ 90,000	\$ 9,000	\$ 9,000	\$ 9,000	\$ 9,000	\$ 9,000	\$ 9,000	\$ 9,000	\$ 9,000	\$ 9,000	\$ 9,000	\$ 9,000	\$ 9,000	
			Total - medium term maintenance													\$ 140,430	\$ 140,430	\$ 140,430	\$ 140,430	\$ 140,430	\$ 140,430	\$ 140,430	\$ 140,430	\$ 140,430	\$ 140,430	
	LONG TERM REPLACEMENT ALLOWANCES																									
(a)	ROOF	Cover	Colorbond steel	Replace	2024	70	2094	70	m2	1400.0	\$ 250	Inspector experience	\$ 350,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	
		Cover	Waterproof membrane	Re-coating	2024	20	2044	20	m2	4761.0	\$ 500	Inspector experience	\$ 2,380,500	\$ 119,025	\$ 119,025	\$ 119,025	\$ 119,025	\$ 119,025	\$ 119,025	\$ 119,025	\$ 119,025	\$ 119,025	\$ 119,025	\$ 119,025	\$ 119,025	
(a)		Gutters	Colorbond steel	Replace	2024	50	2074	50	m	150.0	\$ 200	"	\$ 30,000	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	
(f)		Downpipes	PVC concealed	Replace	2024	80	2104	80	No	384.0	\$ 120	"	\$ 46,080	\$ 576	\$ 576	\$ 576	\$ 576	\$ 576	\$ 576	\$ 576	\$ 576	\$ 576	\$ 576	\$ 576	\$ 576	
(e)		Eaves and Balcony Soffits	Stained timber	Replace	2024	100	2124	100	m2	9212.0	\$ 150	"	\$ 1,381,800	\$ 13,818	\$ 13,818	\$ 13,818	\$ 13,818	\$ 13,818	\$ 13,818	\$ 13,818	\$ 13,818	\$ 13,818	\$ 13,818	\$ 13,818	\$ 13,818	
(e)		Fascias	Various finishes	Replace	2024	60	2084	60	m	4620.0	\$ 200	"	\$ 924,000	\$ 15,400	\$ 15,400	\$ 15,400	\$ 15,400	\$ 15,400	\$ 15,400	\$ 15,400	\$ 15,400	\$ 15,400	\$ 15,400	\$ 15,400	\$ 15,400	
(b)	WALLS	External walls	Timber slatting	Replace	2024	40	2064	40	m2	600.0	\$ 500	"	\$ 300,000	\$ 7,500	\$ 7,500	\$ 7,500	\$ 7,500	\$ 7,500	\$ 7,500	\$ 7,500	\$ 7,500	\$ 7,500	\$ 7,500	\$ 7,500	\$ 7,500	
		Feature walls to landscaping to face	Various finishes	Re-paint	2024	10	2034	10	m2	5000.0	\$ 50		\$ 250,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	
(c)	FLOORS	Front Entry	Tiles	Replace	2024	25	2049	25	m2	1200.0	\$ 300	"	\$ 360,000	\$ 14,400	\$ 14,400	\$ 14,400	\$ 14,400	\$ 14,400	\$ 14,400	\$ 14,400	\$ 14,400	\$ 14,400	\$ 14,400	\$ 14,400	\$ 14,400	
		Plantrooms	Waterproofing	Replace	2024	15	2039	15	m2	960.0	\$ 200	"	\$ 192,000	\$ 12,800	\$ 12,800	\$ 12,800	\$ 12,800	\$ 12,800	\$ 12,800	\$ 12,800	\$ 12,800	\$ 12,800	\$ 12,800	\$ 12,800	\$ 12,800	
(d)	CEILINGS	Internal apartment ceilings	By Owners													\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
(e)	WINDOWS	Window frames	Aluminium	Replacement	2024	60	2084	60	No	13860.0	\$ 600	"	\$ 8,316,000	\$ 138,600	\$ 138,600	\$ 138,600	\$ 138,600	\$ 138,600	\$ 138,600	\$ 138,600	\$ 138,600	\$ 138,600	\$ 138,600	\$ 138,600	\$ 138,600	
		Window sills	No special allowance required													\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
(g)	FOUNDATIONS	Footings	Concrete	Maintain	inc in 'Structure'											\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
		Retaining walls		Maintain	inc in 'Structure'											\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
(h)	PAVING	Driveway	Pavers	Replace	2024	60	2084	60	m2	500.0	\$ 150	Inspector experience	\$ 75,000	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	
		Carpark	Numbering	Replace	2024	15	2039	15	No	1.5	\$ 4,000	"	\$ 6,000	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	
		Courtyards	Pavers	Replace	2024	50	2074	50	m2	3000.0	\$ 210	"	\$ 630,000	\$ 12,600	\$ 12,600	\$ 12,600	\$ 12,600	\$ 12,600	\$ 12,600	\$ 12,600	\$ 12,600	\$ 12,600	\$ 12,600	\$ 12,600	\$ 12,600	
(i)		Footpaths	Pavers	Replace	2024	50	2074	50	m2	1200.0	\$ 150	"	\$ 180,000	\$ 3,600	\$ 3,600	\$ 3,600	\$ 3,600	\$ 3,600	\$ 3,600	\$ 3,600	\$ 3,600	\$ 3,600	\$ 3,600	\$ 3,600	\$ 3,600	
(j)		Steps	Pavers	Replace	2024	50	2074	50	No	26.0	\$ 2,000	"	\$ 52,000	\$ 1,040	\$ 1,040	\$ 1,040	\$ 1,040	\$ 1,040	\$ 1,040	\$ 1,040	\$ 1,040	\$ 1,040	\$ 1,040	\$ 1,040	\$ 1,040	
(k)	BALUSTRADES	Stair railings		Replace	2024	100	2124	100	m	8568.0	\$ 250	"	\$ 2,142,000	\$ 21,420	\$ 21,420	\$ 21,420	\$ 21,420	\$ 21,420	\$ 21,420	\$ 21,420	\$ 21,420	\$ 21,420	\$ 21,420	\$ 21,420	\$ 21,420	
		Balcony balustrade		Replace	2024	50	2074	2074	m	5000.0	\$ 700	"	\$ 3,500,000	\$ 1,688	\$ 70,000	\$ 1,688	\$ 1,688	\$ 1,688	\$ 1,688	\$ 1,688	\$ 1,688	\$ 1,688	\$ 1,688	\$ 1,688	\$ 1,688	
(l)	DOORS (inc frames)	Front doors inc door furniture, numbering	Timber	Replacement allowance	2024	1	2025	1	No	0.0	\$ 1,000	"	\$ -	\$ -	\$ -	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	
		Stair Doors	Timber	Replace	2024	60	2084	60	No	433.0	\$ 2,000	Inspector experience	\$ 866,000	\$ 14,433	\$ 14,433	\$ 14,433	\$ 14,433	\$ 14,433	\$ 14,433	\$ 14,433	\$ 14,433	\$ 14,433	\$ 14,433	\$ 14,433	\$ 14,433	
		Service duct doors	Timber	Replace	2024	50	2074	50	No	1200.0	\$ 600	"	\$ 720,000	\$ 14,400	\$ 14,400	\$ 14,400	\$ 14,400	\$ 14,400	\$ 14,400	\$ 14,400	\$ 14,400	\$ 14,400	\$ 14,400	\$ 14,400	\$ 14,400	
		Garage doors	roller shutter door	Replace	2024	25	2049	25	No	2.0	\$ 20,000	"	\$ 40,000	\$ 1,600	\$ 1,600	\$ 1,600	\$ 1,600	\$ 1,600	\$ 1,600	\$ 1,600	\$ 1,600	\$ 1,600	\$ 1,600	\$ 1,600	\$ 1,600	
			Motor	Replace	2024	15	2039	15	No	2.0	\$ 3,000	"	\$ 6,000	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	
(m)	LIGHTING	Common area lighting	Allowance only	Replace	2024	1	2025	1	No	0.0	\$ 1,000	"	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	
(o)	FENCING	All	Not yet constructed	Allowance	2024	1	2025	1	Allowance	1.0	\$ 2,000		\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,0</					

Strata Plan 82199 - 1 Airlie St, Claremont
10-Year Maintenance Plan
Infrastructure Replacement Plan
Revision 2 - April 2024

Strata Titles Regulations December 2019 reference					Estimated Year of install or last maintenance	Service life (years)	Next Service Due	Years till next service due	Units	No of units	\$/unit	Where did rate come from?	Total Cost next service	Cost per Year until next service	Cost per year after next service										
			Description	Maintenance required												2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
			Tiles	Replace	2024	40	2064	40	m2	9958.0	\$ 250	"	\$ 2,489,500	\$ 62,238	\$ 62,238	\$ 62,238	\$ 62,238	\$ 62,238	\$ 62,238	\$ 62,238	\$ 62,238	\$ 62,238	\$ 62,238	\$ 62,238	\$ 62,238
(q)	LIFTS	Refurbishment	Replacement of lift car and	Allowance	2024	50	2074	50	No	6.0	\$ 250,000	Inspector experience	\$ 1,500,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	
(r)	VENTILATION	Carpark exhaust fan and ducting		Replacement Allowance	2024	50	2074	50		1.0	\$ 250,000	Inspector experience	\$ 250,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	
(s)	FIRE SERVICES	Fire system		Allowance for future	2024	50	2074	50	Allowance	1.0	\$ 250,000	Allowance	\$ 250,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	
		Alarm Systems/EWIS	Excluded from this report	Replace	2024	12	2036	12	Allowance	1.0	\$ 20,000	Allowance	\$ 20,000	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	
(t)	AIRCONDITIONING	Apartments	By Owners													\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
		Common areas		Maintain and replace as	2024	10	2034	10	Allowance	1.0	\$ 50,000	Allowance	\$ 50,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	
(u)	STRUCTURE	Main building	Allowance only	Maintain	2024	100	2124	1	Allowance	1.0	\$ 3,000	Allowance	\$ 3,000	\$ 3,000	\$ 30	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	
(v)	UTILITY CONDUITS AND SERVICES	Plumbing and conduits	Unknown future maintenance allowance	Replacements	2024	50	2074	50	Allowance	1.0	\$ 150,000	Allowance	\$ 150,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	
(w)	GARBAGE DISPOSAL	Bin store	Extra wear	Maintain	2024	1	2025	1	Allowance	1.0	\$ 4,000	"	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	
(x)	HOT WATER SYSTEMS	Hot water units	By Owners	Maintain	2024	10	2034	10	Allowance	1.0	\$ 60,000	"	\$ 60,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	
(y)	ELECTRICAL SYSTEMS	Mains cabling	General allowance	Maintain	2024	50	2074	50	Allowance	1.0	\$ 300,000	"	\$ 300,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	
(z)	POST BOXES			Replace	2024	50	2074	50	Allowance	1.0	\$ 8,000	Inspector experience	\$ 8,000	\$ 160	\$ 160	\$ 160	\$ 160	\$ 160	\$ 160	\$ 160	\$ 160	\$ 160	\$ 160	\$ 160	
(za)	SECURITY COMPONENTS		General allowance	Maintain	2024	10	2034	10	item	1.0	\$ 60,000	"	\$ 60,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	
(zb)	SWIMMING POOLS	Pool	Tiled concrete	Upgrade	2024	30	2054	30	Allowance	1.0	\$ 150,000	Allowance	\$ 150,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	
		Filter	Sand filters	Replace	2024	10	2034	10	Allowance	1.0	\$ 2,200	Allowance	\$ 2,200	\$ 220	\$ 220	\$ 220	\$ 220	\$ 220	\$ 220	\$ 220	\$ 220	\$ 220	\$ 220	\$ 220	
		Heater	Gas heating	Replace	2024	10	2034	10	Allowance	1.0	\$ 5,000	Allowance	\$ 5,000	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	
		Pool blanket		Replace	2024	10	2034	10	Allowance	1.0	\$ 5,000	Allowance	\$ 5,000	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	
		Pumps	Not installed	Replace	2024	10	2034	10	Allowance	6.0	\$ 1,000	Allowance	\$ 6,000	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	
(zc)	WATER BORES & WATER TANKS	Water tank	Polyethylene	Replace	2024	30	2054	30	Allowance	3.0	\$ 15,000	Allowance	\$ 45,000	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	
		Pump		Replace	2024	30	2054	30	Allowance	8.0	\$ 2,000	Allowance	\$ 16,000	\$ 533	\$ 533	\$ 533	\$ 533	\$ 533	\$ 533	\$ 533	\$ 533	\$ 533	\$ 533	\$ 533	
(zd)	BACKFLOW DEVICES AND PUMPING	Backflow device	Replacement of lift car and rails			2024	50	2074	50	Allowance	1.0	\$ 1,200	Allowance	\$ 1,200	\$ 24	\$ 24	\$ 24	\$ 24	\$ 24	\$ 24	\$ 24	\$ 24	\$ 24	\$ 24	
(ze)	CAR STACKERS	Not applicable																							
(zf)	ROOF SAFETY ACCESS EQUIPMENT	Anchor Points	Not installed	Service	2024	30	2054	30	No	4.0	\$ 7,500	Inspector experience	\$ 30,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	
		Access ladders	Aluminium	Replacement	2024	35	2059	35	No	8.0	\$ 2,000	Inspector experience	\$ 16,000	\$ 457	\$ 457	\$ 457	\$ 457	\$ 457	\$ 457	\$ 457	\$ 457	\$ 457	\$ 457	\$ 457	
(zg)	SUSTAINABILITY SYSTEMS	Solar PV	Solar panels	Replace	2024	30	2054	30	Allowance	1.0	\$ 20,000	Allowance	\$ 20,000	\$ 667	\$ 667	\$ 667	\$ 667	\$ 667	\$ 667	\$ 667	\$ 667	\$ 667	\$ 667	\$ 667	
(zh)	DISABILITY ACCESS FEATURES	Tactile indicators	Not installed	Replace	2024	1	2025	1	Allowance	1.0	\$ 500	Allowance	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	
	SITE	Signage	Not installed	Replace	2024	30	2054	30	Item	3.0	\$ 2,000	Inspector experience	\$ 6,000	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	
		Stormwater drainage		Cleanout	2024	25	2049	25	Allowance	25.0	\$ 2,000	Allowance	\$ 50,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	
		Landscaping	Major refurbishment	Replace	2024	30	2054	30	Allowance	1.0	\$ 1,000,000	Allowance	\$ 1,000,000	\$ 33,333	\$ 33,333	\$ 33,333	\$ 33,333	\$ 33,333	\$ 33,333	\$ 33,333	\$ 33,333	\$ 33,333	\$ 33,333	\$ 33,333	
		Golf Simulator/ EOT/ Workshop	Fixtures and fittings	Replace	2024	12	2036	30	Allowance	1.0	\$ 120,000	Allowance	\$ 120,000	\$ 4,000	\$ 10,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	
		Gymnasium	Equipment	Replace	2024	10	2034	10	Allowance	1.0	\$ 50,000	Allowance	\$ 50,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	
		Cocktail/Lounge/Dining	Fixtures and fittings	Replace	2024	12	2036	12	Allowance	1.0	\$ 120,000	Allowance	\$ 120,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	
		Cabana/Dining/Media	Fixtures and fittings	Replace	2024	12	2036	12	Allowance	1.0	\$ 120,000	Allowance	\$ 120,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	
		Entrance Lobbies and Lounges	Fixtures and fittings	Replace	2024	12	2036	30	Allowance	2.0	\$ 250,000	Allowance	\$ 500,000	\$ 16,667	\$ 41,667	\$ 16,667	\$ 41,667	\$ 41,667	\$ 41,667	\$ 41,667	\$ 41,667	\$ 41,667	\$ 41,667	\$ 41,667	
		Bathhouse, steam room, sauna	Not inspected	Replace	2024	30	2054	25	Allowance	1.0	\$ 200,000	Allowance	\$ 200,000	\$ 8,000	\$ 6,667	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	
			Total - Long-term capital provisions													\$ 676,473	\$ 701,473	\$ 701,473	\$ 701,473	\$ 701,473	\$ 701,473	\$ 702,273	\$ 702,273	\$ 702,273	
	REGULAR MAINTENANCE	Termite inspection	Stores and external		2024	1	2025	1	Item	1.0	\$ 1,500	Inspector experience	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	
		Gutter cleaning	Clean gutters and downpipes		2024	1	2025	1	Item	1.0	\$ 1,500	"	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	
		Strata Maintenance Plan	Strata maintenance plan required every five years		2024	5	2029	5	Item	1.0	\$ 7,000	"	\$ 7,000	\$ 1,400	\$ 1,400	\$ 1,400	\$ 1,400	\$ 1,400	\$ 1,400	\$ 1,400	\$ 1,400	\$ 1,400	\$ 1,400	\$ 1,400	
		Defects Liability Plan	Defects liability inspection in 2029 plus legal allowance in 2030		2024	5	2029	5	Item	1.0	\$ 25,000		\$ 25,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 50,000	\$ -	\$ -	\$ -	

Strata Plan 82199 - 1 Airlie St, Claremont
10-Year Maintenance Plan
Infrastructure Replacement Plan
Revision 2 - April 2024

Strata Titles Regulations December 2019 reference					Estimated Year of install or last mainten an ce	Service life (years)	Next Service Due	Years till next service due	Units	No of units	\$/unit	Where did rate come from?	Total Cost next service	Cost per Year until next service	Cost per year after next service	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
			Description	Maintenance required												\$ 9,400	\$ 9,400	\$ 9,400	\$ 9,400	\$ 9,400	\$ 9,400	\$ 54,400	\$ 4,400	\$ 4,400	\$ 4,400
			Total - Yearly maintenance																						
			GRAND TOTAL										TOTAL COST			\$ 826,303	\$ 856,303	\$ 856,303	\$ 856,303	\$ 856,303	\$ 856,303	\$ 902,103	\$ 852,103	\$ 852,103	\$ 852,103
																2024	2025	2026	2027	2028	2029	2030	2031	2032	2033

The Grove Residences - House Rules

June 2024



Welcome to The Grove Residences. House Rules are in place for the benefit of all residents and complement the strata company's by-laws. Please familiarise yourself with both the by-laws and these guidelines to help maintain a pleasant and respectful community.

