



Strata Records Inspection Report

Inspection Date:	16 July 2025
Inspector:	Jackie Jones
Contact:	0413 389 884
Purchaser:	Vendor Report
Reference No.:	IS4240
Vendor:	Jin Hee & Yunil Kim
Strata Plan:	SP79178
Lot No.:	31
Property Address:	2-10 Ann Street Lidcombe NSW 2141

We wish to advise that we have carried out an inspection of the books and records held by the Strata Managing Agent / Owners Corporation of the above Strata Plan. The information found is recorded in this report.

Conditions of the Report

We have made an inspection of the books and records of the Owners Corporation. While every effort has been made to provide a detailed summary of the Scheme we cannot make any guarantee as to the accuracy of information provided to us by any parties and advise we will not be responsible for any loss or damage arising from the use of information provided to us.

Important Notes

Please Note: We requested an update from the Strata Manager on 16.7.25 with regard to the following resolutions made concerning the concrete spalling, cracking and painting of the building.

AGM - 20.1.22 - Resolved to arrange for the engineering reports and tenders to be updated for the concrete spalling, cracking and painting of the building and further once this has been finalised, to convene an Extraordinary General meeting to consider the timetable for the works and the funding.

AGM - 16.3.23 - Resolved to consider the tender analysis received from Landlay Engineering and further that the method of funding the works be considered. Much discussion took place regarding the major works and the method of funding.

AGM - 1.3.24 - Motion deferred to raise a Special Levy in the amount of \$1,500,000.00 for upcoming render/remedial works.

After continually chasing up for 2 weeks, we were provided with the following response from the Strata Manager on 31.7.25:

"All the records are on file and available since that date, so we would not provide a breakdown or review – I note I was not present at that time. I have requested the committee to provide further clarification, but note that the current works being contemplated are with respect to balcony re-waterproofing and façade work (as included in the records), and Leo & Associate, who were managing this stage have confirmed there was no concrete spalling."

We note that there were not any motions noted at the last AGM held on 8.4.25 with regard to render/remedial works. However, as the motion was DEFERRED to raise a special levy of \$1,500,000.00 at the AGM held on 1.3.24, it is highly likely that a special levy within this vicinity will be required to complete the works in the near future.

As at 16.07.2025 there was a deficit in the Administrative Fund. Section 68(3) & 71(3) of the Strata Schemes Management Act 1996 requires that any deficit is to be cleared by the determination of a Special levy within three months of such deficit occurring.

Please Note: O'Connors Strata do not provide all detailed Income and Expenditure statements, therefore we are unable to determine the breakdown of the works completed within each financial year.

Please Note: The 10 Year Capital Works Fund Plan expired in 2024.

We attach a copy of the Consolidated By-Laws registered on 6.4.18.

A search should be made at the Land Titles Office regarding registers dealings. The Strata Schemes Management Act 1966 requires that a change of By-Laws must be registered within two years of a resolution being passed.

We draw your attention to the information in the 'Building Matters' section of this report.

****Strata Management maintain the records of the Owners Corporation in computerised format only. Perusal of these records, in order to identify the required information, is significantly more complex than normal. We cannot guarantee that all documents in relation to computerised records were sighted or in fact have been scanned into the computerised system made available for inspection. This report is based on a compilation of information provided by the Strata Manager's online records.**

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1. Strata Roll

- 1.1** **Section 96 ➤** Is there a Strata Roll **YES**
- 1.2** From the entries on the Strata Roll does the Initial Period appear to have expired? **YES**
- 1.3** **Section 98 (1) ➤** Lot details for Lot: **31**
Vendor: The recorded vendor is: **JIN HEE & YUNIL KIM**
31/2-10 ANN STREET
LIDCOMBE NSW 2124
Original Owner is: **NONE RECORDED**
- 1.4** **Section 98 (1) (b) ➤** Mortgagees: The recorded mortgagee is **NONE RECORDED**
- 1.5** **Section 98 (2) (c) ➤** Unit entitlements:
Unit Entitlement: The Unit Entitlement (UE) is: **20, 1,000**
This information was ascertained from the strata roll.

Note: The Owners Corporation must prepare and maintain the strata roll in accordance with this section of the SSM Act. The strata roll can be recorded or stored mechanically, electronically or by other means.

2. Insurances

Insurance of Buildings- information gained from Certificate of Currency - Copy attached

Type	Policy No.	Cover	Premium	Due date
Building	HU0000014661	\$32,715,612	\$Not noted	18.12.2025
Contents	As above	\$327,156	Included	As above
Loss of Rent	As above	\$4,907,341	Included	As above
Public Liability	As above	\$30,000,000	Included	As above
Personal Liability	As above	\$2,000/200,000	Included	As above
Fidelity Guarantee	As above	\$250,000	Included	As above
Office bearers Liability	As above	\$5,000,000	Included	As above
Machinery Breakdown	As above	\$100,000	\$Included	As above
Catastrophe	As above	\$9,814,683	\$Included	As above
Worker's Compensation	As above	N/A	N/A	Not required if wages are under \$7,500 P.A
Govt. audit costs	As above	\$25,000	Included	As above
Appeal expenses	As above	\$100,00	Included	As above
Legal defense expenses	As above	\$50,000	Included	As above
Lot owners fixtures and improvements	As above	\$250,000	Included	As above

2.1 The excess is \$ Not noted

2.2 Insurance Broker: CRM Brokers

2.3 Insurance Company: CHU Underwriting Agencies

Valuation - Building section 82 (3)

Has a valuation been carried out in last 5 years? No

If yes who by? Archi-QS Year 4 April 2019 Value \$24,412,894.00

Note: It is a requirement of the SSM Act, that the Owners Corporation have a property valuation carried out for insurance purposes at least once every 5 years and have the building insured for its current replacement value.

3. Documentation held by the Owners Corporation

3.1 How are the records presented for inspection? **Electronically**

Some strata management companies scan documents onto computer systems for inspection purposes. In some instances our inspections may encompass these scanned documents as well as hard copies including Minute Books. Whilst every care is taken during the inspection, we cannot guarantee that what was sighted is all that the manager may have in their possession.

4. Books of Accounts

- 4.1 What was the approximate balance of the Administrative Fund? **\$ (62,205.93) as at 1 August, 2025**
- 4.2 What was the approximate balance of the Capital Works Fund? **\$ 136,326.92 as at 1 August, 2025**
- 4.3 Are there any levy arrears for the Scheme? **\$ 24,172.84 as at 1 August, 2025**
- 4.4 How were these approximate balances ascertained? **PC Printout**
- 4.5 Has an Auditor been appointed? **YES**

5. Levy Contributions

- 5.1 The records indicate that current standard contributions are as follows:
- Administrative Fund: \$ **1,430.00** per quarter
 - Capital Works Fund: \$ **355.83** per quarter
 - Other: \$ per quarter
 - Levies due: **1 JANUARY, ,1 APRIL ,1 JULY ,1 OCTOBER**
- 5.2 Are there any arrears for the subject lot? \$ 0.00 paid to 30.9.25
- 5.3 Last increase/decrease in levy contributions? Increase in 2024
- 5.4 Do these contributions appear to have been properly determined? **YES**
- 5.5 Are there any current special levies?
(Admin Fund only S.76 (4))
(Capital Works Fund S.76 (1)) periodic or lump sum payments **NO**
- 5.6 If so, were Notices levying the contribution served in accordance with Section 78?
- 5.7 Details of current special levies are:
- Fund:
 - Amount: \$
 - For the subject lot
 - Due Date:
 - Purpose:
- 5.8 Do the records disclose the possibility of special levies in the near future?
YES
- 5.9 If so, what are the likely details?
- Fund: **ADMINISTRATIVE**
 - Amount **\$NOT DETERMINED**
 - Likely Date: **NOT DETERMINED**
 - Purpose: **FUND IN**
DEFICIT/BALCONY RE-WATERPROOFING & FAÇADE WORK

Note: Special levy amounts listed are for the entire Strata Plan. To work out the proportion for the listed lot divide the amount of the special levy by the Unit Entitlement Aggregate (Agg) listed in **Section 1.5** and then multiply by the Unit Entitlement (UE) also listed on **Section 1.5**. **Then divide by the number of instalments/quarters.**

6. By-Laws

6.1 Do the records suggest that the By-Laws have been changed or added to in the past two years?

NO

6.2 If so, does it appear that these changes or additions have been registered?

6.3 If they have not been registered, what do they relate to?

6.4 What is the attitude of the Owners Corporation to the keeping of animals?

OPTION A - HAS BEEN ADOPTED

6.5 Were any exclusive use By-Laws registered affecting the subject lot that were sighted?

NO

Note: It is a requirement under the Act that approved By-laws must be registered within two years for them to become law.

7. Managing Agent

7.1 Managing Agent: **O'CONNORS STRATA**
UNIT 1/24 ROSS STREET
PARRAMATTA NSW 2150
Phone: **02 9683 1811**

7.2 **Section 27 (1)**

This Managing Agent / Owners Corporation was appointed in **PRIOR TO 2020**.

A written appointment and delegation was **NOT SIGHTED**

8. Title Deed

8.1	A copy of the Certificate of Title for the common property was sighted.	
	Edition number:	4
	Date issued:	14.6.2018
	Identifier:	CP/SP79178
8.2	The strata plan was first registered on:	30.8.2007
8.3	Details of any subdivisions:	NIL
8.4	Number of Lots in the Strata Plan	50
8.5	Number of Units in the building	50
8.6	Is the Strata Plan Part of a Community Association or Building Management Committee (BMC)?	NO
	If Yes "Community Plan" / BMC No.?	

9. Minutes

9.1	Date of First Annual General Meeting:	NOT SIGHTED
9.2	Date of last Annual General Meeting:	8 APRIL 2025
9.3	Date of most current minutes sighted in minute book:	SCM 8 APRIL 2025
9.4	Copy of Minutes attached:	YES SEE ATTACHED
	Minute book inspected dated from 2020	

10. Strata Committee Members

10.1 The duly elected members of the committee:

PLEASE REFER TO THE MINUTES OF THE AGM FOR APPOINTED MEMBERS

11. Income Tax

11.1 Does the Owners Corporation appear to receive taxable income? YES

11.2 If so:

➤ What is the source of that income? INTEREST ON SAVINGS

➤ Are Income Tax Returns lodged? YES

12. General Information

So far as was possible to ascertain from the Owners Corporation records:

12.1 State of harmony in building By-Law Infringements:

NO PROBLEMS RECORDED

12.2 Does the building have cable television connected NO CONTRACT SIGHTED

12.3 Does the building have a Caretaker/Building Manager NO

13. Building Matters

Particulars of matters discovered from the books and records generally which may adversely affect either the Owners Corporation or the subject lot(s) from the point of view of a Purchaser or Mortgagee, or which otherwise may be of interest to a Purchaser or Mortgagee are:

13.1 Building / Defect Reports

AGM - 10.12.20 - Motion defeated to raise a Special Levy in the amount of \$22,822.51 + GST to cover the Administrative Fund deficit.

- Resolved to obtain an Annual Fire Safety Statement.
- Building defects/Major works: Resolved that no action be taken by the Strata Manager as the Owners Corporation does not have any issues with any residential building work that has been carried out.
- Motion defeated to have the building re-valued for insurance purposes.
- Motion defeated to arrange a pest inspection of the common property to check for any timber destroying pests.
- Resolved to arrange an inspection and clean of the roof and gutters commencing from December 2021.
- Resolved to approve the Owners of Lots 29, 43 & 36 to install an air conditioner.
- Building works/painting:
- Resolved that the Strata Manager request the engineers to review their report/ exterior of the building to determine whether any changes are required to their scope of works.

EGM - 22.6.21 - Resolved to approve the Owner of Lot 42 to install an air conditioning unit.

AGM - 20.1.22 - Resolved to arrange for the engineering reports and tenders to be updated for the concrete spalling, cracking and painting of the building and further once this has been finalised, to convene an Extraordinary General meeting to consider the timetable for the works and the funding.

- Motion defeated to arrange a pest inspection of the common property to check for any timber destroying pests.
- Resolved to arrange an inspection and clean of the roof and gutters as soon as possible and investigate water leak to unit 8.
- Resolved to approve for the owner of Lot 8 (Unit 21) and Lot 50 (Unit 50) to install hardwood flooring.

- We attach Tender Assessment Report regarding Façade Repairs & External Painting Works prepared by Landlay Consulting Group dated 17.2.23.

AGM - 16.3.23 - Resolved to raise a Special Levy in the amount of \$9,147.38 for the Administrative Fund deficit.

- Motion defeated to arrange a pest inspection of the common property to check for any timber destroying pests.
- Resolved to consider the tender analysis received from Landlay Engineering and further that the method of funding the works be considered. Much discussion took place regarding the major works and the method of funding.

Resolved that the committee to make further enquiries with Unified Building regarding the major works required.

AGM - 1.3.24 - Motion defeated that the Owners Corporation revise/replace the Capital Works Fund Plan.

- Motion deferred to raise a Special Levy in the amount of \$1,500,000.00 for upcoming render/remedial works.

- Resolved to have the building re-valued for insurance purposes.

** Please Note: This was not completed.

- Motion defeated to arrange a pest inspection of the common property to check for any timber destroying pests.

SCM - 1.3.24 - Resolved that the Strata Committee approve/ratify and delegate to the Strata Manager the following functions in accordance with the existing terms of the Strata Managing Agency Agreement:

- (a) register the Owners Corporation with Office Fair Trading "Strata Hub"

- (b) upload the required information/ documents from the books and records of the Owners Corporation, to comply with the provisions of the Strata Schemes Management Amendment (Information) Regulation 2021

- (c) provide the emergency contact on Strata Hub for the Owners Corporation to be the emergency line managed by Connors Strata/BPS Strata Maintenance

AGM - 8.4.25 - Resolved to obtain 3 quotations for the purpose of updating the Capital Works Fund Plan.

SCM - 8.4.25 - Resolved to have the building re-valued for insurance purposes.

Date of last valuation- 4.4.2019.

13.2 Other Reports

At the time of our inspection the records presented to us contained the following reports:

OH/WH & S Reports

Occupation Health & Safety Report?

Yes ☐ No ☒

Year

Extract Attached ☐

NOTE: Health and Safety Inspections of common property areas should be carried out at least annually to assess and report all defects, building issues and to ensure the property meets all local, state and federal government requirements. This will also ensure that insurance liability is not compromised.

Capital Works Fund Forecast

Has the owners' corporation complied with the SSM act 1996 in respect of carrying out this inspection?

Yes ☐ No ☒

Year

Extract Attached ☐

NOTE: It is a requirement of the Strata Title Act that all strata schemes carry out a Capital Works Fund Forecast and review this at specific intervals.

Annual Pest Report

Australian Standard 3660.1 & AS 4349.1 recommends that all properties be inspected every 12 months as a minimum, high-risk properties need to be inspected at least every 6 months.

Has the owners' corporation complied with the recommendations of AS3660.1 & 4349.1 in respect of having this inspection carried out?

Yes ☐ No ☒

Year

Copy Attached ☐

Annual Fire Inspection (15a Certificate)

Was a current 15a Certificate sighted in the files presented?

Yes ☒ No ☐

Year 2025

Copy Attached ☒

It is a requirement that all units have a smoke alarm system installed internally. We could not determine if this has been complied with. You should make your own enquiries.

Asbestos Report and Management Plan

Was a current Asbestos Report or Management Plan sighted in the files presented?

Yes ☐ No ☒

Year

Extract Attached ☐

New Workplace Health and Safety Legislation came into effect on 1.01.12. It is unclear if this legislation refers to residential buildings, however, if applicable requires that for buildings constructed prior to 31.12.03 a mandatory Asbestos Report and Asbestos Management Plan must be kept on file and on site.

Tradespersons attending the premises for any reason, engaged by owner, tenant or Strata Manager is to be made aware of this Report which can be viewed prior to any work commencing.

14. Past Expenditure

Note: The following details are that of work carried out at the property as recorded in the STATEMENT OF INCOME AND EXPENDITURE REPORTS held by the Managing Agent / Owners Corporation. Where possible we have accessed and inspected the records for the last five years (some Managing Agents & Owners Corporations do not present 5 years of information for inspection)

Repairs and Maintenance [R&M] (Admin) / Replacements – (Capital works) /
Special levy works / One off Projects.

Building issues / work carried out relating to Lot No. 31

No specific expenditure was sighted in relation to this lot in the financial reports inspected.

Building issues / work carried out relating to Common Property

2020/21 - Fire safety inspection/repairs \$5,412

- General repairs other \$987
- Plumbing repairs \$2,511
- Roof/gutters & downpipes - Admin Fund \$665
- WH&S issues & repairs \$1,305
- Fire safety works \$17,933
- Lift repairs \$564
- Major building works \$8,216
- Major electrical \$11,500
- Plumbing & drainage \$4,965
- Roof/gutters & downpipes - Capital Works Fund \$860
- WH&S issues & major repairs \$237
- Waterproofing \$3,890

2021/22 - Electrical repairs \$1,388

- Fire safety inspection/repairs \$10,771
- General repairs other \$973
- Plumbing repairs \$850
- Roof gutters & downpipes \$930
- WH&S issues & repairs \$877
- Building defect consultant management fee \$2,450
- Doors/windows/locks \$2,489
- Fire safety works \$2,986
- Landscaping/garden upgrade/tree \$3,500
- Lift repairs \$5,082
- Major building works \$51,145
- Major electrical \$11,500
- Roof/gutters & downpipes \$7,910

2022/23 - Doors/window repairs \$1,625

- Electrical repairs \$1,410
- Fire safety inspection/repairs \$8,253
- Garage door repairs \$1,153
- Gate repairs \$1,676
- Insurance claims excess \$5,000
- Plumbing repairs \$500
- WH&S issues & repairs \$805
- Fire safety works \$4,423
- Landscaping/garden upgrade/tree \$4,700
- Major building works \$2,183
- Other expenses \$445
- Plumbing & drainage \$195
- Waterproofing \$9,745

2023/24 - Fire protection \$8,377

- General repairs \$1,314
- Gutters & downpipes \$1,050
- Lift \$17,686
- Plumbing & drainage \$1,497
- Consultants \$4,000
- Electrical \$1,040
- Fire protection - Capital Works Fund \$6,265
- General replacement \$1,328
- Lift - refurbishment/upgrading \$4,326
- Landscaping \$2,000

2024/25 - Fire protection \$5,690

- Intercom (Block C Intercom repair; various minor repairs) \$1,659
- Plumbing & drainage (water leak on the hydrant line; investigate a sewer overflow; flood testing; pipework) \$19,620
- Consultants (Engineering services) \$19,500

History of Special Levies Raised

2023 \$9,147.38 For Admin fund deficit resolved @ AGM, 16.3.23 Payable 1.6.23
\$ For resolved @ EGM, Payable
\$ For resolved @ EGM, Payable

Note: This section can indicate whether the Owners Corporation / Managing Agent are in control of the budget and expenses.

Outstanding Building Works

2025 - 3 quotations to be obtained to update the 10-year Capital Works Fund Plan which expired in 2024.

- Insurance valuation
- Balcony re-waterproofing and façade work.

Note: Shows details of works quoted but not yet resolved, building works not yet complete and unpaid invoices (etc).

Budget Analysis

Year	Administration fund	Capital Works fund
2020	Budget \$187,207.36	Budget \$50,000.01
2022	Budget \$180,153.60	Budget \$57,053.77
2023	Budget \$185,693.20	Budget \$57,053.77
2024	Budget \$286,000.00	Budget \$71,165.60
2025	Budget \$286,000.00	Budget \$71,165.60

Note: This section shows increases/decreases in the budget for the past (5) years when records are available for inspection. It gives an indication of cost trends for the plan and whether correct budgeting practices have been applied by the Owners Corporation and/or the Managing Agent.

15. Important Notes

- A. During the course of the subject inspection, no attempt was made to ascertain whether any Managing Agent has complied with the detailed accounting requirements of the Property, Stock and Business Agents Act 2002 or whether the prescribed accounting and prescribed financial statement requirements are being complied with by the Owners Corporation.
- B. The information contained in this report was extracted from the books and records of the Owners Corporation and, so far as was possible, from conversations with officers of the Owners Corporation.
- C. Special procedures were followed to minimise the possibility of records not being made available for inspection. However, your attention is directed to the possibility that all of the Owners Corporation records may not have been made available for inspection or, alternatively, that the records may not have contained all of the information of interest to a Purchaser or Mortgagee.
- D. This report is issued to the named client and if that person is a solicitor or conveyancer, the client of that solicitor or conveyancer. **Inter Strata Pty Ltd** will not accept any responsibility to any other person who relies upon this report to their detriment unless it has agreed in writing to accept such responsibility.

DISCLAIMER OF LIABILITY TO THIRD PARTIES:- This report is made solely for the benefit of the client named on the face of this report and no liability or responsibility whatsoever is accepted to any third party who may rely on the Report wholly or in part. Any third party acting or relying on this report whether in whole or in part do so at their own risk.

Important Information

Things to do once you have purchased the property

1. Make sure that you're Licensed Conveyancer / Solicitor has sent a completed **Section 118 Notice** to the Strata Managing Agent / Owners Corporation (listed on page 8 of the report) notifying them of your purchase.
(Failure to do so will leave you liable for un-paid levies and restrict your voting rights at any important strata meetings.)
2. If your property is to be rented ensure that your appointed Property Manager has sent the Strata Managing Agent / Owners Corporation (listed on page 8 of the report) a completed Section 118 Notice with all the tenant's details and emergency contact details for yourself.
3. Make contact with the Strata Managing Agent / Owners Corporation to introduce yourself and check that all of the legal documentation mentioned above has been received and entered against your lot in the official strata roll.
4. If you are to be an Owner Occupier you will need to ensure that you have adequate contents insurance, (this includes floor coverings which are not considered common property).
5. The policy held by the Owners Corporation only covers the building.
6. If your are an Investor you will need to ensure that you have adequate landlords insurance as personal injury caused by or in your lot will not be covered by the policy held by the Owners Corporation.
7. If you are an Investor renting the property it is your responsibility to ensure that your tenant receives a copy of the current by-laws.
8. Obtain a current copy of the by-laws pertaining to the building that you have purchased in.
9. For information in relation to by-laws and your responsibilities whilst living in strata visit the Department of Fair Trading website www.fairtrading.nsw.gov.au and view "buying into a strata scheme?"

**SPECIAL PURPOSE FINANCIAL REPORT
FOR STRATA PLAN 79178
FINANCIAL YEAR-TO-DATE
01 November 2024 to 16 July 2025**

Contents

The enclosed Special Purpose Financial Report contains the following:

1.	Income and Expenditure Statement	Page 1
2.	Detailed Balance Sheet	Page 4
3.	Cash Management	Page 5
4.	Detailed Expenses	Page 15

Jordan Biddle
Strata Manager
O'CONNORS STRATA

Prepared by:

O'CONNORS STRATA & PROPERTY SPECIALISTS PTY. LTD has compiled the accompanying Special Purpose Financial Report.

Specific Purpose:

The specific purpose for which the Special Purpose Financial Report has been prepared is to provide information relating to the financial position of the entity for the above-mentioned period.

Disclaimer:

The Special Purpose Financial Report has been prepared exclusively for the above entity. O'CONNORS STRATA & PROPERTY SPECIALISTS PTY. LTD and its officers do not accept responsibility to any other person for the contents of the Special Purpose Financial Report.

Statement of Income and Expenditure for the Financial Year-to-Date 01 November 2024 to 16 July 2025

ADMINISTRATIVE FUND		Current Period (\$) 01/11/2024 - 16/7/2025	Annual Budget (\$) 01/11/2024 - 31/10/2025	Previous Year (\$) 01/11/2023 - 31/10/2024
CoA	Revenue			
142500	Interest on Arrears - Admin	325.23	0.00	344.97
142800	Key Deposits	228.33	0.00	849.50
143000	Levies Due - Admin	130,000.00	260,000.00	236,363.88
146500	Status Certificate Fees	0.00	0.00	109.00
147000	Strata Roll Inspection Fees	62.00	0.00	93.00
	Total Revenue	130,615.56	260,000.00	237,760.35
CoA	Less Expenditure			
154145	Additional Management Fees	6,023.03	4,607.38	4,387.98
150200	Admin - Accounting	934.26	1,261.24	1,201.18
150800	Admin - Auditors - Audit Services	0.00	1,417.50	1,350.00
150900	Admin - Auditors - Taxation Services	379.44	0.00	0.00
151555	Admin - By-Law Review & Registration	0.00	58.86	56.06
156300	Admin - Data & Information Processing	257.76	349.36	332.72
156500	Admin - IT/Computer Administration	0.00	157.50	150.00
153200	Admin - Legal & Debt Collection Fees	0.00	0.01	0.01
153600	Admin - Levy Refund Clearing Account	(4,170.22)	0.00	4,170.22
154000	Admin - Management Fees - Standard	6,948.81	9,265.08	8,492.99
154400	Admin - Other Expenses - Admin	495.00	660.00	660.00
154800	Admin - Postage	0.00	133.78	127.41
154900	Admin - Professional Fees	1,165.00	0.00	0.00
155600	Admin - Search Fees	42.00	0.00	0.00
156000	Admin - Status Certificate Fees Paid	0.00	114.45	109.00
156666	Admin - Strata Hub	412.50	143.81	136.96
156400	Admin - Strata Inspection Fees Paid	31.00	97.65	93.00
154060	Agent Disbursement Fees	5,135.69	6,700.05	6,381.00
159100	Insurance - Premiums	125,417.49	59,359.50	56,532.86
159150	Insurance - Premiums - Stamp Duty	10,920.92	4,781.37	4,553.69
160600	Maint Bldg - Artwork	0.00	4,378.73	0.00
163200	Maint Bldg - Cleaning & Lawns	14,040.00	18,720.00	18,720.00
164600	Maint Bldg - Doors & Windows	637.49	102.90	98.00
164800	Maint Bldg - Electrical	258.18	0.00	0.00
165800	Maint Bldg - Fire Protection	5,690.08	8,795.76	8,376.91

Statement of Income and Expenditure for the Financial Year-to-Date 01 November 2024 to 16 July 2025

ADMINISTRATIVE FUND		Current Period (\$) 01/11/2024 - 16/7/2025	Annual Budget (\$) 01/11/2024 - 31/10/2025	Previous Year (\$) 01/11/2023 - 31/10/2024
166400	Maint Bldg - Garage Door - Remote controls	270.00	0.00	0.00
166600	Maint Bldg - Garage Doors	481.82	282.39	268.94
167200	Maint Bldg - General Repairs	0.00	1,380.18	1,314.46
167800	Maint Bldg - Gutters & Downpipes	0.00	1,102.50	1,050.00
169400	Maint Bldg - Insurance Repairs	0.00	210.00	200.00
169600	Maint Bldg - Intercom	1,658.73	0.00	0.00
170200	Maint Bldg - Lift	0.00	18,569.86	17,685.58
170201	Maint Bldg - Lift - Maintenance Contract	11,444.50	0.00	0.00
170600	Maint Bldg - Locks, Keys & Card Keys	407.95	1,287.03	1,225.74
171400	Maint Bldg - Miscellaneous	0.00	88.31	84.10
172200	Maint Bldg - Plumbing & Drainage	19,620.00	1,572.07	1,497.21
172204	Maint Bldg - Plumbing - Water Penetration	0.00	44.15	42.05
173600	Maint Bldg - Shower Screens & Trays	0.00	262.50	250.00
174600	Maint Bldg - Telephone & PABX Equipment	0.00	147.16	140.15
175000	Maint Bldg - TV Antenna & Cables	0.00	245.00	233.33
190200	Utility - Electricity	6,974.58	9,804.24	9,337.37
191200	Utility - Water & Sewerage	11,208.66	22,971.88	21,877.98
Total Expenditure		226,684.67	179,072.20	171,136.90
Surplus/(Deficit)		(96,069.11)	80,927.80	66,623.45
Opening Balance		43,264.78	43,264.78	(23,358.67)
Closing Balance		(52,804.33)	124,192.58	43,264.78

Statement of Income and Expenditure for the Financial Year-to-Date 01 November 2024 to 16 July 2025

CAPITAL WORKS FUND		Current Period (\$) 01/11/2024 - 16/7/2025	Annual Budget (\$) 01/11/2024 - 31/10/2025	Previous Year (\$) 01/11/2023 - 31/10/2024
CoA	Revenue			
242500	Interest on Arrears - Capital Works	70.45	0.00	106.11
243000	Levies Due - Capital Works	32,348.06	64,696.00	58,814.78
	Total Revenue	32,418.51	64,696.00	58,920.89
CoA	Less Expenditure			
264200	Maint Bldg - Consultants	19,500.00	0.00	4,000.00
264800	Maint Bldg - Electrical	0.00	0.00	1,040.39
265800	Maint Bldg - Fire Protection	0.00	0.00	6,265.49
267400	Maint Bldg - General Replacement	0.00	0.00	1,328.34
270202	Maint Bldg - Lift - Refurbishment/Upgrading	0.00	0.00	4,326.17
274400	Maint Bldg - Structural Rectification	0.00	0.00	100.00
278200	Maint Grounds - Landscaping	0.00	0.00	2,000.00
	Total Expenditure	19,500.00	0.00	19,060.39
	Surplus/(Deficit)	12,918.51	64,696.00	39,860.50
	Opening Balance	127,447.25	127,447.25	87,586.75
	Closing Balance	140,365.76	192,143.25	127,447.25

Detailed Balance Sheet as at 16 July 2025

OWNERS' FUNDS

Administrative Fund

Operating Surplus/Deficit - Admin
Owners Equity - Admin

Current Period (\$)

Previous Year (\$)

(96,069.11)

66,623.45

43,264.78

(23,358.67)

(52,804.33)

43,264.78

Capital Works Fund

Operating Surplus/Deficit - Capital Works
Owners Equity - Capital Works

12,918.51

39,860.50

127,447.25

87,586.75

140,365.76

127,447.25

NET OWNER FUNDS

87,561.43

170,712.03

Represented by Assets:

Administrative Fund

Cash at Bank - Admin
Receivable - Levies - Admin
Receivable - Owners - Admin

Current Period (\$)

Previous Year (\$)

(62,205.93)

39,025.71

19,359.23

9,620.95

333.26

333.26

(42,513.44)

48,979.92

Capital Works Fund

Cash at Bank - Capital Works
Receivable - Levies - Capital Works

136,326.92

126,342.36

4,813.61

2,060.70

141,140.53

128,403.06

Unallocated Money

Cash at Bank - Unallocated

0.00

4,843.39

0.00

4,843.39

Total Assets

98,627.09

182,226.37

Less liabilities

Administrative Fund

Creditor - GST - Admin
Creditors - Other - Admin
Prepaid Levies - Admin

Current Period (\$)

Previous Year (\$)

2,540.02

5,715.14

7,609.95

0.00

140.92

0.00

10,290.89

5,715.14

Capital Works Fund

Creditor - GST - Capital Works
Prepaid Levies - Capital Works

739.71

955.81

35.06

0.00

774.77

955.81

Unallocated Money

Prepaid Levies - Unallocated

0.00

4,843.39

0.00

4,843.39

Total Liabilities

11,065.66

11,514.34

NET ASSETS

87,561.43

170,712.03

Cash Management
for the financial year-to-date
01/11/2024 to 16/07/2025



Owners of Strata Plan 79178

2-10 Ann Street, LIDCOMBE NSW 2141

Levy income

Administrative Fund

Lot	Owner	Levies due	Levies paid	Interest paid	Total paid	Discount	Unpaid at 16/07/2025	Balance at 16/07/2025
1	Joshua James De Los Santos	2,860.00	2,860.00	0.00	2,860.00	0.00	NIL	NIL
2	Davila Shirley VATALEBA	3,432.00	1,492.75	25.51	1,518.26	0.00	3,426.68	3,426.68
3	Xiangwei GENG & Jun DONG	2,860.00	2,860.00	0.00	2,860.00	0.00	NIL	NIL
4	Cuiyu YUAN	2,860.00	2,860.00	0.00	2,860.00	0.00	NIL	NIL
5	Melissa QUACH	2,717.00	2,717.00	0.00	2,717.00	0.00	NIL	NIL
6	Wendy LAM	2,145.00	0.00	0.00	0.00	0.00	2,145.00	2,145.00
7	Pan Sik SONG & Kyoung Soon LEE	2,860.00	2,860.00	0.00	2,860.00	0.00	NIL	NIL
8	Ka Lee MA	2,860.00	2,860.00	0.00	2,860.00	0.00	NIL	NIL
9	Xu Ha TIEU	3,575.00	3,575.00	0.00	3,575.00	0.00	NIL	NIL
10	Myong Jae YIM & Eun Jung LEE	2,860.00	2,860.00	0.00	2,860.00	0.00	NIL	NIL
11	Dazhuang WANG & Dailei SUN	2,717.00	2,717.00	0.00	2,717.00	0.00	NIL	NIL
12	Rasiah Stanley & Vijaya Kumary JAYANTHAKUMAR	2,574.00	2,443.17	44.90	2,488.07	0.00	1,392.92	1,392.92
13	Min Young SHIN	2,717.00	2,717.00	0.00	2,717.00	0.00	NIL	NIL
14	Jeong Hwa JANG	2,860.00	2,860.00	0.00	2,860.00	0.00	NIL	NIL
15	Maria Shuk Man WONG	2,717.00	2,717.00	0.00	2,717.00	0.00	NIL	NIL
16	Paul Thurlow THOMPSON	2,860.00	2,860.00	0.00	2,860.00	0.00	NIL	NIL
17	Byung Sook CHO	2,860.00	2,860.00	0.00	2,860.00	0.00	NIL	NIL
18	Marcel Van EGDOM & Min Kyung KIM	2,860.00	3,000.92	0.00	3,000.92	0.00	NIL	-140.92
19	Ai Linh TRAN	2,717.00	2,717.00	0.00	2,717.00	0.00	NIL	NIL
20	Qing Ying KIR	2,860.00	4,262.32	0.00	4,262.32	0.00	NIL	NIL
21	Sang Chun and Pan Kwan KWAK & Sook Hee KANG	3,432.00	3,432.00	0.00	3,432.00	0.00	NIL	NIL
22	Karen Hua TSANG	2,717.00	2,717.00	0.00	2,717.00	0.00	NIL	NIL
23	Carina D TRAN	2,860.00	2,860.00	0.00	2,860.00	0.00	NIL	NIL
24	Peilin LUO	2,860.00	2,860.00	0.00	2,860.00	0.00	NIL	NIL
25	Kwok Cheung Dantes & Jennifer Hao TSAO	2,717.00	2,717.00	0.00	2,717.00	0.00	NIL	NIL
26	Siu Hin CHAN	3,432.00	3,432.00	0.00	3,432.00	0.00	NIL	NIL
27	Fong Ming CHIU	2,860.00	2,860.00	0.00	2,860.00	0.00	NIL	NIL
28	Jian Fang WU & Ai Zhi LAO	2,860.00	2,860.00	0.00	2,860.00	0.00	NIL	NIL
29	Ana DA SILVA	2,860.00	1,380.80	21.52	1,402.32	0.00	2,881.52	2,881.52
30	Stephen CHAU	2,717.00	0.00	0.00	0.00	0.00	2,792.11	2,792.11
31	Jin Hee & Yunil KIM	2,860.00	2,860.00	0.00	2,860.00	0.00	NIL	NIL
32	Hee Suk CHA	2,860.00	2,860.00	0.00	2,860.00	0.00	NIL	NIL
33	Patrick Thierry LEBON	2,860.00	2,860.00	0.00	2,860.00	0.00	NIL	NIL
34	Keven TRAN & Hee Jin BAEK	2,717.00	2,717.00	0.00	2,717.00	0.00	NIL	NIL
35	Ling CHEN	2,288.00	0.00	0.00	0.00	0.00	2,288.00	2,288.00
36	Victor Chi Chin CHAN	2,860.00	2,860.00	0.00	2,860.00	0.00	NIL	NIL
37	Dennis Ho Yin CHAU & Theresa KONG	3,146.00	3,146.00	0.00	3,146.00	0.00	NIL	NIL
38	Cindy Wen Ying TSE	3,432.00	5,705.56	235.42	5,940.98	0.00	1,716.00	1,716.00