GENERAL CONDUCT – COMMON AREAS:

The following apply to **all** areas on common property, including areas for private bookings:

- Cycling, rollerblading, or ball sports are not permitted in common areas.
- Children under the age of 16 must be supervised at all times.
- Pets are not allowed on common recreational facilities.
- Dogs must be kept on leads and any mess cleaned up by the owner immediately.
- Smoking or vaping in common areas is not permitted.
- Do not store or leave any personal items on common property (including bicycles and scooters).
- Do not leave rubbish in any of the common areas (including stairwells, hallways, and foyers).
- Keep noise and music to a minimum to ensure an enjoyable experience for all residents.
- Residents are responsible for cleaning up after themselves – please use provided bins.
- Report to building management any issues, spills, equipment malfunction or damages immediately.
- Residents are responsible for their guests at all times.
- Residents may be held responsible for any damage caused to common property and associated costs for repair.

SANCTUARY PAVILION:

- Access hours are between 08:00 am – 10:00 pm, except pool*

BBQ

- Gas burners are to be turned off after use.
- Rubbish, food scraps, bottles etc. are to be removed and cleaned from the area and placed in bins.
- Residents are responsible for cleaning of the BBQs after use and area left in a clean and usable condition.

CABANAS

- Reservations are required prior to using space.
- Residents are responsible for cleaning up and disposing of their food and beverage containers.
- Please ensure the area is left in a clean and usable condition.

POOL, SAUNA, SPA AND STEAM ROOM

- ***Pool:** Open from sunrise to sunset. No use of pool after-dark.
- A maximum of 4 guests per household are permitted in the pool area.
- Children under 16 are to be supervised by adults at all times.
- Pool toys and inflatable devices are not permitted.



The Grove Residences - House Rules



THE GROVE
RESIDENCES

June 2024

GYM & YOGA RETREAT

- Access hours are between 05:00 am – 10:00 pm
- Guests are not permitted to utilise these areas.
- Please use equipment responsibly.
- Please wipe down equipment after use and practice good hygiene.
- Children under 16 are not allowed in the gym unless supervised.

MEDIA ROOM

- Access hours for the Media Room are between 8:00 am – 10:00 pm.
- Ensure all equipment and remote controls are returned to their designated places after use.
- Report any technical issues promptly to building management.
- Please ensure the area is left in a clean and usable condition.

PLAYGROUND

- The playground is open from sunrise to sunset. No use of playground after-dark.
- Parents or guardians must supervise children at all times.
- Respect other residents by keeping noise levels down.
- Report any damaged or unsafe equipment to building management immediately.

GOLF SIMULATOR

- Residents are encouraged to limit their sessions to 60 minutes during peak times to allow fair access.
- A maximum of 4 people per session.
- Bookings permitted between 06:00 am – 10:00pm
- Ensure all equipment and remote controls are returned to their designated places after use.
- Report any technical issues promptly to building management.
- Please ensure the area is left in a clean and usable condition.

WORKSHOP

- Access hours are between 08:00 am – 09:00 pm
- Users are responsible for their own safety and use of items at their own risk
- Residents under 18 must be supervised by an adult at all times.
- Do not leave tools unattended; return them to their designated places after use.
- Tools are not to be removed from the workshop.
- Report any damaged or malfunctioning tools to building management immediately.
- Clean up your workspace after use, including sweeping the floor and disposing of waste properly.
- Do not bring food or drinks into the workshop area.

KID'S CORNER

- Access hours are from 9:00 am – 05:00 pm, Monday to Friday.
- Clean toys, books, furniture after use and report any damage
- Keep area in clean and in good condition.
- Respect the shared nature of the Kids Corner



The Grove Residences - House Rules

June 2024



ROOFTOP FACILITIES:

COCKTAIL & SUNSET LOUNGE

- No reservations required.
- Access hours are between 08:00 am – 10:00 pm.
- Exclusive use provisions apply as per By-Laws on Wednesdays and Saturdays.

DINNING LOUNGE

- Reservations are required prior to using space.
- Dining Lounge access hours are between 08:00 am – 10:00 pm.
- Exclusive use provisions apply as per By-Laws on Wednesdays and Saturdays.

BIKE STORAGE

- Registration to the bike storeroom is required prior to use, contact the Concierge to register your bike and they will activate your access.
- Electric bikes or scooters cannot be charged on common property, please charge privately in your apartments.
- When transporting bikes through common area please be mindful of other residents.
- Do not store any valuable items in the storeroom as strata insurance does not cover theft or damage of private property.

CAR PARK

- Park only within your allocated car bay. Do not park on common property or in a manner that causes inconvenience.
- Washing, repairing, or restoring vehicles is not permitted in car bays or on common property except in designated areas (B2 car park).
- Kayaks, watercraft, roof racks and similar items are not to be left in or next to car bays.

VISITOR PARKING

- Reserved for visitors only. Occupiers of The Grove are not to utilise these bays.
- Visitors should not park in the bay for more than 12 hours.

SECURITY

- Do not prop open secured doors, ensure they are closed securely and quietly.
- Do not permit any person access to the building unless that person is known to you.
- Report any 'tailgaters' into the car park or pedestrian entrances to the Building Manager immediately.
- Lost access devices must be reported to the Building Manager immediately.
- Restricted keys, remotes & fobs can only be issued by the Strata Manager or Building Manager.
- Common areas are monitored by CCTV for your safety, please do not tamper with any systems.



WASTE AND RECYCLING

- Seal food and waste in bags before disposal, avoid spills when transporting through common areas.
- Review and follow waste disposal guidelines as shown on posters in bin rooms.
- Cardboard boxes and cartons are to be broken down or flattened to a sufficient size to be fully contained in a recycling bin with the lid closed.
- Household appliances, furniture, building products, paint, fuel, gas tanks, tools, or heavy rubbish larger than common household rubbish, are to be disposed off-site or during verge collection.
- Items or waste left on common property will be considered as dumped rubbish, which may result in a contravention notice and/or on-charging of removal fees.

GENERAL CONDUCT – USE OF YOUR APARTMENT

The following apply to general housekeeping and use of private units:

- No business operation without the prior written approval of the Council of Owners and City Council.
- Be mindful of noise or odours coming from your apartment.
- If your smoke alarm is set off from cooking smoke or fumes, do not open the front door as it may lead to triggering the common fire alarm. Please open windows and doors and turn on fans to try to allow the smoke or fumes to escape.
- Washing and decoration must not be hung over balconies or visible from the exterior of building.
- Balconies cannot be used for general storage including bicycles and in particular flammable items (except a gas bottle used for BBQs)
- Celebration lights and decorations may be temporarily displayed on balconies around the time of the holidays or event. The display should not affect neighbours and must be fixed securely. The Council of Owners reserve the rights to ask for their removal.

PETS

- Caged birds, small dogs and cats need to be added to the Pet Register. Please provide Oakfield with details of your animal after moving in.
- Approval must be obtained from the Council of Owners before bringing in a large dog (over 10kg) or secondary pets into The Grove, unless pre-approval provided.
- Requests for approval must be sent via the approved Pet Application form to Oakfield and will be on-sent to the Council of Owners for approval.
- Pets must be kept under control and not cause a nuisance or harm to other residents.
- Pets are not permitted on common property with the exception of registered assistance animals or when traveling to or from a private lot.
- Pets must be kept on leads and any mess cleaned up by the owner immediately.

NOISE

- Keep noise levels to a minimum between 10:00PM and 8:00AM
- Be mindful of shared walls, balconies, and common areas.
- Avoid playing loud music at all times.



The Grove Residences - House Rules

June 2024



MOVING IN / OUT

Please get in touch with the building manager prior to moving in/out to obtain formal procedures to book lift use and place protective mats on common property.

CONTACT INFORMATION

STRATA MANAGEMENT

Oakfield



(08) 6355 5225



strata@oakfield.com.au

BUILDING MANAGEMENT

Fortstone



(08) 8318 7077



grove@fortstone.com.au



Cost Centre: Shared Funds
Strata Plan No. SP 82199
1 Airlie Street, CLAREMONT WA 6010
Statement of Financial Performance
FOR THE PERIOD 01 June 2024 TO 31 May 2025

Statement of Financial Performance	ACTUAL	BUDGET	ACTUAL LAST YEAR
	01/06/2024-31/05/2025	01/06/2024-31/05/2025	01/06/2023-31/05/2024
Administrative Fund			
INCOME			
142000 - Insurance Claims	\$5,000.00	\$0.00	\$0.00
143000 - Levies Due - Admin	\$754,550.42	\$754,550.00	\$0.00
142500 - Interest on Arrears--Admin	\$379.94	\$0.00	\$0.00
144505 - Balcony Tile Income	\$300.00	\$0.00	\$0.00
147500 - Income - Containers for Change	\$1,131.27	\$0.00	\$0.00
148100 - Sales Certificate Fees	\$5,180.00	\$0.00	\$0.00
TOTAL ADMINISTRATIVE FUND INCOME	\$766,541.63	\$754,550.00	\$0.00
EXPENDITURE - ADMINISTRATIVE FUND			
150300 - Admin--Accounting and Taxation Services	\$1,700.00	\$0.00	\$0.00
151600 - Admin--Consultants	\$5,000.00	\$0.00	\$0.00
152750 - Admin--Debt Collection Fees	\$150.00	\$0.00	\$0.00
153203 - Admin--Sales Certificate Fee	\$4,900.00	\$0.00	\$0.00
154151 - Admin--GST Expense (Write Off)	\$0.06	\$0.00	\$0.00
155000 - Admin--Software & Compliance Fee	\$6,815.04	\$0.00	\$0.00
155510 - Admin--Meeting Expenses	\$9,911.37	\$5,000.00	\$0.00
158000 - Admin-- Strata Admin - Additional Fees	\$1,610.00	\$7,000.00	\$0.00
158100 - Admin--Other Expenses--Admin	\$4,599.65	\$0.00	\$0.00
158500 - Admin--Strata Management Fees	\$96,635.04	\$96,635.00	\$0.00
159100 - Insurance--Premiums	\$35,342.81	\$120,000.00	\$0.00
159150 - Insurance Premium Pro-Rata Adjustment	\$0.00	\$30,000.00	\$0.00
159200 - Insurance--Valuation	\$0.00	\$5,000.00	\$0.00
160500 - Building management: Consumables	\$21,716.78	\$15,000.00	\$0.00
161300 - Facilities Management	\$202,406.38	\$190,000.00	\$0.00
161350 - Facilities Management Non-Contractual Services	\$2,150.00	\$10,000.00	\$0.00
163000 - Maint Bldg--Cleaning	\$12,098.86	\$10,000.00	\$0.00
163300 - Maint Bldg- Toilet Sanitary Servicing	\$2,212.78	\$0.00	\$0.00
163900 - Maint Bldg--Car Park Cleaning	\$5,250.00	\$5,000.00	\$0.00
165800 - Maintenance Contract - Fire Services	\$2,840.00	\$0.00	\$0.00
165803 - Fire & Alarm Monitoring	\$790.00	\$2,000.00	\$0.00
165805 - Emergency Management Planning	\$1,160.00	\$10,000.00	\$0.00
166600 - Maintenance Contract - Gates	\$1,670.00	\$0.00	\$0.00
167200 - Maint Bldg--General Repairs	\$18,114.84	\$30,000.00	\$0.00

Statement of Financial Performance	ACTUAL	BUDGET	ACTUAL LAST YEAR
	01/06/2024-31/05/2025	01/06/2024-31/05/2025	01/06/2023-31/05/2024
170200 - Maint Bldg--Lift	\$5,777.50	\$0.00	\$0.00
170600 - Maint Bldg--Locks, Keys & Card Keys	\$3,478.04	\$500.00	\$0.00
170700 - Maintenance Contract - Landscaping	\$2,202.25	\$0.00	\$0.00
172000 - Maint Bldg--Pest/Vermin Control	\$6,067.55	\$10,000.00	\$0.00
172200 - Maint Bldg--Plumbing & Drainage	\$3,703.89	\$0.00	\$0.00
173000 - Security Patrols / After-Hours Compliance	\$26,600.50	\$30,000.00	\$0.00
173100 - Repairs & Maintenance - Security System	\$25,012.09	\$0.00	\$0.00
173800 - Ground Floor Locker subscription	\$2,610.00	\$10,500.00	\$0.00
184300 - Contingency	\$0.00	\$17,915.00	\$0.00
190200 - Utility--Electricity	\$171,598.22	\$100,000.00	\$0.00
191200 - Utility--Water & Sewerage	\$50,897.45	\$50,000.00	\$0.00
TOTAL ADMINISTRATIVE FUND EXPENDITURE	\$735,021.10	\$754,550.00	\$0.00
SURPLUS/DEFICIT	\$31,520.53	\$0.00	\$0.00
OPENING ADMINISTRATIVE FUND BALANCE	\$0.00	\$0.00	\$0.00
ADMINISTRATIVE FUND BALANCE	\$31,520.53	\$0.00	\$0.00

Statement of Financial Performance	ACTUAL	BUDGET	ACTUAL LAST YEAR
	01/06/2024-31/05/2025	01/06/2024-31/05/2025	01/06/2023-31/05/2024
	Reserve Fund		
INCOME			
243000 - Levies Due--Reserve	\$50,000.00	\$50,000.00	\$0.00
242500 - Interest on Arrears--Capital Works	\$24.15	\$0.00	\$0.00
TOTAL RESERVE FUND INCOME	\$50,024.15	\$50,000.00	\$0.00
EXPENDITURE - RESERVE FUND			
253151 - Admin--GST Expense (Write Off)--Reserve	\$0.09	\$0.00	\$0.00
TOTAL RESERVE FUND EXPENDITURE	\$0.09	\$0.00	\$0.00
SURPLUS/DEFICIT	\$50,024.06	\$50,000.00	\$0.00
OPENING RESERVE FUND BALANCE	\$0.00	\$0.00	\$0.00
RESERVE FUND BALANCE	\$50,024.06	\$50,000.00	\$0.00

Cost Centre: Shared Funds
Statement of Financial Position
AS AT 31 May 2025

Date : 13/06/2025
Time : 11:05
Username : Ai Vee Ho
Client Position : Management

Strata Plan No. SP 82199	1 Airlie Street, CLAREMONT WA 6010	
	Actual 01/06/2024 - 31/05/2025	Actual 01/06/2023 - 31/05/2024
<u>Owners Funds:</u>		
Administrative Fund		
Operating Surplus/Deficit-- Administrative Fund	\$31,520.53	\$0.00
	\$31,520.53	\$0.00
Reserve Fund		
Operating Surplus/Deficit--Reserve Fund	\$50,024.06	\$0.00
	\$50,024.06	\$0.00
Net Owners Funds	\$81,544.59	\$0.00
<u>Represented by:</u>		
<u>Assets</u>		
Administrative Fund		
Cash at Bank--Admin	\$187,449.62	\$0.00
Receivable--Levies--Admin	\$6,324.30	\$0.00
Interest Receivable--Levies--Admin	\$258.69	\$0.00
Receivable Owners - Admin	\$18,674.11	\$0.00
	\$212,706.72	\$0.00
Reserve Fund		
Cash at Bank--Capital Works	\$58,329.44	\$0.00
Receivable--Levies--Capital Works	\$390.10	\$0.00
Interest Receivable GL - Capital Works	\$15.96	\$0.00
	\$58,735.50	\$0.00
Unallocated Money		
Cash at Bank--Unallocated	\$5,252.87	\$0.00
	\$5,252.87	\$0.00
Total Assets	\$276,695.09	\$0.00
<u>Less Liabilities</u>		
Administrative Fund		
Creditor--GST--Admin	\$(15,110.70)	\$0.00
Creditors--Other--Admin	\$57,208.88	\$0.00
Prepaid Levies--Admin	\$139,088.01	\$0.00
	\$181,186.19	\$0.00
Reserve Fund		
Creditor--GST--Capital Works	\$132.66	\$0.00
Prepaid Levies--Capital Works	\$8,578.78	\$0.00
	\$8,711.44	\$0.00
Unallocated Money		
Prepaid Levies--Unallocated	\$5,252.87	\$0.00
	\$5,252.87	\$0.00
Total Liabilities	\$195,150.50	\$0.00

Net Assets

\$81,544.59

\$0.00

The Grove | Admin Budget (Shared)

Administrative Fund			
	Proposed Budget	Previous Year Actuals	Previous Year Budget
Revenue			
142000 Insurance Claims	\$0.00	\$5,000.00	\$0.00
143000 Levies Due - Admin	\$1,006,060.00	\$754,550.42	\$754,550.00
142500 Interest on Arrears--Admin	\$0.00	\$379.94	\$0.00
144505 Balcony Tile Income	\$0.00	\$300.00	\$0.00
147500 Income - Containers for Change	\$0.00	\$1,131.27	\$0.00
148100 Sales Certificate Fees	\$0.00	\$5,180.00	\$0.00
Total revenue	\$1,006,060.00	\$766,541.63	\$754,550.00
Less expenses			
150300 Admin--Accounting and Taxation Services	\$1,260.00	\$1,700.00	\$0.00
151600 Admin--Consultants	\$2,500.00	\$5,000.00	\$0.00
152750 Admin--Debt Collection Fees	\$0.00	\$150.00	\$0.00
153203 Admin--Sales Certificate Fees	\$0.00	\$4,900.00	\$0.00
154151 Admin--GST Expense (Write Off)	\$0.00	\$0.06	\$0.00
155000 Admin--Software & Compliance Fee	\$6,804.00	\$6,815.04	\$0.00
155510 Admin--Meeting Expenses	\$4,900.00	\$9,911.37	\$5,000.00
158000 Admin-- Strata Admin - Additional Fees	\$1,500.00	\$1,610.00	\$7,000.00
156500 Admin--Other Expenses	\$5,000.00	\$4,599.65	\$0.00
158200 Admin - COO Expenses	\$1,250.00		
158500 Admin--Strata Management Fee	\$99,116.00	\$96,635.04	\$96,635.00
159100 Insurance--Premiums	\$197,157.00	\$35,342.81	\$120,000.00
159150 - Insurance Premium Pro-Rata Adjustment	\$0.00	\$0.00	\$30,000.00
159200 Insurance Valuation	\$12,000.00	\$0.00	\$5,000.00
160500 Building management: Consumables	\$18,000.00	\$21,716.78	\$15,000.00
161300 Facilities Management	\$200,177.00	\$202,406.38	\$190,000.00
161350 Facilities Management Non-Contractual Services	\$2,000.00	\$2,150.00	\$10,000.00
163000 Maint Bldg--Cleaning	\$11,963.00	\$12,098.86	\$10,000.00
163300 Maint Bldg - Toilet Sanitary Servicing	\$2,855.00	\$2,212.78	\$0.00
163900 Maint Bldg -- Car Park Cleaning	\$5,000.00	\$5,250.00	\$5,000.00
164800 Maint Bldg -- Electrical	\$9,662.00	\$0.00	\$0.00
164900 Maint Bldg -- Electrical Annual Testing	\$7,500.00	\$0.00	\$0.00
165800 Maintenance Contract - Fire Services	\$31,125.00	\$2,840.00	\$0.00
165803 Fire & Alarm Monitoring	\$9,090.00	\$790.00	\$2,000.00
165805 Emergency Management Planning	\$0.00	\$1,160.00	\$10,000.00
166600 Maintenance Contract - Gates	\$4,998.00	\$1,670.00	\$0.00
167200 Maint Bldg--General Repairs	\$18,000.00	\$18,114.84	\$30,000.00
170200 Maint Bldg--Lift	\$5,000.00	\$5,777.50	\$0.00
170600 Maint Bldg--Locks, Keys & Card Keys	\$1,000.00	\$3,478.04	\$500.00
170700 Maintenance Contract - Landscaping	\$108,430.00	\$2,202.25	\$0.00
172000 Maint Bldg--Pest/Vermin Control	\$6,120.00	\$6,067.55	\$10,000.00
172200 Maint Bldg--Plumbing & Drainage	\$4,000.00	\$3,703.89	\$0.00
172400 Maintenance Contract - Water Pumps	\$14,700.00	\$0.00	\$0.00
172900 Maintenance Contract - HVAC	\$19,000.00	\$0.00	\$0.00
173000 Security Patrols/After Hours Compliance	\$15,000.00	\$26,600.50	\$0.00
173100 Repairs & Maintenance - Security System	\$19,896.00	\$25,012.09	\$0.00
173800 Ground Floor Locker subscription	\$10,440.00	\$2,610.00	\$10,500.00
184300 Contingency	\$10,000.00	\$0.00	\$17,915.00
190200 Utility--Electricity	\$120,305.00	\$171,598.22	\$100,000.00
191200 Utility--Water & Sewerage	\$76,500.00	\$50,897.45	\$50,000.00
Total expenses	\$1,062,248.00	\$735,021.10	\$724,550.00
Surplus/Deficit	-\$56,188.00	\$31,520.53	\$30,000.00
Opening balance	\$31,520.53	\$0.00	\$0.00
Closing balance	-\$24,667.47	\$31,520.53	\$171,701.07
Total units of Entitlements	10000	10000	10000
Budgeted standard levy revenue	\$1,006,060.00	\$754,550.42	\$754,550.00
Add GST	\$100,606.00	\$75,455.04	\$75,455.00
Amount to raise in levies including GST	\$1,106,666.00	\$830,005.46	\$830,005.00

Reserve Fund			
	Proposed Budget	Previous Year Actuals	Previous Year Budget
Revenue			
243000 Levies Due--Sinking	\$100,000.00	\$50,000.00	\$50,000.00
242500 Interest on Arrears--Capital Works	\$0.00	\$24.15	\$0.00
Total revenue	\$100,000.00	\$50,024.15	\$50,000.00
Less expenses			
253151 Admin--GST Expense (Write Off)--Sinking	\$0.00	\$0.09	\$0.00
Total expenses	\$0.00	\$0.09	\$0.00
Surplus/Deficit	\$100,000.00	\$50,024.06	\$50,000.00
Opening balance	\$50,024.06	\$0.00	\$0.00
Closing balance	\$150,024.06	\$50,024.06	\$50,000.00
Total units of Entitlements	10000	10000	10000
Budgeted standard levy revenue	\$100,000.00	\$50,000.00	\$50,000.00
Add GST	\$10,000.00	\$5,000.00	\$5,000.00
Amount to raise in levies including GST	\$110,000.00	\$55,000.00	\$55,000.00

Reserve Fund			
	Proposed Budget	Previous Year Actuals	Previous Year Budget
Revenue			
243000 Levies Due--Sinking	\$352,000.00	\$50,000.00	\$50,000.00
242500 Interest on Arrears--Capital Works	\$0.00	\$24.15	\$0.00
Total revenue	\$352,000.00	\$50,024.15	\$50,000.00
Less expenses			
253151 Admin--GST Expense (Write Off)--Sinking	\$0.00	\$0.09	\$0.00
Total expenses	\$0.00	\$0.09	\$0.00
Surplus/Deficit	\$352,000.00	\$50,024.06	\$50,000.00
Opening balance	\$50,024.06	\$0.00	\$0.00
Closing balance	\$402,024.06	\$50,024.06	\$50,000.00
Total units of Entitlements	10000	10000	10000
Budgeted standard levy revenue	\$352,000.00	\$50,000.00	\$50,000.00
Add GST	\$35,200.00	\$5,000.00	\$5,000.00
Amount to raise in levies including GST	\$387,200.00	\$55,000.00	\$55,000.00

Combined Levies (Option 1 - With By-law Amendment)

Current levies **\$1,272,549.49**
Proposed levies **\$1,678,564.00**

Annual increase **31.91%**
Increase for remaining 3 quarters **42.54%**

Lot	UE	Q1	Q2	Q3	Q4	Pre-issue
1	16	\$504.60	\$721.37	\$721.37	\$721.37	\$667.18
2	36	\$1,135.35	\$1,623.08	\$1,623.08	\$1,623.08	\$1,501.15
3	32	\$1,009.20	\$1,442.74	\$1,442.74	\$1,442.74	\$1,334.36
4	25	\$788.44	\$1,127.14	\$1,127.14	\$1,127.14	\$1,042.47
5	37	\$1,166.89	\$1,668.17	\$1,668.17	\$1,668.17	\$1,542.85
6	23	\$725.36	\$1,036.97	\$1,036.97	\$1,036.97	\$959.07
7	32	\$1,009.20	\$1,442.74	\$1,442.74	\$1,442.74	\$1,334.36
9	15	\$473.06	\$676.28	\$676.28	\$676.28	\$625.48
10	15	\$473.06	\$676.28	\$676.28	\$676.28	\$625.48
11	19	\$599.21	\$856.63	\$856.63	\$856.63	\$792.27
12	15	\$473.06	\$676.28	\$676.28	\$676.28	\$625.48
13	15	\$473.06	\$676.28	\$676.28	\$676.28	\$625.48
14	15	\$473.06	\$676.28	\$676.28	\$676.28	\$625.48
15	15	\$473.06	\$676.28	\$676.28	\$676.28	\$625.48
16	23	\$725.36	\$1,036.97	\$1,036.97	\$1,036.97	\$959.07
17	23	\$725.36	\$1,036.97	\$1,036.97	\$1,036.97	\$959.07
18	38	\$1,198.43	\$1,713.25	\$1,713.25	\$1,713.25	\$1,584.55
19	36	\$1,135.35	\$1,623.08	\$1,623.08	\$1,623.08	\$1,501.15
20	25	\$788.44	\$1,127.14	\$1,127.14	\$1,127.14	\$1,042.47
21	32	\$1,009.20	\$1,442.74	\$1,442.74	\$1,442.74	\$1,334.36
22	16	\$504.60	\$721.37	\$721.37	\$721.37	\$667.18
23	26	\$819.98	\$1,172.23	\$1,172.23	\$1,172.23	\$1,084.16
24	26	\$819.98	\$1,172.23	\$1,172.23	\$1,172.23	\$1,084.16
25	16	\$504.60	\$721.37	\$721.37	\$721.37	\$667.18
26	16	\$504.60	\$721.37	\$721.37	\$721.37	\$667.18
27	36	\$1,135.35	\$1,623.08	\$1,623.08	\$1,623.08	\$1,501.15
28	32	\$1,009.20	\$1,442.74	\$1,442.74	\$1,442.74	\$1,334.36
29	25	\$788.44	\$1,127.14	\$1,127.14	\$1,127.14	\$1,042.47
30	36	\$1,135.35	\$1,623.08	\$1,623.08	\$1,623.08	\$1,501.15
31	23	\$725.36	\$1,036.97	\$1,036.97	\$1,036.97	\$959.07
32	35	\$1,103.81	\$1,578.00	\$1,578.00	\$1,578.00	\$1,459.45
34	15	\$473.06	\$676.28	\$676.28	\$676.28	\$625.48
35	15	\$473.06	\$676.28	\$676.28	\$676.28	\$625.48

36	19	\$599.21	\$856.63	\$856.63	\$856.63	\$792.27
37	15	\$473.06	\$676.28	\$676.28	\$676.28	\$625.48
38	15	\$473.06	\$676.28	\$676.28	\$676.28	\$625.48
39	15	\$473.06	\$676.28	\$676.28	\$676.28	\$625.48
40	15	\$473.06	\$676.28	\$676.28	\$676.28	\$625.48
41	26	\$819.98	\$1,172.23	\$1,172.23	\$1,172.23	\$1,084.16
42	24	\$756.90	\$1,082.06	\$1,082.06	\$1,082.06	\$1,000.77
43	16	\$504.60	\$721.37	\$721.37	\$721.37	\$667.18
44	25	\$788.44	\$1,127.14	\$1,127.14	\$1,127.14	\$1,042.47
45	24	\$756.90	\$1,082.06	\$1,082.06	\$1,082.06	\$1,000.77
46	24	\$756.90	\$1,082.06	\$1,082.06	\$1,082.06	\$1,000.77
47	24	\$756.90	\$1,082.06	\$1,082.06	\$1,082.06	\$1,000.77
48	77	\$2,428.39	\$3,471.60	\$3,471.60	\$3,471.60	\$3,210.79
50	60	\$1,892.25	\$2,705.14	\$2,705.14	\$2,705.14	\$2,501.92
52	16	\$504.60	\$721.37	\$721.37	\$721.37	\$667.18
53	26	\$819.98	\$1,172.23	\$1,172.23	\$1,172.23	\$1,084.16
54	26	\$819.98	\$1,172.23	\$1,172.23	\$1,172.23	\$1,084.16
55	16	\$504.60	\$721.37	\$721.37	\$721.37	\$667.18
56	24	\$756.90	\$1,082.06	\$1,082.06	\$1,082.06	\$1,000.77
57	24	\$756.90	\$1,082.06	\$1,082.06	\$1,082.06	\$1,000.77
58	24	\$756.90	\$1,082.06	\$1,082.06	\$1,082.06	\$1,000.77
59	16	\$504.60	\$721.37	\$721.37	\$721.37	\$667.18
60	17	\$536.14	\$766.46	\$766.46	\$766.46	\$708.88
61	37	\$1,166.89	\$1,668.17	\$1,668.17	\$1,668.17	\$1,542.85
62	34	\$1,072.28	\$1,532.91	\$1,532.91	\$1,532.91	\$1,417.75
63	25	\$788.44	\$1,127.14	\$1,127.14	\$1,127.14	\$1,042.47
64	37	\$1,166.89	\$1,668.17	\$1,668.17	\$1,668.17	\$1,542.85
65	24	\$756.90	\$1,082.06	\$1,082.06	\$1,082.06	\$1,000.77
66	37	\$1,166.89	\$1,668.17	\$1,668.17	\$1,668.17	\$1,542.85
68	16	\$504.60	\$721.37	\$721.37	\$721.37	\$667.18
69	16	\$504.60	\$721.37	\$721.37	\$721.37	\$667.18
70	19	\$599.21	\$856.63	\$856.63	\$856.63	\$792.27
71	16	\$504.60	\$721.37	\$721.37	\$721.37	\$667.18
72	17	\$536.14	\$766.46	\$766.46	\$766.46	\$708.88
73	16	\$504.60	\$721.37	\$721.37	\$721.37	\$667.18
74	16	\$504.60	\$721.37	\$721.37	\$721.37	\$667.18
75	27	\$851.51	\$1,217.31	\$1,217.31	\$1,217.31	\$1,125.86
76	25	\$788.44	\$1,127.14	\$1,127.14	\$1,127.14	\$1,042.47
77	17	\$536.14	\$766.46	\$766.46	\$766.46	\$708.88
78	25	\$788.44	\$1,127.14	\$1,127.14	\$1,127.14	\$1,042.47

79	25	\$788.44	\$1,127.14	\$1,127.14	\$1,127.14	\$1,042.47
80	25	\$788.44	\$1,127.14	\$1,127.14	\$1,127.14	\$1,042.47
81	25	\$788.44	\$1,127.14	\$1,127.14	\$1,127.14	\$1,042.47
82	25	\$788.44	\$1,127.14	\$1,127.14	\$1,127.14	\$1,042.47
83	25	\$788.44	\$1,127.14	\$1,127.14	\$1,127.14	\$1,042.47
84	81	\$2,554.54	\$3,651.94	\$3,651.94	\$3,651.94	\$3,377.59
86	25	\$788.44	\$1,127.14	\$1,127.14	\$1,127.14	\$1,042.47
87	33	\$1,040.74	\$1,487.83	\$1,487.83	\$1,487.83	\$1,376.05
88	16	\$504.60	\$721.37	\$721.37	\$721.37	\$667.18
89	27	\$851.51	\$1,217.31	\$1,217.31	\$1,217.31	\$1,125.86
90	27	\$851.51	\$1,217.31	\$1,217.31	\$1,217.31	\$1,125.86
91	16	\$504.60	\$721.37	\$721.37	\$721.37	\$667.18
92	25	\$788.44	\$1,127.14	\$1,127.14	\$1,127.14	\$1,042.47
93	25	\$788.44	\$1,127.14	\$1,127.14	\$1,127.14	\$1,042.47
94	25	\$788.44	\$1,127.14	\$1,127.14	\$1,127.14	\$1,042.47
95	25	\$788.44	\$1,127.14	\$1,127.14	\$1,127.14	\$1,042.47
96	25	\$788.44	\$1,127.14	\$1,127.14	\$1,127.14	\$1,042.47
97	16	\$504.60	\$721.37	\$721.37	\$721.37	\$667.18
98	17	\$536.14	\$766.46	\$766.46	\$766.46	\$708.88
99	38	\$1,198.43	\$1,713.25	\$1,713.25	\$1,713.25	\$1,584.55
100	35	\$1,103.81	\$1,578.00	\$1,578.00	\$1,578.00	\$1,459.45
101	26	\$819.98	\$1,172.23	\$1,172.23	\$1,172.23	\$1,084.16
102	38	\$1,198.43	\$1,713.25	\$1,713.25	\$1,713.25	\$1,584.55
103	24	\$756.90	\$1,082.06	\$1,082.06	\$1,082.06	\$1,000.77
104	39	\$1,229.96	\$1,758.34	\$1,758.34	\$1,758.34	\$1,626.25
106	17	\$536.14	\$766.46	\$766.46	\$766.46	\$708.88
107	17	\$536.14	\$766.46	\$766.46	\$766.46	\$708.88
108	20	\$630.75	\$901.71	\$901.71	\$901.71	\$833.97
109	17	\$536.14	\$766.46	\$766.46	\$766.46	\$708.88
110	17	\$536.14	\$766.46	\$766.46	\$766.46	\$708.88
111	17	\$536.14	\$766.46	\$766.46	\$766.46	\$708.88
112	17	\$536.14	\$766.46	\$766.46	\$766.46	\$708.88
113	28	\$883.05	\$1,262.40	\$1,262.40	\$1,262.40	\$1,167.56
114	25	\$788.44	\$1,127.14	\$1,127.14	\$1,127.14	\$1,042.47
115	17	\$536.14	\$766.46	\$766.46	\$766.46	\$708.88
116	26	\$819.98	\$1,172.23	\$1,172.23	\$1,172.23	\$1,084.16
117	52	\$1,639.95	\$2,344.45	\$2,344.45	\$2,344.45	\$2,168.33
119	26	\$819.98	\$1,172.23	\$1,172.23	\$1,172.23	\$1,084.16
120	26	\$819.98	\$1,172.23	\$1,172.23	\$1,172.23	\$1,084.16
121	26	\$819.98	\$1,172.23	\$1,172.23	\$1,172.23	\$1,084.16