39	She Lu XIE	2,860.00	2,860.00	0.00	2,860.00	0.00	NIL	NIL
40	Jin Sang KIM	2,717.00	2,717.00	0.00	2,717.00	0.00	NIL	NIL
41	A Lum LEE	2,860.00	2,860.00	0.00	2,860.00	0.00	NIL	NIL
42	Jasmine LAM	2,860.00	2,860.00	0.00	2,860.00	0.00	NIL	NIL
43	Farzeen MAHNAVIAN & Yanwei OUYANG	2,860.00	2,862.12	0.00	2,862.12	0.00	NIL	NIL
44	Chung Meng SO & Sik Chi CHAN	2,717.00	2,717.00	0.00	2,717.00	0.00	NIL	NIL
45	Jenny Shen Pei WEI & David WANG	2,860.00	2,860.00	0.00	2,860.00	0.00	NIL	NIL
46	Chean LEE	2,860.00	2,860.00	0.00	2,860.00	0.00	NIL	NIL
47	Zhen Hui YANG	2,860.00	2,860.00	0.00	2,860.00	0.00	NIL	NIL
48	John TU	2,860.00	2,860.00	0.00	2,860.00	0.00	NIL	NIL
49	James Forster Madison TSAMTSIKAS	2,717.00	0.00	0.00	0.00	0.00	2,717.00	2,717.00
50	Haiqi Daniel LI	2,860.00	2,860.00	0.00	2,860.00	0.00	NIL	NIL
		143,000.00	133,402.64	327.35	133,729.99	0.00		

Capital Works Fund

Lot	Owner	Levies due	Levies paid	Interest paid	Total paid	Discount	Unpaid at 16/07/2025	Balance at 16/07/2025
1	Joshua James De Los Santos	711.66	711.66	0.00	711.66	0.00	NIL	NIL
2	Davila Shirley VATALEBA	853.98	316.34	5.40	321.74	0.00	852.66	852.66
3	Xiangwei GENG & Jun DONG	711.66	711.66	0.00	711.66	0.00	NIL	NIL
4	Cuiyu YUAN	711.66	711.66	0.00	711.66	0.00	NIL	NIL
5	Melissa QUACH	676.08	676.08	0.00	676.08	0.00	NIL	NIL
6	Wendy LAM	533.74	0.00	0.00	0.00	0.00	533.74	533.74
7	Pan Sik SONG & Kyoung Soon LEE	711.66	711.66	0.00	711.66	0.00	NIL	NIL
8	Ka Lee MA	711.66	711.66	0.00	711.66	0.00	NIL	NIL
9	Xu Ha TIEU	889.56	889.56	0.00	889.56	0.00	NIL	NIL
10	Myong Jae YIM & Eun Jung LEE	711.66	711.66	0.00	711.66	0.00	NIL	NIL
11	Dazhuang WANG & Dailei SUN	676.08	676.08	0.00	676.08	0.00	NIL	NIL
12	Rasiah Stanley & Vijaya Kumary JAYANTHAKUMAR	640.50	561.18	9.51	570.69	0.00	346.61	346.61
13	Min Young SHIN	676.08	676.08	0.00	676.08	0.00	NIL	NIL
14	Jeong Hwa JANG	711.66	711.66	0.00	711.66	0.00	NIL	NIL
15	Maria Shuk Man WONG	676.08	676.08	0.00	676.08	0.00	NIL	NIL
16	Paul Thurlow THOMPSON	711.66	711.66	0.00	711.66	0.00	NIL	NIL
17	Byung Sook CHO	711.66	711.66	0.00	711.66	0.00	NIL	NIL
18	Marcel Van EGDOM & Min Kyung KIM	711.66	746.72	0.00	746.72	0.00	NIL	-35.06
19	Ai Linh TRAN	676.08	676.08	0.00	676.08	0.00	NIL	NIL
20	Qing Ying KIR	711.66	1,008.65	0.00	1,008.65	0.00	NIL	NIL
21	Sang Chun and Pan Kwan KWAK & Sook Hee KANG	853.98	853.98	0.00	853.98	0.00	NIL	NIL
22	Karen Hua TSANG	676.08	676.08	0.00	676.08	0.00	NIL	NIL
23	Carina D TRAN	711.66	711.66	0.00	711.66	0.00	NIL	NIL
24	Peilin LUO	711.66	711.66	0.00	711.66	0.00	NIL	NIL
25	Kwok Cheung Dantes & Jennifer Hao TSAO	676.08	676.08	0.00	676.08	0.00	NIL	NIL
26	Siu Hin CHAN	853.98	853.98	0.00	853.98	0.00	NIL	NIL
27	Fong Ming CHIU	711.66	711.66	0.00	711.66	0.00	NIL	NIL
28	Jian Fang WU & Ai Zhi LAO	711.66	711.66	0.00	711.66	0.00	NIL	NIL
29	Ana DA SILVA	711.66	292.43	4.56	296.99	0.00	716.22	716.22
30	Stephen CHAU	676.08	0.00	0.00	0.00	0.00	691.99	691.99
31	Jin Hee & Yunil KIM	711.66	711.66	0.00	711.66	0.00	NIL	NIL

32	Hee Suk CHA	711.66	711.66	0.00	711.66	0.00	NIL	NIL
33	Patrick Thierry LEBON	711.66	711.66	0.00	711.66	0.00	NIL	NIL
34	Keven TRAN & Hee Jin BAEK	676.08	676.08	0.00	676.08	0.00	NIL	NIL
35	Ling CHEN	569.32	0.00	0.00	0.00	0.00	569.32	569.32
36	Victor Chi Chin CHAN	711.66	711.66	0.00	711.66	0.00	NIL	NIL
37	Dennis Ho Yin CHAU & Theresa KONG	782.82	782.82	0.00	782.82	0.00	NIL	NIL
38	Cindy Wen Ying TSE	853.98	1,295.04	51.43	1,346.47	0.00	426.99	426.99
39	She Lu XIE	711.66	711.66	0.00	711.66	0.00	NIL	NIL
40	Jin Sang KIM	676.08	676.08	0.00	676.08	0.00	NIL	NIL
41	A Lum LEE	711.66	711.66	0.00	711.66	0.00	NIL	NIL
42	Jasmine LAM	711.66	711.66	0.00	711.66	0.00	NIL	NIL
43	Farzeen MAHNAVIAN & Yanwei OUYANG	711.66	712.11	0.00	712.11	0.00	NIL	NIL
44	Chung Meng SO & Sik Chi CHAN	676.08	676.08	0.00	676.08	0.00	NIL	NIL
45	Jenny Shen Pei WEI & David WANG	711.66	711.66	0.00	711.66	0.00	NIL	NIL
46	Chean LEE	711.66	711.66	0.00	711.66	0.00	NIL	NIL
47	Zhen Hui YANG	711.66	711.66	0.00	711.66	0.00	NIL	NIL
48	John TU	711.66	711.66	0.00	711.66	0.00	NIL	NIL
49	James Forster Madison TSAMTSIKAS	676.08	0.00	0.00	0.00	0.00	676.08	676.08
50	Haiqi Daniel LI	711.66	711.66	0.00	711.66	0.00	NIL	NIL
		35,582.96	32,865.11	70.90	32,936.01	0.00		

Unallocated Money

Lot	Owner	Opening balance	Net cashflow	Closing balance
5	Melissa QUACH	56.24	-56.24	0.00
20	Qing Ying KIR	4,170.22	-4,170.22	0.00
25	Kwok Cheung Dantes & Jennifer Hao TSAO	616.93	-616.93	0.00
		4,843.39	-4,843.39	0.00

Other income

Date	Reference	Details	Admin	Capital Works
18/11/2024	Receipt: 0	Lot 20: Lot 20: Levy refunded 17102024	4,170.22	
03/04/2025	Receipt: 135	Lot 38: Lot 38: Debt recovery Arrears Notice	63.00	
07/04/2025	Receipt: 136	BAS return refund Jan-Mar 25	8,181.00	
07/04/2025	Receipt: 136	BAS return refund Jan-Mar 25		158.00
02/05/2025	Receipt: 138	Deposit - MISS KATE ALICE SARGENT Sp79189 lot 37	34.10	
02/06/2025	Receipt: 153	Deposit - strata search fee RE/MAX Prestige	34.10	
08/07/2025	Receipt: 190	Deposit - MISS MIN YOUNG SHIN Lot13 -key payment	228.33	
* These transactions relate to the investment account(s)			12,710.75	158.00

Payments

Date	Reference	Details	Admin	Capital Works	Unallocated
04/11/2024	EFT: 000048	O'Connors Strata & Property Specialists Pty Ltd: GST/BAS Preparation November 2024	342.56		
04/11/2024	EFT: 000048	O'Connors Strata & Property Specialists Pty Ltd: Professional Fees November 2024	534.19		
04/11/2024	EFT: 000048	O'Connors Strata & Property Specialists Pty Ltd: Section 182 Strata Search November 2024	23.10		
04/11/2024	EFT: 000048	O'Connors Strata & Property Specialists Pty Ltd: Work Order Processing November 2024	93.71		
04/11/2024	EFT: 000048	O'Connors Strata & Property Specialists Pty Ltd: Data & Information Processing November 2024	31.50		

04/11/2024	EFT: 000048	O'Connors Strata & Property Specialists Pty Ltd: Fixed Disbursement Fee November 2024	515.54	
04/11/2024	EFT: 000048	O'Connors Strata & Property Specialists Pty Ltd: Fixed Other Charges November 2024	60.50	
04/11/2024	EFT: 000048	O'Connors Strata & Property Specialists Pty Ltd: Key Register Management November 2024	8.31	
04/11/2024	EFT: 000048	O'Connors Strata & Property Specialists Pty Ltd: Management Fee November 2024	849.30	
04/11/2024	EFT: 000048	O'Connors Strata & Property Specialists Pty Ltd: Owners Portal Management November 2024	110.00	
04/11/2024	EFT: 000048	O'Connors Strata & Property Specialists Pty Ltd: Trade Insurance/Licence Management November 2024	14.44	
04/11/2024	EFT: 000048	O'Connors Strata & Property Specialists Pty Ltd: Repair Management November 2024	5.49	
14/11/2024	EFT: 000049	Anping Yan: Monthly maintenance - October 2024	1,560.00	
14/11/2024	EFT: 000050	Auto-lift Garage Doors Pty Ltd: Service to main roller shutter 31/10/2024	265.00	
28/11/2024	EFT: 000051	Boston Systems Australia Pty Ltd: Block C Intercom repair	1,175.00	
02/12/2024	EFT: 000052	Leo & Associates Consulting Engineers Pty Ltd: Engineering service 21/11/2024		18,700.00
03/12/2024	EFT: 000053	O'Connors Strata & Property Specialists Pty Ltd: Work Order Processing December 2024	31.24	
03/12/2024	EFT: 000053	O'Connors Strata & Property Specialists Pty Ltd: Data & Information Processing December 2024	31.50	
03/12/2024	EFT: 000053	O'Connors Strata & Property Specialists Pty Ltd: Fixed Disbursement Fee December 2024	515.54	
03/12/2024	EFT: 000053	O'Connors Strata & Property Specialists Pty Ltd: New Owner Welcome Pack December 2024	19.43	
03/12/2024	EFT: 000053	O'Connors Strata & Property Specialists Pty Ltd: Professional Fees December 2024	404.70	
03/12/2024	EFT: 000053	O'Connors Strata & Property Specialists Pty Ltd: Quote Processing December 2024	20.63	
03/12/2024	EFT: 000053	O'Connors Strata & Property Specialists Pty Ltd: Fixed Other Charges December 2024	60.50	
03/12/2024	EFT: 000053	O'Connors Strata & Property Specialists Pty Ltd: Key Register Management December 2024	8.31	
03/12/2024	EFT: 000053	O'Connors Strata & Property Specialists Pty Ltd: Management Fee December 2024	849.30	
03/12/2024	EFT: 000053	O'Connors Strata & Property Specialists Pty Ltd: Owners Portal Management December 2024	110.00	
03/12/2024	EFT: 000053	O'Connors Strata & Property Specialists Pty Ltd: Trade Insurance/Licence Management December 2024	14.44	
04/12/2024	EFT: 000054	O'Connors Strata & Property Specialists Pty Ltd: Repair Management December 2024	59.81	

12/12/2024	EFT: 000055	Anping Yan: Monthly maintenance - November 2024	1,560.00	
12/12/2024	EFT: 000056	Able Locksmiths: Supply & program remotes 06/12/2024	297.00	
19/12/2024	EFT: 000057	Boston Systems Australia Pty Ltd: U34 Intercom issue	589.80	
19/12/2024	EFT: 000058	Otis Elevator Company Pty Ltd: Maintenance fee 01/01/2025 - 31/03/2025	4,174.04	
03/01/2025	EFT: 000059	O'Connors Strata & Property Specialists Pty Ltd: After Hours Emergency Service Call January 2025	99.00	
03/01/2025	EFT: 000059	O'Connors Strata & Property Specialists Pty Ltd: After Hours Emergency Service Call January 2025	99.00	
03/01/2025	EFT: 000059	O'Connors Strata & Property Specialists Pty Ltd: Owners Portal Management January 2025	110.00	
03/01/2025	EFT: 000059	O'Connors Strata & Property Specialists Pty Ltd: Trade Insurance/Licence Management January 2025	14.44	
03/01/2025	EFT: 000059	O'Connors Strata & Property Specialists Pty Ltd: Fixed Other Charges January 2025	60.50	
03/01/2025	EFT: 000059	O'Connors Strata & Property Specialists Pty Ltd: Key Register Management January 2025	8.31	
03/01/2025	EFT: 000059	O'Connors Strata & Property Specialists Pty Ltd: Management Fee January 2025	849.30	
03/01/2025	EFT: 000059	O'Connors Strata & Property Specialists Pty Ltd: Professional Fees January 2025	813.44	
03/01/2025	EFT: 000059	O'Connors Strata & Property Specialists Pty Ltd: Data & Information Processing January 2025	31.50	
03/01/2025	EFT: 000059	O'Connors Strata & Property Specialists Pty Ltd: Fixed Disbursement Fee January 2025	515.54	
16/01/2025	BPAY: 16	Next Business Energy Pty Ltd - 238097: 15/11/2024 - 25/11/2024	2,633.53	
16/01/2025	BPAY: 16	Next Business Energy Pty Ltd - 238097: 27/08/2024 - 14/11/2024	2,345.62	
16/01/2025	BPAY: 17	Sydney Water Corporation: 03/10/2024 - 03/01/2025	5,844.63	
16/01/2025	EFT: 000060	Anping Yan: Monthly maintenance 02/01/2025	1,560.00	
16/01/2025	EFT: 000061	Crm Brokers Pty Ltd: Premium 18/12/2024 - 18/06/2025	64,141.87	
16/01/2025	EFT: 000061	Crm Brokers Pty Ltd: Stamp Duty 18/12/2024 - 18/06/2025	5,064.20	
21/01/2025	BPAY: 18	Australian Taxation Office: GST payment from Administrative Fund - QE 31/12/20	4,193.00	
21/01/2025	BPAY: 18	Australian Taxation Office: GST refund to Capital Works Fund - QE 31/12/2024	-863.00	
03/02/2025	EFT: 000062	O'Connors Strata & Property Specialists Pty Ltd: Trade Insurance/Licence Management February 2025	14.44	
03/02/2025	EFT: 000062	O'Connors Strata & Property Specialists Pty Ltd: Data & Information Processing February 2025	31.50	
03/02/2025	EFT: 000062	O'Connors Strata & Property Specialists Pty Ltd: Fixed Disbursement Fee February 2025	515.54	

03/02/2025	EFT: 000062	O'Connors Strata & Property Specialists Pty Ltd: Fixed Other Charges February 2025	60.50	
03/02/2025	EFT: 000062	O'Connors Strata & Property Specialists Pty Ltd: GST/BAS Preparation & Lodgement February 2025	342.56	
03/02/2025	EFT: 000062	O'Connors Strata & Property Specialists Pty Ltd: Professional Fees February 2025	942.32	
03/02/2025	EFT: 000062	O'Connors Strata & Property Specialists Pty Ltd: Work Order Processing February 2025	187.44	
03/02/2025	EFT: 000062	O'Connors Strata & Property Specialists Pty Ltd: Key Register Management February 2025	8.31	
03/02/2025	EFT: 000062	O'Connors Strata & Property Specialists Pty Ltd: Management Fee February 2025	849.30	
03/02/2025	EFT: 000062	O'Connors Strata & Property Specialists Pty Ltd: Owners Portal Management February 2025	110.00	
04/02/2025	EFT: 000063	Agm Plumbing Services Pty Ltd: Water leak on the hydrant line 30/01/2025	7,458.00	
17/02/2025	Journal: 14785	Lot 43: interest adjustment	2.12	
17/02/2025	Journal: 14786	Lot 43: Credit adjustment		0.45
03/03/2025	EFT: 000064	O'Connors Strata & Property Specialists Pty Ltd: Professional Fees March 2025	44.63	
03/03/2025	EFT: 000064	O'Connors Strata & Property Specialists Pty Ltd: Work Order Processing March 2025	31.24	
03/03/2025	EFT: 000064	O'Connors Strata & Property Specialists Pty Ltd: Work Order Processing March 2025	31.24	
03/03/2025	EFT: 000064	O'Connors Strata & Property Specialists Pty Ltd: Data & Information Processing March 2025	31.50	
03/03/2025	EFT: 000064	O'Connors Strata & Property Specialists Pty Ltd: Fixed Disbursement Fee March 2025	515.54	
03/03/2025	EFT: 000064	O'Connors Strata & Property Specialists Pty Ltd: Fixed Other Charges March 2025	60.50	
03/03/2025	EFT: 000064	O'Connors Strata & Property Specialists Pty Ltd: Key Register Management March 2025	8.31	
03/03/2025	EFT: 000064	O'Connors Strata & Property Specialists Pty Ltd: Management Fee March 2025	849.30	
03/03/2025	EFT: 000064	O'Connors Strata & Property Specialists Pty Ltd: Owners Portal Management March 2025	110.00	
03/03/2025	EFT: 000064	O'Connors Strata & Property Specialists Pty Ltd: Trade Insurance/Licence Management March 2025	14.44	
17/03/2025	EFT: 000065	Leo & Associates Consulting Engineers Pty Ltd: Engineering services 14/03/2025		2,750.00
18/03/2025	BPAY: 19	Next Business Energy Pty Ltd - 238097: 26/11/2024 - 24/02/2025	127.80	
18/03/2025	EFT: 000066	Anping Yan: Monthly maintenance Feb 25	1,560.00	
18/03/2025	EFT: 000066	Anping Yan: Monthly maintenance - JANUARY 2025	1,560.00	
18/03/2025	EFT: 000067	Kelly Partners Pty Ltd: Professional fees 20/02/25	1,281.50	

18/03/2025	EFT: 000068	Otis Elevator Company Pty Ltd: Maintenance 01/04/2025 - 30/06/2025	4,174.04
18/03/2025	EFT: 000069	Dde Services Electrical: Faulty oyster lights 21/02/25	284.00
18/03/2025	EFT: 000070	Phoenix Fire: Fire safety inspection 19/02/25	4,127.50
18/03/2025	EFT: 000070	Phoenix Fire: Fix emergency light issue 18/02/25	363.00
20/03/2025	BPAY: 20	Cumberland Council - 357012: Annual certificate lodgement fee 11/03/2025	250.00
20/03/2025	EFT: 000071	Phoenix Fire: Secondary inspection U19, U20, U5 & U8 - 18/03/25	93.50
03/04/2025	EFT: 000072	O'Connors Strata & Property Specialists Pty Ltd: Levy Arrears - Arrears Notice April 2025	63.00
03/04/2025	EFT: 000072	O'Connors Strata & Property Specialists Pty Ltd: Professional Fees April 2025	115.50
03/04/2025	EFT: 000072	O'Connors Strata & Property Specialists Pty Ltd: Fixed Other Charges April 2025	60.50
03/04/2025	EFT: 000072	O'Connors Strata & Property Specialists Pty Ltd: Key Register Management April 2025	8.31
03/04/2025	EFT: 000072	O'Connors Strata & Property Specialists Pty Ltd: Management Fee April 2025	849.30
03/04/2025	EFT: 000072	O'Connors Strata & Property Specialists Pty Ltd: Owners Portal Management April 2025	110.00
03/04/2025	EFT: 000072	O'Connors Strata & Property Specialists Pty Ltd: Trade Insurance/Licence Management April 2025	14.44
03/04/2025	EFT: 000072	O'Connors Strata & Property Specialists Pty Ltd: Work Order Processing April 2025	31.24
03/04/2025	EFT: 000072	O'Connors Strata & Property Specialists Pty Ltd: Data & Information Processing April 2025	31.50
03/04/2025	EFT: 000072	O'Connors Strata & Property Specialists Pty Ltd: Fixed Disbursement Fee April 2025	515.54
03/04/2025	EFT: 000073	Anping Yan: Monthly maintenance March 2025	1,560.00
07/04/2025	EFT: 000074	Auto-lift Garage Doors Pty Ltd: Service to main roller shutter 03/04/2025	265.00
14/04/2025	BPAY: 21	Department Of Customer Service: Strata Hub Admin Fee 08/04/2025	150.00
22/04/2025	EFT: 000075	Agm Plumbing Services Pty Ltd: Investigate a sewer overflow 17/04/2025	2,414.50
24/04/2025	BPAY: 22	Sydney Water Corporation: 03/04/2024 - 09/04/2025	5,364.03
02/05/2025	EFT: 000076	O'Connors Strata & Property Specialists Pty Ltd: GST/BAS Preparation & Lodgement May 2025	342.56
02/05/2025	EFT: 000076	O'Connors Strata & Property Specialists Pty Ltd: Professional Fees May 2025	994.00
02/05/2025	EFT: 000076	O'Connors Strata & Property Specialists Pty Ltd: Fixed Other Charges May 2025	60.50
02/05/2025	EFT: 000076	O'Connors Strata & Property Specialists Pty Ltd: Key Register Management May 2025	8.31
02/05/2025	EFT: 000076	O'Connors Strata & Property Specialists Pty Ltd: Management Fee May 2025	849.30

02/05/2025	EFT: 000076	O'Connors Strata & Property Specialists Pty Ltd: Strata Hub Annual Reporting May 2025	262.50
02/05/2025	EFT: 000076	O'Connors Strata & Property Specialists Pty Ltd: Data & Information Processing May 2025	31.50
02/05/2025	EFT: 000076	O'Connors Strata & Property Specialists Pty Ltd: Fixed Disbursement Fee May 2025	515.54
02/05/2025	EFT: 000076	O'Connors Strata & Property Specialists Pty Ltd: Owners Portal Management May 2025	110.00
02/05/2025	EFT: 000076	O'Connors Strata & Property Specialists Pty Ltd: Trade Insurance/Licence Management May 2025	14.44
06/05/2025	EFT: 000077	Anping Yan: Monthly maintenance 01/05/2025	1,560.00
03/06/2025	BPAY: 23	Next Business Energy Pty Ltd - 238097: 25/02/2025 - 28/05/2025	2,565.09
03/06/2025	EFT: 000078	O'Connors Strata & Property Specialists Pty Ltd: Fixed Other Charges June 2025	60.50
03/06/2025	EFT: 000078	O'Connors Strata & Property Specialists Pty Ltd: Key Register Management June 2025	8.31
03/06/2025	EFT: 000078	O'Connors Strata & Property Specialists Pty Ltd: Management Fee June 2025	849.30
03/06/2025	EFT: 000078	O'Connors Strata & Property Specialists Pty Ltd: Owners Portal Management June 2025	110.00
03/06/2025	EFT: 000078	O'Connors Strata & Property Specialists Pty Ltd: Trade Insurance/Licence Management June 2025	14.44
03/06/2025	EFT: 000078	O'Connors Strata & Property Specialists Pty Ltd: After Hours Emergency Service Call June 2025	99.00
03/06/2025	EFT: 000078	O'Connors Strata & Property Specialists Pty Ltd: Income Tax Return June 2025	417.38
03/06/2025	EFT: 000078	O'Connors Strata & Property Specialists Pty Ltd: Professional Fees June 2025	1,177.79
03/06/2025	EFT: 000078	O'Connors Strata & Property Specialists Pty Ltd: Section 182 Strata Search June 2025	23.10
03/06/2025	EFT: 000078	O'Connors Strata & Property Specialists Pty Ltd: Data & Information Processing June 2025	31.50
03/06/2025	EFT: 000078	O'Connors Strata & Property Specialists Pty Ltd: Fixed Disbursement Fee June 2025	515.54
03/06/2025	EFT: 000078	O'Connors Strata & Property Specialists Pty Ltd: Strata Roll Inspection Fee June 2025	34.10
03/06/2025	EFT: 000078	O'Connors Strata & Property Specialists Pty Ltd: After Hours Emergency Service Call June 2025	99.00
03/06/2025	EFT: 000078	O'Connors Strata & Property Specialists Pty Ltd: After Hours Emergency Service Call June 2025	99.00
03/06/2025	EFT: 000079	Anping Yan: Monthly maintenance 01/06/2025	1,560.00
10/06/2025	EFT: 000080	Unified Building Group Pty Ltd: Flood testing 31/05/2025	825.00
10/06/2025	EFT: 000081	Agm Plumbing Services Pty Ltd: Pipework 09/05/2025	10,884.50

12/06/2025	EFT: 000082	Otis Elevator Company Pty Ltd: Maintenance fee 01/07/2025 - 30/09/2025	4,174.04		
12/06/2025	EFT: 000083	Able Locksmiths: Building a Entrance Door Lock 10/06/2025	374.00		
24/06/2025	EFT: 000084	Crm Brokers Pty Ltd: Premium 18/06/25 - 18/12/25	73,817.37		
02/07/2025	EFT: 000085	O'Connors Strata & Property Specialists Pty Ltd: Management Fee July 2025	849.30		
02/07/2025	EFT: 000085	O'Connors Strata & Property Specialists Pty Ltd: Owners Portal Management July 2025	110.00		
02/07/2025	EFT: 000085	O'Connors Strata & Property Specialists Pty Ltd: Trade Insurance/Licence Management July 2025	14.44		
02/07/2025	EFT: 000085	O'Connors Strata & Property Specialists Pty Ltd: Work Order Processing July 2025	31.24		
02/07/2025	EFT: 000085	O'Connors Strata & Property Specialists Pty Ltd: Work Order Processing July 2025	31.24		
02/07/2025	EFT: 000085	O'Connors Strata & Property Specialists Pty Ltd: Data & Information Processing July 2025	31.50		
02/07/2025	EFT: 000085	O'Connors Strata & Property Specialists Pty Ltd: Fixed Disbursement Fee July 2025	515.54		
02/07/2025	EFT: 000085	O'Connors Strata & Property Specialists Pty Ltd: Fixed Other Charges July 2025	60.50		
02/07/2025	EFT: 000085	O'Connors Strata & Property Specialists Pty Ltd: Key Register Management July 2025	8.31		
02/07/2025	EFT: 000085	O'Connors Strata & Property Specialists Pty Ltd: Professional Fees July 2025	789.69		
02/07/2025	EFT: 000085	O'Connors Strata & Property Specialists Pty Ltd: Work Order Processing July 2025	31.24		
02/07/2025	EFT: 000085	O'Connors Strata & Property Specialists Pty Ltd: Work Order Processing July 2025	31.24		
08/07/2025	EFT: 000086	Anping Yan: Monthly maintenance 01/07/2025	1,560.00		
09/07/2025	EFT: 000087	Otis Elevator Company Pty Ltd: Maintenance fee 01/08/2025 - 30/09/2025	66.84		
11/07/2025	BPAY: 24	Australian Taxation Office: GST payment from Admin Fund - QE Jun 2025	742.00		
11/07/2025	BPAY: 24	Australian Taxation Office: GST payment from CWF - QE Jun 2025		2,522.00	
			247,672.38	23,109.45	0.00

Outstanding creditor balances

Date	Reference	Details	Admin	Capital Works
20/06/2025	Invoice: I102312	Crm Brokers Pty Ltd: Stamp duty 18/06/25 - 18/12/25	\$5,856.72	
15/07/2025	Invoice: INV0685	Simon Building Services Pty Ltd: Exit fire door 14/07/2025	\$695.75	
15/07/2025	Invoice: 147750	Phoenix Fire: Replace diffused emergency light 15/07/2025	\$1,425.09	
			\$7,977.56	

Bank & investment balances**Cash held in ITF SP79178 at Macquarie Bank Ltd**

	Admin	Capital Works	Unallocated	Total
Opening balance	39,025.71	126,342.36	4,843.39	170,211.46
Net cashflow	-101,231.64	9,984.56	-4,843.39	-96,090.47
Closing balance	-62,205.93	136,326.92	0.00	74,120.99

Investments at period end

Total bank & investments	-62,205.93	136,326.92	0.00	74,120.99
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**Detailed Expenses
for the financial year
from 01/11/2024 to 16/07/2025**



Owners of Strata Plan 79178

**2-10 Ann Street LIDCOMBE NSW 2141
ABN: 24 522 146 398**

Date	Description	Payee	Group	Amount (GST exclusive)	Status	Type	Ref.No.	Payment No.
Administrative Fund								
Additional Management Fees 154145								
04/11/2024	Trade Insurance/Licence Management November 2024	O'Connors Strata & Property Specialists Pty Ltd	None	13.13	Paid	DE		000048
04/11/2024	Work Order Processing November 2024	O'Connors Strata & Property Specialists Pty Ltd	None	85.19	Paid	DE		000048
04/11/2024	Professional Fees November 2024	O'Connors Strata & Property Specialists Pty Ltd	None	485.63	Paid	DE		000048
03/12/2024	Trade Insurance/Licence Management December 2024	O'Connors Strata & Property Specialists Pty Ltd	None	13.13	Paid	DE		000053
03/12/2024	Quote Processing December 2024	O'Connors Strata & Property Specialists Pty Ltd	None	18.75	Paid	DE		000053
03/12/2024	Work Order Processing December 2024	O'Connors Strata & Property Specialists Pty Ltd	None	28.40	Paid	DE		000053
03/12/2024	Professional Fees December 2024	O'Connors Strata & Property Specialists Pty Ltd	None	367.91	Paid	DE		000053
03/01/2025	Trade Insurance/Licence Management January 2025	O'Connors Strata & Property Specialists Pty Ltd	None	13.13	Paid	DE		000059
03/01/2025	After Hours Emergency Service Call January 2025	O'Connors Strata & Property Specialists Pty Ltd	None	90.00	Paid	DE		000059
03/01/2025	After Hours Emergency Service Call January 2025	O'Connors Strata & Property Specialists Pty Ltd	None	90.00	Paid	DE		000059
03/01/2025	Professional Fees January 2025	O'Connors Strata & Property Specialists Pty Ltd	None	739.49	Paid	DE		000059
03/02/2025	Trade Insurance/Licence Management February 2025	O'Connors Strata & Property Specialists Pty Ltd	None	13.13	Paid	DE		000062
03/02/2025	Work Order Processing February 2025	O'Connors Strata & Property Specialists Pty Ltd	None	170.40	Paid	DE		000062
03/02/2025	Professional Fees February 2025	O'Connors Strata & Property Specialists Pty Ltd	None	856.65	Paid	DE		000062
03/03/2025	Trade Insurance/Licence Management March 2025	O'Connors Strata & Property Specialists Pty Ltd	None	13.13	Paid	DE		000064
03/03/2025	Work Order Processing March 2025	O'Connors Strata & Property Specialists Pty Ltd	None	28.40	Paid	DE		000064
03/03/2025	Work Order Processing March 2025	O'Connors Strata & Property Specialists Pty Ltd	None	28.40	Paid	DE		000064
03/03/2025	Professional Fees March 2025	O'Connors Strata & Property Specialists Pty Ltd	None	40.57	Paid	DE		000064
03/04/2025	Trade Insurance/Licence Management April 2025	O'Connors Strata & Property Specialists Pty Ltd	None	13.13	Paid	DE		000072
03/04/2025	Work Order Processing April 2025	O'Connors Strata & Property Specialists Pty Ltd	None	28.40	Paid	DE		000072
03/04/2025	Professional Fees April 2025	O'Connors Strata & Property Specialists Pty Ltd	None	105.00	Paid	DE		000072
02/05/2025	Trade Insurance/Licence Management May 2025	O'Connors Strata & Property Specialists Pty Ltd	None	13.13	Paid	DE		000076
02/05/2025	Professional Fees May 2025	O'Connors Strata & Property Specialists Pty Ltd	None	903.64	Paid	DE		000076
03/06/2025	Professional Fees June 2025	O'Connors Strata & Property Specialists Pty Ltd	None	1,070.72	Paid	DE		000078
03/06/2025	Trade Insurance/Licence Management June 2025	O'Connors Strata & Property Specialists Pty Ltd	None	13.13	Paid	DE		000078
03/06/2025	After Hours Emergency Service Call June 2025	O'Connors Strata & Property Specialists Pty Ltd	None	90.00	Paid	DE		000078
03/06/2025	After Hours Emergency Service Call June 2025	O'Connors Strata & Property Specialists Pty Ltd	None	90.00	Paid	DE		000078
03/06/2025	After Hours Emergency Service Call June 2025	O'Connors Strata & Property Specialists Pty Ltd	None	90.00	Paid	DE		000078
02/07/2025	Trade Insurance/Licence Management July 2025	O'Connors Strata & Property Specialists Pty Ltd	None	13.13	Paid	DE		000085
02/07/2025	Work Order Processing July 2025	O'Connors Strata & Property Specialists Pty Ltd	None	28.40	Paid	DE		000085
02/07/2025	Work Order Processing July 2025	O'Connors Strata & Property Specialists Pty Ltd	None	28.40	Paid	DE		000085
02/07/2025	Work Order Processing July 2025	O'Connors Strata & Property Specialists Pty Ltd	None	28.40	Paid	DE		000085
02/07/2025	Professional Fees July 2025	O'Connors Strata & Property Specialists Pty Ltd	None	717.90	Paid	DE		000085
10/07/2025	SM rate adjustment		None	(334.19)		Jnl		
				6,023.03				
Admin--Accounting 150200								
04/11/2024	GST/BAS Preparation November 2024	O'Connors Strata & Property Specialists Pty Ltd	None	311.42	Paid	DE		000048