122	94	\$2,964.53	\$4,238.05	\$4,238.05	\$4,238.05	\$3,919.67
123	26	\$819.98	\$1,172.23	\$1,172.23	\$1,172.23	\$1,084.16
124	34	\$1,072.28	\$1,532.91	\$1,532.91	\$1,532.91	\$1,417.75
125	46	\$1,450.73	\$2,073.94	\$2,073.94	\$2,073.94	\$1,918.14
127	48	\$1,513.80	\$2,164.11	\$2,164.11	\$2,164.11	\$2,001.53
129	26	\$819.98	\$1,172.23	\$1,172.23	\$1,172.23	\$1,084.16
130	26	\$819.98	\$1,172.23	\$1,172.23	\$1,172.23	\$1,084.16
131	26	\$819.98	\$1,172.23	\$1,172.23	\$1,172.23	\$1,084.16
132	26	\$819.98	\$1,172.23	\$1,172.23	\$1,172.23	\$1,084.16
133	26	\$819.98	\$1,172.23	\$1,172.23	\$1,172.23	\$1,084.16
134	17	\$536.14	\$766.46	\$766.46	\$766.46	\$708.88
135	17	\$536.14	\$766.46	\$766.46	\$766.46	\$708.88
136	40	\$1,261.50	\$1,803.43	\$1,803.43	\$1,803.43	\$1,667.94
137	63	\$1,986.86	\$2,840.40	\$2,840.40	\$2,840.40	\$2,627.01
139	40	\$1,261.50	\$1,803.43	\$1,803.43	\$1,803.43	\$1,667.94
140	48	\$1,513.80	\$2,164.11	\$2,164.11	\$2,164.11	\$2,001.53
141	61	\$1,923.79	\$2,750.23	\$2,750.23	\$2,750.23	\$2,543.62
143	22	\$693.83	\$991.88	\$991.88	\$991.88	\$917.37
144	17	\$536.14	\$766.46	\$766.46	\$766.46	\$708.88
145	17	\$536.14	\$766.46	\$766.46	\$766.46	\$708.88
146	17	\$536.14	\$766.46	\$766.46	\$766.46	\$708.88
147	18	\$567.68	\$811.54	\$811.54	\$811.54	\$750.58
148	30	\$946.13	\$1,352.57	\$1,352.57	\$1,352.57	\$1,250.96
149	26	\$819.98	\$1,172.23	\$1,172.23	\$1,172.23	\$1,084.16
150	18	\$567.68	\$811.54	\$811.54	\$811.54	\$750.58
151	50	\$1,576.88	\$2,254.28	\$2,254.28	\$2,254.28	\$2,084.93
152	48	\$1,513.80	\$2,164.11	\$2,164.11	\$2,164.11	\$2,001.53
153	49	\$1,545.34	\$2,209.20	\$2,209.20	\$2,209.20	\$2,043.23
154	50	\$1,576.88	\$2,254.28	\$2,254.28	\$2,254.28	\$2,084.93
155	51	\$1,608.41	\$2,299.37	\$2,299.37	\$2,299.37	\$2,126.63
156	51	\$1,608.41	\$2,299.37	\$2,299.37	\$2,299.37	\$2,126.63
157	51	\$1,608.41	\$2,299.37	\$2,299.37	\$2,299.37	\$2,126.63
158	18	\$567.68	\$811.54	\$811.54	\$811.54	\$750.58
159	41	\$1,293.04	\$1,848.51	\$1,848.51	\$1,848.51	\$1,709.64
160	41	\$1,293.04	\$1,848.51	\$1,848.51	\$1,848.51	\$1,709.64
161	62	\$1,955.33	\$2,795.31	\$2,795.31	\$2,795.31	\$2,585.31
164	31	\$977.66	\$1,397.66	\$1,397.66	\$1,397.66	\$1,292.66
165	27	\$851.51	\$1,217.31	\$1,217.31	\$1,217.31	\$1,125.86
166	18	\$567.68	\$811.54	\$811.54	\$811.54	\$750.58
167	50	\$1,576.88	\$2,254.28	\$2,254.28	\$2,254.28	\$2,084.93

168	48	\$1,513.80	\$2,164.11	\$2,164.11	\$2,164.11	\$2,001.53
169	51	\$1,608.41	\$2,299.37	\$2,299.37	\$2,299.37	\$2,126.63
170	50	\$1,576.88	\$2,254.28	\$2,254.28	\$2,254.28	\$2,084.93
171	51	\$1,608.41	\$2,299.37	\$2,299.37	\$2,299.37	\$2,126.63
172	51	\$1,608.41	\$2,299.37	\$2,299.37	\$2,299.37	\$2,126.63
173	51	\$1,608.41	\$2,299.37	\$2,299.37	\$2,299.37	\$2,126.63
174	19	\$599.21	\$856.63	\$856.63	\$856.63	\$792.27
175	43	\$1,356.11	\$1,938.68	\$1,938.68	\$1,938.68	\$1,793.04
176	43	\$1,356.11	\$1,938.68	\$1,938.68	\$1,938.68	\$1,793.04
177	63	\$1,986.86	\$2,840.40	\$2,840.40	\$2,840.40	\$2,627.01
180	33	\$1,040.74	\$1,487.83	\$1,487.83	\$1,487.83	\$1,376.05
181	28	\$883.05	\$1,262.40	\$1,262.40	\$1,262.40	\$1,167.56
182	20	\$630.75	\$901.71	\$901.71	\$901.71	\$833.97
183	52	\$1,639.95	\$2,344.45	\$2,344.45	\$2,344.45	\$2,168.33
184	50	\$1,576.88	\$2,254.28	\$2,254.28	\$2,254.28	\$2,084.93
185	52	\$1,639.95	\$2,344.45	\$2,344.45	\$2,344.45	\$2,168.33
186	51	\$1,608.41	\$2,299.37	\$2,299.37	\$2,299.37	\$2,126.63
187	52	\$1,639.95	\$2,344.45	\$2,344.45	\$2,344.45	\$2,168.33
188	53	\$1,671.49	\$2,389.54	\$2,389.54	\$2,389.54	\$2,210.03
189	53	\$1,671.49	\$2,389.54	\$2,389.54	\$2,389.54	\$2,210.03
190	58	\$1,829.18	\$2,614.97	\$2,614.97	\$2,614.97	\$2,418.52
191	83	\$2,617.61	\$3,742.11	\$3,742.11	\$3,742.11	\$3,460.99
192	96	\$3,027.60	\$4,328.22	\$4,328.22	\$4,328.22	\$4,003.07
194	53	\$1,671.49	\$2,389.54	\$2,389.54	\$2,389.54	\$2,210.03
195	55	\$1,734.56	\$2,479.71	\$2,479.71	\$2,479.71	\$2,293.42
196	54	\$1,703.03	\$2,434.63	\$2,434.63	\$2,434.63	\$2,251.73
197	55	\$1,734.56	\$2,479.71	\$2,479.71	\$2,479.71	\$2,293.42
198	55	\$1,734.56	\$2,479.71	\$2,479.71	\$2,479.71	\$2,293.42
199	55	\$1,734.56	\$2,479.71	\$2,479.71	\$2,479.71	\$2,293.42
200	58	\$1,829.18	\$2,614.97	\$2,614.97	\$2,614.97	\$2,418.52
201	59	\$1,860.71	\$2,660.05	\$2,660.05	\$2,660.05	\$2,460.22
202	60	\$1,892.25	\$2,705.14	\$2,705.14	\$2,705.14	\$2,501.92
203	59	\$1,860.71	\$2,660.05	\$2,660.05	\$2,660.05	\$2,460.22
204	55	\$1,734.56	\$2,479.71	\$2,479.71	\$2,479.71	\$2,293.42
205	57	\$1,797.64	\$2,569.88	\$2,569.88	\$2,569.88	\$2,376.82
206	56	\$1,766.10	\$2,524.80	\$2,524.80	\$2,524.80	\$2,335.12
207	59	\$1,860.71	\$2,660.05	\$2,660.05	\$2,660.05	\$2,460.22
208	57	\$1,797.64	\$2,569.88	\$2,569.88	\$2,569.88	\$2,376.82
209	57	\$1,797.64	\$2,569.88	\$2,569.88	\$2,569.88	\$2,376.82
210	60	\$1,892.25	\$2,705.14	\$2,705.14	\$2,705.14	\$2,501.92

211	61	\$1,923.79	\$2,750.23	\$2,750.23	\$2,750.23	\$2,543.62
212	61	\$1,923.79	\$2,750.23	\$2,750.23	\$2,750.23	\$2,543.62
213	61	\$1,923.79	\$2,750.23	\$2,750.23	\$2,750.23	\$2,543.62
214	73	\$2,302.24	\$3,291.25	\$3,291.25	\$3,291.25	\$3,044.00
215	98	\$3,090.68	\$4,418.39	\$4,418.39	\$4,418.39	\$4,086.46
217	83	\$2,617.61	\$3,742.11	\$3,742.11	\$3,742.11	\$3,460.99
218	65	\$2,049.94	\$2,930.57	\$2,930.57	\$2,930.57	\$2,710.41
219	59	\$1,860.71	\$2,660.05	\$2,660.05	\$2,660.05	\$2,460.22
220	63	\$1,986.86	\$2,840.40	\$2,840.40	\$2,840.40	\$2,627.01
221	89	\$2,806.84	\$4,012.62	\$4,012.62	\$4,012.62	\$3,711.18
222	104	\$3,279.90	\$4,688.91	\$4,688.91	\$4,688.91	\$4,336.66
224	76	\$2,396.85	\$3,426.51	\$3,426.51	\$3,426.51	\$3,169.10
225	102	\$3,216.83	\$4,598.74	\$4,598.74	\$4,598.74	\$4,253.26
226	62	\$1,955.33	\$2,795.31	\$2,795.31	\$2,795.31	\$2,585.31
227	67	\$2,113.01	\$3,020.74	\$3,020.74	\$3,020.74	\$2,793.81
228	92	\$2,901.45	\$4,147.88	\$4,147.88	\$4,147.88	\$3,836.27
229	109	\$3,437.59	\$4,914.34	\$4,914.34	\$4,914.34	\$4,545.15
231	154	\$4,856.78	\$6,943.19	\$6,943.19	\$6,943.19	\$6,421.59
231	108	\$3,406.05	\$4,869.25	\$4,869.25	\$4,869.25	\$4,503.45
233	66	\$2,081.48	\$2,975.65	\$2,975.65	\$2,975.65	\$2,752.11
234	69	\$2,176.09	\$3,110.91	\$3,110.91	\$3,110.91	\$2,877.20
235	96	\$3,027.60	\$4,328.22	\$4,328.22	\$4,328.22	\$4,003.07
236	113	\$3,563.74	\$5,094.68	\$5,094.68	\$5,094.68	\$4,711.94
238	69	\$2,176.09	\$3,110.91	\$3,110.91	\$3,110.91	\$2,877.20
239	73	\$2,302.24	\$3,291.25	\$3,291.25	\$3,291.25	\$3,044.00
240	99	\$3,122.21	\$4,463.48	\$4,463.48	\$4,463.48	\$4,128.16
241	116	\$3,658.35	\$5,229.94	\$5,229.94	\$5,229.94	\$4,837.04
243	71	\$2,239.16	\$3,201.08	\$3,201.08	\$3,201.08	\$2,960.60
244	124	\$3,910.65	\$5,590.62	\$5,590.62	\$5,590.62	\$5,170.63
245	121	\$3,816.04	\$5,455.36	\$5,455.36	\$5,455.36	\$5,045.53
246	130	\$4,099.88	\$5,861.14	\$5,861.14	\$5,861.14	\$5,420.82
247	127	\$4,005.26	\$5,725.88	\$5,725.88	\$5,725.88	\$5,295.72
248	49	\$2,323.22	\$2,946.73	\$2,946.73	\$2,946.73	\$2,790.85
249	15	\$711.19	\$902.06	\$902.06	\$902.06	\$854.34
250	28	\$1,327.55	\$1,683.84	\$1,683.84	\$1,683.84	\$1,594.77
251	28	\$1,327.55	\$1,683.84	\$1,683.84	\$1,683.84	\$1,594.77
252	54	\$2,560.28	\$3,247.41	\$3,247.41	\$3,247.41	\$3,075.63
253	86	\$2,712.23	\$3,877.37	\$3,877.37	\$3,877.37	\$3,586.08
254	68	\$2,144.55	\$3,065.82	\$3,065.82	\$3,065.82	\$2,835.51
256	149	\$4,699.09	\$6,717.76	\$6,717.76	\$6,717.76	\$6,213.09

257	158	\$4,982.93	\$7,123.53	\$7,123.53	\$7,123.53	\$6,588.38
260	90	\$2,838.38	\$4,057.71	\$4,057.71	\$4,057.71	\$3,752.88
	10000	\$318,137.37	\$453,475.54	\$453,475.54	\$453,475.54	\$419,641.00

Combined Levies (Option 2 - Without By-law Amendment)

Current levies **\$1,272,549.49**
Proposed levies **\$1,930,564.00**

Annual increase **51.71%**
Increase for remaining 3 quarters **68.94%**

Lot	UE	Q1	Q2	Q3	Q4	Pre-issue
1	16	\$504.60	\$855.77	\$855.77	\$855.77	\$767.98
2	36	\$1,135.35	\$1,925.48	\$1,925.48	\$1,925.48	\$1,727.95
3	32	\$1,009.20	\$1,711.54	\$1,711.54	\$1,711.54	\$1,535.96
4	25	\$788.44	\$1,337.14	\$1,337.14	\$1,337.14	\$1,199.97
5	37	\$1,166.89	\$1,978.97	\$1,978.97	\$1,978.97	\$1,775.95
6	23	\$725.36	\$1,230.17	\$1,230.17	\$1,230.17	\$1,103.97
7	32	\$1,009.20	\$1,711.54	\$1,711.54	\$1,711.54	\$1,535.96
9	15	\$473.06	\$802.28	\$802.28	\$802.28	\$719.98
10	15	\$473.06	\$802.28	\$802.28	\$802.28	\$719.98
11	19	\$599.21	\$1,016.23	\$1,016.23	\$1,016.23	\$911.97
12	15	\$473.06	\$802.28	\$802.28	\$802.28	\$719.98
13	15	\$473.06	\$802.28	\$802.28	\$802.28	\$719.98
14	15	\$473.06	\$802.28	\$802.28	\$802.28	\$719.98
15	15	\$473.06	\$802.28	\$802.28	\$802.28	\$719.98
16	23	\$725.36	\$1,230.17	\$1,230.17	\$1,230.17	\$1,103.97
17	23	\$725.36	\$1,230.17	\$1,230.17	\$1,230.17	\$1,103.97
18	38	\$1,198.43	\$2,032.45	\$2,032.45	\$2,032.45	\$1,823.95
19	36	\$1,135.35	\$1,925.48	\$1,925.48	\$1,925.48	\$1,727.95
20	25	\$788.44	\$1,337.14	\$1,337.14	\$1,337.14	\$1,199.97
21	32	\$1,009.20	\$1,711.54	\$1,711.54	\$1,711.54	\$1,535.96
22	16	\$504.60	\$855.77	\$855.77	\$855.77	\$767.98
23	26	\$819.98	\$1,390.63	\$1,390.63	\$1,390.63	\$1,247.96
24	26	\$819.98	\$1,390.63	\$1,390.63	\$1,390.63	\$1,247.96
25	16	\$504.60	\$855.77	\$855.77	\$855.77	\$767.98
26	16	\$504.60	\$855.77	\$855.77	\$855.77	\$767.98
27	36	\$1,135.35	\$1,925.48	\$1,925.48	\$1,925.48	\$1,727.95
28	32	\$1,009.20	\$1,711.54	\$1,711.54	\$1,711.54	\$1,535.96
29	25	\$788.44	\$1,337.14	\$1,337.14	\$1,337.14	\$1,199.97
30	36	\$1,135.35	\$1,925.48	\$1,925.48	\$1,925.48	\$1,727.95
31	23	\$725.36	\$1,230.17	\$1,230.17	\$1,230.17	\$1,103.97
32	35	\$1,103.81	\$1,872.00	\$1,872.00	\$1,872.00	\$1,679.95
34	15	\$473.06	\$802.28	\$802.28	\$802.28	\$719.98
35	15	\$473.06	\$802.28	\$802.28	\$802.28	\$719.98