**Detailed Expenses
for the financial year
from 01/11/2024 to 16/07/2025**



Owners of Strata Plan 79178

**2-10 Ann Street LIDCOMBE NSW 2141
ABN: 24 522 146 398**

Date	Description	Payee	Group	Amount (GST exclusive)	Status	Type	Ref.No.	Payment No.
03/02/2025	GST/BAS Preparation & Lodgement February 2025	O'Connors Strata & Property Specialists Pty Ltd	None	311.42	Paid	DE		000062
02/05/2025	GST/BAS Preparation & Lodgement May 2025	O'Connors Strata & Property Specialists Pty Ltd	None	311.42	Paid	DE		000076
				934.26				
Admin--Auditors--Taxation Services 150900								
03/06/2025	Income Tax Return June 2025	O'Connors Strata & Property Specialists Pty Ltd	None	379.44	Paid	DE		000078
				379.44				
Admin--Data & Information Processing 156300								
04/11/2024	Data & Information Processing November 2024	O'Connors Strata & Property Specialists Pty Ltd	None	28.64	Paid	DE		000048
03/12/2024	Data & Information Processing December 2024	O'Connors Strata & Property Specialists Pty Ltd	None	28.64	Paid	DE		000053
03/01/2025	Data & Information Processing January 2025	O'Connors Strata & Property Specialists Pty Ltd	None	28.64	Paid	DE		000059
03/02/2025	Data & Information Processing February 2025	O'Connors Strata & Property Specialists Pty Ltd	None	28.64	Paid	DE		000062
03/03/2025	Data & Information Processing March 2025	O'Connors Strata & Property Specialists Pty Ltd	None	28.64	Paid	DE		000064
03/04/2025	Data & Information Processing April 2025	O'Connors Strata & Property Specialists Pty Ltd	None	28.64	Paid	DE		000072
02/05/2025	Data & Information Processing May 2025	O'Connors Strata & Property Specialists Pty Ltd	None	28.64	Paid	DE		000076
03/06/2025	Data & Information Processing June 2025	O'Connors Strata & Property Specialists Pty Ltd	None	28.64	Paid	DE		000078
02/07/2025	Data & Information Processing July 2025	O'Connors Strata & Property Specialists Pty Ltd	None	28.64	Paid	DE		000085
				257.76				
Admin--Legal & Debt Collection Fees 153200								
24/03/2025	Lot 38: Debt recovery Arrears Notice		None	(57.27)		Jnl		
03/04/2025	Levy Arrears - Arrears Notice April 2025	O'Connors Strata & Property Specialists Pty Ltd	None	57.27	Paid	DE		000072
				0.00				
Admin--Levy Refund Clearing Account 153600								
18/11/2024	Lot 20: Levy refunded 17102024		None	(4,170.22)		Jnl		
				-4,170.22				
Admin--Management Fees--Standard 154000								
04/11/2024	Management Fee November 2024	O'Connors Strata & Property Specialists Pty Ltd	None	772.09	Paid	DE		000048
03/12/2024	Management Fee December 2024	O'Connors Strata & Property Specialists Pty Ltd	None	772.09	Paid	DE		000053
03/01/2025	Management Fee January 2025	O'Connors Strata & Property Specialists Pty Ltd	None	772.09	Paid	DE		000059
03/02/2025	Management Fee February 2025	O'Connors Strata & Property Specialists Pty Ltd	None	772.09	Paid	DE		000062
03/03/2025	Management Fee March 2025	O'Connors Strata & Property Specialists Pty Ltd	None	772.09	Paid	DE		000064
03/04/2025	Management Fee April 2025	O'Connors Strata & Property Specialists Pty Ltd	None	772.09	Paid	DE		000072
02/05/2025	Management Fee May 2025	O'Connors Strata & Property Specialists Pty Ltd	None	772.09	Paid	DE		000076
03/06/2025	Management Fee June 2025	O'Connors Strata & Property Specialists Pty Ltd	None	772.09	Paid	DE		000078
02/07/2025	Management Fee July 2025	O'Connors Strata & Property Specialists Pty Ltd	None	772.09	Paid	DE		000085
				6,948.81				
Admin--Other Expenses--Admin 154400								
04/11/2024	Fixed Other Charges November 2024	O'Connors Strata & Property Specialists Pty Ltd	None	55.00	Paid	DE		000048
03/12/2024	Fixed Other Charges December 2024	O'Connors Strata & Property Specialists Pty Ltd	None	55.00	Paid	DE		000053
03/01/2025	Fixed Other Charges January 2025	O'Connors Strata & Property Specialists Pty Ltd	None	55.00	Paid	DE		000059
03/02/2025	Fixed Other Charges February 2025	O'Connors Strata & Property Specialists Pty Ltd	None	55.00	Paid	DE		000062
03/03/2025	Fixed Other Charges March 2025	O'Connors Strata & Property Specialists Pty Ltd	None	55.00	Paid	DE		000064
03/04/2025	Fixed Other Charges April 2025	O'Connors Strata & Property Specialists Pty Ltd	None	55.00	Paid	DE		000072

**Detailed Expenses
for the financial year
from 01/11/2024 to 16/07/2025**



Owners of Strata Plan 79178

**2-10 Ann Street LIDCOMBE NSW 2141
ABN: 24 522 146 398**

Date	Description	Payee	Group	Amount (GST exclusive)	Status	Type	Ref.No.	Payment No.
02/05/2025	Fixed Other Charges May 2025	O'Connors Strata & Property Specialists Pty Ltd	None	55.00	Paid	DE		000076
03/06/2025	Fixed Other Charges June 2025	O'Connors Strata & Property Specialists Pty Ltd	None	55.00	Paid	DE		000078
02/07/2025	Fixed Other Charges July 2025	O'Connors Strata & Property Specialists Pty Ltd	None	55.00	Paid	DE		000085
				495.00				
Admin--Professional Fees 154900								
18/03/2025	Professional fees 20/02/25	Kelly Partners Pty Ltd	None	1,165.00	Paid	DE	127942	000067
				1,165.00				
Admin--Search Fees 155600								
04/11/2024	Section 182 Strata Search November 2024	O'Connors Strata & Property Specialists Pty Ltd	None	21.00	Paid	DE		000048
03/06/2025	Section 182 Strata Search June 2025	O'Connors Strata & Property Specialists Pty Ltd	None	21.00	Paid	DE		000078
				42.00				
Admin--Strata Hub 156666								
14/04/2025	Strata Hub Admin Fee 08/04/2025	Department Of Customer Service	None	150.00	Paid	BPAY	CPAR22013 2	21
02/05/2025	Strata Hub Annual Reporting May 2025	O'Connors Strata & Property Specialists Pty Ltd	None	262.50	Paid	DE		000076
				412.50				
Admin--Strata Inspection Fees Paid 156400								
03/06/2025	Strata Roll Inspection Fee June 2025	O'Connors Strata & Property Specialists Pty Ltd	None	31.00	Paid	DE		000078
				31.00				
Agent Disbursement Fees 154060								
04/11/2024	Owners Portal Management November 2024	O'Connors Strata & Property Specialists Pty Ltd	None	100.00	Paid	DE		000048
04/11/2024	Fixed Disbursement Fee November 2024	O'Connors Strata & Property Specialists Pty Ltd	None	468.67	Paid	DE		000048
03/12/2024	New Owner Welcome Pack December 2024	O'Connors Strata & Property Specialists Pty Ltd	None	17.66	Paid	DE		000053
03/12/2024	Owners Portal Management December 2024	O'Connors Strata & Property Specialists Pty Ltd	None	100.00	Paid	DE		000053
03/12/2024	Fixed Disbursement Fee December 2024	O'Connors Strata & Property Specialists Pty Ltd	None	468.67	Paid	DE		000053
03/01/2025	Owners Portal Management January 2025	O'Connors Strata & Property Specialists Pty Ltd	None	100.00	Paid	DE		000059
03/01/2025	Fixed Disbursement Fee January 2025	O'Connors Strata & Property Specialists Pty Ltd	None	468.67	Paid	DE		000059
03/02/2025	Owners Portal Management February 2025	O'Connors Strata & Property Specialists Pty Ltd	None	100.00	Paid	DE		000062
03/02/2025	Fixed Disbursement Fee February 2025	O'Connors Strata & Property Specialists Pty Ltd	None	468.67	Paid	DE		000062
03/03/2025	Owners Portal Management March 2025	O'Connors Strata & Property Specialists Pty Ltd	None	100.00	Paid	DE		000064
03/03/2025	Fixed Disbursement Fee March 2025	O'Connors Strata & Property Specialists Pty Ltd	None	468.67	Paid	DE		000064
03/04/2025	Owners Portal Management April 2025	O'Connors Strata & Property Specialists Pty Ltd	None	100.00	Paid	DE		000072
03/04/2025	Fixed Disbursement Fee April 2025	O'Connors Strata & Property Specialists Pty Ltd	None	468.67	Paid	DE		000072
02/05/2025	Owners Portal Management May 2025	O'Connors Strata & Property Specialists Pty Ltd	None	100.00	Paid	DE		000076
02/05/2025	Fixed Disbursement Fee May 2025	O'Connors Strata & Property Specialists Pty Ltd	None	468.67	Paid	DE		000076
03/06/2025	Owners Portal Management June 2025	O'Connors Strata & Property Specialists Pty Ltd	None	100.00	Paid	DE		000078
03/06/2025	Fixed Disbursement Fee June 2025	O'Connors Strata & Property Specialists Pty Ltd	None	468.67	Paid	DE		000078
02/07/2025	Owners Portal Management July 2025	O'Connors Strata & Property Specialists Pty Ltd	None	100.00	Paid	DE		000085
02/07/2025	Fixed Disbursement Fee July 2025	O'Connors Strata & Property Specialists Pty Ltd	None	468.67	Paid	DE		000085
				5,135.69				
Insurance--Premiums 159100								
15/01/2025	Premium 18/12/2024 - 18/06/2025	Crn Brokers Pty Ltd	None	58,310.79	Paid	DE	199911	000061
20/06/2025	Premium 18/06/25 - 18/12/25	Crn Brokers Pty Ltd	None	67,106.70	Paid	DE	1102312	000084

**Detailed Expenses
for the financial year
from 01/11/2024 to 16/07/2025**



Owners of Strata Plan 79178

**2-10 Ann Street LIDCOMBE NSW 2141
ABN: 24 522 146 398**

Date	Description	Payee	Group	Amount (GST exclusive)	Status	Type	Ref.No.	Payment No.
				125,417.49				
Insurance--Premiums--Stamp Duty 159150								
15/01/2025	Stamp Duty 18/12/2024 - 18/06/2025	Crm Brokers Pty Ltd	None	5,064.20	Paid	DE	I99911	000061
20/06/2025	Stamp duty 18/06/25 - 18/12/25		None	5,856.72		Jnl	I102312	
				10,920.92				
Maint Bldg--Cleaning & Lawns 163200								
12/11/2024	Monthly maintenance - October 2024	Anping Yan	None	1,560.00	Paid	DE	185	000049
10/12/2024	Monthly maintenance - November 2024	Anping Yan	None	1,560.00	Paid	DE	186	000055
15/01/2025	Monthly maintenance 02/01/2025	Anping Yan	None	1,560.00	Paid	DE	187	000060
18/03/2025	Monthly maintenance Feb 25	Anping Yan	None	1,560.00	Paid	DE	189	000066
18/03/2025	Monthly maintenance - JANUARY 2025	Anping Yan	None	1,560.00	Paid	DE	188	000066
02/04/2025	Monthly maintenance March 2025	Anping Yan	None	1,560.00	Paid	DE	190	000073
05/05/2025	Monthly maintenance 01/05/2025	Anping Yan	None	1,560.00	Paid	DE	191	000077
03/06/2025	Monthly maintenance 01/06/2025	Anping Yan	None	1,560.00	Paid	DE	192	000079
04/07/2025	Monthly maintenance 01/07/2025	Anping Yan	None	1,560.00	Paid	DE	193	000086
				14,040.00				
Maint Bldg--Doors & Windows 164600								
04/11/2024	Repair Management November 2024	O'Connors Strata & Property Specialists Pty Ltd	None	4.99	Paid	DE		000048
15/07/2025	Exit fire door 14/07/2025		None	632.50		Jnl	INV0685	
				637.49				
Maint Bldg--Electrical 164800								
18/03/2025	Faulty oyster lights 21/02/25	Dde Services Electrical	None	258.18	Paid	DE	24707	000069
				258.18				
Maint Bldg--Fire Protection 165800								
18/03/2025	Fix emergency light issue 18/02/25	Phoenix Fire	None	330.00	Paid	DE	220458	000070
18/03/2025	Fire safety inspection 19/02/25	Phoenix Fire	None	3,752.27	Paid	DE	219011	000070
19/03/2025	Secondary inspection U19, U20, U5 & U8 - 18/03/25	Phoenix Fire	None	85.00	Paid	DE	220973	000071
19/03/2025	Annual certificate lodgement fee 11/03/2025	Cumberland Council - 357012	None	227.27	Paid	BPAY	20253254	20
15/07/2025	Replace diffused emergency light 15/07/2025		None	1,295.54		Jnl	147750	
				5,690.08				
Maint Bldg--Garage Door--Remote controls 166400								
10/12/2024	Supply & program remotes 06/12/2024	Able Locksmiths	None	270.00	Paid	DE	85574	000056
				270.00				
Maint Bldg--Garage Doors 166600								
12/11/2024	Service to main roller shutter 31/10/2024	Auto-lift Garage Doors Pty Ltd	None	240.91	Paid	DE	60711	000050
07/04/2025	Service to main roller shutter 03/04/2025	Auto-lift Garage Doors Pty Ltd	None	240.91	Paid	DE	66360	000074
				481.82				
Maint Bldg--Intercom 169600								
27/11/2024	Block C Intercom repair	Boston Systems Australia Pty Ltd	None	1,068.18	Paid	DE	BOS185235	000051
03/12/2024	Repair Management December 2024	O'Connors Strata & Property Specialists Pty Ltd	None	54.37	Paid	DE		000054
17/12/2024	U34 Intercom issue	Boston Systems Australia Pty Ltd	None	536.18	Paid	DE	BOS185259	000057
				1,658.73				
Maint Bldg--Lift--Maintenance Contract 170201								
17/12/2024	Maintenance fee 01/01/2025 - 31/03/2025	Otis Elevator Company Pty Ltd	None	3,794.58	Paid	DE	2022712	000058
18/03/2025	Maintenance 01/04/2025 - 30/06/2025	Otis Elevator Company Pty Ltd	None	3,794.58	Paid	DE	2040168	000068
11/06/2025	Maintenance fee 01/07/2025 - 30/09/2025	Otis Elevator Company Pty Ltd	None	3,794.58	Paid	DE	2057597	000082
08/07/2025	Maintenance fee 01/08/2025 - 30/09/2025	Otis Elevator Company Pty Ltd	None	60.76	Paid	DE	2066323	000087
				11,444.50				
Maint Bldg--Locks, Keys & Card Keys 170600								
04/11/2024	Key Register Management November 2024	O'Connors Strata & Property Specialists Pty Ltd	None	7.55	Paid	DE		000048

**Detailed Expenses
for the financial year
from 01/11/2024 to 16/07/2025**



Owners of Strata Plan 79178

**2-10 Ann Street LIDCOMBE NSW 2141
ABN: 24 522 146 398**

Date	Description	Payee	Group	Amount (GST exclusive)	Status	Type	Ref.No.	Payment No.
03/12/2024	Key Register Management December 2024	O'Connors Strata & Property Specialists Pty Ltd	None	7.55	Paid	DE		000053
03/01/2025	Key Register Management January 2025	O'Connors Strata & Property Specialists Pty Ltd	None	7.55	Paid	DE		000059
03/02/2025	Key Register Management February 2025	O'Connors Strata & Property Specialists Pty Ltd	None	7.55	Paid	DE		000062
03/03/2025	Key Register Management March 2025	O'Connors Strata & Property Specialists Pty Ltd	None	7.55	Paid	DE		000064
03/04/2025	Key Register Management April 2025	O'Connors Strata & Property Specialists Pty Ltd	None	7.55	Paid	DE		000072
02/05/2025	Key Register Management May 2025	O'Connors Strata & Property Specialists Pty Ltd	None	7.55	Paid	DE		000076
03/06/2025	Key Register Management June 2025	O'Connors Strata & Property Specialists Pty Ltd	None	7.55	Paid	DE		000078
11/06/2025	Building a Entrance Door Lock 10/06/2025	Able Locksmiths	None	340.00	Paid	DE	86693	000083
02/07/2025	Key Register Management July 2025	O'Connors Strata & Property Specialists Pty Ltd	None	7.55	Paid	DE		000085
				407.95				
Maint Bldg--Plumbing & Drainage 172200								
31/01/2025	Water leak on the hydrant line 30/01/2025	Agm Plumbing Services Pty Ltd	None	6,780.00	Paid	DE	AGM7231	000063
21/04/2025	Investigate a sewer overflow 17/04/2025	Agm Plumbing Services Pty Ltd	None	2,195.00	Paid	DE	AGM8628	000075
05/06/2025	Flood testing 31/05/2025	Unified Building Group Pty Ltd	None	750.00	Paid	DE	IV00138	000080
06/06/2025	Pipework 09/05/2025	Agm Plumbing Services Pty Ltd	None	9,895.00	Paid	DE	AGM8682	000081
				19,620.00				
Utility--Electricity 190200								
15/01/2025	27/08/2024 - 14/11/2024	Next Business Energy Pty Ltd - 238097	None	2,132.38	Paid	BPAY	10102757	16
15/01/2025	15/11/2024 - 25/11/2024	Next Business Energy Pty Ltd - 238097	None	2,394.12	Paid	BPAY	10102757	16
18/03/2025	26/11/2024 - 24/02/2025	Next Business Energy Pty Ltd - 238097	None	116.18	Paid	BPAY	10102757	19
03/06/2025	25/02/2025 - 28/05/2025	Next Business Energy Pty Ltd - 238097	None	2,331.90	Paid	BPAY	10102757	23
				6,974.58				
Utility--Water & Sewerage 191200								
15/01/2025	03/10/2024 - 03/01/2025	Sydney Water Corporation	None	5,844.63	Paid	BPAY	5383140	17
23/04/2025	03/04/2024 - 09/04/2025	Sydney Water Corporation	None	5,364.03	Paid	BPAY	5383140	22
				11,208.66				
Total expenses				226,684.67				

Detailed Expenses
for the financial year
from 01/11/2024 to 16/07/2025



Owners of Strata Plan 79178

2-10 Ann Street LIDCOMBE NSW 2141
ABN: 24 522 146 398

Date	Description	Payee	Group	Amount (GST exclusive)	Status	Type	Ref.No.	Payment No.
Capital Works Fund								
Maint Bldg--Consultants 264200								
02/12/2024	Engineering service 21/11/2024	Leo & Associates Consulting Engineers Pty Ltd	None	17,000.00	Paid	DE	00001288	000052
17/03/2025	Engineering services 14/03/2025	Leo & Associates Consulting Engineers Pty Ltd	None	2,500.00	Paid	DE	00001440	000065
				19,500.00				
				Total expenses	19,500.00			

Where an invoice status is Paid and no payment number is displayed the payment has been made outside of the reporting period.

Strata Roll

Owners of Strata Plan 79178

2-10 Ann Street, LIDCOMBE NSW 2141

INDIVIDUAL LOT

Lot 31

Associated lots:

Unit no. 31

Unit entitlements

Levy Entitlement 20.00 / 1,000.00

Owners

Name

Address for service of notices

Jin Hee & Yunil KIM

31/2-10 Ann Street, LIDCOMBE NSW 2124

Email Address k282jin@gmail.com

Date of entry 19/04/2024

Date of purchase 08/05/2013

Mortgages

None

Leases

None

Current agent

RE/MAX Prestige

Shop 7, 1/2 Dawn Fraser Avenue, SYDNEY OLIMPIC PARK NSW 2127

Lessee	Term	Address for service of notices	Date of termination	Date of entry
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**SPECIAL PURPOSE FINANCIAL REPORT
FOR STRATA PLAN 79178
FINANCIAL YEAR-TO-DATE
01 November 2024 to 16 July 2025**

Contents

The enclosed Special Purpose Financial Report contains the following:

1.	<u>Current Owner Account</u>	Page 1
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Jordan Biddle
Strata Manager
O'CONNORS STRATA

Prepared by:

O'CONNORS STRATA & PROPERTY SPECIALISTS PTY. LTD has compiled the accompanying Special Purpose Financial Report.

Specific Purpose:

The specific purpose for which the Special Purpose Financial Report has been prepared is to provide information relating to the financial position of the entity for the above-mentioned period.

Disclaimer:

The Special Purpose Financial Report has been prepared exclusively for the above entity. O'CONNORS STRATA & PROPERTY SPECIALISTS PTY. LTD and its officers do not accept responsibility to any other person for the contents of the Special Purpose Financial Report.

Current Owner Account



Jin Hee & Yunil KIM

Lot 31

Unit 31

Owners of Strata Plan 79178
2-10 Ann Street LIDCOMBE NSW 2141
ABN: 24 522 146 398

Purchased: 08/05/2013

UE / AE:

20.00 / 1,000.00

Date	Details	Administrative Fund due/paid	Capital Works Fund due/paid	Unallocated	Interest paid	Total	Balance (-)prepaid
25.04.2024	Opening balance arrears	937.68	285.27	0.00	0.00	1,222.95	1,222.95
31.05.2024	Levy payment for 31/79178	-946.18	-287.16	0.00	-12.06	-1,245.40	-10.39
04.06.2024	Levy cancellation for 31/79178	8.50	1.89	-10.39	0.00	0.00	-10.39
04.06.2024	Allocation of unallocated money for 31/79178	-8.50	-1.89	10.39	0.00	0.00	-10.39
01.07.2024	Quarterly Levy 01/07/2024 - 30/09/2024	1,922.32	426.39	0.00	0.00	2,348.71	2,338.32
01.07.2024	Levy payment for 31/79178	-1,913.82	-424.50	0.00	0.00	-2,338.32	0.00
30.09.2024	Levy payment for 31/79178	-1,402.32	-296.99	0.00	0.00	-1,699.31	-1,699.31
01.10.2024	Quarterly Admin/Capital Works Levy 01/10/2024 - 31/12/2024	1,402.32	296.99	0.00	0.00	1,699.31	0.00
27.05.2025	Levy payment for 31/79178	-1,430.00	-355.83	0.00	0.00	-1,785.83	-1,785.83
23.06.2025	Levy payment for 31/79178	-1,430.00	-355.83	0.00	0.00	-1,785.83	-3,571.66
01.07.2025	Quarterly Levy 01/01/2025 - 31/03/2025	1,430.00	355.83	0.00	0.00	1,785.83	-1,785.83
01.07.2025	Quarterly Levy 01/04/2025 - 30/06/2025	1,430.00	355.83	0.00	0.00	1,785.83	0.00
01.09.2025	Quarterly Levy 01/07/2025 - 30/09/2025	1,430.00	355.83	0.00	0.00	1,785.83	
16/07/2025	Current balances excluding interest						
	Administrative Fund		0.00				
	Capital Works Fund		0.00				
	Unallocated Money Fund		0.00				
			0.00				
	Interest due as at 16/07/2025		0.00				
	Current balance including interest		\$0.00				



Level 33, 101 Miller Street
North Sydney NSW 2060

PO BOX 500, North Sydney NSW 2059

Certificate of Currency

CHU Residential Strata Insurance Plan

Policy No	HU0000014661
Policy Wording	CHU RESIDENTIAL STRATA INSURANCE PLAN
Period of Insurance	18/06/2025 to 18/12/2025 at 4:00pm
The Insured	THE OWNERS - STRATA PLAN 79178
Situation	2 ANN STREET LIDCOMBE NSW 2141

Policies Selected

Policy 1 – Insured Property

Building: \$32,715,612

Common Area Contents: \$327,156

Loss of Rent & Temporary Accommodation (total payable): \$4,907,341

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

Sum Insured: \$9,814,683

Extended Cover - Loss of Rent & Temporary Accommodation: \$1,472,202

Escalation in Cost of Temporary Accommodation: \$490,734

Cost of Removal, Storage and Evacuation: \$490,734

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.

Date Printed

30/05/2025

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.

Insurance Valuation Report

| Cover it well



IVR19.0140

Date

4/04/2019

SP 79178 – Lidcombe Court

Property Address

2-10 Ann Street, Lidcombe NSW 2141

**Recommended Building Sum
Insured**

\$24,412,894
(including GST)

Internal Reference

IVR19.0140

Document Control

Update	Revision	Date	Prepared by	Authorised by
Update Report 3	00	4/04/2019	Mark Najem	Samuel Najm
Update Report 2	00	28/03/2017	Vivian Li	Samuel Najm
Update Report 1	00	14/03/2014	-	Samuel Najm
Initial Report	00	1/02/2009	-	Samuel Najm

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Quantity Surveyors
AIQS | No. 2752
A+ Practice of the Australian Institute
of Architects
AIA | No. E9104

Samuel Najm | Principal
Certified Quantity Surveyor
No. 2752 | AAQS, CQS
Sarah Bozionelos
Nominated Architect
No. 10024 | RAIA

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Executive Summary

The recommended building sum insured for the subject building is **\$24,412,894 (including GST)**. The calculation is detailed in Section 4 of this report.

1. Introduction

1.1 Instructions

Instructions were received from Strata Manager 14 of O'Connors Strata & Property Specialists Pty Ltd (Work Order No. 12306), dated 1 April 2019, to carry out an Insurance Valuation Report on behalf of the Owners Corporation for the strata building SP 79178. We wish to confirm that this is an update of the previous report completed by our company, dated 28 March 2017.

1.2 Purpose

The purpose of this report is to provide the recommended building sum insured for the strata building to adequately insure the subject building in the rare case that it is affected in part or in whole, by natural disaster or fire resulting in its reconstruction or part-reconstruction. As such, we have valued the building and site improvements at the subject property on the basis of the requirements for the damage policy in accordance with Section 161 of the Strata Management Act 2015 and Regulation 39 of the Strata Management Regulation 2016. It ultimately falls on the Owners Corporation to make their own decision in adopting, partly adopting or shelving the recommendations.

1.3 Limitations

The assessment of the building sum insured does NOT include:

- Identification or assessment of potential aluminium composite panels;
- Building catastrophe incl. cost escalation and variations;
- Expediting expenses;
- Mitigation of fire extinguishment expenses;
- Emergency accommodation and loss of rent;
- Land value;
- Market value of the property.

2. Property Identification

2.1 Property Details

Strata Plan (SP)	79178
Registered SP date	30/08/2007
Address	2-10 Ann Street, Lidcombe NSW 2141
Building name	Lidcombe Court

2.2 Building Description

Building type	Residential flat buildings
Unit/lot breakdown	Fifty (50) lots
Storeys	Seven (7)
Lifts	Two (2) lifts
Parking	Three (3) basement levels
Ancillary features	Not applicable
Vehicular access	South of the property off Ann Street

2.3 Building Structure

Roof type	Metal
Windows	Aluminium framed
Floors	Reinforced concrete floor slabs
External walls	Face brick and rendered masonry or the like

2.4 Inspection Details

Onsite consultation was not requested nor required. This assessment is based on external observations and measurements obtained from supplied Strata Plan only.

2.5 Assumed Construction Completion Date

The construction completion date can only be determined by the date of Occupation Certificate at the time of completion. As this is not available for the purpose of this report, an assumption is made here only. Hence, the assumed construction completion date for the subject building is circa August 2007 in line with the strata plan registration date.

2.6 Heritage Value

Some properties are listed as a heritage place and/or item identified in the NSW Office of Environment and Heritage places and items. As such, items considered of heritage value are more expensive to redevelop and maintain, impacting the assessment of the building sum insured. In saying this, the subject property is NOT identified as a heritage place and/or item. The assessment of the building sum insured is not affected by heritage considerations.

2.7 Location

The location of the subject site is shown in Figure 1 below.



Figure 1. Aerial photograph of subject site. Source: Google Maps 2019.

2.8 Photo Review



Figure 2. Site overview from Ann Street



Figure 3. Overview of the courtyard

3. Insurance Valuation Calculation

Taking into consideration the assumptions and disclaimers referred to in this report the recommended building sum insured of the building(s) is GST inclusive and can be calculated as follows:

Replacement and/or reinstatement construction costs at date of valuation	\$18,430,000
Demolition and removal of debris	\$750,000
Professional and authorities fees	\$921,500
GST allowance	\$2,010,150
Cost escalation based on 36 months	\$2,301,244
Total (recommended building sum insured)	\$24,412,894

The following potential expenses are not usually covered under an insurance policy unless specifically included. We recommend they are stated as follows:

Building catastrophe including cost escalation and variations	Up to 10% of the project value any one loss
Expediting expenses	Up to 5% of the project value any one loss
Mitigation of fire extinguishment expenses	Up to 15% of the project value any one loss
Emergency accommodation and loss of rent	Up to 30% of the project value any one loss

4. Basis of Calculation

4.1 Inclusions

The recommended building sum insured has been calculated by use of the following methodology:

- Replacement and/or reinstatement construction costs at date of valuation;
- Demolition and removal of debris;
- Professional and authorities fees;
- GST allowance;

- Cost escalation during planning, tendering, construction and fitout stages;
- Cost escalation for lapse time between insurance renewal date and the occurrence of the event leading to the claim.

Please refer to Appendix A for definitions of the key terms above.

4.2 Review of Building Sum Insured

It is recommended that periodic reviews be made in terms of inflation, the cost effect of new legislation pertinent to the building, and any other relevant issues that could affect the building sum insured.

5. Aluminium Composite Panels (ACP) and Expanded Polystyrene (EPS)

5.1 Issues with Non-Compliant ACP and EPS

Since the mid 1990's Aluminium Composite Panels (ACP) and Expanded Polystyrene (EPS) have become a standard building material across Australia used as external cladding. ACP and EPS both contain a highly flammable Polyethylene and Polystyrene cores with potential catastrophic consequences, as witnessed in the recent London Grenfell Tower 2017 disaster that tragically resulted in loss of life.

5.2 Review of Properties

It is important that Owners Corporations ensure they investigate their building for the potential presence of ACP/EPS in order to accurately identify and implement any potential risk mitigation measures. **If required**, a full assessment should be conducted allowing time for further investigation, (a site survey – at least 8-12 weeks prior to insurance renewal) as all insurers are already requiring Owners Corporations to disclose if their buildings have ACP/EPS. This is due to the additional insurance premiums that it will attract and potentially increased excesses for cladding.

6. Queries

To the owners' corporation and strata managers, it is our company policy that all queries are handled via email and addressed to the strata manager. The strata manager should be the point of contact for all enquiries, and as such, they will remain informed, and up to date with all concerns pertaining to the strata property in question. Please note, to avoid any misunderstandings, inconvenience, and unnecessary tensions, no queries are to be handled directly, nor via phone calls between the owners' corporation and Archi-QS Pty Limited. All queries relating to the property in question should be arranged once only in point form (as opposed to drip feed enquiries) and sent through to Archi-QS Pty Limited from the Strata Manager directly. If queries are sent through individually and are proven not to be the fault of Archi-QS Pty Limited, they shall be charged at \$250+GST per hour.

7. Disclaimer

This insurance valuation has been prepared for the sole purpose of calculating the recommended building sum insured for the subject building in accordance with Section 161 of the Strata Management Act 2015 and Regulation 39 of the Strata Management Regulation 2016. Archi-QS Pty Limited, its agents, and employees are not liable to any person for any damage or loss, which has occurred or may occur in relation to that person taking, or not taking action in respect of any representation, statement, opinion or advice referred to above.

8. Conclusion

This report provides the recommended building sum insured for the strata building to adequately insure the subject building in the rare case that it is affected in part or in whole, by natural disaster or fire resulting in its reconstruction or part-reconstruction. It ultimately falls on the Owners Corporation to make their own decision in adopting, partly adopting or shelving the recommendations.

9. Recommendations

The recommended building sum insured for the subject building is **\$24,412,894 (including GST)**. It is also recommended:

- The building catastrophe (including cost escalation and variations), expediting expenses, mitigation of fire extinguishment expenses, and emergency accommodation and loss of rent be included in the cover.
- Periodic reviews be made in terms of inflation, the cost effect of new legislation pertinent to the building, and any other relevant issues that could affect the building sum insured.
- The Owners Corporation ensure they investigate their building for the potential presence of ACP/EPS in order to accurately identify and implement any potential risk mitigation measures.

We trust you find this report in order.

Yours truly,



SAMUEL NAJM Principal

Certified Quantity Surveyor No. 2752 | AAIQS, CQS

Tax Agent no. 82624000 | ICECA

Grad. Dip. Arch UNSW | B.Build (QS) UTS

Appendix A: References and Definitions

References (APA)

1. Strata Schemes Management Act No 50 (2015). Retrieved from <https://legislation.nsw.gov.au/#/view/act/2015/50/historical2015-11-05/full>.
2. Strata Schemes Management Regulation 2016 (Under the Strata Schemes Management Act 2015). Retrieved from <https://legislation.nsw.gov.au/#/view/regulation/2016/501/part6/sec39>.
3. NSW Government Office of Environment and Heritage. Retrieved from <https://www.environment.nsw.gov.au/heritageapp/heritagesearch.aspx>

Definitions

Aluminium composite panels (ACP)	Panels are between 3mm and 5mm thick. The non-compliant panels consist of two aluminium faces and a core material such as polyethylene, a highly flammable mineral-based material with the potential for fire to spread quickly in a building.
Expanded Polystyrene (EPS)	The typical EPS panel is generally manufactured with dimensions of 1200 mm width, 3000 mm length and over all thickness range of 80-230 mm. When burning, polystyrene can release two and a half times the amount of energy as an equivalent amount of wood.
Building catastrophe	Large natural or man-made disasters that damage in part or the whole of the building.
Cost escalation	Cost increases due to annual inflation (approx. 4% p.a.).
Variations	Changes arising as a result of changes in policy, design, industry conditions, site conditions, and unforeseen events.
Demolition and removal of debris	Demolition of any remaining structure and removal of building waste and debris due to building collapse or damage. This includes the labour and tip fees.
Professional and authorities fees	The fees associated with the redesign and reconstruction of the building. These include project consultants, Councils and other governing body fees. It is important to note that in the event the building needing to be replaced (redesigned, documented and constructed), new legislation, policies and construction processes are applicable.
Expediting expenses	Extra costs (e.g. overtime, express freight, higher early prices) incurred in fast tracking repairs or replacement of a lost or damaged asset.
Mitigation of fire extinguishment expenses	Replacement/repair of fire services utilised in the case of a fire.
Emergency accommodation	The need to provide residents with temporary emergency accommodation until the time of occupancy a lost or damaged asset.
Loss of rent	To cover the loss of rental income incurred during the time (may be many years) repairs or replacement of a lost or damaged asset is being rebuilt.
Replacement	If the building is destroyed, the building is to be rebuilt or replaced so that the condition of every part of the rebuilt or replaced building is not worse or less extensive than the part when new.
Reinstatement	If the building is damaged but not destroyed, the damaged part of the building is to be repaired or restored so that the condition of the repaired or restored part is not worse or less extensive than that part when new. Reinstatement costs quite often exceed replacement costs.

Minutes of the Annual General Meeting

Owners Corporation for Owners of Strata Plan 79178 Plan No. 79178
 2-10 Ann Street, LIDCOMBE, NSW, 2141

Meeting Date	08 Apr 2025		
Meeting Location	Tele / Videoconference [TEAMS]		
Time	6:00 PM	Opened: 6:01 PM	Closed: 7:44 PM
Attendees	Lot 5 - Melissa QUACH Lot 8 - Ka Lee MA Lot 21 - Sang Chun Lot 23 - Carina D TRAN Lot 24 - Peilin LUO Lot 29 - Ana DA SILVA Lot 30 - Stephen CHAU Lot 34 - Keven TRAN Lot 37 - Dennis Ho Yin CHAU Lot 38 - Cindy Wen Ying TSE Lot 42 - Jasmine LAM Lot 44 - Chung Meng SO & Sik Chi CHAN Lot 47 - Zhen Hui YANG		
Attendees by proxy	Lot 9 - Xu Ha TIEU - Held by: Simon Xu Lot 26 - Siu Hin CHAN - Held by: Cindy Wen Ying Tse		
Additional Attendees	Chapman Tsui [O'Connors Strata]		
Apologies	Lot 49 - James Forster Madison TSAMTSIKAS		
Chairperson	Kinen Lau [O'Connors Strata]		

Motion 1 Confirmation of previous minutes

To RESOLVE by ordinary resolution that the Owners Corporation confirm the minutes as a true and accurate record of the proceedings of the previous general meeting held on 1st of March 2024.

VOTES For: 15 Against: 0 Abstained: 0 Invalid: 0

Notes: everything approve.

Motion CARRIED.

Motion 2 Insurances

To RESOLVE by ordinary resolution that the insurances effected on behalf of the Owners Corporation be confirmed, varied or extended.

VOTES For: 15 Against: 0 Abstained: 0 Invalid: 0

Motion CARRIED.

Motion 3 Statement of Key Financial Information

To RESOLVE by ordinary resolution that the Statement of Key Financial Information for the period be noted.

VOTES For: 15 Against: 0 Abstained: 0 Invalid: 0

Motion CARRIED.

Motion 4 Accounting records and financial statements

To RESOLVE by ordinary resolution to accept the accounting records and last financial statements prepared and to adopt the financial statements.

VOTES For: 15 Against: 0 Abstained: 0 Invalid: 0

Motion CARRIED.

Motion 5 Audit

To RESOLVE by ordinary resolution to appoint an auditor to audit the accounts and financial statements of the owners corporation for the Owners Corporation's financial year ending 31st of October 2024.

VOTES For: 15 Against: 0 Abstained: 0 Invalid: 0

Notes: Mandatory audit required as the total levy contribution will exceed the \$250,000.00

Motion CARRIED.

Motion 6 Budget and levy contributions to the administrative and capital works fund

To RESOLVE by ordinary resolution:

- That the amount of money the owners corporation will need to credit to its administrative fund for actual and expected expenditure are estimated in accordance with section 79[1] of the Strata Schemes Management Act 2015 and contributions to the administrative fund determined in accordance with section 81[1] of the Strata Schemes Management Act 2015. Refer to levy table below. All amounts are inclusive of GST.
- That the amount of money the owners corporation will need to credit to its capital works fund for actual and expected expenditure are estimated in accordance with section 79[2] of the Strata Schemes Management Act 2015 and contributions to the capital works fund determined in accordance with section 81[1] of the Strata Schemes Management Act 2015. Refer to levy table below. All amounts are inclusive of GST.
- That the proposed budget for the administrative and capital works fund as presented be adopted.
- That the contributions to the administrative & capital works fund be paid in 4 instalments. Refer to levy table below. All amounts are inclusive of GST.

Levy Status	Financial Period	Period From	Period To	Due	Admin Fund	Capital Works Fund
Already issued	Current	01 Oct 2024	31 Dec 2025	01 Oct 2024	\$71,500.00	\$17,791.40
To be issued	Current	01 Jan 2025	31 Mar 2025	01 Jan 2025	\$71,500.00	\$17,791.40
To be issued	Current	01 Apr 2025	31 Jul 2025	01 Apr 2025	\$71,500.00	\$17,791.40
To be issued	Current	01 Jul 2025	30 Sep 2025	01 Jul 2025	\$71,500.00	\$17,791.40
Total					\$286,000.00	\$71,165.60

VOTES For: 15 Against: 0 Abstained: 0 Invalid: 0

Notes: The Owners Corporation agreed at this meeting to keep the levy the same as last year.

Motion CARRIED.

Motion 7 Overdue levy contributions

To RESOLVE by ordinary resolution that the owners corporation agrees pursuant to the Strata Schemes Management Act 2015 [including section 103] for the purpose of collecting levy contributions to authorise the Strata Managing Agent and/or the Strata Committee to do any one or more of the following:

- To issue arrears notices, reminder notices and/or letters to seek recovery of levy contributions and the recovery of other debts, including penalties, interest, legal and other costs/expenses;
 - To engage or appoint the services of a debt collection agency, obtain legal advice and/or retain legal representation and/or experts on behalf of the owners corporation;
 - To issue demands, commence, pursue, continue or defend any court, tribunal or any other proceedings against any lot owner, mortgagee in possession and/or former lot owner in relation to all matters arising out of the recovery of levy contributions and the recovery of other debts, including penalties, interest, legal and other costs;
 - Enter and enforce any judgment obtained in the collection of levy contributions including issuing writ for levy of property (personal and real property), garnishee orders, examination notices/orders/hearings, bankruptcy notices, statutory demands and commencing and maintaining bankruptcy proceedings or winding up proceedings;
 - Filing an appeal or defending an appeal against any judgment concerning the collection of levy contributions; and
 - Liaise, instruct and prepare all matters with the owners corporation's debt collection agents, lawyers and experts in relation to any levy recovery proceedings.
-

VOTES

For: 15

Against: 0

Abstained: 0

Invalid: 0

Motion CARRIED.

Motion 8

Payment plans for overdue levy contributions

To RESOLVE by ordinary resolution that the owners corporation agrees to enter into payment plans generally for matters involving arrears of unpaid contributions/levies or other amounts including interest, legal and other costs/expenses thereon and to delegate to the strata managing agent and/or the Strata Committee the ability to enter into, arrange and monitor each such payment plan limited to a period of 12 months per payment plan with any further or subsequent payment plan to be entered into as agreed by the Strata Committee or owners corporation by resolution.

VOTES

For: 15

Against: 0

Abstained: 0

Invalid: 0

Motion CARRIED.

Motion 9

Disclosure of monetary commissions

That pursuant to sections 57(3), (3A) and (3B) of the *Strata Schemes Management Act 2015* to approve the monetary commission[s] specified in the following schedule being provided to *O'Connors Strata & Property Specialists Pty Ltd (O'Connors Strata)*:

Description of commission	INSURANCE PLACEMENT AND SERVICES
Pay of commission [Payer]	CRM BROKERS PTY LTD [Broker]
Amount of commission and method of calculation	\$0 [NIL]
Nature of relationship between Payer and O'Connors Strata	O'Connors Strata is an authorised representative of the broker
Reasons why approval of commission is in the Owners Corporation's best interest and why believes that the provision of the commission to O'Connors Strata does not contravene believes that accepting the commission does not contravene section 11 of Schedule 1 to the <i>Property and Stocks Agents Regulation 2022</i>	O'Connors Strata believes that the provision of the commission to O'Connors Strata does not contravene section 11 of Schedule 1 to the Property and Stock Agents Regulation 2022. O'Connors Strata interests (as the Agent of the Owners Corporation) and the Owners Corporation's interests are aligned when it comes to insurance renewal for the strata scheme, as both O'Connors and the Owners Corporation are focused on the Owners Corporation obtaining an insurance policy for the strata scheme that best meets the needs of the Owners Corporation, taking into account the strata scheme's specific circumstances. O'Connors Strata ensures that the broker (who is not connected to O'Connors Strata and is a completely separate entity) obtaining quotations for insurance products for the Owners Corporation has all relevant information and documentation required for the insurance renewal. The broker's recommendations that are provided to the Owners Corporation regarding insurance products are not influenced in any way by O'Connors Strata, and are based on the broker's own independent industry expertise, a thorough review of available insurance products in the insurance market, and an assessment of the specific risks associated with the strata scheme. O'Connors Strata ensures all potential commissions are transparently disclosed within the renewal report

	<p>that is prepared by the broker and presented to the Owners Corporation, ensuring full accountability. O'Connors Strata does not take any additional or different steps as a result of the provision of a commission to O'Connors Strata. O'Connors Strata follows the same process for all insurance renewals, and at all times remains focused on ensuring the Owners Corporation is presented with the best possible options for insurance for the strata scheme. O'Connors Strata at all times maintains impartiality and does not provide recommendations to the Owners Corporation on which insurance policy to select, nor encourage the Owners Corporation to take out insurance with a particular insurance company. Ultimately, the final decision on what insurance policy to select for the strata scheme and from which insurance company rests with the Owners Corporation.</p> <p>Overall, O'Connors Strata facilitates the insurance renewal process for the benefit of the Owners Corporation by leveraging O'Connors Strata knowledge, access to key industry documents, and the broker's professional recommendations to secure the most suitable coverage for the strata scheme, and to ensure the chosen insurance policy provides the best possible protection for the strata scheme against potential risk and liabilities. O'Connors Strata at all times maintains transparency during the insurance renewal process, including by disclosing any potential commissions, and ensuring that the decision -making authority remains solely with the Owners Corporation, which eliminates any risk of a conflict of interest arising, and reinforces the integrity of the process and protects the Owners Corporation.</p>
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VOTES

For: 15

Against: 0

Abstained: 0

Invalid: 0

Motion CARRIED.

Motion 10 Disclosure report on commissions, training and any connections with suppliers or the original owner

That the Owners Corporation accepts the following report provided by O'Connors Strata Pty Ltd [O'Connors Strata] under section 60[1] of the *Strata Schemes Management Act 2015*.

Part A COMMISSIONS

Commissions – preceding 12 months

Have any commissions been provided to O'Connors Strata in connection with the exercise by O'Connors Strata of functions for the Owners Corporation during the preceding 12 months? **NO**

Does O'Connors Strata believe it is likely to be provided with any commissions in the following 12 months? **NO**

PART B TRAINING SERVICES

Have any training services been provided to, or paid for, O’Connors Strata in connection with the exercise by O’Connors Strata of functions for the Owners Corporation during the preceding 12 months? **YES**

Details:		
Description of the training service to be provided to, or paid for, O’Connors Strata	Provider/Payer of training service (Trainer)	Monetary value of training service or estimated monetary value (if value unknown)
Legislation and Legal practice	BannermansLawyers Strata Title Lawyers Sachs Gerace Lawyers Grace Lawyers	\$15
Accountancy and Financial Software	Kelly & Partners CBC Partners Economos MRI	\$27
Construction, Remediation, Project Management, Work Health and Safety	Oaklight Consulting Landlay Consulting Core Consulting Engineers Noviion Consutling Engineers Solutions in Engineering JCA Lift Consulting	\$36
Nature of relationship between Trainer and O’Connors Strata	Provider of training services to O’Connors Strata as requested from time to time	
Notes/Comments		
All training services were provided for the period 1 February 2024 to 31 January 2025. The Trainer has knowledge/expertise in an area relevant to strata and community title. The training provided by the Trainer is specific to strata and community title legislation and/or issues relating to the operation and management of strata schemes and associations. The training enhances the knowledge and skills of the strata managing agent and enables them to manage the Owners Corporation more effectively, which benefits the Owners Corporation. The Trainer may provide services to the Owners Corporation from time to time as requested and instructed by the Owners Corporation and such engagement is managed by O’Connors Strata on behalf of the Owners Corporation as per the Agency Agreement (Schedule A1, which defines the Agent’s authority). The Owners Corporation retains the right to seek alternate service providers at any time and, where appropriate, O’Connors Strata will propose service providers to the Owners Corporation to engage who do not provide any training services to O’Connors Strata, ensuring a broad and impartial selection process of service providers for the Owners Corporation.		

Does O’Connors Strata believe it is likely to be provided with any training services, or to be paid for any training services, in the following 12 months? **NO**

PART C SUPPLIERS OF GOODS AND/OR SERVICES FOR THE STRATA SCHEME

Are there any suppliers of goods and/or services for the strata scheme who are connected with O’Connors Strata? **NO**

Have any suppliers of goods and/or services for the strata scheme become connected with O’Connors Strata during the preceding 12 months? **NO**

PART D CONNECTION WITH THE ORIGINAL OWNER OF THE STRATA SCHEME

Is any original owner of the strata scheme connected with O’Connors Strata? **NO**

Has any original owner of the strata scheme become connected with O’Connors Strata during the preceding 12 months? **NO**

VOTES	For: 15	Against: 0	Abstained: 0	Invalid: 0
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Motion CARRIED.

Motion 11 General meeting matters

To RESOLVE by ordinary resolution in accordance with clause 6(a) and 9(i) of Schedule 1 of the Strata Schemes Management Act 2015 to decide if any matter or type of matter is to be determined by the owners corporation in general meeting.

VOTES For: 15 Against: 0 Abstained: 0 Invalid: 0

Motion CARRIED.

Motion 12 10-year capital works fund plan

To RESOLVE by ordinary resolution that three (3) quotations be provided to the Strata Committee for the purpose of updating the capital works fund plan.

VOTES For: 15 Against: 0 Abstained: 0 Invalid: 0

Motion CARRIED.

Motion 13 Annual fire safety statement

To RESOLVE by ordinary resolution that the owners corporation instruct the Strata Managing Agent to undertake the following when an Annual Fire Safety Statement is required in accordance with Part 9, Division 5 of the NSW Environmental Planning and Assessment Regulation 2000:

- it is required on an annual basis to engage an accredited practitioner to provide an annual fire safety statement;
- the Strata Managing Agent is instructed to sign on behalf of the scheme and lodge the statement with local Council and cause a copy of the statement to be given to the Fire Commissioner; and
- subject to receipt of the statement, is authorised to affix the common seal to the statement on behalf of the owners corporation.

VOTES For: 15 Against: 0 Abstained: 0 Invalid: 0

Motion CARRIED.

Motion 14 Child window safety devices recertification

1. To RESOLVE by ordinary resolution that all lot owners and occupiers are hereby alerted as to the following:
 - the statutory requirements mandated by section 118 of the *Strata Schemes Management Act 2015 (NSW)*; and
 - the importance to have compliant window safety devices for all applicable windows; and
 - that there is an absence of any written complaint or concern [being current] from any lot owner and/or occupier in the matters.
2. To RESOLVE by ordinary resolution that the owners corporation determine one [1] of the following options:

SELF CHECK BY OWNERS / RESIDENTS:

That:

- in order to enable the owners corporation to ensure that there are complying window safety devices for all windows within or adjoins all lots as required by law, the strata manager is instructed to carry out the following:
 - i. to provide a fact sheet relating to complying window safety devices that is available to all owners and occupants at <https://www.stratachoice.com.au/compliance/child-window-safety-compliance/>
 - ii. to request that each owner and/or occupant inspect and complete an online survey to note any window safety device which is not functioning or missing;
 - iii. to provide a copy of the survey result to the strata committee in reference to any owners and/or occupants that have not responded or have reported on any window safety devices which are not functioning or missing.
 - iv. to ensure compliance with the Act and Work Health and Safety provisions, arrange for a suitably qualified and competent person to undertake a visual inspection and certification to any Lots that have failed to respond to the survey or the required compliance repairs to the window safety devices and charge for this service.
- Unless and until the owners corporation receives the completed survey questions from a lot owner indicating there is a problem or issue relating to the window safety devices within or adjoin its lot, the owners corporation deems that there are complying window safety devices for all windows applicable to the lot.

VOTES **For: 15** **Against: 0** **Abstained: 0** **Invalid: 0**
Motion CARRIED.

'OPTION A' has been selected with the highest votes.

Motion 15 Utility agreements

To RESOLVE by ordinary resolution that whilst the Managing Agent is appointed to the scheme:

- Authorise and delegate its Strata Committee to review and consider any agreements in place for the supply of the utilities to the scheme and if appropriate determine and or ratify any changes at the next General Meeting;
- Authorise and delegate to the Managing Agent authority to enter into utility agreements and sign on behalf of the owners corporation.

VOTES **For: 15** **Against: 0** **Abstained: 0** **Invalid: 0**
Motion CARRIED.

Election of Strata Committee

To RESOLVE by ordinary resolution:

- To call for nominations for members of the strata committee;
- That the candidates for election to the strata committee disclose any connections with the original owner or building manager for the scheme;
- That the candidates for election to the strata committee disclose any conflict of interest that may exist.
- To determine the number of members of the strata committee; and
- To elect the strata committee, or alternatively call a ballot of the committee if the number of committee members exceed the maximum permitted number.

Ordinary Member

James Forster Madison TSAMTSIKAS, Dennis Ho Yin CHAU, Jonathan Incau, Cindy Wen Ying TSE, Simon Xu have been elected to the committee.

Lot 49	James Forster Madison TSAMTSIKAS
Lot 37	Dennis Ho Yin CHAU
Lot 29	Jonathan Incau
Lot 38	Cindy Wen Ying TSE
Lot 9	Simon Xu

Minutes of the Strata Committee Meeting

Owners Corporation for Owners of Strata Plan 79178 Plan No. 79178
2-10 Ann Street, LIDCOMBE, NSW, 2141

Meeting Date	08 Apr 2025		
Meeting Location	Tele / Videoconferenece [TEAMS]		
Time	Immediately after the Annual General Meeting	Opened: 7:45 PM	Closed: 7:57 PM
Committee Members	Simon Xu Jonathan Incau Dennis Chau Cindy Wen Ying Tse		
Chairperson	Kinen Lau [O'Connors Strata]		

Motion 1 Confirmation of previous minutes

To RESOLVE that the strata committee confirm the minutes as a true and accurate record of the proceedings of the previous committee meeting held on 1st of March 2024.

VOTES For: 4 Against: 0 Abstained: 0 Invalid: 0

Motion CARRIED.

Motion 2 Pecuniary interests

To RESOLVE that the Strata Committee:

- receive any disclosures under clause 18 of Schedule 2 of the Strata Schemes Management Act 2015 [NSW] regarding pecuniary interests;
- record any such disclosures in a book kept for that purpose;
- determine a fee for payment for inspection of the disclosure book; and
- if there are any disclosures made, make a determination as to whether or not that member can be present during any deliberation of the strata committee with respect to the matter or to take part in any decision of the strata committee with respect to the matter.

VOTES For: 4 Against: 0 Abstained: 0 Invalid: 0

Motion CARRIED.

Motion 3 Election of Office Bearers

Dennis Ho Yin CHAU was selected as Chairperson
Jonathan Incau was selected as Secretary
Simon Xu was selected as Treasurer

Motion 4 Liaison Officer

To RESOLVE that the Strata Committee authorise:

- Its Secretary as its primary representative to liaise with and communicate decisions of the Strata Committee to the Strata Managing Agent [and Building Manager, if applicable] and;
- Its Chairperson as its substitute representative to liaise with and communicate decisions of the Strata Committee to the Strata Managing Agent [and Building Manager, if applicable].

VOTES For: 4 Against: 0 Abstained: 0 Invalid: 0

Motion CARRIED.

Motion 5 Site contact

To RESOLVE that:

- Jonathan Incau be appointed as the main site contact for access to the premises.
- All Strata Committee Members be appointed as the secondary site contact for access to the premises.

VOTES For: 4 Against: 0 Abstained: 0 Invalid: 0

Motion CARRIED.

Motion 6 Insurance valuation

The Strata Committee RESOLVES that a valuer be engaged to value the building damage insurance amount for replacement and reinstatement as required under section 161 of the Strata Schemes Management Act 2015.

Date of last valuation: 04 Apr 2019

VOTES For: 4 Against: 0 Abstained: 0 Invalid: 0

Notes: Provide replacement valuation quotations to the Strata Committee for selection.

Motion CARRIED.

Motion 7 Invoice payment approval

The Strata Committee instruct the Strata Managing Agent to seek approval from the Treasurer on invoice payments prior to payment and delegates the Treasurer authority to nominate an alternate person in their absence. If approval has not been received within 14 days, and the invoice is not being disputed, then the Strata Managing Agent will proceed with payment to ensure suppliers and creditors terms are respected.

VOTES For: 4 Against: 0 Abstained: 0 Invalid: 0

Motion CARRIED.

Motion 8 Repairs and maintenance

To RESOLVE that items of repairs and maintenance be noted and actioned.

VOTES For: 4 Against: 0 Abstained: 0 Invalid: 0

Motion CARRIED.

Motion 9 Pre-meeting electronic voting

To RESOLVE by ordinary resolution pursuant to section clause 14 of the Strata Schemes Management Regulations 2016 [NSW] to adopt pre-meeting electronic for meetings of the owners corporation and strata committee.

VOTES For: 4 Against: 0 Abstained: 0 Invalid: 0

Motion CARRIED.

Motion 10 O'Connors Strata After Hours Emergency Service

To resolve that, the Strata Committee define the policy for O'Connors Strata to handle emergencies outside of business hours by choosing one of the following options [by ordinary resolution]:

- *The O'Connors Strata After Hours Emergency Service handles emergencies.*

VOTES For: 4 Against: 0 Abstained: 0 Invalid: 0

Motion CARRIED.

Approved Budget to apply from 01/11/2024

Owners of Strata Plan 79178

2-10 Ann Street, LIDCOMBE NSW 2141

Administrative Fund

	Approved budget	Actual 01/11/2023-31/10/2024	Previous budget
Revenue			
Interest on Arrears--Admin	0.00	344.97	0.00
Key Deposits	0.00	849.50	0.00
Levies Due--Admin	260,000.00	236,363.88	168,812.00
Status Certificate Fees	0.00	109.00	0.00
Strata Roll Inspection Fees	0.00	93.00	0.00
Total revenue	260,000.00	237,760.35	168,812.00
Less expenses			
Additional Management Fees	4,607.38	4,387.98	0.00
Admin--Accounting	1,261.24	1,201.18	1,500.00
Admin--Auditors--Audit Services	1,417.50	1,350.00	1,200.00
Admin--By-Law Review & Registration	58.86	56.06	0.00
Admin--Data & Information Processing	349.36	332.72	328.00
Admin--Income Tax--Admin	0.00	0.00	385.00
Admin--IT/Computer Administration	157.50	150.00	0.00
Admin--Legal & Debt Collection Fees	0.01	0.01	0.00
Admin--Levy Refund Clearing Account	0.00	4,170.22	0.00
Admin--Management Fees--Standard	9,265.08	8,492.99	9,265.00
Admin--Other Expenses--Admin	660.00	660.00	660.00
Admin--Postage	133.78	127.41	0.00
Admin--Status Certificate Fees Paid	114.45	109.00	0.00
Admin--Strata Hub	143.81	136.96	0.00
Admin--Strata Inspection Fees Paid	97.65	93.00	0.00
Agent Disbursement Fees	6,700.05	6,381.00	5,624.00
Insurance--Premiums	59,359.50	56,532.86	71,000.00
Insurance--Premiums--Stamp Duty	4,781.37	4,553.69	0.00
Maint Bldg--Artwork	4,378.73	0.00	0.00
Maint Bldg--Cleaning & Lawns	18,720.00	18,720.00	19,000.00
Maint Bldg--Doors & Windows	102.90	98.00	0.00
Maint Bldg--Fire Protection	8,795.76	8,376.91	8,000.00
Maint Bldg--Garage Doors	282.39	268.94	0.00
Maint Bldg--General Repairs	1,380.18	1,314.46	5,000.00
Maint Bldg--Gutters & Downpipes	1,102.50	1,050.00	1,000.00
Maint Bldg--Insurance Repairs	210.00	200.00	0.00
Maint Bldg--Lift	18,569.86	17,685.58	15,750.00
Maint Bldg--Locks, Keys & Card Keys	1,287.03	1,225.74	100.00
Maint Bldg--Miscellaneous	88.31	84.10	0.00
Maint Bldg--Plumbing & Drainage	1,572.07	1,497.21	0.00
Maint Bldg--Plumbing--Water Penetration	44.15	42.05	0.00

Administrative Fund

	Approved budget	Actual 01/11/2023-31/10/2024	Previous budget
Maint Bldg--Pumps	0.00	0.00	600.00
Maint Bldg--Shower Screens & Trays	262.50	250.00	0.00
Maint Bldg--Telephone & PABX Equipment	147.16	140.15	0.00
Maint Bldg--TV Antenna & Cables	245.00	233.33	0.00
Maint Bldg--WH&S Issues & Repairs	0.00	0.00	1,000.00
Utility--Electricity	9,804.24	9,337.37	8,400.00
Utility--Water & Sewerage	22,971.88	21,877.98	20,000.00
Total expenses	179,072.20	171,136.90	168,812.00
Surplus/Deficit	80,927.80	66,623.45	0.00
Opening balance	43,264.78	(23,358.67)	(23,358.67)
Closing balance	\$124,192.58	\$43,264.78	(\$23,358.67)
Total units of entitlement	1000		1000
Levy contribution per unit entitlement	\$286.00		\$185.69
Budgeted standard levy revenue	260,000.00		168,812.00
Add GST	26,000.00		16,881.20
Amount to raise in levies including GST	\$286,000.00		\$185,693.20

Capital Works Fund**Approved
budget**

01/11/2023-31/10/2024

Actual**Previous
budget****Revenue**

Interest on Arrears--Capital Works

0.00

106.11

0.00

Levies Due--Capital Works

64,696.00

58,814.78

51,867.06

Total revenue

64,696.00

58,920.89

51,867.06

Less expenses

Maint Bldg--Consultants

0.00

4,000.00

0.00

Maint Bldg--Electrical

0.00

1,040.39

0.00

Maint Bldg--Fire Protection

0.00

6,265.49

0.00

Maint Bldg--General Replacement

0.00

1,328.34

51,867.06

Maint Bldg--Lift--Refurbishment/Upgrading

0.00

4,326.17

0.00

Maint Bldg--Structural Rectification

0.00

100.00

0.00

Maint Grounds--Landscaping

0.00

2,000.00

0.00

Total expenses

0.00

19,060.39

51,867.06

Surplus/Deficit

64,696.00

39,860.50

0.00

Opening balance

127,447.25

87,586.75

87,586.75

Closing balance

\$192,143.25

\$127,447.25

\$87,586.75

Total units of entitlement

1000

1000

Levy contribution per unit entitlement

\$71.17

\$57.05

Budgeted standard levy revenue

64,696.00

51,867.06

Add GST

6,469.60

5,186.71

Amount to raise in levies including GST

\$71,165.60

\$57,053.77

Fire Safety Statement

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



Please note:

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

Section 1: Type of statement

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

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

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

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

2-10 ANN STREET, LIDCOMBE NSW , 2141

Lot No (if known)

DP/SP (if known)

Building Name (if applicable)

79178

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

RESIDENTIAL, "STOREYS ABOVE GROUND" = (4), "STOREYS BELOW GROUND" = (2),

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

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

SP 79178 s/O'Connor

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

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

PO Box 2724, Parramatta

Section 4: Fire Safety Measures

Fire safety measure	Minimum standard of performance	Date(s) Assessed	APFS *
Automatic fire detection and alarm system (Common Areas)	BCA Spec E2.2, AS3786(1993), AS1851(2005)	2/04/2025	F046075A
Smoke Alarms (Units Inside)	AS3786(1993), AS1851(2005)	2/04/2025	F046075A

Fire Safety Statement

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



Exit signs	BCA E4.5, E4.6, E4.8, AS2293.1(1987) AS2293.2 (1995)	2/04/2025	F046075A
Emergency lighting	BCA E 4.2 & E4.4, AS2293.1(1987) AS2293.2(1995)	2/04/2025	F046075A
Fire Doors	AS1905.1(1987)	2/04/2025	F046075A
Fire Hydrants	BCA E1.3, AS21491.1(1996), AS1851(2005)	2/04/2025	F046075A
Fire Hose Reels	BCA E1.4, AS2441(1998), AS1851(2005)	2/04/2025	F046075A
Portable Fire Extinguishers	BCA E1.6, AS2444(2001), AS1851(2005)	2/04/2025	F046075A
Lightweight Construction	BCA Spec C1.8, AS1530.4(1997)	2/04/2025	F046075A
Fire Seals protecting openings in fire resisting components of building	BCA C3.15 Spec C3.15, AS 4072.1(1992)	2/04/2025	F046075A
Fire Dampers	AS1668	2/04/2025	F046075A
Mechanical Air Carpark Exhaust	AS1668	2/04/2025	F046075A
Lift Fire Rated Landing Doors	AS1735.11(1986)	10/07/2022	E054245

Fire Safety Statement

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



Path of Travel, Stairways, Passageways & Ramps	EPA Regulation 2000 Part 9 Division 7	2/04/2025	F046075A
Fire Engineered Solution	Fire Engineer Reports LPB-71 Dated Sept 2005 & LPB-71Cc Dated Dec 2005 (prepared by Fire Modelling & Computing (BCA Performance CP2, DP4 & DP5; Radiant Heat Assessment	2/04/2025	F046075A

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

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

Part of the building inspected	Date(s) inspected	APFS *
WHOLE OF BUILDING	2/04/2025	F046075A

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

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

Full name (Given Name/s and Family Name)	Address	Phone	APFS*	Signature
DANIEL HALTEH	1/55 LAKE ROAD, TUGGERAH NSW 2259	1300889301	F046075A	

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

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

Full Name (Given Name/s and Family Name)

Organisation (if applicable)

Title/Position (if applicable)

O'Connor	Fire
----------	------

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

Phone

Email

02 8888	fire@oconnor.com.au
---------	---------------------

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

Fire Safety Statement

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




Section 8: Annual fire safety statement declaration

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

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

Owner/Agent Signature

Date Issued

	10/07/2022
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Fire Safety Statement

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



A current fire safety schedule for the building must be attached to this statement.

Premises: Strata Plan 79178 2-10 Ann Street Lidcombe NSW 2141

FIRE SAFETY SCHEDULE

Fire Safety Measure	Standard of Performance
Automatic fire detection and alarm system (Common Areas)	BCA Spec E2.2, AS3786(1993), AS1851(2005)
Smoke Alarms (Units Inside)	AS3786(1993), AS1851(2005)
Exit signs	BCA E4.5, E4.6, E4.8, AS2293.1(1987) AS2293.2(1995)
Emergency lighting	BCA E 4.2 & E4.4, AS2293.1(1987) AS2293.2(1995)
Fire Doors	AS1905.1(1987)
Fire Hydrants	BCA E1.3, AS21491.1(1996), AS1851(2005)
Fire Hose Reels	BCA E1.4, AS2441(1998), AS1851(2005)
Portable Fire Extinguishers	BCA E1.6, AS2444(2001), AS1851(2005)
Lightweight Construction	BCA Spec C1.8, AS1530.4(1997)

Fire Safety Statement

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



Fire Seals protecting openings in fire resisting components of building	BCA C3.15 Spec C3.15, AS 4072.1(1992)
Fire Dampers	AS1668
Mechanical Air Carpark Exhaust	AS1668
Lift Fire Rated Landing Doors	AS1735.11(1986)
Path of Travel, Stairways, Passageways & Ramps	EPA Regulation 2000 Part 9 Division 7
Fire Engineered Solution	Fire Engineer Reports LPB-71 Dated Sept 2005 & LPB-71Cc Dated Dec 2005 (prepared by Fire Modelling & Computing (BCA Performance CP2, DP4 & DP5; Radiant Heat Assessment

TENDER ASSESSMENT REPORT

for:

FAÇADE REPAIRS AND EXTERNAL PAINTING WORKS

at:

2-10 ANN STREET, LIDCOMBE

prepared on behalf of:

THE OWNERS OF STRATA PLAN 79178

Date: 17 February 2023

(Reference: 19-047 TA 230217)

Landlay Consulting Group Pty Ltd
Lot 39-40, 76b Edinburgh Road
Marrickville NSW 2204

1. PREAMBLE

1.1 General

In accordance with written instructions, on behalf of the *Owners Corporation* our office issued the Scope of Works dated 25th July 2022 to tender to a number of remedial building contractors. We have reviewed the returned tender submissions and provide the following Tender Assessment Report.

We note that in reviewing the tender submissions, the *Owners Corporation* should focus mainly on the lump sum prices submitted by each contractor. The individual work package items should be referred to as a guide only, as each tenderer will differ in the allocation of costs for profit and margin within each respective work package item.

1.2 Tenderers

Landlay Consulting Group sought tenders from the following remedial building contractors:

- Mars Industries (Mars);
- Remedial Building Services (Remedial);
- Renfay Projects (Renfay)*;
- Structural Building Maintenance (SBM).

*Renfay have failed to submit a tender in this instance.

The above contractors were selected for tendering based on the following criteria:

- The tendering companies are industry established specialist remedial contractors, well suited to the proposed remedial works
- The tendering companies have previous experience in similar projects;
- The tendering companies represent medium to larger sized remedial contractors capable/willing to carry out a project of this nature and complexity of scheduling.
- Our office has previously undertaken similar projects with the tendering companies and are satisfied with their quality of workmanship.

The *Owners Corporation* also requested our office invite Unified Building Group (Unified) to submit a tender for the project.

We confirm that the remaining contractors are licenced and eligible for insurance under the *Home Building Compensation Fund (HBCF)*, and their insurance eligibility is sufficient to cover the cost of the proposed remedial works. A copy of each contractors' tender form is attached and tabled within this report.

1.3 Preliminary costs

As outlined in the remedial Specification, preliminaries include any costs associated with site supervision, materials handling, contract administration and overheads, on-site and off-site storage, protection, site security, etc.

There may be disparities between each tenderer's cost allocations toward project preliminaries, which can be due to a variety of factors, which include but are not limited to:

- Availability and/or ownership of equipment and machinery;
- Contractor's in-house resources and the requirement to sub-contract trades and labour;
- Availability of materials, and relationships with suppliers;
- Availability of trades associated with the critical path of the project;
- Contractor's overheads and business running costs;
- Contractor's requirements to relocate materials and equipment throughout the project.

1.4 Provisional allowances

1.4.1 Provisional quantities

A provisional quantity is an item or component of work for which the exact requirements and quantities are not known or unable to be determined at the time of tendering.

Provisional quantities were allocated for the following work package items:

Item 5.2	<u>Façade remediation</u>	
Item 5.2.5	Concrete spalling repairs	200 Litres
Item 5.2.6	Metal edge beading replacement	600 lineal metres
Item 5.2.7	Render repairs	800m²
Item 5.2.9	Brickwork reconstruction	25m²
Item 5.2.9	Brickwork repointing	50m²
Item 5.2.11	Resealing works	100 lineal metres
Item 5.2.12	Crack stitching repairs	50 lineal metres
Item 5.2.14	Cavity flashing replacement	20 lineal metres

The Contractor shall be required to provide consumption reports and advise on the expenditure of all provisional quantity items throughout the project, which shall be verified and approved by the Superintendent.

1.4.2 Provisional sums

A provisional sum is an estimate of the cost of carrying out a particular work item when the exact extent of the scope of the work cannot be determined at the time of tendering. In principle, the provisional sum includes all labour and material costs to perform the work, or as outlined in the relevant section of the specification.

The following provisional sums have been allocated for this project:

Item 3.0	<u>Insurance under Home Building Compensation Fund</u>	
Item 3.0	HBCF Insurance	\$60,000.00
Item 5.2	<u>Façade remediation</u>	
Item 5.2.15	Additional miscellaneous works	\$20,000.00
Item 5.3	<u>Re-waterproofing of balconies as required</u>	
Item 5.3.3	Re-waterproofing of balconies	\$200,000.00

Following commencement of the project, and when reasonably possible, the Superintendent shall assess and approve the extent of works required for each respective provisional sum item.