36	19	\$599.21	\$1,016.23	\$1,016.23	\$1,016.23	\$911.97
37	15	\$473.06	\$802.28	\$802.28	\$802.28	\$719.98
38	15	\$473.06	\$802.28	\$802.28	\$802.28	\$719.98
39	15	\$473.06	\$802.28	\$802.28	\$802.28	\$719.98
40	15	\$473.06	\$802.28	\$802.28	\$802.28	\$719.98
41	26	\$819.98	\$1,390.63	\$1,390.63	\$1,390.63	\$1,247.96
42	24	\$756.90	\$1,283.66	\$1,283.66	\$1,283.66	\$1,151.97
43	16	\$504.60	\$855.77	\$855.77	\$855.77	\$767.98
44	25	\$788.44	\$1,337.14	\$1,337.14	\$1,337.14	\$1,199.97
45	24	\$756.90	\$1,283.66	\$1,283.66	\$1,283.66	\$1,151.97
46	24	\$756.90	\$1,283.66	\$1,283.66	\$1,283.66	\$1,151.97
47	24	\$756.90	\$1,283.66	\$1,283.66	\$1,283.66	\$1,151.97
48	77	\$2,428.39	\$4,118.40	\$4,118.40	\$4,118.40	\$3,695.89
50	60	\$1,892.25	\$3,209.14	\$3,209.14	\$3,209.14	\$2,879.92
52	16	\$504.60	\$855.77	\$855.77	\$855.77	\$767.98
53	26	\$819.98	\$1,390.63	\$1,390.63	\$1,390.63	\$1,247.96
54	26	\$819.98	\$1,390.63	\$1,390.63	\$1,390.63	\$1,247.96
55	16	\$504.60	\$855.77	\$855.77	\$855.77	\$767.98
56	24	\$756.90	\$1,283.66	\$1,283.66	\$1,283.66	\$1,151.97
57	24	\$756.90	\$1,283.66	\$1,283.66	\$1,283.66	\$1,151.97
58	24	\$756.90	\$1,283.66	\$1,283.66	\$1,283.66	\$1,151.97
59	16	\$504.60	\$855.77	\$855.77	\$855.77	\$767.98
60	17	\$536.14	\$909.26	\$909.26	\$909.26	\$815.98
61	37	\$1,166.89	\$1,978.97	\$1,978.97	\$1,978.97	\$1,775.95
62	34	\$1,072.28	\$1,818.51	\$1,818.51	\$1,818.51	\$1,631.95
63	25	\$788.44	\$1,337.14	\$1,337.14	\$1,337.14	\$1,199.97
64	37	\$1,166.89	\$1,978.97	\$1,978.97	\$1,978.97	\$1,775.95
65	24	\$756.90	\$1,283.66	\$1,283.66	\$1,283.66	\$1,151.97
66	37	\$1,166.89	\$1,978.97	\$1,978.97	\$1,978.97	\$1,775.95
68	16	\$504.60	\$855.77	\$855.77	\$855.77	\$767.98
69	16	\$504.60	\$855.77	\$855.77	\$855.77	\$767.98
70	19	\$599.21	\$1,016.23	\$1,016.23	\$1,016.23	\$911.97
71	16	\$504.60	\$855.77	\$855.77	\$855.77	\$767.98
72	17	\$536.14	\$909.26	\$909.26	\$909.26	\$815.98
73	16	\$504.60	\$855.77	\$855.77	\$855.77	\$767.98
74	16	\$504.60	\$855.77	\$855.77	\$855.77	\$767.98
75	27	\$851.51	\$1,444.11	\$1,444.11	\$1,444.11	\$1,295.96
76	25	\$788.44	\$1,337.14	\$1,337.14	\$1,337.14	\$1,199.97
77	17	\$536.14	\$909.26	\$909.26	\$909.26	\$815.98
78	25	\$788.44	\$1,337.14	\$1,337.14	\$1,337.14	\$1,199.97

79	25	\$788.44	\$1,337.14	\$1,337.14	\$1,337.14	\$1,199.97
80	25	\$788.44	\$1,337.14	\$1,337.14	\$1,337.14	\$1,199.97
81	25	\$788.44	\$1,337.14	\$1,337.14	\$1,337.14	\$1,199.97
82	25	\$788.44	\$1,337.14	\$1,337.14	\$1,337.14	\$1,199.97
83	25	\$788.44	\$1,337.14	\$1,337.14	\$1,337.14	\$1,199.97
84	81	\$2,554.54	\$4,332.34	\$4,332.34	\$4,332.34	\$3,887.89
86	25	\$788.44	\$1,337.14	\$1,337.14	\$1,337.14	\$1,199.97
87	33	\$1,040.74	\$1,765.03	\$1,765.03	\$1,765.03	\$1,583.95
88	16	\$504.60	\$855.77	\$855.77	\$855.77	\$767.98
89	27	\$851.51	\$1,444.11	\$1,444.11	\$1,444.11	\$1,295.96
90	27	\$851.51	\$1,444.11	\$1,444.11	\$1,444.11	\$1,295.96
91	16	\$504.60	\$855.77	\$855.77	\$855.77	\$767.98
92	25	\$788.44	\$1,337.14	\$1,337.14	\$1,337.14	\$1,199.97
93	25	\$788.44	\$1,337.14	\$1,337.14	\$1,337.14	\$1,199.97
94	25	\$788.44	\$1,337.14	\$1,337.14	\$1,337.14	\$1,199.97
95	25	\$788.44	\$1,337.14	\$1,337.14	\$1,337.14	\$1,199.97
96	25	\$788.44	\$1,337.14	\$1,337.14	\$1,337.14	\$1,199.97
97	16	\$504.60	\$855.77	\$855.77	\$855.77	\$767.98
98	17	\$536.14	\$909.26	\$909.26	\$909.26	\$815.98
99	38	\$1,198.43	\$2,032.45	\$2,032.45	\$2,032.45	\$1,823.95
100	35	\$1,103.81	\$1,872.00	\$1,872.00	\$1,872.00	\$1,679.95
101	26	\$819.98	\$1,390.63	\$1,390.63	\$1,390.63	\$1,247.96
102	38	\$1,198.43	\$2,032.45	\$2,032.45	\$2,032.45	\$1,823.95
103	24	\$756.90	\$1,283.66	\$1,283.66	\$1,283.66	\$1,151.97
104	39	\$1,229.96	\$2,085.94	\$2,085.94	\$2,085.94	\$1,871.95
106	17	\$536.14	\$909.26	\$909.26	\$909.26	\$815.98
107	17	\$536.14	\$909.26	\$909.26	\$909.26	\$815.98
108	20	\$630.75	\$1,069.71	\$1,069.71	\$1,069.71	\$959.97
109	17	\$536.14	\$909.26	\$909.26	\$909.26	\$815.98
110	17	\$536.14	\$909.26	\$909.26	\$909.26	\$815.98
111	17	\$536.14	\$909.26	\$909.26	\$909.26	\$815.98
112	17	\$536.14	\$909.26	\$909.26	\$909.26	\$815.98
113	28	\$883.05	\$1,497.60	\$1,497.60	\$1,497.60	\$1,343.96
114	25	\$788.44	\$1,337.14	\$1,337.14	\$1,337.14	\$1,199.97
115	17	\$536.14	\$909.26	\$909.26	\$909.26	\$815.98
116	26	\$819.98	\$1,390.63	\$1,390.63	\$1,390.63	\$1,247.96
117	52	\$1,639.95	\$2,781.25	\$2,781.25	\$2,781.25	\$2,495.93
119	26	\$819.98	\$1,390.63	\$1,390.63	\$1,390.63	\$1,247.96
120	26	\$819.98	\$1,390.63	\$1,390.63	\$1,390.63	\$1,247.96
121	26	\$819.98	\$1,390.63	\$1,390.63	\$1,390.63	\$1,247.96

122	94	\$2,964.53	\$5,027.65	\$5,027.65	\$5,027.65	\$4,511.87
123	26	\$819.98	\$1,390.63	\$1,390.63	\$1,390.63	\$1,247.96
124	34	\$1,072.28	\$1,818.51	\$1,818.51	\$1,818.51	\$1,631.95
125	46	\$1,450.73	\$2,460.34	\$2,460.34	\$2,460.34	\$2,207.94
127	48	\$1,513.80	\$2,567.31	\$2,567.31	\$2,567.31	\$2,303.93
129	26	\$819.98	\$1,390.63	\$1,390.63	\$1,390.63	\$1,247.96
130	26	\$819.98	\$1,390.63	\$1,390.63	\$1,390.63	\$1,247.96
131	26	\$819.98	\$1,390.63	\$1,390.63	\$1,390.63	\$1,247.96
132	26	\$819.98	\$1,390.63	\$1,390.63	\$1,390.63	\$1,247.96
133	26	\$819.98	\$1,390.63	\$1,390.63	\$1,390.63	\$1,247.96
134	17	\$536.14	\$909.26	\$909.26	\$909.26	\$815.98
135	17	\$536.14	\$909.26	\$909.26	\$909.26	\$815.98
136	40	\$1,261.50	\$2,139.43	\$2,139.43	\$2,139.43	\$1,919.94
137	63	\$1,986.86	\$3,369.60	\$3,369.60	\$3,369.60	\$3,023.91
139	40	\$1,261.50	\$2,139.43	\$2,139.43	\$2,139.43	\$1,919.94
140	48	\$1,513.80	\$2,567.31	\$2,567.31	\$2,567.31	\$2,303.93
141	61	\$1,923.79	\$3,262.63	\$3,262.63	\$3,262.63	\$2,927.92
143	22	\$693.83	\$1,176.68	\$1,176.68	\$1,176.68	\$1,055.97
144	17	\$536.14	\$909.26	\$909.26	\$909.26	\$815.98
145	17	\$536.14	\$909.26	\$909.26	\$909.26	\$815.98
146	17	\$536.14	\$909.26	\$909.26	\$909.26	\$815.98
147	18	\$567.68	\$962.74	\$962.74	\$962.74	\$863.98
148	30	\$946.13	\$1,604.57	\$1,604.57	\$1,604.57	\$1,439.96
149	26	\$819.98	\$1,390.63	\$1,390.63	\$1,390.63	\$1,247.96
150	18	\$567.68	\$962.74	\$962.74	\$962.74	\$863.98
151	50	\$1,576.88	\$2,674.28	\$2,674.28	\$2,674.28	\$2,399.93
152	48	\$1,513.80	\$2,567.31	\$2,567.31	\$2,567.31	\$2,303.93
153	49	\$1,545.34	\$2,620.80	\$2,620.80	\$2,620.80	\$2,351.93
154	50	\$1,576.88	\$2,674.28	\$2,674.28	\$2,674.28	\$2,399.93
155	51	\$1,608.41	\$2,727.77	\$2,727.77	\$2,727.77	\$2,447.93
156	51	\$1,608.41	\$2,727.77	\$2,727.77	\$2,727.77	\$2,447.93
157	51	\$1,608.41	\$2,727.77	\$2,727.77	\$2,727.77	\$2,447.93
158	18	\$567.68	\$962.74	\$962.74	\$962.74	\$863.98
159	41	\$1,293.04	\$2,192.91	\$2,192.91	\$2,192.91	\$1,967.94
160	41	\$1,293.04	\$2,192.91	\$2,192.91	\$2,192.91	\$1,967.94
161	62	\$1,955.33	\$3,316.11	\$3,316.11	\$3,316.11	\$2,975.91
164	31	\$977.66	\$1,658.06	\$1,658.06	\$1,658.06	\$1,487.96
165	27	\$851.51	\$1,444.11	\$1,444.11	\$1,444.11	\$1,295.96
166	18	\$567.68	\$962.74	\$962.74	\$962.74	\$863.98
167	50	\$1,576.88	\$2,674.28	\$2,674.28	\$2,674.28	\$2,399.93

168	48	\$1,513.80	\$2,567.31	\$2,567.31	\$2,567.31	\$2,303.93
169	51	\$1,608.41	\$2,727.77	\$2,727.77	\$2,727.77	\$2,447.93
170	50	\$1,576.88	\$2,674.28	\$2,674.28	\$2,674.28	\$2,399.93
171	51	\$1,608.41	\$2,727.77	\$2,727.77	\$2,727.77	\$2,447.93
172	51	\$1,608.41	\$2,727.77	\$2,727.77	\$2,727.77	\$2,447.93
173	51	\$1,608.41	\$2,727.77	\$2,727.77	\$2,727.77	\$2,447.93
174	19	\$599.21	\$1,016.23	\$1,016.23	\$1,016.23	\$911.97
175	43	\$1,356.11	\$2,299.88	\$2,299.88	\$2,299.88	\$2,063.94
176	43	\$1,356.11	\$2,299.88	\$2,299.88	\$2,299.88	\$2,063.94
177	63	\$1,986.86	\$3,369.60	\$3,369.60	\$3,369.60	\$3,023.91
180	33	\$1,040.74	\$1,765.03	\$1,765.03	\$1,765.03	\$1,583.95
181	28	\$883.05	\$1,497.60	\$1,497.60	\$1,497.60	\$1,343.96
182	20	\$630.75	\$1,069.71	\$1,069.71	\$1,069.71	\$959.97
183	52	\$1,639.95	\$2,781.25	\$2,781.25	\$2,781.25	\$2,495.93
184	50	\$1,576.88	\$2,674.28	\$2,674.28	\$2,674.28	\$2,399.93
185	52	\$1,639.95	\$2,781.25	\$2,781.25	\$2,781.25	\$2,495.93
186	51	\$1,608.41	\$2,727.77	\$2,727.77	\$2,727.77	\$2,447.93
187	52	\$1,639.95	\$2,781.25	\$2,781.25	\$2,781.25	\$2,495.93
188	53	\$1,671.49	\$2,834.74	\$2,834.74	\$2,834.74	\$2,543.93
189	53	\$1,671.49	\$2,834.74	\$2,834.74	\$2,834.74	\$2,543.93
190	58	\$1,829.18	\$3,102.17	\$3,102.17	\$3,102.17	\$2,783.92
191	83	\$2,617.61	\$4,439.31	\$4,439.31	\$4,439.31	\$3,983.89
192	96	\$3,027.60	\$5,134.62	\$5,134.62	\$5,134.62	\$4,607.87
194	53	\$1,671.49	\$2,834.74	\$2,834.74	\$2,834.74	\$2,543.93
195	55	\$1,734.56	\$2,941.71	\$2,941.71	\$2,941.71	\$2,639.92
196	54	\$1,703.03	\$2,888.23	\$2,888.23	\$2,888.23	\$2,591.93
197	55	\$1,734.56	\$2,941.71	\$2,941.71	\$2,941.71	\$2,639.92
198	55	\$1,734.56	\$2,941.71	\$2,941.71	\$2,941.71	\$2,639.92
199	55	\$1,734.56	\$2,941.71	\$2,941.71	\$2,941.71	\$2,639.92
200	58	\$1,829.18	\$3,102.17	\$3,102.17	\$3,102.17	\$2,783.92
201	59	\$1,860.71	\$3,155.65	\$3,155.65	\$3,155.65	\$2,831.92
202	60	\$1,892.25	\$3,209.14	\$3,209.14	\$3,209.14	\$2,879.92
203	59	\$1,860.71	\$3,155.65	\$3,155.65	\$3,155.65	\$2,831.92
204	55	\$1,734.56	\$2,941.71	\$2,941.71	\$2,941.71	\$2,639.92
205	57	\$1,797.64	\$3,048.68	\$3,048.68	\$3,048.68	\$2,735.92
206	56	\$1,766.10	\$2,995.20	\$2,995.20	\$2,995.20	\$2,687.92
207	59	\$1,860.71	\$3,155.65	\$3,155.65	\$3,155.65	\$2,831.92
208	57	\$1,797.64	\$3,048.68	\$3,048.68	\$3,048.68	\$2,735.92
209	57	\$1,797.64	\$3,048.68	\$3,048.68	\$3,048.68	\$2,735.92
210	60	\$1,892.25	\$3,209.14	\$3,209.14	\$3,209.14	\$2,879.92

211	61	\$1,923.79	\$3,262.63	\$3,262.63	\$3,262.63	\$2,927.92
212	61	\$1,923.79	\$3,262.63	\$3,262.63	\$3,262.63	\$2,927.92
213	61	\$1,923.79	\$3,262.63	\$3,262.63	\$3,262.63	\$2,927.92
214	73	\$2,302.24	\$3,904.45	\$3,904.45	\$3,904.45	\$3,503.90
215	98	\$3,090.68	\$5,241.59	\$5,241.59	\$5,241.59	\$4,703.86
217	83	\$2,617.61	\$4,439.31	\$4,439.31	\$4,439.31	\$3,983.89
218	65	\$2,049.94	\$3,476.57	\$3,476.57	\$3,476.57	\$3,119.91
219	59	\$1,860.71	\$3,155.65	\$3,155.65	\$3,155.65	\$2,831.92
220	63	\$1,986.86	\$3,369.60	\$3,369.60	\$3,369.60	\$3,023.91
221	89	\$2,806.84	\$4,760.22	\$4,760.22	\$4,760.22	\$4,271.88
222	104	\$3,279.90	\$5,562.51	\$5,562.51	\$5,562.51	\$4,991.86
224	76	\$2,396.85	\$4,064.91	\$4,064.91	\$4,064.91	\$3,647.90
225	102	\$3,216.83	\$5,455.54	\$5,455.54	\$5,455.54	\$4,895.86
226	62	\$1,955.33	\$3,316.11	\$3,316.11	\$3,316.11	\$2,975.91
227	67	\$2,113.01	\$3,583.54	\$3,583.54	\$3,583.54	\$3,215.91
228	92	\$2,901.45	\$4,920.68	\$4,920.68	\$4,920.68	\$4,415.87
229	109	\$3,437.59	\$5,829.94	\$5,829.94	\$5,829.94	\$5,231.85
231	154	\$4,856.78	\$8,236.79	\$8,236.79	\$8,236.79	\$7,391.79
231	108	\$3,406.05	\$5,776.45	\$5,776.45	\$5,776.45	\$5,183.85
233	66	\$2,081.48	\$3,530.05	\$3,530.05	\$3,530.05	\$3,167.91
234	69	\$2,176.09	\$3,690.51	\$3,690.51	\$3,690.51	\$3,311.90
235	96	\$3,027.60	\$5,134.62	\$5,134.62	\$5,134.62	\$4,607.87
236	113	\$3,563.74	\$6,043.88	\$6,043.88	\$6,043.88	\$5,423.84
238	69	\$2,176.09	\$3,690.51	\$3,690.51	\$3,690.51	\$3,311.90
239	73	\$2,302.24	\$3,904.45	\$3,904.45	\$3,904.45	\$3,503.90
240	99	\$3,122.21	\$5,295.08	\$5,295.08	\$5,295.08	\$4,751.86
241	116	\$3,658.35	\$6,204.34	\$6,204.34	\$6,204.34	\$5,567.84
243	71	\$2,239.16	\$3,797.48	\$3,797.48	\$3,797.48	\$3,407.90
244	124	\$3,910.65	\$6,632.22	\$6,632.22	\$6,632.22	\$5,951.83
245	121	\$3,816.04	\$6,471.76	\$6,471.76	\$6,471.76	\$5,807.83
246	130	\$4,099.88	\$6,953.14	\$6,953.14	\$6,953.14	\$6,239.82
247	127	\$4,005.26	\$6,792.68	\$6,792.68	\$6,792.68	\$6,095.82
248	49	\$2,323.22	\$3,358.33	\$3,358.33	\$3,358.33	\$3,099.55
249	15	\$711.19	\$1,028.06	\$1,028.06	\$1,028.06	\$948.84
250	28	\$1,327.55	\$1,919.04	\$1,919.04	\$1,919.04	\$1,771.17
251	28	\$1,327.55	\$1,919.04	\$1,919.04	\$1,919.04	\$1,771.17
252	54	\$2,560.28	\$3,701.01	\$3,701.01	\$3,701.01	\$3,415.83
253	86	\$2,712.23	\$4,599.77	\$4,599.77	\$4,599.77	\$4,127.88
254	68	\$2,144.55	\$3,637.02	\$3,637.02	\$3,637.02	\$3,263.91
256	149	\$4,699.09	\$7,969.36	\$7,969.36	\$7,969.36	\$7,151.79