1.4.3 Adjustment of provisional allowances

With respect to any work for which a provisional sum or quantity is included in the contract, the Superintendent shall assess the difference between the provisional allowance and the cost of work carried out, and the contract value adjusted accordingly. The final value shall be certified by the Superintendent with this figure taken into account in determining the final contract sum.

1.5 Home Building Compensation Fund (HBCF) Insurance

Our office highlights that the Home Building Compensation Fund (HBCF) costing has been allocated as a provisional sum allowance, rather than a fixed sum price. This is due to legislative changes resulting in large increases in insurance premiums which have been progressively implemented. These changes have placed tendering contractors in a position where it is difficult to accurately forecast the cost for obtaining the HBCF insurance policy until the time that contracts are signed and the policy is acquired, hence the necessity for a provisional sum allowance.

Regarding this project and based on the allocated provisional sum in the Tender Document vs estimates submitting project cost through the HBCF website, we estimate the policy to be approximately \$100,000.00 (plus Builders Margin). A provisional allowance of \$60,000.00 + GST has been included within the Specification and tenders for the HBCF insurance and accordingly a variation of approximately \$40,000.00 would apply. The policy will be presented to the Owners Corporation prior to the commencement of any works under Contract.

1.6 Design and Building Practitioners Act / Regulations – General background

In response to the significant quantity of defects occurring within the residential construction sector, the NSW Government has implemented a number of industry reforms aimed at improving the quality of construction and restoring consumer confidence in the residential construction industry.

This has been in the form of the *Design and Building Practitioners Act (DBPA) 2020*, and *Design and Building Practitioners Regulations (DBPR) 2021*. The latter has come into effect from 1 July 2021 and under these reforms, it requires that certain building work on Class 2 buildings cannot be undertaken without regulated designs and compliance declarations being submitted on the NSW Planning Portal (<https://www.fairtrading.nsw.gov.au/trades-and-businesses/construction-and-trade-essentials/design-and-building-practitioners/new-obligations-design-and-declaration#new>).

This regulation is primarily focused on new residential construction or work that is carried out under a Development Application (DA), however, it also extends to the remedial sector.

1.6.1 Impact of DBPR on Proposed Remedial Works

Based on the nature and extent of proposed remedial works, we confirm that this project (wholly or in part) will be bound under the new legislation and will require regulated designs to be prepared and declared by a registered design practitioner in accordance with the DBP Act/Regulations.

Landlay employs registered design practitioners and we can assist with the preparation of regulated designs in accordance with the DBP Act/Regulations for this project.

2. TENDER REVIEW / ASSESSMENT

2.1 Tender costings

We provide the following table outlining the total lump sum pricing submitted by each tendering contractor, including the cost difference when compared with the most competitive tenderer (i.e. MARS).

We note that in reviewing the tender submissions, the *Owners Corporation* should focus mainly on the lump sum prices submitted by each contractor. The individual work package items should be referred to as a guide only, as each tenderer will differ in the allocation of costs for profit and margin within each respective work package item.

LEGEND	
	= competitive
	= reasonable
	= inflated

Tenderer	Mars	Unified	SBM	Remedial
TOTAL (Inclusive of GST)	\$1,128,536.75	\$1,163,690.00	\$1,661,739.20	\$1,809,676.00
\$ Cost Difference	-	\$35,153.25	\$533,202.45	\$681,139.25
% Percent Difference	-	3.11%	47.25%	60.36%

The tender submission received from Remedial is the highest of the tender submissions being \$681,139.25 inclusive of GST (~60%) more expensive than the most competitive tender submission. Our office has undertaken an in-house assessment of what we perceive to be fair and reasonable to carry out the works and we are of the opinion that the tender submission from Remedial is elevated in this instance. Accordingly, in the interest of economics we would recommend that Remedial's tender be disregarded in this instance.

Similarly, we consider the tender submitted by SBM to be excessive in this instance, being ~47% more than the most competitive tender. Accordingly, in the interest of economics we would also recommend that Renfay's tender be disregarded.

The two most competitive tenders were submitted by Mars and Unified with a difference of only ~3% (\$35,153.25 inclusive of GST) between them. We would consider each of these costings to be fair and reasonable for the proposed works.

2.2 Provisional quantity and submitted rates

Mars and Unified have submitted equivalent costings for the total of the provisional quantity items, with Mars submitting total cost of \$266,025.00 + GST for the provisional items and Unified submitting total cost of \$250,000.00 + GST, a difference of ~6%. Accordingly, we do not believe the submitted rates will affect which of the contractors will be more competitive.

It is our opinion that both Mars and Unified have submitted generally reasonable additional rates, with Mars generally submitting more competitive rates for materials and Unified generally submitting more competitive rates for labour.

2.3 Project duration

The below table outlines the project duration submitted by each tendering contractor.

Duration	Mars	Unified	SBM	Remedial
Weeks	14	40	40	TBC

Given the complexity of the proposed works, we would expect a total project duration of approximately 6 months i.e. 26 weeks. Each of the tenderers has submitted a project duration in which is not in line with this expectation, with Mars submitted a more ambitious duration and Unified and SBM submitting a longer duration of 40 weeks. We would consider Mars' submitted duration for the works to be ambitious for the works and do not consider it to be feasible, however we can request Mars provide a draft programme to confirm. The longer durations submitted by Unified and SBM likely relate to reducing risk given the provisional allowance for the re-waterproofing of the balconies.

It is worthwhile noting that some of the works are external, and therefore subject to weather conditions, it is highly likely that the final project duration will vary from what has been nominated by the tendering contractors. Further to this, the duration of these remedial works will vary

With this considered, the durations noted above should not be relied upon and can at best be considered an approximate guide. The successful contractor will be required to provide a detailed construction programme at the commencement of the project.

3. RECOMMENDATION AND CONSIDERATIONS

3.1 Recommended contractor

Based on the above, we believe Mars have submitted reasonable tender submissions and we would recommend they considered for the remedial works. Our office has previously supervised projects undertaken by Mars and are confident in their ability to carry out these works.

Ultimately, the decision as to which tenderer to be engaged to perform the works belongs solely to the Owners Corporation. Given the competitive tender submission from Unified the owners may consider meeting both Mars and Unified prior to engaging a contractor for the works.

3.2 Contingency

Although the specification outlines the overall remedial building works, we would recommend the Owners Corporation set aside a contingency sum of approximately 10% of the contract value for bona fide variations that may be encountered during the project.

3.3 Council conditions and regulated designs

As noted in Section 1.3 and 1.3.1, the work is expected to fall under the new Design & Building Practitioners Regulations and therefore will require regulated designs to be uploaded to the NSW Planning Portal. This would be facilitated by the engaged Design Practitioner and Building Practitioner. Our office can assist with the preparation of regulated designs for the re-waterproofing of the courtyard.

We recommend that assistance be gained by a suitable consultant by a Town Planner such as QUE Consulting to manage to confirm any Council approval require and manage any DA/CC process as required.

3.4 Impact on residents

In relation to the work methodology and associated impact on residents, the intention of the Specification is to carry out via external access. There will be noise and dust generated during the project which is unavoidable.

Access will be maintained to the units and garages for the duration of the works.

4. ONGOING SERVICES / BUDGET

4.1 Landlay ongoing service fees

We provide our ongoing services fee structure for consideration.

Item 1: Preparation of Contracts

- Preparation of contract documents to reflect AS4905 Superintendent Administered contract conditions
- Remedial Building Specification to be incorporated into the contract documents including tender;
- Arrange for contracts to be executed.

Our professional consultancy services fee for this item is \$2,000.00 + GST.

Item 2: Supervision Role

The role of the Superintendent is summarised as follows:

- Conduct regular site inspections with respective representatives;
- Conduct site inspections with the Contractor during Hold Points;
- Issue regular status reports detailing the progress of works under contract (WUC);
- Supervision of building works to ensure compliance with the following:
 - Tender document/ Specifications;
 - Addendum/s (if any);
 - Current Building Code of Australia/National Construction Code;
 - Relevant Australian Standards for the respective building item.
- Administer the conditions of contract between the parties;
- Resolve any disputes between the Principal and Contractor that may arise throughout the course of the project;
- Assess the quality of the work under contract undertaken by the Contractor;
- Assess payment claims submitted by the Contractor,
- Certify and issue payment certificates to the Principal;
- Assess variation claims submitted by the Contractor and issue certificates;
- Assess extensions of time (EOT) submitted by the Contractor;
- Issue certificate of practical completion for the project once practical completion has been established by the Superintendent.

Our professional consultancy services fee for this item is 8% + GST of the adjusted contract value.

Item 3: Design Practitioner (DP)

Landlay employs registered Design Practitioners who can assist with preparing and submitting regulated design statements to the NSW Planning Portal in accordance with the Design and Building Practitioners Regulations (Design & Practitioners Act 2020).

Our office can confirm our fee for the preparation of the regulated designs once the number of balconies that require to be re-waterproofed is confirmed.

4.2 Estimated budget

We provide the following estimated budget for review by the *Owners Corporation* to assist in preparing for these remedial works. This table has been prepared under the assumption that Mars is selected as the Contractor for the works.

Estimated Project Cost (inclusive of GST)	
Contract preparation fee	\$ 2,200.00
Contract sum	\$ 1,128,536.75
Contingency (10%)	\$ 112,853.68
Town Planner (estimate)	\$ \$10,000.00
Preparation of regulated designs	\$ TBC
Superintendent fee (8%) (estimate)	\$ 90,282.94
Total (estimate)	\$ 1,424,156.31

4.3 Sign off

We trust this *Tender Assessment Report* is satisfactory and outlines the requirements of the *Owners Corporation*. Should you require further information please do not hesitate to contact our office.

Regards,

For Landlay Consulting Group



Daniel Green B.Eng (Civil)
REMEDIAL ENGINEER

Encl: Copy of tender submissions



John Vikiarellis
DIRECTOR

5. TENDER SUBMISSIONS

5.1 Mars Industries

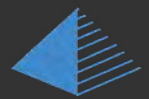
Remedial Building Works

2-10 Ann Street,
Lidcombe

SP79178

Date: 16/12/2022
Tender prepared by - AK

NEW DEVELOPMENT
REMEDIAL BUILDING SERVICES
COMMERCIAL CONSTRUCTION
FACILITIES & PROPERTY MAINTENANCE
TECHNOLOGIES



MARS
INDUSTRIES

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Dear Daniel

On behalf of the Mars team, it is my pleasure to submit our tender submission for remediation works. Mars' proposal has been structured in accordance with the tender documentation provided.

Mars' approach, detailed through this tender submission, reflects our focus on safety, customer service, attendance to detail and delivery standards underpinned by excellent communication.

This project is perfectly suited to Mars' expertise and considerable experience. We have a highly skilled team ready to complete this project.

With over 30 years of experience, and the successful delivery of hundreds of projects, we recognize and understand the challenges associated with a remedial building project, such as this one, and guarantee that we will deliver this project successfully.

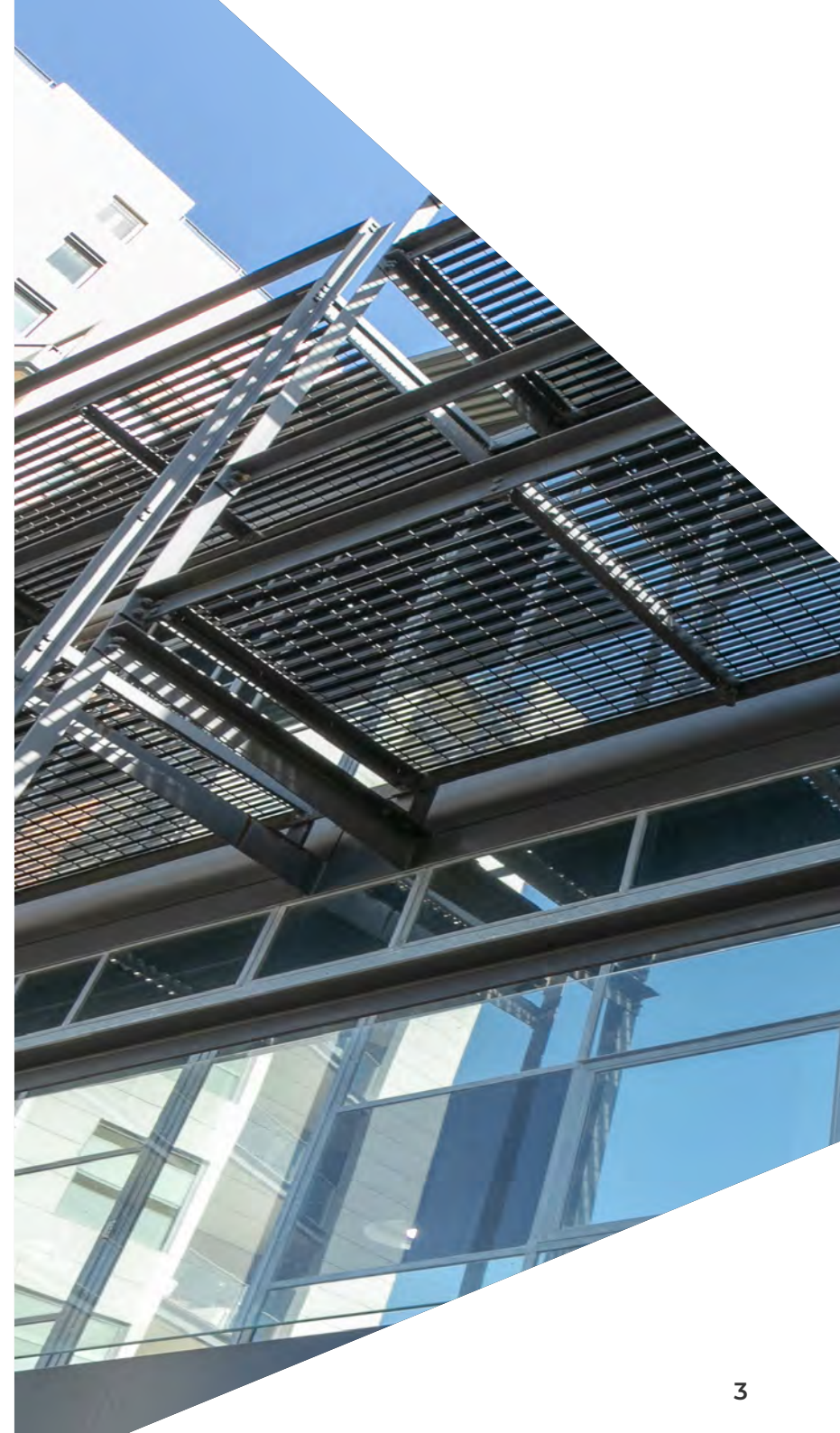
We understand the important factors in selecting a head contractor for this project are:

1. Certainty of delivery
2. Working in a live site
3. Clear and consistent communication
4. A specialist delivery team
5. A safe workplace.

We confirm that we will achieve all these objectives and deliver the project on-time and to a level of quality that exceeds expectations.

Thank you again for this opportunity.

Terry Gavriilidis
Director



We have built a
reputation as an
industry leader
engaged in all
aspects of
building
construction.

ABOUT

Mars Industries Group has extensive experience in all aspects of building construction, remedial, refurbishment, fit out, maintenance and trades services.

We carry an impressive and expansive portfolio in the areas of remedial, restorative and preventive work. While we have a particular focus on high density residential work, we are regularly engaged in both commercial and industrial settings.

We are committed to working collaboratively with facility managers, building owners, strata managers, owners' corporations and engineers to deliver high quality and cost effective solutions.

Our dedicated and qualified employees share our commitment to quality and excellence. Our commitment to client satisfaction is seen not only by the delivery of excellent results for our clients but also by our focus and use of innovation and technology.

Our management team is always available to meet with new and existing clients to discuss how we can assist in restoring and maintaining their assets.

CONTRACTOR INFORMATION

1	Name of Tendering Company	Mars Commercial Pty Ltd
2	ABN or ACN	76 611 616 516
3	Contractor License Number	356043C
4	Contact Name	Anthony Khoury
5	Telephone Number	1300 11 6277
6	Mobile Phone Number	0416 228 558
7	Fax Number	n/a
8	Email Address	ak@marsindustries.com.au pp@marsindustries.com.au
9	Postal Address	Suite 2, Level 1, 219 Castlereagh Street, Sydney NSW 2000

MANAGEMENT TEAM



**TERRY
GAVRIILIDIS**

MANAGING DIRECTOR

M: 0438 500 000

E: tg@marsindustries.com.au

Terry brings 20 years of construction experience in both commercial and residential sectors to the business.

His family have been building and developing property across NSW for over 30 years, which forms a solid foundation for Terry's remedial and commercial construction business.

Terry focuses primarily on advocating construction excellence across the business as well as developing strong client and supplier relationships that further underpin Mars' growth strategy to be one of Australia's leading remedial and commercial builders.



**PATRICK
PONIROS**

GENERAL MANAGER

M: 0404 804 832

E: pp@marsindustries.com.au

Patrick brings over 15 years of executive leadership working with Australian and multi national blue chip organisations to the business.

His experience is underpinned by extensive project and portfolio management delivering complex and critical infrastructure projects across the country.

Patrick has developed and led large project and engineering teams throughout his career and is now focussed on Mars' growth to be one of Australia's leading remedial and commercial builders.



**ANTHONY
KHOURY**

PROJECT MANAGER

M: 0416 228 558

E: ak@marsindustries.com.au

Anthony is a results orientated professional Construction Manager/Builder with over 28 years of experience in many facets of the construction industry.

He has a sustained verifiable track record for the successful completion of projects for several high profile asset managers.

He is very well versed in liaising with relevant consultants & authorities, identifying impending design problems, building code regulations and site management.

With more than
thirty years of
experience, you
can rely on
us to deliver
excellence.

The Mars Industries Group are a team of construction professionals experienced in complex stakeholder management that is required for strata plan and commercial remediation. This is underpinned by our strong project management capabilities.

Our in house training and performance audits on our tradesmen ensures site personnel are operating at the high standards set by our detailed processes and a culture of continuous improvement is ingrained in all staff. All works are carried out with utmost care and attention to detail.

Most importantly, our HSEQ staff and strict WHS policies ensure we consistently deliver the highest standards across our safety systems. This provides a culture where our worker's safety always comes first.

EXPERTISE

Our experience and expertise in remediation works includes but is not limited to:

Concrete Spalling Repairs - corrosion controlling methods including cathodic protection, sacrificial anodic protection and impressed current cathodic protection.

Specialist Waterproofing Membrane Applicators - highly experienced with all leading sheet membranes suppliers. Experienced in both technical and high volume projects. Also servicing bathroom planer box repairs. 20 year product warranties are available for selected applications.

Façade Refurbishments - covering structural and aesthetic repairs - we are coating specialists focused on the performance of finishes applied to your building. Servicing high rise asset management, high density residential and commercial applications.

ACP Combustible Cladding Replacement - from minor repairs through to multimillion dollar curtain wall upgrades.

Industrial Steel Coatings - inspections and coatings reports provided with detailed ITPs (NDT and Equipment) with preparation using mechanical and blasting (UHP and Abrasive). NACE certified personnel available for the most complex projects requiring performance solutions.

Fall Arrest - systems including static lines, ladders, platforms and anchor points - incorporating engineered solutions which provide certified systems complying with AS/NZ and ISO's. Strategising with clients at tender stage to provide cost savings, and solutions for complex projects with difficult access.

Level 3 Rope Access - personnel for remediation works and, asset management projects.

Concrete
Spalling Repairs

Specialist Waterproofing
Membrane Applicators

Façade
Refurbishments

ACP Combustible
Cladding Replacement

Industrial
Steel Coatings

Painting
Internal & External

Level 3 Rope
Access Personnel

SCHEDULES

1

PRICING SCHEDULE

Cost Plan Proposal
Pricing Clarifications

2

CRITERIA, STAFF & EXPERIENCE

Organisation Structure
Delivery Team Profiles
Our Experiences

3

SERVICE DELIVERY

Delivery Process
Procure
SignonSite

4

INSURANCES

Public Liability
Worker's Compensation
Professional Indemnity

5

OUR CLIENTS

Client Testimonies
Our Valued Client

1

PRICING
SCHEDULE



TENDER PRICING

Note: All prices are exclusive of GST.

Quoted Items		
	Description of items	Total excl. GST
1	Preliminaries	\$137,020.00
1.1	Site Establishment	
1.2	Protection & Signage	
1.3	Insurances	
1.4	Labour	
1.5	Site Supervisor	
1.6	Project Manager	
1.7	Waste Disposal	
1.8	Consumables	
2	Insurance under Home Building Compensation Fund (PS)	\$60,000.00
2.1	HBCF (PS)	
3	Building Work Items	\$515,722.50
3.1	Project Access Requirements	
3.2	Concrete Spalling Repairs (200L nom. provisional quantity)	
3.3	Metal Edge Beading Replacement (600Lm nom. provisional quantity)	
3.4	Render Repairs (800m2 nom. provisional quantity)	
3.5	Skim render works (PS)	
3.6	Brickwork Construction (25m2 nom. provisional quantity)	
3.7	Brickwork Repointing (50m2 nom. provisional quantity)	
3.8	Installation of articulation joints (PS)	
3.9	Resealing Works (100Lm nom. provisional quantity)	
3.10	Crack Stitching Repairs (50Lm nom. provisional quantity)	
3.11	Installation of Colorbond cappings	
3.12	Cavity Flashing Replacement (20Lm nom. provisional quantity)	
3.13	Additional miscellaneous works (PS)	
4	Balcony Waterproofing	\$261,200.00
4.1	Investigation (PS)	
4.2	Re-waterproofing of balconies (PS)	
5	External Painting Works	\$52,000.00
5.1	External Painting Works	

Quote Total:	\$1,025,942.50
Tax (GST):	\$102,594.25
Total:	\$1,128,536.75

Labour Rate for Additional Work

- Labourer \$80/hr
- Tradesman \$100/hr
- Leading Hand \$100/hr
- Site Supervisor \$125/hr
- Project Manager \$180/hr
- Access Type and Costs /week

*Rate for Extra Over will be used to adjust the scope of works as the project progresses.

Clarifications

- Skim Render and Installation of articulation joints raised as PS

APPENDIX A TENDER FORM

Address of Project: 2-10 ANN STREET, LIDCOMBE

Tenderer (Company name)..... Mars Commercial Pty Ltd T/a Mars Industries Group

Address or registered business office address.....

Suite 2, Level 1, 219 Castlereagh Street, Sydney NSW 2000

ABN: 76 611 616 516 Licence Number: 356043C

Telephone: 02 8042 9800 Facsimile:

Email: accounts@marsindustries.com.au Date: 16 / 12 / 2022

TENDER

I/We hereby tender to execute the work for the above project as described with the Scope of Works, and for the lump sum of:

ONE MILLION, ONE HUNDRED & TWENTY EIGHT THOUSAND, FIVE HUNDRED & THIRTY SIX

SEVENTY FIVE CENTS \$1,128,536.75

(Total lump sum in words and figures from the Work Package below including GST)

I/We acknowledge N/A Addendum(s) to the Scope of Works.

I/We acknowledge, and agree, this tender remains open for consideration for (26 weeks) from the closing tender date.

Project duration will be 14 from the official date of site possession until practical completion.

Tenderer's signature

Anthony Khoury

Tenderer's name

Anthony Khoury

Witness' signature

Matthew Nguyen

Witness' name

Matthew Nguyen

WORKS PACKAGES

Project Name: **2-10 ANN STREET, LIDCOMBE**

Name of Tenderer (company): **Mars Commercial Pty Ltd t/a Mars Industries Group**

2.0	Preliminaries	\$137,020.00
3.0	Insurance under Home Building Compensation Fund (Provisional sum)	\$60,000.00

BUILDING WORK ITEMS

5.1	Project access requirements	\$ 224,640.00
5.2	Façade remediation	
5.2.5	Provisional quantity – 200 litres concrete spalling repairs	\$ 26,000.00
5.2.6	Provisional quantity – 600 lineal metres metal edge beading replacement	\$ 74,100.00
5.2.7	Provisional quantity – 800m ² render repairs	\$98,800.00
5.2.8	Skim render works	\$5,557.50
5.2.9	Provisional quantity – 25m ² brickwork reconstruction	\$4,875.00
5.2.9	Provisional quantity – 50m ² brickwork repointing	\$5,200.00
5.2.10	Installation of articulation joints	\$13,000.00
5.2.11	Provisional quantity – 100 lineal metres resealing works	\$7,150.00
5.2.12	Provisional quantity – 50 lineal metres crack stitching repairs	\$7,800.0
5.2.13	Installation of Colorbond cappings	\$6,500.00
5.2.14	Provisional quantity – 20 lineal metres cavity flashing replacement	\$22,100.00
5.2.15	Provisional sum – Additional miscellaneous works	\$20,000.00
5.3	Re-waterproofing of balconies as required	
5.3.2	Investigation	\$61,200.00
5.3.3	Provisional sum – Re-waterproofing of balconies	\$200,000.00
5.4	External painting works	\$52,000.00
SUB TOTAL		\$1,025,942.50
GST		\$102,594.25
TOTAL LUMP SUM PRICE		\$1,128,536.75

ADDITIONAL RATES:

Material (material, labour, preliminaries & margin)	Rate
Render repairs	\$123.5/m ²
Brickwork reconstruction	\$195 /m ²
Brickwork repointing	\$104 /m ²
Articulation joints	\$130 /lineal m
Resealing works	\$71.50 /lineal m
Edge beading (supply, install and repair)	\$123.5 /lineal m
Painting (internal)	\$50 /m ²
Painting (external)	\$70 /m ²
Crack stitching	\$156 /lineal m
Concrete spalling	\$130 /litre
Screed (1m ² at 100mm thickness)	\$60 /area
uPVC 60 (6m length)	\$100 /each
uPVC 100 (6m length)	\$140 /each
100mm core hole	\$140 /each
60mm spitter core	\$140 /each
Relocation of air conditioning condenser unit	\$600/each
Colorbond guttering	\$150 /lineal m
Colorbond downpipe	\$150 /lineal m

Labour	Rate
Waterproofer	100 /hr
Tiler	100 /hr
Painter	80 /hr
Plumber	120 /hr
Electrician	120 /hr
Labourer	80 /hr
Site Supervisor	125 /hr

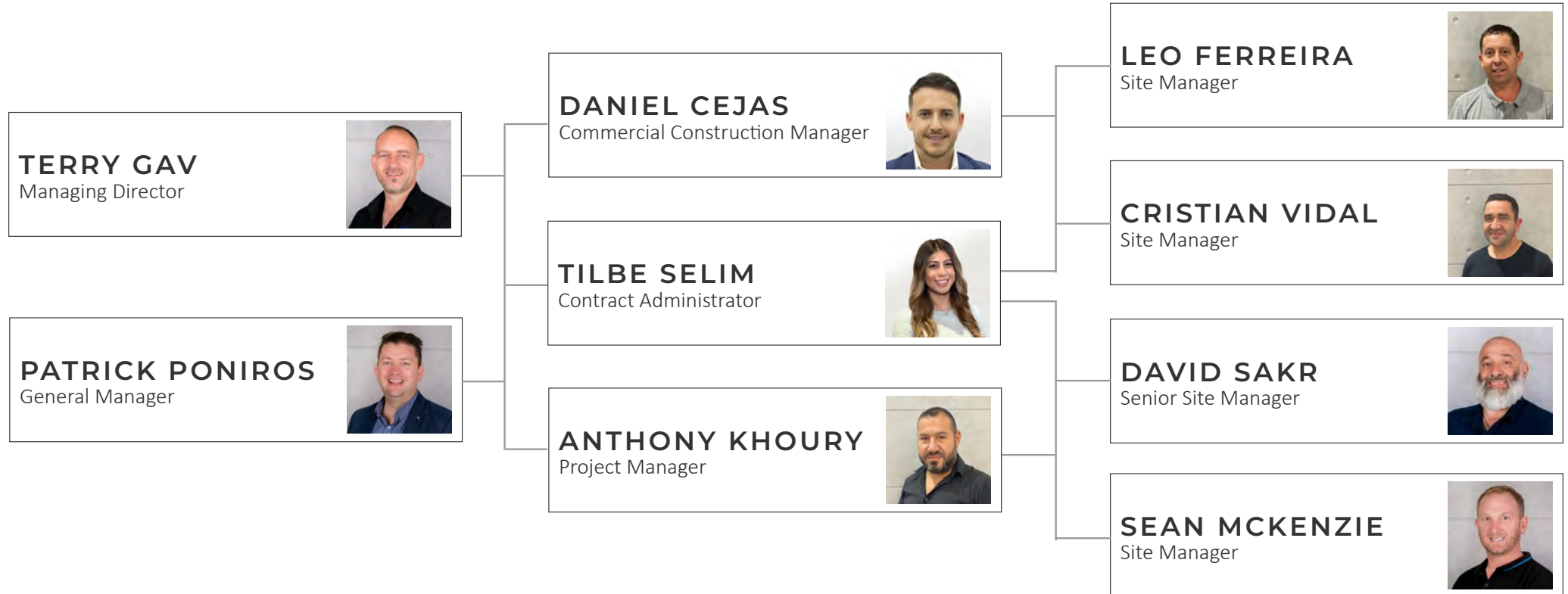
Builders margin	
A. Preliminaries/overheads	15 %
B. Profit margin	10 %
Contractor's margin (A+B)	25 %



2

**CRITERIA,
STAFF &
EXPERIENCE**

MARS ORGANISATION STRUCTURE



DELIVERY TEAM



Anthony Khoury
Project Manager

Anthony is a results orientated professional Construction Manager/Builder with over 28 years of experience in many facets of the construction industry.

He has a sustained verifiable track record for the successful completion of projects for several high profile asset managers.

He is very well versed in liaising with relevant consultants & authorities, identifying impending design problems, building code regulations and site management.

Work Experience

Company Alpha Projects
Position Director
Type Construction

Past Projects

Client Colliers International
Type Various Home Maker Centres, Shopping Centres and Forums
Value \$1,250,000.00 Profile

Client Brookfields Multiplex
Type Parramatta Justice Precinct, Juvenile Justice, Births Deaths & Marriages
Value \$780,000.00 Profile

Client Knight Frank
Type Castle Hill Home Maker Centre
Value \$350,000.00 Profile

Client Australand (Prior to Frazers)
Type Rhodes Business Park
Value \$300,000.00 Profile

DELIVERY TEAM



Tilbe Selim

Contract Administrator

Tilbe, with 6+ years' Construction Industry experience, is an accomplished Project Engineer with a background of Interior Design and Project Coordination who consistently strives to meet targets and deadlines efficiently, whilst ensuring projects are completed to client and stakeholder expectations.

Tilbe's skills include management and coordination of the design phase, stakeholder engagement during pre-construction, managing safety and quality requirements, managing project financials to ensure financial goals are met, and project scheduling and administration.

With a demonstrated ability to analyze complex problems, identify critical issues, and develop strategies for delivery solutions, Tilbe assists in developing exceptional project outcomes.

Work Experience

Company National Projects & Maintenance

Position Project Engineer

Type Design and Construction

Company Creo Design Group

Position Interior Designer

Type Design

Past Projects

Client ICMS

Type Fit Out Refurbishment (C)

Value \$130,000.00

Client Qudos Bank Arena

Type Built by Skyview Suite (D&C)

Value \$50,000.00

Client Stadium Australia (Venues NSW)

Type Control Room Refurbishment (C)

Value \$65,000.00

Client Sydney Mathematics School

Type Office/Classroom Refurbishment (C)

Value \$175,000.00

Client Dexus

Type EOT/Bathroom Refurb 1 Innovation Rd (D&C)

Value \$480,000.00

Client Iron Gate

Type Wicks Rd & Richardson Pl Spec Fit Outs (C)

Value \$3,200,000.00

Client Alteryx

Type Office Fit Out (D)

Value \$910,000.00

(D) Design | (C) Construct | (D&C) Both

DELIVERY TEAM



David Sakr

Nominated Supervisor

David is an experienced construction Site Manager with over 25 years in the industry.

He has worked on a large variety of construction projects with his areas of expertise placed in the commercial, high density residential (remedial), aged care, retail and hospitality sectors.

David is a strong leader win the team and maintains a high safety standards across all clients and engagements. David's strength in managing Mars personnel and sub-contractors aids him in meeting project deadlines and client expectations.

He is an asset to Mars and adds significant value to his clients.

Past Projects

Client Hellenic Club Sydney

Type 4 Story Heritage Refurbishment (Commercial).

Value \$9,000,000.00

Client Strata Plan / Owner's Corp Pyrmont

Type Remediation & Minor Works

Value \$750,000.00

Client Qantas Brisbane

Type Maintenance & Minor Works

Value \$4,000,000.00

Client St Basil's Homes

Type Maintenance & Minor Works

Value \$2,500,000.00

DELIVERY TEAM



Sean McKenzie
Site Manager

Sean is an experienced trade specialist within the Mars team. He has worked on a vast array of projects and has solved many complex building problems for Mars clients.

Sean has exceptional knowledge of waterproofing within the remedial sector.

Sean has excellent knowledge of safety and conducts all his work accordingly with quality.

His strength in communication and client relations means that he is well respected by client and peers in all his engagements.

Past Projects

Client Reserve Hotels Group
Type Maintenance & Minor Works
Value \$3,500,000.00

Client Hellenic Club Sydney
Type 4 Story Heritage Refurbishment (Commercial).
Value \$9,000,000.00

Client Strata Plan / Owner's Corp Pyrmont
Type Remediation & Minor Works
Value \$750,000.00

Client St Basil's Homes
Type Maintenance & Minor Works
Value \$2,500,000.00

OUR EXPERIENCE



The Summit Apartments

REMEDITION - STRATA COMPLEX

569 George Street, Sydney

Type: Strata Plan Residential Remediation (Internal Works)

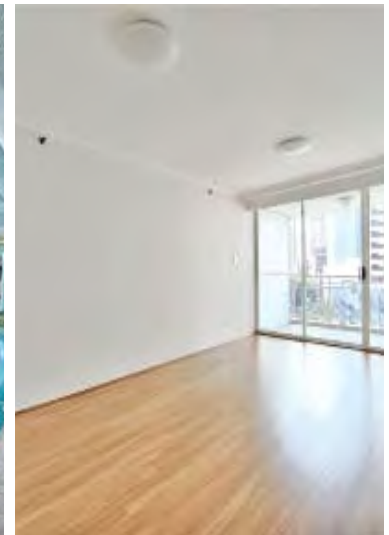
Project Value: \$2,000,000.00

Duration: 12 months

The Summit Apartments is a 33 level residential apartment complex comprised of 335 apartments across 2 strata plans.

The remediation project was carried out in a fully occupied live environment across 170 apartments including common areas.

The works included internal rectification works to the specified render, plasterboard, architraves, frames, ceilings and cornices. Bathroom shower tray replacements and general waterproofing remediation. Also the creation of specified isolation joints within the internal surfaces of the units and generally internal painting and ancillary repairs.



Wondakiah Estate

REMEDATION - COMMUNITY ASSOCIATION



12 Gasworks Road, Wollstonecraft, Sydney

Type: Community Association Residential Remediation

Project Value: \$3,300,000.00

Duration: 12 Months

Wondakiah Estate is part of a Community association with over 290 apartments. The project was carried out in a live environment, where we addressed systemic failures to the performance of multiple building elements.

These failures included waterproofing membrane systems to balconies, cavity flashings, render coatings and issues with building movement affecting finishes to all facades of the building structure. The project was an Ardex specified repair system, providing owners with back to back warranties of 10 years with all applications.

The works were completed with a combination of traditional scaffolding and swing stage, with localised rope access for difficult areas. Subsequently providing the owners with added asset values, and reinstating financial returns for investors in the building.

Cairns Central Shopping Centre

INDUSTRIAL COATINGS - COMMERCIAL REMEDIATION

1/21 McLeod St, Cairns City, Queensland

Type: Commercial Remediation

Project Value: \$800,000.00

Duration: 8 Months

Cairns Central Shopping Centre required industrial coatings to the structural steel elements of the building.

This project was executed in a live environment, and some after hours, ensuring there was no disruption for consumers. This project included performance access solutions which alleviated excessive costs, and disruption to that of traditional scaffold.

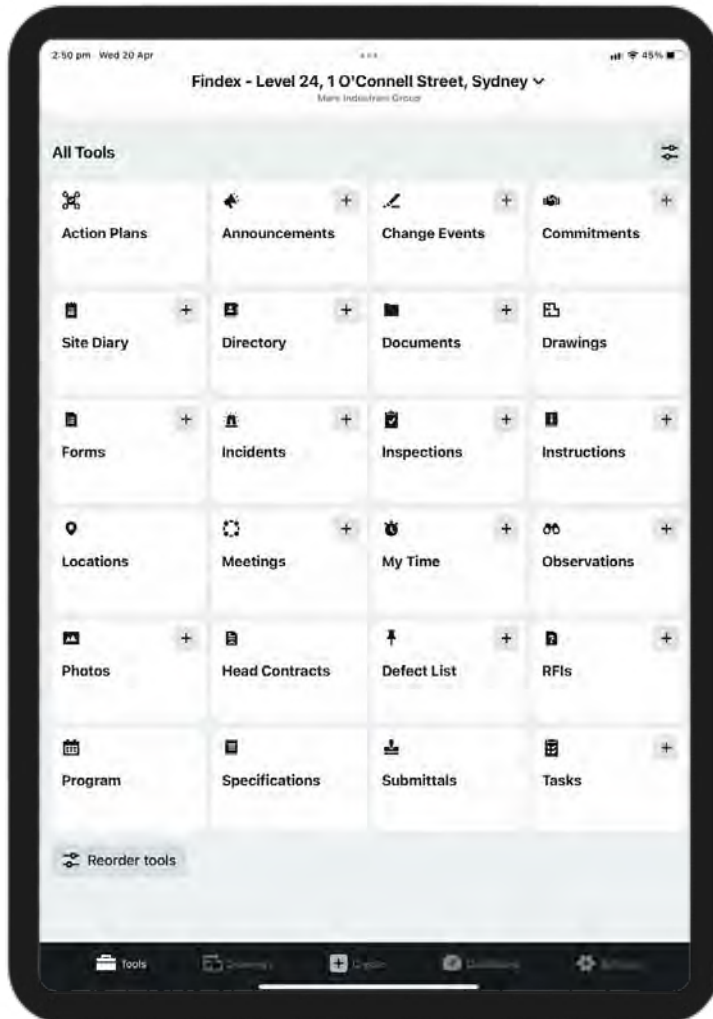
Our level 3 rope access personnel, conducted the works using high build Dulux Durebild STE and Weathermax HBR.





3

SERVICE
DELIVERY



What is PROCORE?

Mars has invested in an all-in-one digital platform to manage our contracts with seamless and up to date technology. PROCORE is utilized on all Mars' projects to carry out risk assessments, SWMS reviews, quality assurance inspections, site specific documentation, MSDS, permit completion, job sheet details and much more.

DOCUMENTS

All site related documents are stored within the Procore Cloud and is easily accessible when required. Access can be granted to nominated stakeholders to ensure full project visibility.

DRAWINGS

Drawings are uploaded and maintained utilizing the Procore software, Stake holders will have access to the latest plans throughout the course of the project.

FORMS

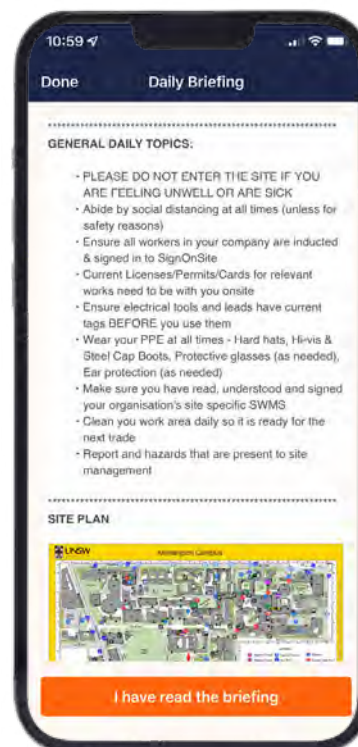
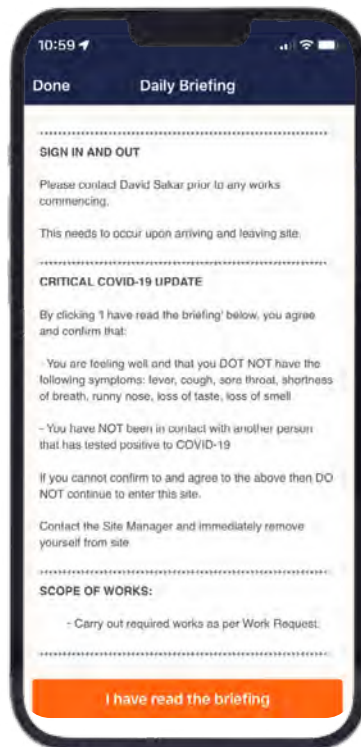
Project related forms will be completed on a daily, weekly or as needed as part of Mars' internal processes. This ensures safety and quality are at the highest levels.

All contractors/
employees carry
out Mars Internal
inductions on
SignOnSite.

All contractors/
employees to read
through the daily
briefing which can
change depending on
the events of the day.

SignOnSite works
with geographical
positioning and
will log when the
contractor/employee is
on or off site.

Log gets saved on
Procore



What is SignOnSite?

SignOnSite is mobile platform
used by our technicians and
contractors to:

- Provide daily briefings to employees/contractors.
- Carry out Mars Internal Inductions.
- Manage Worker Credentials.

ISO ACCREDITATION

Mars meets the challenges of the high risk construction sector by committing to industry best practice and continual improvement . We demonstrate a commitment to compliance and best practice through our ISO certification and external compliance auditing.

ISO 9001:2015

Quality Management System

Mars demonstrates its ability to consistently provide services that meet customer and applicable statutory and regulatory requirements.

Mars aims to enhance customer satisfaction through the effective application of the system, including processes for improvement of the system and the assurance of conformity to customer and applicable statutory and regulatory requirements.



ISO 45001:2018

OH&S Management System

Mars provides safe and healthy workplaces by preventing work related injury and ill health, as well as by proactively improving its OH&S performance

Mars' OH&S management system aims to eliminate hazards and minimize OH&S risks, and takes advantage of OH&S opportunities to exceed health and safety regulations



WWW.JAS-ANZ.ORG/REGISTER

ISO 14001:2015

Environmental Management System

Mars manages its environmental responsibilities in a systematic manner that contributes to the environmental pillar of sustainability.





INSURANCES

STANDEN



STANDEN

ENTRY

INSURANCE INFORMATION

Public Liability



MECON Insurance Pty Ltd
A.B.N 29 059 310 904
AFSL 253106
www.meccon.com.au

11 October 2021Policy Number: AP-251935

CERTIFICATE OF CURRENCY

Dear Sir/Madam
This is to certify that the undermentioned policy is current to the due date shown below.
Type of Insurance: Annual Project
Insured Name: Mars Commercial Pty Ltd T/As Mars Industries Group; David Sakr
Territorial Limit: Within New South Wales and Victoria
Current Period of Insurance: 30 September 2021 to 30 September 2022 at 4pm local time
Business Details: Builder - Commercial
Interior fitout, finishing contract, painting, remedial works, residential building works

Interested Party:

Section 1 - Material Damage

1.02 Maximum Project Cost	\$4,000,000 E.E.E.
1.03 Principal Supplied Materials	\$20,000 E.E.E.
1.04 Existing Structures	\$20,000 E.E.E.
1.05 Contractors Plant, Tools and Re-usable Equipment	\$10,000 E.E.E.
1.06 Variations and Escalation	\$804,000 E.E.E.
1.07 Removal of Debris	\$405,000 E.E.E.
1.08 Professional Fees	\$402,000 E.E.E.
1.09 Expediting Costs	\$202,000 E.E.E.
1.10 Mitigation Costs	\$202,000 E.E.E.

E.E.E. means each and every event

Section 2 - Public Liability

6.01 Public Liability	\$20,000,000 E.E.O.
-----------------------	---------------------

Sub Limits

6.02 Products Liability	\$20,000,000 A.O.P.I.
6.03 Vibration Weakening or the Removal of Support	\$20,000,000 A.O.P.I.
6.04 Property in Care, Custody and Control	\$100,000 A.O.P.I.
Contractors Pollution Liability	\$500,000 A.O.P.I.

E.E.O. means each and every occurrence
A.O.P.I. means in the aggregate of all occurrences in any one period of insurance


INSURER	PERCENT
AIG Australia Limited (AIG), ABN 93004727753, AFSL 381686	100.00%

Yours Faithfully

This Certificate of Currency is issued as a matter of information only and provides no rights to the holder. It does not amend, extend or alter the cover provided by the Policy. It is only a summary of the cover provided by the Policy. (Reference must be made to the current Policy wording and Schedule for full details). It is current at the date of issue only.

Transaction Ref: 540526

Worker's Compensation



Verification of cover
Statement of coverage

This certificate confirms that the following employer has a worker's compensation insurance policy with icare NSW, which covers the full amount of the employer's liability under the Workers Compensation Act 1987 (NSW).

The information provided in this Verification of Cover is correct as at: 23-11-2021

Employer's information

Employer name

MARS COMMERCIAL PTY LTD

Trading name

Mars Industries Group
tagged in: Workers insurance

ABN

76611616516

ACN

611616516

Period end


30-NOV-2022

Important information

For more detailed information please refer to the Employer's Certificate of Currency or have the authorised person contact icare on 13 44 22 or wisupport@icare.nsw.gov.au.

Printed on 23-NOV-2021

Professional Indemnity



CGU Professional Risks
388 George Street Sydney NSW 2000
cgu.com.au/professionallrisks

Policy No: 02CON2043412
Account No: 0070270
Account Name: COVERFORCE INSURANCE (NSW) BROKING P/L

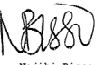
Certificate of Currency

Page: 1 of 1

Item 1 **The Insured:** MARS COMMERCIAL PTY LTD
Item 2 **Address:** 219 CASTLEREAGH STREET
SYDNEY 2000
Item 3 **Professional Services Covered by this Policy:** Project Management
Item 4 **Description of Policy:** Civil Liability Professional Indemnity CGU PI 05-21
Item 5 **Period of Insurance:** From 29/03/2022 to 4:00 pm on 29/03/2023
Item 6 **Particulars of Risk:**
6.1 The Total Sum Insured is \$10,000,000 which includes all Policy sections.
6.2 Amount of the Excess
(a) Australia and New Zealand Jurisdiction \$1,000
(b) Other Jurisdiction \$1,000
(c) Enquiries \$1,000
(d) Employment Practices Liability Not Applicable
(e) Fidelity Cover Not Applicable
(f) Cyber Cover Extension Not Applicable
6.3 The Retroactive Date is without limitation of date.
6.4 Jurisdictional Limits are WORLD WIDE, EXCLUDING U.S.A.
6.5 Specific Cover Limits
(a) Enquiries \$250,000
(b) Employment Practices Liability Not Insured
(c) Fidelity Cover Not Insured
(d) Cyber Cover Extension Not Insured
Item 7 **Date and Place of Issue:** 29/03/2022 Sydney, New South Wales.

This Certificate of Currency is a summary only of the cover provided by this Policy, effective as at date of issue only. For a full description of cover, please refer to the Policy schedule and wording.

Signed for and on behalf of Insurance Australia Limited


Najibi Bisso
National Underwriting Manager



5

OUR CLIENTS



CLIENT TESTIMONIES

“

In my role as Head of Property at St Basil's Homes, I have had many dealings with the team at Mars Industries Group and it is with great pleasure that I have been asked to provide this reference.

The team at Mars Industries Group has been engaged to deliver building maintenance, and refurbishment services on a number of occasions over the last 15 months. They have delivered any requested service to a standard which has exceeded my expectations.

The team always communicates in a clear manner, are extremely knowledgeable, well-resourced and are approachable in all my dealings. Their workmanship and professionalism are at a very high standard.

I have no hesitation in recommending the team at Mars Industries Group in the areas of facilities management, maintenance and building services.



Spiro Stavris
Head of Property

“

I, Matt Vidler, National Maintenance & Engineering Manager - Australia am pleased to be providing a reference to Mars Industries Group for their support and work across many Virgin Active fitness facilities in Sydney.

The Mars team were engaged to provide audits and suggested maintenance activities across four Sydney facilities. The team has been proactive in engaging with us to suggest areas of improvement that have ultimately reduced cost in our facilities maintenance.

The team is knowledgeable, approachable and always well-resourced.

As a result of their hard work, Mars will be tendering for all new facility builds that are currently being scheduled for 2019/2020. Their customer service and dedication has earned them this opportunity.

I have no hesitation in recommending the team at Mars Industries Group in facilities maintenance and management.



Matt Vidler
National Maintenance & Engineering Manager

“

I have no hesitation in providing this letter of reference for the team and staff Mars Commercial Pty Limited.

As an experienced Property Manager and in my current role as an Associate Director – Asset Services I can confirm that I have had many dealings with the team at Mars Commercial Pty Limited in various capacities and can advise that all times Mars Commercial Pty Limited has delivered any requested services to a standard which has exceeded expectations.

The staff of Mars Commercial Pty Limited are extremely knowledgeable, well-resourced and approachable in all my dealings. They communicate in a clear manner with direction, which ensures that the end result of each request is achieved.

Again, I have no hesitation in recommending the team at Mars Commercial Pty Limited in the areas of facilities management and maintenance services.



Nick Botzolis
Associate Director – Asset Services

“

I write to provide a technical reference for MARS Industries Group as they have been providing service to our Building Consultancy firm for over 10 years.

During this time they have completed many projects ranging from \$10,000.00, and more recently up to \$3M.

MARS are a professionally structured building company who provide an experienced Project Management service.

We are retaining MARS on our tender list and will continue to deal with them and servicing Strata Complex remediation in the residential space for projects ranging in size from \$50,000 to \$10M.

It is our opinion their expertise and Company structures, are conducive to servicing this corner of the industry. We have no hesitation providing our recommendation and confidence for MARS.



Bill Moisidis
Director - Building Diagnostic and Engineering Service

OUR CLIENTS

Virgin
active

RayWhite

Bank of Sydney

ANZ

MERITON
SUITES

tgc

Knight
Frank

CORE

CBRE

lendlease

JLL

QANTAS

NETSTRATA



MARS
INDUSTRIES

p 1300 11 MARS
e info@marsindustries.com.au
w marsindustries.com.au



5.2 Remedial Building Services

NS22193NW

20th January 2023

C/- Landlay
Lot 39-40, 76b Edinburgh Road
Marrickville NSW 2204

Attn: Daniel Green

Ph: 02 8095 8556

Em: dainelg@landlay.com.au

Dear Daniel,

RE: 2-10 Ann Street, Lidcombe

Further to your request and our subsequent site inspection, we have pleasure in submitting our pricing as follows.

We confirm that this quote is based on the onsite measurement and documents prepared by Landlay, dated 25/07/2022.

We confirm the following items in support of our tender:

- Allowance for preliminaries, site supervision, mobilisation and site management
- We have allowed for a full façade external access by using fixed scaffolding in our tender price.
- We will make good and patch scaffold ties when scaffold is being dismantled.
- We will provide shade-cloth to the scaffolds to prevent debris and other construction waste falling on the public.
- Access to the apartment will be maintained during the works.
- We have allowed upto 99 l.m of articulation joints repairs for Item 5.2.10 in our price.
- We will require a minimum of 2 car park spots in the garage for material storage and vehicles parking.
- We will stack our construction rubbish into a designated area onsite with the protection of fencing, warning signage and barriers.
- Removal of rubbish off site regularly via our lightweight trucks.
- Make good and handover

TOTAL QUOTATION PRICE

\$1,809,676.00 incl. GST

SPECIAL NOTES

- Note our price is a budget estimate due to most of the work items being Provisional Sum and the extend/location of the works are yet to be confirmed.
- We will update our price once the scope of works is finalised.
- We have assumed working hours are from Monday to Friday 7am to 5pm. Saturdays on approval.
- Our current lead time is 8 weeks.
- We made a provisional allowance for HBCF in our tender price. Note we have a 30% discount for the HBCF Premium.
- Client to supply free of charge to this firm:
 - 240-Volt power
 - Fresh clean water
 - Toilet facilities
 - Security access
 - Material storage area

STATUTORY DECLARATION & INSURANCE INFORMATION

Public Liability	CGU O1D 1301915 \$20M Expiry Date 26 September 2023
Construction Risk	CGU O1D 1301915 \$3M Expiry Date 26 September 2023
QBE Insurance	Policy No. 18-0008392-BWI-1 Home Warranty Insurance <i>Return to Work Coordinator</i> Sue Armstrong <i>Workers Compensation Rehabilitation Provider</i> Interactive Health Solutions PO Box 241 MANLY NSW 2095 Ph: 8084 0503

NEW SOUTH WALES Icare Workers Insurance
Policy No. 112686101
Workers Compensation Insurance
Expiry: 30 June 2023
Limit of Cover: Unlimited

Long Serv Leave Emp. # E904945
CBUS Employer # 60044
ACIRT 1434861
CTAS REM007
Builders Licence No. 122865C, Expiry Date: 15 March 2023

Remedial Building Services Australia Pty Ltd has external accreditation for Quality Assurance ISO / AS 9001: 2008 (with exclusion of 7.3 Design and Development – no design by RBSA), OHS AS/NZS 4801:2000 and Environmental ISO 14001: 2004.

This quotation is firm for twenty-six (26) weeks from the above date and then subject to rise and fall. If this quotation is acceptable to your organisation, we will need a written order or facsimile of such prior to our commencement.

We thank you for the opportunity to quote for this work and await your favourable advice.

Yours faithfully,

Nina Wu



REMEDIAL BUILDING SERVICES

APPENDIX A TENDER FORM

Address of Project: 2-10 ANN STREET, LIDCOMBE

Tenderer (Company name).....Remedial Building Services Australia.....

Address or registered business office address.....88 Vore Street, Silverwater NSW 2128.....

ABN:45 077 954 459..... Licence Number:122865C.....

Telephone: ..02 9748 8911..... Facsimile:02 9748 8944.....

Email:info@remedial.com.au..... Date:20...../.....01...../.....2023.....

TENDER

I/We hereby tender to execute the work for the above project as described with the Scope of Works, and for the lump sum of:

.....\$1,809,676.00.....

.....One million Eight hundred Nine thousand Six hundred and Seventy-six dollars.....

(Total lump sum in words and figures from the Work Package below including GST)

I/We acknowledge0..... Addendum(s) to the Scope of Works.

I/We acknowledge, and agree, this tender remains open for consideration for (26 weeks) from the closing tender date.

Project duration will beTBA weeks..... from the official date of site possession until practical completion.

Tenderer's signature

..........

Tenderer's name

Nina Wu
.....

Witness' signature

..........

Witness' name

CHRIS JAKOVLJEVIC
.....

WORKS PACKAGES

Project Name: **2-10 ANN STREET, LIDCOMBE**

Name of Tenderer (company): ...Remedial Building Services Australia.....

2.0	Preliminaries	\$	83,520.00
3.0	Insurance under Home Building Compensation Fund (Provisional sum)	\$	60,000.00

BUILDING WORK ITEMS

5.1	Project access requirements	\$	598,670.00
5.2	Façade remediation		
5.2.5	Provisional quantity – 200 litres concrete spalling repairs	\$	12,000.00
5.2.6	Provisional quantity – 600 lineal metres metal edge beading replacement	\$	60,000.00
5.2.7	Provisional quantity – 800m ² render repairs	\$	280,000.00
5.2.8	Skim render works	\$	91,000.00
5.2.9	Provisional quantity – 25m ² brickwork reconstruction	\$	23,750.00
5.2.9	Provisional quantity – 50m ² brickwork repointing	\$	12,000.00
5.2.10	Installation of articulation joints	\$	49,500.00
5.2.11	Provisional quantity – 100 lineal metres resealing works	\$	11,000.00
5.2.12	Provisional quantity – 50 lineal metres crack stitching repairs	\$	11,500.00
5.2.13	Installation of Colorbond cappings	\$	12,000.00
5.2.14	Provisional quantity – 20 lineal metres cavity flashing replacement	\$	15,000.00
5.2.15	Provisional sum – Additional miscellaneous works	\$	20,000.00
5.3	Re-waterproofing of balconies as required		
5.3.2	Investigation	\$	2,730.00
5.3.3	Provisional sum – Re-waterproofing of balconies	\$	200,000.00
5.4	External painting works	\$	102,490.00
SUB TOTAL		\$	1,645,160.00
GST		\$	164,516.00
TOTAL LUMP SUM PRICE		\$	1,809,676.00

ADDITIONAL RATES:

Material (material, labour, preliminaries & margin)	Rate
Render repairs	\$350/m ²
Brickwork reconstruction	\$900/m ²
Brickwork repointing	\$240/m ²
Articulation joints	\$1,100/lineal m
Resealing works	\$110/lineal m
Edge beading (supply, install and repair)	TBA/lineal m
Painting (internal)	\$60/m ²
Painting (external)	\$65/m ²
Crack stitching	\$230/lineal m
Concrete spalling	\$60/litre
Screed (1m ² at 100mm thickness)	TBA/area
uPVC 60 (6m length)	\$900/each
uPVC 100 (6m length)	\$1,200/each
100mm core hole	\$500/each
60mm spitter core	\$400/each
Relocation of air conditioning condenser unit	\$1,000/each
Colorbond guttering	TBA/lineal m
Colorbond downpipe	TBA/lineal m
Labour	Rate
Waterproofer	\$110/hr
Tiler	\$110/hr
Painter	\$110/hr
Plumber	\$120/hr
Electrician	\$120/hr
Labourer	\$110/hr
Site Supervisor	\$140/hr
Builders margin	
A. Preliminaries/overheads	10%
B. Profit margin	10%
Contractor's margin (A+B)	20%

NS22193NW – 2-10 Ann Street, Lidcombe

Tender Form

SITE ACCESS AND LOCATION PLAN

2-10 Ann Street, Lidcombe

remedial



5.3 Structural Building Maintenance



Built to Measure.

ABN 12 151 351 996
Licence 238720C
Tel (02) 9181 4779
Email info@sbm.build
PO Box 332 Oatlands NSW 2117
www.sbm.build

9 February 2023

Attention: Daniel Green

Landlay

E: danielg@landlay.com.au

M: 02416 757 255

Subject **2-10 Ann St, Lidcombe – Rev A**
Remedial Rectification Works

Dear Daniel,

It is with pleasure that we provide for you our quotation to carry out the remedial rectification works for the above-mentioned property. Our quotation has been based on specification document **19-047 SOW2 220725** along with a site inspection.

Our Offer

We refer you to our completed tender form for information on our offer. Further we would direct you to our “Clarification of Works” below to understand our quotation in more detail.

Clarification of Works

- 1) We have allowed for free access to all applicable areas (prior notice will be provided)
- 2) We have allowed to erect fixed scaffold as external access, except boom lift for the sections above driveway
- 3) Access to the entry walkways may be temporarily restricted during the setup and dismantle of scaffold
- 4) We have assumed one lane of driveway of the Eastern neighbour building on Ann Street will be temporarily restricted for scaffold setup to the Eastern façade of Block B, and that the Strata will liaise with the neighbouring property
- 5) We have assumed one lane of driveway of the Eastern neighbour building on Childs Street will be temporarily restricted for scaffold setup to the Eastern façade of Block C, and that the Strata will liaise with the neighbouring property

Project	2-10 Ann St, Lidcombe-19-047	Structural Building Management		
Document No.	R61411	Date	9/2/2023	Page 2 of 3

- 6) We have allowed for a provisional sum of \$60,000+GST for HBCF insurance. If there is a variation (or sequential / cumulative variations) to the contract and value of it exceeds 20% of the original contract price, the premium will be adjusted with a top-up plus 20% builder mark-up
- 7) We have allowed for all given provisional quantities and provisional sums
- 8) We have assumed that any additional preliminary cost regarding balcony re-waterproofing works will be charged against the provided provisional allowance
- 9) Although care will be taken during the course of the works the client should be aware that the nature of the repairs involves a risk of water damage. Neither SBM and/or any of their employees will be held liable for any water damage or any consequential damage
- 10) We confirm our allowance for preparing exposed slab areas is for treating minor slab defects such as small voids or ridges only. Any major repairs to existing substrates such as concrete spalling or cracked areas found necessary would involve a variation to the contract. Concrete spalling repair, if required, will be charged for min. 1L per repair location
- 11) Render repairs, if required, will be charged for min. 1m2 per repair location for broad area or min. 1Lm per repair location for slab edges
- 12) We have allowed for works to be carried out during normal business hours
- 13) We will require a suitable dedicated area to store our materials
- 14) We assume that the cost of water and power will be supplied by the owners including any costs for provision of temporary power if common power is not available or not suitable
- 15) We require access to ablution facilities for the duration of the works, if facilities are not available the cost of a temporary toilet will be charged to the owners as a variation to the contract
- 16) We will require access to two car spaces and / or street permits for the duration of the works
- 17) Ensure the removal of all personal items and belongings prior to work commencing. If SBM is required to assist with the removal / relocation, \$120/hr/man+GST will be charged as a variation. If items are not removed, SBM will not be held liable for any damage caused
- 18) Subject to the final regulated design by the superintendent or engineer, SBM reserve the right to amend our quotation accordingly
- 19) SBM are not designers, any design calculations to be provided by the superintendent or engineer engaged by the owners or by SBM.

Exclusions

Project	2-10 Ann St, Lidcombe-19-047	Structural Building Management		
Document No.	R61411	Date	9/2/2023	Page 3 of 3

- 1) We have not allowed for any professional fees
- 2) We have not allowed for any fees or permits (council etc.)
- 3) We have not allowed for any Asbestos Contained Materials (ACMs) related works. If ACMs were found, works in the vicinity of the affected area will be ceased immediately and further action will be taken according to the instruction from the Superintendent
- 4) We have not allowed for any other works apart from what is stated above / in our tender form

Should you require any further information please do not hesitate to contact me on the number below.

Kind Regards

Structural Building Maintenance Pty Ltd

T/As Structural Building Management



Wayne Wehbe

Senior Estimator / Director

PO Box 332, OATLANDS NSW 2117

M. 0411 173 464

P. 02 9181 4779

E. wayne@sbm.build

APPENDIX A TENDER FORM

Address of Project: 2-10 ANN STREET, LIDCOMBE

Tenderer (Company name) Structural Building

Address or registered business office address 57 Parramatta Road, Concord

ABN: 12 151 351 Licence Number: 238720

Telephone: 02 9181 Facsimile: N/

Email: wayne@sbm.bu Date: 9 / 02 /

TENDER

I/We hereby tender to execute the work for the above project as described with the Scope of Works, and for the lump sum of:

One Million, Six Hundred and Sixty One Thousand, Seven Hundred and Thirty Nine Dollars,

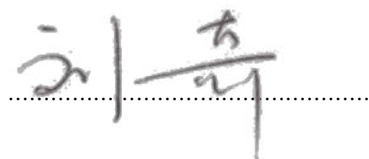
(Total lump sum in words and figures from the Work Package below including GST)

I/We acknowledge N/ Addendum(s) to the Scope of Works.

I/We acknowledge, and agree, this tender remains open for consideration for (26 weeks) from the closing tender date.

40 weeks (not include duration of balcony re-
Project duration will be from the official date of site possession until practical completion.

Tenderer's signature



Tenderer's name

Qi

Witness' signature



Witness' name

Wayne

WORKS PACKAGES

Project Name: **2-10 ANN STREET, LIDCOMBE**

Name of Tenderer (company): **SB**

2.0	Preliminaries	\$ 195,364
3.0	Insurance under Home Building Compensation Fund (Provisional sum)	\$60,000.00

BUILDING WORK ITEMS

5.1	Project access requirements	\$ 384,930
5.2	Façade remediation	
5.2.5	Provisional quantity – 200 litres concrete spalling repairs	\$ 18,200
5.2.6	Provisional quantity – 600 lineal metres metal edge beading replacement	\$ 128,700
5.2.7	Provisional quantity – 800m ² render repairs	\$ 192,400
5.2.8	Skim render works	\$ 48,750
5.2.9	Provisional quantity – 25m ² brickwork reconstruction	\$ 11,375
5.2.9	Provisional quantity – 50m ² brickwork repointing	\$ 9,425
5.2.10	Installation of articulation joints	\$ 18,603
5.2.11	Provisional quantity – 100 lineal metres resealing works	\$ 10,400
5.2.12	Provisional quantity – 50 lineal metres crack stitching repairs	\$ 17,225
5.2.13	Installation of Colorbond cappings	\$ 18,850
5.2.14	Provisional quantity – 20 lineal metres cavity flashing replacement	\$ 11,700
5.2.15	Provisional sum – Additional miscellaneous works	\$20,000.00
5.3	Re-waterproofing of balconies as required	
5.3.2	Investigation	\$ 12,000
5.3.3	Provisional sum – Re-waterproofing of balconies	\$200,000.00
5.4	External painting works	\$ 152,750
SUB TOTAL		\$ 1,510,67
GST		\$ 151,067
TOTAL LUMP SUM PRICE		\$ 1,661,73

ADDITIONAL RATES:

Excl.

Material (material, labour, preliminaries & margin)	Rate	
Render repairs	\$240	/m ²
Brickwork reconstruction	\$4	/m ²
Brickwork repointing	\$188	/m ²
Articulation joints	\$344	/lineal m
Resealing works	\$1	/lineal m
Edge beading (supply, install and repair)	\$214	/lineal m
Painting (internal)	\$7	/m ²
Painting (external)	\$9	/m ²
Crack stitching	\$344	/lineal m
Concrete spalling	\$9	/litre
Screed (1m ² at 100mm thickness)	\$1	/area
uPVC 60 (6m length)	TB	/each
uPVC 100 (6m length)	TB	/each
100mm core hole	\$2	/each
60mm spitter core	\$2	/each
Relocation of air conditioning condenser unit	\$11	/each
Colorbond guttering	\$1	/lineal m
Colorbond downpipe	TB	/lineal m

Labour	Rate	
Waterproofer	\$1	/hr
Tiler	\$1	/hr
Painter	\$1	/hr
Plumber	\$1	/hr
Electrician	\$1	/hr
Labourer	\$1	/hr
Site Supervisor	\$1	/hr

Builders margin		
A. Preliminaries/overheads	1	%
B. Profit margin	2	%
Contractor's margin (A+B)	3	%

5.4 Unified Building Group

APPENDIX A TENDER FORM

Address of Project: 2-10 ANN STREET, LIDCOMBE

Tenderer (Company name)...UNIFIED BUILDING GROUP PTY LTD.....

Address or registered business office address.....30 INGRAM ROAD WAHROONGA NSW 2076

ABN: ...33 603 249 412..... Licence Number:278427C.....

Telephone:0433 950950 – 0425 266423..... Facsimile:

Email:ADMIN@UNIFIEDBG.COM.AU..... Date:20...../.....01...../.....2023.....

TENDER

I/We hereby tender to execute the work for the above project as described with the Scope of Works, and for the lump sum of: ONE MILLION, ONE HUNDRED, SIXTY THREE & SIX HUNDRED & NINETY DOLLARS

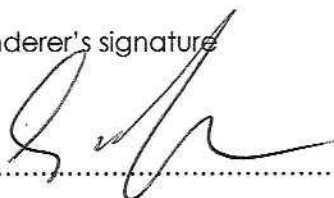
(Total lump sum in words and figures from the Work Package below including GST)

I/We acknowledgeNIL..... Addendum(s) to the Scope of Works.

I/We acknowledge, and agree, this tender remains open for consideration for (26 weeks) from the closing tender date.

Project duration will be40..... from the official date of site possession until practical completion.


Tenderer's signature


.....

Tenderer's name

...GEORGE FARAH.....

Witness' signature


.....

Witness' name

...MOJTABA SHARIATI.....

WORKS PACKAGES

Project Name: 2-10 ANN STREET, LIDCOMBE

Name of Tenderer (company):UNIFIED BUILDING GROUP PTY LTD.....

2.0	Preliminaries	\$128,900.00
3.0	Insurance under Home Building Compensation Fund (Provisional sum)	\$60,000.00

BUILDING WORK ITEMS

5.1	Project access requirements	\$180,000.00
5.2	Façade remediation	
5.2.5	Provisional quantity – 200 litres concrete spalling repairs	\$14,000.00
5.2.6	Provisional quantity – 600 lineal metres metal edge beading replacement	\$60,000.00
5.2.7	Provisional quantity – 800m ² render repairs	\$104,000.00
5.2.8	Skim render works	\$35,000.00
5.2.9	Provisional quantity – 25m ² brickwork reconstruction	\$10,000.00
5.2.9	Provisional quantity – 50m ² brickwork repointing	\$9,000.00
5.2.10	Installation of articulation joints	\$25,000.00
5.2.11	Provisional quantity – 100 lineal metres resealing works	\$3,000.00
5.2.12	Provisional quantity – 50 lineal metres crack stitching repairs	\$22,000.00
5.2.13	Installation of Colorbond cappings	\$26,000.00
5.2.14	Provisional quantity – 20 lineal metres cavity flashing replacement	\$8,000.00
5.2.15	Provisional sum – Additional miscellaneous works	\$20,000.00
5.3	Re-waterproofing of balconies as required	
5.3.2	Investigation	\$8,000.00
5.3.3	Provisional sum – Re-waterproofing of balconies	\$200,000.00
5.4	External painting works	\$145,000.00
SUB TOTAL		\$1,057,900.00
GST		\$105,790.00
TOTAL LUMP SUM PRICE		\$1,163,690.00

ADDITIONAL RATES:

Material (material, labour, preliminaries & margin)	Rate
Render repairs	130/m ²
Brickwork reconstruction	400/m ²
Brickwork repointing	180/m ²
Articulation joints	250/lineal m
Resealing works	30/lineal m
Edge beading (supply, install and repair)	100/lineal m
Painting (internal)	45/m ²
Painting (external)	65/m ²
Crack stitching	220/lineal m
Concrete spalling	70/litre
Screed (1m ² at 100mm thickness)	80/area
uPVC 60 (6m length)	20/each
uPVC 100 (6m length)	25/each
100mm core hole	200/each
60mm spitter core	180/each
Relocation of air conditioning condenser unit	600/each
Colorbond guttering	45/lineal m
Colorbond downpipe	35/lineal m

Labour	Rate
Waterproofer	90/hr
Tiler	90/hr
Painter	80/hr
Plumber	90/hr
Electrician	90/hr
Labourer	65/hr
Site Supervisor	90/hr

Builders margin	
A. Preliminaries/overheads	10%
B. Profit margin	15%
Contractor's margin (A+B)	25%



Substitute Dealing

Time 12
Date 12/6/18
CSB2

CONSOLIDATION/ CHANGE OF BY-LAWS

New South Wales
Strata Schemes Management Act 2015
Real Property Act 1900

AN265887R

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar General to collect the information required by this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

(A) TORRENS TITLE

For the common property
CP/SP79178

(B) LODGED BY

Document Collection Box	Name, Address or DX, Telephone, and Customer Account Number if any GlobalX Legal Solutions Pty Ltd Level 3, 175 Castlereagh Street SYDNEY 2000 13 5669	CODE CH
Reference: <u>OCN-7280792</u>		

(C) The Owners-Strata Plan No. 79178 certify that pursuant to a resolution passed on 19/10/2017 and

(D) in accordance with the provisions of Section 141 of the Strata Schemes Management Act 2015
the by-laws are changed as follows—

(E) Repealed by-law No. NOT APPLICABLE

Added by-law No. By-Law 23

Amended by-law No. NOT APPLICABLE

as fully set out below:

By-Law 22 - Renovations - Lot 2- Pages 2-5 inclusive

SG
CDRL



(F) A consolidated list of by-laws affecting the above mentioned strata scheme and incorporating the change referred to at Note (E) is annexed hereto and marked as Annexure 'AZ'

(G) The seal of The Owners-Strata Plan No. 79178 was affixed on 6/4/2018 in the presence of
the following person(s) authorised by section 273 Strata Management Act 2015 to attest the affixing of the seal:

Signature: [Signature]

Name: Kathleen O'Hea

Authority: Strata Manager

Signature: _____

Name: _____

Authority: _____

BY-LAW NO.23 – RENOVATIONS (LOT 2)

1. Introduction

This by-law gives the owner of lot 2 special privileges to carry out and retain works on the lot and common property and exclusive use and enjoyment of the common property occupied by the works on certain conditions.