257	158	\$4,982.93	\$8,450.73	\$8,450.73	\$8,450.73	\$7,583.78
260	90	\$2,838.38	\$4,813.71	\$4,813.71	\$4,813.71	\$4,319.88
	10000	\$318,137.37	\$537,475.54	\$537,475.54	\$537,475.54	\$482,641.00

The Grove | Residential Budget

Administrative Fund			
	Proposed Budget	Previous Year Actuals	Previous Year Budget
Revenue			
343000 Levies Due--Admin - Residential	\$552,108.00	\$448,999.11	\$449,000.00
142500 Interest on Arrears--Admin	\$0.00	\$197.50	\$0.00
Total revenue	\$552,108.00	\$449,196.61	\$449,000.00
Less expenses			
354151 Admin--GST Expense (Write Off) - Residential	\$0.00	-\$0.10	\$0.00
361000 Concierge (Residential)	\$183,570.00	\$185,613.75	\$175,000.00
363000 Maint Bldg--Cleaning (Residential)	\$215,378.00	\$219,125.14	\$200,000.00
363005 Anchor Point Certification & Window Cleaning (Residential)	\$40,650.00	\$0.00	\$35,000.00
364100 - Carpet Cleaning (Residential)	\$16,000.00	\$0.00	\$0.00
364200 - Furniture Upholstory Clean (Residential)	\$5,000.00	\$0.00	\$0.00
364300 - Gym Equipment & Servicing - (Residential)	\$25,760.00	\$0.00	\$0.00
367200 Maint Bldg--General Repairs (Residential)	\$5,000.00	\$4,487.82	\$10,000.00
370200 Maint Bldg--Lift (Residential)	\$39,500.00	\$1,732.50	\$9,000.00
372390 Maintenance Contract - Pool (Residential)	\$21,250.00	\$20,470.15	\$20,000.00
Total expenses	\$552,108.00	\$431,429.26	\$449,000.00
Surplus/Deficit	\$0.00	\$17,767.35	\$0.00
Opening balance	\$17,767.35	\$0.00	\$0.00
Closing balance	\$17,767.35	\$17,767.35	\$0.00
Total units of Entitlements	9826	9826	9826
Budgeted standard levy revenue	\$552,108.00	\$448,999.11	\$449,000.00
Add GST	\$55,210.80	\$44,899.91	\$44,900.00
Amount to raise in levies including GST	\$607,318.80	\$493,899.02	\$493,900.00

The Grove | Commercial Budget

Administrative Fund			
	Proposed Budget	Previous Year Actuals	Previous Year Budget
Revenue			
543000 Levies Due--Admin - Commercial	\$20,396.00	\$18,999.96	\$19,000.00
142500 Interest on Arrears--Admin	\$0.00	\$0.00	\$0.00
Total revenue	\$20,396.00	\$18,999.96	\$19,000.00
Less expenses			
554151 Admin--GST Expense (Write Off) - Commercial	\$0.00	\$0.47	\$0.00
563000 Maint Bldg--Cleaning (Commercial)	\$11,963.00	\$12,098.86	\$15,000.00
563100 Maint Bldg--Window Cleaning (Commercial)	\$1,850.00	\$0.00	\$0.00
567200 Maint Bldg--General Repairs (Commercial)	\$2,000.00	\$0.00	\$2,625.00
570200 Maint Blgh--Lift (Commercial)	\$4,583.00	\$0.00	\$1,375.00
Total expenses	\$20,396.00	\$12,099.33	\$19,000.00
Surplus/Deficit	\$0.00	\$6,900.63	\$0.00
Opening balance	\$6,900.63	\$0.00	\$0.00
Closing balance	\$6,900.63	\$6,900.63	\$0.00
Total units of Entitlements	174	174	174

Budgeted standard levy revenue	\$20,396.00	\$18,999.96	\$19,000.00
Add GST	\$2,039.60	\$1,900.00	\$1,900.00
Amount to raise in levies including GST	\$22,435.60	\$20,899.96	\$20,900.00



Level 4, 55 St Georges Terrace
Perth WA 6000

PO BOX 5721, Perth 6831

Certificate of Currency

CHU Residential Strata Insurance Plan

Policy No	HU0006126154
Policy Wording	CHU RESIDENTIAL STRATA INSURANCE PLAN
Period of Insurance	06/05/2025 to 06/08/2025 at 4:00pm
The Insured	THE OWNERS OF 1 AIRLIE STREET, CLAREMONT SP 82199
Situation	1 AIRLIE STREET CLAREMONT WA 6010
Additional description	1 AND 3 AIRLIE STREET, CLAREMONT 6010

Policies Selected

Policy 1 – Insured Property

Building: \$200,000,000

Common Area Contents: \$2,000,000

Loss of Rent & Temporary Accommodation (total payable): \$30,000,000

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 – Fidelity Guarantee

Sum Insured: \$250,000

Policy 5 – Office Bearers' Legal Liability

Sum Insured: \$5,000,000

Policy 6 – Machinery Breakdown

Sum Insured: \$100,000

Policy 7 – Catastrophe Insurance

Not Selected

Policy 8 – 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 9 – Lot owners’ fixtures and improvements (per lot)

Sum Insured: \$250,000

Flood Cover is included.

Principal's Indemnity

CHU advises that, in line with our underwriting guidelines and your disclosed information and / or your request, the above policy has been amended. This endorsement should be read in conjunction with, and as forming part of, your existing policy wording.

Policy 2 – Liability to Others is amended to indemnify the Principal/s named in the Schedule for claims for bodily injury or damage to property, arising solely as a consequence of the Principal’s activity at the Insured Property, and for the duration of that activity, at the Situation shown in the Schedule.

Other than as set out above, the terms, conditions, exclusions and limitations contained in Your Policy remain unaltered.

Date Printed

10/04/2025

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 QM562-1023 and schedule). It does not alter, amend or extend the policy. This information is current only at the date of printing.

STRUCTURAL ALTERATION APPLICATION

Application pursuant to section 87 of the Strata Titles Act, 1985 (Act).

Strata Company and Lot Details			
Name	The Owners of The Grove Strata Plan No. 82199 ABN 50 882238377		
Address	1 Airie Street, Claremont WA 6010		
Lot Number	244	Unit Num	1401
Owner Details			
Name		Phone	0
Address		Mob	
		Email	

PLEASE ENSURE ALL FIELDS ARE COMPLETED AND PROVIDE AS MUCH DETAIL AS POSSIBLE, SO THE STRATA COMPANY MAY PROPERLY CONSIDER YOUR APPLICATION

Document Checklist (Please check the documents you are sending with this application)	
☐	Planning or any other approvals required by written law <u>or</u>
☒	Letter stating that no planning approvals are required
☒	List of <u>all</u> contractors/suppliers to be used for the proposal. (Schedule 1)
☐	Information/calculations regarding plot ratio and open space requirements ¹ <u>or</u>
☐	Statement that the proposal will not affect the plot ratio or open space requirements
☒	Architectural/Building/Engineers plans and/or drawings including dimensions and specifications
☒	Location plan showing the proposed improvement in relation to any existing structure on the lot and/or the boundaries of the lot.
☐	Visual representation of what will be seen when viewed from outside of the Lot
☒	Pictures of proposed design and materials, including colour schemes
☒	Method of construction (work plan) including mitigation strategies during construction (noise, dust, other pollutants etc)
☒	Other Documents (Please List) Certificates of Currency of Insurance Policies

¹ Pursuant to *Strata Titles (General) Regulations 2019* 75(2)(a) to 75(2)(d)

Please note that an application of this nature must be voted on by the Strata Company and must achieve a Resolution Without Dissent.

If the Council of Owners request further information once receiving your application, please respond to their requests as soon as possible so that the approval process is not delayed.

The voting process cannot be scheduled until all necessary information has been submitted to the Strata Company.

Description of proposed Structural Alteration ²
Please see attached pdf Drawing Schedule

Please answer the following questions:		
Yes	No	Question
☐	☒	Will the proposal, when completed, need to be considered when calculating the plot ratio restrictions or open space requirements in relation to the parcel? If <u>Yes</u> provide prescribed details. If <u>No</u> provide a written statement including the reasons why it would not be required to be considered.
☒	☐	Will the proposal, when completed, be seen from outside of the Lot? If <u>Yes</u> provide detail:
☐	☒	In your opinion, do you believe this proposal will affect neighbouring lots and/or the common property ³ ? If <u>Yes</u> provide detail:
☐	☒	Does the proposal permanently or temporarily contravene any by-laws of the Strata Company? If <u>Yes</u> provide detail:
☐	☐	Does the proposal permanently or temporarily interrupt or interfere with any easements or covenants? If <u>Yes</u> provide detail: No iinterference

² Please note that the description provided will be used for the proposed motion that will be put to a vote of the Owners once approved by the Council of Owners.

³ Note, amongst other things, it is extremely important to consider anything that may affect the structural integrity of the building.

Please answer the following questions:		
☐	☒	Does the proposal change the boundary of the Lot? If <u>Yes</u> provide detail ⁴ .
☐	☒	Does the proposal require access to another owners lot or to the common property? If <u>Yes</u> provide details ⁵

I [Click or tap here to enter text.](#) hereby submit this application to the Strata Company and acknowledge that I have supplied a true and accurate description of the proposal.

I understand that any variations to this application must be submitted to the Strata Company for further review and approval.

I further acknowledge that I will not commence any structural alteration to my lot until I have received written consent from the Strata Company expressed by resolution without dissent or;

The Strata Company has not, at the end of 77 days after being given my application, made a written objection to the alteration

Signed: 

Date: [Click or tap to enter a date.](#)
23/07/25

⁴ Must include written advice from a licenced surveyor

⁵ The owner must complete a "Notice of Entry under Statutory Easement" pursuant to Section 64(4) & (5) of the Act.

SCHEDULE 1
CONTRACTORS/SUPPLIERS

Name/ABN⁶	Service(s) Provided⁷	Licence/Registration Number⁸	Phone	Email
AP Aluminium	the design, manufacture		+61481731955	noel.0@apalu-facade.com.au
ABN 61 664 244 606	supply and installation of			
1/19 Quantum Link, Wangara WA 6065	5 fixed manual operable 90mm elliptical louvre screens			

The Owner must provide details of all contractors and suppliers that will be used for the proposed Structural Alteration.

⁶ Provide ABN if Applicable

⁷ Specifically for this proposal

⁸ The Owner acknowledges that they have checked the licencing requirements and validity of the licence/registration of the service to be provided.

Information bulletin provided to owners who wish to make an application pursuant to section 87 of the Strata Titles Act, 1985 (Act).

Structural alteration of lot in strata scheme.

1. Introduction to structural alteration and the meaning of structure under the Act:

(a) Structural alteration of a lot means (Section 86):

- (i) the erection of a structure within the lot; or
- (ii) an alteration of a structural kind to, or extension of, a structure within the lot.

structure includes anything classified as a structure by the Regulations.

(b) Definition of a structure (Regulation 73):

Any dwelling, shop, factory, commercial premises, garage, carport, shed or other building or **improvement** (whether free standing or annexed to or incorporated with any existing building on the lot):

- (i) the construction or erection of which is required to be approved by the local government or any other authority; or
- (ii) the area of which is to be taken into account for the purposes of determining the plot ratio restrictions or open space requirements for the lot.

(c) General meaning of structure, as interpreted by the State Administrative Tribunal (SAT):

Please be aware:

Whilst the Act and the Regulations appear to clearly define **structure**, SAT has a different view as declared in Walsh vs The Owners of Riverside Villas SP27929:

SAT contend that the definition provided for in Section 86 of the Act is **inclusive** and **not limited** to prescribed improvements as defined by the Regulations.

Therefore just because your shed, pergola, carport, gazebo or other structure does not require to be approved by local government or does not affect the plot or open space requirements for the lot, if challenged, SAT may determine that it is a structure for the purposes of the Act and therefore a section 87 application is required.

2. Grounds for rejection of a proposed alteration are it:

- (a) breaches the plot ratio restrictions or open space requirements for the lot; or
- (b) results in a structure that is visible from outside the lot and is not in keeping with the rest of the development; or
- (c) affects the structural soundness of a building; or
- (d) interferes with a statutory easement; or
- (e) contravenes a specified by-law or specified by-laws of the strata company; or
- (f) interferes with a short form easement or restrictive covenant or any other easement or covenant affecting the parcel that is shown on the scheme plan or registered against the parcel.

3. Gaining approval to undertake structural alterations:

Once you have determined that the proposed structural alteration complies with section 2 above there are 2 options to gain the Strata Companies approval prior to proceeding with any structural alterations.

Option 1

Every owner provides written approval for the proposed structural alteration; and

- (a) all approvals are either unconditional or are subject to the same conditions from each owner; and
- (b) a copy of each approval has been served on the strata company.

Option 2

By submitting an application to the Strata Company requesting that your proposed structural alterations are put to a vote of the owners and no owner votes against your proposal (resolution without dissent).

4. Prescribed information that must be provided with your application:

- (a) Plans and specifications for the construction of the improvements;
- (b) the plot ratio restrictions and open space requirements in relation to the parcel;
- (c) the pro rata entitlements of the lot (calculated as provided for by regulations 7 and 8 of the Strata Titles (General) Regulations 2019);
- (d) if the application is approved, the area of the structure, including the area of all existing and proposed structures to be taken into account for the purposes of calculating the plot ratio restrictions and open space requirements;
- (e) whether or not the carrying out of the proposal will breach the pro rata entitlements of the lot and, if it does, the percentage and area by which the pro rata entitlements of the lot is exceeded;
- (f) the location and dimensions of the proposed structure upon its completion in relation to any existing structure on the lot or to the boundaries of the lot;
- (g) any contravention of the by-laws of the strata company, whether of a permanent or temporary nature, which is likely to occur during or as a result of the erection, alteration or extension of the structure, and any proposed manner of dealing with that contravention.
- (h) any likely interruption to or interference with any statutory easement, short form easement or restrictive covenant or any other easement or restrictive covenant affecting the parcel that is shown on the scheme plan or registered against the parcel, whether of a permanent or temporary nature;
- (i) whether the structural alteration of the lot changes the boundaries of the lot and whether the applicant has sought advice from a licensed surveyor about the effect of the structural alteration.
- (j) Paragraphs 4(b) to 4(e) do not apply if:
 - (i) the area of the structure, upon its erection, alteration or extension, would not be required to be taken into account for the purposes of calculating the plot ratio restrictions and open space requirements in relation to the parcel; and
 - (ii) the application for approval includes a statement to that effect and the reason why it would not be required to be taken into account; and

- (iii) the strata company does not request in writing that the applicant supply the information referred to in paragraphs 4(b) to 4(d)

5. Additional information that will enable owners to make an informed decision:

- (a) full details of the materials to be used in the structure or the alteration or extension of a structure;
- (b) the colours of those parts of the structure that will be visible from outside the lot;
- (c) the method of construction to be used in and an estimated work plan for the erection, alteration or extension of the structure; and
- (d) any likely interruption to or interference with any Statutory easement whether of a permanent or temporary nature, and any proposed manner of dealing with that interruption or interference.

6. The approval process:

- (a) no later than 35 days (the allowed period) after the Strata Company receives your application voting on your application must commence.
- (b) If voting does not commence as required under 6(a) you have the right to convene a general meeting in the same manner as nearly as possible as that in which meetings are to be convened by the council, and submit the application to that meeting.
- (c) the Strata Company is taken to have approved the structural alteration of a lot as set out in an application for approval served on the Strata Company if –
 - (i) the Strata Company serves you with written consent to the alteration expressed by resolution without dissent; or
 - (ii) the Strata Company has not, at the end of 77 days after being given the application, made a written objection to the alteration; or
 - (iii) the strata company has made such an objection but the objection does not specify the grounds of the objection or the grounds specified are not grounds on which members of the strata company may object as defined under item 2 above.

Despite item 6(b), the council may submit an application to a general meeting convened by the council after the allowed period if that meeting is held before a meeting is convened by the applicant under item 6(b).

7. Only the Strata Company can approve an application for structural alteration:

The above outlines the process that needs to be undertaken in order to gain approval from the Strata Company.

If you decide to commence any structural alterations without the Strata Company approval you may be ordered by the State Administrative Tribunal (SAT) to remove the structural alteration at your cost.

8. Professional help recommended:

As can be seen from the above you need to pay proper attention to the detail of your application and the required information that you will provide.

It is highly recommended that you seek professional help in the preparation and submission of your application.

Please note, neither the Strata Manager nor the Council can provide this advice to you.

9. What to do if you are dissatisfied with the outcome of your application

Make an application to SAT, under regulation 90, who may make an order that allows your structural alteration providing:

- (a) that the structural alteration of your lot is reasonable, having regard to the merits of the alteration and the interests of all of the owners of the lots in the use and enjoyment of their lots and the common property; and
- (b) to the extent that your structural alteration has already been carried out, it will not cause any significant inconvenience or detriment to the owners of other lots.

Please note this document is provided as a guide only and does not constitute a legal opinion.

END

87. Structural alteration of lot in strata scheme

- (1) The owner of a lot in a 2-lot scheme that is a strata scheme must not cause or permit the structural alteration of the lot except with the prior written approval of —
 - (a) the owner of the other lot; and
 - (b) for a leasehold scheme, the owner of the leasehold scheme.
- (2) The owner of a lot in a strata scheme, other than a 2-lot scheme, must not cause or permit the structural alteration of the lot except —
 - (a) with the prior approval, expressed by resolution without dissent, of the strata company and, for a leasehold scheme, the prior written approval of the owner of the leasehold scheme; or
 - (b) if —
 - (i) the prior written approval to the structural alteration has been given by the owner of each lot in the scheme, and, for a leasehold scheme, the owner of the leasehold scheme; and
 - (ii) all approvals are either unconditional or are subject to the same conditions; and
 - (iii) a copy of each approval is served on the strata company.
- (3) If an application is made under this section for approval for the structural alteration of a lot, the owner of any other lot in the strata scheme or the owner of the leasehold scheme may refuse to give approval on a ground permitted by subsection (5), but not otherwise.
- (4) If an application is made to a strata company under this section —
 - (a) notice of the proposed resolution on the application must contain or be accompanied by a statement, in the

- approved form, of the effect of paragraphs (c) and (d);
and
- (b) if a vote on the resolution is taken at a general meeting, the chairperson must, before the vote is taken, read out the statement referred to in paragraph (a); and
 - (c) the vote for a lot may be cast —
 - (i) against a resolution to approve the application; or
 - (ii) in support of a resolution to refuse approval of the application,on a ground permitted by subsection (5), but not otherwise; and
 - (d) a vote referred to in paragraph (c) is of no effect unless the person casting the vote discloses as a ground for the person's vote 1 or more of the grounds permitted by subsection (5).
- (5) The grounds on which approval may be refused are —
- (a) that the carrying out of the proposal will breach the plot ratio restrictions or open space requirements for the lot;
or
 - (b) in the case of a lot that is not a vacant lot, that the carrying out of the proposal —
 - (i) will result in a structure that is visible from outside the lot and that is not in keeping with the rest of the development; or
 - (ii) may affect the structural soundness of a building;
or
 - (iii) may interfere with a statutory easement;or
 - (c) any other ground specified in the regulations.

[(6) deleted]

[Section 87, formerly section 7, inserted: No. 58 of 1995 s. 13; amended, renumbered as section 87 and relocated: No. 30 of 2018 s. 10 and 84.]

88. Structural alteration of lot in survey-strata scheme

- (1) The owner of a lot in a 2-lot scheme that is a survey-strata scheme must not cause or permit the structural alteration of the lot if, on completion of the work, the structures on the lot will not conform to plot ratio restrictions or open space requirements for the lot, except with the prior written approval of —
 - (a) the owner of the other lot; and
 - (b) for a leasehold scheme, the owner of the leasehold scheme.
- (2) The owner of a lot in a survey-strata scheme, other than a 2-lot scheme, must not cause or permit the structural alteration of the lot if, on completion of the work, the structures on the lot will not conform to plot ratio restrictions or open space requirements for the lot, except with —
 - (a) the prior approval of the strata company, expressed by resolution without dissent; and
 - (b) for a leasehold scheme, the prior written approval of the owner of the leasehold scheme.

[Section 88 inserted: No. 30 of 2018 s. 83.]

89. Approvals and objections to structural alterations

- (1) An application for the approval of the structural alteration of a lot must set out details of the proposal and such other information as may be prescribed.
- (2) If an application is made to a strata company under subsection (1), voting on the application must open within 35 days after the application is received (the ***allowed period***).

- (3) If voting on the application does not open as required by subsection (2), the applicant may convene a general meeting, in the same manner as nearly as possible as that in which meetings are to be convened by the council, and submit the application to that meeting.
- (4) Despite subsection (2), a council may submit an application to a general meeting convened by the council after the allowed period if that meeting is held before a meeting is convened by the applicant under subsection (3).
- (5) The owner of a lot or the owner of a leasehold scheme is taken to have approved the structural alteration of a lot as set out in an application for approval served on the owner if —
 - (a) the owner serves on the applicant written consent to the alteration; or
 - (b) the owner has not, at the end of 42 days after being given the application, made a written objection to the alteration; or
 - (c) for a strata scheme, the owner has made such an objection but the objection does not specify the grounds of the objection or the grounds specified are not grounds on which the owner may object under section 87.
- (6) A strata company is taken to have approved the structural alteration of a lot as set out in an application for approval served on the strata company if —
 - (a) the strata company serves on the applicant written consent to the alteration expressed by resolution without dissent; or
 - (b) despite section 87(2) —
 - (i) the strata company has not, at the end of 77 days after being given the application, made a written objection to the alteration; or
 - (ii) for a strata scheme, the strata company has made such an objection but the objection does not

specify the grounds of the objection or the grounds specified are not grounds on which members of the strata company may object under section 87.

[(7) deleted]

[Section 89, formerly section 7B, inserted: No. 58 of 1995 s. 13; amended, renumbered as section 89 and relocated: No. 30 of 2018 s. 11 and 84.]

90. Order dispensing with approval for structural alteration of lot

- (1) The Tribunal may, on the application of an owner of a lot in a strata titles scheme, by order, exempt a particular structural alteration to the lot from the application of this Division.
- (2) An order may be made under this section —
 - (a) whether or not the necessary approval for the alteration has been sought; and
 - (b) even if there has been a valid refusal to give the necessary approval.
- (3) An order can only be made under this section if the Tribunal is satisfied —
 - (a) that the structural alteration of the lot is reasonable, having regard to the merits of the alteration and the interests of all of the owners of the lots in the use and enjoyment of their lots and the common property; and
 - (b) to the extent that the structural alteration has already been carried out, it will not cause any significant inconvenience or detriment to the owners of other lots.

[Section 90 inserted: No. 30 of 2018 s. 83.]



PROJECT: 1401 THE GROVE

DRAWING SCHEDULE

AP-SD-00 (A) - TITLE PAGE

AP-SD-01 (A) - 90MM ELLIPTICAL OPERABLE LOUVRE SCREEN ELEVATION, PLAN & SECTION

AP-SD-02 (A) - 90MM ELLIPTICAL OPERABLE LOUVRE - FIXING DETAILS

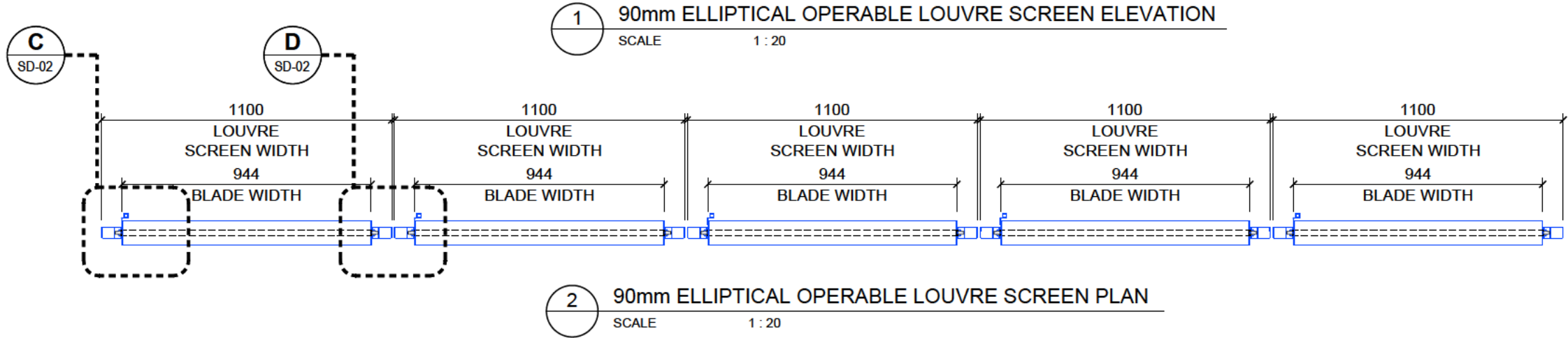
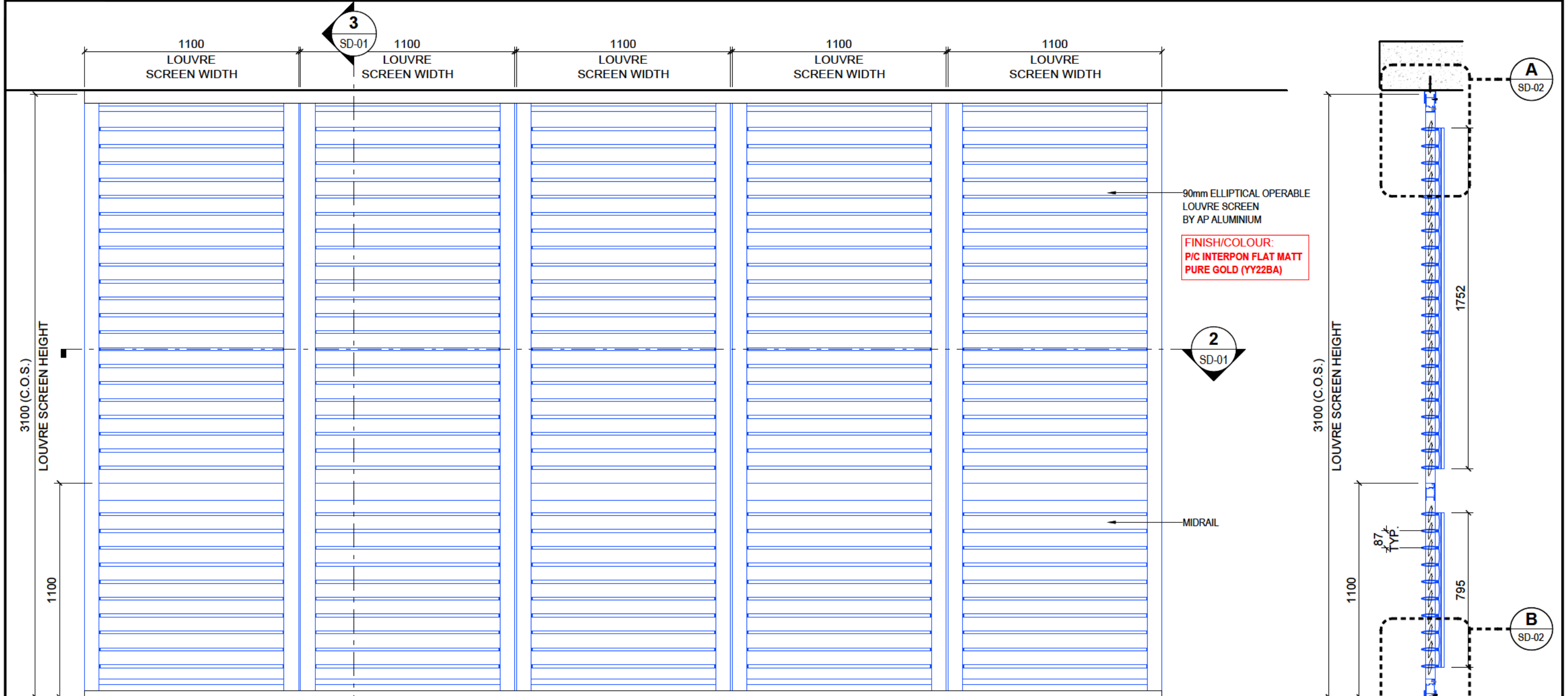


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18-07-2025	A	PROPOSAL FOR REVIEW & APPROVAL	JMM	JMM	NOC	NOC	
DATE:	REV NO.	DESCRIPTION	DRAWN	DESIGNED	CHECKED	APPROVED	

PROJECT NAME:	1401 THE GROVE
DRAWING TITLE:	TITLE PAGE
SCALE: A3	AS SHOWN
DRAWING NO:	AP-SD-00
REV NO:	A

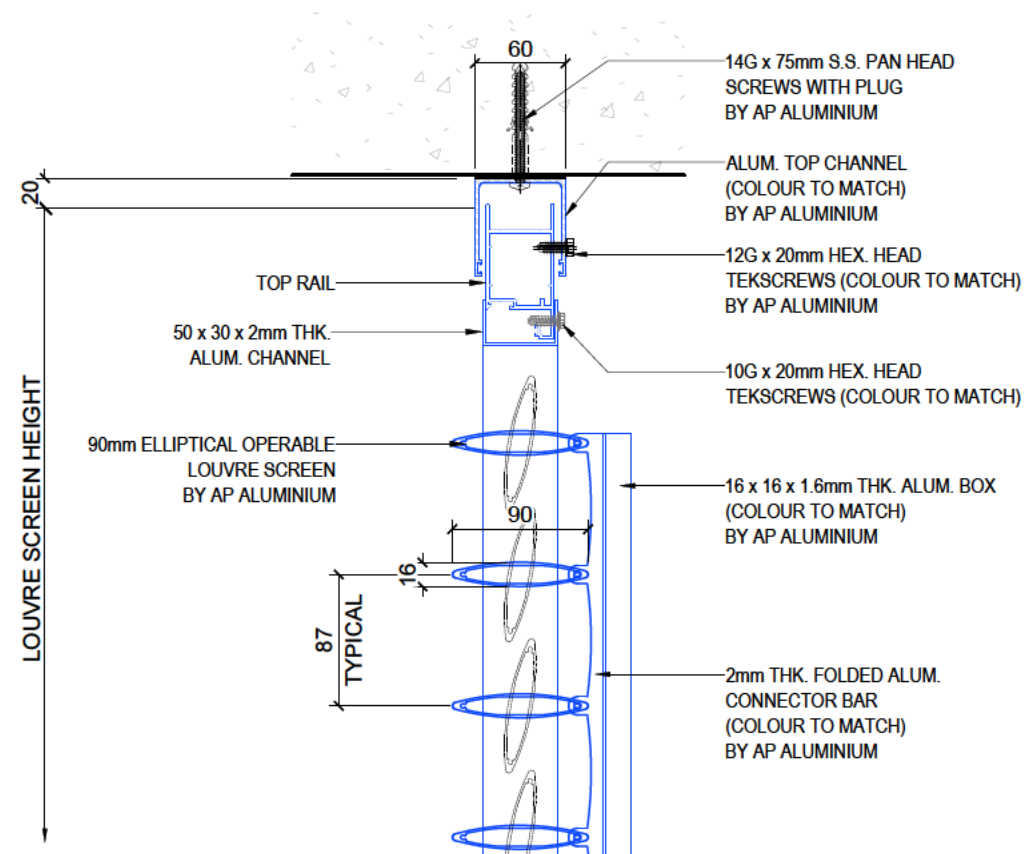


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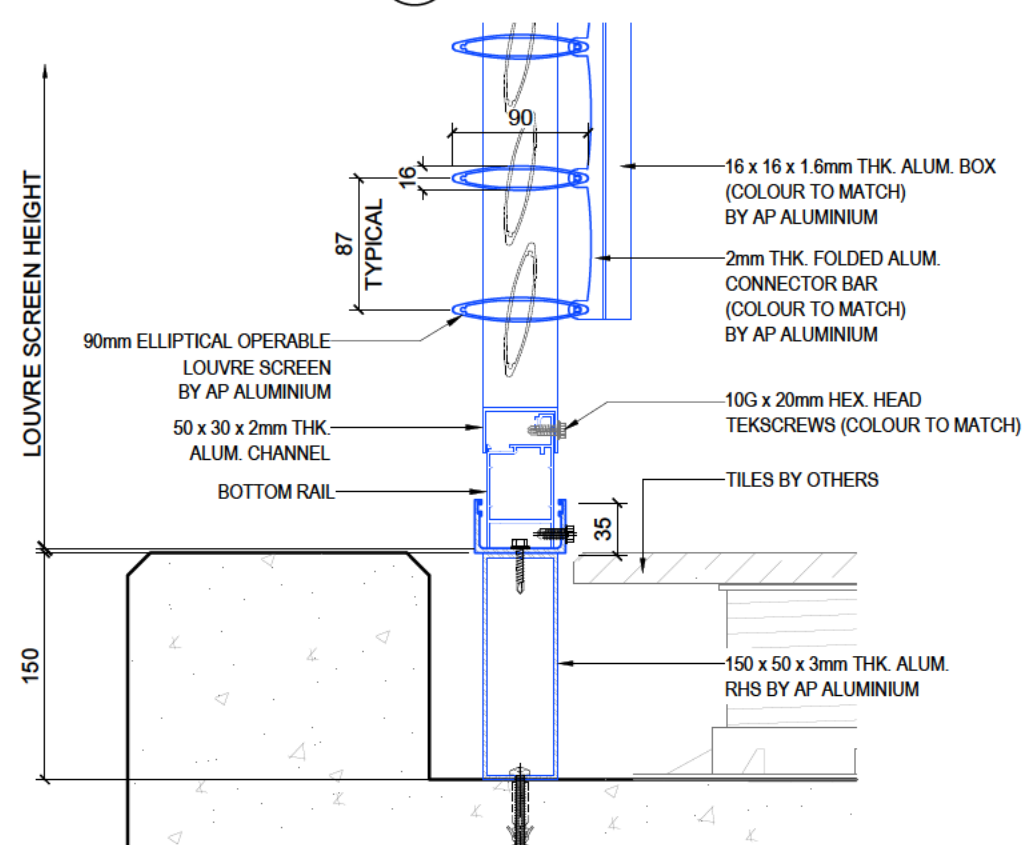
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18-07-2025	A	PROPOSAL FOR REVIEW & APPROVAL	JMM	JMM	NOC	NOC
DATE	REV NO.	DESCRIPTION	DRAWN	DESIGNED	CHECKED	APPROVED