2. Definitions

In this by-law:

"lot" means lot 2 in Strata Plan No. 79178.

"owner" means the owner for the time being of the lot (being the current owner and all successors),

"specifications" means the specifications provided by a registered builder or tradesmen, and

"works" means the alterations and additions to the lot and the adjacent common property generally being renovations to the bathroom, waterproofing, replacing tiles in the bathroom and the kitchen and installing a new kitchen. The nature and the scope of works to be undertaken are attached to this by-law and marked "A" and "B".

3. Works Authorisation, Special Privileges & Exclusive Use Rights

The owners corporation:

- (a) authorises the works,
- (b) confers on the owner special privileges in respect of the common property to be occupied by the works to permit the works to remain on that common property, and
- (c) grants the owner a right of exclusive use and enjoyment of the common property to be occupied by the works,

upon and subject to the conditions set out in this by-law.

4. The Conditions

4.1. Before the Works

(a) Planning Approvals

Before commencing the works, the owner must, if required by law obtain development consent for the works from the Local Council under the *Environmental Planning and Assessment Act 1979* and give the owners corporation a complete copy of the development consent including all conditions of consent (if this is necessary).

(b) Insurance Certificates

Before commencing the works, the owner must give the owners corporation a copy of a certificate of currency for the public liability insurance policy of the contractor to be engaged on the works for a cover of not less than \$10,000,000.00 in respect of any claim.

(c) **Costs of this By-Law**

Before commencing the works, the owner must pay all of the reasonable costs of the owners corporation incurred in connection with the preparation, reviewing, passing and registration of this by-law. The owners corporation may refuse to execute any document relating to the registration of this by-law until such time as those costs are paid by the owner.

4.2. During the Works

(a) **Quality of the Works**

The works must be carried out in a proper and workmanlike manner, with due care and skill and utilising only first quality materials which are good and suitable for the purpose for which they are used.

(b) **Licensed Contractors**

All contractors engaged on the works must be appropriately qualified and licensed under the *Home Building Act 1989*.

(c) **Specifications for the Works**

The owner must ensure that the works are carried out and completed in accordance with the plans and specifications for them. In all other respects but subject to any statutes, by-laws, regulations, rules or other laws to the contrary, the works must comply with the Building Code of Australia and any applicable Australian Standard. In the event that there is a conflict the Building Code of Australia shall be applied.

(d) **Time for Completion of the Works**

The owner must ensure that the works are done with due diligence and within a reasonable time from the date of commencement.

(e) **Work Hours**

The owner must ensure that the works are only carried out between the hours permitted by the Local Council or, if the Council does not prescribe any work times, between 8.00am – 5.00pm on Monday – Friday.

(f) **Noise and Disturbance**

The owner must ensure that minimum disturbance is caused to the common property during the works and that the works do not generate any noise that is likely to interfere with the peaceful enjoyment of the owner or occupier of another lot or of any person lawfully using common property.

(g) **Location of the Works**

The works must be installed entirely on the lot and the common property adjacent to that lot and must not encroach upon any other part of the common property or any other lot.

(h) **Transportation of Construction Equipment**

The owner must ensure that all construction materials and equipment are transported in accordance with any manner reasonably directed by the owners corporation.

(i) **Debris**

The owner must ensure that any debris associated with the works is removed daily and strictly in accordance with any reasonable directions given by the owners corporation.

(j) **Protection of Building**

The owner must protect the common property that is affected by the works from damage, dirt, dust and debris and ensure that any such common property, especially the floors and walls leading to the lot, is protected from damage when construction materials, equipment and debris are transported over it.

(k) **Daily Cleaning**

The owner must clean any part of the common property affected by the works on a daily basis and keep all of that common property clean, neat and tidy during the works.

(l) **Storage of Building Materials on Common Areas**

The owner must make sure that no building materials are stored on the common property.

(m) **Times for Operation of Noisy Equipment**

The owner must make sure that at least 24 hours prior notice is given to the owners corporation before using any percussion tools and noisy equipment such as jack hammers or tile cutters by placing a notice on or in a conspicuous place near the entrance door to the building.

(n) **Cost of the works**

The owner must pay all costs associated with the works.

4.3. After the Works

(a) **Completion Notice**

As soon as practicable after completion of the works, the owner must notify the owners corporation in writing that the works have been completed.

(b) **Restoration of Common Property**

As soon as practicable after completion of the works, the owner must restore all other parts of the common property affected by the works as nearly as possible to the state they were in immediately before the works.

4.4. Enduring Obligations

(a) **Maintenance of the Works**

The owner must, at the owner's own cost, properly maintain the works and keep them in a state of good and serviceable repair and, where necessary, renew or replace any fixtures or fittings comprised in the works.

(b) **Maintenance of the Common Property**

The owner must, at the owner's own cost, properly maintain the common property occupied

by the works and keep that common property in a state of good and serviceable repair and, where necessary, renew or replace any fixtures or fittings comprised in that common property.

(c) Repair of Damage

The owner must, at the owner's own cost, make good any damage to the common property or another lot caused as a result of the works no matter when such damage may become evident.

(d) Appearance of the Works

Except to the extent that this by-law may otherwise provide, the works must have an appearance which is in keeping with the appearance of the rest of the building.

(e) Connection of Utilities

In the event that electricity, water or any other service is connected to the works and the existing service to the lot is separately metered and charged to the account of the owner then the owner must ensure that the new service is installed so as to also be separately metered and charged to the account of the owner.

(f) Indemnity

The owner will indemnify and keep indemnified the owners corporation against all actions, proceedings, claims, demands, costs, damages and expenses which may be incurred by or brought or made against the owners corporation arising out of the works, the altered state, condition or use of the common property arising from the works or any breach of this by-law.

(g) Compliance with all Laws

The owner must comply with all statutes, by-laws, regulations, rules and other laws for the time being in force and which are applicable to the works.

5. Breach of this By-Law

(a) If the owner breaches any condition of this by-law and fails to rectify that breach within 30 days of service of a written notice from the owners corporation requiring rectification of that breach, then the owners corporation may:

- (i) rectify that breach,
- (ii) enter on any part of the strata scheme including the lot, by its agents, employees or contractors, in accordance with the *Strata Schemes Management Act 2015* for the purpose of rectifying that breach, and
- (iii) recover as a debt due from the owner the costs of the rectification and the expenses of the owners corporation incurred in recovering those costs.

(b) Nothing in this clause restricts the rights of or the remedies available to the owners corporation as a consequence of a breach of this by-law.

Annexure 'AZ'

Model by-laws for residential schemes – 2005 - 2010

1 Noise

An owner or occupier of a lot must not create any noise on a lot or the common property likely to interfere with the peaceful enjoyment of the owner or occupier of another lot or of any person lawfully using common property.

2 Vehicles

An owner or occupier of a lot must not park or stand any motor or other vehicle on common property except with the prior written approval of the owners corporation.

3 Obstruction of common property

An owner or occupier of a lot must not obstruct lawful use of common property by any person except on a temporary and non-recurring basis.

4 Damage to lawns and plants on common property

An owner or occupier of a lot must not, except with the prior written approval of the owners corporation:

- (a) damage any lawn, garden, tree, shrub, plant or flower being part of or situated on common property, or
- (b) use for his or her own purposes as a garden any portion of the common property.

5 Damage to common property

- (1) An owner or occupier of a lot must not mark, paint, drive nails or screws or the like into, or otherwise damage or deface, any structure that forms part of the common property except with the prior written approval of the owners corporation.
- (2) An approval given by the owners corporation under clause (1) cannot authorise any additions to the common property.
- (3) This by-law does not prevent an owner or person authorised by an owner from installing:
 - (a) any locking or other safety device for protection of the owner's lot against intruders or to improve safety within the owner's lot, or
 - (b) any screen or other device to prevent entry of animals or insects on the lot, or
 - (c) any structure or device to prevent harm to children, or
 - (d) any device used to affix decorative items to the internal surfaces of walls in the owner's lot.
- (4) Any such locking or safety device, screen, other device or structure must be installed in a competent and proper manner and must have an appearance, after it has been installed, in keeping with the appearance of the rest of the building.
- (5) Despite section 62 of the Act, the owner of a lot must:
 - (a) maintain and keep in a state of good and serviceable repair any installation or structure referred to in clause (3) that forms part of the common property and that services the lot, and
 - (b) repair any damage caused to any part of the common property by the installation or removal of any locking or safety device, screen, other device or structure referred to in clause (3) that forms part of the common property and that services the lot.

6 Behaviour of owners and occupiers

An owner or occupier of a lot when on common property must be adequately clothed and must not use language or behave in a manner likely to cause offence or embarrassment to the owner or occupier of another lot or to any person lawfully using common property.

7 Children playing on common property in building

An owner or occupier of a lot must not permit any child of whom the owner or occupier has control to play on common property within the building or, unless accompanied by an adult exercising effective control, to be or to remain on common property comprising a laundry, car parking area or other area of possible danger or hazard to children.

8 Behaviour of invitees

An owner or occupier of a lot must take all reasonable steps to ensure that invitees of the owner or occupier do not behave in a manner likely to interfere with the peaceful enjoyment of the owner or occupier of another lot or any person lawfully using common property.

9 Depositing rubbish and other material on common property

An owner or occupier of a lot must not deposit or throw on the common property any rubbish, dirt, dust or other material or discarded item except with the prior written approval of the owners corporation.

10 Drying of laundry items

An owner or occupier of a lot must not, except with the prior written approval of the owners corporation, hang any washing, towel, bedding, clothing or other article on any part of the parcel in such a way as to be visible from outside the building other than on any lines provided by the owners corporation for the purpose and there only for a reasonable period.

11 Cleaning windows and doors

- (1) Except in the circumstances referred to in clause (2), an owner or occupier of a lot is responsible for cleaning all interior and exterior surfaces of glass in windows and doors on the boundary of the lot, including so much as is common property.
- (2) The owners corporation is responsible for cleaning regularly all exterior surfaces of glass in windows and doors that cannot be accessed by the owner or occupier of the lot safely or at all.

12 Storage of inflammable liquids and other substances and materials

- (1) An owner or occupier of a lot must not, except with the prior written approval of the owners corporation, use or store on the lot or on the common property any inflammable chemical, liquid or gas or other inflammable material.
- (2) This by-law does not apply to chemicals, liquids, gases or other material used or intended to be used for domestic purposes, or any chemical, liquid, gas or other material in a fuel tank of a motor vehicle or internal combustion engine.

13 Changes to floor coverings and surfaces

- (1) An owner or occupier of a lot must notify the owners corporation at least 21 days before changing any of the floor coverings or surfaces of the lot if the change is likely to result in an increase in noise transmitted from that lot to any other lot. The notice must specify the type of the proposed floor covering or surface.
- (2) This by-law does not affect any requirement under any law to obtain a consent to, approval for or any other authorisation for the changing of the floor covering or surface concerned.

14 Floor coverings

- (1) An owner of a lot must ensure that all floor space within the lot is covered or otherwise treated to an extent sufficient to prevent the transmission from the floor space of noise likely to disturb the peaceful enjoyment of the owner or occupier of another lot.
- (2) This by-law does not apply to floor space comprising a kitchen, laundry, lavatory or bathroom.

15 Garbage disposal

- (1) An owner or occupier of a lot in a strata scheme that does not have shared receptacles for garbage, recyclable material or waste:
 - (a) must maintain such receptacles within the lot, or on such part of the common property as may be authorised by the owners corporation, in clean and dry condition and (except in the case of receptacles for recyclable material) adequately covered, and
 - (b) must ensure that before garbage, recyclable material or waste is placed in the receptacles it is, in the case of garbage, securely wrapped or, in the case of tins or other containers, completely drained or, in the case of recyclable material or waste, separated and prepared in accordance with the applicable recycling guidelines, and
 - (c) for the purpose of having the garbage, recyclable material or waste collected, must place the receptacles within an area designated for that purpose by the owners corporation and at a time not more than 12 hours before the time at which garbage, recyclable material or waste is normally collected, and
 - (d) when the garbage, recyclable material or waste has been collected, must promptly return the receptacles to the lot or other area referred to in paragraph (a), and
 - (e) must not place any thing in the receptacles of the owner or occupier of any other lot except with the permission of that owner or occupier, and
 - (f) must promptly remove any thing which the owner, occupier or garbage or recycling collector may have spilled from the receptacles and must take such action as may be necessary to clean the area within which that thing was spilled.
- (2) An owner or occupier of a lot in a strata scheme that has shared receptacles for garbage, recyclable material or waste:
 - (a) must ensure that before garbage, recyclable material or waste is placed in the receptacles it is, in the case of garbage, securely wrapped or, in the case of tins or other containers, completely drained or, in the case of recyclable material or waste, separated and prepared in accordance with the applicable recycling guidelines, and
 - (b) must promptly remove any thing which the owner, occupier or garbage or recycling collector may have spilled in the area of the receptacles and must take such action as may be necessary to clean the area within which that thing was spilled.
- (3) An owner or occupier of a lot must:
 - (a) comply with the local council's requirements for the storage, handling and collection of garbage, waste and recyclable material, and
 - (b) notify the local council of any loss of, or damage to, receptacles provided by the local council for garbage, recyclable material or waste.
- (4) The owners corporation may post signs on the common property with instructions on the handling of garbage, waste and recyclable material that are consistent with the local council's requirements.

16 Keeping of animals - Option A

(1) Subject to section 49 (4), an owner or occupier of a residential lot must not, without the prior written approval of the owners corporation, keep any animal (except fish kept in a secure aquarium on the lot) on the lot or the common property.

(2) The owners corporation must not unreasonably withhold its approval of the keeping of an animal on a residential lot or the common property.

17 Appearance of lot

- (1) The owner or occupier of a lot must not, without the prior written approval of the owners corporation, maintain within the lot anything visible from outside the lot that, viewed from outside the lot, is not in keeping with the rest of the building.
- (2) This by-law does not apply to the hanging of any washing, towel, bedding, clothing or other article as referred to in by-law 10.

18 Change in use of lot to be notified

An occupier of a lot must notify the owners corporation if the occupier changes the existing use of the lot in a way that may affect the insurance premiums for the strata scheme (for example, if the change of use results in a hazardous activity being carried out on the lot, or results in the lot being used for commercial or industrial purposes rather than residential purposes).

19 Provision of amenities or services

- (1) The owners corporation may, by special resolution, determine to enter into arrangements for the provision of the following amenities or services to one or more of the lots, or to the owners or occupiers of one or more of the lots:
 - (a) window cleaning,
 - (b) garbage disposal and recycling services,
 - (c) electricity, water or gas supply,
 - (d) telecommunication services (for example, cable television).
- (2) If the owners corporation makes a resolution referred to in clause (1) to provide an amenity or service to a lot or to the owner or occupier of a lot, it must indicate in the resolution the amount for which, or the conditions on which, it will provide the amenity or service.

20 Compliance with planning and other requirements

- (1) The owner or occupier of a lot must ensure that the lot is not used for any purpose that is prohibited by law.
- (2) The owner or occupier of a lot must ensure that the lot is not occupied by more persons than are allowed by law to occupy the lot.

21 Fixtures

In this by-law, "fixture" means a fixture, and all components or parts thereof whether or not visible from outside a lot, equipment or building work made or installed by an owner or occupier of a Lot, and without limiting the generality of this By-Law or the Powers of the Owners Corporation, includes an air conditioner and automatic or manual garage door servicing a lot whether or not installed by the owner of a lot.

Unless it is a fixture removable by a Lessee or sub-lessee at the expiration of a tenancy, a fixture that serves a Lot is an owner's fixture.

The owner of a Lot must maintain in a state of good and serviceable repair a fixture that serves his Lot, and must renew or replace it when necessary.

The owner of a Lot must ensure that any maintenance, renewal or replacement of a fixture serving his Lot and visible from outside his Lot, is done so that the fixture is in keeping with the appearance of the rest of the building.

The owner of a Lot must indemnify the Owners Corporation against any liability or expense incurred by reason of the existence or use of a fixture that serves his Lot, being a liability or expense that would not have been incurred if the fixture had not been made or installed.

This By-Law shall not create any obligation on the part of the Lessor or sub-Lessor of a Lot in favour of his Lessee or sub-lessee.

Insofar as this By-Law is contrary to the terms of the consent of the Owners Corporation to the making or installation of a fixture, this By-Law has effect in relation to that fixture subject to those terms.

The Owners Corporation may terminate this By-Law entirely or insofar as it affects any one proprietor for the good order and management of the building or other sufficient cause.

The owner of a Lot must, in relation to any fixture, pay any increased insurance premium payable by the Owners Corporation as a consequence of such fixture.

The owner of a Lot must comply with the Noise Control Act 1975 and regulations thereunder and any similar legislation in relation to any fixture and also satisfy standards relevant to the affixing of a fixture and ensure the disposal of any condensation or discharge from a fixture remains within the owner's Lot and does not become a hazard to common property.

The owner of a Lot must, in relation to such fixture, repair and re-instate any damage to common property that occurs in the installation or removing or repairing or replacing of a fixture.

22 Lot 9 - Pergola

Notwithstanding any other by-law, the Registered Proprietor of Lot 9 (*Registered Proprietor* means the Registered Proprietor from time to time or his/her/their successor(s) and assigns and a reference to a natural person includes a Company, Corporation or other Body Corporate) is entitled to the exclusive use and enjoyment of the Pergola being the part or parts of the Common Property so identified on Sheet 6 of the Strata Plan and located in the patio area of lot 9 and of all structures necessary for erecting and maintaining any structure necessary to support such pergola on the following conditions:

- (i) The Registered Proprietor of Lot 9 may paint remove or replace the Pergola or any part thereof at that Registered Proprietor's cost but subject to any necessary approval required of Auburn Council, but may not replace the glass material with any opaque or substantially divergent material without the consent of the Owners Corporation which consent shall not be unreasonably withheld provided the removal or replacement is in keeping with the rest of the Building. *Building* for the purposes of this by-law means the building constructed on the land known as 2-10 Ann Street Lidcombe.
- (ii) The Registered Proprietor of Lot 9 must indemnify the Owners Corporation from and against all claims, demands and liabilities of any kind which may arise in respect of damage to any property or death or injury to any person arising out of any removal or replacements undertaken under clause (i) hereof; and
- (iii) This by-law may not be repealed, amended or added to without the written consent of the registered proprietor of Lot 9.
- (iv) In all other respects the Owners Corporation shall remain responsible for the upkeep maintenance and insurance of so much of the common property in respect of which the registered proprietor of lot 9 has the exclusive use and enjoyment of pursuant to this by-law.

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bck

BY-LAW NO.23 – RENOVATIONS (LOT 2)

1. Introduction

This by-law gives the owner of lot 2 special privileges to carry out and retain works on the lot and common property and exclusive use and enjoyment of the common property occupied by the works on certain conditions.

2. Definitions

In this by-law:

"lot" means lot 2 in Strata Plan No. 79178.

"owner" means the owner for the time being of the lot (being the current owner and all successors),

"specifications" means the specifications provided by a registered builder or tradesmen, and

"works" means the alterations and additions to the lot and the adjacent common property generally being renovations to the bathroom, waterproofing, replacing tiles in the bathroom and the kitchen and installing a new kitchen. The nature and the scope of works to be undertaken are attached to this by-law and marked "A" and "B".

3. Works Authorisation, Special Privileges & Exclusive Use Rights

The owners corporation:

- (a) authorises the works,
- (b) confers on the owner special privileges in respect of the common property to be occupied by the works to permit the works to remain on that common property, and
- (c) grants the owner a right of exclusive use and enjoyment of the common property to be occupied by the works,

upon and subject to the conditions set out in this by-law.

4. The Conditions

4.1. Before the Works

(a) Planning Approvals

Before commencing the works, the owner must, if required by law obtain development consent for the works from the Local Council under the *Environmental Planning and Assessment Act 1979* and give the owners corporation a complete copy of the development consent including all conditions of consent (if this is necessary).

(b) Insurance Certificates

Before commencing the works, the owner must give the owners corporation a copy of a certificate of currency for the public liability insurance policy of the contractor to be engaged on the works for a cover of not less than \$10,000,000.00 in respect of any claim.

(c) **Costs of this By-Law**

Before commencing the works, the owner must pay all of the reasonable costs of the owners corporation incurred in connection with the preparation, reviewing, passing and registration of this by-law. The owners corporation may refuse to execute any document relating to the registration of this by-law until such time as those costs are paid by the owner.

4.2. During the Works

(a) **Quality of the Works**

The works must be carried out in a proper and workmanlike manner, with due care and skill and utilising only first quality materials which are good and suitable for the purpose for which they are used.

(b) **Licensed Contractors**

All contractors engaged on the works must be appropriately qualified and licensed under the *Home Building Act 1989*.

(c) **Specifications for the Works**

The owner must ensure that the works are carried out and completed in accordance with the plans and specifications for them. In all other respects but subject to any statutes, by-laws, regulations, rules or other laws to the contrary, the works must comply with the Building Code of Australia and any applicable Australian Standard. In the event that there is a conflict the Building Code of Australia shall be applied.

(d) **Time for Completion of the Works**

The owner must ensure that the works are done with due diligence and within a reasonable time from the date of commencement.

(e) **Work Hours**

The owner must ensure that the works are only carried out between the hours permitted by the Local Council or, if the Council does not prescribe any work times, between 8.00am – 5.00pm on Monday – Friday.

(f) **Noise and Disturbance**

The owner must ensure that minimum disturbance is caused to the common property during the works and that the works do not generate any noise that is likely to interfere with the peaceful enjoyment of the owner or occupier of another lot or of any person lawfully using common property.

(g) **Location of the Works**

The works must be installed entirely on the lot and the common property adjacent to that lot and must not encroach upon any other part of the common property or any other lot.

(h) **Transportation of Construction Equipment**

The owner must ensure that all construction materials and equipment are transported in accordance with any manner reasonably directed by the owners corporation.

(i) **Debris**

The owner must ensure that any debris associated with the works is removed daily and strictly in accordance with any reasonable directions given by the owners corporation.

(j) **Protection of Building**

The owner must protect the common property that is affected by the works from damage, dirt, dust and debris and ensure that any such common property, especially the floors and walls leading to the lot, is protected from damage when construction materials, equipment and debris are transported over it.

(k) **Daily Cleaning**

The owner must clean any part of the common property affected by the works on a daily basis and keep all of that common property clean, neat and tidy during the works.

(l) **Storage of Building Materials on Common Areas**

The owner must make sure that no building materials are stored on the common property.

(m) **Times for Operation of Noisy Equipment**

The owner must make sure that at least 24 hours prior notice is given to the owners corporation before using any percussion tools and noisy equipment such as jack hammers or tile cutters by placing a notice on or in a conspicuous place near the entrance door to the building.

(n) **Cost of the works**

The owner must pay all costs associated with the works.

4.3. After the Works

(a) **Completion Notice**

As soon as practicable after completion of the works, the owner must notify the owners corporation in writing that the works have been completed.

(b) **Restoration of Common Property**

As soon as practicable after completion of the works, the owner must restore all other parts of the common property affected by the works as nearly as possible to the state they were in immediately before the works.

4.4. Enduring Obligations

(a) **Maintenance of the Works**

The owner must, at the owner's own cost, properly maintain the works and keep them in a state of good and serviceable repair and, where necessary, renew or replace any fixtures or fittings comprised in the works.

(b) **Maintenance of the Common Property**

The owner must, at the owner's own cost, properly maintain the common property occupied

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by the works and keep that common property in a state of good and serviceable repair and, where necessary, renew or replace any fixtures or fittings comprised in that common property.

(c) **Repair of Damage**

The owner must, at the owner's own cost, make good any damage to the common property or another lot caused as a result of the works no matter when such damage may become evident.

(d) **Appearance of the Works**

Except to the extent that this by-law may otherwise provide, the works must have an appearance which is in keeping with the appearance of the rest of the building.

(e) **Connection of Utilities**

In the event that electricity, water or any other service is connected to the works and the existing service to the lot is separately metered and charged to the account of the owner then the owner must ensure that the new service is installed so as to also be separately metered and charged to the account of the owner.

(f) **Indemnity**

The owner will indemnify and keep indemnified the owners corporation against all actions, proceedings, claims, demands, costs, damages and expenses which may be incurred by or brought or made against the owners corporation arising out of the works, the altered state, condition or use of the common property arising from the works or any breach of this by-law.

(g) **Compliance with all Laws**

The owner must comply with all statutes, by-laws, regulations, rules and other laws for the time being in force and which are applicable to the works.

5. Breach of this By-Law

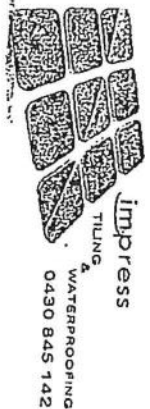
(a) If the owner breaches any condition of this by-law and fails to rectify that breach within 30 days of service of a written notice from the owners corporation requiring rectification of that breach, then the owners corporation may:

- (i) rectify that breach,
- (ii) enter on any part of the strata scheme including the lot, by its agents, employees or contractors, in accordance with the *Strata Schemes Management Act 2015* for the purpose of rectifying that breach, and
- (iii) recover as a debt due from the owner the costs of the rectification and the expenses of the owners corporation incurred in recovering those costs.

(b) Nothing in this clause restricts the rights of or the remedies available to the owners corporation as a consequence of a breach of this by-law.

Annexure 'A'

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www.impressllg.com.au
 ABN: 964393380 LIC NO: 27249sc

Davlar Rinkame
 A.B.N.
 Unit 2-10 Ann Street
 Lidcombe
 Sydney NSW 2141

Tax Invoice No: 83
 Date: 10/8/2017
 Job Address
 Unit 2-10 Ann Street Lidcombe NSW
 2141

Quotation

Description	Unit Price	Quantity	GST	Total
Removing all wall and floor tiles, bathtub and also shower screens. Waterproofing wall and floor according to Building code of Australia AS 3740. Using Darnix gold and Skaflex and fibroglass. Installing new floor waste and also strip drain. Tiling walls up to the ceiling and floor tiling. Glue, grout, Waterproofing membrane, skaflex, fibroglass, aluminium angle, floor waste and strip drain and disposing all rubbish are all included in price. Waterproofing Certificate will be provided. Removing the floor tiles on entry and also removing Kitchen floor tiles and removing Kitchen splashback tiles. Removing and disposing all carpet inside the unit.		1		

Account Details for EFT payment
 BSB: 732070
 ACCOUNT #: 741086
 Please email remittance to
 impressllg@7mail.com

Total Excluding GST	\$0.00
GST	\$0.00
Total Including GST	\$0.00
Amount Received	\$0.00
Invoice Balance	\$0.00

PLEASE REFER TO THE DETAILED WATERPROOFING PROCEDURES LISTED BELOW

Waterproofing will be applied as follows;

- 1- The area must be thoroughly cleaned with vacuum and methylated spirit.
 (If the cleaned and vacuumed area is completely dry, progress to the next step.)
 (If the cleaned and vacuumed area is NOT completely dry, wait 24-48 hours until it's completely dry)
 - 2- Waterproofing primer is applied to the wall (20-50mm above the shower head) and on the floor.
- Wait for 30-60 minutes for the primer to dry
- 3- A polyurethane sealant is applied to edges/corner (wall to floor / wall to wall)
 - 4- A light coat of waterproofing is applied to the edges/corners
 - 5- Fibreglass 150mm width is applied to all edges/corners
 - 6- First coat of waterproofing is applied evenly

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to the wall and floor

Wait for 24hrs for the waterproofing to set/naturally cure

7- Second coat of waterproofing is applied evenly to the wall and floor

Wait for 24hrs for the waterproofing to set/naturally cure

After this Procedure;

- 1-Tiling will be done (Wait for 12-24hrs for the tile adhesive to set/naturally cure)
- 2-Grouting for the tiling

Products used:

Seal n Flex (Polyurethane Sealant):

[http://www.bostik.com.au/construction-trade-products-catalogue-sheet-28754-seal n flex fc-m-0-g-0.html](http://www.bostik.com.au/construction-trade-products-catalogue-sheet-28754-seal-n-flex-fc-m-0-g-0.html)

Multi Prime (Waterproofing Primer):

<http://www.bostik.com.au/construction-trade-products-catalogue-sheet-28598-multiprime-m-0-g-0.html>

Dampfix Gold (Water based polyurethane membrane):

[http://www.bostik.com.au/construction-trade-products-catalogue-sheet-28676-dampfix gold-m-0-g-0.html](http://www.bostik.com.au/construction-trade-products-catalogue-sheet-28676-dampfix-gold-m-0-g-0.html)

Fibreglass Reinforcing:

<https://totalwaterproofingsupplies.com.au/shop/accessories-other-items/reinforcing-cloth-150mm-wide/>

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Bunnings estimate
 20180717

call 1800 099 999
 TO GET YOUR ORDER STARTED TODAY
 OUR FREQUENT CONTACT TEAM ARE AVAILABLE
 TO ASSIST WITH ALL HOME SERVICE ENQUIRIES

PRICE
 GUARANTEE
 10%
 WELL BEAT IT
 Page 2 of 2

BUNNINGS TERMS AND CONDITIONS OF SUPPLY TO CUSTOMERS
 CUSTOMER TERMS & CONDITIONS

Bunnings agrees to supply the product and services on the basis of the following:

- Quotations & Estimates
- If we give you a quotation, it may be withdrawn or altered at any time until you submit an order.
- You must give us correct information for us to quote on. The accuracy of the quotation depends on the information you provide.
- Quotations are estimates only and are valid for 90 days. Orders are subject to Bunnings' acceptance.
- Our products come with warranties implied by law (see www.bunnings.com.au). The product may also come with a warranty from the manufacturer.
- All other warranties are excluded.
- Delivery times are given in good faith but we will not be liable if we can't meet them. We deliver during normal working hours on weekdays and on Saturdays.
- We will not be liable for the product or returning your payment, at our election. We exclude liability for negligence and for indirect or consequential loss.
- Your remedies for the goods may not be available in future.
- You must examine the product(s) as soon as it is delivered. We are not liable if they are unusable.
- If you fail to report your objections, including if you fail to pay us on time, then you must indemnify Bunnings for all costs, expenses and losses which we incur as a result.
- If you have a complaint after installation, you must allow us access to your site to inspect.
- Full payment is required in advance of installation.
- Personal information is required (see the Bunnings privacy policy: www.bunnings.com.au).
- If we cannot access the site, you may be charged a labour fee.
- Title in the product passes to you when you pay us in full.
- Other terms and conditions
- If there are other terms and conditions on the hard copy or electronic order form which we provide to you, those apply in addition to the above.

STEP 2 - ORDER SUMMARY

ESSENTIALSTONE™

METRO LOCATIONS
 Version February 2017

BUNNINGS Warehouse

CUSTOMER DETAILS

Customer Name →	Dan
Site Address →	24/10 Ann Street
Suburb & Post Code →	Udcombe
State →	NSW
Customer Phone No →	0409410927
Date →	3/06/2017

PRODUCT ITEMS

ITEM	DESCRIPTION	UNIT	QTY	ITEM NUMBER
1 Kitchen	SANITY SPACE - CHARDONNAY - 40MM PENCIL ROUND	M2	4.35	2646127
2 Select Area				
3 Select Area				
4 Select Area				
5 Select Area				
6 Select Area				

STONE SPLASHBACKS

ITEM	DESCRIPTION	UNIT	QTY	ITEM NUMBER
1 Select Area				
2 Select Area				

WATERFALL EDGES

ITEM	DESCRIPTION	UNIT	QTY	ITEM NUMBER
1 WATERFALL END				
2 WATERFALL END				

FINISHES

ITEM	DESCRIPTION	UNIT	QTY	ITEM NUMBER
Site Assessment	SITE ASSESSMENT/CHECK MEASURE - PER VISIT	Per Visit	1	3540214
Delivery & Installation	DELIVERY & INSTALLATION	Per Area	1	3540215
Polishing of Undermount Sink Cutout		Per Bowl	1	
Tap Holes		Each	1	
Additional Standard Cutouts		Each	1	
GPO (Powerpoint) Cutouts		Each	1	
Drain Grooves		Set of 5	1	
Polishing Underside of Benchtop (20MM Edge Profile Tops Only)	POLISHING UNDERSIDE OF BENCHTOP (20MM EDGE PROFILE TOPS ONLY)	Per Top	1	3540420
Additional Rooms		Per Area	1	
(ie. Bathroom/Laundry)		Each	1	
Return to Site		Per Hour	1	
Additional Labour Hourly Rate		Per Hour	1	
Travel Fee		Per Km	1	
Partial Stone Benchtop Removal		Per Room	1	
Full Stone Benchtop Removal		Per Room	1	

1. 5. The above pricing is GST inclusive. Prices are subject to change without notice.

TOTAL

lost
 page 20 of 32

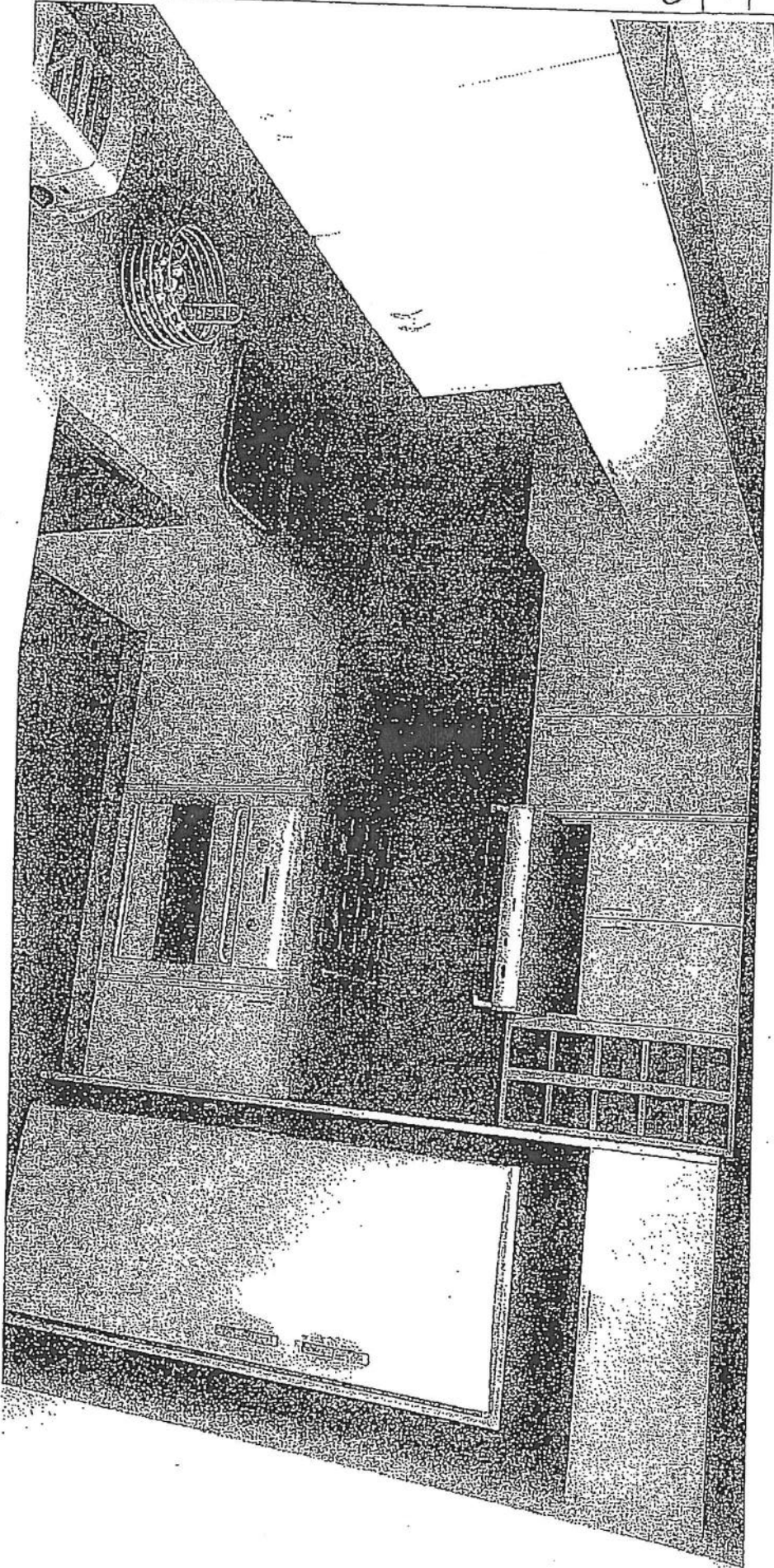
3114

INSTALLATION and TRADES ESTIMATE			
THIS IS AN ESTIMATE SHEET ONLY			
You may enter into a contract with your contractor for the construction of the work shown on this estimate. The estimate is not a contract. It is only an estimate of the cost of the work. The actual cost may be more or less than the estimate. The estimate is not a guarantee of the cost of the work. The estimate is not a contract. It is only an estimate of the cost of the work. The actual cost may be more or less than the estimate. The estimate is not a guarantee of the cost of the work.			
ALL QUANTITIES ARE TO BE TAKEN FROM THE DRAWINGS AND SPECIFICATIONS. THE ESTIMATE IS BASED ON THE ASSUMPTIONS AND CONDITIONS SET FORTH IN THE SPECIFICATIONS. THE ESTIMATE IS NOT A CONTRACT. IT IS ONLY AN ESTIMATE OF THE COST OF THE WORK. THE ACTUAL COST MAY BE MORE OR LESS THAN THE ESTIMATE. THE ESTIMATE IS NOT A GUARANTEE OF THE COST OF THE WORK.			
CLIENT: ABC COMPANY 12345 Main Street Anytown, NY 12345 Phone: (555) 123-4567 Email: info@abc.com	DATE: 10/10/2018	BY: J. Smith	FOR: Electrical Installation
PROJECT: New Building Construction 12345 Main Street Anytown, NY 12345	ESTIMATE NO.: 101	DATE: 10/10/2018	BY: J. Smith
DESCRIPTION: Installation of electrical wiring and equipment for a new building. The work includes the installation of a main service panel, branch circuits, and receptacles. The work also includes the installation of a fire alarm system and a security system.	ESTIMATE TOTAL: \$10,000.00	DATE: 10/10/2018	BY: J. Smith
ITEMS: 1. Installation of main service panel - \$1,000.00 2. Installation of branch circuits - \$2,000.00 3. Installation of receptacles - \$1,000.00 4. Installation of fire alarm system - \$1,000.00 5. Installation of security system - \$1,000.00 6. Installation of conduit and raceway - \$1,000.00 7. Installation of switches and outlets - \$1,000.00 8. Installation of lighting fixtures - \$1,000.00 9. Installation of communication equipment - \$1,000.00 10. Installation of miscellaneous equipment - \$1,000.00	ESTIMATE TOTAL: \$10,000.00	DATE: 10/10/2018	BY: J. Smith

INSTALLATION and TRADES ESTIMATE			
THIS IS AN ESTIMATE SHEET ONLY			
You may enter into a contract with your contractor for the construction of the work shown on this estimate. The estimate is not a contract. It is only an estimate of the cost of the work. The actual cost may be more or less than the estimate. The estimate is not a guarantee of the cost of the work.			
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ITEMS: 1. Installation of main service panel - \$1,000.00 2. Installation of branch circuits - \$2,000.00 3. Installation of receptacles - \$1,000.00 4. Installation of fire alarm system - \$1,000.00 5. Installation of security system - \$1,000.00 6. Installation of conduit and raceway - \$1,000.00 7. Installation of switches and outlets - \$1,000.00 8. Installation of lighting fixtures - \$1,000.00 9. Installation of communication equipment - \$1,000.00 10. Installation of miscellaneous equipment - \$1,000.00	ESTIMATE TOTAL: \$10,000.00	DATE: 10/10/2018	BY: J. Smith

lot
page 23 of 32

6/14



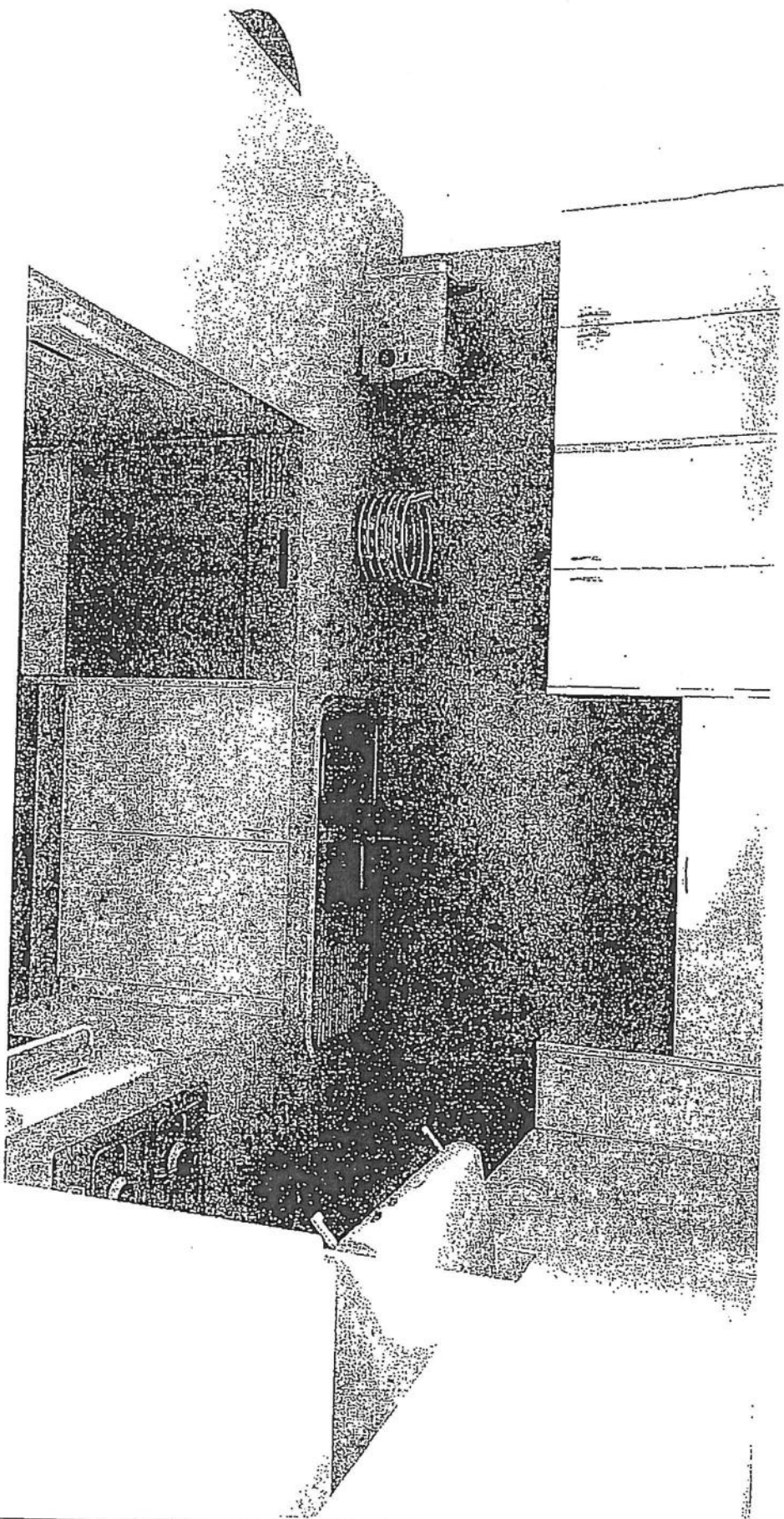
Note: This drawing is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.



Designed: 3/08/2017
Printed: 3/08/2017

01 DO NOT EDIT - FLOOR PLAN Drawing #: 1

7/14



Note: This drawing is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.



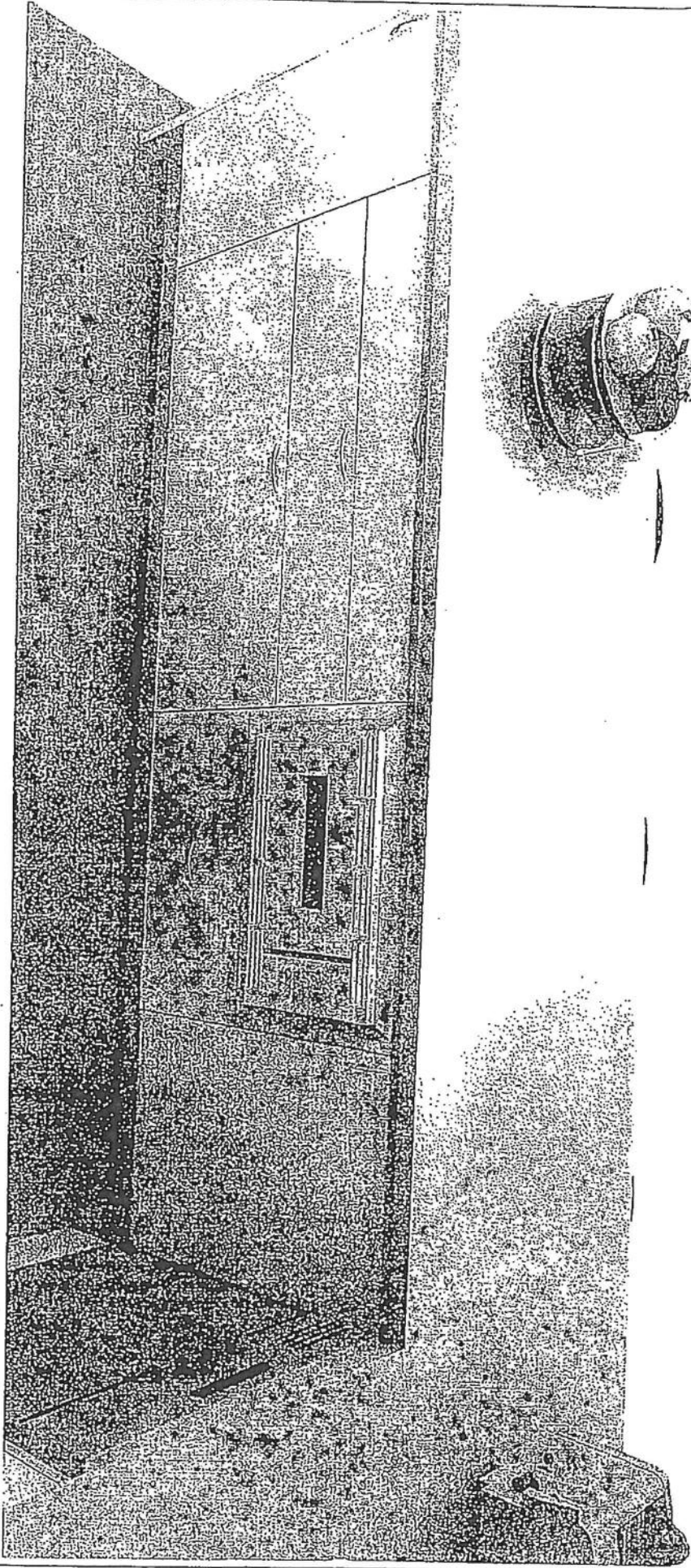
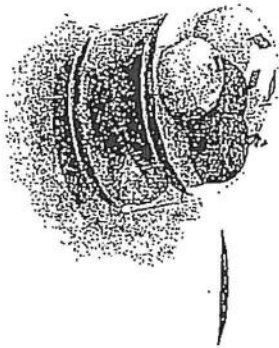
Designed: 3/08/2017
Printed: 3/08/2017

01 DO NOT EDIT -

BENCHTOP LAYOUT

Drawing #: 1

8/14



Note: This drawing is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.



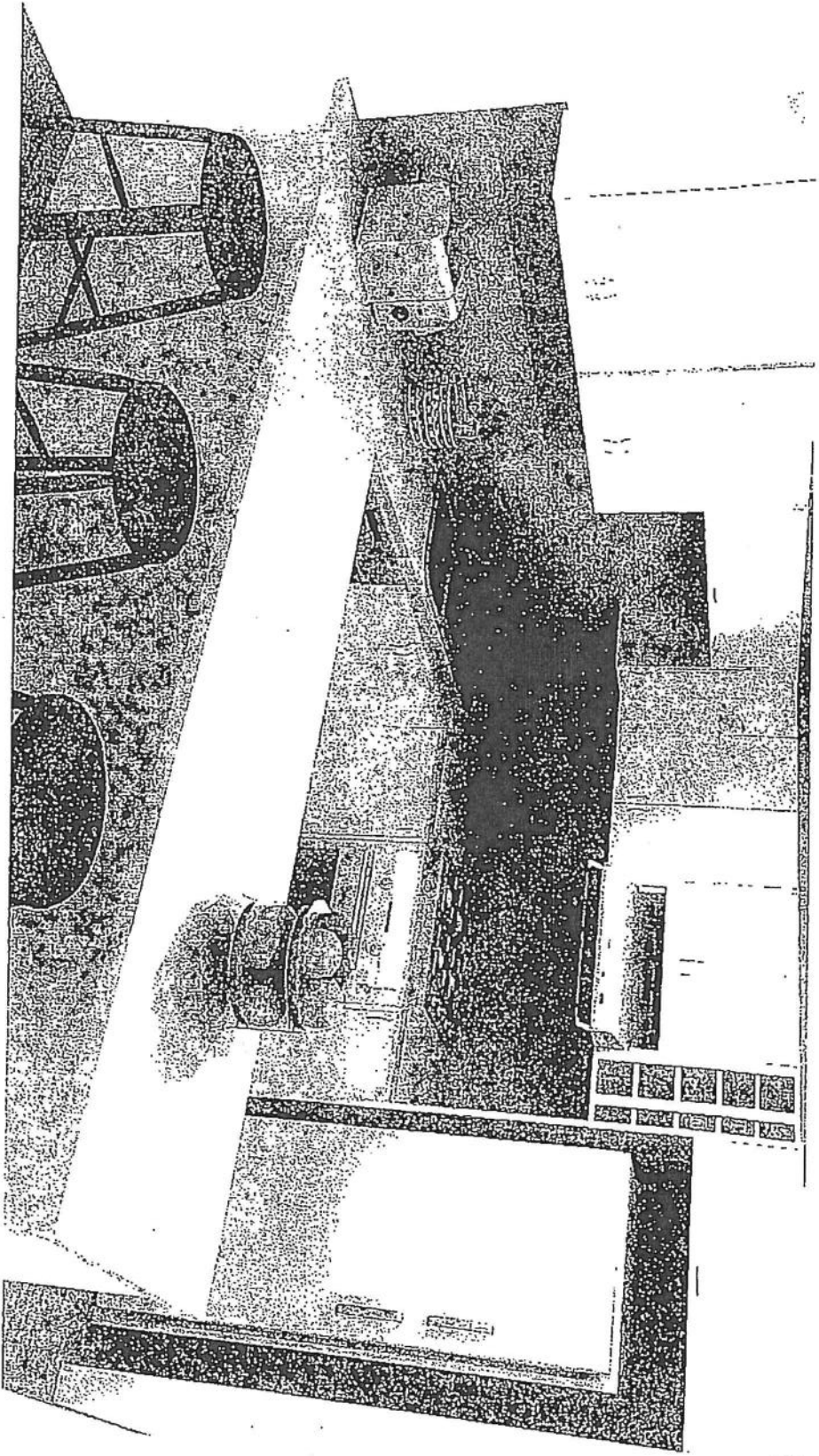
Designed: 3/08/2017
Printed: 3/08/2017

01 DO NOT EDIT -

BENCHTOP LAYOUT Drawing #: 1

bkt

9/14



Note: This drawing is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.



Designed: 3/08/2017
Printed: 3/08/2017

01 DO NOT EDIT -

BENCHTOP LAYOUT Drawing #: 1

10/14

- Legend**
- 53: 800mm Slimline Cabinet
 - 54: Wall Filler Panel - Antique White
 - 55: Pantry End Panel - Antique White
 - 58: 600mm Oven Cabinet
 - 59: Wall End Panel - Antique White
 - 60: Wall End Panel - Antique White
 - 61: 1000mm Blind Corner Base Cabinet
 - 63: 800mm Base Cabinet
 - 65: Base End Panel - Antique White
 - 66: Base End Panel - Antique White
 - 67: 300mm Base Cabinet
 - 68: 1000mm Blind Corner Base Cabinet
 - 70: Underbench Microwave Cabinet
 - 71: 300mm Base Cabinet
 - 72: Base End Panel - Antique White
 - 73: 900mm 3 Drawer Base Cabinet
 - 74: 1200mm Island Back Panel - Antique White
 - 75: 1200mm Island Back Panel - Antique White
 - 77: 150mm Wine Rack - Antique White
 - 78: Wall End Panel - Antique White
 - 79: 150mm Wine Rack - Antique White
 - 80: 600mm Rangehood Cabinet
 - 81: Wall End Panel - Antique White
 - 82: 600mm Wall Cabinet
 - 83: Wall End Panel - Antique White
 - 84: 600mm Wall Cabinet
 - 87: Wall End Panel - Antique White
 - 88: Wall End Panel - Antique White
 - 89: 900mm Slimline Cabinet
 - 90: Wall End Panel - Antique White
 - 91: 200mm Wall Cabinet
 - 92: W-50530
 - 93: 600mm Wall Cabinet
 - 94: 1200mm Island Back Panel - Antique White
 - 95: Base Filler Panel - Antique White
 - 96: Base Filler Panel - Antique White
 - 97: Wall Filler Panel - Antique White

BASE END PANELS USED
 AS 18MM SPACERS
 EITHER SIDE OF DISHWASHER

WALL END PANELS USED
 AS 18MM SPACERS
 EITHER SIDE OF OVEN UNIT

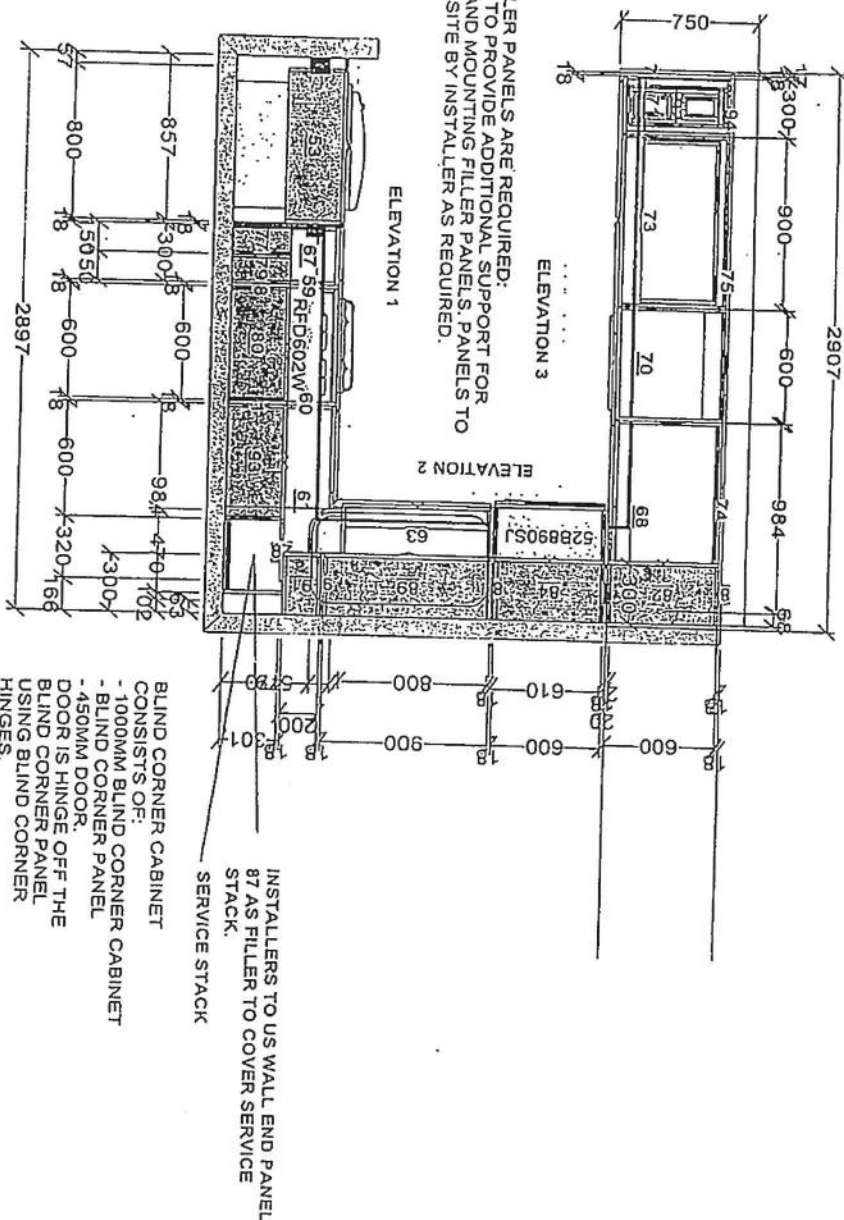
All dimensions, size designations
 given are subject to verification on
 job site and adjustment to fit job
 conditions.



This is an original design and must
 not be released or copied unless
 applicable fee has been paid or job
 order placed.

Designed: 3/08/2017
 Printed: 3/08/2017

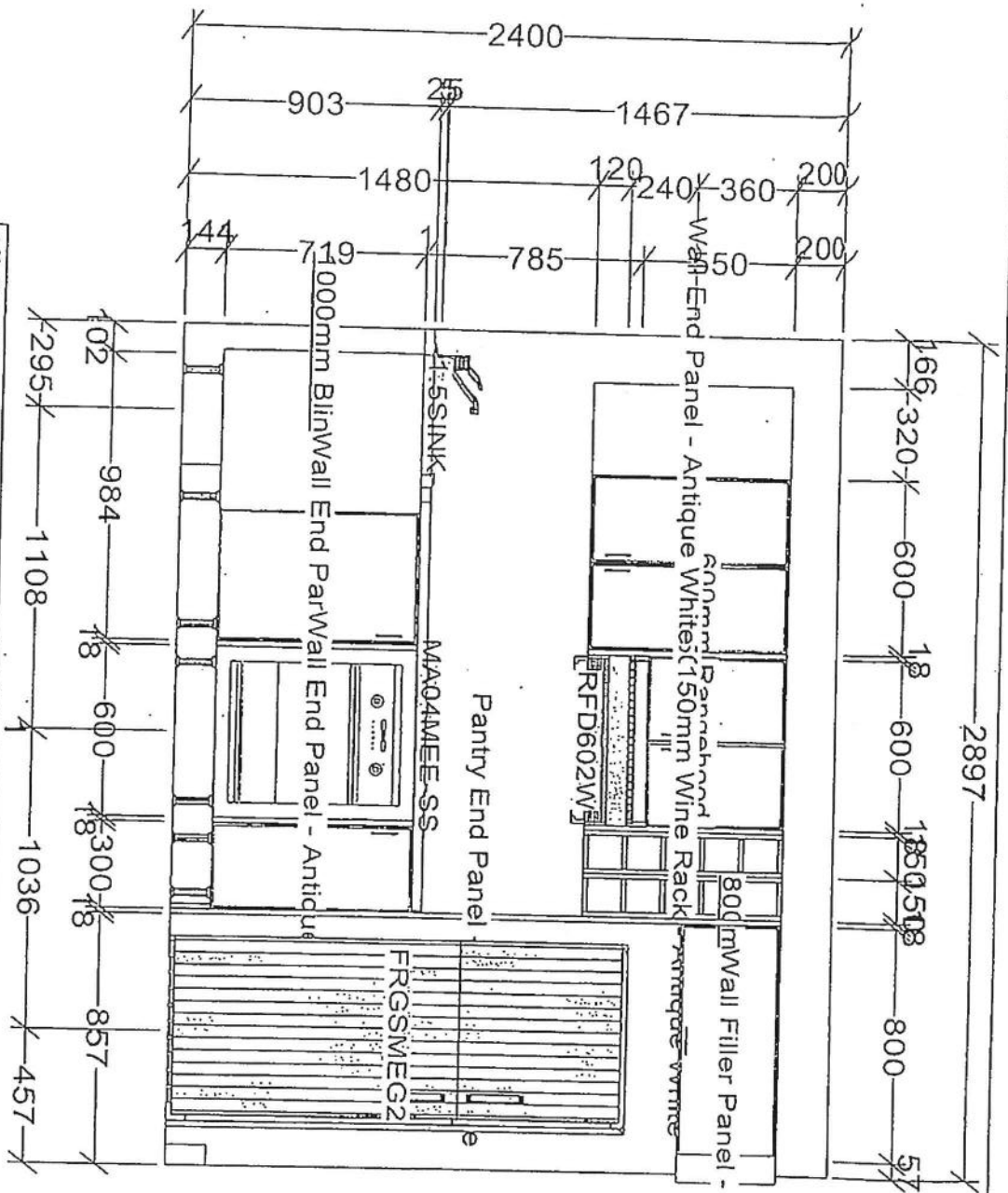
WHERE FILLER PANELS ARE REQUIRED:
 INSTALLER TO PROVIDE ADDITIONAL SUPPORT FOR
 CABINETS AND MOUNTING FILLER PANELS. PANELS TO
 BE CUT ON SITE BY INSTALLER AS REQUIRED.



01 DO NOT EDIT - AWKBL012-MYMASTERTEMPLATE - 06-17.kit

FLOOR PLAN Drawing #: 1 No Scale.

11114



All dimensions - size designations given are subject to verification on job site and adjustment to fit job conditions.



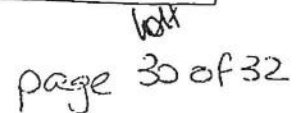
This is an original design and must not be released or copied unless applicable fee has been paid or job order placed.

Designed: 3/08/2017
 Printed: 3/08/2017

01 DO NOT EDIT - AUKBL012-MYMASTERTEMPLATE - 06-17.kit

EI 1

Drawing #: 1 No Scale.



14/14

Please note:

INSTALLER TO MAKE COOKTOP AND SINK CUT-OUTS
TO LAMINATE BENCHTOPS
ANY TRIMMING AROUND WALL RISERS OR WALL CORNERS
ARE ALSO CARRIED OUT BY INSTALLER.

A check measured recommended to be carried out
by the installer once existing kitchen and splashback
are removed and prior to placing order to ensure
dimensions are correct

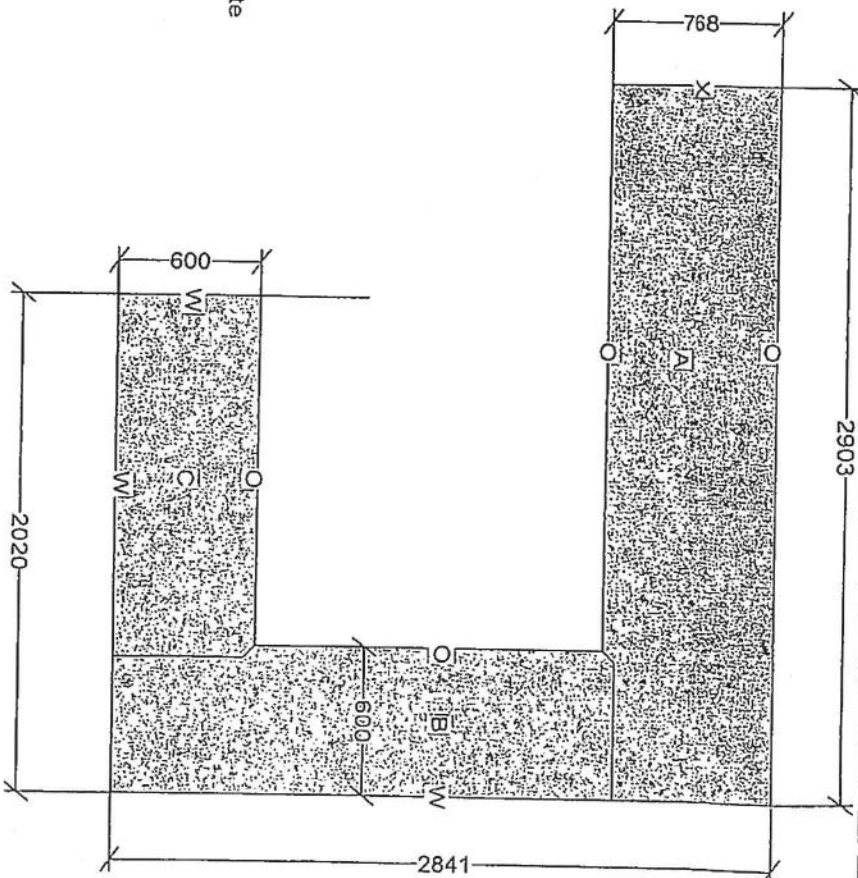
This diagram shows the overall layout
however the location of the joints has to be
determined by the installer.

ESSENTIAL STONE (Estimate only).
Based on plan designed by in home consultant
Final dimensions determined by Essential stone after site
assessment

Range: Savvy Space
Colour: Chardonnay
Profile: 40mm pencil round

Waterfalls: 0
Undermount sink: 0
Additional: 0

VERSION: 1
IHC:



All dimensions, size designations
given are subject to verification on
job site and adjustment to fit job
conditions.

BUNNINGS
BUILDWARE

This is an original design and must
not be released or copied unless
applicable fee has been paid or job
order placed.

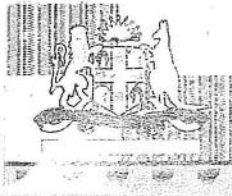
Designed: 3/08/2017
Printed: 3/08/2017

01 DO NOT EDIT - AUKBL012-MYMASTERTEMPLATE - 06-17.kdt

BENCHTOP LAYOUT

Drawing #: 1 | No Scale.

BOX 124E
(AN265887)



NEW SOUTH WALES

CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900



TORRENS TITLE REFERENCE

CP/SP79178

EDITION

4

DATE OF ISSUE

14/6/2018

CERTIFICATE AUTHENTICATION CODE

Q7QH-2Y-T26G

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries as appear in the Second Schedule and to any additional entries in the Folio of the Register.

REGISTRAR GENERAL



LAND

THE COMMON PROPERTY IN THE STRATA SCHEME BASED ON STRATA PLAN 79178
WITHIN THE PARCEL SHOWN IN THE TITLE DIAGRAM

AT AUBURN.

LOCAL GOVERNMENT AREA: CUMBERLAND.

PARISH OF LIBERTY PLAINS COUNTY OF CUMBERLAND

TITLE DIAGRAM: SP79178

FIRST SCHEDULE

THE OWNERS - STRATA PLAN NO. 79178

ADDRESS FOR SERVICE OF NOTICES:

C/- O'CONNORS STRATA & PROPERTY SPECIALISTS P/L

PO BOX 3724

PARRAMATTA 2124

SECOND SCHEDULE

1. RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2. 645470 COVENANT AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM.
3. 638902 COVENANT AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM.
4. 635620 COVENANT AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM.
5. SP79178 POSITIVE COVENANT
6. AN265887 CONSOLIDATION OF REGISTERED BY-LAWS

SCHEDULE OF UNIT ENTITLEMENT (AGGREGATE: 1000)

STRATA PLAN 79178

LOT	ENT	LOT	ENT	LOT	ENT	LOT	ENT
1	- 20	2	- 24	3	- 20	4	- 20
5	- 19	6	- 15	7	- 20	8	- 20
9	- 25	10	- 20	11	- 19	12	- 18
13	- 19	14	- 20	15	- 19	16	- 20
17	- 20	18	- 20	19	- 19	20	- 20
21	- 24	22	- 19	23	- 20	24	- 20
25	- 19	26	- 24	27	- 20	28	- 20
29	- 20	30	- 19	31	- 20	32	- 20
33	- 20	34	- 19	35	- 16	36	- 20
37	- 22	38	- 24	39	- 20	40	- 19
41	- 20	42	- 20	43	- 20	44	- 19

END OF PAGE 1 CONTINUED OVER

NEW SOUTH WALES

CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900



TORRENS TITLE REFERENCE

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REGISTRAR GENERAL



SCHEDULE OF UNIT ENTITLEMENT

(AGGREGATE: 1000) (CONTINUED)

STRATA PLAN 79178 (CONTINUED)

LOT	ENT	LOT	ENT	LOT	ENT	LOT	ENT
45	- 20	46	- 20	47	- 20	48	- 20
49	- 19	50	- 20				

**** END OF CERTIFICATE ****

ANY ATTEMPT TO ALTER THIS CERTIFICATE COULD RESULT IN HEAVY FINES OR IMPRISONMENT (S.141 REAL PROPERTY ACT).