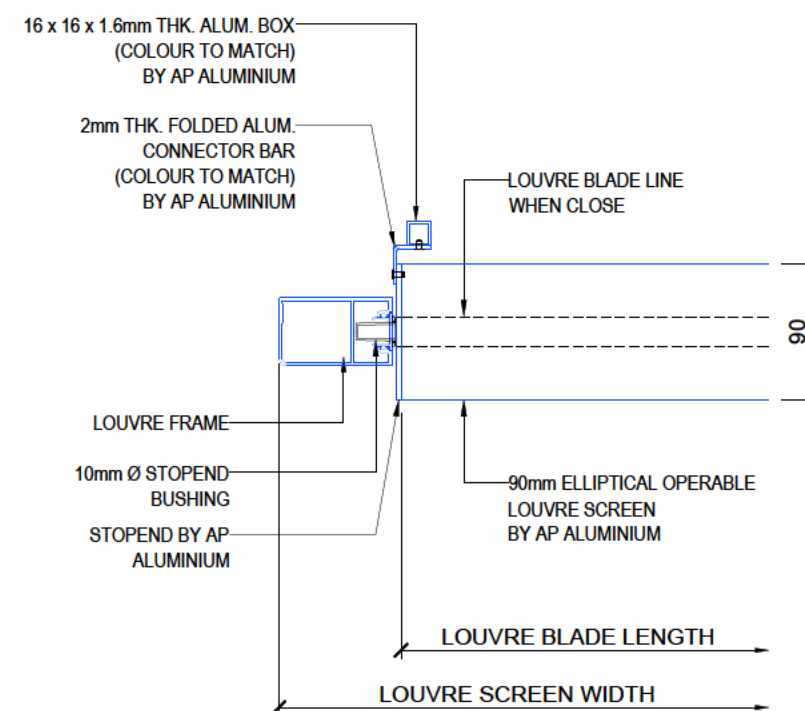
PROJECT NAME:	1401 THE GROVE
DRAWING TITLE:	90MM ELLIPTICAL OPERABLE LOUVRE SCREEN ELEVATION, PLAN & SECTION
SCALE:	AS SHOWN
DRAWING NO:	AP-SD-01
REV NO:	A



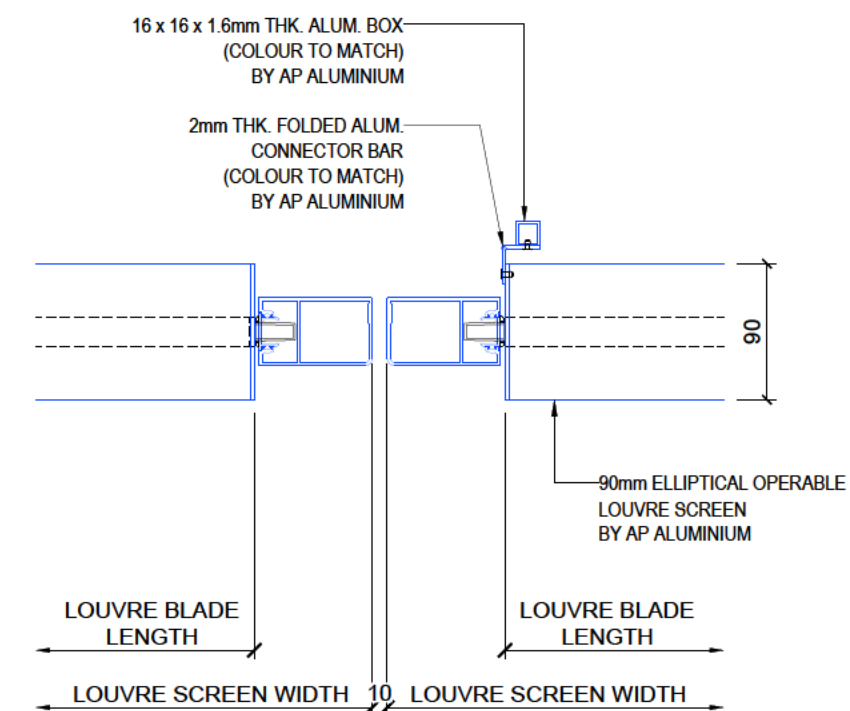
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SCALE 1:5



B SECTION DETAIL
SCALE 1:5



C PLAN DETAIL
SCALE 1:5



D PLAN DETAIL
SCALE 1:5



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18-07-2025	A	PROPOSAL FOR REVIEW & APPROVAL	JMM	JMM	NOC	NOC	
DATE	REV NO.	DESCRIPTION	DRAWN	DESIGNED	CHECKED	APPROVED	

PROJECT NAME: **1401 THE GROVE**

DRAWING TITLE: **90MM ELLIPTICAL OPERABLE LOUVRE - FIXING DETAILS**

SCALE: A3 AS SHOWN

DRAWING NO: AP-SD-02 REV NO: A

Commercial Motor Insurance

Certificate of Currency



Policy Number: 24C4389828

Date of Issue 13 March, 2025

Issued by

Insurance Australia Limited
ABN 11 000 016 722
AFSL 227681
trading as CGU Insurance

Insurer

CGU Insurance

Important Information

This Certificate of Currency is issued as a matter of information only and confers no rights upon the certificate holder.

Period of Insurance 30/11/2024 to 30/11/2025 at 4pm

Insured

Insured Name Lewis Allen

ABN 61664244606

Address Unit 1 19 Quantum Link
WANGARA
WA, 6065

Policy Wording

CGU SCTP Commercial Motor Vehicle Insurance
(CID0412 REV1 12/22)

Business

Fabricated Metal Products Manufacturing Noc

Vehicle(s) Summary

Vehicle #1 - 2010 Isuzu NPR - 1GFU254

Cover	Option 1: Comprehensive - Own Damage and Third Party Liability
Vehicle Sum Insured	Market Value
Sum Insured Type	Market Value
Registration Number	1GFU254
Year	2010
Vin/Serial Number	JAANLS85F97100404
Make	Isuzu
Model	NPR
Variant	200 MEDIUM
Body	C/CHAS
Transmission	5 SP MANUAL
Cylinders	DT4
Series	NH
Vehicle Class	Goods Carrying, 2-5 tonnes
Third Party Property Damage Liability	\$35,000,000 Please refer to PDS for coverage, sum insured and detailed terms and conditions
Interested Parties	No

Commercial Motor Insurance

Certificate of Currency



Policy Number: 24C4389828

Excess

Basic Excess	\$950
Driver under 21	\$850
Driver 21 to under 25	\$500

Vehicle #2 - 2015 Toyota HILUX - 1ETI652

Cover	Option 1: Comprehensive - Own Damage and Third Party Liability
Vehicle Sum Insured	Market Value
Sum Insured Type	Market Value
Registration Number	1ETI652
Year	2015
Vin/Serial Number	MR0CX12G800133695
Make	Toyota
Model	HILUX
Variant	WORKMATE
Body	C/CHAS
Transmission	5 SP MANUAL
Cylinders	4
Series	TGN16R MY14
Vehicle Class	Ute / Van
Third Party Property Damage Liability	\$35,000,000 Please refer to PDS for coverage, sum insured and detailed terms and conditions
Interested Parties	No

Excess

Basic Excess	\$650
Driver under 21	\$850
Driver 21 to under 25	\$500

Vehicle #3 - 2017 Ford RANGER - 1HDH162

Cover	Option 1: Comprehensive - Own Damage and Third Party Liability
Vehicle Sum Insured	\$21,758
Sum Insured Type	Agreed Value
Total Sum Insured (including any Non-Standard Accessories, Modifications and Attachments)	\$21,758
Registration Number	1HDH162
Year	2017
Vin/Serial Number	MPBUMFF50HX123984
Make	Ford
Model	RANGER
Variant	XL 3.2 (4x4)
Body	CREW CAB UTILITY

Commercial Motor Insurance

Certificate of Currency



Policy Number: 24C4389828

Transmission	6 SP AUTOMATIC
Cylinders	DT5
Series	PX MKII MY17
Vehicle Class	Ute / Van
Third Party Property Damage Liability	\$35,000,000 Please refer to PDS for coverage, sum insured and detailed terms and conditions
Interested Parties	No
Excess	
Basic Excess	\$650
Driver under 21	\$850
Driver 21 to under 25	\$500

Allianz Steadfast Client Trading Platform

Business Insurance

Certificate of Currency



Policy Number: 161SV04361COM

Date of Issue 03 March, 2025

Insurer

Allianz Australia Insurance Limited
ABN 15 000 122 850
AFS License No. 234708

Important Information

This Certificate of Currency has been issued by the insurer and confirms that on the Date of Issue a Policy existed for the Period of Insurance and Sums Insured and other limits as shown herein.

This Certificate of Currency is issued as a matter of information only and confers no rights upon its holder or any other interested party. This Certificate of Currency does not form part of the terms and conditions of the Policy and does not amend, extend, replace or alter the terms, conditions, definitions, limitations and exclusions noted therein.

This Certificate of Currency is provided as a summary only of the cover provided and is current only at the Date of Issue. The Policy may be subsequently altered or cancelled in accordance with its terms after the Date of Issue of this notice without further notice to the holder of this notice.

Certain words used in this document and the Policy have special meanings. The 'Words with special meaning' Section of the Policy Document contains such terms. Please read the Policy Document, the Schedule and any other documents that form part of the Policy for the terms and conditions of cover:

Period of Insurance 28/02/2025 to 28/02/2026 at 4pm

Endorsement effective date 28/02/2025

Insured

Insured Name NOELW PTY LTD
Trading Name A P Aluminium
ABN 61 664 244 606
Address Unit 1 19 Quantum Link
WANGARA, WA, 6065

Policy Wording POL1113BA/SF 04/23 20230601

Situation Details

Situation: Unit 1 19 Quantum Link WANGARA WA 6065 (Principal)

Business Details

Business Fabricated Metal Products Manufacturing Noc
Business description Fabrication and installation of aluminum materials

Interested Parties

No Interested Parties noted

Public and Products Liability

Description	Limit of Indemnity
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General Liability any one Occurrence	\$ 20,000,000
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Products Liability any one Occurrence and in the aggregate any one Period of Insurance	\$ 20,000,000
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Additional benefit

Property in Your physical and legal control any one Occurrence	\$ 250,000
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Nolew Pty Ltd
Unit 1
19 Quantum Link
Wangara WA 6065



WA Workers Compensation

Policy number

WCW005781404

WorkCover number

WC11138190

Certificate of Currency

Scope of cover	Employer's liability under the Workers Compensation and Injury Management Act 2023
Insured	Nolew Pty Ltd ABN 61 664 244 606 ACN 664 244 606
Trading name	A P Aluminium
Period of insurance	28 February 2025 to 4:00pm 28 February 2026
Business description	Aluminium Manufacturing & Installation
Industry classification (ANZSIC)	Architectural Aluminium Product Manufacturing (2223)
Limit of liability	Indemnity under the Workers Compensation & Injury Management Act 2023 for WA, and at Common Law - Limit \$50,000,000 any one person or any number of persons arising out of the one event

This Certificate certifies that as at the date of issue the stated policy is current for the period of insurance noted above. The issue of this Certificate imparts no obligation on the insurer to notify any party relying on it should the policy later be cancelled or altered for any reason.

This Certificate is issued as a matter of information only and confers no rights upon the certificate holder. This Certificate does not amend, extend or alter the coverage provided by the policy.

Information page from Strata Titles Act 1985

NB: This page is for information only and not part of the prescribed form.

VOTING BY PROXY

You may appoint another member of the strata company or another person to represent you at general meetings. (Proxy)

An instrument (proxy form) appointing a proxy must be in writing and executed by the appointer (owner) or the appointer's attorney.

You may appoint a proxy for a specific meeting only or as an enduring proxy (all future meetings) which will remain in effect until it is revoked by you or your attorney.

You may direct your proxy how to vote on all or some resolutions, however, if you attend the meeting you must vote on all resolutions.

A person appointed as your proxy cannot transfer the proxy to another person.

Co-owners of a lot (e.g. husband and wife) may vote **only** if a proxy form has been completed by all the co-owners appointing one of the owners to vote on their behalf.

QUORUM

A quorum for a general meeting is at least one-half of the persons entitled to vote in person or by duly appointed proxy.

If a quorum is not present after 30 minutes has elapsed from the advised meeting start time as per the AGM Notice, those present and entitled to vote constitute a quorum and therefore the meeting can proceed.

VOTING PROCEDURES

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

The Strata Titles Act 1985 requires some resolutions to be passed either by a Unanimous resolution, Special resolution or by Resolution without Dissent.

The notice of meeting will state if any of these types of resolutions are required.

In the case of a Unanimous or Resolution without Dissent an owner does not have to be financial to vote however Co-Owners must have filled in a proxy form.

VOTE COUNTED BY UNIT ENTITLEMENT

An owner/proxy can demand that a particular resolution be determined by a count of the unit entitlements of the lots.

A vote counted by unit entitlement can only be requested prior to the motion being put to a vote.

RESOLUTION PASSED

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

VOTES FOR ELECTION OF COUNCIL MEMBERS

An owner/proxy has one vote for each lot (unit) they own and/or represent as proxy.



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EXPERTS IN STRATA

GENERAL PROXY FORM

Name(s) of lot owner(s)

Of (Strata Scheme address)

1 Airlie Street, CLAREMONT, WA, 6010

Being the owner(s) of lot(s)

Authorise:

Name of person*

Or in the absence of the above designated proxy noted above the Chairperson

Note Select only one of the following options by deleting the other three options

AS MY / OUR PROXY:

☐ To attend, speak and vote on my/our behalf as an enduring proxy until this enduring proxy is revoked

OR

☐ To attend, speak and vote on my/our behalf at the Annual General Meeting of the Strata Plan scheduled to be held on: 11 August 2025

OR

☐ To attend, speak and vote on my/our behalf until: ____/____/_____(insert date until which proxy will be valid)

OR

☐ I / We direct the proxy to vote in relation to the following resolutions of matters as follows:

Sole or Co-Owners:

Signed by member(s) giving proxy

Printed Name(s)

Date:

Corporations:

EXECUTED by

in accordance with s127(1) of the *Corporations Act 2001*

Signature of Director or Sole Director/Company Secretary (Circle whichever is applicable)

Signature of Director or Company Secretary (Circle whichever is applicable)

[Print full name block letters]

[Print full name block letters]

[Usual address]

[Usual address]

email. admin@oakfield.com.au | **phone.** 08 6355 5225

1/1050 Hay Street, West Perth, WA, 6005

www.oakfield.com.au

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EXPERTS IN STRATA

COUNCIL NOMINATION FORM

1. SELF OR INDIVIDUAL NOMINATION – Where the lot is owned in one name and not jointly

I wish to nominate myself for election to the council at the forthcoming Annual General Meeting for the above-mentioned Strata Company:

Name: _____ **Lot Number:** _____

Signature: _____ **Date:** ___ / ___ / ___

OR

I wish to nominate _____ the Proprietor of Lot _____ for election to the council at the forthcoming Annual General Meeting for the above-mentioned Strata Company:

Name: _____ **Lot Number:** _____

Signature: _____ **Date:** ___ / ___ / ___

2. NOMINATE CO-PROPRIETOR – where the lot is owned in joint names

I wish to nominate the following co-proprietor of our lot for election to the council at the forthcoming Annual General Meeting for the above mentioned Strata Company:

Name: _____ **Lot Number:** _____

Signature of Nominee Accepting Nomination:

_____ **Date:** ___ / ___ / ___

Signature of Nominator/s: (All co-proprietors must consent to this nomination)

_____ Proprietor

_____ Proprietor

3. COMPANY NOMINATION – where the lot is owned in a company name

I wish to nominate the following company for election to the council at the forthcoming Annual General Meeting for the above mentioned Strata Company until further advised in writing:

Company Name: _____ **Lot Number:** _____

The person authorised by the company to act on its behalf on the Council is:

Nominee: _____

Signatures of Director/Secretary/Attorney/Officer/Agent (delete those not applicable)

_____ **Date:** ___ / ___ / ___

The appointment of a council is a requirement for the Strata Company to conform to the provisions of the Act. A council must consist of not less than three nor more than seven proprietors.

Important Notes about the Council

1. The council are responsible for performing and delegating the duties of the Strata Company.
2. The council are responsible for providing instructions to Strata Manager.
3. A Chairman, Secretary and Treasurer must be elected.

email. admin@oakfield.com.au | phone. 08 6355 5225

1/1050 Hay Street, West Perth, WA, 6005

www.oakfield.com.au

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